

**TOWN OF HAVERHILL
MINUTES
SPECIAL MAGISTRATE
HEARING
December 2, 2025**

Present: Special Magistrate William P. Doney, Code Enforcement Officer (CEO) Joseph Petrick, Town Attorney Lance Fuchs, Deputy Town Clerk Jean Wible, Assistant Town Clerk Virginia Botello, Yves Thelusca who appeared on behalf of his wife, Respondent Marie Fequiere.

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 and Yves Thelusca.

CODE ENFORCEMENT REPEAT VIOLATION, FINE ASSESSMENT AND STATUS HEARINGS:

NONE

CODE ENFORCEMENT VIOLATION HEARINGS:

CASE NO. 25-00080

COMPLIED

JOAQUIN, ANDRES ANDRES & JOAQUIN, NICOLAS LUCAS
4787 DORCHESTER MEWS
HAVERHILL, FL 33415
PCN: 22-42-43-36-22-000-0110
LEGAL DESCRIPTION: BRIARWOOD SOUTH LT 11

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

CASE NO. 25-00057

FEQUIERE, MARIE

5416 CLUB CIRCLE

PCN: 22-42-43-35-22-000-0180

LEGAL DESCRIPTION: CLUB ROAD ESTATES PL LT 18

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

Code Enforcement Officer Joseph Petrick stated that this case was in reference to a Single-Family residence that put up a shed without obtaining a permit from the Town in violation of Town Code Section 14-7. He stated a Courtesy Notice was issued on August 22, 2025, and required compliance within thirty (30) days by obtaining a permit from the Town or remove the shed. CEO Petrick stated he had not heard back from the Respondent after the Courtesy Notice was issued and on September 25, 2025, he issued a Notice of Violation and Notice of Hearing and sent to the Respondent via certified mail, notices were posted on the property, and the notices were posted on the Code Enforcement board at Town Hall. He stated the Notice of Violation required compliance within thirty (30) days. CEO Petrick stated a permit application was submitted to the Town, however, after the Town Building Official reviewed it, there were comments that must be addressed by the Respondent before permit application could be approved.

Assistant Town Clerk Botello testified that per the Building Official's comments after plan review, the shed was found to be located within the 5-foot setback and the permit application needed to be revised.

Yves Thelusca who was authorized to attend today's hearing on the Respondents behalf, testified that he will do his best to comply with the January 2, 2026, compliance date. He stated the shed was not on a slab and could be moved from within the setback area. He also stated there was no electricity or plumbing in the shed.

CEO Petrick explained to Mr. Thelusca that for the property to be compliant by January 2, 2026, the Respondent must either obtain a permit by the Town or remove the shed. CEO Petrick reminded Mr. Thelusca that if he intends to remove the shed, a permit must be obtained to remove (demolish) it.

CEO Petrick stated the Town was requesting compliance by January 2, 2026, or a One Hundred (\$100.00) 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 \$17.93.

ORDER

It is the Order of the Code Enforcement Special Magistrate that Respondent shall comply with the above-referenced Code Section by January 2, 2026. If Respondent does 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 \$17.93 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. 25-00081

PUPS PLAYGROUND LLC

VANNECK, SANDRA

4753 BELVEDERE ROAD

HAVERHILL, FL 33415

PCN: 22-42-43-25-00-000-7880

LEGAL DESCRIPTION: 25-43-42, S 577 FT OF E 1/2 OF SE 1/4 OF SW 1/4 OF SW 1/4 (LESS S 40 FT & TRGLR PAR BELVEDERE RD R/W) K/A PT OF ABND PB7P43 IN OR880P1068 ST LYG W OF CONCORD AVE IN PB7P43 AS IN OR880P1068

NATURE OF VIOLATION: Chapter 10 Section 10-10 Keeping certain animals prohibited; exceptions Chapter 58 Article VI Division 2 Section 58-167 – Permitted uses Chapter 14 Section 14-7 – Unsafe buildings and structures.

Code Enforcement Officer Joseph Petrick stated that the Town Attorney's office was requesting this case be continued until February 24, 2026, Special Magistrate hearing while the Respondent and Town staff try to work out compliance.

ORDER CONTINUING HEARING

ORDERED that the hearing in this matter to consider whether Respondent is in violation of the above-referenced Code sections and, if so, whether to impose a fine is hereby continued to be heard on February 24, 2026, at 9:00 A.M. at Town Hall, 4585 Charlotte Street, Haverhill, Florida.

CASE NO. 25-00058

COMPLIED

CARBONE, CHRISTINE & CARBONE, SAVERIO L
1254 PALMETTO ROAD
HAVERHILL, FL 33417
PCN: 22-42-43-26-30-000-0020
LEGAL DESCRIPTION: KROLLS LT 2

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 that 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

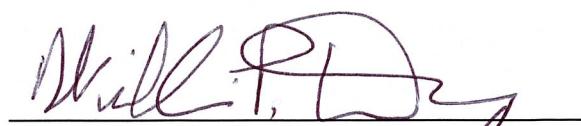
ADJOURNMENT

The hearing adjourned at 9:09 A.M.

Minutes prepared by Deputy Town Clerk Wible and adopted by Special Magistrate Doney on January 27, 2026.



Jean F. Wible, Deputy Town Clerk



William P. Doney
Special Magistrate, William P. Doney

SIGN IN SHEET

**TOWN OF HAVERHILL
SPECIAL MAGISTRATE HEARING
TUESDAY, DECEMBER 2, 2025**