

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: December 19, 2023

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 \$85,000 for the full satisfaction of a code enforcement lien entered against Ivan A. Gonzalez Ariano and Erendira Salcedo Dominguez on April 11, 2017.

**Summary:** The Code Enforcement Special Magistrate (CESM) issued an order on August 3, 2016 for the property owned by Ivan A. Gonzalez Ariano and Erendira Salcedo Dominguez, giving them until January 30, 2017 to bring their property located at 4795 Windmill Rd., Loxahatchee, FL into full code compliance. Violations included operating a business in a residential area, construction of structures without a permit, use violations, open storage of inoperable vehicles, and openly stored trash and debris on the property. Compliance with the CESM's order was not achieved, and a fine of \$500 per day was imposed. The CESM executed an order imposing a code lien on April 11, 2017.

The Code Enforcement Division (Code Enforcement) issued an affidavit of compliance for the property on August 16, 2023, and the fines stopped. The total fine amount on October 2, 2023 was \$1,194,114.20, the date on which settlement discussions began. Ivan A. Gonzalez Ariano and Erendira Salcedo Dominguez have agreed to pay Palm Beach County \$85,000 (7%) for full settlement of their outstanding code enforcement lien. **District 6 (SF)**

**Background and Justification:** Ivan A. Gonzalez Ariano and Erendira Salcedo Dominguez acquired the property in September 2012 with the main objective of growing their landscaping business. However, they later learned they could not operate their business in a residential area. Mr. Gonzalez maintained constant communication with Code Enforcement and worked with several contractors to resolve the violations. Unfortunately, they did not succeed in reaching compliance. After reaching compliance in August 2023, they contacted the Office of Financial Management and Budget to discuss their case. The owners are in the process of mortgaging one of their properties, but the County's lien is cross-attached to all of their properties. To move forward, the owners have negotiated 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: Shelby Brown 11/27/2023  
Department Director Date

Approved by: VCBaker 11/29/23  
County Administrator Date

