

**TOWN OF HAVERHILL  
MINUTES  
SPECIAL MAGISTRATE  
HEARING  
January 28, 2025**

Present: Special Magistrate William P. Doney, Code Enforcement Officer Joseph Petrick, Town Attorney John Foster, Deputy Town Clerk Jean Wible, Assistant Town Clerk Virginia Botello, Respondent Ridell Cassy and Respondent Boujhony Florestal.

**I. CALL TO ORDER:**

The meeting was called to order at 9:03 A.M by Special Magistrate William P. Doney.

**II. APPROVAL OF MINUTES:**

Special Magistrate Doney approved the minutes of December 11, 2024.

**III. SWEARING IN OF WITNESSES:**

Special Magistrate Doney administered Oath to Code Enforcement Officer Joseph Petrick, Respondent Ridell Cassy and Respondent Boujhony Florestal.

**CODE ENFORCEMENT REPEAT VIOLATION, FINE ASSESSMENT AND STATUS HEARINGS:**

**CASE NO. 24-00069**

FLORESTAL BOUJHONY & PHILIPPE CLAUDY J  
5315 ONTARIO ROAD  
HAVERHILL, FL 33415  
PCN: 22-42-43-35-15-000-0160  
LEGAL DESCRIPTION: TOWNER PARK REPL LT 16

**NATURE OF VIOLATION:**

Chapter 38 Section 38-9 Parking of vehicles and boats in residential districts Chapter 14 Section 14-7 Unsafe buildings and structures Chapter 58 Article IX Division 14 Section 58-584 Maintenance and appearance standards for all real property.

Code Enforcement Officer (CEO) Petrick testified this case was in reference to a Single-Family property that was found in violation at the November 2024 Special Magistrate hearing of Town Code Section 38-9 for inoperable and unregistered vehicles on the

property, vehicles parked on the grass and prohibited vehicles, trailer, etc. parked in front of the house. Town Code Section 14-7 for an addition added to the home without obtaining an approved building permit from the Town. Town Code Section 58-584 for excessive outdoor storage, trash and debris on the property. CEO Petrick stated that the Special Magistrate orders of November 2024 required compliance by December 13, 2024 or a fine of up to one hundred (\$100.00) dollars per day may be assessed. He stated that on November 19, 2024 a Notice of Hearing was sent via certified mail to the Respondent at the address listed on the PBC Property Appraiser's website, the property was posted and the notice was posted on the Code Enforcement board at Town Hall. He stated that since the hearing on November 19, 2024, progress had been made by the Respondent but currently remained in violation of all three (3) Town Code Sections. CEO Petrick entered photographs of the property violations into evidence.

Code Enforcement Officer Petrick stated that due to the progress made by the Respondent, the Town was requesting a fine of fifty (\$50.00) dollars per day be assessed beginning December 13, 2024 until compliance achieved. The cost to bring this case before the Special Magistrate was \$17.64.

Respondent Boujhony Florestal testified that he is working with an engineer to obtain plans for the addition so he can submit the permit application but the engineer has been out of the country and he expects him back sometime next week. Mr. Florestal stated he has made progress regarding the inoperable and unregistered vehicles on the property and asked for an extension from the Special Magistrate.

### **ORDER**

It is the Order of the Special Magistrate that a fine in the amount of Two Thousand Three Hundred (\$2300.00) Dollars is hereby assessed at the amount of Fifty (\$50.00) Dollars per day for the Code violations which has existed on the property from December 14, 2024 to January 28, 2025, a period of forty-six (46) days, and such amount will continue to accrue at the rate of Fifty (\$50.00) Dollars per day until compliance is achieved. In addition, costs are assessed in the amount of \$17.64.

**CASE NO. 24-00125**

**COMPLIED**

TAN JI W

5200 CLUB ROAD

HAVERHILL, FL 33415

PCN: 22-42-43-35-05-025-0011

LEGAL DESCRIPTION: HAVERHILL RIDING ESTATES W 192 FT E 292 FT OF N ½ OF TR 25

NATURE OF VIOLATION:

Chapter 58 Article IX Division 14 Section 58-584 Maintenance and appearance standards for all real property.

CEO Petrick determined the Respondent complied prior to the Special Magistrate hearing, therefore, no reason to move forward with the case at this time.

**CASE NO. 24-00141**

MOYA INVESTMENT CORP

MOYA ROLANDO M

BELVEDERE ROAD

HAVERHILL, FL 33417

PCN: 22-42-43-25-01-000-0121

LEGAL DESCRIPTION: BELVEDERE ESTATES W 140 FT OF LT 12 (LESS TRGLR PAR BELVEDERE & CONCORD AVE R/WS)

NATURE OF VIOLATION:

Chapter 58 Article IX Division 14 Section 58-584 Maintenance and appearance standards for all real property.

Code Enforcement Officer (CEO) Petrick testified that this case was in reference to an empty lot in violation of Town Code 58-584 for trash bags, dead vegetation piles, and loose vegetation laying on the sidewalk hindering people walking on sidewalk. He stated that several Courtesy Notices have been mailed to the property owner who resides in Miami. He stated that on November 21, 2024, he issued a Notice of Violation and Notice of Hearing to the Respondent via certified mail to the address listed on the Property Appraiser's website, Sunbiz records, both notices were posted at the property and posted on the Code Enforcement board at Town Hall. The Notice of Violation gave the Respondent fourteen (14) days to comply.

CEO Petrick testified that as of today, the property remained in violation and he has not had any response from the Respondent. He stated that the vegetation and trash bags can remain there for months which can cause an environment favorable to insects and rodents which can result in health, safety, and welfare concerns to the community. The Town requested compliance within fourteen (14) days or a fine of one hundred (\$100.00) dollars per day be assessed. CEO Petrick stated the Town would also like to request an Abatement Order if necessary, with the option to abate if the vegetation and garbage piles remain past the timeframe required to comply in the Special Magistrate orders. The cost to bring this case before the Special Magistrate was \$19.94.

## **ORDER**

It is the Order of the Code Enforcement Special Magistrate that Respondent shall comply with Code Section 58-584 on or before February 12, 2025. If Respondent does not comply within the time specified, a fine in an amount not to exceed of One Hundred (\$100.00) Dollars per day may be imposed for each day the violations continue to exist. In addition, costs in the amount of \$19.94 are assessed.

## **NOTICE OF HEARING**

A Fine Assessment Hearing will be held before the Special Magistrate on March 25, 2025 at 9:00 a.m. at the Town Hall, 4585 Charlotte Street, Haverhill, Florida to determine whether Respondent has violated this Order and to consider the assessment of a fine in accordance herewith together with the consideration of assessing the cost of the abatement as a lien against the subject property.

### **CASE NO. 24-00121**

RIDELL CASSY

850 BRIARWOOD DRIVE

HAVERHILL, FL 33415

PCN: 22-42-43-36-22-000-0040

LEGAL DESCRIPTION: BRIARWOOD SOUTH LT 4

### NATURE OF VIOLATION:

Chapter 58 Article IX Division 14 Section 58-584 Maintenance and appearance standards for all real Property Chapter 14 Section 14-7 Unsafe buildings and structures

Code Enforcement Officer (CEO) Petrick testified that this case was in reference to a Single-Family Residential property in violation of Town Code Sections 58-584 and 14-7 by digging up existing sod and laying gravel down to widen the driveway. He stated that on September 12, 2024 he spoke with the Respondent regarding the violation(s) and the Respondent agreed at that time that he would submit a building permit application to widen the driveway within thirty (30) days. CEO Petrick stated that by October 18, 2024 no permit application was submitted to the Town and the gravel driveway remained. He stated that he again called the Respondent who asked for a few more weeks due to unforeseen circumstances. The Respondent agreed that he would either submit a permit application for the gravel driveway or remove the gravel and replace it with sod by November 4, 2024. On November 14, 2024 CEO Petrick re-inspected the property and found it remained in violation. He immediately issued a Notice of Violation and Notice of Hearing to the Respondent via certified mail to the address listed on the Property Appraiser's website, the notices were posted at the property and posted on the Code Enforcement board at Town Hall. The Notice of Violation gave the Respondent thirty

(30) days to comply.

CEO Petrick testified that as of today, the property remained in violation. The Town was requesting compliance within sixty (60) days or a fine of one hundred (\$100.00) dollars per day be assessed. The cost to bring this case before the Special Magistrate was \$20.88.

Respondent Ridell Cassy testified that he acknowledged the seriousness of the violation but unforeseen issues have not allowed him to take care of it. He stated he has every intention of coming into compliance but needed to request more time.

**ORDER**

It is the Order of the Code Enforcement Special Magistrate that Respondent shall comply with the above-referenced Code Sections by March 27, 2025. If Respondent does not comply within the time specified, a fine in an amount not to exceed of One Hundred (\$100.00) Dollars per day may be imposed for each day the violations continue to exist. In addition, costs in the amount of \$20.88 are assessed.

**NOTICE OF HEARING**

In the event Respondent does not fully comply with the Town's Code of Ordinances within the time specified, a Fine Assessment Hearing shall be held before the Special Magistrate on April 22, 2025 at 9:00 a.m. at Town Hall, 4585 Charlotte Street, Haverhill, Florida to determine whether Respondent continues to be in violation of the above-referenced Code sections and to consider the assessment of a fine.

**ADJOURNMENT**

The hearing was adjourned at 9:22 A.M.

Minutes prepared by Deputy Town Clerk Wible and adopted by Special Magistrate Doney on February 25, 2025.

  
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Jean F. Wible, Deputy Town Clerk

  
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Special Magistrate, William P. Doney



