

TOWN OF PALM BEACH

Information for Town Council Meeting on:

May 14, 2025

To: Mayor and Town Council

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

From: Michelle Sentmanat, Business Services Manager in PZB

Re: Waiver of Town Code Section 18-237, For Building Permit Extension at 281 List Rd – Permit B-23-99829

Date: April 18, 2025

STAFF RECOMMENDATION

Staff recommends that the Town Council consider the request from the property owner William McKernan for a time extension, in which to complete the addition to his single-family residence at 281 List Rd. The request is to extend the permit by 180 days - until September 20, 2025.

GENERAL INFORMATION

The property which is owned by William and Brooke McKernan was purchased in May of 2021 and work on the project began in November of 2023. The permit was valid for 16 months which expired on March 20, 2025. The letter received from Mr. McKernan, dated April 14, 2025, explains the request for an extension caused by his contractor claiming bankruptcy in early April causing delays while he sorted out the project expenses. Mr. McKernan has filed to take over the permit as owner/builder. With the updated construction schedule Mr. McKernan expects it to be complete within two months but has requested six months in the event of any unforeseen delays. Project completion date to be listed as September 20, 2025.

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

Attachments: Letter from owner William McKernan to include mitigation measures
Construction Schedule
Permit Summary for the Property
Property Appraiser Details for the Property
Neighbor notice



TOWN OF PALM BEACH

Planning, Zoning and Building

RECEIVED

APR 16 2025

TOWN OF PALM BEACH
PZB DEPARTMENT

THIS IS A REQUEST FOR:

_____ BUILDING PERMIT TIME EXTENSION

_____ WAIVER OF TOWN CODE SECTION 42-199, CONSTRUCTION WORKING HOURS

Any request for a Building Permit Time Extension OR Waiver of Town Code Section 42-199, Construction Working Hours must be submitted to the Town no later than 30 days PRIOR to permit expiration or period of request. Please send the following items to Director Bergman and Michelle Sentmanat at msentmanat@townofpalmbeach.com and wbergman@townofpalmbeach.com

1. Provide a detailed letter explaining the reasons why a time extension or waiver is being requested.
2. Provide a construction schedule to show completion timeline (CPM, Gantt Chart).
3. Provide a Statement of Nuisance Mitigation measures currently in place on the site.
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 or waiver is to be considered.
5. Include with the above Statement, a copy of the above notification to neighbors. NOTE: Must include in the notification letter the permit number, site address and meeting date at which this matter will be considered. Also, the following statement must be included in the notification: Comments or concerns regarding this request may be emailed to publiccomment@townofpalmbeach.com.
6. Provide a USPS Certificate of Mailing as proof of the mailed notice.
7. Payment – pay all applicable fees by the submittal deadline.

Deadlines: See Schedule for submittal deadlines (page 3). Town Council Meeting dates are subject to change. Please visit our website at www.townofpalmbeach.com

- Town Council Development Review Date (Wednesday meeting): 5/14/25
- Deadline for submittal of request/backup must be received by: 4/19/25
(Deadline is approximately two weeks prior to the Town Council Development Review Meeting).
- Deadline for Notice to Neighbors: 4/19/25
(Notice to Neighbors must be provided 25 days in advance of TC/DRC Meeting)

Permit #: B-23-99829 Exp. Date: 3/20/25
Job Address: 281 List Rd
Length of time extension being requested: (in days) 6 months 180 days
Specific request for waiver/working hours being proposed: N/A
Proposed completion date if requested time extension is granted: 9/20/25
(Must attach completion schedule)
Contact: Bill McHervan Phone: 561-329-2477
Email: bill.mchervan@nm.com



Ex-25-00046

VALUATION OF PERMITS TO DATE:

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

Job Address: 281 L1st Rd. Palm Beach, FL 33480
Permit#: B-23-99829 Job Value \$ 1,600,000
Permit#: _____ Job Value \$ _____
Permit#: _____ Job Value \$ _____
Permit#: _____ Job Value \$ _____
TOTAL valuation of project \$ _____

Value of work remaining to complete the project, even if included in valuation above. Include labor, materials and the value of any owner supplied items, etc \$ 85,000

Time Extension fee due based upon 1% of this amount: \$ 850.-
Waiver fee due \$ _____
Technology Fee (2% of permit fee above) \$ 17.00
Total Time Extension/Waiver Fee Paid: \$ 867.00
(attach a copy of the receipt for payment)

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

[Signature] 4-17-25
OWNER SIGNATURE DATE

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

[Signature] 4-17-25
CONTRACTOR SIGNATURE DATE

NOTARY TO OWNER

STATE OF Florida
COUNTY OF Palm Beach

Sworn to (or affirmed) and subscribed before me

this 17 day of April
2025. By William McKernan

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

Patricia A Walsh
Printed Name of Notary

[Signature]
Signature of Notary

SEAL:

Patricia A Walsh
Comm.: HH 480951
Expires: Jan. 15, 2028
Notary Public - State of Florida

NOTARY TO CONTRACTOR

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me

this 17 day of April
2025. By William McKernan

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

Patricia A Walsh
Printed Name of Notary

[Signature]
Signature of Notary

SEAL:

Patricia A Walsh
Comm.: HH 480951
Expires: Jan. 15, 2028
Notary Public - State of Florida

William McKernan
281 List Rd
Palm Beach, FL 33480
April 16th, 2025

To Town Council,

Bill and Brooke McKernan owners of 281 List Rd. Palm beach, FL 33480 are requesting a 6-month extension on our home renovation project but will be closer to 2 months to complete. Our contractor Ben Dyer owner of DC Green construction claimed bankruptcy in early April. This unfortunate event has created lots of delays trying to figure out what we paid the contractor and what amount was received by the subcontractors. It also has been time consuming contacting the subcontractors to make them aware of this situation and working with them to finish the job. I, Bill McKernan will be the owner/builder for the remainder of the project due to being 90% completed at this point.

We continue to adhere to all the towns policies and regulations as we complete the project. A green wall will continue to block the site of construction and keep construction vehicles and noise at a minimum. Thank you for your consideration and cooperation allowing us to improve our home. We plan to live at this home year-round with our family for a longtime.

Permit number: B-23-99829

Best,

A handwritten signature in black ink, appearing to be "Bill and Brooke McKernan", written over a horizontal line.

Bill and Brooke McKernan

Michelle Sentmanat

From: bill.mckernan@nm.com
Sent: Thursday, April 17, 2025 9:07 PM
To: Michelle Sentmanat
Cc: chelsea.spencer@nm.com
Subject: Remaining Construction schedule for 281 list rd extension permit B-23-99829

*****STOP: This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.*****

Hi Michelle,

Let me know if this is missing any info you need for the town council meeting.

Remaining work:

IM Electric: Install Main distribution panel, complete wiring the sub panels, install wall outlets, install recessed lights & hanging light fixtures & wire the pool pump & heater.

Approximate time to finish: 14 working days

Remainder of contract: 20%

Jupiter Farms Plumbing: Install bathroom & kitchen fixture, toilets, main water line from the meter & water heater.

Approximate time to finish: 7 working days

Remainder of contract: 10%

Cove Air: Final electrical connections to condenser & air handler units, charge system & start up.

Approximate time to finish: 3 working days

Remainder of contract: 5%

Northend Plumbing: Final connections to the range & outdoor grill, final line pressure test.

Approximate time to finish: 1 working day

Remainder of contract: 10%

Best,
Bill



This is an advertisement for Northwestern Mutual.

Northwestern Mutual, its subsidiaries and affiliates may review and retain incoming and outgoing electronic mail for this e-mail address for quality assurance and regulatory compliance purposes. Please be advised that communications with {SECURE MESSAGE} in the subject line have been sent using a secure messaging system. Communications that do not have this tag may not be secure and could be observed by a third party. Our commitment to privacy: At Northwestern Mutual, your privacy is important to us. For more information about our privacy practices, please review our [privacy notices](#).

If you'd like to update your email preferences, please fill out the Northwestern Mutual [email opt-out form](#).

Northwestern Mutual
720 East Wisconsin Avenue
Milwaukee, Wisconsin 53202-4797.

Master Permit	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Approval state ^
B-23-99829	B-23-01877	R-REVISION	*****PRIVATE PROVIDER***** REVISION BUILDING: SITE LOGISTICS & S TAGING PLAN REVISED SHEET A-17 - TO REPLACE SHEET A-13/A-17/A-18	281 LIST RD		DC GREEN LLC	11/30/2023		canceled
	A-23-02910	A-ARCOM STAFF APPROVAL	ARCOM- MODIFICATION TO WINDOW AND DOORS FROM PREVIOUSLY A PPROVED ARCOM OPENINGS ON REAR ELEVATION (NORTH).	281 LIST RD		B1 ARCHITECTS	4/6/2023	4/13/2023	final
	A-23-03115	A-ARCOM STAFF APPROVAL	ARCOM- STAFF APPROVAL FOR PREVIOUSLY APPROVED ARCOM PROJECT.	281 LIST RD		B 1 ARCHITECT LLC	7/17/2023	7/28/2023	final
	B-11-20409	B-ROOF REPAIR/RE-ROOF	REMOVE EXISTING ROOF TILES, INSTALL NEW #30 FELT, TU-PLUS ROOF TI LES UNDERLAYMENT AND ENTEGRA ROOF TILES	281 LIST RD		TRUSTED CONSTRUCTION INC	9/27/2011	9/29/2011	final
	B-13-32819	S-POOL/WATER FEATURE	NEW TILE AND NEW INTERIOR FINISH TO POOL	281 LIST RD		MY SOL POOLS INC	6/11/2013	6/20/2013	final
	B-14-39004	B-WINDOWS/DOORS/SHUTTER S/GARAGE DOORS	REPLACE GARAGE DOOR (1) 16'X6'9" DAB MODEL 824 RAISED PANEL STE EL GARAGE DOOR	281 LIST RD		GENERAL GARAGE DOOR COMP ANY IN	3/24/2014	4/3/2014	final
	B-15-50363	M-REPLACEMENT	EXACT AC CHANGEOUT	281 LIST RD		ASTRO AIR INC	7/23/2015	7/29/2015	final
	B-15-51388	S-POOL/WATER FEATURE	REPLASTER EXISTING POOL SURFACE	281 LIST RD		E & M POOL PLASTERING INC	9/1/2015	9/22/2015	final
	B-19-82009	M-MECHANICAL	EXACT AIR CONDITIONING CHANGE OUT	281 LIST RD		ASTRO AIR INC	10/25/2019	11/4/2019	final
	B-21-87447	E-ELECTRICAL	SERVICE CHANGE- PART OF FPL UNDERGROUND PROJECT.	281 LIST RD		J CROMPTON ELECTRIC INC	2/5/2021	2/10/2021	final
B-15-50363	F-15-00665	F-FIRE RESCUE STANDARD	EXACT AC CHANGEOUT	281 LIST RD		ASTRO AIR INC	7/23/2015	7/24/2015	final
	X-05-16609	X-LEGACY PERMIT	REPLACE EXISTING EQUIPMENT: 1.5T W/5KW'S	281 LIST RD		TAYLOR-MADE AIR CONDITIONI NG S	6/7/2005	6/7/2005	final
	X-05-16821	X-LEGACY PERMIT	ELECTICAL CONNECTION OF REPLACED A/C UNIT	281 LIST RD		MALONE ELECTRICAL SOLUTION S LLC	6/16/2005	6/16/2005	final
	X-05-18803	X-LEGACY PERMIT	REMODEL/ALTER KITCHEN, NEW CABINETS, COUNTERTOPS, FLOORING, PLUMBING FIXTURES	281 LIST RD		PHILIP E JOHNSON INC	9/15/2005	9/15/2005	final
	X-05-19425	X-LEGACY PERMIT	ELECTRICAL REMODEL	281 LIST RD		MALONE ELECTRICAL SOLUTION S LLC	10/14/2005	10/14/2005	final
	X-06-16610	X-LEGACY PERMIT	UPDATE TO INCLUDE EXTEND SHEET METAL DUCTS FROM 2ND FLOOR AP T TO KITCHEN ROOF PENETRATE CEILING/**	281 LIST RD		TAYLOR-MADE AIR CONDITIONI NG S	1/5/2006	1/5/2006	final
	X-06-20639	X-LEGACY PERMIT	AS PER PLAN	281 LIST RD		HARTLEY LOGSDON PLUMBING I NC	1/11/2006	1/11/2006	final
	X-06-23992	X-LEGACY PERMIT	INSTALL 15 COLONIAL SHUTTERS AND 5 ALUMINUM PANELS	281 LIST RD		ALL AMERICAN SHUTTERS & GL ASS	7/19/2006	7/19/2006	final
B-23-99829	B-23-01629	F-FLOOD PLAIN DEVELOPMENT	*****PRIVATE PROVIDER***** FLOOD PLAIN	281 LIST RD		DC GREEN LLC	11/2/2023	11/20/2023	issued
	B-23-99829	B-RESIDENTIAL NEW CONSTRU CTION/ADDITION	*****PRIVATE PROVIDER***** ADDITION TO AN EXISTING SINGLE FAMI LY RESIDENCE PER PLANS. *** OK TO EXTEND UNTIL 04/20/2025 PER WB	281 LIST RD		DC GREEN LLC	6/22/2023	11/20/2023	issued
Count: 20									

Property Detail

Location Address : 281 LIST RD
Municipality : PALM BEACH
Parcel Control Number : 50-43-43-03-16-000-0110
Subdivision : LIST ADD NO 1 IN
Official Records Book/Page : 32454 / 1955
Sale Date : 05/01/2021
Legal Description : LIST ADDITION NO 1 LT 11

Owner Information

Owner(s)

MCKERNAN BROOKE
 MCKERNAN WILLIAM &

Mailing Address

281 LIST RD
 PALM BEACH FL 33480 3225

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
05/01/2021	\$4,125,000	32454 / 01955	WARRANTY DEED	MCKERNAN WILLIAM &
12/31/2019	\$10	31148 / 01454	WARRANTY DEED	281 LIST ROAD LLC
12/30/2019	\$10	31126 / 01366	WARRANTY DEED	ROBINSON JENNIFER S &
04/01/2005	\$10	18443 / 01648	DEED OF TRUST	SLINGLUFF GAIL G
08/01/1998	\$650,000	10583 / 01566	WARRANTY DEED	SLINGLUFF CHARLES H JR &
03/01/1997	\$475,000	09716 / 01076	WARRANTY DEED	
12/01/1986	\$350,000	05128 / 01311	WARRANTY DEED	

Exemption Information

Applicant/Owner(s)	Year	Detail
MCKERNAN BROOKE	2025	HOMESTEAD
MCKERNAN BROOKE	2025	ADDITIONAL HOMESTEAD
MCKERNAN WILLIAM &	2025	HOMESTEAD
MCKERNAN WILLIAM &	2025	ADDITIONAL HOMESTEAD

Property Information

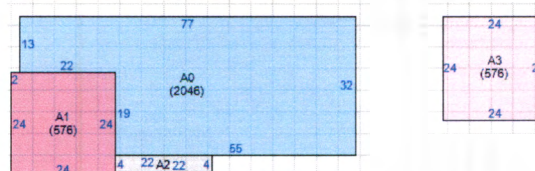
Number of Units : 1
***Total Square Feet :** 3286
Acres : .23
Property Use Code : 0100—SINGLE FAMILY
Zoning : R-B—LOW DENSITY RESIDENTIAL (50-PALM BEACH)

Building Details

Structural Details

Structural Element for Building 1	
Exterior Wall 1	MSY: CB STUCCO
Year Built	1957
Air Condition Desc.	HTG & AC
Heat Type	FORCED AIR DUCT
Heat Fuel	ELECTRIC
Bed Rooms	4
Full Baths	3
Half Baths	1
Exterior Wall 2	NONE
Roof Structure	GABLE/HIP
Roof Cover	CONCRETE TILE
Interior Wall 1	PLASTER
Interior Wall 2	N/A
Floor Type 1	HARDWOOD
Floor Type 2	N/A
Stories	2

Sketch for Building 1



Subarea and Square Footage for Building 1

Code Description	square Footage
BAS Base Area	2046

FUS Finished Upper Story	576
FOP Finished Open Porch	88
FGR Finished Garage	576
Total Square Footage	3286
Area Under Air	2622

Property Extra Feature

Description	Year Built	Units
Pool - In-Ground	1997	1

Property Land Details

Land Line #	Description	Zoning	Acres
1	SFR	R-B	0.2323

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$121,804	\$376,961	\$310,804	\$198,955	\$75,963
Land Value	\$5,626,164	\$4,409,354	\$3,531,531	\$2,216,061	\$2,059,217
Total Market Value	\$5,747,968	\$4,786,315	\$3,842,335	\$2,415,016	\$2,135,180

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$4,076,333	\$3,957,605	\$3,842,335	\$2,348,698	\$2,135,180
Exemption Amount	\$50,000	\$50,000	\$50,000	\$0	\$0
Taxable Value	\$4,026,333	\$3,907,605	\$3,792,335	\$2,348,698	\$2,135,180

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$60,031	\$58,825	\$58,926	\$38,564	\$35,217
NON AD VALOREM	\$943	\$868	\$864	\$931	\$916
TOTAL TAX	\$60,974	\$59,693	\$59,790	\$39,495	\$36,134

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

William McKernan
281 List Rd
Palm Beach, FL 33480
April 14th, 2025

To neighboring properties:

Bill and Brooke McKernan owners of 281 List Rd Palm Beach, FL 33480 are requesting a 6-month extension on our home renovation project but will be most likely closer to 2 months to complete. We had an unexpected unfortunate situation arise with our general contractor which is causing the project to delay. We will be going in front of the town Council on May 14th to request an extension. We will continue to adhere to all the towns policies and regulations as we complete the project. Green wall will continue to block the site of construction and keep construction vehicles and noise at a minimum. Thank you for cooperation allowing us to improve our home.

Permit number: B-23-99829

Comments or concerns regarding this request may be emailed to
publiccomment@townofpalmbeach.com

Best,

Bill and Brooke McKernan