

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

3 G-2

AGENDA ITEM SUMMARY

Meeting Date: October 20, 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 \$107,164 for the full satisfaction of two (2) code compliance liens entered against Jorge L. Garcia as a result of Cases C-2017-03220060 and C-2017-03220061.

Summary: In Case C-2017-03220060, Mr. Garcia was cited for installing both fencing and a storage container without a permit, uncultivated vegetation greater than 18 inches in height, and open storage of automobiles and various debris. In Case C-2017-03220061, Mr. Garcia received a violation for unpermitted fencing, uncultivated vegetation, and open storage. On September 6, 2017, a Code Compliance Special Magistrate (CCSM) issued orders in both cases, involving adjoining lots, providing Mr. Garcia 180 days to correct the violations in both cases. Compliance with the CCSM's orders was not achieved in a timely manner, resulting in the imposition of \$50 per day for each case. The CCSM executed two (2) orders imposing code compliance liens entered against Jorge L. Garcia on July 18, 2018.

The Code Compliance Division (Code Compliance) issued affidavits of compliance for the properties stating the violations were corrected for both lots on July 21, 2026. The total fine amount for both cases on August 18, 2026, the date on which settlement discussions began, amounted to \$306,184.02. Mr. Garcia's Power of Attorney, Maribel Loyola, has agreed to pay Palm Beach County \$107,164 (35%) for the full settlement of the two (2) outstanding code compliance liens. This is a non-homestead property. **District 6 (SF)**

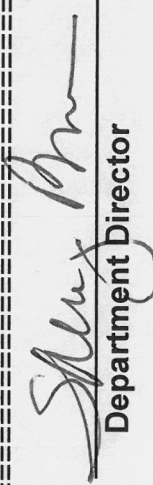
Background and Justification: Mr. Garcia purchased both parcels of land in April 1995 and July 1997, respectively. In March 2017, Code Compliance inspected the property during a site visit. Upon investigation, it was discovered that a fence and other structures were installed without permits, inoperative vehicles were stored on the property along with debris, and vegetation was overgrown. A Notice of Violation was subsequently issued. Between March 2017 and July 2026, Code Compliance conducted eight (8) site inspections as Mr. Garcia attempted to bring the property into compliance.

Mr. Garcia did not attend the Special Magistrate hearing and was given 180 days to correct the violations for both lots. According to Mr. Garcia, his inability to comply was due to his incarceration and subsequently relocating outside the state of Florida. Mr. Garcia's Power of Attorney, Maribel Loyola, has agreed to pay \$107,164.

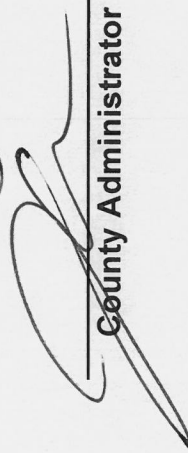
Settlement offers that reduce any debt amount due to Palm Beach County by more than \$2,500 require the approval of the Board of County Commissioners (BCC), per Countywide PPM CW-F-048.

Attachments: None

Recommended by:

 Department Director 9/25/2026 Date

Approved by:

 County Administrator 10-2-26 Date

II. FISCAL IMPACT ANALYSIS

A. Five-Year Summary of Fiscal Impact:

Fiscal Years	2027	2028	2029	2030	2031
Capital Expenditures					
Operating Costs					
External Revenues	(107,164)				
Program Income (County)					
In-Kind Match (County)					
NET FISCAL IMPACT	(107,164)				
#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 Delivered 9/25/26 N/A
9/24/26 OFMB Contract Dev. and Control
MD 9/25

B. Legal Sufficiency:

[Signature]
Assistant County Attorney

C. Other Department Review:

N/A
Department Director

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