

**A Special Magistrate Hearing was held on August 20, 2025.
The hearing was called to order at 3:00 PM, Adjourned at 3:32 PM**

Code Enforcement and City Representatives Present:

Kevin Wagner, Special Magistrate
Lawonda Warren, Assistant City Attorney
Chanler Ferguson, Code Officer
William Durr, Inspector II
Steve Tobias, Chief Building Official

Owners and/or Respondents Present:

Sara Selznick, President of the foundation/owner

- 1. Case 25-2566
Address: 35 NW 14th Avenue
Owners Name: Thrive Collective Foundation
Presented by: Code Officer Chanler Ferguson**

Violation- Maintenance of Building - Unsafe Housing 7.8.3

William Durr, Inspector for The City of Delray Beach testified that he received a call from fire department stating there had been a fire located at 35 NW 14th Avenue. Mr. Durr was asked to sticker the structure as unsafe. Mr. Durr took photos of the property, and these photos were entered into evidence without any objections.

Steve Tobias, Chief Building Inspector testified that the building was damaged by fire and that an unsafe violation was mailed first class and certified to the owner of record and recorded an unsafe affidavit with the Clerk of Court of Palm Beach County.

Code Enforcement Officer, Chanler Ferguson testified that he received notification of the fire and created a code enforcement case. Mr. Ferguson took photos of the property and reinspected the property after 60 days and the property remained unsecure, and no permits had been applied for to make the necessary repairs.

Lawonda Warren reviewed photos and entered 1-4, 4A, 5-16 exhibits into evidence without any objections.

Sara Selznick, the owner of the foundation, was present and stated that the foundations intention was to demolish the home and build affordable housing. Mrs. Selznick stated that they already

have a buyer for the new home. She also stated that she had spoken to someone at the city and gave all this information to them. Sara Selznick that she wants to come into compliance but it has taken longer than expected to apply and receive the permit for demolition. Mr. Selznick stated that she is willing to do whatever is necessary to secure the building.

Kevin Wagner, Magistrate, stated that the property is in violation and ordered to secure the property within 7 days or a daily fine of \$250.00 and obtain a permit within 60 days or pay a daily fine of \$250.00

Adjourned 3:32 PM

Special Magistrate Hearing
August 20, 2025
Meeting Minutes

The undersigned is the Secretary of the Special Magistrate, and the information provided herein is the minutes of the meeting of said Special Magistrate Hearing on August 20, 2025, which minutes were formally approved and adopted by the Special Magistrate on September 17, 2025.

ATTEST:



MAGISTRATE



MAGISTRATE LIAISON

NOTE TO READER: If the minutes you have received are not completed as indicated above, this means they are not the official minutes of the (Board Name). They will become official minutes only after review and approval, which may involve some amendments, additions, or deletions.