

**TOWN OF HAVERHILL  
MINUTES  
SPECIAL MAGISTRATE  
HEARING  
July 22, 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.

**I. CALL TO ORDER:**

The meeting was called to order at 9:02 A.M. by Special Magistrate William P. Doney.

**II. APPROVAL OF MINUTES:**

Special Magistrate Doney approved the minutes of June 24, 2025.

**III. SWEARING IN OF WITNESSES:**

Special Magistrate Doney administered Oath to Code Enforcement Officer Joseph Petrick and Assistant Town Clerk Virginia Botello.

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

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

**CASE NO. 25-00008**

NORTH, SARA O & NORTH, STEVEN B

5390 STRATFORD ROAD

HAVERHILL, FL 33415

PCN: 22-42-43-35-15-000-0350

LEGAL DESCRIPTION: TOWNER PARK REPL LT 35

**NATURE OF VIOLATION:**

Chapter 14 Section 14-7 Unsafe buildings and structures.

Code Enforcement Officer (CEO) Petrick testified that this Fine Assessment case was in reference to a Single-Family property that enclosed their garage without obtaining a permit from the Town in violation of Town Code Section 14-7. The Order finding violation was mailed to the Respondent on April 23, 2025, via certified mail to the address listed on the Property Appraiser's website, the property was posted, and the Order was posted on the Code Enforcement board at Town Hall. He stated the Order required compliance by June 22, 2025, or a Two Hundred (\$200.00) Dollars per day fine may be assessed. As of today, the Respondents have not obtained a permit to enclose the garage or a permit to demolish the garage enclosure.

Code Enforcement Officer (CEO) Petrick stated for the record that on June 25, 2025, the PBC Property Appraiser's property owner records have changed to a Limited Liability Company (5390 Stratford Rd LLC) however Respondent Mr. North is still affiliated with (and owns) the property because he is still going through the permitting process with the Town's building department on other projects at the property. He stated that Florida Statute 162 Section 5 requires the property owner to notify the Town if changing ownership of the property, the Respondent did not notify the Town.

Town Attorney Foster stated that the Florida Statute is interesting because if they fail to provide notice to the purchaser and fail to provide notice to the Town that they have notified the purchaser of this ongoing action, then it creates a rebuttable presumption of fraud by the previous landowner. He stated that the Town would recommend today that if there is an Order imposing a fine, that it be copied to the Registered Agent and to the mailing address of the LLC.

Code Officer Petrick included a copy of the Sunbiz record of the new LLC and the Quit Claim Deed in today's packet to the Special Magistrate.

Code Officer Petrick stated the Town was requesting a fine of Two Hundred (\$200.00) Dollars per day be assessed beginning June 23, 2025, and continuing until property comes into compliance. The cost to bring this case before the Special Magistrate was \$15.07.

### **ORDER**

It is the Order of the Special Magistrate that a fine in the amount of Six Thousand (\$6000.00) Dollars is hereby assessed at the amount of Two Hundred (\$200.00) Dollars per day for the Code violations which have existed on the property from June 23, 2025 to July 22, 2025, a period of thirty (30) days, and such amount will continue to accrue at the rate of Two Hundred (\$200.00) Dollars per day until compliance is achieved. In addition, costs are assessed in the amount of \$15.07.

### **CODE ENFORCEMENT VIOLATION HEARINGS:**

#### **CASE NO. 25-00032**

BRENNER, MICHAEL R & COLLINS BRENNER, AMY L

1284 PARK LANE

HAVERHILL, FL 33415

PCN: 22-42-43-25-00-000-7480

LEGAL DESCRIPTION: 25-43-42, E 313.28 FT OF N 274 FT OF S 1615 FT OF W ¾ OF W ½ OF SW ¼

#### **NATURE OF VIOLATION:**

Chapter 58 Article IX Division 14 Section 58-587 Building and numbering standards  
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 districts.

Code Enforcement Officer (CEO) Petrick testified that this case was in reference to a Single-Family property that was issued a Notice of Violation and Notice of Hearing on May 21, 2025, in violation of Town Code Section 38-9 for having a semi-truck and trailer parked on the property. Both notices were mailed to the Respondents on May 21, 2025, via

certified mail to the address listed on the Property Appraiser's website, the property was posted and posted on the Code Enforcement board at Town Hall. He stated that Courtesy Notices have been mailed to the Respondents over the past two (2) years regarding the semi-truck violation and because Respondents were unresponsive, CEO Petrick performed an assessment of the whole property and found the Respondents in violation of Town Code Section 58-584 for a dead palm tree on the property and Town Code Section 58-587 for having house numbers missing on the mailbox. CEO Petrick stated that the Respondent came into compliance within the time limit required for Town Code Sections 38-9 and 58-587. However, Town Code Section 58-584 (dead palm tree) remained in violation as the Respondent removed the dead palm tree without first obtaining a tree removal permit from the Town. He stated that the Respondent did submit the tree removal permit application after the fact but must meet all requirements of the permit application one of which is to replace the dead palm tree with new vegetation.

Code Officer Petrick stated the Town was requesting compliance by August 22, 2025, or a Fifty (\$50.00) Dollars per day fine may be assessed. A Fine Assessment hearing, if necessary, will be held on September 23, 2025, at 9:00 a.m. The cost to bring this case before the Special Magistrate was \$16.43.

### **ORDER**

It is the Order of the Code Enforcement Special Magistrate that Respondents shall comply with the above-referenced Code Section by August 22, 2025. If Respondents do not comply within the time specified, a fine in an amount not to exceed Fifty (\$50.00) Dollars per day may be imposed for each day the violation continues to exist. In addition, costs in the amount of \$16.43 are assessed.

### **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 September 23, 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 section and to consider the assessment of a fine.


### **FINE REDUCTION HEARING:**

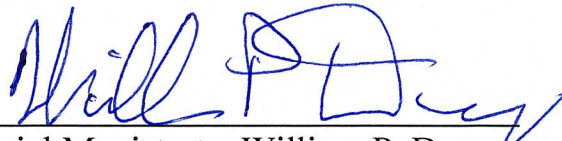
**NONE**

## ADJOURNMENT

The hearing adjourned at 9:12 A.M.

Minutes prepared by Deputy Town Clerk Wible and adopted by Special Magistrate Doney on August 26, 2025.

  
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Jean F. Wible, Deputy Town Clerk

  
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Special Magistrate, William P. Doney