

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: January 6, 2026 ☒ 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 \$7,982 for the full satisfaction of a code compliance lien entered against Dennis F. Russo on May 12, 2021.

Summary: On January 13, 2021, a Code Compliance Special Magistrate (CCSM) issued an order giving Dennis F. Russo until February 12, 2021 to bring his property located at 2324 Holly Lane, Palm Beach Gardens into full code compliance. The violations included but was not limited to outdoor storage of an inoperable vehicle, equipment, materials, trailers, containers and yard waste. 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. Russo on May 12, 2021.

The Code Compliance Division (Code Compliance) issued an affidavit of compliance for the property stating the violations were corrected as of June 26, 2025. The total fine amount on October 30, 2025, the date on which settlement discussions began, amounted to \$79,816.80. Mr. Russo’s son, Joseph Russo, has agreed to pay Palm Beach County \$7,982 (10%) for the full settlement of the outstanding code compliance lien. The property was Mr. Russo’s homestead. **District 1 (SF)**

Background and Justification: This property has been in the Russo family since 1973. In June of 2020, an anonymous complaint about rats coming from the property due to excessive hoarding of trash and debris in the yard prompted Code Compliance to visit the property. A Notice of Violation was issued to the late Mr. Russo. From June 2020 through June 2025, Code Compliance made 11 site inspections to the property to help cure the violations. Mr. Russo was not present at the hearing and was given 30 days to comply. According Mr. Russo’s son, his father suffered from health issues, which likely have contributed to the violation and lack of compliance. Mr. Russo passed away in August of 2024. The heirs of the late Mr. Russo cured the violation.

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 Brown 11/18/2025
 Department Director Date

Approved by: [Signature] 11-25-25
 County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2026	2027	2028	2029	2030
Capital Expenditures					
Operating Costs					
External Revenues	(7,982)				
Program Income (County)					
In-Kind Match(County					
NET FISCAL IMPACT	(7,982)				
#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 ☒

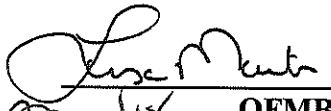
Budget Account No.: Fund 0001 Department 600 Unit 6241 Object 5900

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:


11/18 OFMB 11/18/2025
11/18/25

N/A
Contract Dev. and Control

B. Legal Sufficiency:


Assistant County Attorney

C. Other Department Review:

N/A
Department Director