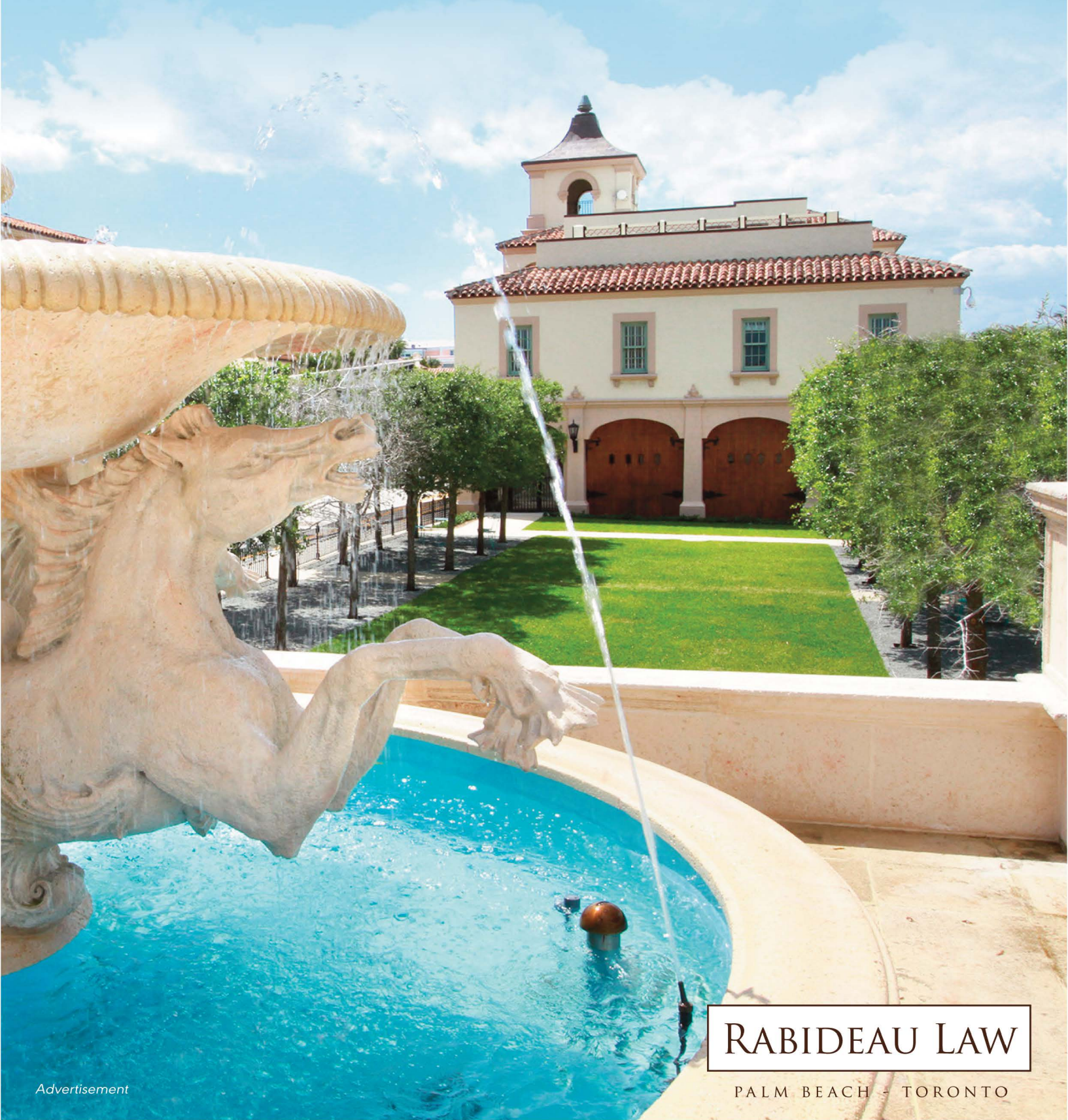


RABIDEAU LAW BRIEF

T O W N O F P A L M B E A C H

JUNE 2019



Advertisement

RABIDEAU LAW

PALM BEACH - TORONTO

REAL ESTATE | LAND USE | FINANCE | CROSS BORDER | BUSINESS FORMATION

THE RABIDEAU LAW BRIEF PROVIDES INSIGHT INTO THE REAL ESTATE TRANSACTIONS AND TRENDS AFFECTING THE TOWN OF PALM BEACH



REFERENCES

- Town of Palm Beach Building Division, <http://www.townofpalmbeach.com>
- Town of Palm Beach Town Council, <http://www.townofpalmbeach.com>
- Town of Palm Beach Architectural Commission (ARCOM), <http://www.townofpalmbeach.com>
- Town of Palm Beach Landmarks Preservation Commission, <http://www.townofpalmbeach.com>
- Palm Beach County Clerk of Court & Comptroller, <http://www.mypalmbeachclerk.com>
- Realtors Association of the Palm Beaches Multiple Listings Services, <http://www.flexmls.com>
- Palm Beach Daily News, <http://www.palmbeachdailynews.com>
- Palm Beach County Appraisers Office, <http://pbcgov.com/papa/>
- Palm Beach Board of Realtors Multiple Listing Service, <https://pbb.flexmls.com>

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REAL ESTATE HIGHLIGHT: SINGLE FAMILY HOMES / RESIDENTIAL ESTATES

Oceanfront Dunes Estate Brings \$16M And Makes Annual Top 10

Sotheby's Puts 7 Ocean Lane Lot On Market For \$19M

The month of May opened with the \$15.95 million sale of 1519 N. Ocean Way. Nestled in the exclusive North Ocean Way enclave, the property is a 43 thousand square-foot parcel with protective sand dunes, an expansive oceanfront, and a 1930's era European Villa styled home with wrap-around lanais and 13.3 thousand feet of living space. The property made the Top 10 list of the last 12 months and was listed by James McCann of Premier Estate Properties. Suzanne Trapani Frisbie of Premier Estate Properties represented the seller. Additionally, three May sales hit the \$12 million mark. Paula Wittmann of William Raveis sold 560 Island Drive for \$12.50 million; Suzanne Trapani Frisbie of Premier Estate Properties sold 439 North Avenue for \$12.45 million; and Vicki Copani of Donohue Real Estate Palm Beach sold 1047 S. Ocean Boulevard for \$12 million. The listing agents were Suzanne Trapani Frisbie of Premier Estate Properties, Kim Raich of Sotheby's International Realty, and Wauhkuna Vega-Farrell of Earl A. Hollis, Inc., respectively.

Janina Radtke of Sotheby's International Realty presented the priciest May listing. The oceanfront lot at 7 Ocean Lane boasting 100-plus feet of frontage and situated at the end of the quiet Ocean Lane cul-de-sac was offered for \$18.95 million.

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SINGLE FAMILY HOMES

LARGEST SINGLE FAMILY HOME / RESIDENTIAL ESTATE SALE — LAST MONTH

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
1519 N. Ocean Way	\$15,946,571	3-May	JAMES MCCANN <i>Premier Estate Properties</i>	SUZANNE FRISBIE <i>Premier Estate Properties</i>	158	9,207

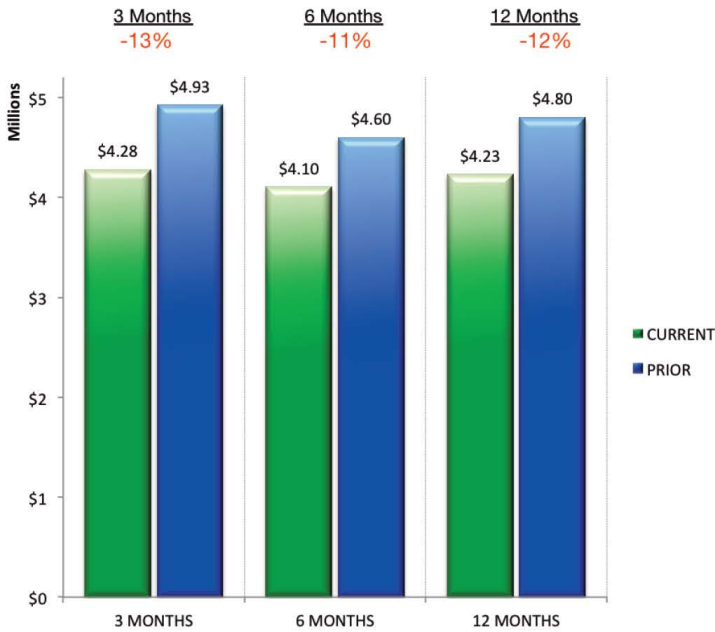
TOP 10 SINGLE FAMILY HOME / RESIDENTIAL ESTATE SALES — LAST 12 MONTHS

ADDRESS	SALE PRICE	MONTH/YEAR	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
1485 S. Ocean Blvd.	\$41,257,000	Jun-18	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	983	15,398
1340 S. Ocean Blvd.	\$32,495,925	Jul-18	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	DANA KOCH / PAULETTE KOCH <i>The Corcoran Group</i>	607	14,434
980 N. Ocean Blvd.	\$28,655,852	Apr-19	ASHLEY MCINTOSH <i>Douglas Elliman</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	494	9,474
219 Indian Road	\$28,633,213	Oct-18	SUZANNE FRISBIE <i>The Corcoran Group</i>	SUZANNE FRISBIE <i>The Corcoran Group</i>	PRIVATE SALE	9,071
1480 N. Lake Way	\$26,650,000	Sep-18	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	PRIVATE SALE	13,241
822 South County Road	\$21,160,000	Nov-18	UNKNOWN	UNKNOWN	PRIVATE SALE	11,006
488 Island Drive	\$21,000,000	Aug-18	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	198	7,671
1350 S. Ocean Blvd.	\$20,274,500	Jul-18	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	DANA KOCH / PAULETTE KOCH <i>The Corcoran Group</i>	PRIVATE SALE	2,092
8 Golfview Road	\$18,000,000	Jun-18	UNKNOWN	UNKNOWN	PRIVATE SALE	8,706
1519 N. Ocean Way	\$15,946,571	3-May	JAMES MCCANN <i>Premier Estate Properties</i>	SUZANNE FRISBIE <i>Premier Estate Properties</i>	158	9,207

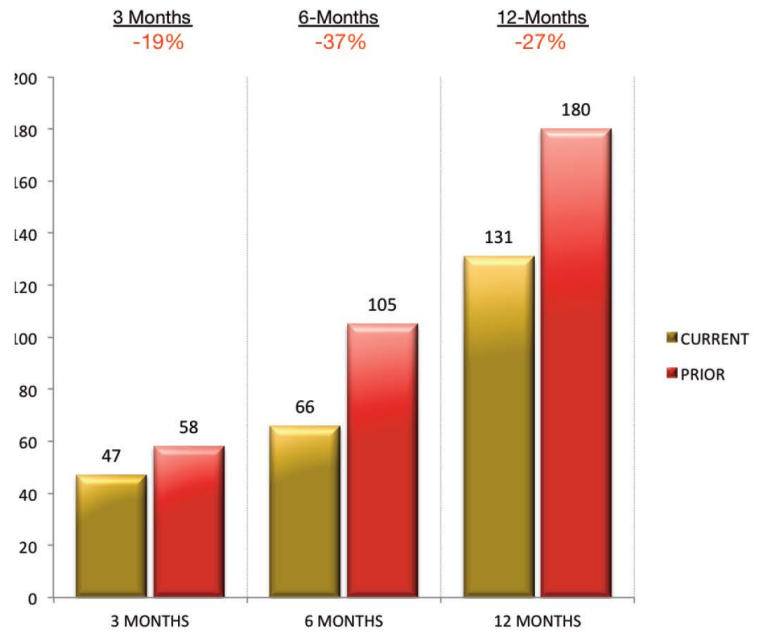
PALM BEACH AT A GLANCE
REAL ESTATE SALES & LISTINGS

\$1MILLION-PLUS SINGLE FAMILY HOMES / RESIDENTIAL ESTATES

MEDIAN SELLING PRICE*
CURRENT YEAR VS PRIOR YEAR



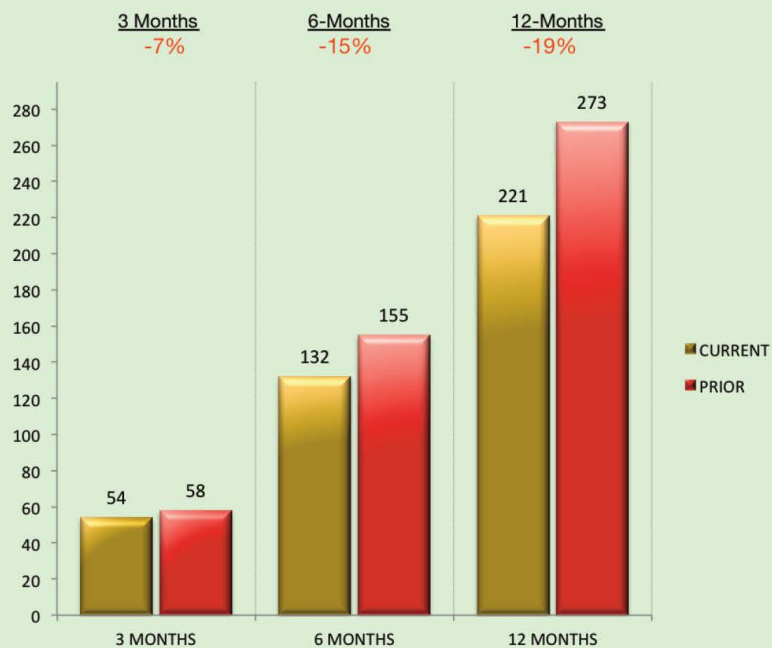
TOTAL HOMES SOLD*
CURRENT YEAR VS PRIOR YEAR



MEDIAN LISTING PRICE*
CURRENT YEAR VS PRIOR YEAR



TOTAL HOMES LISTED*
CURRENT YEAR VS PRIOR YEAR



*SINGLE FAMILY HOMES AND RESIDENTIAL ESTATES PRICED AT \$1 MILLION OR MORE

SINGLE FAMILY HOME / RESIDENTIAL ESTATE SALES — MAY 2019

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
1519 N. Ocean Way	\$15,946,571	3-May	JAMES MCCANN <i>Premier Estate Properties</i>	SUZANNE FRISBIE <i>Premier Estate Properties</i>	158	9,207
560 Island Drive	\$12,500,000	17-May	PAULA WITTMANN <i>William Raveis</i>	KIM RAICH <i>Sotheby's International Realty</i>	79	6,314
439 Worth Ave	\$12,450,000	15-May	SUZANNE FRISBIE <i>Premier Estate Properties</i>	GARY POHRER <i>Douglas Elliman</i>	132	4,763
1047 S. Ocean Blvd.	\$12,000,000	24-May	VICKI COPANI <i>Donohue Real Estate Palm Beach</i>	WAHKUNA VEGA-FARRELL <i>Earl A. Hollis, Inc.</i>	57	6,736
227 Via Tortuga	\$8,370,000	31-May	HEIDI WICKY <i>Sotheby's International Realty</i>	DENISE SEGRAVES <i>Sotheby's International Realty</i>	140	5,757
412 Australian Ave.	\$8,150,000	1-May	CAROLE KEOPPEL <i>Sotheby's International Realty</i>	ANN SUMMERS <i>brown Harris Stevens</i>	175	5,296
250 Ocean Terrace	\$7,455,000	7-May	JAMES MCCANN <i>Premier Estate Properties</i>	STEPHEN SIMPSON <i>William Raveis</i>	63	5,004
209 Sanford Ave.	\$6,787,240	24-May	UNKNOWN	UNKNOWN	PRIVATE SALE	3,299
200 Esplanade Way	\$4,046,500	20-May	GARY POHRER / JOSEPH SCHEERER <i>Douglas Elliman</i>	UNKNOWN	168	5,305
125 Hammon Ave.	\$3,100,000	17-May	MATTHEW NATALE <i>Donohue Real Estate</i>	SIMON ISAACS <i>Simon Isaacs Real Estate LLC</i>	72	4,307
206 Seaspray Ave.	\$2,995,000	16-May	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	STEPHEN MCPARTLIN <i>Linda A. Gary Real Estate</i>	97	2,534
209 Via Linda	\$2,600,000	7-May	UNKNOWN	UNKNOWN	PRIVATE SALE	2,583
307 Chilean Ave.	\$2,250,000	16-May	BURT MINKOFF <i>Douglas Elliman</i>	LINDA OLSSON <i>Linda R. Olsson, Inc.</i>	132	2,600
334 Australian Ave.	\$2,250,000	30-Mar	CAROLINE SEYMOUR <i>Brown Harris Stevens</i>	CAROLINE SEYMOUR <i>Brown Harris Stevens</i>	385	1,900
402 Seabreeze Ave.	\$1,700,000	17-May	CATHY CASELLA <i>Brown Harris Stevens</i>	ERIC SIGLER <i>London Foster Realty</i>	10	1,838

SINGLE FAMILY HOMES / RESIDENTIAL ESTATES — NEW TO THE MARKET — MAY 2019

ADDRESS	LIST PRICE	LISTING DATE	LISTING AGENT/AGENCY	MLS NUMBER	YEAR BUILT	LIVING SQ. FT.
7 Ocean Lane	\$18,950,000	1-May	JANINA RADTKE <i>Sotheby's International Realty</i>	RX-10526097	LOT	LOT
201 Dunbar Road	\$15,550,000	10-May	BETSY FRY <i>Sotheby's International Realty</i>	RX-10529351	2019	7,788
101 Nightingale Trail	\$14,750,000	15-May	MARYANN CHOPP <i>Sotheby's International Realty</i>	RX-10530599	1998	6,787
120 Clarendon Ave.	\$12,995,000	17-May	ASHLEY MCINTOSH / CHRISTOPHER LEAVITT <i>Douglas Elliman</i>	RX-10531281	2001	9,413
1742 S. Ocean Blvd.	\$12,000,000	15-May	EARL HOLLIS <i>Earl A. Hollis, Inc.</i>	RX-10455754	1987	6,067
111 Dunbar Road	\$10,900,000	17-May	WALLACE TURNER <i>Sotheby's International Realty</i>	RX-10531252	1920	8,514
220 Jungle Road	\$9,500,000	6-May	JACK ELKINS <i>William Raveis</i>	RX-10528020	SPEC	SPEC
E-1 125 El Bravo Way	\$8,280,000	20-May	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	RX-10533219	LOT	LOT
346 Brazilian Ave.	\$7,995,000	22-May	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	RX-10533206	2004	4,078
169 Everglade Ave.	\$7,795,000	15-May	JOHN DEWING / MORGAN ATKINS <i>Sotheby's International Realty</i>	RX-10529496	2001	5,100
250 Algoma Road	\$6,500,000	27-May	MICHAEL KORMAN <i>Korman Realty LLC</i>	RX-10533744	1938	4,703
310 Clarke Ave.	\$5,950,000	23-May	JAMES MCCANN <i>Premier Estate Properties</i>	RX-10532923	LOT	LOT
224 La Puerta Way	\$4,795,000	6-May	THOR BROWN <i>The Corcoran Group</i>	RX-10528049	1948	2,468
250 Queens Lane	\$3,500,000	7-May	J. RICHARD ALLISON <i>Q Properties</i>	RX-10528238	1968	2,335
249 Sandpiper Drive	\$3,475,000	10-May	CHRISTINE GIBBONS <i>Sotheby's International Realty</i>	RX-10530401	1969	2,800
1464 N Ocean Blvd.	\$2,600,000	22-May	JAMES KENNY / MICHAEL GAZLAY <i>K2 Realty, Inc.</i>	RX-10533259	LOT	LOT

REAL ESTATE HIGHLIGHT: CONDOS/CO-OPS/TOWNHOUSES

Brown Harris Stevens \$7.8M Dunster House Sale In Top 3

William Raveis Presents 256 Everglade Ave For \$4.5M

Of the 16 condo/co-op/townhouse sales in the \$1 million-plus category, the top sale was listed by Lawrence Moens of Lawrence A. Moens Associates with Casey Jones of Brown Harris Stevens representing the buyer. The Dunster House penthouse, Apartment 61 at 360 S. Ocean Boulevard, brought \$7.8 million and is the third highest sale of the last 12 months, out priced only by two Via Flagler speculation condominiums that sold in April for \$10.5 million and \$9.5 million. The private sale of the three-bedroom oceanfront unit and last month's Via Flagler sales contributed to an 18% increase in condominium listing prices during the last three months, and helped maintain a \$2 million average mean selling price in an otherwise softening market.

On the new-to-the-market side, Shirley Wyner and Paula Wittmann shared the top listing. They presented the spacious 4-bedroom townhouse at 256 Everglade Avenue for \$4.45 million. Located in the Ocean Park HW Robbins Addition subdivision, the community is known for its desirable location near shops and restaurants, and its convenient lake trail access.

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CONDOMINIUMS

LARGEST CONDO/CO-OP/TOWNHOUSE SALE — LAST MONTH

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
360 S. Ocean Blvd., 0061	\$7,800,000	1-May	LAWRENCE MOENS <i>Lawrence A. Moens</i>	CASEY JONES <i>Brown Harris Stevens</i>	PRIVATE SALE	2,500

TOP 10 LARGEST CONDO/CO-OP/TOWNHOUSE SALES — LAST 12 MONTHS

ADDRESS	SALE PRICE	MONTH/YEAR	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
221 Royal Poinciana Way, 1	\$10,500,000	Apr-19	UNKNOWN	UNKNOWN	PRIVATE SALE	8,300
231 Royal Poinciana Way, 3	\$9,500,000	Apr-19	UNKNOWN	UNKNOWN	PRIVATE SALE	6,569
360 S. Ocean Blvd., 0061	\$7,800,000	May-19	LAWRENCE MOENS <i>Lawrence A. Moens</i>	CASEY JONES <i>Brown Harris Stevens</i>	PRIVATE SALE	2,500
300 S. Ocean Blvd., Ph-D	\$6,400,000	Nov-18	UNKNOWN	UNKNOWN	PRIVATE SALE	3,894
444 Brazilian Ave.	\$5,350,000	Jan-19	TODD PETER <i>Sotheby's International Realty</i>	MARY NEWTON <i>Douglas Elliman</i>	202	4,111
100 Royal Palm Way, Ph2	\$5,247,500	Mar-19	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	GARY POHRER <i>Douglas Elliman</i>	18	2,310
3000 S. Ocean Blvd., 503/504	\$5,000,000	Sep-18	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	LINDA OLSSON <i>Linda R. Olsson, Inc.</i>	538	7,140
400 S. Ocean Blvd., 413E	\$5,000,000	May-19	UNKNOWN	UNKNOWN	PRIVATE SALE	3,432
425 Worth Ave., 2C	\$4,375,000	Mar-19	LINDA OLSSON <i>Linda R. Olsson, Inc.</i>	UNKNOWN	711	2,536
200 Bradley Place, 304	\$4,450,000	Jun-18	UNKNOWN	UNKNOWN	PRIVATE SALE	2,716

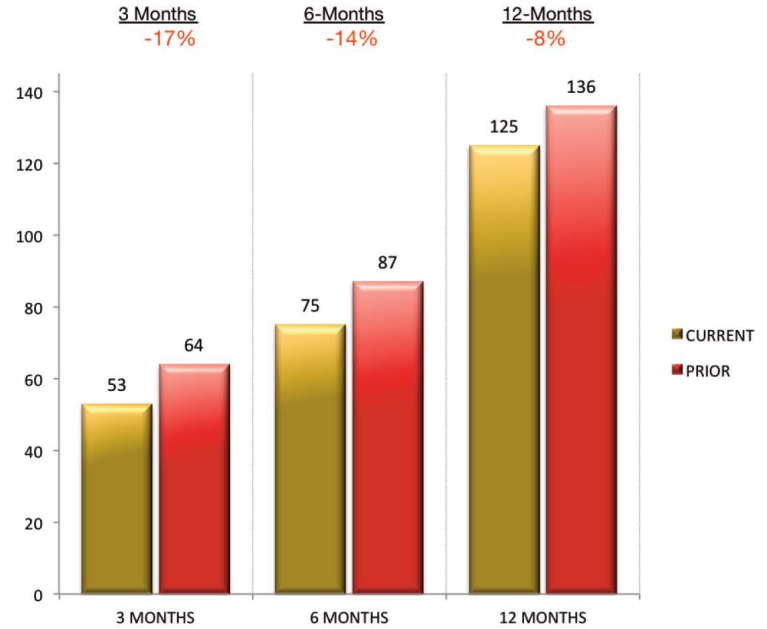
PALM BEACH AT A GLANCE
REAL ESTATE SALES & LISTINGS

\$1MILLION-PLUS CONDOS/CO-OPS/TOWNHOUSES

MEDIAN SELLING PRICE*
CURRENT YEAR VS PRIOR YEAR



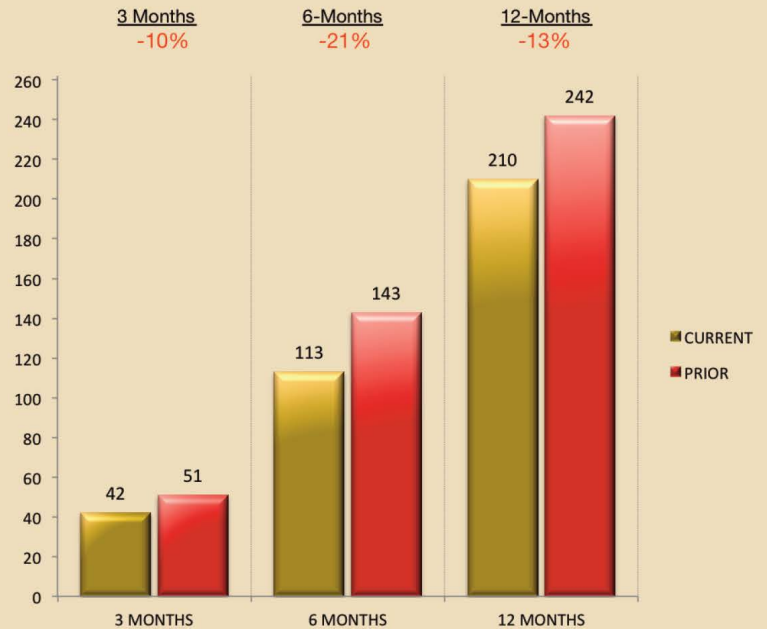
TOTAL CONDOS SOLD*
CURRENT YEAR VS PRIOR YEAR



MEDIAN LISTING PRICE*
CURRENT YEAR VS PRIOR YEAR



TOTAL CONDOS LISTED*
CURRENT YEAR VS PRIOR YEAR



* CONDOMINIUMS, COOPERATIVES AND TOWNHOUSES PRICED AT \$1 MILLION OR MORE

CONDO/CO-OP/TOWNHOUSE SALES — MAY 2019

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
360 S. Ocean Blvd., 0061	\$7,800,000	1-May	LAWRENCE MOENS <i>Lawrence A. Moens</i>	CASEY JONES <i>Brown Harris Stevens</i>	PRIVATE SALE	2,500
400 S. Ocean Blvd., 413E	\$5,000,000	15-May	UNKNOWN	UNKNOWN	PRIVATE SALE	3,432
2100 S. Ocean Blvd., 408N	\$3,450,000	16-May	FERN FODIMAN <i>Sotheby's International Realty</i>	FERN FODIMAN <i>Sotheby's International Realty</i>	373	3,191
2100 S. Ocean Blvd., 508N	\$3,395,000	1-May	FERN FODIMAN <i>Sotheby's International Realty</i>	KOURTNEY PULTZER <i>Sotheby's International Realty</i>	107	3,191
150 Bradley Place, 510	\$3,200,000	30-May	BERNICE PESENTI <i>Douglas Elliman</i>	UNKNOWN	91	2,368
44 Coconut Row, B310	\$3,100,000	8-May	UNKNOWN	UNKNOWN	PRIVATE SALE	3,515
130 Sunrise Ave., Ph 9	\$2,936,000	1-May	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	UNKNOWN	125	2,504
3170 S. Ocean Blvd., N202	\$1,950,000	21-May	WILHELM NASH / TRACY WHEELOCK <i>The Keyes Company</i>	AGNES STAWINSKI <i>The Keyes Company</i>	175	2,950
100 Worth Ave., 308	\$1,800,000	1-May	UNKNOWN	UNKNOWN	185	1,602
250 Bradley Place, 308	\$1,800,000	30-May	MARIANNE CHOPP <i>Sotheby's International Realty</i>	JOHN SEAMAN <i>Keller Williams Realty</i>	105	1,681
401 Worth Ave., 201	\$1,400,000	2-May	TONI LEE <i>The Corcoran Group</i>	UNKNOWN	112	2,436
3300 S. Ocean Blvd., 203S	\$1,400,000	20-May	UNKNOWN	UNKNOWN	PRIVATE SALE	2,116
44 Coconut Row, 220B	\$1,400,000	22-May	JEFFREY COHEN <i>Douglas Elliman</i>	DANA MADEY <i>Robert Slack LLC</i>	239	1,789
3140 S Ocean Blvd., 203S	\$1,400,000	15-May	JOAN WENZEL <i>Douglas Elliman</i>	PAMELA GOTTFRIED <i>Douglas Elliman</i>	125	3,310
44 Coconut Row, 522A	\$1,325,000	8-May	UNKNOWN	UNKNOWN	PRIVATE SALE	1,226
2275 S. Ocean Blvd., 206A/CS2	\$1,287,500	31-May	THOR BROWN <i>The Corcoran Group</i>	UNKNOWN	88	1,853

CONDOS/CO-OPS/TOWNHOUSES — NEW TO THE MARKET — APRIL 2019

ADDRESS	LIST PRICE	LISTING DATE	LISTING AGENT/AGENCY	MLS NUMBER	YEAR BUILT	LIVING SQ. FT.
256 Everglade Ave.	\$4,450,000	21-May	SHIRLEY WYNER / PAULA WITTMANN <i>William Raveis</i>	RX-10532591	1996	3,683
130 Sunrise Ave., Ph -6	\$3,795,000	25-May	CHRISTIAN ANGLE <i>Christian Angle Real Estate</i>	RX-10517136	1977	2,514
200 Bradley Place, 101	\$2,995,000	10-May	FERN FODIMAN <i>Sotheby's International Realty</i>	RX-10529358	1985	2,735
300 S. Ocean Blvd., 1C	\$2,850,000	7-May	ROBERT GOODNOUGH <i>Sotheby's International Realty</i>	RX-10528319	1965	1,857
44 Coconut Row, 217B	\$1,750,000	16-May	CAPPY ABRAHAM <i>Palm Beach Residential Properties</i>	RX-10531102	1956	1,226
127 Peruvian Ave., 101	\$1,425,000	10-May	WALLACE TURNER <i>Sotheby's International Realty</i>	RX-10529343	1973	1,440
2660 S. Ocean Blvd., 202S	\$1,400,000	15-May	ROYCE RYDIUN / JUDY MOLLIKA <i>Ocean East Properties</i>	RX-10531068	1979	1,900
250 Bradley Place, 207	\$1,100,000	25-May	MARGIE DYER <i>Brown Harris Stevens</i>	RX-10533834	1963	1,220

LAND USE/CONSTRUCTION HIGHLIGHT

Palm Beach Building Boom Continues

\$5M Beachfront Property Project Makes Top 10 Of Year

The valuations of Building Permits continued an overall upward trajectory with 42 large-scale permits of \$100 thousand or more issued in May. The month contributed to an increase of 107% in large-scale projects for the last three months, and an increase of 120% for the last six months. There were 111 projects during the last three months as compared to 58 during the same period of the prior year, with valuations of \$89.36 million and \$43.27 million; and \$126.77 million during the last six months as compared to \$57.77 million during the same period of the prior year.

The largest building permit issued in May was for \$5.08 million project for the overhaul of the estate at 901 N. Ocean Boulevard, a 175-foot of oceanfront lot just north of the Palm Beach Country Club. J5 Construction contracted the project with architecture by Roger Jansen of Dailey Jansen Architects and design by Sara McCann of McCann Design Group. May also shifted the Top 5 Contractors of the last 12 months lists with J5 Construction making the top valuation list for the first time; and Albright Construction and Dunworth Construction taking the top two spots in volume of permits.

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LAND USE/CONSTRUCTION

LARGEST BUILDING PERMIT ISSUED LAST MONTH*

ADDRESS	VALUE	DATE	CONTRACTOR	ARCHITECT	TYPE
901 N. Ocean Blvd.	\$5,083,800	3-May	J5 Construction	Dailey Janssen Architects	Residential New Construction

TOP 10 LARGEST BUILDING PERMITS ISSUED — LAST 12 MONTHS*

ADDRESS	VALUE	MONTH/YEAR	CONTRACTOR	ARCHITECT	TYPE
456 S. Ocean Blvd.	\$15,844,950	Mar-19	Seabreeze Building, LLC	Dailey Janssen Architects	Commercial Alteration
615 N. County Road	\$14,000,000	Jul-18	Davis General Contracting	Smith Architectural Group	Residential New Construction
515 N. County Road	\$9,124,750	Aug-18	Hedrick Brothers Construction	Bridges Marsh & Associates	Residential New Construction
280 Sunset Ave.	\$7,997,500	Apr-19	Anderson Moore Construction	GliddenSpina + Partners	Commercial New Construction
905 N. Ocean Blvd.	\$6,058,000	Mar-19	J5 Construction	La Berge & Menard	Residential New Construction
340 Seaview Ave.	\$6,000,000	Jul-18	Hedrick Brothers Construction	Stephen Boruff, AIA Architects + Planners	Commercial New Construction
901 N. Ocean Blvd.	\$5,083,800	May-19	J5 Construction	Dailey Janssen Architects	Residential New Construction
301 Worth Ave.	\$5,000,000	Apr-19	Dickinson Cameron Construction	UNKNOWN	Commercial New Construction
1030 S. Ocean Blvd.	\$4,820,000	Feb-19	Rogers General Contracting	Stephen Boruff, AIA Architects + Planners	Residential New Construction
1338 N. Lake Way	\$4,000,000	Feb-19	Anderson Moore Construction	GliddenSpina + Partners	Commercial New Construction

*PERMITS INCLUDE RESIDENTIAL NEW CONSTRUCTION, RESIDENTIAL ALTERATION, COMMERCIAL NEW CONSTRUCTION AND COMMERCIAL ALTERATION

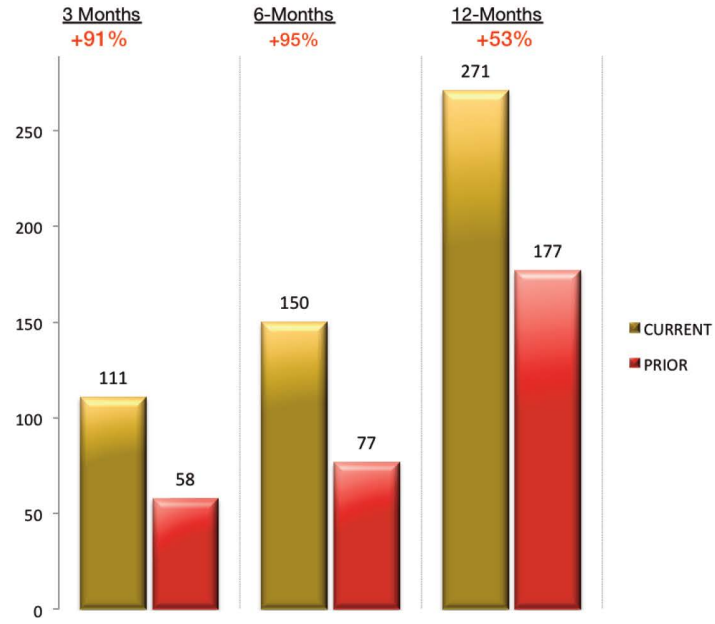
PALM BEACH AT A GLANCE
LAND USE / CONSTRUCTION

\$100,000-PLUS BUILDING PERMITS

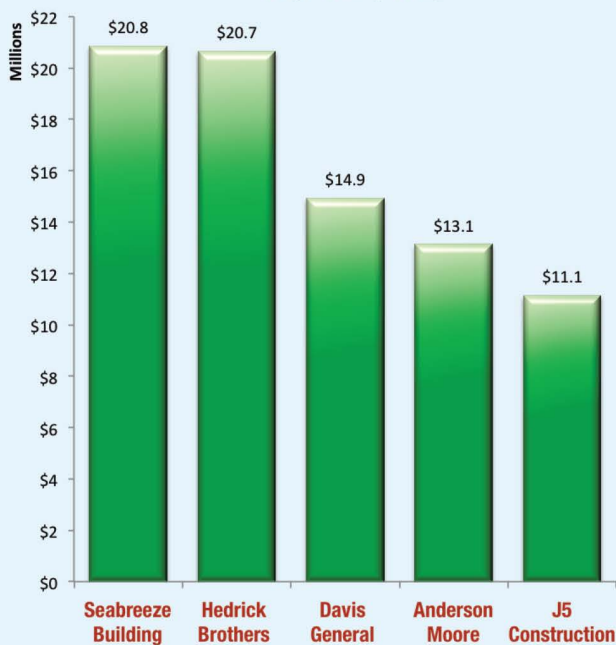
TOTAL VALUE OF PROJECTS*
CURRENT YEAR VS PRIOR YEAR



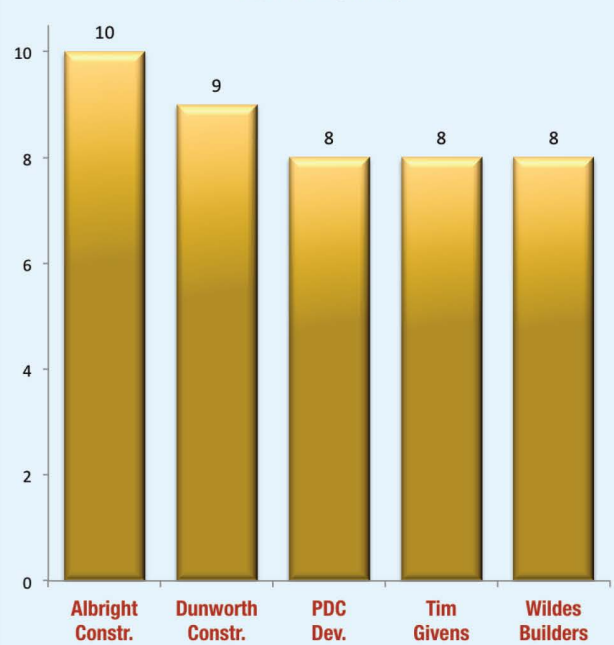
TOTAL NUMBER OF PROJECTS*
CURRENT YEAR VS PRIOR YEAR



TOP 5 CONTRACTORS BY VALUE OF PROJECTS
LAST 12 MONTHS



TOP 5 CONTRACTORS BY NUMBER OF PROJECTS
LAST 12 MONTHS

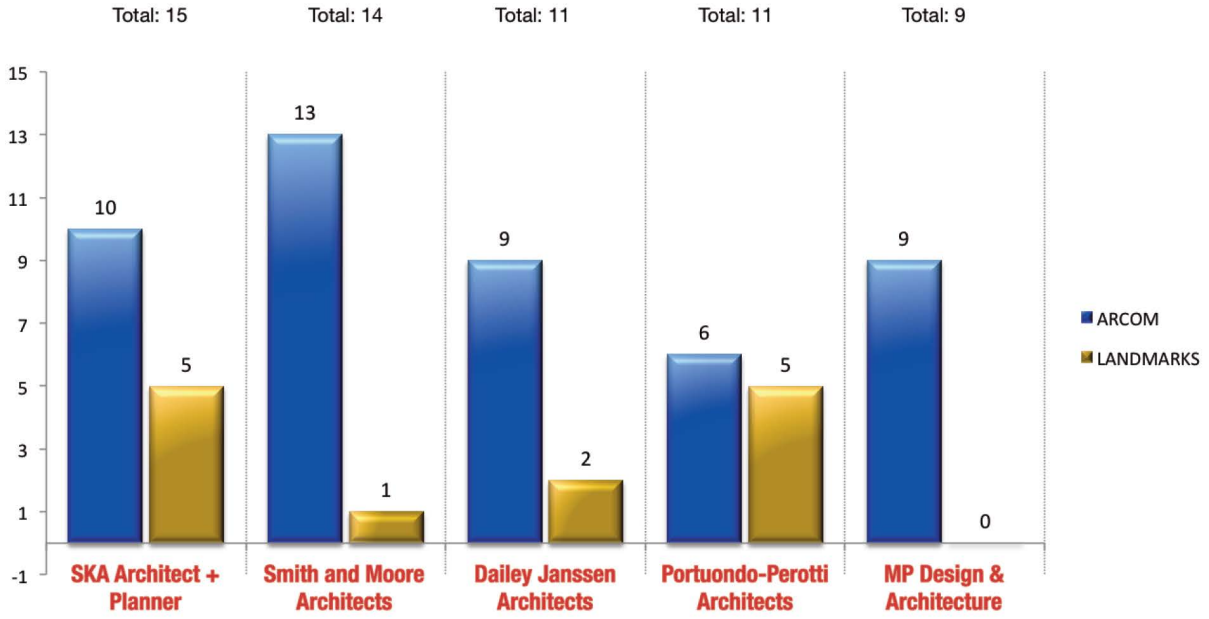


*FOR RESIDENTIAL NEW CONSTRUCTION/ALTERATION AND COMMERCIAL NEW CONSTRUCTION/ALTERATION BUILDING PERMITS OF \$100,000 AND ABOVE

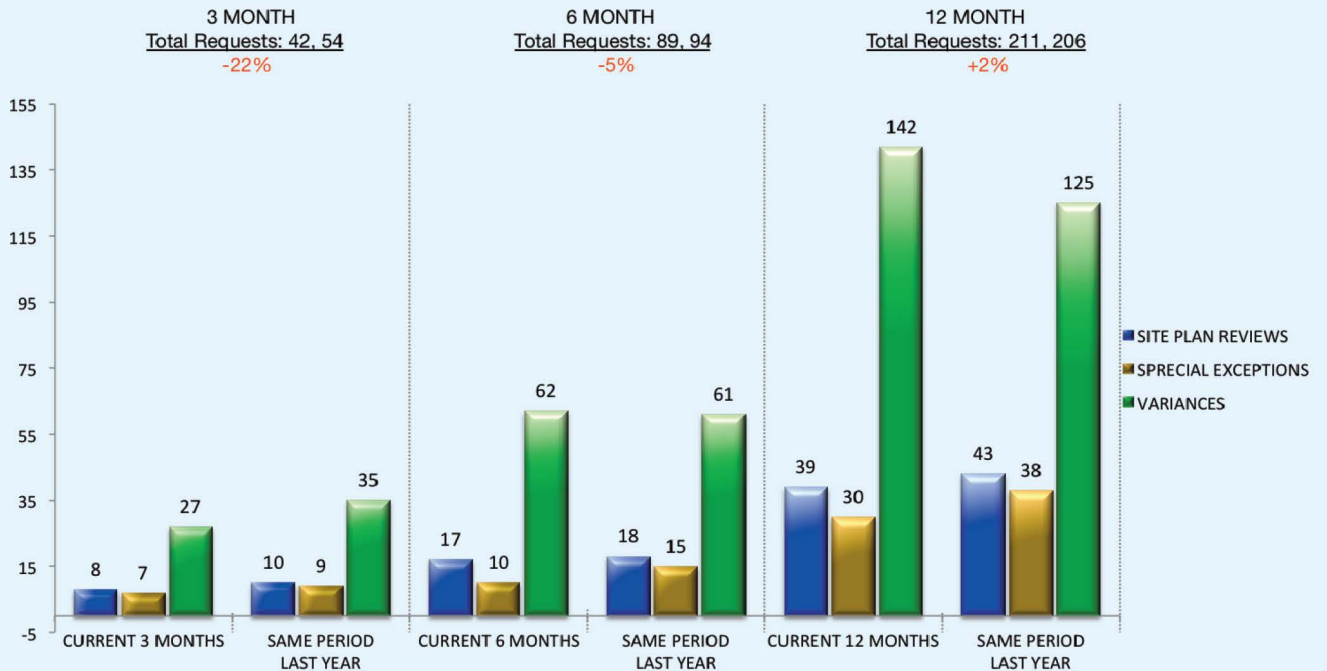
BUILDING & DEVELOPMENT APPLICATIONS

TOP 5 ARCHITECTS – LAST 12 MONTHS

APPEARANCES BEFORE ARCOM & LANDMARKS*



TOWN COUNCIL DEVELOPMENT REVIEWS CURRENT YEAR VS PRIOR YEAR



*FOR INITIAL PROJECT APPEARANCES ONLY, NOT INCLUDING LANDSCAPE AND HARDSCAPE

RABIDEAU LAW

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