

TOWN OF HAVERHILL
MINUTES
SPECIAL MAGISTRATE
HEARING
June 23, 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 Cesar Morales, Respondents Rony & Mary Jean-Louis.

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 May 19, 2026.

III. SWEARING IN OF WITNESSES:

Special Magistrate Doney administered Oath to Code Enforcement Officer Joseph Petrick, Town Administrator Tracey Stevens, Assistant Town Clerk Virginia Botello, Respondent Cesar Morales, Respondents Rony & Mary Jean-Louis.

CODE ENFORCEMENT REPEAT VIOLATION, FINE ASSESSMENT AND STATUS HEARINGS:

CASE NO. 26-00054

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)

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

Code Enforcement Officer (CEO) Petrick stated that the Town was requesting continuance as the Respondents are requesting a variation from the Town Council which will be heard at the Town Council meeting on Thursday, July 9, 2026. The continuance request is for August 25, 2026.

AGREED ORDER CONTINUING HEARING

ORDERED that the hearing in this matter to consider whether Respondents are in violation of the above-referenced Code section and, if so, whether to impose a fine is hereby continued to be heard on **August 25, 2026, at 9:00 A.M.** at Town Hall, 4585 Charlotte Street, Haverhill, Florida.

VIOLATION HEARINGS:

CASE NO. 26-00036

JEAN-LOUIS, RONY & JEAN-LOUIS, MARY

5435 CLUB CIRCLE

HAVERHILL, FL 33415

PCN: 22-42-43-35-22-000-0070

LEGAL DESCRIPTION: CLUB ROAD ESTATES PL LT 7

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

CEO Petrick stated that this case was in reference to a Single-Family property that obtained a building permit to install a fence and gate however, the permit expired on August 31, 2019, and remains open with no inspections in violation of Town Code Section 14-7. He stated a Courtesy Notice was issued on March 6, 2026, and required the Respondents to obtain a new permit for the fence and gate or a permit to remove the items within thirty (30) days. He stated that by May 5, 2026, no permit had been obtained. A Notice of Violation and Notice of Hearing were issued to the Respondents via certified mail to the address listed on the Property Appraiser's website, the property was posted, and the notices were posted on the Code Enforcement board at Town Hall. The Notice of Violation gave thirty (30) days to comply. CEO Petrick stated that he had spoken with Respondent Mary Jean-Louis and explained the violation and ways to come into compliance. She stated that she would advise her husband and have it taken care of.

Assistant Town Clerk Botello stated they need to pay a renewal fee for the existing expired permit, and a final inspection needs to be completed by the Town Building Official to close out the permit.

Respondent Mary Jean-Louis stated they also needed to replace a gate and are working on obtaining a permit for that, however, her husband is doing all the work himself and looking for some extra time to do so.

CEO Petrick stated that as of today, the property remained in violation. He stated the Town was requesting compliance by July 27, 2026, or a fine of One Hundred (\$100.00) Dollars per day assessed until compliance achieved. A Fine Assessment hearing is to be held on August 25, 2026, if necessary. The cost to bring this case before the Special Magistrate was \$20.45.

ORDER

It is the Order of the Code Enforcement Special Magistrate that Respondents shall comply with the above-referenced Code Section by July 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 \$20.45 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 August 25, 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. 26-00067

COMPLIED

JARAMILLO, ANGELA M.

4960 LUWAL DRIVE

HAVERHILL, FL 33415

PCN: 22-42-43-36-00-000-3061

LEGAL DESCRIPTION: 36-43-42, E 75 FT OF W 215 FT OF NW ¼ 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 Chapter 58 Article IX Division 14 Section 58-584 – Maintenance and appearance standards for all real property

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. 26-00056

COMPLIED

PUPS PLAYGROUND LLC

4753 BELVEDERE ROAD

HAVERHILL, FL 33417

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 LESS S 40 FT & TRGLR CONCORD AVE IN PB7P43 AS IN OR880P1068

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 the Respondent complied prior to

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

CASE NO. 26-00027

MEJIA, ENRIQUE

1128 PARK LANE

HAVERHILL, FL 33417

PCN: 22-42-43-25-00-000-7420

LEGAL DESCRIPTION: 25-43-42, E 313.20 FT OF N 140FT OF S 653 FT OF W ¾ OF W ½ OF SW ¼

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

Code Enforcement Officer (CEO) Petrick stated the Respondents are working towards compliance and with the Town's witness not here to testify, the Town would like to request a continuance for the Special Magistrate hearing being held on August 25, 2026.

ORDER

ORDERED that the hearing in this matter to consider whether Respondents are in violation of the above-referenced Code section and, if so, whether to impose a fine is hereby continued to be heard on **August 25, 2026, at 9:00 A.M.** at Town Hall, 4585 Charlotte Street, Haverhill, Florida.

FINE REDUCTION HEARINGS:

CASE NO. 26-00003

MORALES, TELLEZ CEASAR AUGUSTO & RUIZ BECCERA, 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 Section 14-7 – Unsafe buildings and structures

CEO Petrick stated that this Fine Reduction case was in reference to a Single-Family property that was out of compliance with the Order Assessing Fine from the April 28, 2026, Special Magistrate hearing in violation of Town Code Section 14-7 for the installation of pavers as a walkway and a driveway without obtaining a building permit from the Town. CEO Petrick stated that the property was in violation from March 25, 2026, to May 18, 2026, for a total of fifty-four (54) days at One Hundred (\$100.00) Dollars per day. CEO Petrick stated the Respondent was told about the need for a building permit for a driveway

since 2022 on several occasions and continued to use the grass as a driveway anyway. He stated that on May 18, 2026, the pavers had been removed and replaced with sod however on June 2, 2026, a photo was taken showing the Respondent was once again, using the newly laid sodded area as a driveway. He stated because of the history of the property regarding the driveway the Town was not recommending a reduction of the fine and will leave it up to the Special Magistrate for consideration. CEO Petrick stated that if the fine was reduced, the Town would ask that the fine amount be paid within thirty (30) days or it reverts to the original amount of Five Thousand Four Hundred (\$5,400.00) Dollars.

Respondent Ceasar Morales stated that he had not received a letter that said he had to get a permit or remove the pavers. He stated he told CEO Petrick that he would get a permit. He came to Town Hall to start the permit process but had issues addressing the Building Official comments after the permit application was reviewed by him. He stated that because of the review process, the permit was not issued by the compliance date, and he received a bill that he felt was not right because he was still in the process of getting the permit. He also stated that when the photo was taken on June 2, 2026, he said it was raining so he parked on the grass only for a few minutes to unload his groceries and that is when the photo was taken. He admits that he made a little mistake and learned the hard way but assured the Town he was not trying to do what he wanted, he just didn't understand the process. He also stated that he just doesn't have the money to pay a contractor and is doing everything on his own.

Assistant Town Clerk Botello stated that she reached out to the Respondent on March 19, 2026, to provide him with the Building Official's comments to be addressed after he reviewed the permit application submittal to which she has had no response from the Respondent.

Special Magistrate Doney asked the Respondent that if the fine was reduced by half, could he afford to pay that, and the Respondent stated maybe in three (3) or four (4) years then he became visibly upset, at which time Town Administrator Stevens approached the podium and asked the Special Magistrate if the Town could request that the fine be reduced to Five Hundred (\$500.00) Dollars. Special Magistrate Doney stated that would be fine.

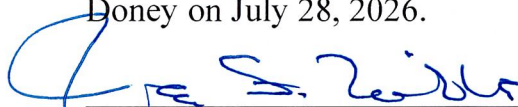
ORDER

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 Respondents' property is hereby reduced to the amount of Five Hundred Dollars (\$500.00). Respondents shall pay the reduced fine **by September 23, 2026**, or the original fine in the amount of Five Thousand Four Hundred Dollars (\$5,400.00) will automatically be reinstated.

ADJOURNMENT

The hearing adjourned at 9:25 A.M.

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



Jean F. Wible, Deputy Town Clerk



Special Magistrate, William P. Doney

**TOWN OF HAVERHILL
SPECIAL MAGISTRATE HEARING
TUESDAY, JUNE 23, 2026
9:00am**

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