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PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: April 9, 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 \$6,882 for the full satisfaction of a code enforcement lien entered against Henriclese Dalfinus and Elisia Dalfinus-Charleron on September 4, 2013.

Summary: On December 5, 2012, a Code Enforcement Special Magistrate (CESM) issued an order giving Henriclese Dalfinus and Elisia Dalfinus-Charleron until February 3, 2013 to bring their property located at 3919 Kirk Road, Lake Worth into full code compliance. Violations imposed against the property included disrepair of the roof, foundation walls, and fencing. Compliance with the CESM's order was not achieved in a timely manner, and a fine of \$100 per day was imposed. The CESM then entered a claim of lien against Henriclese Dalfinus and Elisia Dalfinus-Charleron on September 4, 2013.

The Code Enforcement Division issued an affidavit of compliance for the property on March 4, 2015. Settlement discussions began on February 13, 2024 when the total accrued fine amounted to \$45,874.30. Mrs. Dalfinus-Charleron has agreed to pay Palm Beach County \$6,882 (15%) for full settlement of the outstanding code enforcement lien. **District 3 (SF).**

Background and Justification: Henriclese Dalfinus and Elisia Dalfinus-Charleron purchased the foreclosed property in June of 2011 and were unaware of an existing lien on the property. Since they resided outside the state of Florida, a contractor was hired to fix the property so it could be used as an eventual retirement home. The contractor made numerous attempts to remedy the violations, even obtaining time extensions to do so. However, all violations were not addressed in a timely manner.

Mr. Dalfinus passed away in November 2022, and the property became a burden for Mrs. Dalfinus-Charleron. She listed the home for sale, which sold on February 14, 2024. The title company is holding the total fine amount in an escrow account while awaiting approval for this settlement agreement. 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 Board, per Countywide PPM CW-F-048.

Attachments: none

Recommended by: Sherry M... 3/13/2024
Department Director Date

Approved by: [Signature] 3/19/24
County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2024	2025	2026	2027	2028
Capital Expenditures					
Operating Costs					
External Revenues	(6,882)				
Program Income (County)					
In-Kind Match (County)					
NET FISCAL IMPACT	(6,882)				
#ADDITIONAL FTE POSITIONS (CUMULATIVE)					

Is Item Included In Current Budget? Yes No
 Does this item include the use of 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... 3/13/2024
3/14/24 OFMB GA 3/13
OB 3/13
3/12/24

N/A

 Contract Dev. and Control

B. Legal Sufficiency:

[Signature]

 Assistant County Attorney

C. Other Department Review:

N/A

 Department Director