

# TOWN OF PALM BEACH

Information for Town Council Meeting on:

February 15, 2023

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To: Mayor and Town Council

Via: Kirk Blouin, Town Manager

From: Wayne Bergman, Director of Planning, Zoning & Building

Re: Waiver of Town Code Section 18-237, For Building Permit Extension  
at 200 Via Bellaria

Date: February 2, 2023

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## **STAFF RECOMMENDATION**

Staff recommends that the Town Council consider the request from contractor Hedrick Brothers Construction (Gene Parker, COO & President / Michael Pearson, Project Manager) regarding a time extension in which to complete renovations of a Maurice Fatio landmarked home, and related site work, at 200 Via Bellaria and to extend the permit duration until July 4, 2024 – another year and a half from today.

## **GENERAL INFORMATION**

The property is owned by Victor Spilotro. The property was purchased in January, 2015. Work began in 2016. Based upon the size of the home, the permits were originally valid for 30 months. There were changes in contractor twice. There was a permit extension approved by Town Council in December, 2019. Mr. Spilotro extended the permits under F.S. 252.363 relating to Covid, which added 655 days to each master permit. The master permits expired on December 2, 2022.

Hedrick Brothers Construction explain in their letter of February 2, 2023 that there have been an endless list of reasons for work being slowed, including labor and material shortages, but feel they have turned the corner. They expect all of the exterior work to be completed this summer. They are requesting approval until July 4, 2024 (eighteen months from now) to complete the work. A full 10-page Gantt chart maps out the timeline of the remaining construction tasks for the project.

In an effort to help complete the project, staff supports the request.

Attachments: Letter from Gene Parker & Michael Pearson, w/ Construction Schedule  
Permit Summary for the Property  
Property Appraiser Details for the Property

February 2, 2023

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  
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. 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. There have been an endless list of items that have driven this schedule out, however, the team believes that we have all turned the corner.

We are at a place now, 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, the labor shortage seems to be taking a slight turn in our favor. 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 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, from MEP rough in some areas, to white walled and ready for cabinetry installation in others. We have begun the finishing stage of the houses on the interiors, and are all lined up to begin the sitework and hardscapes on the exterior. We are anticipating the exterior work to be completed this summer, with the interior renovations finishing area by area through the beginning to middle of 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<sup>th</sup>, 2024, 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<sup>th</sup>, 2024

  
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Gene Parker, COO and President Luxury Residential Division

  
\_\_\_\_\_  
Michael Pearson, Project Manager

  
\_\_\_\_\_  
(Date)

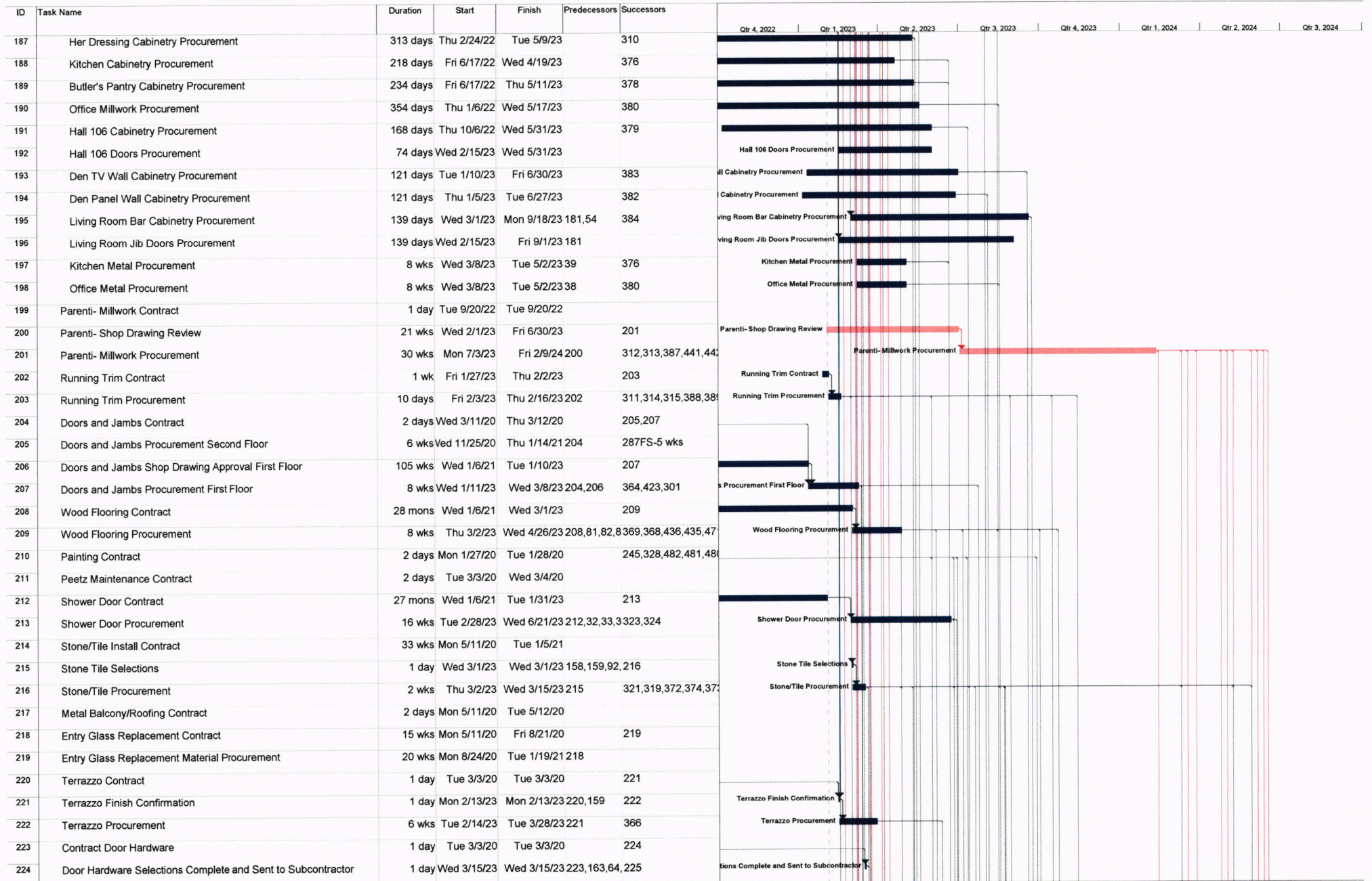
  
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(Date)

## 200 Via Bellaria Schedule 02.02.23

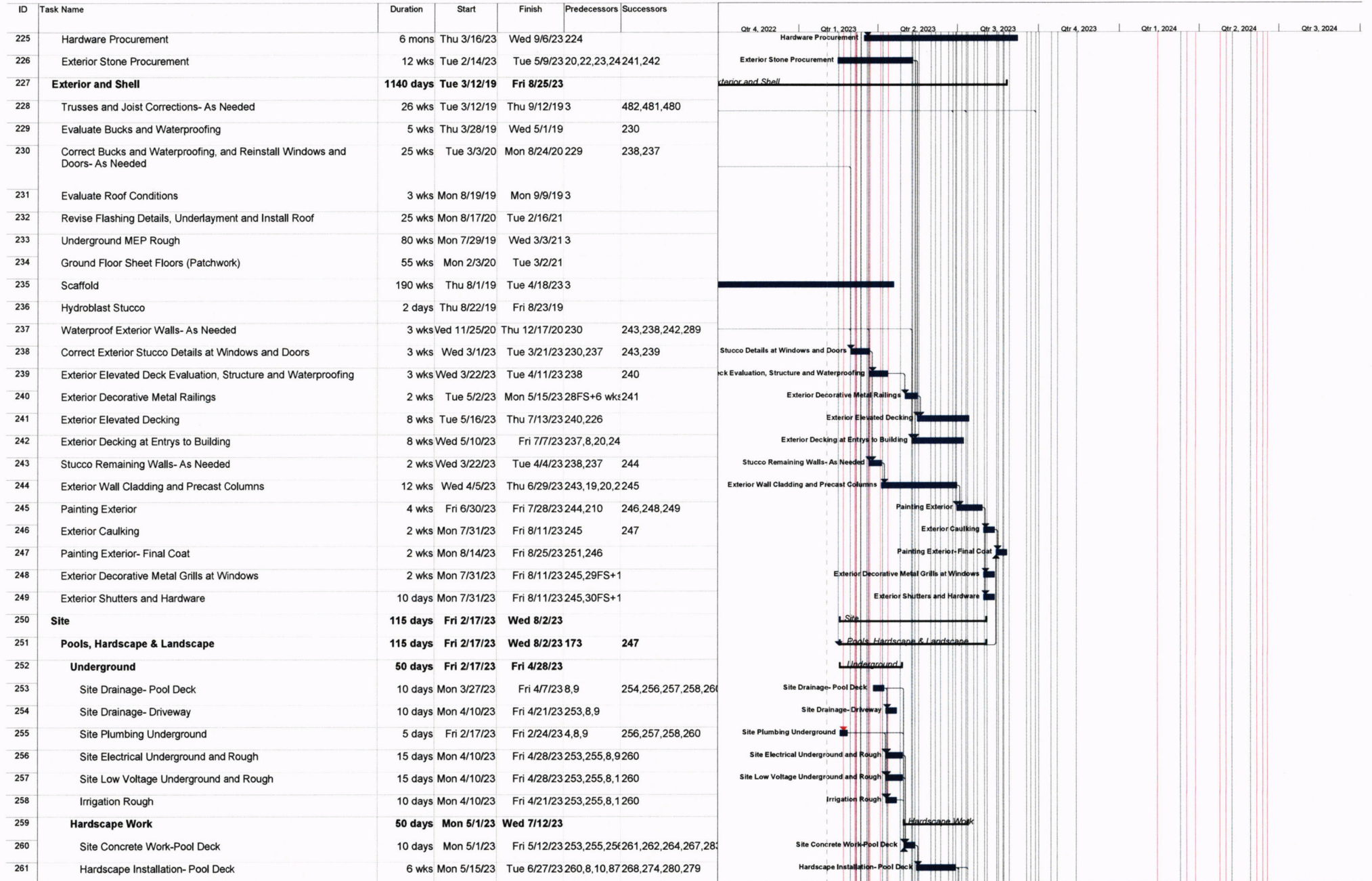




## 200 Via Bellaria Schedule 02.02.23



## 200 Via Bellaria Schedule 02.02.23



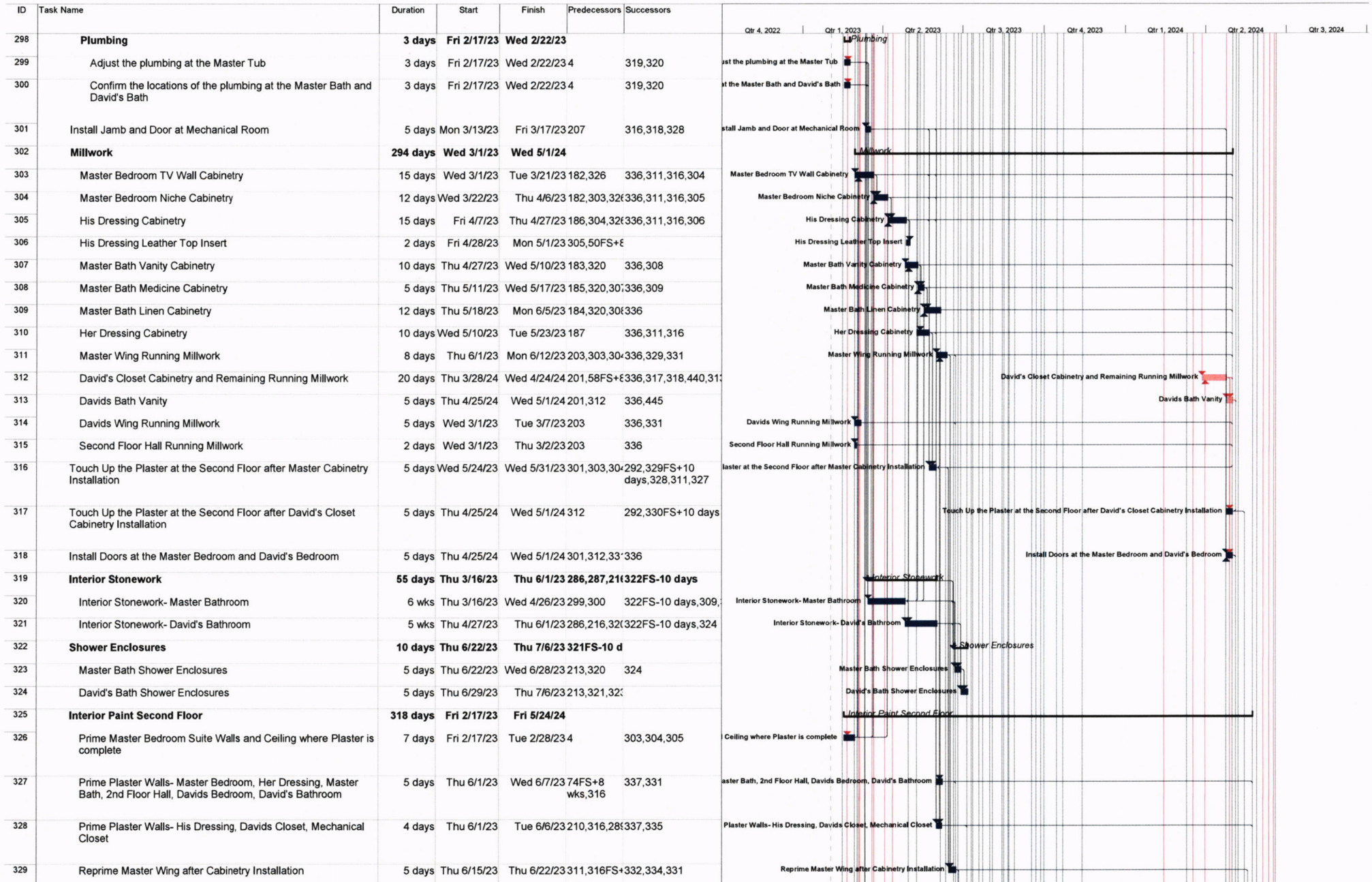


## 200 Via Bellaria Schedule 02.02.23

ID	Task Name	Duration	Start	Finish	Predecessors	Successors	
262	Site Wall Stucco	5 days	Mon 5/15/23	Fri 5/19/23	260	263	
263	Site Wall Paint	3 days	Mon 5/22/23	Wed 5/24/23	262		
264	Site Concrete Work-Driveway	10 days	Mon 5/15/23	Fri 5/26/23	260,8,10,14	265	
265	Hardscape Installation- Driveway	6 wks	Tue 5/30/23	Wed 7/12/23	264,8,10	268	
266	<b>Landscaping</b>	<b>45 days</b>	<b>Mon 5/15/23</b>	<b>Wed 7/19/23</b>			
267	Landscape Large Planting Install	4 days	Mon 5/15/23	Thu 5/18/23	260,8,10,11	269	
268	Landscape Small Planting Install	5 days	Thu 7/13/23	Wed 7/19/23	261,265,8,1281,282		
269	Irrigation Trim-out	3 days	Fri 5/19/23	Tue 5/23/23	267,8,10,11		
270	<b>Pool</b>	<b>81 days</b>	<b>Wed 3/8/23</b>	<b>Fri 6/30/23</b>			
271	Modify Pool Structure	7 days	Wed 3/8/23	Thu 3/16/23	122,123,17:272FF,273		
272	Pool Plumbing and Electric	7 days	Mon 4/10/23	Tue 4/18/23	271FF,253 260,273		
273	Pool Tile	7 days	Wed 4/19/23	Thu 4/27/23	271,272,12:274		
274	Pool Finish	3 days	Wed 6/28/23	Fri 6/30/23	273,261,12:		
275	<b>Fountain</b>	<b>83 days</b>	<b>Wed 3/8/23</b>	<b>Wed 7/5/23</b>			
276	Fountain Basin Structure	10 days	Wed 3/8/23	Tue 3/21/23	122,123,17:277FF,278		
277	Fountain Plumbing and Electric	5 days	Mon 4/10/23	Fri 4/14/23	276FF,253 260,278		
278	Fountain Basin Tile	5 days	Mon 4/17/23	Fri 4/21/23	276,277,12:279		
279	Fountain Basin Finish	3 days	Wed 6/28/23	Fri 6/30/23	278,261,12:280		
280	Install and Connect Fountain	2 days	Mon 7/3/23	Wed 7/5/23	279,261		
281	Exterior Electrical Trim-out	10 days	Thu 7/20/23	Wed 8/2/23	268,8,10 492		
282	Exterior Low Voltage Trim-out	10 days	Thu 7/20/23	Wed 8/2/23	268,8,10 492		
283	Exterior Mechanical Trim-out	5 days	Mon 5/15/23	Fri 5/19/23	260,8,10,11 492		
284	<b>Interior</b>	<b>1383 days</b>	<b>Mon 2/4/19</b>	<b>Mon 7/8/24</b>			
285	<b>Main House Second Floor</b>	<b>1306 days</b>	<b>Fri 4/19/19</b>	<b>Wed 6/5/24</b>			
286	Framing and Grounds Second Floor	29 wks	Wed 6/26/19	Thu 1/30/20		321,319	
287	Jamb Delivery and Install	2.5 wks	Mon 1/4/21	Wed 1/20/21	205FS-5 wk289FS-5 days,319		
288	MEP Rough	30 wks	Fri 4/19/19	Tue 11/19/19		337,348,408,289	
289	Lath and Plaster Second Floor	100 wks	Wed 1/13/21	Wed 12/14/22	287FS-5 da290,328		
290	<b>MEP Second Floor Remobilization</b>	<b>303 days</b>	<b>Fri 2/17/23</b>	<b>Fri 5/3/24</b>	<b>289</b>		
291	<b>Mechanical</b>	<b>2 days</b>	<b>Thu 5/2/24</b>	<b>Fri 5/3/24</b>			
292	Install Equipment at the Second Floor	2 days	Thu 5/2/24	Fri 5/3/24	317,316		
293	<b>Electrical</b>	<b>10 days</b>	<b>Fri 2/17/23</b>	<b>Fri 3/3/23</b>			
294	Cleanup the Wiring in the Attic and in the Mechanical Room At the Second Floor	10 days	Fri 2/17/23	Fri 3/3/23	4		
295	Confirm the Routing for the Temperature Sensor that runs from 213 Mechanical Room to the Den Hallway	3 days	Fri 2/17/23	Wed 2/22/23	4		
296	Add the Electrical Outlets in Mechanical Room 213	2 days	Fri 2/17/23	Tue 2/21/23	4		
297	Add the Electrical Outlet in the Her Closet	2 days	Fri 2/17/23	Tue 2/21/23	4		

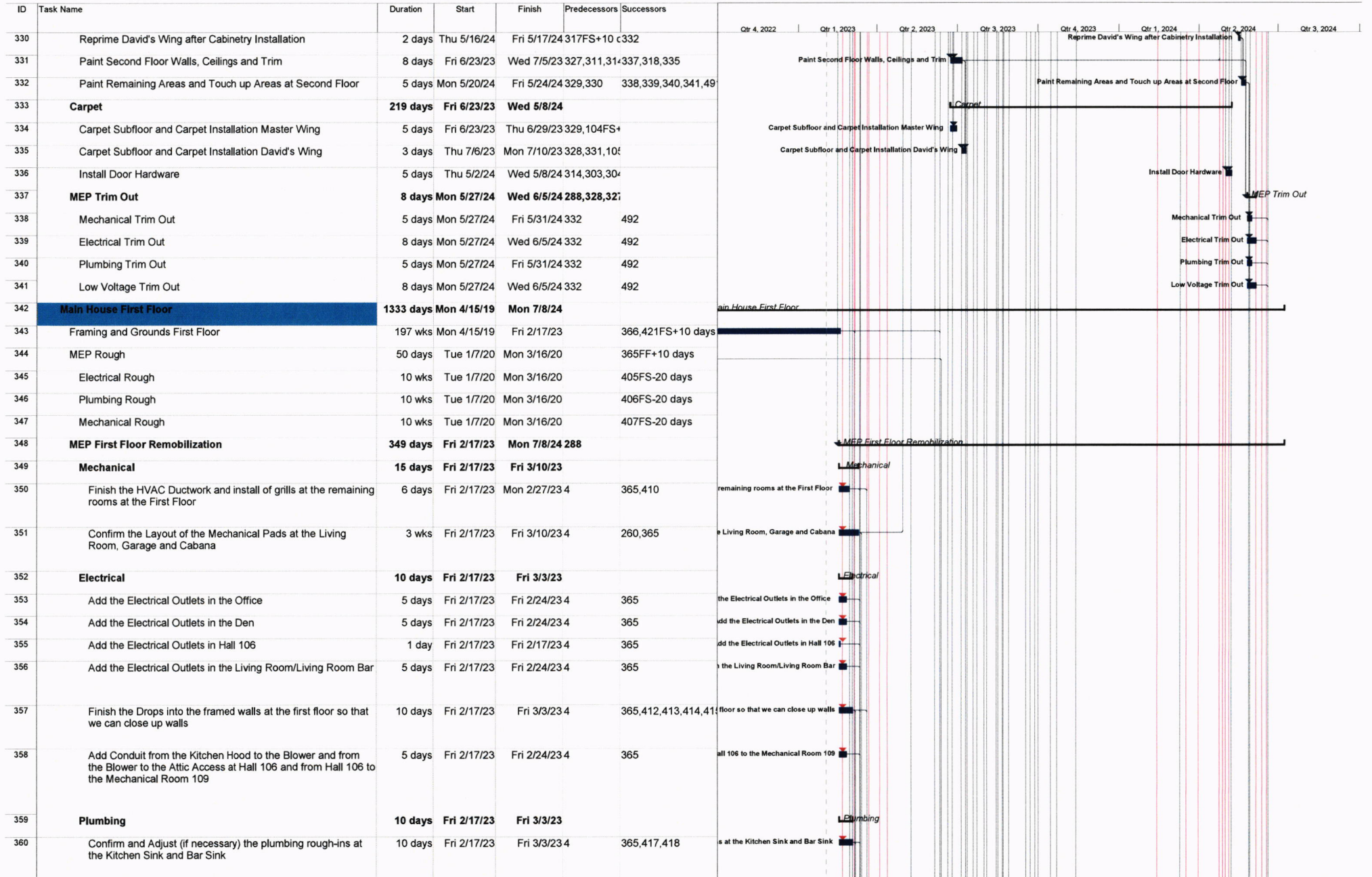


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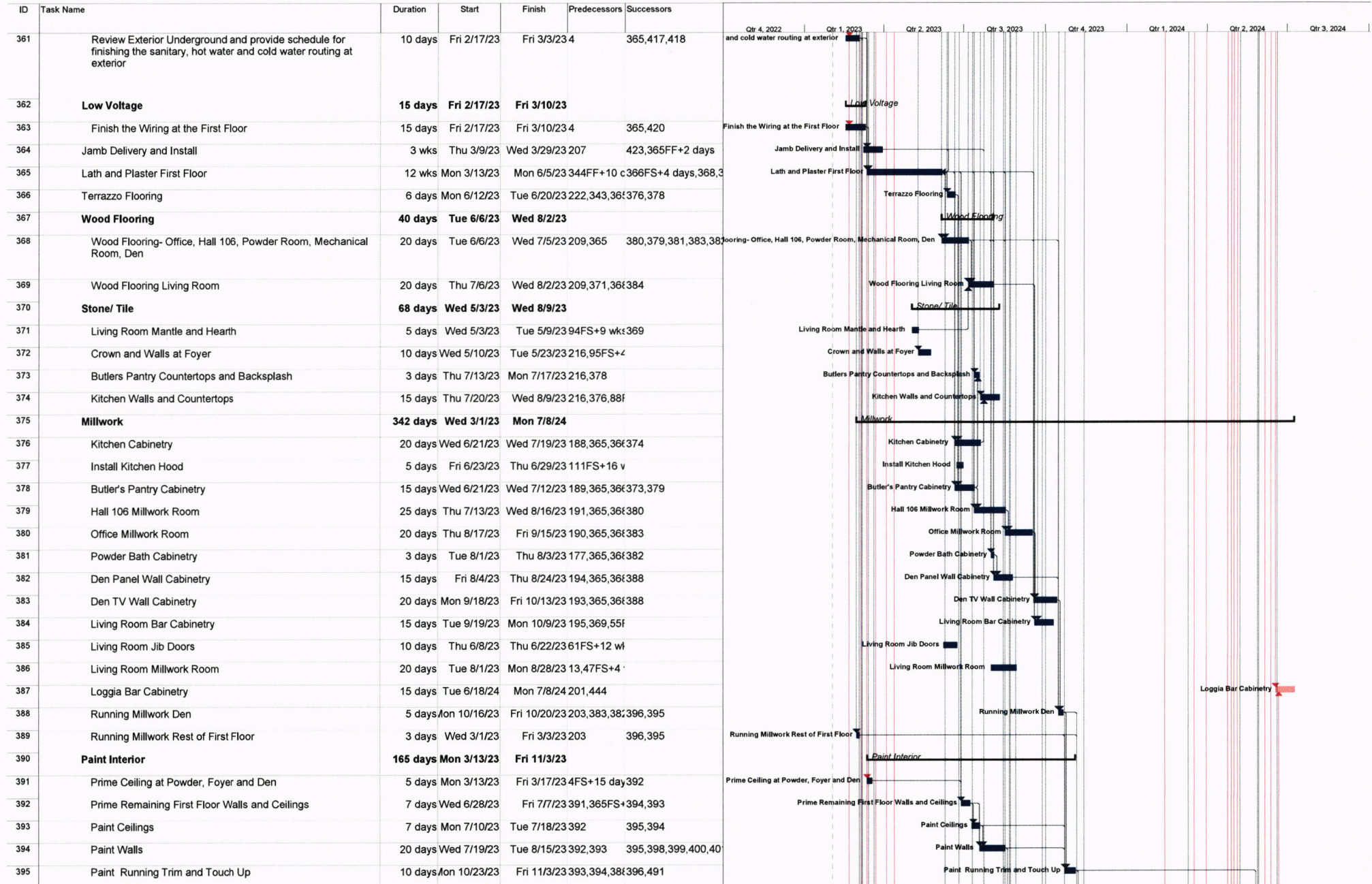




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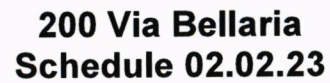


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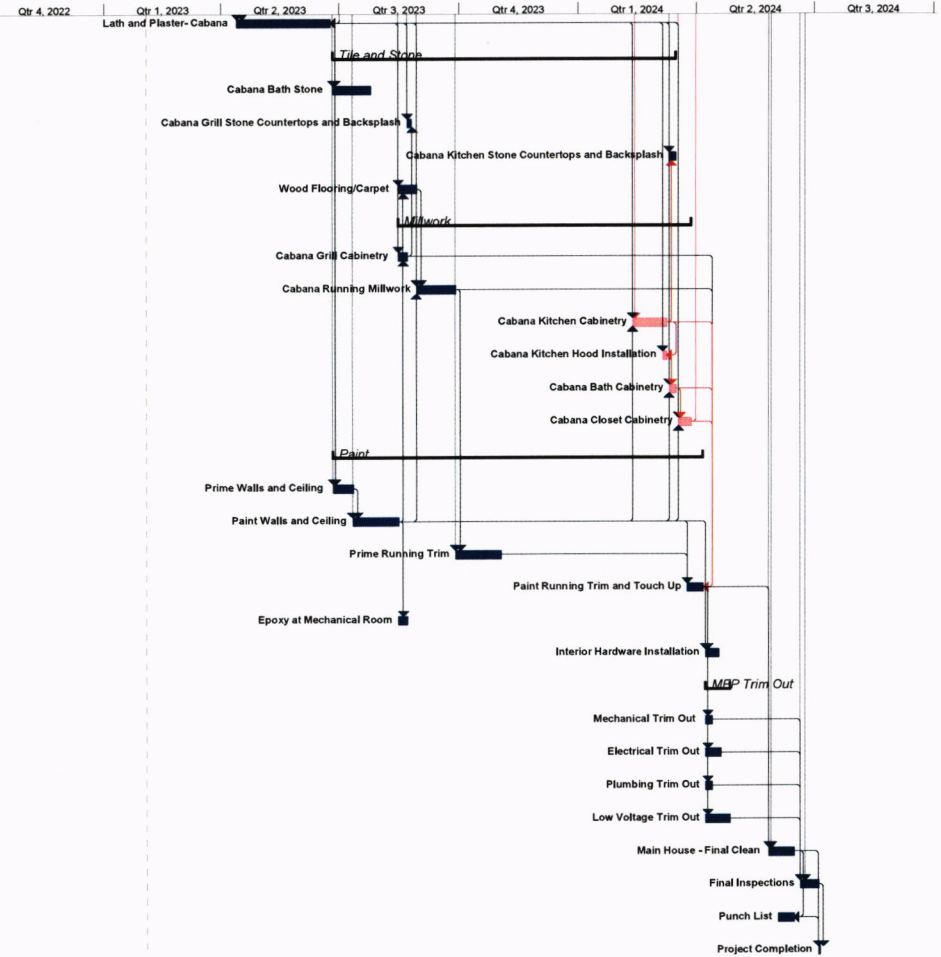
Thu 2/2/23DJS

Thu 2/2/23DJS



## 200 Via Bellaria Schedule 02.02.23

ID	Task Name	Duration	Start	Finish	Predecessors	Successors
466	Lath and Plaster- Cabana	10 wks	Thu 4/13/23	Fri 6/23/23	465FF+3 d	468,470,473,474,469
467	<b>Tile and Stone</b>	<b>180 days</b>	<b>Mon 6/26/23</b>	<b>Fri 3/15/24</b>		
468	Cabana Bath Stone	20 days	Mon 6/26/23	Mon 7/24/23	216,466	
469	Cabana Grill Stone Countertops and Backsplash	3 days	Tue 8/22/23	Thu 8/24/23	216,473,466	
470	Cabana Kitchen Stone Countertops and Backsplash	5 days	Mon 3/11/24	Fri 3/15/24	216,466,471	
471	Wood Flooring/Carpet	10 days	Tue 8/15/23	Mon 8/28/23	209,466,48,474	
472	<b>Millwork</b>	<b>153 days</b>	<b>Tue 8/15/23</b>	<b>Wed 3/27/24</b>		
473	Cabana Grill Cabinetry	5 days	Tue 8/15/23	Mon 8/21/23	177,466,48,469,483FF+7 days	
474	Cabana Running Millwork	20 days	Tue 8/29/23	Wed 9/27/23	203,466,48,482,483FF+7 days	
475	Cabana Kitchen Cabinetry	20 days	Mon 2/12/24	Fri 3/8/24	201,466,48,470,483FF+7 days,4	
476	Cabana Kitchen Hood Installation	3 days	Wed 3/6/24	Fri 3/8/24	466,475FF, 477	
477	Cabana Bath Cabinetry	5 days	Mon 3/11/24	Fri 3/15/24	481,476,20,483FF+7 days,478	
478	Cabana Closet Cabinetry	8 days	Mon 3/18/24	Wed 3/27/24	201,466,48,483FF+7 days,312	
479	<b>Paint</b>	<b>195 days</b>	<b>Mon 6/26/23</b>	<b>Fri 4/5/24</b>		
480	Prime Walls and Ceiling	2 wks	Mon 6/26/23	Mon 7/10/23	228,210,46,481	
481	Paint Walls and Ceiling	5 wks	Tue 7/11/23	Mon 8/14/23	228,210,48,485,483,471,475,471	
482	Prime Running Trim	5 wks	Thu 9/28/23	Wed 11/1/23	228,210,47,483	
483	Paint Running Trim and Touch Up	2 wks	Mon 3/25/24	Fri 4/5/24	481,482,47,485,488,489,490,49	
484	Epoxy at Mechanical Room	5 days	Tue 8/15/23	Mon 8/21/23	99FS+4 wks	
485	Interior Hardware Installation	8 days	Mon 4/8/24	Wed 4/17/24	481,483	
486	<b>MEP Trim Out</b>	<b>15 days</b>	<b>Mon 4/8/24</b>	<b>Fri 4/26/24</b>		
487	Mechanical Trim Out	5 days	Mon 4/8/24	Fri 4/12/24	483	492
488	Electrical Trim Out	10 days	Mon 4/8/24	Fri 4/19/24	483	492
489	Plumbing Trim Out	5 days	Mon 4/8/24	Fri 4/12/24	483	492
490	Low Voltage Trim Out	15 days	Mon 4/8/24	Fri 4/26/24	483	492
491	Main House - Final Clean	3 wks	Mon 5/27/24	Fri 6/14/24	332,395,45,494,493FF	
492	Final Inspections	2 wks	Thu 6/20/24	Wed 7/3/24	281,282,28,494	
493	Punch List	2 wks	Mon 6/3/24	Fri 6/14/24	491FF	494
494	<b>Project Completion</b>	<b>1 day</b>	<b>Thu 7/4/24</b>	<b>Thu 7/4/24</b>	492,493,49,494	
495	Anticipated Permit Expiration- Per Town Council Meeting 12.12.18	1 day	Mon 2/3/20	Mon 2/3/20		
496	Confirmed Permit Expiration- Per Town Council Meeting 12.18.19	0 days	Mon 2/15/21	Mon 2/15/21		





Master Permit	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Expiration date	Approval
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 CONSULTING CO INC	6/17/2022	9/14/2022	6/17/2022	final
B-19-78111	B-22-95155	S-SITE WORK/DRAINAGE	*****PRIVATE PROVIDER***** (SEE PERMIT CONDITIONS) CIVIL/DRAINAGE	200 VIA BELLARIA		HEDRICK BROTHERS CONSULTING CO INC	6/17/2022	8/10/2022	2/6/2023	issued
B-19-78111	B-22-95267	R-REVISION	*****PRIVATE PROVIDER***** REVISION ELECTRICAL - RISER DIAGRAM / NOTE CHANGES	200 VIA BELLARIA		HEDRICK BROTHERS CONSULTING CO INC	6/24/2022	7/1/2022	6/24/2022	final
B-19-78111	L-22-00557	L-LPC STAFF APPROVAL	*****PRIVATE PROVIDER***** LANDMARKS- ON THE DRIVES, REPLACE EXISTING PAVER-STYLE COBBLESTONE S WITH ITALIAN PORPHY COBBLESTONS AND DOMINICAN COQUINA BORDER AND COBBLESTONE ACCENTS IN SIMILAR SIZE AS EXISTING. DRIVE LAYOUT TO REMAIN AS EXISTING. REPLACE EXISTING CAST STONE POOL D	200 VIA BELLARIA		SMITH ARCHITECTURAL GROUP INC	2/10/2022	2/16/2022	2/5/2023	final
B-19-78111	U-21-06713	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING (3) VEHICLES - (3) MONTH DURATION	200 VIA BELLARIA		HEDRICK BROTHERS CONSULTING CO INC	1/7/2021	1/11/2021	1/11/2021	final
B-19-78111	U-21-06714	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING (3) VEHICLES - (3) MONTH DURATION	200 VIA BELLARIA		HEDRICK BROTHERS CONSULTING CO INC	1/7/2021	1/11/2021	1/11/2021	final
B-19-78111	U-21-06715	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING (3) VEHICLES - (3) MONTH DURATION	200 VIA BELLARIA		HEDRICK BROTHERS CONSULTING CO INC	1/7/2021	1/11/2021	1/11/2021	final
B-19-78111	U-20-05747	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	200 VIA BELLARIA		HEDRICK BROTHERS CONSULTING CO INC	8/4/2020	8/6/2020	8/6/2020	final
B-19-78111	U-20-05748	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	200 VIA BELLARIA		HEDRICK BROTHERS CONSULTING CO INC	8/4/2020	8/6/2020	8/6/2020	final
B-19-78111	U-20-05749	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	200 VIA BELLARIA		HEDRICK BROTHERS CONSULTING CO INC	8/4/2020	8/6/2020	8/6/2020	final
B-19-78111	U-20-05254	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER*****CONSTRUCTION PARKING	200 VIA BELLARIA		HEDRICK BROTHERS CONSULTING CO INC	4/29/2020	5/7/2020	5/7/2020	final
B-19-78111	U-20-05255	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER*****CONSTRUCTION PARKING	200 VIA BELLARIA		HEDRICK BROTHERS CONSULTING CO INC	4/29/2020	5/7/2020	5/7/2020	final
B-19-78111	U-20-05256	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER*****CONSTRUCTION PARKING	200 VIA BELLARIA		HEDRICK BROTHERS CONSULTING CO INC	4/29/2020	5/7/2020	5/7/2020	final
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	7/14/2020	issued
B-19-78111	U-19-03338	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	200 VIA BELLARIA		HEDRICK BROTHERS CONSULTING CO INC	6/6/2019	6/12/2019	6/12/2019	final
B-19-78111	U-19-03339	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	200 VIA BELLARIA		HEDRICK BROTHERS CONSULTING CO INC	6/6/2019	6/12/2019	6/12/2019	final
B-19-78111	U-19-03340	U-CONSTRUCTION PARKING	CONSTRUCTION PARKING	200 VIA BELLARIA		HEDRICK BROTHERS CONSULTING CO INC	6/6/2019	6/12/2019	6/12/2019	final
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	10/23/2019	issued
	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	8/28/2018	final
	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	200 VIA BELLARIA		HEDRICK BROTHERS CONSULTING CO INC	3/7/2019	3/8/2019	12/2/2022	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	200 VIA BELLARIA	CABANA	HEDRICK BROTHERS CONSULTING CO INC	3/7/2019	3/8/2019	12/2/2022	issued
	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	7/14/2019	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	7/14/2019	canceled
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	11/21/2018	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	9/15/2018	issued
B-19-78112	B-18-70509	M-MECHANICAL	*****PRIVATE PROVIDER***** SUB- MECHANICAL- HVAC AS PER PLAN	200 VIA BELLARIA	CABANA	JOHN C CASSIDY AIR CONDITIONING	3/15/2018	3/19/2018	9/15/2018	issued
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	10/30/2017	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	10/26/2017	final
B-16-58888	B-17-68233	R-REVISION	REVISION PLUMBING / GAS - P102 REVISION AS PER PLANS. GAS RISER LINE KITCHEN ADD/MOVE	200 VIA BELLARIA		SEABREEZE BUILDING LLC	10/26/2017	10/30/2017	10/26/2017	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	10/27/2017	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	10/26/2017	final

Count: 65

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Master Permit	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Expiration date	Approval
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	7/5/2017	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 REINFORCING CL	200 VIA BELLARIA		SEABREEZE BUILDING LLC	6/19/2017	6/29/2017	6/19/2017	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	4/20/2017	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	3/10/2017	final
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&S HEET META	1/26/2017	2/8/2017	12/26/2018	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&S HEET META	1/26/2017	2/8/2017	8/7/2017	issued
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	1/27/2017	final
B-17-62078	F-17-01777	F-FIRE RESCUE STANDARD	HOT WORKS	200 VIA BELLARIA		CARPENTERS ROOFING&S HEET META	1/26/2017	1/27/2017	1/22/2018	final
B-17-62080	F-17-01778	F-FIRE RESCUE STANDARD	HOT WORKS	200 VIA BELLARIA	CABANA	CARPENTERS ROOFING&S HEET META	1/26/2017	1/27/2017	1/22/2018	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	1/18/2017	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	12/7/2016	final
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	4/3/2017	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	7/29/2023	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	11/21/2018	issued
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	8/29/2018	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	7/29/2023	issued
	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	6/17/2019	cancelled
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	1/27/2019	cancelled
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	1/30/2017	final
	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	2/19/2013	cancelled
	X-06-22672	X-LEGACY PERMIT	INSTALLATION OF GENERATOR	200 VIA BELLARIA		CARPENTER ELECTRIC INC	5/23/2006	5/23/2006	10/2/2008	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	10/2/2008	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	10/2/2008	final
	X-06-21507	X-LEGACY PERMIT	REPLACE EXISTING LANDSCAPE LIGHTS	200 VIA BELLARIA		CARPENTER ELECTRIC INC	3/14/2006	3/14/2006	10/2/2008	final
	X-04-09537	X-LEGACY PERMIT	REROOF 1 STORY TILE ROOF OVER BATHROOM & GYM REMOVE OLD ROOFING & APPLY 1/#30 TT,1/MOD. TILE****	200 VIA BELLARIA		RAY ROOFING COMPANY INC	6/18/2004	6/18/2004	10/2/2008	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	10/2/2008	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.PL Y,2/FBRGLS	200 VIA BELLARIA		RAY ROOFING COMPANY INC	7/7/2003	7/7/2003	10/2/2008	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	10/2/2008	final
	B-19-80571	M-MECHANICAL	SUB- MECHANICAL- HVAC AS PER PLANS	200 VIA BELLARIA		JOHN C CASSIDY AIR CONDITIONING	7/24/2019		1/20/2020	pending
B-19-78111	B-22-95152	S-SITE WORK/DRAINAGE	*****PRIVATE PROVIDER***** CIVIL/DRAINAGE	200 VIA BELLARIA		HEDRICK BROTHERS CONSULTING CO INC	6/17/2022		12/14/2022	cancelled
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 CONSULTING CO INC	8/18/2022		8/18/2022	pending
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		4/9/2020	final
	U-17-00603	U-USE OF/WORK IN ROW	***VIA BELLARIA*** PARK TRUCKS & EQUIPMENT, CRANE REQUIRED FOR POLE REPLACEMENT IN R/O HOME S	200 VIA BELLARIA		FLORIDA POWER & LIGHT	11/28/2017		2/26/2018	cancelled
Count: 65										
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Permit Browse  
Town of Palm Beach

Master Permit	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Expiration date	Approval
	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 with in 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 new walls on the applicant's pro	200 VIA BELLARIA		KOCHMAN AND ZISKA	2/12/2019		2/7/2020	pending

Count: 65

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## Property Detail

Parcel Control Number:	50-43-43-35-00-001-0320	Location Address:	200 VIA BELLARIA
Owners:	SPILOTRO VICTOR ,SPILOTRO VICTOR TR ,VICTOR SPILOTRO TR TITL HLDR		
Mailing Address:	200 VIA BELLARIA,PALM BEACH FL 33480 4901		
Last Sale:	JAN-2015	Book/Page#:	27262 / 1502
Property Use Code:	0100 - SINGLE FAMILY	Zoning:	R-A - Estate Residential ( 50-PALM BEACH )
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	Total SF:	7889
		Acres	0.4298

## 2022 Values (Current)

Improvement Value	\$2,135,799
Land Value	\$10,050,000
Total Market Value	\$12,185,799
Assessed Value	\$6,689,266
Exemption Amount	\$50,000
Taxable Value	\$6,639,266

All values are as of January 1st each year.

## 2022 Taxes

Ad Valorem	\$103,039
Non Ad Valorem	\$1,048
Total Tax	\$104,087

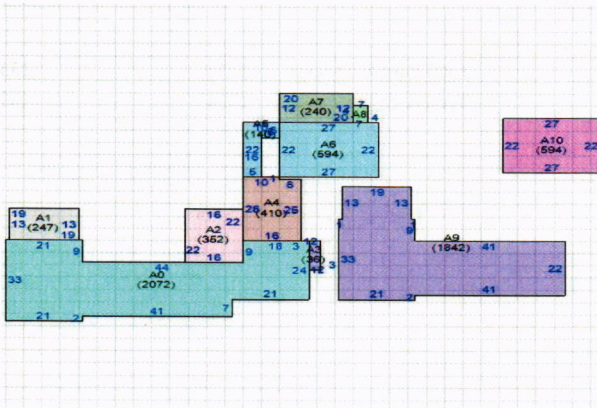
## 2023 Qualified Exemptions

Homestead  
Additional Homestead

## Applicants

SPILOTRO VICTOR

## Building Footprint (Building 1)



## Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
SFB Semi Finished Base Area	28
SFB Semi Finished Base Area	240
SFB Semi Finished Base Area	410
SFB Semi Finished Base Area	594
FUS Finished Upper Story	1842
FOP Finished Open Porch	247
FOP Finished Open Porch	140
FOP Finished Open Porch	36
FGR Finished Garage	594
FEP Finished Enclosed Porch	352
BAS Base Area	2072
<b>Total Square Footage :</b>	<b>6555</b>
<b>Total Area Under Air :</b>	<b>5186</b>

## Extra Features

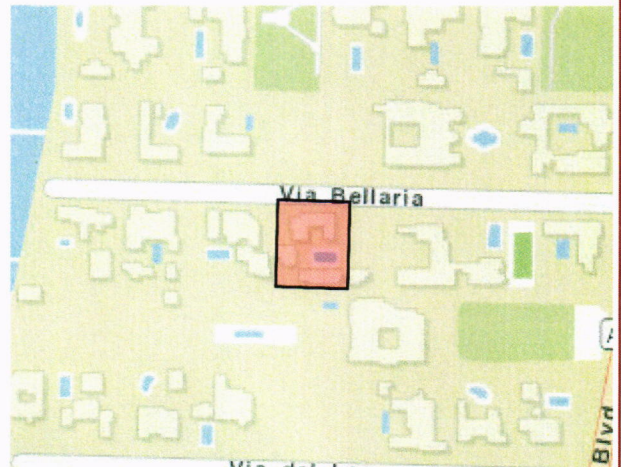
Description	Year Built	Unit
Pool - In-Ground	1930	1
Wall	1930	1010

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

## Structural Details (Building 1)

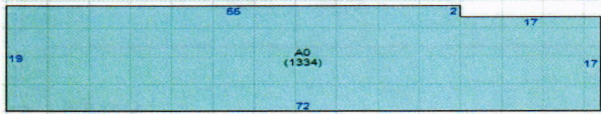
Description	
1. Exterior Wall 1	WSF: BRICK
2. Year Built	1930
3. Air Condition Desc.	HTG & AC
4. Heat Type	FORCED AIR DUCT
5. Heat Fuel	ELECTRIC
6. Bed Rooms	4
7. Full Baths	5
8. Half Baths	0
9. Exterior Wall 2	NONE
10. Roof Structure	GABLE/HIP
11. Roof Cover	CLAY/BERMUDA TILE
12. Interior Wall 1	PLASTER
13. Interior Wall 2	PLYWOOD PNL.
14. Floor Type 1	HARDWOOD
15. Floor Type 2	N/A
16. Stories	2

## MAP



Building Footprint (Building 2)

Owner Name: SPILOTRO VICTOR ,SPILOTRO VICTOR TR ,VICTOR SPILOTRO TR TITL HLDR ,  
PCN: 50-43-43-35-00-001-0320



Structural Details (Building 2)

No	Description	
1.	Exterior Wall 1	MSY: CB STUCCO
2.	Year Built	1930
3.	Air Condition Desc.	HTG & AC
4.	Heat Type	FORCED AIR DUCT
5.	Heat Fuel	NONE
6.	Bed Rooms	1
7.	Full Baths	1
8.	Half Baths	0
9.	Exterior Wall 2	NONE
10.	Roof Structure	GABLE/HIP
11.	Roof Cover	CLAY/BERMUDA TILE
12.	Interior Wall 1	PLASTER
13.	Interior Wall 2	N/A
14.	Floor Type 1	TERAZZO MONOLITHIC
15.	Floor Type 2	N/A
16.	Stories	1

Subarea and Square Footage (Building 2)

Description	Area	Sq. Footage
BAS BASE AREA	1	1334
Total Square Footage:	1334	1334
Total Area Under Air:	1334	1334