

**PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS**

**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 \$6,727 for the full satisfaction of a code compliance lien entered against Noemi J. Abreu on October 3, 2006.

**Summary:** On February 1, 2006, a Code Compliance Special Magistrate (CCSM) issued an order giving Noemi J. Abreu until July 31, 2006 to bring her property located at 4609 Mulberry Street, Lake Worth into full code compliance. The code violation imposed against the property was for the conversion of a pole barn into an apartment with the addition of air conditioning, plumbing and electric without valid building permits. Compliance with the CCSM's order was not timely achieved, and a fine of \$20 per day was imposed. The CCSM executed an order imposing a code lien against Ms. Abreu on October 3, 2006.


The Code Compliance Division (Code Compliance) issued an affidavit of compliance for the property stating the violations were corrected as of April 16, 2018. The total fine amount on March 3, 2025, the date on which settlement discussions began, amounted to \$67,265.80. Mrs. Abreu has agreed to pay Palm Beach County \$6,727 (10%) for the full settlement of the outstanding code compliance lien. The property was Mrs. Abreu's homestead. **District 3 (SF)**

**Background and Justification:** Mrs. Abreu acquired this property in December of 2002. In September of 2005, Code Compliance discovered that a pole barn was converted into an apartment without first obtaining a permit. Bank of New York Mellon foreclosed on Mrs. Abreu in 2015. During the foreclosure, Palm Beach County was a named defendant. As a result, the lien attached to Mrs. Abreu's name and every property she owned. She is in the process of refinancing another property in which Palm Beach County's lien is cross-attached. She met with the Office of Financial Management and Budget to discuss a fines reduction on January 15, 2025 and agreed to pay Palm Beach County \$6,727.

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:**  4/9/2025  
Department Director Date

**Approved by:**  4/11/25  
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	(6,727)				
Program Income (County)					
In-Kind Match(County)					
NET FISCAL IMPACT	(6,727)				
#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:

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III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Dev. and Control Comments:

Jim Mat 4/19/2025  
OFMB  
4/19

N/A  
Contract Dev. and Control

B. Legal Sufficiency:

[Signature]  
Assistant County Attorney

OB 4/19  
4/3/25

C. Other Department Review:

N/A  
Department Director

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