



**TOWN OF HAVERHILL, FLORIDA
SPECIAL MAGISTRATE CODE ENFORCEMENT HEARING
JUNE 24, 2025
9:00 AM
AGENDA**

CALL TO ORDER

SWEARING IN OF WITNESSES

APPROVAL OF THE MAY 27, 2025, MINUTES

CODE ENFORCEMENT REPEAT VIOLATION, FINE ASSESSMENT AND STATUS HEARINGS

- 1. CASE NO. 24-00120** GRETZA E & WILFREDO MOYA
536 TALL PINES ROAD
HAVERHILL, FL 33415
PCN: 22-42-43-35-15-000-0060
LEGAL DESCRIPTION: TOWNER PARK REPL LT 6

NATURE OF VIOLATION: Chapter 58 Article IX Division 14
Section 58-584 Maintenance and appearance standards for all real
property

- 2. CASE NO. 24-00009** ACETI, PATRICK
550 TALL PINES ROAD
HAVERHILL, FL 33415
PCN: 22-42-43-35-15-000-0050
LEGAL DESCRIPTION: TOWNER PARK REPL LT 5

NATURE OF VIOLATION: Chapter 58 Article IX Division 14
Section 58-584 Maintenance and appearance standards for all real
property

CODE ENFORCEMENT VIOLATION HEARINGS

- 3. CASE NO. 25-00018** VILLAS ON GROVE STREET LLC **COMPLIED**
4631 GROVE STREET
HAVERHILL, FL 33415
PCN: 22-42-43-36-02-000-0121
LEGAL DESCRIPTION: CLEVELAND GROVE ACRES S
145 FT OF N 330 FT OF LT 12

NATURE OF VIOLATION: Chapter 58 Article IX Division 14
Section 58-584 – Maintenance and appearance standards for all
real property Chapter 38 Section 38-9 – Parking of motor vehicles
recreational vehicles, watercraft and trailers in residential district

4. CASE NO. 25-00020 TALLENT, LOUISENA
5304 BELVEDERE ROAD
HAVERHILL, FL 33415
PCN: 22-42-43-35-05-009-0010
LEGAL DESCRIPTION: HAVERHILL RIDING ESTATES N
263.52 FT OF TR 9

NATURE OF VIOLATION: Chapter 58 Article IX Section
58-575 – Places of worship regulations

FINE REDUCTION HEARINGS

NONE

ADJOURNMENT

Notice: If any person decides to appeal against any decision of the Town Council at this meeting, he/she will need a record of the proceedings and for this purpose; he/she needs to ensure that a verbatim record of the proceedings is made. The record must include the testimony and evidence upon which the appeal is to be based, pursuant to F.S. 286.0105. The Town of Haverhill does not prepare nor provide such verbatim record. In accordance with the provisions of the American with disabilities Act (ADA), this document can be made available in an alternate format (large print) upon request. Special accommodation can be provided upon request with three (3) days advance notice of any meeting, by contacting Tracey L. Stevens, Town Administrator, at the Haverhill Town Hall, 4585 Charlotte Street, Haverhill, Florida at (561) 689-0370.

**TOWN OF HAVERHILL
MINUTES
SPECIAL MAGISTRATE
HEARING
June 24, 2025**

Present: Special Magistrate William P. Doney, Code Enforcement Officer (CEO) Joseph Petrick, Town Attorney John Foster, Town Administrator Tracey Stevens, Deputy Town Clerk Jean Wible, Assistant Town Clerk Virginia Botello, Respondent Patrick Aceti, Respondent Gretza Moya, Respondent Louisena (Mona) Tallent and Dr. Stevenson Dorcelus-Cetoute, Representative on behalf of Ms. Tallent.

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 May 27, 2025.

III. SWEARING IN OF WITNESSES:

Special Magistrate Doney administered Oath to Code Enforcement Officer Joseph Petrick, Town Administrator Tracey Stevens, Assistant Town Clerk Virginia Botello, Respondent Patrick Aceti, Respondent Gretza Moya, Respondent Louisena (Mona) Tallent and Dr. Stevenson Dorcelus-Cetoute

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

CASE NO. 24-00120

GRETZA E & WILFREDO MOYA

536 TALL PINES ROAD

HAVERHILL, FL 33415

PCN: 22-42-43-35-15-000-0060

LEGAL DESCRIPTION: TOWNER PARK REPL LT 6

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 Fine Assessment case was in reference to violation of Town Code Section 58-584 for the removal of sod and installing a driveway to connect with the property next door located at 536 Tall Pines Road without obtaining a permit from the Town. CEO Petrick stated that the Order from December 11, 2024, Special Magistrate hearing required compliance by June 11, 2025, or a One Hundred (\$100.00) Dollars per day fine may be assessed. He stated that although some efforts have been made on behalf of the Respondents to come into compliance, the work had not proceeded in a timely manner. He stated that compliance could have been achieved had the Respondents re-sodded the area until a permit had been obtained by the Town. CEO Petrick stated for the record that this case began January 29, 2024.

CEO Petrick stated that a variation application was approved by the Town Council on March 26, 2025, with conditions. A driveway permit was issued by the Town Building Official on April 18, 2025. On June 13, 2025, a driveway inspection was requested and completed by the Town Building Official where it failed because the conditions of Town Council's approval were not met.

Town Administrator Tracey Stevens testified that when the Town Building Official went out to perform the inspection, it was noticed that the materials being used for the driveway did not meet the engineering plan that was approved. She stated the Town engineer worked very closely with the Respondents engineer and came up with the engineering drawings to submit. Those drawings were presented to the Town Council for a variation request and were approved by the Town Council. She explained that when you link two (2) driveways together, it could cause sheet flowing into the Town's drainage system and the Town Council approved of something that would work so that would not happen. She stated that what the Respondents are doing now is not what the engineering plan states or were approved for.

Respondent Gretza Moya testified that they did not know a permit was needed to lay pavers down. She stated that she was not aware there were two (2) options of using some type of pervious pavers or installing a trench drain between the two (2) driveways. She stated they are working with an engineer to revise the plans to go with the more economical system for both properties of installing a trench drain. She stated that she will be hiring someone to dig the trench and she will be submitting a new driveway permit application to the Town since they are no longer going with the originally approved 5-layer system.

Town Attorney Foster stated that if in fact they are revising their plans, he recommends bringing this back to the Town Council for their approval. He stated that as CEO Petrick testified earlier, an easy fix for the Respondents to come into compliance would have been to re-sod the affected area until all of this is resolved.

Code Officer Petrick stated the Town was requesting a fine of Fifty (\$50.00) Dollars per day and continuing until compliance was achieved. The cost to bring this case before the Special Magistrate was \$17.22.

ORDER

The date for compliance with the December 11, 2024, Order is hereby extended to July 11, 2025. All other provisions in the December 11, 2024, Order shall remain in full force and effect.

NOTICE OF HEARING

In the event Respondents do 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 July 22, 2025 at 9:00 a.m. at Town Hall, 4585 Charlotte Street, Haverhill, Florida to determine whether Respondents continue to be in violation of the above-referenced Code sections and to consider the assessment of a fine.

CASE NO. 24-00009

ACETI, PATRICK

550 TALL PINES ROAD

HAVERHILL, FL 33415

PCN: 22-42-43-35-15-000-0050

LEGAL DESCRIPTION: TOWNER PARK REPL LT 5

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 Fine Assessment case was in reference to violation of Town Code Section 58-584 for the removal of sod and installing a driveway to connect with the property next door located at 536 Tall Pines Road without obtaining a permit from the Town. CEO Petrick stated that the Order from December 11, 2024, Special Magistrate hearing required compliance by June 11, 2025, or a One Hundred (\$100.00) Dollars per day fine may be assessed. He stated that although some efforts have been made on behalf of the Respondent to come into compliance, the work had not proceeded in a timely manner. He stated that compliance could have been achieved had the Respondent replaced the sod that had been removed (to join the two (2) driveways) until a permit had been obtained by the Town. CEO Petrick stated for the record that this case began on January 29, 2024.

CEO Petrick stated that a variation application was approved by the Town Council on March 26, 2025, with conditions. A driveway permit application was issued by the Town Building Official on April 18, 2025. On June 13, 2025, a driveway inspection was requested and completed by the Town Building Official where it failed because the conditions of Town Council's approval were not met.

Town Administrator Tracey Stevens testified that when the Town Building Official went out to perform the inspection, it was noticed that the materials being used for the driveway did not meet the engineering plan that was approved. She stated the Town engineer worked very closely with the Respondents engineer and came up with the engineering drawings to submit. Those drawings were presented to the Town Council for a variation request and were approved by the Town Council. She explained that when you link two (2) driveways together, it could cause sheet flowing into the Town's drainage system so the Town Council approved something that would work so that would not happen and what the Respondent is doing now is not what the engineering plan states or were approved for.

Respondent Patrick Aceti testified that this has been a lengthy process, and they do accept that the project was started without an approved permit. The Respondent stated that he was not aware that he had two (2) options of using some type of pervious pavers or installing a trench drain between the two (2) driveways. They are working with an engineer to revise the plans to go with a more economical system for both properties which would be to install a trench drain.

Town Attorney Foster stated that if in fact they are revising their plans, he recommends bringing this back to the Town Council for their approval. He stated that as CEO Petrick testified earlier, an easy fix for the Respondent to come into compliance would have been to re-sod the affected area until all of this is resolved.

Code Officer Petrick stated the Town was requesting a fine of Fifty (\$50.00) Dollars per day and continuing until compliance was achieved. The cost to bring this case before the Special Magistrate was \$17.22.

ORDER

The date for compliance with the December 11, 2024, Order is hereby extended to July 11, 2025. All other provisions in the December 11, 2024, Order shall remain in full force and effect.

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 July 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.

CODE ENFORCEMENT VIOLATION HEARINGS:

CASE NO. 25-00018

COMPLIED

VILLAS ON GROVE STREET LLC ARENT INVESTMENTS LLC

4631 GROVE STREET

HAVERHILL, FL 33415

PCN: 22-42-43-36-02-000-0121

LEGAL DESCRIPTION: CLEVELAND GROVE ACRES S 145 FT OF N 330 FT OF LT 12

NATURE OF VIOLATION:

Chapter 58 Article IX Division 14 Section 58-584 Maintenance and appearance standards for all real property Chapter 38 Section 38-9 Parking of motor vehicles recreational vehicles, watercraft and trailers in residential district.

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. 25-00020

TALLENT, LOUISENA

5304 BELVEDERE ROAD

HAVERHILL, FL 33415

PCN: 22-42-43-35-05-009-0010

LEGAL DESCRIPTION: HAVERHILL RIDING ESTATES N 263.52 FT OF TR 9

NATURE OF VIOLATION:

Chapter 58 Article IX Section 58-575 – Places of worship regulations.

Code Enforcement Officer (CEO) Petrick testified that this case was in reference to a church being operated in an R1 Single-Family Residential District in violation of Town Code Section 58-575. He stated that at the May 2025 Town Council meeting, Dr. Stevenson attended the meeting and requested to put up a sign for a church in front of the property. He stated that at the Town Council meeting, the Town Council directed Dr. Stevenson to meet with Town staff to discuss options. CEO Petrick stated that Respondent Louisena Tallent and Dr. Stevenson had met with Town Administrator Tracey Stevens on one occasion after the Town Council meeting to discuss the options available to them but there had been no follow-up by the Respondent. CEO Petrick stated that in September 2024, a

separate code case was opened on the property for a driveway and electrical work done without a permit. He stated that the September 2024 code case resulted in being found in violation, a Fine Assessment hearing was ordered, and the Respondent has an outstanding fine(s) of One Thousand One Hundred (\$1,100.00) Dollars and outstanding fees to bring to the code case to the Special Magistrate in the amount of Fourteen Dollars and Forty cents (\$14.40) due.

Dr. Stevenson read a statement as the Representative of Respondent, Mrs. Tallent. In part it read “that every reasonable effort had been made to comply with the Town’s codes and ordinances. However, on September 12, 2024, a conflict arose following differing directives from Town and County inspectors. He requested that the Special Magistrate recognize the significant efforts taken to correct the violation and to consider dismissal of the case, a reduction of associated fines, or an extension to allow for full compliance based on their demonstrated commitment and good-faith actions”. He asked for guidance on the appropriate steps to resolve the zoning matter as well as clarification on the best path to potentially secure a zoning change. Special Magistrate Doney entered the statement into evidence.

Town Administrator Tracey Stevens testified that after the May 2025 Town Council meeting, she met with Dr. Stevenson and Ms. Tallent and addressed the fines and outstanding zoning concerns. She let them know they could request a fine reduction after everything was settled. With regards to the zoning concerns, she gave them a Text Amendment application to be completed and returned to her, and as of today, she had not heard back from them. She explained that the path forward was not a re-zoning issue, it was more of a Text Amendment to the Town’s code to see if the Town Council would consider it. She stated that after they went in front of the Town Council regarding their signage and zoning, and after all was reviewed, a Text Amendment would be the best path.

Code Officer Petrick stated that as of today, the property remained in violation of Town Code Section 58-575 for operating a church in an R1 Single-Family Residential District. The Town was requesting the Respondent comply by ceasing operating a church out of the property within thirty (30) days or a Two Hundred (\$200.00) Dollars per day fine be assessed. The cost to bring this case before the Special Magistrate was \$19.25.

ORDER

It is the Order of the Code Enforcement Special Magistrate that Respondent shall comply with the above-referenced Code Section by July 24, 2025. If the Respondent does not comply within the time specified, a fine in an amount not to exceed **Two Hundred (\$200.00) Dollars** per day may be imposed for each day the violations continue to exist. In addition, costs in the amount of \$19.25 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 August 26, 2025 at 9:00 a.m. at Town Hall, 4585 Charlotte Street, Haverhill, Florida to determine whether Respondents continue to be in violation of the above-referenced Code sections and to consider the assessment of a fine.

FINE REDUCTION HEARING:

NONE

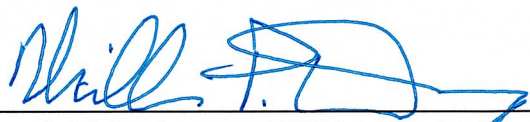
ADJOURNMENT

The hearing adjourned at 10:03 A.M.

Minutes prepared by Deputy Town Clerk Wible and adopted by Special Magistrate Doney on July 22, 2025.



Jean F. Wible, Deputy Town Clerk



Special Magistrate, William P. Doney

**TOWN OF HAVERHILL
SPECIAL MAGISTRATE HEARING
TUESDAY, JUNE 24, 2025**

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