

Jay G. Foy, Mayor  
Lawrence Gordon Vice Mayor  
Jerry E. Beavers, Council Member  
Jo H. Plyler, Council Member  
Mark C. Uptegraph, Council Member  
Janice C. Rutan, Town Administrator  
John Fenn Foster, Town Attorney



**Town Council  
Workshop  
Town Hall Council Chambers  
4585 Charlotte Street  
Haverhill  
Tuesday, October 6, 2015**

**NOON**

**AGENDA**

- I. Call to Order
- II. Presentations/Proclamations
  - a. Stephanie Mitrione on behalf of Florida Power and Light re: FPL Franchise Agreement
- III. Council, Attorney and Staff Reports
- IV. New Business
  - a. Justina Kowara owner of 1121 Trailaway Lane re: proposed request for variance and special exception for ADU
- V. Old Business
  - a. Staff updates on pending projects
- VI. Adjournment

Notice: If any person decides to appeal any decision of the Town Council at this meeting, he/she will need a record of the proceedings and for this purpose; he/she needs to ensure that a verbatim record of the proceedings is made. The record must include the testimony and evidence upon which the appeal is to be based, pursuant to F.S. 286.0105. The Town of Haverhill does not prepare nor provide such verbatim record.

In accordance with the provisions of the American with disabilities Act (ADA), this document can be made available in an alternate format (large print) upon request. Special accommodations can be provided upon request with three (3) days advance notice of any meeting, by contacting Janice C. Rutan, Town Administrator, at the Haverhill Town Hall, 4585 Charlotte Street, Haverhill, Florida. Phone Number (561) 689-0370 Facsimile Number (561) 689-4317

**TOWN OF HAVERHILL  
Town Council Workshop  
October 6, 2015  
Town Hall – 4585 Charlotte Street**

**OFFICIAL MINUTES**

Pursuant to the foregoing notice, a Haverhill Town Council Workshop was held on Tuesday, October 6, 2015 at the Town Hall, 4585 Charlotte Street, Haverhill. Those present were Jay Foy, Mayor, Mark Uptegraph, Council Member and Jo Piylar, Council Member. Also present were John Foster, Town Attorney, Josh Nichols, Town Planner, Devon Esplin, Administrative Assistant, Joseph Roche, Director of Public Services, Janice Rutan, and Town Administrator. Stephanie Mitrione and Patrick Bryan from Florida Power & Light, and Justyna Kowara, Resident.

**I. CALL TO ORDER**

Mayor Foy called the Workshop to order at 12:10 p.m.

**II. PRESENTATIONS/PROCLAMATIONS**

a. Stephanie Mitrione on behalf of Florida Power and Light re: FPL Franchise Agreement

Town Administrator Rutan introduced the topic and guests. The first reading has been done and there would be a possible increase at 5.9% and stay the same at 6%, it would be an increase of about 15 cents per bill. Mayor Foy questioned what was causing the change. FPL Representative announced that changes have been made over the last 10 years, the agreements are over 30 years. Historically it has been around 6%. Rates are set by the Public Service Commission and there are different rates for residential, commercial and industrial. Franchise does not limit people putting solar panels on their homes and FPL has to buy back the excess power. The fee is based on the bill not the usage.

**III. COUNCIL, ATTORNEY AND STAFF REPORTS**

Town Administrator Rutan announced that the Plat for Haverhill Pointe will be on the Agenda at the next Council Meeting.

**IV. NEW BUSINESS**

a. Justina Kowara owner of 1121 Trailaway Lane re: proposed request for variance and special exception for ADU

Town Administrator Rutan introduced Justina and the background on the property. Justina said that she wanted to renovate the cottage to live in while the principle building is being renovated. Justina's mother will move into the cottage when the principle building is finished. Justina explained the number of bedrooms and bathrooms and septic tanks; 3 tanks that are located on the North, South and West portions of the property. The septic tank company took 900 gallons,

900 gallons, and 750 gallons out of the existing tanks. 2 septic tanks for the main house and 1 tank for the cottage. Engineer said that 1 tank can hold for 3 to 4 bathrooms. Attorney Foster said the property is in R-1 zoning and there would need to be a time limit on the amount of time to finish the main house. Justina said that the loan on the house has a time limit that must be met for the renovations to be completed. Mayor Foy said that as long as the intent is there then it follows the code. Mayor Foy doesn't want this property to be a consistent code issue for the property owner.

Discussion ensued among the group.

Attorney Foster said that the Certificate of Occupancy could be conditional. The two FPL meter boxes would have to be combined into one. The cottage would have to be declared a temporary structure while the principle building is being renovated. The building official will have to see if the cottage can be deemed a temporary structure (living space). Attorney Foster suggested that abutters be notified if the cottage will be used as a temporary living space. Mayor Foy asked if it would be a health safety and welfare issue. Code Enforcement Officer Roche said that it wasn't livable prior to having the rood fixed, the roof was a concern because of past flooding in the garage or the cottage. Rutan said that in the plans the building will be raised and the permit must be up to code.

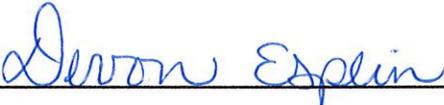
## **V. OLD BUSINESS**

a. Staff updates on pending projects

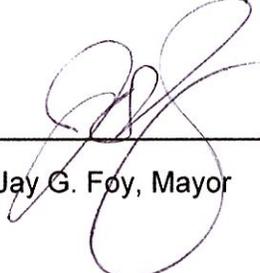
## **VI. ADJOURNMENT**

There being no further business to be discussed, the workshop ended at 2:00 p.m.

Approved: December 10, 2015

  
\_\_\_\_\_

Devon Esplin, Administrative Assistant

  
\_\_\_\_\_

Jay G. Foy, Mayor

