

# Rabideau Klein Brief

TOWN OF PALM BEACH

FEBRUARY 2020



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The Rabideau Klein Monthly Brief, *Town of Palm Beach*, Provides Insight into the Real Estate Transactions and Land Use Trends Affecting the Town's Housing Industry



#### REFERENCES

Town of Palm Beach Building Division, [www.townofpalmbeach.com/453/Building-Division](http://www.townofpalmbeach.com/453/Building-Division)

Town of Palm Beach Town Council, [www.townofpalmbeach.com/469/Town-Council](http://www.townofpalmbeach.com/469/Town-Council)

Town of Palm Beach Architectural Commission, [www.townofpalmbeach.com/95/ArchitecturalCommission-ARCOM](http://www.townofpalmbeach.com/95/ArchitecturalCommission-ARCOM)

Town of Palm Beach Landmarks Preservation Commission, [www.townofpalmbeach.com/100/Landmarks-PreservationCommission](http://www.townofpalmbeach.com/100/Landmarks-PreservationCommission)

Palm Beach County Clerk of Court & Comptroller, [www.mypalmbeachclerk.com](http://www.mypalmbeachclerk.com)

Palm Beach County Appraisers Office, [pbcgov.com/papa](http://pbcgov.com/papa)

Palm Beach Board of Realtors Multiple Listing Service, [pbb.flexmls.com](http://pbb.flexmls.com)

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# REAL ESTATE HIGHLIGHT: SINGLE FAMILY HOMES

## \$24M For Landmarked Intracoastal Estate

### Christian Angle Leads Inrush of Luxury Listings With \$44.9M Kirchoff-designed Estate

The largest January single-family home sale was a private sale that brought \$24 million. Located in the Estate Section, the “Casa del Ensuenos” property at 800 S. County Road is a sprawling Venetian style estate facing the Intracoastal which includes a landmarked house, a dock with boat lift, tropical gardens, and 17,737 square-feet of living space.

January’s typical inrush of new listings in the \$1 million-plus category, 24 in all, included Christian Angle of Christian Angle Real Estate’s presentation of the Thomas Kirchoff-designed oceanfront estate at 1075 N. Ocean Boulevard for \$44 million, and a speculation home to be constructed at 1280 N. Lake Way in the fall of this year presented by James McCann of Premier Estate Properties for \$19.90 million.

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## LUXURY HOME SALES

### LARGEST SINGLE FAMILY HOME / RESIDENTIAL ESTATE SALE—LAST MONTH

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	DOM*	SQ. FT.**
800 S. County Road	\$24,000,000	21-Jan	UNKNOWN	UNKNOWN	PRIVATE SALE	17,737

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

ADDRESS	SALE PRICE	MONTH / YEAR	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	DOM*	SQ. FT.**
1415 S. Ocean Blvd.	\$105,000,000	Dec-19	UNKNOWN	UNKNOWN	PRIVATE SALE	34,775
1295 S. Ocean Blvd.	\$104,990,000	Jun-19	G. POHRER / A. MCINTOSH / C. MCCLURE, L. WILKINSON / A. MCPHERSON <i>Douglas Elliman</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	236	20,806
60 Blossom Way	\$99,132,500	Sep-19	UNKNOWN	UNKNOWN	PRIVATE SALE	18,452
1960 S. Ocean Blvd.	\$43,000,000	Aug-19	CRIS CONDON <i>Sotheby's International Realty</i>	GUADALUPE D'AGOSTINO <i>Sotheby's International Realty</i>	525	20,219
1071 N. Ocean Blvd.	\$40,870,915	Jul-19	A. MCINTOSH / G. POHRER / V. SPADEA <i>Douglas Elliman</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	122	32,661
525 N. County Road	\$37,290,000	Jul-19	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	LAWRENCE MOENS <i>Lawrence A. Moens Associates</i>	PRIVATE SALE	LOT
101 Casa Bendita	\$30,275,000	Jul-19	UNKNOWN	A. MCINTOSH / G. POHRER / V. SPADEA <i>Douglas Elliman</i>	PRIVATE SALE	15,849
225 Indian Road	\$28,980,116	Dec-19	SUZANNE FRISBIE <i>Premier Estate Properties</i>	MADISON COLLUM <i>ONE Sotheby's International Realty</i>	PRIVATE SALE	5,364
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
1610 N. Ocean Blvd.	\$25,500,000	Nov-19	SUZANNE FRISBIE <i>Premier Estate Properties</i>	SUZANNE FRISBIE <i>Premier Estate Properties</i>	PRIVATE SALE	9,537

\*Days On Market \*\*Living Area

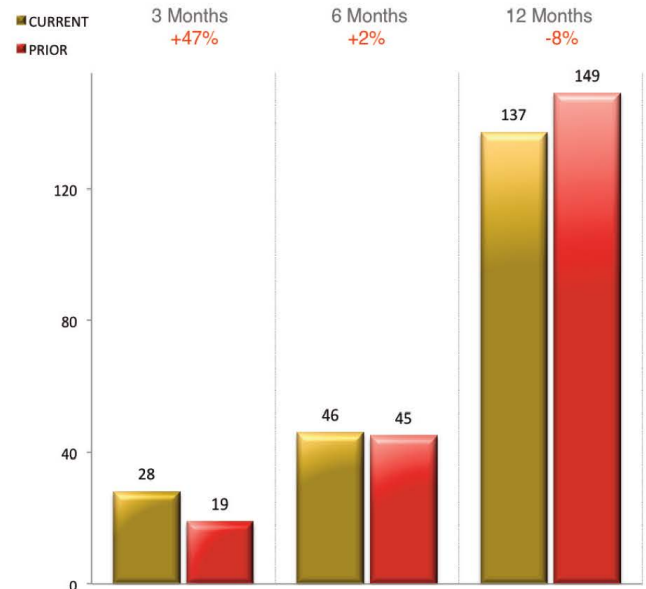
**PALM BEACH AT A GLANCE**  
**REAL ESTATE SALES & LISTINGS**

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

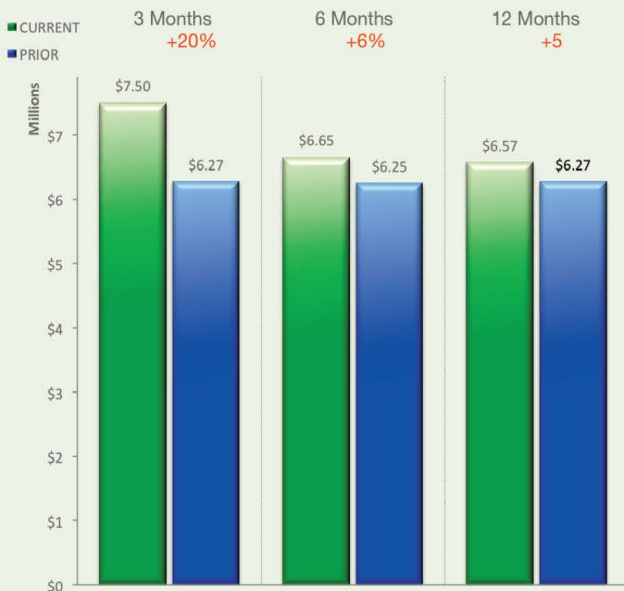
**MEDIAN SELLING PRICE\***  
 Current Year Versus Prior Year



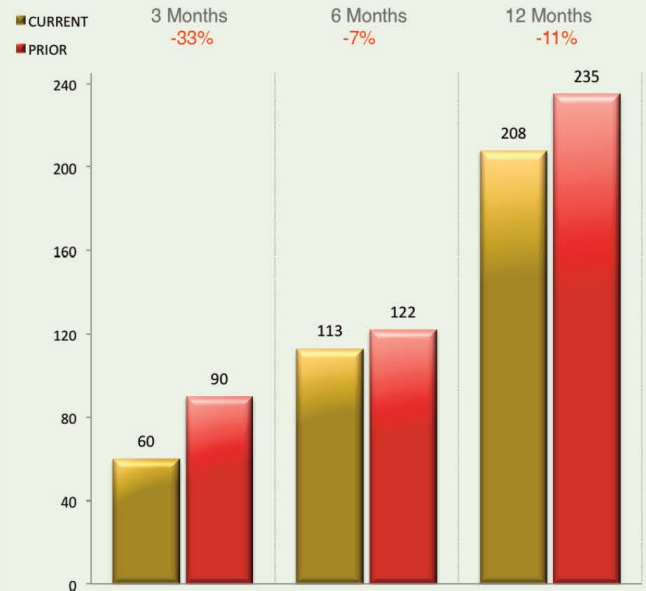
**HOMES SOLD\***  
 Current Year Versus Prior Year



**MEDIAN LISTING PRICE\***  
 Current Year Versus Prior Year



**HOMES LISTED\***  
 Current Year Versus Prior Year



\*Only includes single family homes, residential estates and lots priced at \$1 million or more

## SINGLE FAMILY HOME / RESIDENTIAL ESTATE SALES †—JANUARY 2020

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	DOM*	SQ. FT.**
800 S. County Road	\$24,000,000	21-Jan	UNKNOWN	UNKNOWN	PRIVATE SALE	17,737
134 El Vedado Road	\$13,575,000	31-Jan	DANA KOCH, <i>The Corcoran Group</i>	PAUL POLLACK, <i>Douglas Elliman</i>	757	7,536
120 Clarendon Ave.	\$10,750,000	9-Jan	ASHLEY MCINTOSH / CHRIS LEAVIT, <i>Douglas Elliman</i>	MANUELA YANEZ, <i>William Raveis</i>	237	9,413
1284 N. Lake Way	\$10,517,500	21-Jan	ROSALIND CLARKE / JIM MCCANN, <i>Premier Estate Prop.</i>	GARY POHER, <i>Douglas Elliman</i>	325	5,283
4 Via Los Incas	\$6,750,000	23-Jan	DANA KOCH, <i>The Corcoran Group</i>	UNKNOWN	374	5,504
117 EL Mirasol	\$6,000,000	16-Jan	UNKNOWN	UNKNOWN	PRIVATE SALE	3,334
285 Colonial Lane	\$4,300,000	2-Jan	TONI HOLLIS / GLORIA MORE, <i>Waterfront Properties</i>	GARY POHER, <i>Douglas Elliman</i>	192	4,952
2315 Ibis Isle Road S	\$4,250,000	30-Jan	UNKNOWN	UNKNOWN	PRIVATE SALE	3,408
145 Kings Road	\$4,250,000	31-Jan	DANA KOCH, <i>The Corcoran Group</i>	DANA KOCH, <i>the Corcoran Group</i>	192	4,952
131 Seaview Ave.	\$3,950,000	21-Jan	KAREN DEVLIN / TALBOT SUTTER, <i>Sutter &amp; Nugent</i>	CHRISTIAN ANGLE, <i>Christian Angle Real Estate</i>	127	5,547
217 Sandpiper Drive	\$3,000,000	10-Jan	UNKNOWN	UNKNOWN	PRIVATE SALE	3,019
350 Seaspray Ave.	\$2,900,000	16-Jan	CHRISTIAN ANGLE, <i>Christian Angle Real Estate</i>	DANA KOCH, <i>The Corcoran Group</i>	125	3,086
162 Peruvian Ave.	\$2,200,000	6-Jan	EARL HOLLIS, <i>Hollis Realty Group</i>	LIZA PULITZER, <i>Brown Harris Stevens</i>	42	2,300
21 Sloans Curve Drive	\$2,150,000	3-Jan	CHAD CARROLL / NICK GRODZICKI, <i>Douglas Elliman</i>	STEPHEN HALL, <i>Compass Florida</i>	57	4,981
217 Seabreeze Ave.	\$1,800,000	10-Jan	CHRISTIAN ANGLE, <i>Christian Angle Real Estate</i>	SAMANTHA CURRY, <i>Douglas Elliman</i>	120	1,800

## SINGLE FAMILY HOMES / RESIDENTIAL ESTATES—NEW TO THE MARKET †—JANUARY 2020

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	MLS NUMBER	BUILT	SQ. FT.**
1075 N. Ocean Blvd.	\$44,900,000	29-Jan	CHRISTIAN ANGLE, <i>Christian Angle Real Estate</i>	RX-10597199	2007	10,232
1280 N. Lake Way	\$19,900,000	8-Jan	JAMES MCCANN, <i>Premier Estate Properties</i>	RX-10590566	2021	5,704
569 Island Drive	\$18,500,000	6-Jan	CHRISTIAN ANGLE, <i>Christian Angle Real Estate</i>	RX-10590885	2009	5,356
250 Angler Ave.	\$15,000,000	10-Jan	DANA KOCH, <i>The Corcoran Group</i>	RX-10591126	2015	6,230
251 Jungle Road	\$12,450,000	2-Jan	JAMES MCCANN, <i>Premier Estate Properties</i>	RX-10588334	2003	7,832
568 Island Drive	\$11,900,000	6-Jan	ASHLEY O'NEIL, <i>Brown Harris Stevens</i>	RX-10589963	1956	6,698
255 Clarke Ave.	\$10,500,000	6-Jan	CAROLE KOEPEL, <i>Sotheby's International Realty</i>	RX-10589457	1928	7,198
270 Queens Lane	\$8,590,000	28-Jan	BETH COLE, <i>The Corcoran Group</i>	RX-10597030	1940	5,732
110 Atlantic Ave.	\$7,950,000	28-Jan	CHRISTIAN ANGLE, <i>Christian Angle Real Estate</i>	RX-10596854	1982	4,105
416 Seabreeze Ave.	\$7,895,000	17-Jan	CHRISTIAN ANGLE, <i>Christian Angle Real Estate</i>	RX-10594067	2000	4,588
212 Seaspray Ave.	\$7,500,000	29-Jan	ROBERT GOODNOUGH / RAJ SHRESTHA, <i>Christian Angle Real Estate</i>	RX-10596370	1925	4,119
232 Bahama Lane	\$6,850,000	2-Jan	WILLIAM YAHN, <i>The Corcoran Group</i>	RX-10588535	2019	4,340
127 Reef Road	\$6,750,000	14-Jan	TODD PETER, <i>The Corcoran Group</i>	RX-10592081	2015	3,936
7 Via Vizcaya	\$6,650,000	14-Jan	CLIVE STUART-FINDLAY, <i>Sotheby's International Realty</i>	RX-10591865	1950	4,572
227 Miraflores Drive	\$5,975,000	20-Jan	DANA KOCH, <i>The Corcoran Group</i>	RX-10593901	2000	3,811
1435 N. Ocean Way	\$4,998,000	31-Jan	JONATHAN MOSS, <i>Sotheby's International Realty</i>	RX-10597038	1967	3,279
177 Queens Lane	\$4,200,000	13-Jan	TAYLOR COREY, <i>Coldwell Banker Residential Real Estate</i>	A10799217	1940	3,770
225 Seaspray Ave.	\$3,650,000	17-Jan	RONNIE & JENNIFER HABOZBEK-GARCIA, <i>Premier Estate Properties</i>	RX-10592713	1924	2,495
251 Orange Grove Road	\$3,395,000	20-Jan	KOURTNEY PULITZER, <i>Sotheby's International Realty</i>	RX-10594914	1950	1,837
257 Sanford Ave.	\$3,295,000	6-Jan	CARA MCCLURE / LISA WILKINSON, <i>Douglas Elliman</i>	RX-10589431	1954	2,211
201 Pendleton Ave.	\$2,995,000	27-Jan	LINDA OLSSON, <i>Linda R. Olsson, Inc.</i>	RX-10596408	1957	1,913
1464 N. Ocean Blvd.	\$2,600,000	26-Jan	JAMES KENNY / MICHAEL GAZLAY, <i>K2 Realty</i>	RX-10596620	LOT	LOT
755 N Lake Way	\$2,495,000	15-Jan	GARY POHRER, <i>Douglas Elliman</i>	RX-10592683	1960	3,018
233 Oleander Ave.	\$1,801,000	4-Jan	MORYS AZCARATE, <i>New Adventures Inc.</i>	RX-10589095	1955	1,260

† Includes single family homes, residential estates and lots priced at \$1 million or more

\*Days on market \*\*Living area

# REAL ESTATE HIGHLIGHT: CONDOMINIUMS

## Private \$7.7M Townhome Sale Makes Annual Top 10 36 New Luxury Condo Listings Including New \$17.7 Tiffany Apartment on Worth

A four-thousand square-foot residence in the Villa Plati luxury townhome community on the Intracoastal was the largest January sale in the Condo/Co-op/Townhouse category last month. Unit 1 of 310 Atlantic Avenue brought \$7.70 million in a private sale and was also the fourth largest sale during the last 12 months.

Over-the-top residences and a flood of new luxury listings made last month a standout for the condo market. January's offerings in the million-plus market totalled \$94.92 million as compared to \$81.97 million for January, 2019. Gary Pohrer and John Reynolds of Douglas Elliman presented the soon-to-be-constructed penthouse above Tiffany's on Worth Avenue for \$17.50 million. The listing was the largest of the month, and, along with 35 more in the \$1 million-plus category helped set the current three-month median price average at \$2.20 million.

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## LUXURY CONDO SALES

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

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	DOM*	SQ. FT.**
310 Atlantic Ave., 1	\$7,697,000	7-Jan	UNKNOWN	UNKNOWN	PRIVATE SALE	3,917

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

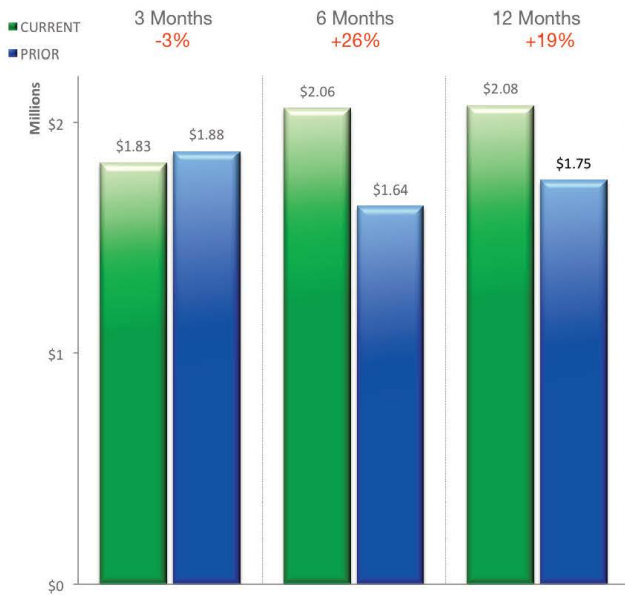
ADDRESS	SALE PRICE	MONTH / YEAR	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	DOM*	SQ. FT.**
221 Royal Poinciana Way, 1	\$10,500,000	Apr-19	UNKNOWN	UNKNOWN	PRIVATE SALE	8,300
221 Royal Poinciana Way, 1	\$9,500,000	Apr-19	UNKNOWN	UNKNOWN	PRIVATE SALE	6,569
360 S. Ocean Blvd., 0061	\$7,800,000	May-19	<b>LAWRENCE MOENS</b> <i>Lawrence A. Moens</i>	<b>CASEY JONES</b> <i>Brown Harris Stevens</i>	PRIVATE SALE	2,500
310 Atlantic Ave., 1	\$7,697,000	Jan-20	UNKNOWN	UNKNOWN	PRIVATE SALE	3,917
101 Worth Ave., 2-B	\$7,400,000	Nov-19	<b>TARA PEARL</b> <i>Palm Beach Real Estate</i>	<b>ROSALIND CLARKE</b> <i>Premier Estate Properties</i>	60	3,850
3550 S. Ocean Blvd., Ph-A	\$6,450,000	Oct-19	<b>ARNO DE VOS</b> <i>Douglas Elliman</i>	<b>RICHARD HELLER</b> <i>United Realty Group</i>	266	3,645
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
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

\*Days on market \*\*Living area

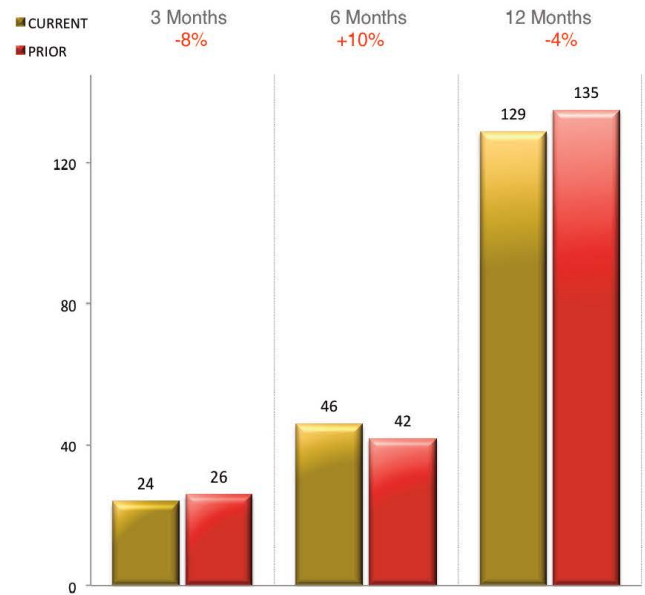
**PALM BEACH AT A GLANCE**  
**REAL ESTATE SALES & LISTINGS**

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

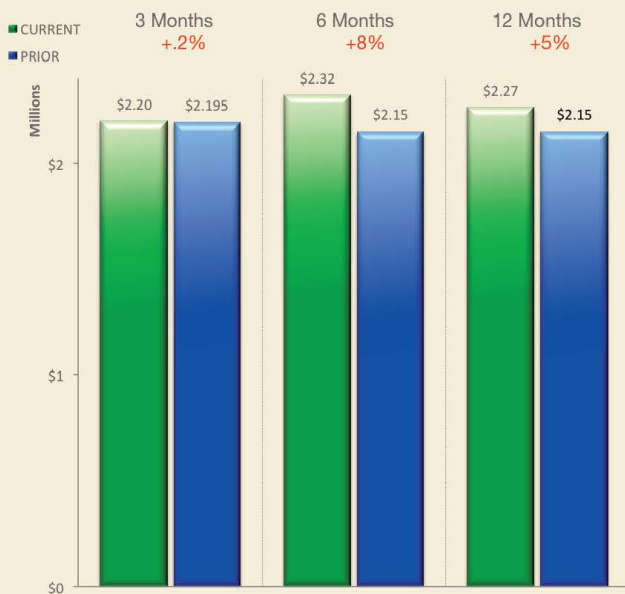
**MEDIAN SELLING PRICE\***  
 Current Year Versus Prior Year



**CONDOS SOLD\***  
 Current Year Versus Prior Year



**MEDIAN LISTING PRICE\***  
 Current Year Versus Prior Year



**CONDOS LISTED\***  
 Current Year Versus Prior Year



\*Includes condominiums, cooperatives and townhouses priced at \$1 million or more

## CONDO / CO-OP / TOWNHOUSE SALES†—JANUARY 2020

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	BUYER'S AGENT/AGENCY	DOM*	SQ. FT.**
310 Atlantic Ave.	\$7,697,000	7-Jan	UNKNOWN	UNKNOWN	PRIVATE SALE	3,917
2000 S. Ocean Blvd., 101N	\$3,550,000	24-Jan	JEFFREY RAY, <i>Compass Florida</i>	THOMAS HOLMES, <i>Illustrated Properties</i>	115	3,262
340 S. Ocean Blvd., 5E	\$1,800,000	31-Jan	CARA MCCLURE / LISA WILKINSON, <i>Douglas Elliman</i>	CARA MCCLURE, <i>Douglas Elliman</i>	105	2,076
2580 S. Ocean Blvd., 1A6	\$1,637,000	15-Jan	CHRIS LEAVITT / JOAN MESSING <i>Douglas Elliman</i>	CHRIS LEAVITT, <i>Douglas Elliman</i>	191	2,723
401 Worth Ave., 201	\$1,495,000	16-Jan	LINDA GARY, <i>Linda A. Gary Real Estate</i>	BRADFORD MILLER, <i>Bradford P. Miller Real Estate</i>	56	2,436
2100 S. Ocean Blvd., 407S	\$1,370,900	7-Jan	FERN FODIMAN, <i>Sotheby's International Realty</i>	FERN FODIMAN, <i>Sotheby's International Realty</i>	112	2,385
2100 S. Ocean Blvd., 102N	\$1,125,000	3-Jan	UNKNOWN	UNKNOWN	PRIVATE SALE	2,497
227 Australian Ave., 0043	\$1,100,000	17-Jan	UNKNOWN	UNKNOWN	PRIVATE SALE	1,287
455 Australian Ave., 3B	\$1,087,500	3-Jan	GRACE BROWN, <i>Brown Harris Stevens</i>	ANN SUMMERS, <i>Brown Harris Stevens</i>	78	1,204
2784 S. Ocean Blvd., 307N	\$1,029,000	7-Jan	UNKNOWN	UNKNOWN	PRIVATE SALE	1,659

## CONDOS / CO-OPS / TOWNHOUSES—NEW TO THE MARKET †—JANUARY 2020

ADDRESS	SALE PRICE	SALE DATE	LISTING AGENT/AGENCY	MLS NUMBER	BUILT	SQ. FT.**
259 Worth Ave.	\$17,500,000	14-Jan	GARY POHRER / JOHN REYNOLDS, <i>Douglas Elliman</i>	RX-10591911	SPEC	9,876
444 Brazilian Ave.	\$5,950,000	14-Jan	MARY NEWTON, <i>Douglas Elliman</i>	RX-10592678	1999	4,111
150 Bradley Place, 712E	\$4,995,000	3-Jan	MABELYS MELTON, <i>Compass Florida</i>	A10795829	1926	1,815
336 Australian Ave. W	\$4,300,000	15-Jan	MARY NEWTON, <i>Douglas Elliman</i>	RX-10593081	1985	2,744
3000 S. Ocean Blvd., 406	\$3,775,000	22-Jan	DANA KOCH, <i>The Corcoran Group</i>	RX-10594596	2006	3,717
151 Grace Trail, 4	\$3,750,000	17-Jan	BURT MINKOFF, <i>Douglas Elliman</i>	RX-10593214	1987	2,701
100 Sunrise Ave., 213	\$3,750,000	29-Jan	CHRISTIAN ANGLE, <i>Christian Angle Real Estate</i>	RX-10596388	1977	1,780
340 S. Ocean Blvd., 3-D	\$3,395,000	17-Jan	CHRISTIAN ANGLE, <i>Christian Angle Real Estate</i>	RX-10594084	1967	2,109
100 Worth Ave., 713	\$2,999,995	7-Jan	ASHLEY MCINTOSH / CHRISTOPHER LEAVITT, <i>Douglas Elliman</i>	RX-10589833	1970	3,180
3100 S. Ocean Blvd., 103S	\$2,900,000	30-Jan	JAMES PARRAHUEZ / VICTOR PARRAGUEZ, <i>Engel &amp; Voelkers</i>	RX-10597634	1,985	2,960
100 Sunrise Ave., 412	\$2,750,000	27-Jan	DONALD KNAPP, <i>United Realty Group</i>	RX-10595963	1977	1,646
2000 S. Ocean Blvd., 540S	\$2,595,000	10-Jan	DANA KOCH, <i>The Corcoran Group</i>	RX-10591064	1981	2,816
100 Worth Ave., 404	\$2,595,000	21-Jan	DANA KOCH, <i>The Corcoran Group</i>	RX-10594262	1970	1,500
3100 S. Ocean Blvd., 203S	\$2,450,000	27-Jan	THOR BROWN, <i>The Corcoran Group</i>	RX-10595834	1985	2,960
100 Sunrise Ave., 515	\$2,375,000	31-Jan	CHRISTIAN ANGLE, <i>Christian Angle Real Estate</i>	RX-10598194	1977	1,547
3170 S. Ocean Blvd., 502S	\$2,295,000	13-Jan	SCOTT GORDON / MINDY GORDON, <i>Douglas Elliman</i>	RX-10591718	1985	2,950
300 S. Ocean Blvd., 1B	\$2,200,000	20-Jan	TONI HOLLIS / GLORIA MORE, <i>Waterfront Properties &amp; Club Com.</i>	RX-10593853	1960	2,346
2660 S. Ocean Blvd., 701N	\$2,160,000	16-Jan	SCOTT GORDON / MINDY GORDON, <i>Douglas Elliman</i>	RX-10592767	1979	2,137
3550 S. Ocean Blvd., 3D	\$1,935,000	8-Jan	ARNO DE VOS / JILLIAN ROSEN, <i>Douglas Elliman</i>	RX-10588107	2019	2,606
3550 S. Ocean Blvd., 2E	\$1,850,000	8-Jan	ARNO DE VOS / JILLIAN ROSEN, <i>Douglas Elliman</i>	RX-10588096	2019	2,711
2335 S. Ocean Blvd., E19	\$1,750,000	7-Jan	CLAUDIA MINERVINI, <i>The Corcoran Group</i>	RX-10589797	1982	2,810
3440 S. Ocean Blvd., 602S	\$1,600,000	17-Jan	CAROLE KOEPEL, <i>Sotheby's International Realty</i>	RX-10593228	1980	2,200
2500 S. Ocean Blvd., 1A2	\$1,599,000	28-Jan	JOAN MESSING / PAMELA GOTTFRIED, <i>Douglas Elliman</i>	RX-10596062	1978	2,800
400 S. Ocean Blvd., 2240	\$1,595,000	29-Jan	SIMON ISAACS, <i>Simon Isaacs Real Estate</i>	RX-10596268	1965	1,716
389 S. Lake Drive, 3C	\$1,499,999	6-Jan	WILHELM NASH / TRACY WHELOCK, <i>Illustrated Properties</i>	RX-10589671	1967	1,900
2660 S. Ocean Blvd., 202W	\$1,400,000	3-Jan	THOR BROWN, <i>The Corcoran Group</i>	RX-10588856	1979	1,908
389 S. Lake Drive, 4D	\$1,390,000	28-Jan	ASHLEY COPELAND, <i>Brown Harris Stevens</i>	RX-10596797	1967	1,774
3120 S. Ocean Blvd., 3-202	\$1,350,000	4-Jan	LINDA ESSIG, <i>Illustrated Properties</i>	RX-10589230	1984	2,497
2100 S. Ocean Blvd., 406S	\$1,350,000	21-Jan	SCOTT GORDON / MINDY GORDON, <i>Douglas Elliman</i>	RX-10594054	1980	2,494
389 S. Lake Drive, 1C	\$1,300,000	6-Jan	LINDA PULTZER / AUSTIN MCGURK, <i>Brown Harris Stevens</i>	RX-10590293	1967	1,286
2100 S. Ocean Blvd., 502S	\$1,295,000	31-Jan	DANA KOCH, <i>The Corcoran Group</i>	RX-10598194	1977	1,547
129 Hammon Ave., 3	\$1,293,000	21-Jan	LINDA OLSSON, <i>Linda R. Olsson, Inc.</i>	RX-10594407	1974	1,094
2784 S. Ocean Blvd., 201N	\$1,250,000	27-Jan	SCOTT GORDON / MINDY GORDON, <i>Douglas Elliman</i>	RX-10595803	1975	1,863
3140 S. Ocean Blvd., 506S	\$1,195,000	2-Jan	SCOTT GORDON / MINDY GORDON, <i>Douglas Elliman</i>	RX-10588427	1982	2,220
100 Sunrise Ave., 218	\$1,195,000	7-Jan	BURT MINKOFF, <i>Douglas Elliman</i>	RX-10589777	1977	1,365
300 S. Ocean Blvd., 2E	\$1,010,000	30-Jan	ROSALIND CLARKE, <i>Premier Estate Properties</i>	RX-10596715	1960	1,522

† Includes condominiums, cooperatives and townhouses priced at \$1 million or more

\*Days on market \*\*Living area



# LAND USE HIGHLIGHT: BUILDING & PLANNING

## In-town Estate Slated For \$6.6M Makeover

The oversized in-town lot at 242 Dunbar Road, primely located in the Adams subdivision, is slated for new construction. A \$6.59 million Residential New Construction permit for a two-story, single-family home, hardscape, and site work was issued to Whittmann Building Construction. It was the largest permit issued in January and one of the Top 10 of the last 12 months. ARCOM approved the demolition and new construction plans, and landscape and hardscape plans as presented by MP Design & Architecture last February with several caveats including the assurance of a utility easement.

Construction investment represented by permit valuations for large-scale \$100 thousand-plus projects totalled \$32.97 million, an increase of 39% in the median average for the current three-month period of December through February, as compared to the same period glast year.

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## BUILDING PERMITS

### LARGEST BUILDING PERMIT ISSUED LAST MONTH\* – LAST MONTH

ADDRESS	VALUE	ISSUE DATE	CONTRACTOR	ARCHITECT	TYPE
242 Dunbar Road	\$6,586,916	14-Jan	Whittmann Building Corporation	MP Design & Architecture	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 New Construction
726 Hi Mount Road	\$12,239,741	Jul-19	Hedrick Brothers Construction	Raymond Jungles, Inc.	Residential New Construction
1616 S. Ocean Blvd.	\$10,955,450	Nov-19	Turtle Beach Construction	Bridges Marsh & Associates	Residential New Construction
280 Sunset Ave.	\$7,997,500	Apr-19	Anderson Moore Construction	GliddenSpina + Partners	Commercial New Construction
242 Dunbar Road	\$6,586,916	Jan-20	Whittmann Building Corporation	MP Design & Architecture	Residential 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

\*Includes residential new construction, residential alteration, commercial new construction and commercial alteration

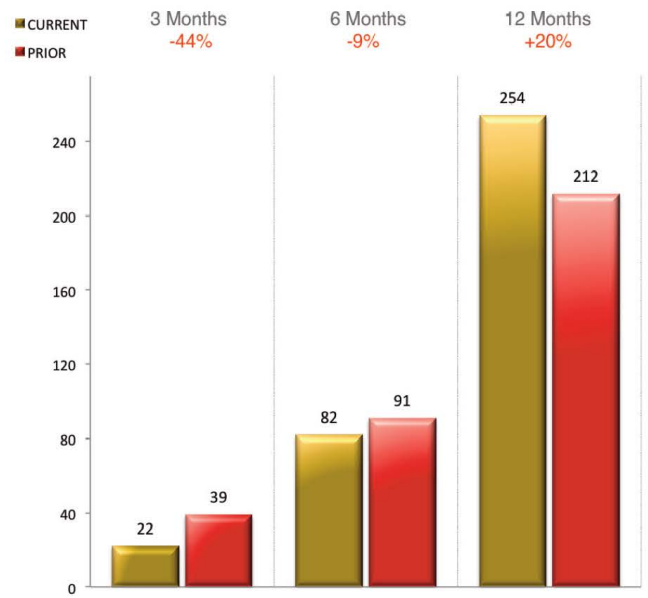
**PALM BEACH AT A GLANCE**  
**LAND USE / CONSTRUCTION**

## \$100,000-PLUS BUILDING PERMITS

**TOTAL VALUE OF PROJECTS\***  
Current Year Versus Prior Year



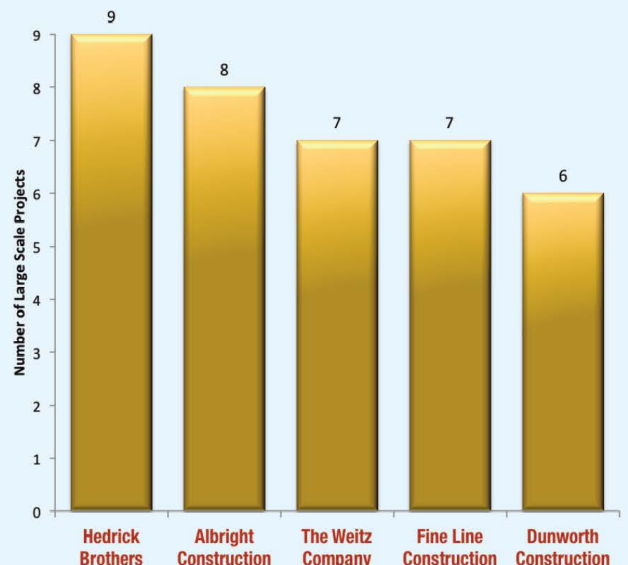
**TOTAL NUMBER OF PROJECTS\***  
Current Year Versus Prior Year



**TOP 5 CONTRACTORS**  
By Value Of Projects  
Last 12 Months



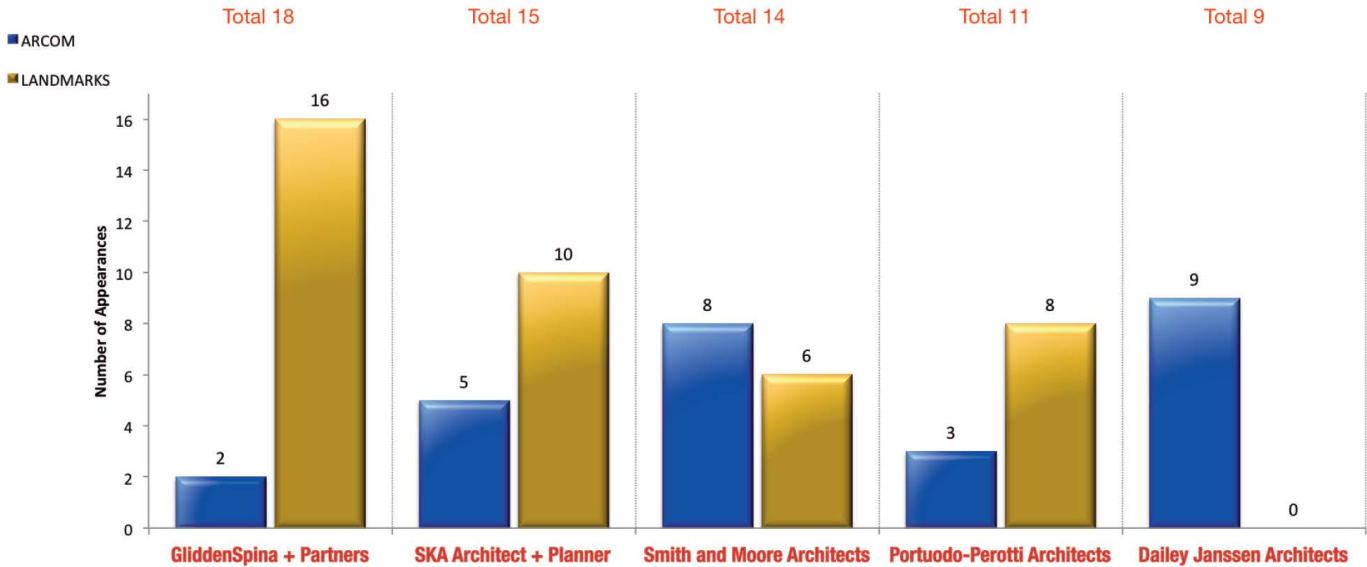
**TOP 5 CONTRACTORS**  
By Number Of Projects  
Last 12 Months



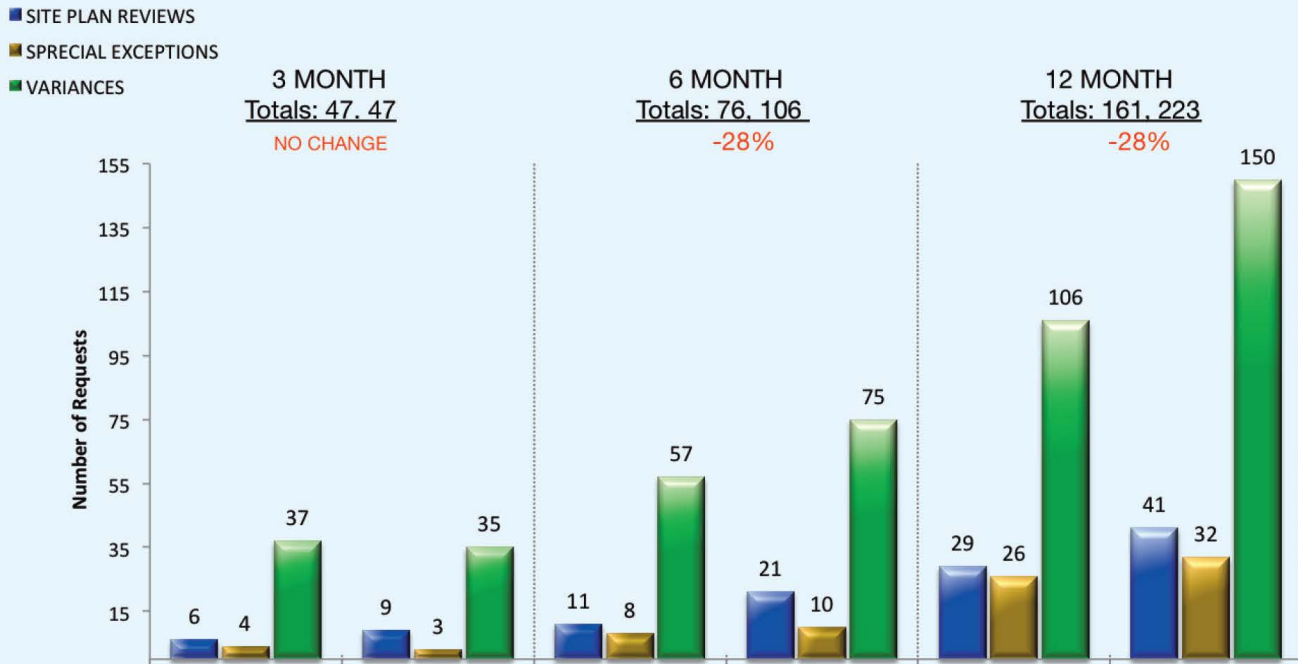
\*Includes residential new construction and alteration, and commercial new construction and alteration of building permits issued with \$100,000 or more valuations

## BUILDING & DEVELOPMENT APPLICATIONS

TOP 5 ARCHITECTS  
For Appearances Before ARCOM & Landmarks During The Last 12 Months



## TOWN COUNCIL DEVELOPMENT REVIEWS Current Year Versus Prior Year



\*Does not include landscape design companies



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