

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

#36-2

AGENDA ITEM SUMMARY

Meeting Date: April 21, 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 \$10,892 for the full satisfaction of a code compliance lien entered against Jordan F. Hart and Eric T. Nystrom on November 9, 2021.

Summary: On February 24, 2021, a Code Compliance Special Magistrate (CCSM) issued an order giving Jordan F. Hart and Eric T. Nystrom until August 23, 2021, to bring their property located at 2862 Biarritz Drive, Palm Beach Gardens 33410 into full code compliance. The property received a violation for an inactive building permit for window and door replacement. 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 Jordan F. Hart and Eric T. Nystrom on November 9, 2021.

The Code Compliance Division (Code Compliance) issued an affidavit of compliance for the property stating the violations were corrected as of August 16, 2024. The total fine amount on March 4, 2026, the date on which settlement discussions began, amounted to \$108,916.11. Mr. Hart has agreed to pay Palm Beach County \$10,892 (10%) for the full settlement of the outstanding code compliance lien. This is a homestead property. **District 1 (SF)**

Background and Justification: Mr. Hart and Mr. Nystrom acquired the property in August 2017. In 2017, Mr. Hart applied for a Building Permit for a window and door replacement but allowed the permit to go inactive, which resulted in the Building Division forwarding a complaint to Code Compliance. A Notice of Violation was issued, and three (3) site visits were conducted between August 2020 and September 2021. Mr. Hart and Mr. Nystrom were not present at the hearing and were given 180 days to reactivate or obtain a new permit for the work performed. According to Mr. Hart, the delay in reaching compliance was due to the death of his father, and he was unable to complete the work on his property. Mr. Hart accepts full responsibility for the period of non-compliance and seeks to settle the lien.

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 (BCC), per Countywide PPM CW-F-048.

Attachments: None

Recommended by:


Department Director

3/17/2026
Date

Approved by:


County Administrator

3-29-26
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	(10,892)				
Program Income (County)					
In-Kind Match (County)					
NET FISCAL IMPACT	(10,892)				
#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:

KK 3/18
3/16/21
ARF 3/18
OFMB
3/18/21
3/16/26
 Legal Sufficiency:

 N/A
 Contract Dev. and Control

[Signature]

 Assistant County Attorney

C. Other Department Review:

 N/A
 Department Director