3 G5

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: November 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 $32,444 for the full satisfaction of a code compliance lien entered against Cecilia Yusko in Case C-2018-11190018.

Summary: On June 5, 2019, a Code Compliance Special Magistrate (CCSM) issued an order in Case C-2018-11190018 giving Ms. Yusko 30 days to remove openly stored trash/debris (Part A) and 90 days to obtain building permits for two (2) shed structures installed without building permits (Part B) on her property located at 89 Sleepy Hollow Drive in West Palm Beach, FL. Compliance with the CCSM's order was not timely achieved, and a fine of $100 per day was imposed for Part A and Part B, respectively. The CCSM executed orders imposing a lien for Part A and Part B on September 18, 2019 and April 1, 2020, respectively.

The Code Compliance Division (Code Compliance) issued an affidavit of compliance for the property stating the violations were corrected as of January 12, 2024. The total fine amount on August 4, 2026, the date on which settlement discussions began, amounted to $324,445.92. On January 14, 2024, AAHS of Florida Trust (AAHS), entered into a purchase and sale agreement with Ms. Yusko to prevent the property from being sold at a tax deed auction, and AAHS subsequently corrected the violations. AAHS has agreed to pay Palm Beach County $32,444 (10%) for the full settlement of the outstanding code compliance lien. Under the agreement between Ms. Yusko and AAHS, once the property is sold, they will split the sale proceeds. The property was Ms. Yusko's homestead property, and she currently resides on the property pursuant to her agreement with AAHS. **District 3 (SF)**

Background and Justification: Ms. Yusko purchased the property in June 2018. In November 2018, Code Compliance inspected the property after receiving complaints from two residents regarding a shed, trash, and debris on the property. During the site inspection, it was determined that two (2) sheds had been installed without the required building permit, and the yard was being used for open storage of trash and debris. A Notice of Violation was subsequently issued. Between November 2018 and June 2021, Code Compliance conducted 12 site inspections to assist Ms. Yusko in bringing the property into compliance. According to Ms. Yusko, financial hardship contributed to the delay in bringing the property into compliance.

In 2024, Ms. Yusko executed a Purchase and Sale Agreement and Quitclaim Deed transferring the property to AAHS in an effort to address the delinquent property taxes. There is a contractual agreement between Ms. Yusko and AAHS regarding the sale of the property, under which Ms. Yusko is entitled to receive 50% of the net proceeds from the sale. AAHS, as the current owner of the property, is in the process of selling the property and contacted the Office of Financial Management and Budget to resolve the outstanding lien. AAHS has agreed to pay $32,444 toward the outstanding obligation.

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: _____ 10/21/2026
Department Director **Date**

Approved by: _____ 10-26-26
County Administrator **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	(32,444)				
Program Income (County)					
In-Kind Match (County)					
NET FISCAL IMPACT	(32,444)				
#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:

10/19/24 10/21/2024
OFMB

N/A
Contract Dev. and Control

B. Legal Sufficiency:

10/19/24
VS 10/21

Assistant County Attorney

C. Other Department Review:

N/A
Department Director

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