

TOWN OF HAVERHILL  
MINUTES  
SPECIAL MAGISTRATE  
HEARING  
October 28, 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, Respondent Pedro Benedico, Sr. and Pedro Benedico, Jr. who appeared on behalf of his father and Respondent Daniel Stassner.

**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 October 28, 2025.

**III. SWEARING IN OF WITNESSES:**

Special Magistrate Doney administered Oath to Code Enforcement Officer Joseph Petrick, Assistant Town Clerk Virginia Botello, Respondent Pedro Benedico, Sr. and Pedro Benedico, Jr who appeared on behalf of his father and Respondent Daniel Stassner.

**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 this repeat violation case was in reference to a Single-Family residential property in violation of Town Code Section 14-7 for two (2) expired building permits. He stated the expired permits were for a paver driveway and balcony poles repair. On September 9, 2025, CEO Petrick issued a Notice of Hearing and mailed to the Respondent via certified mail, the notice was posted on the property, and the notice was posted on the Code Enforcement board at the Town Hall.

Respondent Daniel Strassner testified that he did not realize the building permits were expired and came into Town Hall and paid to renew them immediately. He stated he has had a run of bad luck with contractors and is now in the middle of hiring someone he trusts to finish the job(s).

CEO Petrick stated that the property was out of compliance for two (2) days regarding the driveway permit and four (4) days regarding the balcony poles permit. The Town was asking for Fifty (\$50.00) Dollars per day for each day the permits were expired for a total fine of Three Hundred (\$300.00) Dollars. The cost to bring this case before the Special Magistrate was \$17.85.

### **ORDER**

A Fine in the amount of One Hundred Dollars (\$100.00) is hereby assessed for this repeat violation which existed on the property from September 6, 2025, to September 10, 2025, a period of four (4) days. In addition, costs in the amount of \$17.85 are assessed.

Should Respondent violate the same Section of the Code again, Respondent may be subject to a fine of up to \$500.00 per day. Additionally, the Code Inspector is not required to give a reasonable time to correct the repeat violation, and the case may be presented to the Special Magistrate even if the repeat violation has been corrected prior to the Special Magistrate hearing.

#### **CASE NO. 25-00073**

BENEDICO, PEDRO M & CORDOVES, IVONNE

4950 LUWAL DRIVE

HAVERHILL, FL 33415

PCN: 22-42-43-36-00-000-3064

LEGAL DESCRIPTION: 36-43-42, E 95 FT OF W 310 FT OF N ½ OF N ½ OF NW ¼ OF SW ¼ OF NW ¼ (LESS N 10 FT)

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 repeat violation case was in reference to a Single-Family residence that had a commercial vehicle stored on the property from September 10, 2025, until September 24, 2025, in violation of Town Code Section 38-9. This property was found in violation of the same Town Code Section 38-9 previously in Code case #22-00018 and again in Code case #23-0003. On September 10, 2025, CEO Petrick issued a Notice of Hearing and mailed to the Respondent via certified mail, the notice was posted on the property, and the notice was posted on the Code Enforcement board at the Town Hall.

The Respondent's son Pedro Benedico, Jr. testified that the commercial vehicle has been removed.

CEO Petrick confirmed the property came into compliance on September 25, 2025, and because it was a repeat violation, the Town was requesting a fine in the amount of One-Hundred and Fifty (\$150.00) Dollars per day be assessed for a period of fourteen (14) days from September 10, 2025, through September 24, 2025. The cost to bring this case before the Special Magistrate was \$21.00.

### **ORDER**

A Fine in the amount of Seven Hundred Dollars (\$700.00) is hereby assessed for this repeat violation which existed on the property from September 10, 2025, to September 24, 2025, a period of fourteen (14) days. In addition, costs in the amount of \$21.00 are assessed.

Should Respondents violate the same Section of the Code again, Respondents may be subject to a fine of up to \$500.00 per day. Additionally, the Code Inspector is not required to give a reasonable time to correct the repeat violation, and the case may be presented to the Special Magistrate even if the repeat violation has been corrected prior to the Special Magistrate hearing.

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

#### **CASE NO. 25-00059**

MALDONADO LAWNSPACE & DESIGN LLC

**COMPLIED**

4581 CHARLOTTE STREET

HAVERHILL, FL 33415

PCN: 22-42-43-25-01-000-0041

LEGAL DESCRIPTION: BELVEDERE ESTATES S ½ OF LT 4

NATURE OF VIOLATION: Chapter 38 Section 38-9 – Parking of motor vehicles.  
Recreational vehicles, watercraft and trailers in residential districts Chapter 58 Article IX

Division 14 Section 58-584 – Maintenance and appearance standards for all real property  
Chapter 58 Article IX Division 14 Section 58-587-Building numbering standards.

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. 25-00054**

PEREZ, HAYDEE

1010 NEW PARKVIEW PLACE

HAVERHILL, FL 33417

PCN: 22-42-43-26-24-000-0370

LEGAL DESCRIPTION: PARKVIEW PLACE LT 37

**NATURE OF VIOLATION:**

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

Code Enforcement Officer Joseph Petrick stated that this case was in reference to a Single-Family property that has a fence in disrepair in violation of Town Code Section 58-584. He stated that in December 2024, he received a complaint from the Respondent Haydee Perez regarding code violations at the property located behind her house (1021 Cheryl Road). He stated that while he was taking photographs from her backyard of the property she was complaining about, he asked the Respondent if the fence directly in front of where they were standing belonged to her or the neighbor and she stated that it was her fence, and she knew it needed repaired. CEO Petrick stated that on August 11, 2025, while he was working with the property owner of 1021 Cheryl Road to bring his property into compliance as required by Special Magistrate order, the property owner asked if the Respondent was required to fix her fence because he had spoken with her and offered to work with her to repair her fence (while he was working on bringing his property into compliance) but she declined his offer. CEO Petrick stated that on August 11, 2025, he issued a Courtesy Notice to the Respondent to repair, replace or remove her fence within thirty (30) days. By September 26, 2025, he had not heard from the Respondent and issued a Notice of Violation and Notice of Hearing for today's Special Magistrate hearing. The notices were sent via certified mail, the notices were posted on the property, and the notices were placed on the Code Enforcement board at Town Hall.

CEO Petrick stated that as of today, the property remained out of compliance. The Town was requesting thirty (30) days to achieve compliance or a fine of Fifty (\$50.00) Dollars per day fine be assessed. A Fine Assessment hearing on January 27, 2026, if necessary. The cost to bring this case before the Special Magistrate was \$16.22.

## **ORDER**

It is the Order of the Code Enforcement Special Magistrate that Respondent shall comply with the above-referenced Code Section by December 1, 2025. If Respondent does not comply within the time specified, a fine in an amount not to exceed of Fifty (\$50.00) Dollars per day may be imposed for each day the violation continues to exist. In addition, costs in the amount of \$16.22 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 January 27, 2026 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 section and to consider the assessment of a fine.

### **CASE NO. 25-00062**

CARMENATE PEREZ, MARIAN  
CARMENATE DIAZ, ROBERTO L.  
PEREZ ESCALONA, KEILA  
767 BRIARWOOD DRIVE  
HAVERHILL, FL 33415  
PCN: 22-42-43-36-22-000-0190  
LEGAL DESCRIPTION: BRIARWOOD SOUTH LT 19

**COMPLIED**

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

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.


### **FINE REDUCTION HEARINGS**

**NONE**

## ADJOURNMENT

The hearing adjourned at 9:33 A.M.

Minutes prepared by Deputy Town Clerk Wible and adopted by Special Magistrate Doney on December 2, 2025.

  
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Jean F. Wible, Deputy Town Clerk  
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Special Magistrate, William P. Doney



**TOWN OF HAVERHILL  
SPECIAL MAGISTRATE HEARING  
TUESDAY, OCTOBER 28, 2025**

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