

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: February 11, 2025

- 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 \$6,000 for the full satisfaction of a code compliance lien entered against Maria Carmelino on January 17, 2018.

Summary: On May 6, 2015, a Code Compliance Special Magistrate (CCSM) issued an order giving Maria Carmelino until November 5, 2017 to bring her property located at 2162 Laura Lane, West Palm Beach into full code compliance. The violations include overgrown vegetation, livestock in a residential area, and open storage of an inoperable vehicle and miscellaneous debris. Compliance with the CCSM's order was not timely achieved, and a fine of \$50 per day was imposed. The CCSM executed an order imposing a code lien against Maria Carmelino on January 17, 2018.

The Code Compliance Division (Code Compliance) issued an affidavit of compliance for the property stating the violations were corrected as of August 20, 2018. The total fine amount on January 13, 2024, the date on which settlement discussions began, amounted to \$14,445.14. Maria Carmelino has agreed to pay Palm Beach County \$6,000 (41%) for the full settlement of the outstanding code compliance lien. This was not a homestead property. **District 3 (SF)**

Background and Justification: Mrs. Carmelino purchased the property in March of 2000. A site inspection revealed that the property had several violations. Ms. Carmelino had a tenant living on the property who the code officer met with and informed of the violations. All notices were delivered by certified mail to the property as that was the mailing address of record with the Property Appraiser's Office. From January of 2017 through August of 2018, Code Compliance made 10 site inspections to the property to help resolve the matter, but the owner was always absent. She was not present at the hearing on September 6, 2017 and was given 60 days to comply. Ms. Carmelino has advised staff that she was unaware of the violations on her property, but she quickly hired someone to help resolve the violations after becoming aware of them. She stated that she could no longer handle the financial burden of owning this investment property. Mrs. Carmelino is dealing with some health challenges, and for that reason, she sold the property in January of 2025. The funds are currently held in escrow awaiting the Board's approval. This was 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:  1/16/2025
 Department Director Date

Approved by:  1/21/25
 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	(6,000)				
Program Income (County)					
In-Kind Match(County)					
NET FISCAL IMPACT	(6,000)				
#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

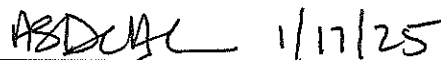
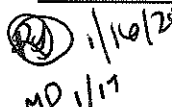
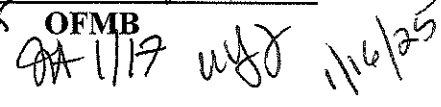
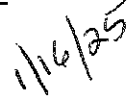
Budget Account No.: Fund 0001 Department 600 Unit 6241 Object 5900

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

C. Departmental Fiscal Review:

III. REVIEW COMMENTS

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

 1/17/25
 1/16/25
 OFMB
 1/17/25
 MO 1/17
 1/16/25

N/A

 Contract Dev. and Control

B. Legal Sufficiency:



 Assistant County Attorney

C. Other Department Review:

N/A

 Department Director

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