

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: August 19, 2025

☒ Consent  
☐ Workshop

☐ Regular  
☐ 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 \$10,073 for the full satisfaction of a code compliance lien entered against Timothy A. Steinman on July 10, 2019.

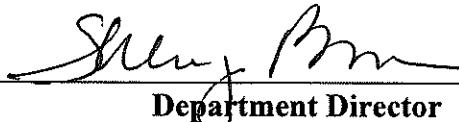
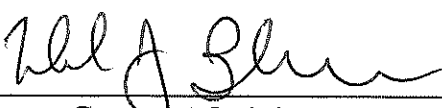
**Summary:** On October 5, 2018, a Code Compliance Special Magistrate (CCSM) issued an order giving Timothy A. Steinman until April 1, 2019 to bring his property located at 780 South Cleary Road, West Palm Beach into full code compliance. The violations included open storage of construction debris along with the installation of a fence and pole barn 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. Steinman on July 10, 2019.

The Code Compliance Division (Code Compliance) issued an affidavit of compliance for the property stating the violations were corrected as of January 16, 2025. The total fine amount on May 30, 2025, the date on which settlement discussions began, amounted to \$100,722.40. Mr. Steinman has agreed to pay Palm Beach County \$10,073 (10%) for the full settlement of the outstanding code compliance lien. This is a homestead property. **District 2** (SF)

**Background and Justification:** Mr. Steinman acquired the property in November of 1999. In 2018, Code Compliance discovered that the property was in violation and a notice was issued to Mr. Steinman to bring his property to compliance. From February of 2018 through May of 2025, Code Compliance made seven (7) site inspections to the property to remedy the violations. Mr. Steinman remained in communication with the assigned Code Officer; he was present at the hearing and was given 180 days to bring his property into compliance. By the end of October of 2018, some of the violations were resolved. Mr. Steinman attributes the delay in reaching compliance to misinformation concerning the fence around the property. He is currently in the process of selling the property.

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:		7/18/2025
	Department Director	Date
Approved by:		8/2/25
	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	(10,073)				
Program Income (County)					
In-Kind Match(County					
NET FISCAL IMPACT	(10,073)				
#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:

7/17/25

CS 7/21

OFMB

7/21

7/21/2025

7/18/21

7/18/21

7/18/21

N/A

Contract Dev. and Control

B. Legal Sufficiency:

7/18/21

7

Assistant County Attorney

C. Other Department Review:

N/A

Department Director