

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

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 \$6,500 for the full satisfaction of a code compliance lien entered against Enoual Christophe and Dalkes Luceus on May 5, 2010.

Summary: On February 3, 2010, a Code Compliance Special Magistrate (CCSM) issued an order giving Enoual Christophe and Dalkes Luceus until March 5, 2010, to bring their property located at 7862 Overlook Road, Lake Worth 33462 into full code compliance. The property received violations for uncultivated vegetation, open storage of trash and debris, and disrepair of exterior structural walls disrepair and accessory utility shed. 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 Enoual Christophe and Dalkes Luceus on May 5, 2010.

The Code Compliance Division (Code Compliance) issued an affidavit of compliance for the property stating the violations were corrected as of July 6, 2011. The total fine amount on March 16, 2026, the date on which settlement discussions began, amounted to \$21,034.30. The property owners have agreed to pay Palm Beach County \$6,500 (31%) for the full settlement of the outstanding code compliance lien. This is a non-homestead property. District 7 (SF)

Background and Justification: Mr. Luceus purchased the subject property in April 2006. In May 2006, he executed a Quit Claim Deed transferring ownership to himself and Mr. Christophe jointly. In 2008, Deutsche Bank initiated foreclosure proceedings against the owners. The property was eventually abandoned and fell into disrepair. Between November 2009 and July 2011, nine (9) site inspections were conducted, and a Notice of Violation was issued. Neither owner appeared at the Code Enforcement hearing. In September 2010, a Final Judgment of Foreclosure was entered against the property. The foreclosure action discharged the property from the lien; however, the lien remains a lien against other real or personal property owned by Mr. Christophe and Mr. Luceus. While in the process of selling his current residence, Mr. Christophe contacted the Office of Financial Management and Budget to resolve the outstanding lien and agreed to pay \$6,500.

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: Sheryl Bm 4/8/2026
Department Director Date

Approved by: Paul For 4/20/26
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	(6,500)				
Program Income (County)					
In-Kind Match (County)					
NET FISCAL IMPACT	(6,500)				
#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:

[Handwritten signature] 4/9/2026 290
 OFMB *[Handwritten initials]* 4/6/26 4/6/26
 N/A
 Contract Dev. and Control

B. Legal Sufficiency:

[Handwritten signature]
 Assistant County Attorney

C. Other Department Review:

N/A
 Department Director

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