

AGENDA ITEM SUMMARY

Meeting Date: September 1, 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 \$137,300 for the full satisfaction of two (2) code compliance liens entered against the Estate of Leif Myhre (the Estate) as a result of Cases C-2016-06090052 and C-2017-12060001.

Summary: In the Case C-2016-06090052, the Estate was cited for roof repairs completed without a permit and because the permits for the single-family dwelling, cabana, boathouse, and shed were never completed and had expired. In Case 2017-12060001, the Estate was cited for a deteriorating roof and interior walls, a partially collapsed cross beam in the front entrance, and the dilapidated exterior structure of the balcony in the rear of the property. On June 6, 2018, a Code Compliance Special Magistrate (CCSM) issued orders in both cases, providing 120 days to correct the violations in C-2016-06090052 or a fine of \$75 per day; and providing 90 days to correct the violations in C-2017-12060001 or a fine of \$50 per day. Compliance with the CCSM's orders was not timely achieved, resulting in the imposition of \$75 fine per day for C-2016-06090052 and a \$50 fine per day for C-2017-12060001. The CCSM executed two (2) orders imposing a code compliance lien entered against the Estate on January 21, 2019 and June 19, 2019, respectively.

The Code Compliance Division (Code Compliance) issued an affidavit of compliance for the property stating the violations were corrected for both liens on March 25, 2026. The total fine amount for both cases on June 2, 2026, the date on which settlement discussions began, amounted to \$343,003.02. Waldo H. Carkhuff, the personal representative for the Estate, has agreed to pay Palm Beach County \$137,300 (40%) for the full settlement of the two (2) outstanding code compliance liens. This is a non-homestead property. **District 5 (SF)**

Background and Justification: The late Leif Myhre purchased the Boca Raton property in March 1983. In July 2004, Code Compliance received a complaint from the Florida Department of Health regarding extensive wood rot on the exterior of the property. Between August 2004 and August 2016, Code Compliance conducted numerous inspections and identified multiple code violations affecting the habitability of the property, resulting in two (2) Notices of Violation. Over this period, a total of 17 site inspections were completed to assist the Estate's heirs in addressing the violations and bringing the property into compliance. During the same timeframe, the property entered foreclosure and was determined to be an unsafe structure through Palm Beach County's condemnation process. The violations were ultimately resolved through demolition of the structure in March 2026.

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Attachments: None

Recommended by:

Department Director

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	(137,300)				
Program Income (County)					
In-Kind Match (County)					
NET FISCAL IMPACT	(137,300)				
#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:

As De Ac 7/16/26
7/15/26 OFMB NYJ
7/15/26

_____ N/A

Contract Dev. and Control

B. Legal Sufficiency:

Shm Jso
Assistant County Attorney

C. Other Department Review:

_____ N/A
Department Director

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

Background and Justification (Continued from Page 1)

Mr. Carkhuff explained that the violations were not corrected in a timely manner due to extenuating circumstances involving the family. Now that the property is compliant with the CCSM's order, he has contacted the Office of Financial Management and Budget (OFMB) to discuss a settlement agreement of the accrued fines. Mr. Carkhuff has agreed to pay \$137,300 in full satisfaction of the outstanding code enforcement fines.

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.