

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

Item 3G-3

AGENDA ITEM SUMMARY

Meeting Date: May 6, 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 \$15,222 for the full satisfaction of a code compliance lien entered against Bonaire Village Condominium Association, Inc. (Bonaire Village) on March 27, 2020.

Summary: On April 3, 2019, a Code Compliance Special Magistrate (CCSM) issued an order giving Bonaire Village until September 30, 2019 to bring the residential clubhouse located at 14580 Bonaire Blvd, Delray Beach into full code compliance. The violations included construction work without permits, exterior structure disrepair of exterior walls, exterior disrepair to structurally attached railings, stairways and other appurtenances, and expired permits for both commercial fencing and an electrical low voltage alarm system. Compliance with the CCSM's order was not timely achieved, and a fine of \$100 per day was imposed. The CCSM executed an order imposing a code lien against Bonaire Village on March 27, 2020. The Code Compliance Division (Code Compliance) issued an affidavit of compliance for the property stating the violations were corrected as of July 19, 2023 and the total fine amount to date was \$141,637.44. Bonaire Village previously made payments totaling \$69,077.14 that were applied toward the Code Compliance case to partially release 29 cross-attached Bonaire Village properties. The total fine amount on March 3, 2025, the date on which settlement discussions began, amounted to \$71,876.75. Lee H. Ballard, Esq., the legal representative for Bonaire Village, has agreed to pay Palm Beach County \$15,222 (20% of the remaining lien balance) for the full settlement of the outstanding code compliance lien. This is not a homestead property. District 5 (SF)

Background and Justification: Bonaire Village is a 55 years and older community. Code Compliance received a complaint from a consumer in September 2018 that prompted a visit to the property. Between September 2018 and October 2023, Code Compliance made eight (8) site inspections to help remedy the violations. Bonaire Village maintained communication with Code Compliance but was not present at the hearing. It took Bonaire Village four (4) years to finally comply with the Special Magistrate's order. From June 2021 through December 2024, Office of Financial Management and Budget issued 29 Partial Releases to individual owners selling their units. The amounts collected for the Partial Releases have offset a portion of the total amount of the lien over the years. Bonaire Village, via its legal representative, has agreed to settle for 20% of the remaining balance.

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

Attachments: None

Recommended by: Sherry Mm 4/10/2025
Department Director Date

Approved by: VC Baker 4/16/25
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	(15,222)				
Program Income (County)					
In-Kind Match(County					
NET FISCAL IMPACT	(15,222)				
#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:

ASDella 4/10/25
OFMB 4/10
myd 4/10/25

N/A
Contract Dev. and Control

B. Legal Sufficiency:


Assistant County Attorney

C. Other Department Review:

N/A
Department Director