

TOWN OF PALM BEACH

Information for Town Council Meeting on:

June 12, 2024

To: Mayor and Town Council

Via: Kirk Blouin, Town Manager / Wayne Bergman, Director of Planning, Zoning & Building

From: Michelle Sentmanat, Business Service Supervisor in PZB

Re: Waiver of Town Code Section 18-237, For Building Permit Extension at 200 Via Bellaria, B-19-78111 and B-19-78112.

Date: May 21, 2024

STAFF RECOMMENDATION

Staff recommends that the Town Council consider the request from Gene Parker with Hedrick Brothers Construction, regarding a fourth time extension in which to complete the remodel of a single-family residence and cabana at 200 Via Bellaria and to extend the permit by and additional twelve months – until July 4, 2025.

GENERAL INFORMATION

The subject property is a Landmarked property.

The current owner is Victor Spilotro, who purchased the property in January of 2015. The original building permit was issued on August 16, 2016, for a duration of 16 months. In December of 2018 the project went to the Town Council for a first-time extension request for a duration of 24 months. Due to the size of the home being renovated (6,555 sq. ft.), the duration of the construction is limited by Town Code 18-237 to 30 months. The permit will expire on February 16, 2020. Extension was granted. There were two change of contractors in 2019. The first to owner/builder in January 2019 and then to Hedrick Brothers in March of 2019. Attorney Maura Ziska requested at the December 2019 Town Council meeting an additional time extension through February 15, 2021, which was granted. Hedrick Brothers in February 2023 requested the third time extension and were granted through July 4, 2024. At this time, Hedrick Brothers has sent a detailed letter dated May 20, 2024, explaining several factors for their request of a fourth time extension which includes delays on procurement of items and long lead times on specialized items. The revised construction schedule shows that the project should be completed by July 4, 2025.

The applicant appears to have complied with all new requirements for neighbor notice.

Attachments: Letter from Hedrick Brothers Construction, (Extensive Construction Schedule Available for Review in PZB Offices)
Permit Summary for the Property
Property Appraiser Details for the Property

May 20, 2024

Mr. Wayne Bergman, MCP, LEED-AP
Town of Palm Beach
Planning, Zoning, Building
360 S. County Road
Palm Beach, FL 33480

RECEIVED
MAY 20 2024
TOWN OF PALM BEACH
PZB DEPARTMENT

Re: Permit # B-19-78111
Permit # B-19-78112
200 Via Bellaria, Palm Beach
Permit Extension Request

Dear Wayne Bergman,

The residence in discussion today is a landmarked Maurice Fatio home, built in 1928 at 200 Via Bellaria. As most in Palm Beach know, there is a great deal of planning to execute a historical renovation project, updating the home with modern day amenities. Retaining the charm of the old home, whilst integrating highly resolved millwork, stone and other finish packages has required time to plan and execute properly. Incorporating HVAC, Electrical, Plumbing, and Low Voltage into the original framing in the attic has been challenging on the design and coordination side as well. We are also executing a design that is highly resolved and this planning and detailing has taken additional time. There have been many instances where we have gotten to a point where we have had to reverse and demo existing conditions, prior renovations, and encumbrances, before moving forward again.

We are at a place, where every item that needs direction on the project has been identified and scheduled for decision-making, and while there are still delays on procurement of items and long lead times on specialized items. We have seen the momentum on the project shift in a positive direction and walls are being closed and areas scheduled for completion and punch out. We foresee having completion of elements required for TCO by the End of October- Early November, with secondary areas finishing in January or February.

The Schedule attached details the planned progression of construction operations through the site in a well-thought-out and comprehensive manner. All executable items on the project schedule are tied directly to logic that has been derived from subcontractor buy-in on installation times and current procurement durations, and decision-making predecessors. This step-by-step schedule incorporates all aspects of the process and holds the contractor, subcontractors, owner, and design team fully and individually accountable for their parts in this process.

We have 5 distinct areas in this project that are all at different stages of construction. MEP Roughs have been completed and are ready for Plaster Walls to begin in a few parts of the house, while most of the property is white walled and ready for cabinetry installation in others. Some Areas already have cabinetry and other finishes completed, waiting for singular items to complete the space. We are well into the finishing stage of the houses on the interiors, and are all lined up to complete the sitework and hardscapes on the exterior. We are anticipating the exterior work to be completed by the end of August (before season begins), with the interior renovations substantially complete the 4th quarter of this year and into the beginning of the 1st quarter next year. We are in the final stage of selections and shop drawing approvals that will propel us to attaining our completion goals.

Although there have been many factors that have come into play, resulting in this delay of overall completion, Hedrick Brothers, Smith Architectural Group, and the Owner have come together and are pushing for expediency in the completion of this beautiful landmark home. The team is requesting an extension through July 4, 2025, to complete this Highly-Resolved Project.

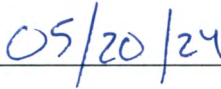
In closing, Hedrick Brothers when given the extension, will complete the project at 200 Via Bellaria on or before July 4, 2025.



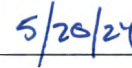
Gene Parker, COO and President Luxury Residential Division



Michael Pearson, Project Manager



(Date)



(Date)

May 20, 2024

Mr. Wayne Bergman, MCP, LEED-AP
Town of Palm Beach
Planning, Zoning, Building
360 S. County Road
Palm Beach, FL 33480

Re: Permit # B-19-78111
Permit # B-19-78112
200 Via Bellaria, Palm Beach
Nuisance Mitigation Measures

RECEIVED
MAY 20 2024
TOWN OF PALM BEACH
PZB DEPARTMENT

Dear Wayne Bergman,

In asking for a time extension for the Project at 200 Via Bellaria, we realize the impact that this has on the neighbors. We seek to maintain our efforts to minimize the nuisance that would be caused by operations on site, and are planning to continue going above and beyond. We realize that we will be approaching the beginning of the season. We have been an extremely conscientious neighbor through the building process and our track record of being respectful to not only the rules of the town, but also the comfort of the neighbors has been unmatched. The property owner has made it a point to accommodate any needs of the neighbors, and we share that same mindset.

Firstly, Visually we have made it a point to have the exterior façade of the house, especially the front elevation at a completed stage in the next three months. This allows for less impact visually as a result of our operations. We have screenings currently up that will continue to be in place until the town would like us to take them down. With the Driveway being completed and protected by mid-August, we can either leave up the screenings or take them down. We will have large plantings finished by then and will be in the process of putting in small plantings. Visually the exterior will appear complete by the end of August.

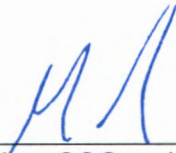
Secondly, Parking is always a concern of the town and its residents. We have a process in place currently that shuttles cars in from parking lots in West Palm to limit congestion on the street and visual cues of construction as much as practically possible. We have used this system of Hedrick Brothers Owned shuttles on projects in town and other companies, seeing this success and improved neighbor relations, have emulated our system. There is a great benefit to shuttling in workers for project speed and for the comfort of the neighbors. We also have 3 parking passes on the street, but we try to limit the street parking to as few cars as possible. We will continue those efforts.

Lastly, Noise Pollution is mitigated by our management of the site. We realize that the neighbors have moved to Palm Beach for the atmosphere as well as for a sense of peace and quiet. Most of the houses around us have had renovations or new builds occur on the property within the last few years, and they intend to enjoy the peace and quiet in their houses this season. There is limited 'loud work' through mid-August, with NO loud work after September. We specifically made this a priority, as detailed in the task management of our schedule.

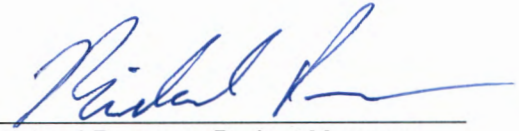
We engage in positive relations with the neighbors, always smiling and waving and making their ingress and egress a priority over our operations, especially during deliveries to the site. We have made ourselves approachable to the neighbors and they are comfortable coming to us or the property owner with any concerns that they may have. Any inconveniences that we have caused, have been resolved expediently and professionally.

We understand that the process is stressful for those who live around the Site, and we want to foster a positive relationship not only between ourselves and the neighbors, but also with the property owner and his future neighbors.

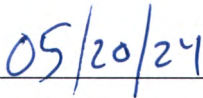
We look forward to completing this project and maintaining the relations with the neighbors and the Palm Beach community as a whole. Any and all nuisance mitigation efforts detailed above and any additional measures that Hedrick Brothers does as standard practice are seen as investments in community relations.



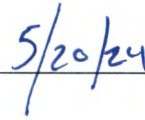
Gene Parker, COO and President Luxury Residential Division



Michael Pearson, Project Manager



(Date)



(Date)



BRINGING VISIONS TO REALITY

May 17, 2024

Palm Beach, FL 33480

Re: Permit # B-19-78111
Permit # B-19-78112
200 Via Bellaria, Palm Beach
Permit Extension Request- Town Council Meeting June 12th



Dear _____,

Smith Architectural Group Inc and Hedrick Brothers are requesting a time extension for the scheduled completion of the project at 200 Via Bellaria in the June 12th Town Council Meeting.

The residence in discussion is a landmarked Maurice Fatio home, built in 1928. There is a great deal of planning to execute a historical renovation project, updating the home with modern day amenities. Retaining the charm of the old home, whilst integrating highly resolved millwork, stone and other finish packages has required time to plan and execute properly. Incorporating HVAC, Electrical, Plumbing, and Low Voltage into the original framing in the attic has been challenging on the design and coordination side as well. We are also executing a design that is highly resolved and this planning and detailing has taken additional time.

As a team, we are at a place where every item that needs direction on the project has been identified and is scheduled for decision-making. We have seen the momentum on the project shift in a positive direction and walls are being closed and areas scheduled for completion and punch out. The Exterior of the project is progressing and finishes are being completed, so that the exterior will appear finished by this season.

Although there have been many factors that have come into play, resulting in this delay of overall completion, Hedrick Brothers, Smith Architectural Group, and the Owner have come together and are pushing for expediency in the completion of this beautiful landmark home. The team is requesting an extension through July 4th, 2025, to complete this Highly-Resolved Project.

In closing, Hedrick Brothers when given the extension, will complete the project at 200 Via Bellaria on or before July 4th, 2025.

Gene Parker, COO and President Luxury Residential Division Michael Pearson, Project Manager

(Date)

(Date)



TOWN OF PALM BEACH

Planning, Zoning and Building

RECEIVED

MAY 20 2024

BUILDING PERMIT TIME EXTENSION REQUEST TOWN OF PALM BEACH
PZB DEPARTMENT

A request for a building permit time extension must be submitted to the Town no later than **30 days PRIOR** to permit expiration. Please send the following items to Director Bergman and Deb Moody at dmoody@townofpalmbeach.com and wbergman@townofpalmbeach.com

1. Provide a detailed letter explaining the reasons why a time extension is being requested.
2. Provide a construction schedule to show completion timeline (CPM, Gantt Chart).
3. Provide nuisance mitigation measures.
4. Provide a statement that first class mailed notice to neighbors within 300 feet will be provided at least 25 days prior to the meeting at which the extension is to be considered.
5. Include a copy of the above notification to neighbors. Be sure to include the meeting date in the letter to neighbors.
6. Provide a USPS Certificate of Mailing as proof of the mailed notice.
7. Payment – provide a copy of the receipt showing payment of applicable fees (1% of remaining, unfinished construction).

Deadlines: See Permit Time Extension Schedule for submittal deadlines (page 3). For Town Council Meeting dates please visit our website at www.townofpalmbeach.com

- Town Council Development Review Date (Wednesday): 6.12.24
- Deadline for submittal of request/backup must be received by: 5.20.24
(Deadline is approximately two weeks prior to the Town Council Development Review Meeting).
- Deadline for Notice to Neighbors: 5.17.24
(must be provided 25 days in advance of TC/DRC Meeting)

Permit #: B-19-78111 Exp. Date: 7.4.24

Job Address: 200 Via Bellaria Palm Beach, Fl 33480

Length of time extension being requested: (in days) 152

Proposed completion date if requested time extension is granted: 7.4.25
(Must attach completion schedule)

Contact: Michael Pearson Phone: 561-701-0292

Email: mpearson@hedrickbrothers.com

VALUATION OF PERMITS TO DATE:

(Original permit value and any permit updates containing valuation to date)

Job Address: 200 Via Bellaria Palm Beach, Fl 33480

Permit# : B-19-78111 Job Value \$ 666,000

Permit# : B-19-78112 Job Value \$ 78,000

Permit# : B-22-95155 Job Value \$ 150,000

Permit# : _____ Job Value \$ _____

Valuation of work remaining to complete the project: \$ 900,000
(Include labor, materials and the value of any owner supplied items, etc.)

Permit fee due based upon 1% of this amount: \$ 9,000
(attach a copy of the receipt for payment)

OWNERS CERTIFICATION: I certify the information listed above to be true and correct.

U. K. M. S. L. K.
OWNER SIGNATURE DATE

NOTARY TO OWNER

STATE OF
COUNTY OF

Sworn to (or affirmed) and subscribed before me

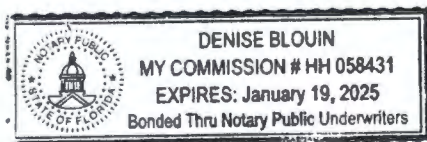
this 20 day of may
20 24 By Victor Spiloto

Who are personally known X OR produced
identification (Type of identification) _____
OR Online Notarization _____

Printed Name of Notary

Signature of Notary

SEAL:



CONTRACTOR CERTIFICATION: I certify the information listed above to be true and correct.

[Signature] 05/20/24
CONTRACTOR SIGNATURE DATE

NOTARY TO CONTRACTOR

STATE OF
COUNTY OF

Sworn to (or affirmed) and subscribed before me

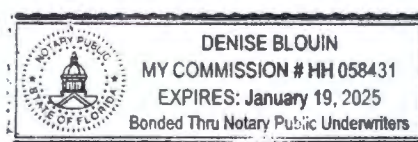
this 20 day of may
20 24 By Gene Parker

Who are personally known X OR produced
identification (Type of identification) _____
OR Online Notarization _____

Printed Name of Notary

Signature of Notary

SEAL:



Master Permit #	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Final date	Approval state
	B-12-26863	E-ELECTRICAL	REPLACE ATS WITH NEW (EXACT SIZE & MODEL AS EXISTING) PER PLAN	200 VIA BELLARIA		CARPENTER ELECTRIC INC	8/21/2012	8/23/2012	8/3/2016	canceled
	B-16-58888	B-RESIDENTIAL ALTERATION	PARTIAL RENOVATION TO EXISTING RESIDENCE INCLUDING PARTIAL WINDOW AND DOOR REPLACEMENT AND ROOF REPLACEMENT	200 VIA BELLARIA		SEABREEZE BUILDING LLC	8/3/2016	8/16/2016	3/8/2019	canceled
B-19-77296	B-16-58889	B-RESIDENTIAL ALTERATION	PARTIAL RENOVATION TO EXISTING CABANA INCLUDING PARTIAL WINDOW AND DOOR REPLACEMENT AND ROOF REPLACEMENT	200 VIA BELLARIA	CABANA	SEABREEZE BUILDING LLC	8/3/2016	8/16/2016	3/8/2019	canceled
	B-19-77295	B-RESIDENTIAL ALTERATION	TAKING OVER B-16-58888 FOR PARTIAL RENOVATION TO EXISTING RESIDENCE INCLUDING PARTIAL WINDOW AND DOOR REPLACEMENT AND ROOF REPLACEMENT	200 VIA BELLARIA		VICTOR SPILOTRO - OWNER/BUILDER	1/11/2019	1/15/2019	3/8/2019	canceled
B-19-77295	B-19-77296	B-RESIDENTIAL ALTERATION	TAKING OVER B-16-58888 FOR PARTIAL RENOVATION TO EXISTING RESIDENCE INCLUDING PARTIAL WINDOW AND DOOR REPLACEMENT AND ROOF REPLACEMENT	200 VIA BELLARIA	CABANA	VICTOR SPILOTRO - OWNER/BUILDER	1/11/2019	1/15/2019	3/8/2019	canceled
B-19-78111	B-22-95152	S-SITE WORK/DRAINAGE	*****PRIVATE PROVIDER***** CIVIL/DRAINAGE	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	6/17/2022		6/17/2022	canceled
	U-17-00603	U-USE OF/WORK IN ROW	***VIA BELLARIA*** PARK TRUCKS & EQUIPMENT, CRANE REQUIRED FOR POLE REPLACEMENT IN R/O HOMES	200 VIA BELLARIA		FLORIDA POWER & LIGHT	11/28/2017		12/4/2017	canceled
B-19-78111	U-23-14890	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF- STAGING CONCRETE TRUCK AND PUMPER FOR DRIVEWAY SLAB INSTALLATION	200 VIA BELLARIA		DAVID WAYNE HARDSCAPE LLC	11/27/2023		11/30/2023	canceled
B-12-26863	B-16-58665	E-ELECTRICAL	SWAP OUT ATS - FINAL AND CLOSE OUT PREVIOUS PERMIT B12-26863	200 VIA BELLARIA		CARPENTER ELECTRIC INC	7/26/2016	8/2/2016	8/3/2016	final
B-16-58888	B-16-61411	R-REVISION	REVISION BUILDING: STRUCTURAL REVISION- SEE ATTACHED S100, S101, S102, S200, S300.	200 VIA BELLARIA		SEABREEZE BUILDING LLC	12/7/2016	12/13/2016	12/13/2016	final
B-16-58888	B-17-61957	R-REVISION	REVISION- BUILDING- STRUCTURAL-AS PER REVISED PLANS- S100, S101, S102, S200, S300	200 VIA BELLARIA		SEABREEZE BUILDING LLC	1/18/2017	1/23/2017	1/23/2017	final
B-16-58888	B-17-62116	R-REVISION	REVISION BUILDING- STRUCTURAL AS PER REVISED PLANS, S100,S101, S102, S200, S300. NO CHANGE IN VALUE.	200 VIA BELLARIA		SEABREEZE BUILDING LLC	1/27/2017	2/1/2017	2/1/2017	final
B-16-58888	B-17-62764	R-REVISION	REVISION- OTHER- REVISED SK3 AS PER ATTACHED PLANS	200 VIA BELLARIA		SEABREEZE BUILDING LLC	3/10/2017	3/15/2017	3/15/2017	final
B-16-58888	B-17-63468	R-REVISION	REVISION BUILDING - STRUCTURAL REVISIONS AS PER S-100, S-101, S-300	200 VIA BELLARIA		SEABREEZE BUILDING LLC	4/20/2017	4/28/2017	4/28/2017	final
B-16-58888	B-17-64990	R-REVISION	REVISION BUILDING: S302 UPDATED DETAILS PAGE. MISC DETAILS UPDATED FOR STRUCTURAL FRAMING USE FRAMING. HEADER DETAIL CLARIFICATION TOP PLATE DETAIL CLARIFICATION & TOP PLATE REIN	200 VIA BELLARIA		SEABREEZE BUILDING LLC	6/19/2017	6/29/2017	6/29/2017	final
B-16-58888	B-17-65410	R-REVISION	REVISION BUILDING - TUBE STEEL BUCK DETAIL	200 VIA BELLARIA		SEABREEZE BUILDING LLC	7/5/2017	7/20/2017	7/20/2017	final
B-16-58888	B-17-68231	R-REVISION	REVISION - REVISIONS TO STRUCTURAL AS PER SKETCH ATTACHED.	200 VIA BELLARIA		SEABREEZE BUILDING LLC	10/26/2017	10/27/2017	10/27/2017	final
B-16-58888	B-17-68232	R-REVISION	REVISION PLUMBING/GAS - PLUMBING REVISION AS PER PLANS UPDATED GAS LINES, NEW RISER, WASH / DRYER LOCATION CHANGES.	200 VIA BELLARIA		SEABREEZE BUILDING LLC	10/26/2017	10/30/2017	10/30/2017	final
B-16-58888	B-17-68233	R-REVISION	REVISION PLUMBING / GAS - P102 REVISION AS PER PLANS. GAS RISE R LINE KITCHEN ADD/MOVE	200 VIA BELLARIA		SEABREEZE BUILDING LLC	10/26/2017	10/30/2017	10/30/2017	final
B-16-58888	B-17-68249	R-REVISION	REVISION BUILDING: STRUCTURAL CHANGES, LEDGER BOARD AND 3 MEMBER I BEAM DETAIL NO CHANGE IN VALUE.	200 VIA BELLARIA		SEABREEZE BUILDING LLC	10/27/2017	10/30/2017	10/30/2017	final
B-16-58889	B-17-68276	R-REVISION	REVISION BUILDING: STRUCTURAL SKETCHES, BEARING PARTITIONS. NO CHANGE IN VALUE	200 VIA BELLARIA	CABANA	SEABREEZE BUILDING LLC	10/30/2017	11/1/2017	11/1/2017	final
B-19-78111	B-22-95154	R-REVISION	*****PRIVATE PROVIDER***** BUILDING AS BUILTS, PLUMBING/GAS AS BUILTS, MECHANICAL AS BUILTS, ELECTRICAL AS BUILTS, STRUCTURAL AS BUILTS.	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	6/17/2022	9/14/2022	9/14/2022	final
B-19-78111	B-22-95267	R-REVISION	*****PRIVATE PROVIDER***** REVISION ELECTRICAL - RISER DIAGRAM / NOTE CHANGES	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	6/24/2022	7/1/2022	7/1/2022	final
B-17-62078	F-17-01777	F-FIRE RESCUE STANDARD	HOT WORKS	200 VIA BELLARIA		CARPENTERS ROOFING&SHEET META	1/26/2017	1/27/2017	5/10/2017	final
B-17-62080	F-17-01778	F-FIRE RESCUE STANDARD	HOT WORKS	200 VIA BELLARIA	CABANA	CARPENTERS ROOFING&SHEET META	1/26/2017	1/27/2017	5/10/2017	final
B-19-78111	L-19-00110	L-LPC STAFF APPROVAL	LANDMARKS- LOCATION OF 9 CONDENSING UNITS ON SITE, 4 OF WHICH REQUIRED A VARIANCE. REFERENCE Z-19-00182. APPROVAL RECEIVED APRIL 10, 2019.	200 VIA BELLARIA		SMITH ARCHITECTURAL GROUP INC	4/15/2019		4/16/2019	final
B-19-78111	L-22-00557	L-LPC STAFF APPROVAL	*****PRIVATE PROVIDER***** LANDMARKS- ON THE DRIVES, REPLACE EXISTING PAVER-STYLE COBBLESTONES WITH ITALIAN PORPHY COBBLESTONES AND DOMINICAN COQUINA BORDER AND COBBLESTONE ACCENTS IN SIMILAR SIZE AS EXISTING. DRIVE LAYOUT TO REMAIN AS EXISTING. REPLACE EXISTING CAST STONE POOL DECK AND SURROUND	200 VIA BELLARIA		SMITH ARCHITECTURAL GROUP INC	2/10/2022	2/16/2022	2/16/2022	final

Master Permit #	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Final date	Approval state
B-19-78111	L-24-00937	L-LPC STAFF APPROVAL	***** PRIVATE PROVIDER ***** LANDMARKS- MINOR REFINEMENTS TO PREVIOUSLY APPROVED HARDSCAPE PAVING LAYOUTS AND PATTERNS. CURB REMOVED AT DRIVE. SHORT RETAINING WALLS ADDED AT	200 VIA BELLARIA		SMITH ARCHITECTURAL GROUP INC	3/15/2024	4/25/2024	4/25/2024	final
	U-18-01303	U-USE OF/WORK IN ROW	USE OF- POLE REPLACEMENT- PARK TRUCKS AND EQUIPMENT, CRANE REQUIRED.	200 VIA BELLARIA		FLORIDA POWER & LIGHT	5/22/2018	3/14/2019	11/13/2019	final
B-19-78111	U-19-03338	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	6/6/2019	6/12/2019	9/26/2019	final
B-19-78111	U-19-03339	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	6/6/2019	6/12/2019	9/26/2019	final
B-19-78111	U-19-03340	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	6/6/2019	6/12/2019	9/26/2019	final
B-19-78111	U-20-05254	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER*****CONSTRUCTION PARKING	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	4/29/2020	5/7/2020	12/8/2020	final
B-19-78111	U-20-05255	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER*****CONSTRUCTION PARKING	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	4/29/2020	5/7/2020	12/8/2020	final
B-19-78111	U-20-05256	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER*****CONSTRUCTION PARKING	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	4/29/2020	5/7/2020	12/8/2020	final
B-19-78111	U-20-05747	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	8/4/2020	8/6/2020	12/23/2020	final
B-19-78111	U-20-05748	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	8/4/2020	8/6/2020	12/23/2020	final
B-19-78111	U-20-05749	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	8/4/2020	8/6/2020	12/23/2020	final
B-19-78111	U-21-06713	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING (3) VEHICLES - (3) MONTH DURATION	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	1/7/2021	1/11/2021	7/14/2021	final
B-19-78111	U-21-06714	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING (3) VEHICLES - (3) MONTH DURATION	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	1/7/2021	1/11/2021	7/14/2021	final
B-19-78111	U-21-06715	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING (3) VEHICLES - (3) MONTH DURATION	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	1/7/2021	1/11/2021	7/14/2021	final
B-19-78111	U-23-12414	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: Jacob Schmidt - (561) 764-4521	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	2/17/2023	2/24/2023	9/18/2023	final
B-19-78111	U-23-12415	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: Jacob Schmidt - (561) 764-4521	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	2/17/2023	2/24/2023	9/18/2023	final
B-19-78111	U-23-12416	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: Jacob Schmidt - (561) 764-4521	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	2/17/2023	2/24/2023	9/18/2023	final
B-19-78111	U-23-13032	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: John Drew - (561) 646-5842	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	5/22/2023	5/25/2023	11/2/2023	final
B-19-78111	U-23-13033	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: John Drew - (561) 646-5842	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	5/22/2023	5/25/2023	11/2/2023	final
B-19-78111	U-23-13034	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: John Drew - (561) 646-5842	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	5/22/2023	5/25/2023	11/2/2023	final
B-19-78111	U-23-13868	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: John Drew - (561) 646-5842	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	8/22/2023	8/29/2023	1/17/2024	final
B-19-78111	U-23-13869	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: John Drew - (561) 646-5842	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	8/22/2023	8/29/2023	1/17/2024	final
B-19-78111	U-23-13870	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: John Drew - (561) 646-5842	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	8/22/2023	8/29/2023	1/17/2024	final
B-19-78111	U-23-14865	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: John Drew - (561) 646-5842	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	11/21/2023	11/29/2023	3/5/2024	final
B-19-78111	U-23-14866	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: John Drew - (561) 646-5842	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	11/21/2023	11/29/2023	3/5/2024	final
B-19-78111	U-23-14867	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: John Drew - (561) 646-5842	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	11/21/2023	11/29/2023	3/5/2024	final
B-19-78111	U-23-14889	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF- STAGING CONCRETE TRUCK AND PUMPTER FOR DRIVEWAY SLAB INSTALLATION.	200 VIA BELLARIA		DAVID WAYNE HARDSCAPE LLC	11/27/2023	11/29/2023	5/21/2024	final
B-19-78111	U-23-15004	U-USE OF/WORK IN ROW	USE OF - 10 MINUTE LULL DELIVERY ON S OCEAN BLVD 10:00am - 12:00pm.	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	12/12/2023	12/14/2023	5/21/2024	final

Master Permit #	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Final date	Approval state
B-19-78111	U-24-15176	U-USE OF/WORK IN ROW	*****PRIVATE PROVIDER***** USE OF- 10 MINUTE LULL DELIVERY/ PICK UP	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	1/10/2024	1/12/2024	5/21/2024	final
	X-03-01351	X-LEGACY PERMIT	REPLACE EXISTING EQUIPMENT;CHANGE OUT 2-TON A/C CONDENSER	200 VIA BELLARIA		JOHN C CASSIDY AIR CONDITIONING	3/5/2003	3/5/2003	3/24/2003	final
	X-03-03606	X-LEGACY PERMIT	REROOF 1 STORY 1/4/12 ROOF OVER KITCHEN;REMOVE OLD ROOFING & APPLY 1/43 TT,1/SMOOTH MOD.PLY,2/FBRGLS	200 VIA BELLARIA		RAY ROOFING COMPANY INC	7/7/2003	7/7/2003	8/5/2003	final
	X-04-07366	X-LEGACY PERMIT	REPLACE EXISTING EQUIPMENT;2-T A/C SYSTEM,5KW & 2-T AIR HANDLER,5 KW @ MAIN HOUSE	200 VIA BELLARIA		JOHN C CASSIDY AIR CONDITIONING	2/5/2004	2/5/2004	3/17/2004	final
	X-04-09537	X-LEGACY PERMIT	REROOF 1 STORY TILE ROOF OVER BATHROOM & GYM REMOVE OLD ROOFING & APPLY 1/43 TT,1/MOD. TILE***	200 VIA BELLARIA		RAY ROOFING COMPANY INC	6/18/2004	6/18/2004	7/7/2004	final
	X-06-21507	X-LEGACY PERMIT	REPLACE EXISTING LANDSCAPE LIGHTS	200 VIA BELLARIA		CARPENTER ELECTRIC INC	3/14/2006	3/14/2006	3/17/2006	final
	X-06-22672	X-LEGACY PERMIT	INSTALLATION OF GENERATOR	200 VIA BELLARIA		CARPENTER ELECTRIC INC	5/23/2006	5/23/2006	9/29/2006	final
	X-06-22673	X-LEGACY PERMIT	FORM AND POUR STRUCTURAL CONCRETE SLAB AS PER ATTACHED DRAWINGS FOR NEW GENERATOR	200 VIA BELLARIA		BRANCH CONSTRUCTION INC	5/23/2006	5/23/2006		final
	X-06-22674	X-LEGACY PERMIT	FUEL LINE TO A GENERATOR	200 VIA BELLARIA		J A ADAMS INC	5/23/2006	5/23/2006	10/18/2006	final
B-19-78111	B-16-59578	P-PLUMBING	*****PRIVATE PROVIDER*****SUB PLUMBING - PLUMBING REMODEL PER PLANS.	200 VIA BELLARIA		KCL HOLDINGS INC	8/31/2016	9/2/2016		issued
B-19-78112	B-16-59580	P-PLUMBING	*****PRIVATE PROVIDER*****SUB PLUMBING - PLUMBING REMODEL PER PLANS.	200 VIA BELLARIA	CABANA	KCL HOLDINGS INC	8/31/2016	9/2/2016		issued
B-19-78111	B-16-59682	E-ELECTRICAL	*****PRIVATE PROVIDER*****SUB- ELECTRICAL- ELECTRIC AS PER PLANS INCLUDING LOW VOLTAGE	200 VIA BELLARIA		ELECTRICAL SPECIALTY SERVICES	9/6/2016	9/7/2016		issued
B-19-78111	B-16-60226	E-TEMPORARY POLE	*****PRIVATE PROVIDER*****SUB ELECTRIC: PROVIDE TEMPORARY POWER AS PER DRAWING.	200 VIA BELLARIA		ELECTRICAL SPECIALTY SERVICES	9/29/2016	10/5/2016		issued
B-19-78112	B-16-60227	E-ELECTRICAL	*****PRIVATE PROVIDER*****SUB ELECTRIC: AS PER APPROVED PLANS	200 VIA BELLARIA	CABANA	ELECTRICAL SPECIALTY SERVICES	9/29/2016	10/5/2016		issued
B-19-78111	B-17-62078	B-ROOF REPAIR/RE-ROOF	*****PRIVATE PROVIDER*****SUB ROOF - RE-ROOF SLOPED ROOFS W/CLAY BARREL TILE & FLAT ROOF WITH MODIFIED BUR	200 VIA BELLARIA		CARPENTERS ROOFING&SHEET METAL	1/26/2017	2/8/2017		issued
B-19-78112	B-17-62080	B-ROOF REPAIR/RE-ROOF	*****PRIVATE PROVIDER*****SUB ROOF - RE-ROOF W/ CLAY BARREL TILE	200 VIA BELLARIA	CABANA	CARPENTERS ROOFING&SHEET METAL	1/26/2017	2/8/2017		issued
B-19-78111	B-18-70508	M-MECHANICAL	*****PRIVATE PROVIDER***** SUB- MECHANICAL- HVAC AS PER PLANS	200 VIA BELLARIA		JOHN C CASSIDY AIR CONDITIONING	3/15/2018	3/19/2018		issued
B-19-78112	B-18-70509	M-MECHANICAL	*****PRIVATE PROVIDER***** SUB- MECHANICAL- HVAC AS PER PLANS	200 VIA BELLARIA	CABANA	JOHN C CASSIDY AIR CONDITIONING	3/15/2018	3/19/2018		issued
B-19-78111	B-18-71875	E-LOW VOLTAGE RES	*****PRIVATE PROVIDER***** SUB LOW VOLTAGE - AUDIO/VIDEO, PHONE & DATA, LIGHTING CONTROL AND SECURITY.	200 VIA BELLARIA		ENVIRONMENTAL TECHNOLOGY CONTROLS	5/15/2018	5/21/2018		issued
	B-19-78111	B-RESIDENTIAL ALTERATION	*****PRIVATE PROVIDER*****CHANGE OF CONTRACTOR - TAKING OVER PROJECT B-19-77295 WHICH WAS ORIGINALLY B-16-58888 FOR PARTIAL RENOVATION TO EXISTING RESIDENCE INCLUDING PARTIAL WINDOW AND DOOR REPLACEMENT AND ROOF REPLACEMENT (Expiration 12/31/2024)	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	3/7/2019	3/8/2019		issued
B-19-78111	B-19-78112	B-RESIDENTIAL ALTERATION	*****PRIVATE PROVIDER*****TAKING OVER B-19-77296 PROJECT PER ATTACHED DISCHARGE LETTER. ORIGINAL PERMIT B-16-58889 FOR PARTIAL RENOVATION TO EXISTING RESIDENCE INCLUDING PARTIAL WINDOW AND DOOR REPLACEMENT AND ROOF REPLACEMENT (Expiration 12/31/2024)	200 VIA BELLARIA	CABANA	HEDRICK BROTHERS CONST CO INC	3/7/2019	3/8/2019		issued
B-19-78112	B-19-78804	E-ELECTRICAL	*****PRIVATE PROVIDER***** SUB- LOW VOLTAGE AUDIO/VIDEO, PHONE AND DATA, LIGHTING CONTROL AND SECURITY	200 VIA BELLARIA	CABANA	ETC PALM BEACH LLC	4/18/2019	4/26/2019		issued
B-19-78111	B-20-82849	G-GAS	*****PRIVATE PROVIDER***** SUB GAS - RUN GAS LINE FOR RANGE, BBQ, WATER HEATER, POOL HEATER AND EXISTING GENERATOR	200 VIA BELLARIA		KCL HOLDINGS INC	1/13/2020	1/15/2020		issued
B-19-78111	B-22-95155	S-SITE WORK/DRAINAGE	*****PRIVATE PROVIDER***** (SEE PERMIT CONDITIONS) CIVIL/DRAINAGE	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	6/17/2022	8/10/2022		issued
	U-23-14453	U-EXCAVATION IN ROW	EXCAVATE IN ROW NEW 6" CURB	200 VIA BELLARIA		WM D ADEMY JR INC	10/13/2023	10/19/2023		issued
B-19-78111	U-24-15530	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: John Drew - (561) 646-5842	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	2/22/2024	2/27/2024		issued
B-19-78111	U-24-15531	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: John Drew - (561) 646-5842	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	2/22/2024	2/27/2024		issued
B-19-78111	U-24-15532	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING Parking Attendant: John Drew - (561) 646-5842	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	2/22/2024	2/27/2024		issued
	B-19-80571	M-MECHANICAL	SUB- MECHANICAL- HVAC AS PER PLANS	200 VIA BELLARIA		JOHN C CASSIDY AIR CONDITIONING	7/24/2019			pending

Master Permit #	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Final date	Approval state ▲
B-19-78111	B-22-96067	R-REVISION	*****PRIVATE PROVIDER***** REVISION BUILDING - A000,A001,A001.1 - LANDMARK APPROVAL L-22-00557; SATISFIES COMMENTS ON SUBMISSION B-22-95155	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	8/18/2022			pending
B-22-95155	B-24-02545	R-PERMIT UPDATE-CHG OF PLANS & VALUE/CORRECTION	*****PRIVATE PROVIDER***** PERMIT UPDATE- CHANGE TO POOL AND TOTAL VALUATION	200 VIA BELLARIA		HEDRICK BROTHERS CONST CO INC	2/16/2024			pending
	Z-19-00182	Z-DEVELOPMENT REVIEW PERMIT	Request for a variance to allow the placement of a total of nine (9) new air conditioning condensing units within the side yard and rear yard setbacks associated with the renovation of the residence. The proposed air conditioning units would require the following variances: 1. An east side yard setback of 5 feet in lieu of the 15 foot minimum required for the placement of five air conditioning units. 2. A west side yard setback of 7.2 feet in lieu of the 15 foot minimum required for the placement of three air conditioning units. 3. Use of the walls on the neighboring properties to the east, west and south in lieu of constructing	200 VIA BELLARIA		KOCHMAN AND ZISKA	2/12/2019			pending

Property Detail**Location Address :** 200 VIA BELLARIA**Municipality :** PALM BEACH**Parcel Control Number :** 50-43-43-35-00-001-0320**Subdivision :****Official Records Book/Page :** 27262 / 1502**Sale Date :** JAN-2015**Legal Description :** 35-43-43, W 125 FT OF E 622 FTOF N 165 FT OF S 266 FT OF GOV LT 1 W OF OCEAN BLVD**Owner Information****Owner(s)**SPILOTRO VICTOR
SPILOTRO VICTOR TR
VICTOR SPILOTRO TR TITL HLDR**Mailing Address**200 VIA BELLARIA
PALM BEACH FL 33480 4901**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
JAN-2015	\$5,750,000	27262 / 01502	WARRANTY DEED	SPILOTRO VICTOR
DEC-2012	\$10	25685 / 00752	WARRANTY DEED	VIA BELLARIA LLLP
DEC-2012	\$10	25685 / 00749	WARRANTY DEED	DAMONE RENA ROWAN &
DEC-2012	\$10	25685 / 00745	WARRANTY DEED	DAMONE RENA ROWAN
NOV-1997	\$1,400,000	10080 / 00282	WARRANTY DEED	
NOV-1997	\$100	10080 / 00278	WARRANTY DEED	
JUN-1990	\$2,150,000	06486 / 01725	WARRANTY DEED	
JUN-1989	\$1,060,000	06104 / 01082	WARRANTY DEED	

Exemption Information

Applicant/Owner(s)	Year	Detail
SPILOTRO VICTOR	2024	HOMESTEAD
SPILOTRO VICTOR	2024	ADDITIONAL HOMESTEAD

Property Information**Number of Units :** 2***Total Square Feet :** 7889**Acres :** 0.4298**Property Use Code :** 0100—SINGLE FAMILY**Zoning :** R-A—ESTATE RESIDENTIAL (50-PALM BEACH)**Appraisals**

Tax Year	2023	2022	2021	2020	2019
Improvement Value	\$2,320,593	\$2,135,799	\$1,865,032	\$1,835,007	\$1,824,699
Land Value	\$10,231,650	\$10,050,000	\$5,500,000	\$5,400,000	\$5,250,000
Total Market Value	\$12,552,243	\$12,185,799	\$7,365,032	\$7,235,007	\$7,074,699

Assessed and Taxable Values

Tax Year	2023	2022	2021	2020	2019
Assessed Value	\$6,889,944	\$6,689,266	\$6,494,433	\$6,404,766	\$6,260,768
Exemption Amount	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000

Taxable Value	\$6,839,944	\$6,639,266	\$6,444,433	\$6,354,766	\$6,210,768
---------------	-------------	-------------	-------------	-------------	-------------

Taxes

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	\$102,847	\$103,039	\$104,733	\$104,990	\$104,380
NON AD VALOREM	\$1,056	\$1,048	\$1,109	\$1,089	\$1,092
TOTAL TAX	\$103,903	\$104,087	\$105,843	\$106,080	\$105,472

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcapao.gov