

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 \$6,255 for the full satisfaction of a code compliance lien entered against Tracy O’Sullivan on November 9, 2021.

Summary: On July 19, 2021, a Code Compliance Special Magistrate (CCSM) issued an order giving Tracy O’Sullivan until August 13, 2021 to bring her property located at 9703 SW 2nd Street, Boca Raton into full code compliance. The violation included uncultivated landscaping, open storage of inoperable and unlicensed vehicles along with miscellaneous debris, and improperly parked vehicles on an unimproved surface in the urban suburban tier. 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 Ms. O’Sullivan on November 9, 2021.

The Code Compliance Division (Code Compliance) issued an affidavit of compliance for the property stating the violations were corrected as of January 16, 2025. The total fine amount on January 28, 2025, the date on which settlement discussions began, amounted to \$62,656.39. Anthony Masso, the Attorney-in-Fact for the O’Sullivan family, has agreed to pay Palm Beach County \$6,255 (10%) for the full settlement of the outstanding code compliance lien. This is not a homestead property but was at the time of Ms. O’Sullivan’s death. **District 5 (SF)**

Background and Justification: The late Tracy O’Sullivan acquired the property in June of 2001. By the end of 2020, a site inspection revealed the property had several violations. From October 2020 to May 2022, Code Compliance completed seven site inspections to the property to help resolve the matters. The assigned Code Compliance Inspector was in communication with other family members who shared that Ms. O’Sullivan was gravely ill. She later succumbed to her illness and left the property to her daughter, Heather L. Sullivan. The property is in foreclosure, and Heather L. Sullivan has appointed Anthony Masso to negotiate a settlement on behalf of her mother’s estate. Mr. Masso discussed the settlement with the Office of Financial Management and Budget and agreed to pay Palm Beach County \$6,255.

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 Ann 2/11/2025
Department Director Date

Approved by: CBaker 2/27/25
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	(6,255)				
Program Income (County)					
In-Kind Match(County)					
NET FISCAL IMPACT	(6,255)				
#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:

John M. ... 2/11/25
2/10/25 OFMB PA All

N/A

 Contract Dev. and Control

B. Legal Sufficiency:

2/10/25
my
2/10/25

 Assistant County Attorney

C. Other Department Review:

N/A

 Department Director

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