

# RABIDEAU LAW BRIEF

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

AUGUST 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

### 4 July Estates Make Annual Top 10 Including \$41M North End Sale

On the heels of Lawrence Moens' record-breaking \$105 million sale of 1295 S. Ocean Boulevard (sale date was posted as June per The Appraisers Office, June 28th per The Palm Beach Daily News, and July 1st per the County Clerk's Office), July turned out to be a watershed month with four additional Single Family Home sales making the Top 10 list of the last 12 months. The largest sale, which brought \$40.87 million, closed with Ashley McIntosh and Gary Pohrer of Douglas Elliman representing the buyer, and Lawrence Moens of Lawrence A. Moens Associates representing the seller of a sprawling 77 thousand square-foot beachfront estate at 1071 N. Ocean Boulevard. There were 18 estates sold altogether in the \$1 million-plus category, and the following three also made the Top 10. The private sale of 525 N. County Road, a prime two-acre parcel, brought \$37.29 million with Lawrence Moens representing both the buyer and the seller. The 16-thousand square-foot seaside mansion at 101 Casa Bendita, situated in a cul-de-sac on the North End, also a private sale, with unknown agents, brought \$30.28 million. A Bermuda style estate on Everglades Island at 555 Island Drive, listed by Crista Ryan of Tina Fanjul Associates and Liza Pulitzer of Brown Harris Stevens with Whitney McGurk of Brown Harris Stevens representing the buyer, brought \$17.3 million. The three-month average median selling price was \$6.05 million, an increase of 24% as compared to May through July of 2018.

Additionally, Christian Angle of Christian Angle Real Estate placed the palatial Maurice Fatio designed Mediterranean estate at 790 S. County Road on the market for \$37.50 million. The stunning property with carriage house was last sold in 1997.

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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.
1071 N. Ocean Blvd.	\$40,870,915	1-Jul	<b>ASHLEY MCINTOSH</b> <i>Douglas Elliman</i>	<b>GARY POHRER</b> <i>Douglas Elliman</i>	122	32,661

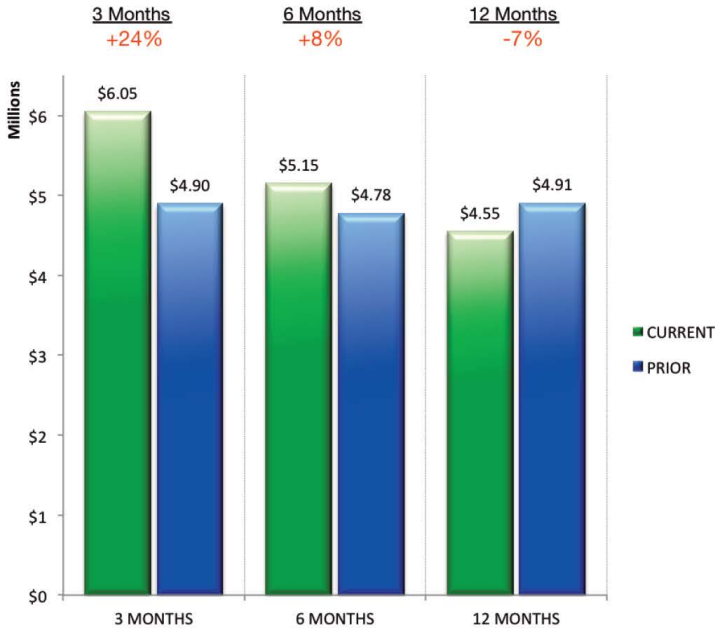
### TOP 10 SINGLE FAMILY HOME / RESIDENTIAL ESTATE SALES — LAST 12 MONTHS

ADDRESS	SALE PRICE	MONTH/YEAR	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
1295 S. Ocean Blvd.	\$104,990,000	Jun-19	<b>GARY POHRER, ASHLEY MCINTOSH, CARA MCCLURE, LISA WILKINSON, ADAM MCPHERSO</b> <i>Douglas Elliman</i>	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	236	20,806
1071 N. Ocean Blvd.	\$40,870,915	1-Jul	<b>ASHLEY MCINTOSH / GARY POHRER</b> <i>Douglas Elliman</i>	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens</i>	122	32,661
525 N. County Road	\$37,290,000	8-Jul	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens</i>	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens</i>	PRIVATE SALE	LOT
101 Casa Bendita	\$30,275,000	12-Jul	<b>UNKNOWN</b>	<b>UNKNOWN</b>	PRIVATE SALE	15,849
980 N. Ocean Blvd.	\$28,655,852	Apr-19	<b>ASHLEY MCINTOSH</b> <i>Douglas Elliman</i>	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	494	9,474
219 Indian Road	\$28,633,213	Oct-18	<b>SUSANNE FRISBIE</b> <i>Premier Estate Properties</i>	<b>SUSANNE FRISBIE</b> <i>Premier Estate Properties</i>	PRIVATE SALE	9,071
1480 N. Lake Way	\$26,650,000	Sep-18	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	PRIVATE SALE	13,241
822 South County Road	\$21,160,000	Nov-18	<b>UNKNOWN</b>	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	PRIVATE SALE	11,006
488 Island Drive	\$21,000,000	Aug-18	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	198	7,671
555 Island Drive	\$17,300,000	Jul-19	<b>CRISTA RYAN / LIZA PULITZER</b> <i>Tina Fanjul Associates / Brown Harris Stevens</i>	<b>WHITNEY MCGURK</b> <i>Brown Harris Stevens</i>	30	7,424

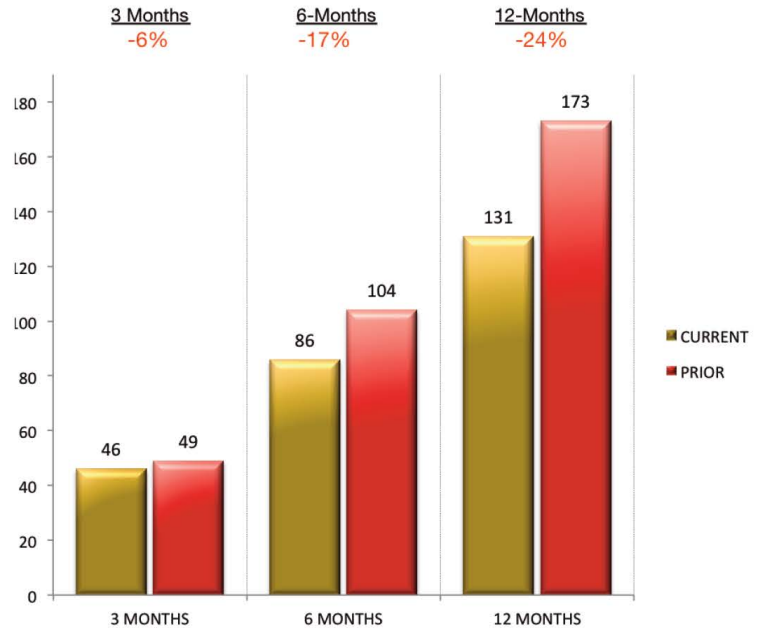
**PALM BEACH AT A GLANCE**  
**REAL ESTATE SALES & LISTINGS**

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

**MEDIAN SELLING PRICE\***  
CURRENT YEAR VS PRIOR YEAR



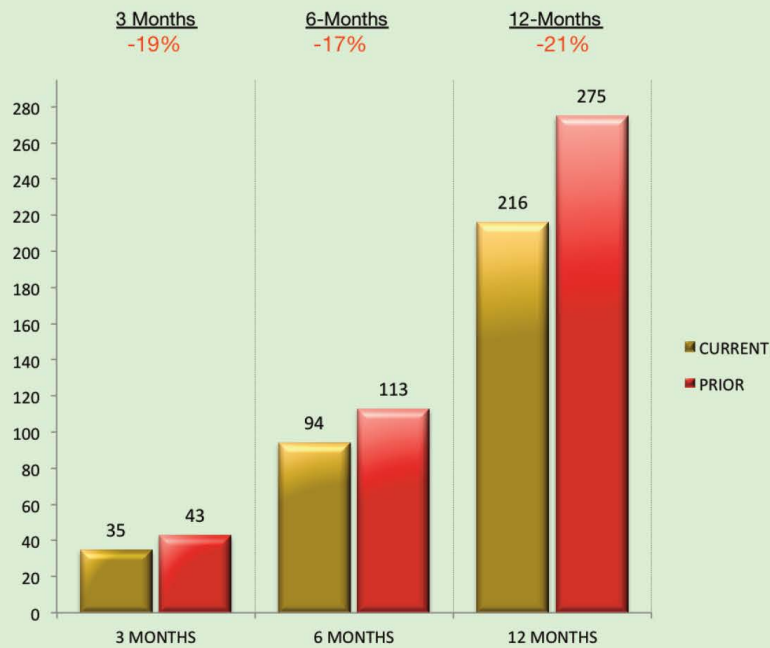
**TOTAL HOMES SOLD\***  
CURRENT YEAR VS PRIOR YEAR



**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 — JULY 2019

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
1071 N. Ocean Blvd.	\$40,870,915	1-Jul	<b>ASHLEY MCINTOSH / GARY POHRER</b> <i>Douglas Elliman</i>	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens</i>	122	32,661
525 N. County Road	\$37,290,000	8-Jul	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens</i>	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens</i>	PRIVATE SALE	LOT
101 Casa Bendita	\$30,275,000	12-Jul	<b>UNKNOWN</b>	<b>UNKNOWN</b>	PRIVATE SALE	15,849
555 Island Drive	\$17,300,000	2-Jul	<b>CHRISTA RYAN / LIZA PULTZER</b> <i>Tina Fanjul Associates / Brown Harris Stevens</i>	<b>WHITNEY MCGURK</b> <i>Brown Harris Stevens</i>	30	7,424
125 Via Del Lago	\$16,100,000	18-Jul	<b>SUSANNE FRISBIE</b> <i>Premier Estate Properties</i>	<b>SUSANNE FRISBIE</b> <i>Premier Estate Properties</i>	16	8,698
151 Via Bellaria	\$15,415,000	25-Jul	<b>JAMES MCCANN</b> <i>Premier Estate Properties</i>	<b>CHRISTOPHER LEAVITT</b> <i>Douglas Elliman</i>	7	13,826
1620 S. Ocean Blvd.	\$12,651,208	9-Jul	<b>DANA KOCH</b> <i>The Corcoran Group</i>	<b>JANA SCARPA</b> <i>William Raveis</i>	23	8,723
1300 N. Ocean Blvd.	\$12,227,000	9-Jul	<b>UNKNOWN</b>	<b>UNKNOWN</b>	PRIVATE SALE	5,646
146 Seaspray Ave.	\$6,200,000	31-Jul	<b>WHITNEY MCGURK / LIZA PULTZER</b> <i>Brown Harris Stevens</i>	<b>DANA KOCH</b> <i>The Corcoran Group</i>	4	3,542
159 Australian Ave.	\$5,900,000	29-Jul	<b>JAMES MCCANN</b> <i>Premier Estate Properties</i>	<b>ELIZABETH DEWOODY</b> <i>Compass Florida</i>	5	3,744
137 Dunbar Road	\$5,869,543	25-Jul	<b>JAMES MCCANN</b> <i>Premier Estate Properties</i>	<b>PAULETTE KOCH / DANA KOCH</b> <i>The Corcoran Group</i>	7	4,711
235 Nightingale Trail	\$5,757,000	9-Jul	<b>UNKNOWN</b>	<b>UNKNOWN</b>	PRIVATE SALE	4,248
230 Atlantic Ave.	\$3,998,575	25-Jul	<b>UNKNOWN</b>	<b>UNKNOWN</b>	PRIVATE SALE	3,972
240 W. Indies Drive	\$3,308,000	23-Jul	<b>WILLIAM YAHN</b> <i>The Corcoran Group</i>	<b>CARA MCCLURE</b> <i>Douglas Elliman</i>	8	3,006
233 Arabian Road	\$3,000,000	12-Jul	<b>UNKNOWN</b>	<b>UNKNOWN</b>	PRIVATE SALE	4,424
214 Plantation Road	\$2,800,000	10-Jul	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	<b>HEATHER BRETZLAFF</b> <i>Douglas Elliman</i>	22	2,993
200 Merrain Road	\$2,791,000	26-Jul	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	5	2,142
221 Oleander Ave.	\$2,700,000	26-Jul	<b>JACK ELKINS</b> <i>William Raveis</i>	<b>JACK ELKINS</b> <i>William Raveis</i>	5	3,180

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

ADDRESS	LIST PRICE	LISTING DATE	LISTING AGENT/AGENCY	MLS NUMBER	YEAR BUILT	LIVING SQ. FT.
790 S County Road	\$37,500,000	18-Jul	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	RX-10548444	1991	14,300
661 N Lake Way	\$7,850,000	1-Jul	<b>DANA KOCH</b> <i>The Corcoran Group</i>	RX-10543337	1962	4,701
135 Seminole Ave.	\$5,950,000	1-Jul	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens Associates</i>	19-1442	1921	6,218
240 Sanford Ave.	\$5,750,000	1-Jul	<b>DEVIN KAY</b> <i>Douglas Elliman</i>	A10699862	2011	4,078
145 Kings Road	\$4,600,000	23-Jul	<b>DANA KOCH</b> <i>The Corcoran Group</i>	RX-10548714	1924	4,952
240 Seminole Ave.	\$3,925,000	19-Jul	<b>LINDA GARY</b> <i>Linda A. Gary Real Estate</i>	RX-10547858	2002	3,326
400 Seaspray Ave.	\$2,600,000	12-Jul	<b>JEFFREY CLONINGER</b> <i>Sotheby's International Realty</i>	RX-10545835	1924	2,144
171 Root Trail	\$1,200,000	11-Jul	<b>LYNNE GEWANT / ARTHUR SOSNOWSKI</b> <i>Sotheby's International Realty</i>	RX-10545592	1925	990



## REAL ESTATE HIGHLIGHT: CONDOS/CO-OPS/TOWNHOUSES

### Sunrise Avenue Heats Up Condo Market With Two \$30M-plus Sales

#### July Had More Sales Than Listings In Luxury Condominiums

July's top two condominium sales were both Sun and Surf Apartments, Unit 502 of the 100 Sunrise Avenue building and Penthouse 6 of the 130 Sunrise Avenue building. Fern Fodiman of Sotheby's International Realty placed Apartment 502 on the market in March and Christian Angle of Christian Angle Real Estate represented the buyer in the \$3.50 million closing. The condo boasts an exceptional floor plan that allows a 180° unobstructed ocean view. The 130 Sunrise Penthouse brought \$3.20 million and was listed by Christian Angle, the buyer's agent is unknown. The 2400 square-foot penthouse features an expansive wraparound terrace, also with stunning ocean views.

The July condominium market showed more action on the selling side than on the listing side. There were ten sales in the \$1 million-plus category and just seven new listings. Additionally, the month contributed to a 34% rise in the median sales price of luxury condominiums for the last three months as compared to the same period of last year. That percentage gain was made through the transactions of 38 condominiums sold during the three-month period against 46 sold during the same period of the previous year.

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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.
100 Sunrise Ave., 502	\$3,500,000	1-Jul	<b>FERN FODIMAN</b> <i>Sotheby's International Realty</i>	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	30	1,684

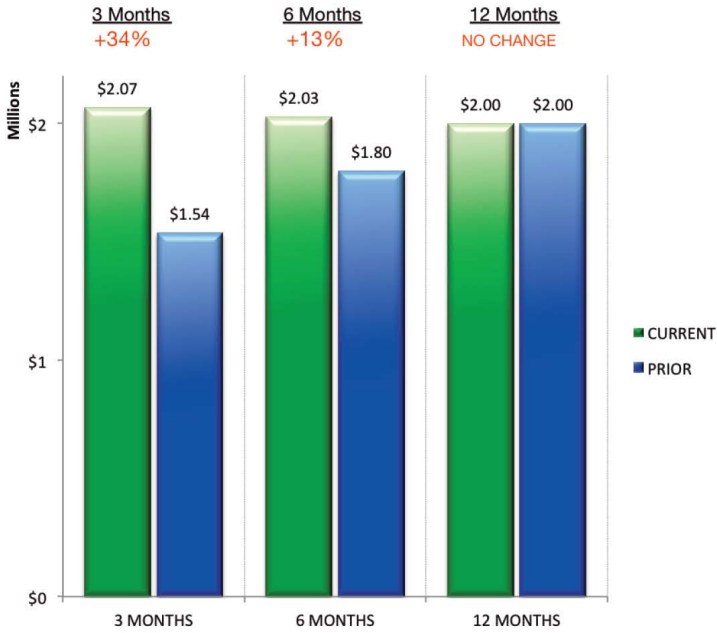
### TOP 10 LARGEST CONDO/CO-OP/TOWNHOUSE SALES — LAST 12 MONTHS

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	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens</i>	<b>CASEY JONES</b> <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	<b>TODD PETER</b> <i>Sotheby's International Realty</i>	<b>MARY NEWTON</b> <i>Douglas Elliman</i>	202	4,111
100 Royal Palm Way, Ph2	\$5,247,500	Mar-19	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	<b>GARY POHRER</b> <i>Douglas Elliman</i>	18	2,310
3000 S. Ocean Blvd., 503/504	\$5,000,000	Sep-18	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	<b>LINDA OLSSON</b> <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	<b>LINDA OLSSON</b> <i>Linda R. Olsson, Inc.</i>	UNKNOWN	711	2,536
100 Worth Ave., 509	\$4,300,000	Apr-19	<b>JAMES CLARKE / HAROLD PAULL</b> <i>Illustrated Properties / Brown Harris Stevens</i>	<b>JAMES CLARKE</b> <i>Illustrated Properties</i>	53	2,129

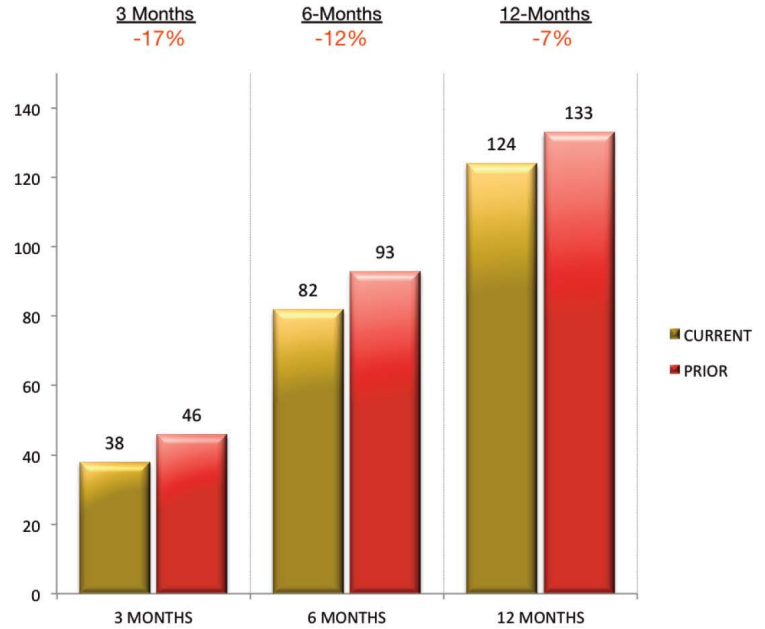
**PALM BEACH AT A GLANCE**  
**REAL ESTATE SALES & LISTINGS**

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

**MEDIAN SELLING PRICE\***  
CURRENT YEAR VS PRIOR YEAR



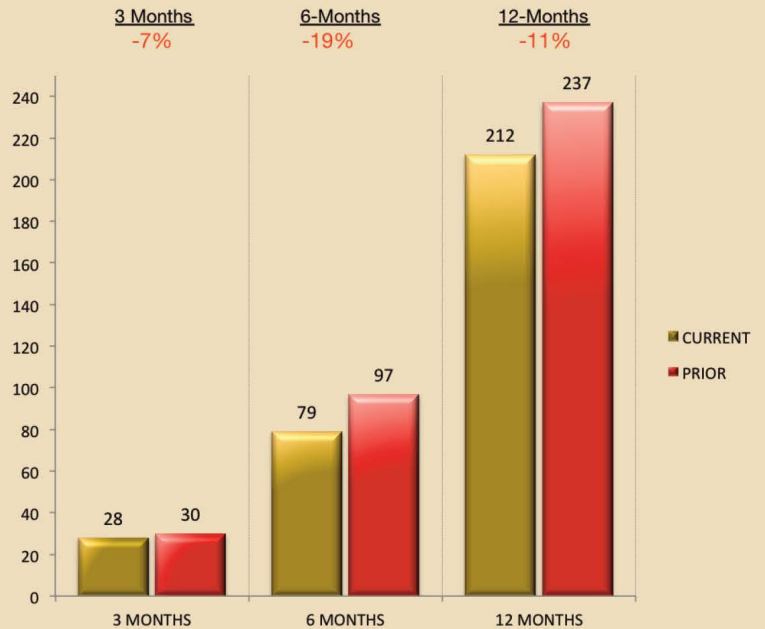
**TOTAL CONDOS SOLD\***  
CURRENT YEAR VS PRIOR YEAR



**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 — JULY 2019

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	SELLING AGENT/AGENCY	DAYS ON MARKET	LIVING SQ. FT.
100 Sunrise Ave., 502	\$3,500,000	1-Jul	<b>FERN FODIMAN</b> <i>Sotheby's International Realty</i>	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	30	1,684
130 Sunrise Ave., Ph-6	\$3,201,000	31-Jul	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	<b>UNKNOWN</b>	4	2,514
2000 S. Ocean Blvd., 204S	\$2,450,000	22-Jul	<b>DANA KOCH</b> <i>The Corcoran Group</i>	<b>RAYMOND EIKLEBERRY</b> <i>Coldwell Banker</i>	13	3,280
130 Sunrise Ave., 207	\$2,200,000	15-Jul	<b>FERN FODIMAN</b> <i>Sotheby's International Realty</i>	<b>WILLIAM KIRK</b> <i>Linda A. Gary Real Estate</i>	20	1,983
315 S. Lake Drive, 2B	\$2,135,000	1-Jul	<b>ASHLEY COPELAND</b> <i>Brown Harris Stevens</i>	<b>JUDITH LYONS</b> <i>William Raveis</i>	30	2,347
340 Brazilian Ave., 1030	\$2,000,000	16-Jul	<b>UNKNOWN</b>	<b>UNKNOWN</b>	PRIVATE SALE	1,955
369 S. Lake Drive, 3F	\$1,875,000	15-Jul	<b>MARY WULSIN</b> <i>Brown Harris Stevens</i>	<b>LIZA PULITZER</b> <i>Brown Harris Stevens</i>	20	1,655
340 Brazilian Ave., 203C	\$1,475,000	31-Jul	<b>CRIS CONDON</b> <i>Sotheby's International Realty</i>	<b>ANNE CARMICHAEL</b> <i>Brown Harris Stevens</i>	4	1,955
150 Bradley Place, 502	\$1,400,000	1-Jul	<b>TARA PEARL</b> <i>Palm Beach Real Estate</i>	<b>MICHELLE ESPOSITO</b> <i>Douglas Elliman</i>	30	1,495
130 Sunrise Ave., 504	\$1,060,000	15-Jul	<b>KEITH VANDERLAAN / KOURTNEY PULITZER</b> <i>Sotheby's International Realty</i>	<b>SCOTT GORDON</b> <i>Douglas Elliman</i>	20	1,673

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

ADDRESS	LIST PRICE	LISTING DATE	LISTING AGENT/AGENCY	MLS NUMBER	YEAR BUILT	LIVING SQ. FT.
150 Bradley Place, 712	\$4,500,000	6-Jul	<b>PETER GREEN</b> <i>Berkshire Hathaway Home</i>	RX-10545309	1926	2,005
2580 S. Ocean Blvd., 1A6	\$1,925,000	8-Jul	<b>CHRISTOPHER LEAVITT</b> <i>Douglas Elliman</i>	RX-10544579	1979	2,723
2000 S. Ocean Blvd., 306S	\$1,850,000	1-Jul	<b>SCOTT GORDON</b> <i>Douglas Elliman</i>	RX-10542915	1981	3,280
389 South Lake Drive, 3C	\$1,625,000	1-Jul	<b>ALEXIS COTSALAS</b> <i>Windsor Properties of Palm Beach</i>	RX-10543865	1967	1,900
389 S. Lake Drive, 2B	\$1,595,000	22-Jul	<b>LISA CREGAN / CHRISTINE GIBBONS</b> <i>Sotheby's International Realty</i>	RX-10548262	1967	1,936
100 Sunrise Ave., 2180	\$1,250,000	5-Jul	<b>CHRISTIAN ANGLE</b> <i>Christian Angle Real Estate</i>	RX-10544669	1977	1,360
2600 S. Ocean Blvd., 503N	\$1,150,000	10-Jul	<b>CHRISTY LARRIMORE</b> <i>Engel &amp; Voelkers Delray Beach</i>	RX-10545169	1977	1,887



## LAND USE/CONSTRUCTION HIGHLIGHT

### New \$12.2M Estate Slated For 726 Hi Mount Road

#### Two July Projects Make Top 10 Of The Past Year

The largest July permit of July was pulled for a \$12.24 million by Hedrick Brothers. The Residential New Construction project at 726 Hi Mount Road was designed by Fairfax & Sammons Architects with Raymond Jungles, Inc. planning the landscape. The Anglo-Caribbean style estate will include a three-story mansion with three garage entrances on the first level, columned cabanas, a pool with swim lane, and stone driveway with 5-space guest parking. This July permit, as well as one issued to Brennan Construction, made the Top Ten of the last 12 months in accordance with their valuations. The second highest valuation of the month represented the Brennan project for \$1404 N. Lake Way. The \$4.50 million Residential New Construction plan involved the demolition of exiting Eden Villa structures to commence building architect's Smith & Moore's design for a two-story Bermuda style residence with pool/spa and 2-car garage wing.

With nearly 100 large-scale projects issued permits in July alone, the month contributed to an increase of 24% in total permits issued for \$100 thousand-plus building construction projects during the last three months as compared to the same period of the prior year.

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## LAND USE/CONSTRUCTION

### LARGEST BUILDING PERMIT ISSUED LAST MONTH\*

ADDRESS	VALUE	DATE	CONTRACTOR	ARCHITECT	TYPE
726 Hi Mount Road	\$12,239,741	22-Jul	Hedrick Brothers Construction	Raymond Jungles, Inc.	Residential New Construction

### TOP 10 LARGEST BUILDING PERMITS ISSUED – LAST 12 MONTHS\*

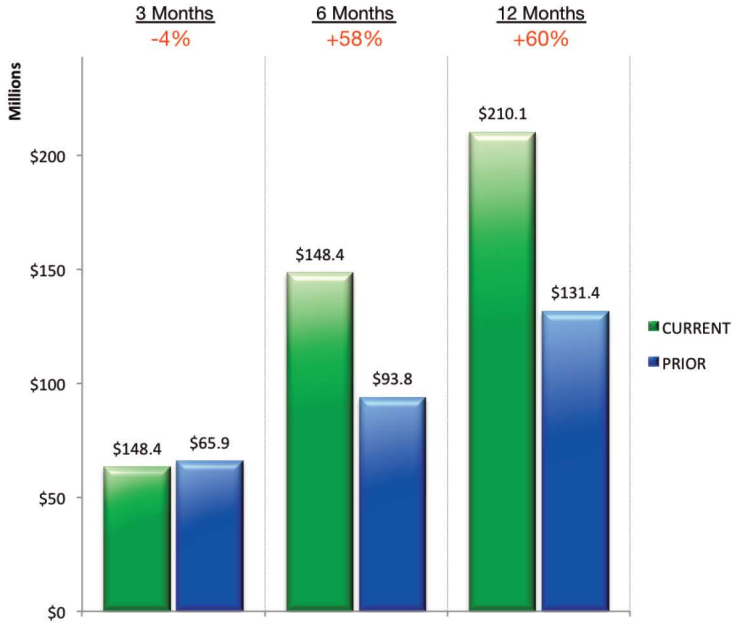
ADDRESS	VALUE	MONTH/YEAR	CONTRACTOR	ARCHITECT	TYPE
456 S. Ocean Blvd.	\$15,844,950	Mar-19	Seabreeze Building, LLC	Dailey Janssen Architects	Commercial Alteration
726 Hi Mount Road	\$12,239,741	Jul-19	Hedrick Brothers Construction	Raymond Jungles, Inc.	Residential New Construction
515 N. County Road	\$9,124,750	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
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
1404 N. Lake Way	\$4,500,000	Jul-19	Brennan Construction	Smith & Moore Architects	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

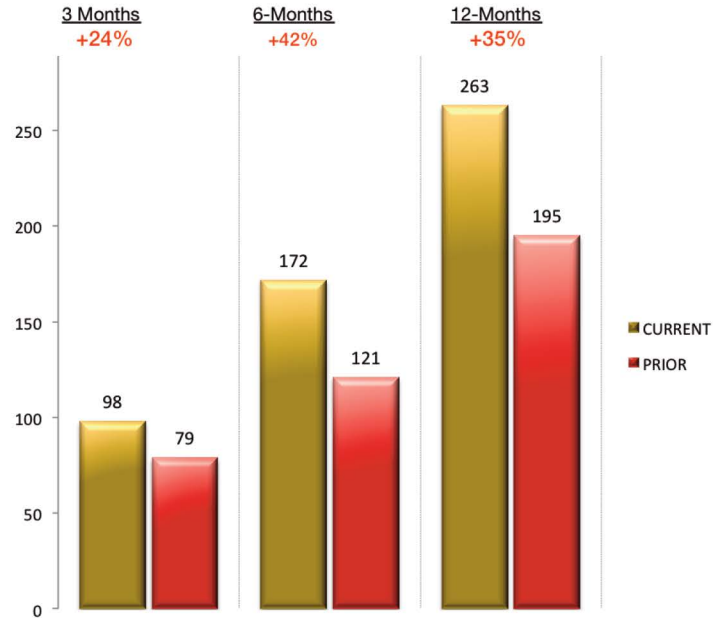
**PALM BEACH AT A GLANCE**  
**LAND USE / CONSTRUCTION**

## \$100,000-PLUS BUILDING PERMITS

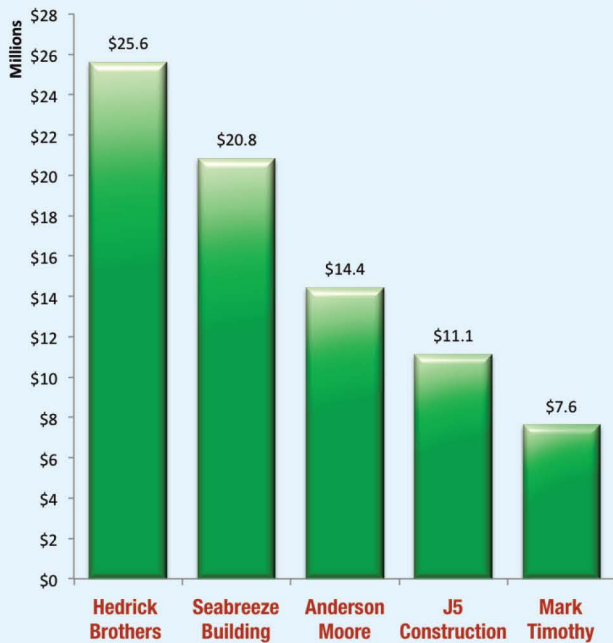
**TOTAL VALUE OF PROJECTS\***  
CURRENT YEAR VS PRIOR YEAR



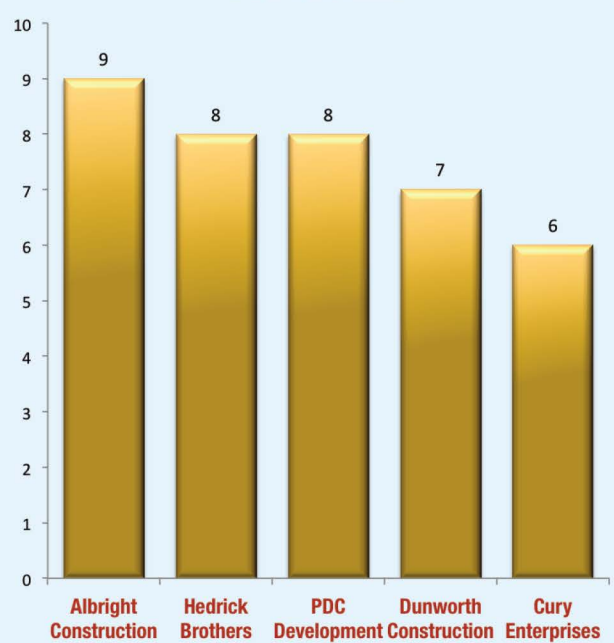
**TOTAL NUMBER OF PROJECTS\***  
CURRENT YEAR VS PRIOR YEAR



**TOP 5 CONTRACTORS BY VALUE OF PROJECTS**  
LAST 12 MONTHS



**TOP 5 CONTRACTORS BY NUMBER OF PROJECTS**  
LAST 12 MONTHS



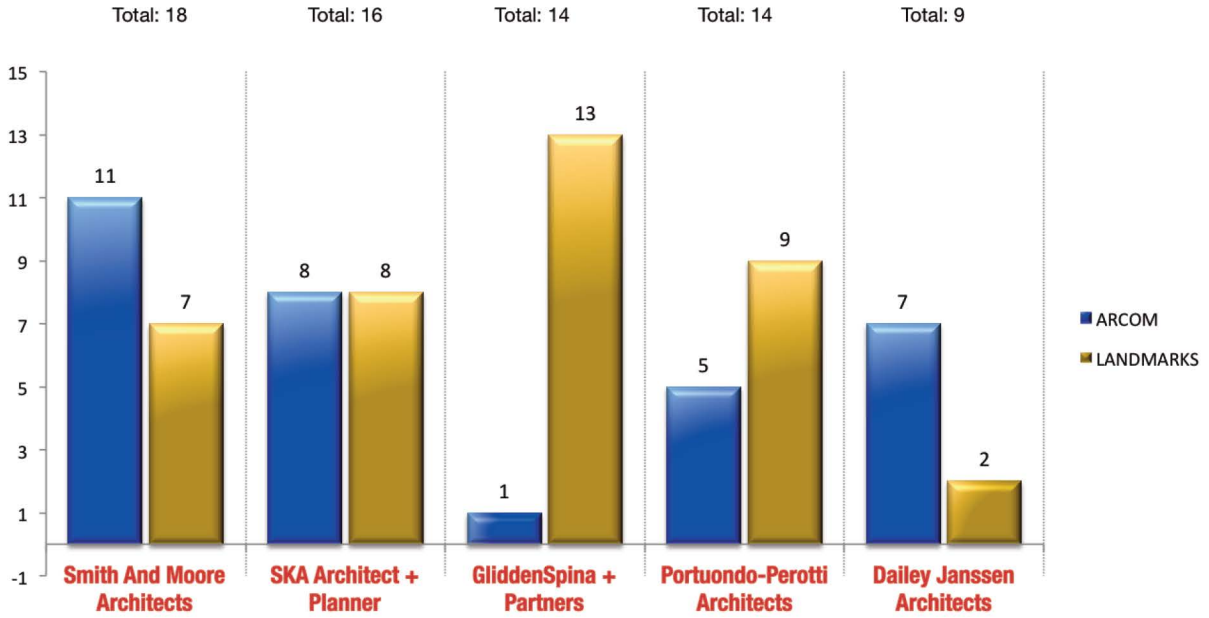
\*FOR RESIDENTIAL NEW CONSTRUCTION/ALTERATION AND COMMERCIAL NEW CONSTRUCTION/ALTERATION BUILDING PERMITS OF \$100,000 AND ABOVE



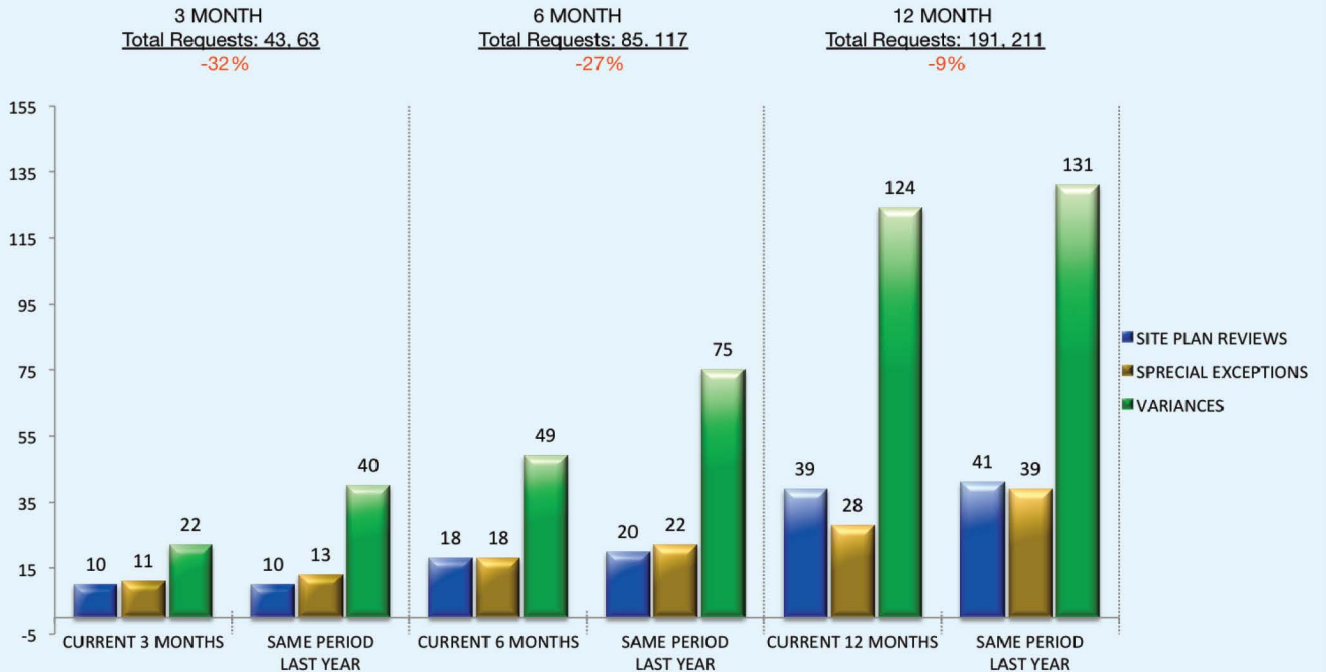
# BUILDING & DEVELOPMENT APPLICATIONS

## 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

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## ONLINE RESOURCES

Beach Access: [www.rabideau-law.com/beach-access/](http://www.rabideau-law.com/beach-access/)

Rabideau Law Million Dollar Mortgage Brief - Palm Beach County: [www.rabideau-law.com/million-dollar-mortgage-brief/](http://www.rabideau-law.com/million-dollar-mortgage-brief/)

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