

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: March 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 \$5,660 for the full satisfaction of a code compliance lien entered against Aren E. McWatters and Casey McWatters on January 21, 2019.

Summary: On September 7, 2018, a Code Compliance Special Magistrate (CCSM) issued an order giving the McWatters until November 4, 2018 to bring their property located at 445 Cypress Avenue, West Palm Beach into full code compliance. The violation included open storage of inoperable vehicles, equipment, and miscellaneous debris. Compliance with the CCSM’s order was not timely achieved, and a fine of \$25 per day was imposed. The CCSM executed an order imposing a code lien against the McWatters on January 21, 2019.

The Code Compliance Division (Code Compliance) issued an affidavit of compliance for the property stating the violations were corrected as of January 10, 2025. The total fine amount on January 15, 2025, the date on which settlement discussions began, amounted to \$56,601.30. The McWatters have agreed to pay Palm Beach County \$5,660 (10%) for the full settlement of the outstanding code compliance lien. This is a homestead property. **District 2 (SF)**

Background and Justification: The McWatters purchased their property in October 2007. In February 2018, a site inspection revealed that their property had some violations. Between February 2018 and January 2025, Code Compliance made 15 site inspections to the property to help resolve the matters. One of the violations was cured, but the rest remained. The McWatters were present at the hearing and were given 60 days to comply. Mr. McWatters was in constant communication with Code Compliance. Due to some personal issues, he shared he could not comply and requested additional time to reach compliance. However, during each visit to the property Code Compliance found another violation. Mrs. McWatters attested that the family has been dealing with personal hardships and could no longer keep the home. They were approved in December of 2024 for a short sale by the loan servicer. Mrs. McWatters met with the Office of Financial Management and Budget to discuss a fines reduction on January 15, 2025. They agreed to pay Palm Beach County \$5,660. The buyer will pay the settlement amount.

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: Sheryl Pm 2/5/2025
Department Director Date

Approved by: Vardena C. Baker 2/7/25
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	(5,660)				
Program Income (County)					
In-Kind Match(County)					
NET FISCAL IMPACT	(5,660)				
#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:

Lisa M. ... 2/15/25
2/4/25 OFMB

 N/A
 Contract Dev. and Control

B. Legal Sufficiency:

2/15/25 *ngt*
2/14/25

 Assistant County Attorney

C. Other Department Review:

 N/A
 Department Director

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