

TOWN OF HAVERHILL
MINUTES
SPECIAL MAGISTRATE
HEARING
September 23, 2025

Present: Special Magistrate William P. Doney, Code Enforcement Officer (CEO)
Joseph Petrick, Town Attorney John Foster, Deputy Town Clerk Jean Wible,
Assistant Town Clerk Virginia Botello and Respondent Crystal Smith.

I. CALL TO ORDER:

The meeting was called to order at 9:00 A.M. by Special Magistrate William P. Doney.

II. APPROVAL OF MINUTES:

Special Magistrate Doney approved the minutes of August 26, 2025.

III. SWEARING IN OF WITNESSES:

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

CODE ENFORCEMENT REPEAT VIOLATION, FINE ASSESSMENT AND STATUS HEARINGS:

CASE NO. 25-00067

STRASSNER, DANIEL M.

5023 CLUB ROAD

HAVERHILL, FL 33415

PCN: 22-42-43-35-05-036-0000

LEGAL DESCRIPTION: HAVERHILL RIDING ESTATES TR 36 (LESS TRGLR PAR
HAVERHILL RD R/W)

NATURE OF VIOLATION: Chapter 14 Section 14-7: Unsafe buildings and structures.

Code Enforcement Officer Joseph Petrick stated that property owner, Daniel Strassner is out of Town and requested a continuance of this matter until the next Special Magistrate hearing on October 28, 2025. CEO Petrick stated the Town was not opposed to his request.

ORDER CONTINUING HEARING

This matter came before the Special Magistrate at a hearing scheduled on September 23, 2025. Upon agreement of the parties, it is thereupon ORDERED that the hearing on this matter is hereby continued to be heard on October 28, 2025, at 9:00 A.M. at Town Hall, 4585 Charlotte Street, Haverhill, Florida.

CODE ENFORCEMENT VIOLATION HEARINGS:

ROBINSON, DAVID & SMITH, CRYSTAL D
950 WOODLAND AVE
HAVERHILL, FLORIDA 33415
PCN: 22-42-43-35-23-001-0030
LEGAL DESCRIPTION: WOODLAND TERRACE NO 1 LT 3 (LESS N 8.94 FT OF
ELY 0.36 FT HAVERHILL RD R/W) BLK 1

NATURE OF VIOLATION: Chapter 38 Section 38-9: Parking of motor vehicles, recreational vehicles, watercraft and trailers in residential districts.

Code Enforcement Officer Joseph Petrick stated that this case was in reference to a Single-Family lot that has two (2) recreational vehicles (RV's) and a camper parked on the side of the house on the grass in violation of Town Code Section 38-9. He stated that from time to time, there would be an additional trailer parked in the driveway. He stated that he had been in contact with Respondent, Crystal Smith, on several occasions since early 2023. On March 14, 2023, CEO Petrick issued a Courtesy Notice for the violation of Town Code Section 38-9. On June 13, 2023, CEO Petrick issued a Notice of Violation and Notice of Hearing for the violations, and a Special Magistrate hearing was scheduled for August 2, 2023. CEO Petrick stated that at the July 13, 2023, Town Council meeting, the Town Council approved the Respondents request for a variation to allow for the large camper to be stored in the location indicated in the most current picture taken by CEO Petrick yesterday which is the location approved by Town Council. On August 12, 2025, CEO Petrick issued a Notice of Violation and Notice of Hearing that were sent via certified mail to the address listed on the Property Appraisers website. The notices were posted on the property and posted on the Code Enforcement board at Town Hall. The Notice of Violation gave the Respondent seven (7) days to comply. CEO Petrick stated the Respondent disagreed with the Notice of Violation and on August 14, 2025, she emailed Town Administrator Stevens to modify the current approved variation or obtain an additional one to allow for more RV's to be stored on the property. CEO Petrick testified that Town Administrator Stevens responded to the Respondent via email on August 18, 2025, providing the variation submittal process information. He stated that as of September 22, 2025, the Town had not heard back from the Respondent.

CEO Petrick entered emails and pictures into evidence.

Respondent Crystal Smith testified that she has had items parked in the same spot as far back as 2011 whether it was a camper, a trailer, air boat, buggy, a trailer with a side by side on it, etc. and it was never a problem. She stated that she did call Town Hall and left a message to say she would be parking a trailer in the driveway as her cousin was coming to pick it up to work on it because the axel had broken. She stated it would be back in a couple of days.

Special Magistrate Doney asked the Respondent if she was indicating that she would be pursuing the request before the Town Council and she replied yes.

Town Attorney John Foster stated that for the record, Town Code 38-9 (d)(1)(ii) provides that no more than one (1) recreational vehicle, one (1) sports vehicle, one (1) watercraft or one (1) trailer shall be permitted or stored outdoors on a residential lot which is less than 10,000 square feet and Attorney Foster believed the side by side would fit the definition of a sports vehicle as would the four-wheeler.

Special Magistrate Doney asked what the Town's position was by allowing the waiver process. Town Attorney John Foster stated that a waiver had already been granted for the camper but under the waiver provision a resident does have the opportunity to file for a waiver, and the Town Council shall conduct a public hearing within thirty (30) days to review the petition.

CEO Petrick stated that as of today, the property remained out of compliance. The Town was requesting a One Hundred (\$100.00) Dollars per day fine be assessed. The cost to bring this case before the Special Magistrate was \$18.25.

ORDER

It is the Order of the Code Enforcement Special Magistrate that Respondents shall comply with the above-referenced Code Section by November 1, 2025. If Respondents do not comply within the time specified, a fine in an amount not to exceed One Hundred (\$100.00) Dollars per day may be imposed for each day the violation continues to exist. In addition, costs in the amount of \$18.25 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 December 2, 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.

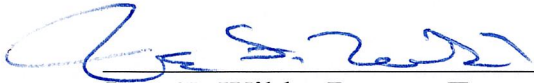
FINE REDUCTION HEARING:

NONE

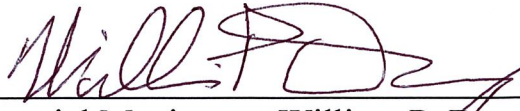
ADJOURNMENT

The hearing adjourned at 9:21 A.M.

Minutes prepared by Deputy Town Clerk Wible and adopted by Special Magistrate Doney on October 28, 2025.



Jean F. Wible, Deputy Town Clerk



Special Magistrate, William P. Doney



**TOWN OF HAVERHILL
SPECIAL MAGISTRATE HEARING
TUESDAY, SEPTEMBER 23, 2025**

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