

TOWN OF HAVERHILL
MINUTES
SPECIAL MAGISTRATE
HEARING
February 24, 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 Mohammed Ali.

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 February 24, 2026.

III. SWEARING IN OF WITNESSES:

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

CODE ENFORCEMENT REPEAT VIOLATION, FINE ASSESSMENT AND STATUS HEARINGS:

CASE NO. 25-00087

COMPLIED

HINTZ, RICHARD & KIRNER HINTZ, JANET

910 BRIARWOOD DRIVE

HAVERHILL, FL 33415

PCN: 22-42-43-36-21-000-0260

LEGAL DESCRIPTION: BRIARWOOD NORTH LT 26

NATURE OF VIOLATION: Chapter 38 Sec. 38-18 – Parking and storage of portable storage units

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. 26-0003

MORALES, TELLEZ CEASAR AUGUSTO & RUIZ, BECERRA DOLORES
4681 BELVEDERE ROAD
HAVERHILL, FL 33415
PCN: 22-42-43-25-01-000-0140
LEGAL DESCRIPTION: BELVEDERE ESTATES LT 14

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

Code Enforcement Officer (CEO) Joseph Petrick stated that this case was in reference to a Single-Family property in violation of Town Code Section 14-7 installation of pavers for a driveway and sidewalk without obtaining a building permit. CEO Petrick stated he issued a Notice of Violation and Notice of Hearing on January 7, 2026, to the Respondent via certified mail to the address listed on 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 or remove the pavers and restore the area with sod. CEO Petrick stated he had spoken with the Respondent after the notices were sent out and ways to come into compliance however, as of today, the property remained out of compliance. CEO Petrick stated that he did receive a telephone call from Respondent Ceaser Morales before the hearing to say he was unable to attend the hearing because of work.

CEO Petrick entered paver and sidewalk photographs into evidence.

CEO Petrick stated that the Town was requesting compliance by March 24, 2026, or a One Hundred (\$100.00) Dollars per day fine be assessed and a Fine Assessment Hearing on April 28, 2026, if necessary. The cost to bring this case before the Special Magistrate was \$18.50.

ORDER

It is the Order of the Code Enforcement Special Magistrate that Respondents shall comply with the above-referenced Code Section by **March 24, 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 \$18.50 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 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

4753 BELVEDERE ROAD

HAVERHILL, FL 33415

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

LEGAL DESCRIPTION: 25-43-42, S 577 FT OF E ½ OF SE ¼ OF SW ¼ OF SW ¼ (LESS S 40 FT & TRGLR PAR BELVEDERE RD RW) K/A PT OF ABND PB7P43 IN OR88OP1068 ST LYG W OF CONCORD AVE IN PB7P43 AS IN OR88OP1068

NATURE OF VIOLATION: Chapter 1- Sec 10-10 – Keeping certain animals Prohibited: Chapter 58 Article IV Division 2 Sec 58-167 – Permitted uses: Chapter 14 Sec. 14-7 Unsafe buildings and structures

Code Enforcement Officer (CEO) Petrick stated that the Town Attorney's office and Town Administrator Stevens were requesting this case be continued until the January 26, 2027, Special Magistrate Hearing while the Respondent and Town staff try to work out compliance.

ORDER

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 January 26, 2027, at 9:00 A.M. at Town Hall, 4585 Charlotte Street, Haverhill, Florida.

FINE REDUCTION HEARINGS:

CASE NO. 25-00050

E&J MANAGEMENT CO LLC

MARITAL TRUST FBO KATHERINE P MACARI

UT JOSEPH T MACARI 2017 TRUST

1001 N. MILITARY TRAIL

HAVERHILL, FL 33415

PCN: 22-42-43-25-01-000-0200

LEGAL DESCRIPTION: BELVEDERE ESTATES LTS 20 THRU 22 (LESS SLY 3.50 FT & TRGLR PAR BELVEDERE RD & ELY 21.50 FT SR 809 R/WS)

NATURE OF VIOLATION: Section 58-584 of the Code of Ordinances

CEO Petrick stated this fine reduction case was in reference to a 7-Eleven store at 1001 North Military Trail where a repeat violation was found at a hearing held on August 26, 2025. The Order Finding Repeat Violation and Imposing Fine constituted a third repeat violation of Town Code Section 58-584 for trash and debris and un-maintained landscaping on the property. CEO Petrick stated that since the August 26 hearing, he had been in contact with the Respondent and the corporate office. He stated that he also met with the landscaping company the Respondent uses to discuss what needed to be done according to the approved landscape plans for the property. A fine in the amount of \$18,400.00 has accrued in this case.

The property is currently in compliance with Town Codes. The cost to bring this case to the Special Magistrate was \$14.72. The Respondent is requesting a fine/lien reduction.

The Store Manager, Mr. Mohammed Ali, testified that he had not received the Notice concerning the August 26 hearing and when he finally did, the hearing was over and he was already fined Seven Thousand Six Hundred (\$7,600) Dollars. Mr. Ali stated that after he received the August 27 Order, he came to Town Hall and spoke with CEO Petrick who told him what he needed to do to come into compliance. He stated that he had been sick and in the hospital for seven (7) days during the time period the fine was running.

Special Magistrate Doney asked CEO Petrick if notice was delivered locally and he replied yes that he delivered the Notice personally at the store location.

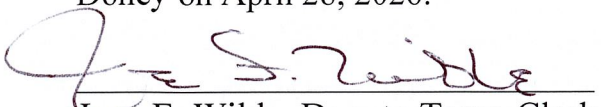
ORDER

In consideration of the testimony presented and further considering the factors set forth in Section 162.09(2)(b) and (c), Florida Statutes, the fine against Respondent's property is hereby reduced to the amount of Nine Thousand Two Hundred (\$9,200.00) Dollars. In addition, costs in the amount of \$14.72 are levied. Respondent shall pay the reduced fine by April 1, 2026, or the original fine in the amount of Eighteen Thousand Four Hundred (\$18,400.00) Dollars will automatically be reinstated.

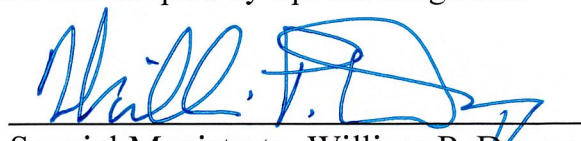
ADJOURNMENT

The hearing adjourned at 9:22 A.M.

Minutes prepared by Deputy Town Clerk Wible and adopted by Special Magistrate Doney on April 28, 2026.



Jean F. Wible, Deputy Town Clerk



Special Magistrate, William P. Doney

