

TOWN OF HAVERHILL  
MINUTES  
SPECIAL MAGISTRATE  
HEARING  
January 27, 2026

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 Flor Ameral and her daughter Diane Pena, Respondent Maria McArdle, Respondent Haydee Perez and Estefani on behalf of her parents, Respondents Juan Cardona Munguia and Keydi Rosales Peralta.

**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 December 2, 2025.

**III. SWEARING IN OF WITNESSES:**

Special Magistrate Doney administered Oath to Code Enforcement Officer Joseph Petrick, Assistant Town Clerk Virginia Botello, Flor Ameral, Diane Pena, Maria McArdle, Haydee Perez, and Estefani Rosales.

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

**CASE NO. 25-00057**

**COMPLIED**

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 (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 PL

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

Code Enforcement Officer (CEO) Joseph Petrick stated that this Fine Assessment case was in reference to a Single-Family residence that was found in violation at the Special Magistrate hearing held on October 28, 2025, for having a fence in disrepair. He stated the order had given the Respondent until December 1, 2025, to comply by obtaining a building permit for a new fence, remove or repair the existing fence or a Fifty (\$50.00) Dollars per day fine may be imposed. He stated he spoke with the Respondent on December 2, 2025, and again last week regarding the order and how to achieve compliance. CEO Petrick noted that this case goes back to December 2024, when he first met the Respondent regarding her concerns with code violations in her neighborhood. He stated that at that time, they spoke about her fence.

Respondent Haydee Perez testified that the property owner behind her had tenants that were the ones who brought down her fence. She said she was unable to repair the fence because her priority at that time was dealing with her brother's illness and then his passing. She said that when the whole process started in October she did not know because the notice would be attached to her mailbox and people would steal her mail or knock down her mailbox. She said she did receive the second notice around the end of October, by the President of the HOA because he found it in his backyard. She stated that she has submitted a building permit application to the Town, however, a property survey is required, and she does not have one. She is in the process of finding a surveying company. She stated she is trying to correct the situation.

Assistant Town Clerk Virginia Botello testified that the Building Department does have a fence checklist that states a property survey is required with all fence permit submittals. She also informed the Respondent of this when the fence permit was submitted to the Town and if there was no property survey provided, it would be a comment from the Building Official to be addressed before approving the permit.

CEO Petrick stated that as of today, the property remained out of compliance, no building permit had been obtained, and the fence remains in disrepair. The Town was requesting a Fifty (\$50.00) Dollars per day fine beginning December 2, 2025, until compliance is achieved. The cost to bring this case before the Special Magistrate was \$14.47.

## ORDER

It is the Order of the Special Magistrate that a fine in the amount of Two Thousand Eight Hundred Fifty (\$2850.00) Dollars is hereby assessed at the amount of Fifty (\$50.00) Dollars per day for the Code violations which have existed on the property from December 2, 2025 to January 27, 2026, a period of fifty-seven (57) days, and such amount will continue to accrue at the rate of Fifty (\$50.00) Dollars per day until compliance is achieved. In addition, costs are assessed in the amount of \$14.47.

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

#### **CASE NO. 25-00090**

AMERAL, WILLIAM E & FERNANDEZ FLOR M.

5452 CLUB CIR

HAVERHILL, FL 33415

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

LEGAL DESCRIPTION: CLUB ROAD ESTATES PL LT 35

NATURE OF VIOLATION: Chapter 10 Section 10-14 - Running at large prohibited

Code Enforcement Officer (CEO) Joseph Petrick stated that this case was in reference to a dog running at large on a property other than its owner's property in violation of Town Code Section 10-14. He stated that the Town first received a complaint on December 29, 2025, for a dog running at large and playing on common area of the Homeowners Association (HOA) property. He stated that according to the complainant, this had been an ongoing issue. CEO Petrick issued a Courtesy Notice on December 30, 2025, requesting the dog cease running at large on any property other than the owner's property. He stated that on December 3, 2025, the complainant contacted him and stated that she saw the dog running at large on property other than the owner's property. CEO Petrick stated that he was contacted by the President of the HOA, Ms. Betty Murph to confirm the HOA did not give their approval for the dog to run at large on HOA property. He stated that Ms. Murphy informed him the dog's owner did not have their permission and stated that other homeowners have voiced their concerns regarding this issue. On December 31, 2025, CEO Petrick issued a Notice of Violation and Notice of Hearing to the Respondents via certified mail to the address listed on the Property Appraiser website, the notices were posted on the property, and the notices were posted on the Code Enforcement board at Town Hall. The Notice of Violation required compliance upon receipt.

CEO Petrick stated that the complainant called the Town yesterday, to report that she observed the same violation on January 22, 2026.

CEO Petrick stated the Affidavits from the complainant are in the case file. The

Affidavits were presented to the Special Magistrate and received in evidence.

The Respondents' daughter, Diane Pena, testified on behalf of the Respondents. Ms. Pena testified that her dog is always kept on a leash, obedient and on a training collar. Ms. Pena stated that the house next door to the Respondents had over 6 German Shepherds and those were the dogs running loose. Ms. Pena stated that they are not the only residents with similar dogs in the community, and any residential camera would prove that her dog is always on a leash. She added that they take all precautions with their dogs.

CEO Petrick stated the Town is requesting a One Hundred (\$100.00) Dollars per day fine to be assessed as the violation is irreversible. The cost to bring this case before the Special Magistrate was \$16.30.

CEO Petrick also stated that the Town will issue a repeat violation if a violation is found at today's hearing, for future hearings if there is another violation of this Ordinance.

Special Magistrate Doney asked CEO Petrick if there was a reason that the individual that signed the affidavits was not present at today's hearing? CEO Petrick stated that he was not sure. He had spoken with the complainant last week and informed her a signed affidavit was required for today's hearing. When he arrived at work this morning, the signed affidavit was on his desk. CEO Petrick stated that he was just informed by Town Administrator Stevens that the complainant had left her a voicemail stating she had a doctor's appointment and would not be able to attend today's hearing.

Special Magistrate Doney stated that he found there was not enough evidence to find a violation in this matter and dismissed the case. The Affidavits admitted into evidence fail to identify the individual who allegedly had the dog running at large without a leash. The individual described in the Affidavits is referred to simply as a "resident" or "female resident."

### **ORDER**

It is the Order of the Code Enforcement Special Magistrate that this matter is **DISMISSED** without prejudice to the Town to institute new code proceedings in the event a future alleged code violation occurs.

**CASE NO. 25-00079**

CARDONA MUNGUIA, JUAN C &  
ROSALES PERALTA KEYDI M.

4831 DORCHESTER MEWS

HAVERHILL, FL 33415

PCN: 22-42-43-36-22-000-0090

LEGAL DESCRIPTION: BRIARWOOD SOUTH LT 9 (LESS E 3.14 FT) K/A LT 9-A  
IN ORD # 73-4 IN OR3077 P1853

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

Code Enforcement Officer (CEO) Joseph Petrick stated that this case was in reference to a Single-Family residence that is in violation of Town Code Section 58-584 for a lawn that is in disrepair because of vehicles parking in the landscaped area and construction materials being stored on the lawn for extended periods of time. There is also a dead tree on the property. He stated a Courtesy Notice was issued to the Respondents daughter and he spoke with her on October 1, 2025, via telephone where the violations were discussed along with a thirty (30) day compliance agreement. He stated that on November 6, 2025, he re-inspected the property and found it remained out of compliance and at that time, he issued a Notice of Violation and Notice of Hearing. The Notice of Hearing gave the Respondents thirty (30) days to comply by restoring the sod to a healthy condition, to obtain a tree removal permit, replace the tree with a healthy tree and comply with the conditions of the tree removal permit. He stated that a tree removal permit was obtained from the Town, however, the conditions of the permit have not been met. He stated that he had spoken with the Respondent (Mr. Cardona) on a few occasions where it was discussed that the Respondent wanted to install a new driveway to help with preventing future sod damage and also would replace the tree after the driveway was installed as he would have to replace/remove some of the irrigation system during the driveway installation.

Estefani Rosales, daughter of the Respondents, testified on their behalf. She stated that they have a large family and there was not enough space to park all the vehicles. She stated the family had suffered several family losses and had been out of Town due to this. She stated the Respondents intend on expanding the driveway so no one would be parking on the grass. She stated that regarding the dead tree, her uncle had passed away recently and the dead tree was not something they were thinking about. She assured the Special Magistrate that the driveway extension would get done and the dead tree issue will be taken care of at that time.

CEO Petrick stated the Town was requesting compliance by March 27, 2026, or a fine in the amount of One Hundred (\$100.00) Dollars per day be assessed. The cost to bring this case to the Special Magistrate was \$32.55.

## ORDER

It is the Order of the Code Enforcement Special Magistrate that Respondents shall comply with the above-referenced Code Section by March 27, 2026. 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 \$32.55 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 April 28, 2026 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.

### **CASE NO. 25-00084**

MCARDLE, MARIA

4721 CHARLOTTE ST

HAVERHILL, FL 33417

PCN: 22-42-43-25-01-000-0102

LEGAL DESCRIPTION: BELVEDERE ESTATES W 75 FT OF S ½ OF LT 10 & E 25 FT OF S ½ OF LT 11

NATURE OF VIOLATION: Chapter 14 Section 14-7 – Unsafe buildings

Code Enforcement Officer (CEO) Joseph Petrick stated that this case was in reference to a Single-Family residence that started driveway restoration work without obtaining a building permit in violation of Town Code Section 14-7. He stated that on November 13, 2025, he issued a Courtesy Notice to the resident who resides with the property owner, who assured CEO Petrick that he would be in Town Hall to submit a building permit the following week. By November 20, 2025, a building permit application had not been submitted and on this day, CEO Petrick issued a Notice of Violation and Notice of Hearing to the Respondent via certified mail to the address listed in the Property Appraiser website, notices were posted on the property, and the notices were posted on the Code Enforcement board at Town Hall. The Notice of Violation gave the Respondent thirty (30) days to comply by obtaining a building permit. CEO Petrick stated that prior to today's hearing, he did speak with the Respondent who may be requesting an extension at today's hearing.

Respondent Maria McArdle testified that she had submitted an Owner Builder permit application for the driveway to the Town however, after review by the Building Official, there were comments to be addressed. She stated that the main issue is with the survey

she submitted of the driveway plans and is now hiring a professional because she is unable to provide what the Building Official requires. She stated that she was requesting a sixty (60) day extension to get it done.

CEO Petrick stated the Town was requesting compliance by February 27, 2026, or a fine in the amount of One Hundred (\$100.00) Dollars per day be assessed and a Fine Assessment Hearing on March 24, 2026, if necessary. The cost to bring this case before the Special Magistrate was \$15.50.

### **ORDER**

It is the Order of the Code Enforcement Special Magistrate that Respondent shall comply with the above-referenced Code Section by March 27, 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 \$15.50 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 April 28, 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.

### **FINE REDUCTION HEARINGS**

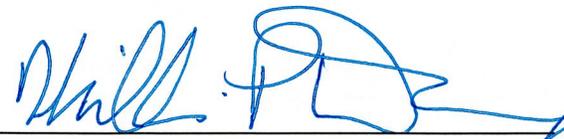
**NONE**

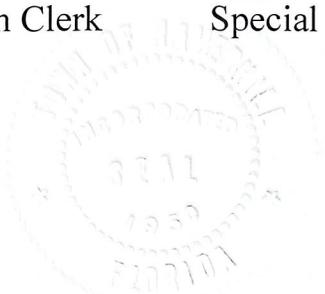
### **ADJOURNMENT**

The hearing adjourned at 9:41 A.M.

Minutes prepared by Deputy Town Clerk Wible and adopted by Special Magistrate Doney on February 24, 2026.

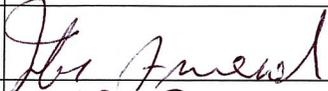
  
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Jean F. Wible, Deputy Town Clerk

  
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Special Magistrate, William P. Doney



# SIGN IN SHEET

## TOWN OF HAVERHILL SPECIAL MAGISTRATE HEARING TUESDAY, JANUARY 27, 2026

Name	E-Mail Address	Signature
Flor Amerval	Amervalw@bellsouth	
Diane Pena	gdpena24@gmail.com	D. Pena
Maria McArdo	mnnano13@gmail.com	
Haydee Perez	cubanita1967@yahoo.com	
<del>Kendi Rozas</del>	<del>st445erob@icloud</del>	<del></del> NOT HERE
Estefani R.		