

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA ITEM SUMMARY

Meeting Date: March 10, 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 \$11,075 for the full satisfaction of a code compliance lien entered against Gary M. Feran and Tracey J. Feran on March 18, 2020.

Summary: On October 2, 2019, a Code Compliance Special Magistrate (CCSM) issued an order giving the Ferans until January 30, 2020 to bring their property located at 5135 Woodland Drive, Delray Beach into full code compliance. Violations include installation of a storage shed and privacy fence 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 the Ferans on March 18, 2020.

The Code Compliance Division (Code Compliance) issued an affidavit of compliance for the property stating the violations were corrected as of February 20, 2026. The total fine amount on February 26, 2026, the date on which settlement discussions began, amounted to \$110,750.20. Mrs. Feran has agreed to pay Palm Beach County \$11,075 (10%) for the full settlement of the outstanding code compliance lien. This is a homestead property. **District 5 (SF)**

Background and Justification: The Ferans acquired the property in June 1989. In 2019, a Code Compliance Officer inspected the property following a complaint from a neighbor regarding chickens, rats and bugs behind their fence. Subsequently, it was discovered that no permits were issued for the fence and the shed in the backyard of the property. A Notice of Violation was issued, and three (3) site visits were conducted between May 2019 and June 2021. Mr. Feran attended the special magistrate hearing and was given 120 days to bring the property into compliance. According to Mrs. Feran, the delay in reaching compliance was due to Mr. Feran's substance use and declining health. He died in 2022, and Mrs. Feran later corrected the violations. The property is currently under contract for sale. Mrs. Feran agreed to the settlement agreement via email on Monday, March 2, 2026.

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:


Department Director

3/5/2026
Date

Approved by:


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	(11,075)				
Program Income (County)					
In-Kind Match (County)					
NET FISCAL IMPACT	(11,075)				
#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

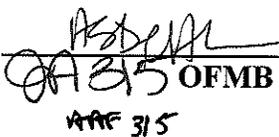
Budget Account No.: Fund 0001 Department 600 Unit 6241 Object 5900

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:

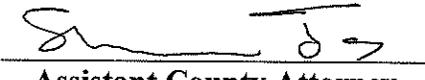
 3/5/26
 OFMB  3/5/26
 WRF 3/5

N/A

 Contract Dev. and Control

B. Legal Sufficiency:


 3/6/26



 Assistant County Attorney

C. Other Department Review:

N/A

 Department Director

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