

**PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS**

**AGENDA ITEM SUMMARY**

**Meeting Date:** April 1, 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 \$9,063 for the full satisfaction of a code compliance lien entered against Terry L. Seeley on September 9, 2020.

**Summary:** On July 10, 2019, a Code Compliance Special Magistrate (CCSM) issued an order giving Terry L. Seeley until November 7, 2019 to bring his property located at 17212 38<sup>th</sup> Lane North, Loxahatchee into full code compliance. The code violation imposed against the property was for the installation of a shed without a valid building permit. 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 Mr. Seeley on September 9, 2020.

The Code Compliance Division (Code Compliance) issued an affidavit of compliance for the property stating the violations were corrected as of October 23, 2024. The total fine amount on January 9, 2025, the date on which settlement discussions began, amounted to \$90,624.30. Elizabeth M. Fernandez, Esq., the legal representative for Mr. Seeley, has agreed to pay Palm Beach County \$9,063 (10%) for the full settlement of the outstanding code compliance lien. The property was Mr. Seeley's homestead. **District 6 (SF)**

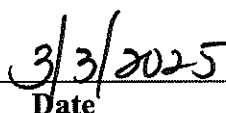
**Background and Justification:** Mr. Seeley purchased the property in December of 1988. Thirty years later, an anonymous complaint prompted Code Compliance to visit the property. The property was cited with multiple violations during the initial site inspection. From the initial visit through October of 2024, Code Compliance Officer made eight (8) site inspections to the property to help remedy the violations. Mr. Seeley was in communication with Code Compliance; he was present at the hearing and was given 120 days to comply. Mr. Seeley resolved most of the violations. According to Mr. Seeley, the shed was the one violation he could not resolve. He was asked to provide the pre-engineering plan of the shed, which was impossible because the shed was prefabricated and purchased in 1988. The company from which he purchased it was no longer in business. Due to health issues, Mr. Seeley was forced to move and sold the property. Ms. Fernandez contacted the Office of Financial Management and Budget to discuss a fine reduction on January 9, 2025 and agreed to pay Palm Beach County \$9,063. The fine amount is held in escrow awaiting approval by the Board of County Commissioners (BCC).

Settlement offers that reduce any debt amount due to Palm Beach County by more than \$2,500 require the approval of the BCC, per Countywide PPM CW-F-048.

**Attachments:** None

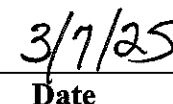
**Recommended by:**

  
Department Director

  
Date

**Approved by:**

  
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	(9,063)				
Program Income (County)					
In-Kind Match(County					
NET FISCAL IMPACT	(9,063)				
#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. [Signature]* 3/4/2025  
3/3/25 OFMB  
CB 3/4/25  
3/3/25

N/A  
Contract Dev. and Control

B. Legal Sufficiency:

*[Signature]*  
Assistant County Attorney

C. Other Department Review:

N/A  
Department Director

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