

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: October 22, 2024

- Consent
- Regular
- Workshop
- Public Hearing

Department: Office of Financial Management and Budget

I. EXECUTIVE BRIEF

**Motion and Title:** Staff recommends motion to approve a negotiated settlement offer in the amount of \$52,510 for the full satisfaction of a code compliance lien entered against Blue Mango Properties, LLC on May 12, 2021.

**Summary:** On December 4, 2019, a Code Compliance Special Magistrate (CCSM) issued an order giving Blue Mango Properties, LLC until April 2, 2020 to bring its property located at 5156 Eadie Place, West Palm Beach, FL into full code compliance. The violations imposed against the property included an overgrown pine tree; open storage of inoperable vehicles; various exterior structures in disrepair including fencing, soffits, fasciae, and windows; construction/installation of an accessory roofed structure; air conditioning units and shutters without valid building permits; plumbing violations; and an insect/vermin infestation. Compliance with the CCSM’s order was not timely achieved, and a fine of \$100 per day was imposed. The CCSM executed an order imposing a code lien against Blue Mango Properties, LLC on May 12, 2021.

The Code Compliance Division (Code Compliance) issued an affidavit of compliance for the property stating that the violations have been corrected as of November 6, 2023. The total fine amount on April 29, 2024 amounted to \$131,274.30, the date on which settlement discussions began. Blue Mango Properties, LLC has agreed to pay Palm Beach County \$52,510 (40%) for full settlement of its outstanding code enforcement lien. **District 7 (SF)**

**Background and Justification:** Blue Mango Properties, LLC acquired the property composed of eight units in June 2014. Around August 2019, a complaint from a neighbor prompted Code Compliance to inspect the property. During the inspection, Code Compliance discovered 11 different violations among the eight units. From August 2019 through December 2023, Code Compliance made an additional 10 site inspections. The property managers maintained communication with the assigned Code Compliance Officer. They were present at the code hearing on December 4, 2019 and agreed to comply on or before the time allotted by the CCSM. By April 8, 2020, 80% of the violations were cured. The remaining violations were delayed due to COVID. The Law Firm of Cohen Norris Wolmer Ray Telepman Berkowitz & Cohen represents Blue Mango Properties, LLC and has agreed to a settlement. This is not a homestead property.

Settlement offers that reduce any debt amount due to Palm Beach County by more than \$2,500 require the approval of the Board, per Countywide PPM CW-F-048.

Attachments: None

Recommended by: Sherry Pru 9/27/2024  
 Department Director Date

Approved by: V. Baker 10/4/24  
 County Administrator Date

**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

Fiscal Years	2025	2026	2027	2028	2029
Capital Expenditures					
Operating Costs					
External Revenues	(52,510)				
Program Income (County)					
In-Kind Match(County)					
NET FISCAL IMPACT	(52,510)				
#ADDITIONAL FTE					
POSITIONS (CUMULATIVE)					

Is item included in Current Budget? Yes  No   
 Is this item using Federal Funds? Yes  No   
 Is this item using State Funds? Yes  No

**Budget Account No.:** Fund 0001 Department 600 Unit 6241 Object 5900

**B. Recommended Sources of Funds/Summary of Fiscal Impact:**

**C. Departmental Fiscal Review:**

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**III. REVIEW COMMENTS**

**A. OFMB Fiscal and/or Contract Dev. and Control Comments:**

*Steve Mat 10/1/24*  
*9/27/24 OFMB QA 9/30*  
*MO 9/30*

N/A  
 \_\_\_\_\_  
 Contract Dev. and Control

**B. Legal Sufficiency:**

*[Signature]*  
 \_\_\_\_\_  
 Assistant County Attorney

**C. Other Department Review:**

N/A  
 \_\_\_\_\_  
 Department Director

(This summary is not to be used as a basis for payment)