

Jay G. Foy, Mayor
James E. Woods, Vice Mayor
Jerry E. Beavers, Council Member
Lawrence Gordon, 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, May 5, 2015
NOON**

AGENDA

- I. Call to Order
- II. Presentations/Proclamations
 - a. Aaron Taylor: Discuss subdivision and possible rezoning two vacant parcels in Town (Cheryl Road and Belvedere Road; Concord Road and Belvedere Road) also to discuss need for variance/variation of same
 - b. DR Horton: Club Road East
- III. Council, Attorney and Staff Reports
- IV. Old Business
- 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
May 5, 2015
Town Hall – 4585 Charlotte Street**

OFFICIAL MINUTES

Pursuant to the foregoing notice, a Haverhill Town Council Workshop was held on Tuesday, May 5, 2015 at the Town Hall, 4585 Charlotte Street, Haverhill. Those present were Jay Foy, Mayor, Jerry Beavers, Council Member, Lawrence Gordon, Council Member and Mark Uptegraph, Council Member. Also present were Lance Fuches, Town Attorney, Devon Esplin, Administrative Assistant, Joseph Roche, Director of Public Services, Janice Rutan, Town Administrator, Josh Nichols, Town Planner, Paul Quinn, DR Horton, Julian Bryan, DR Horton Planner, Jeff Trompeter, DR Horton, and Aaron Taylor, Development Global.

I. CALL TO ORDER

Mayor Foy called the Workshop to order at 12:05 p.m.

II. PRESENTATIONS/PROCLAMATIONS

a. Aaron Taylor: Discuss subdivision and possible rezoning two vacant parcels in Town (Cheryl Road and Belvedere; Concord Road and Belvedere Road) also to discuss need for variance/variation of same.

Town Administrator Rutan introduced Mr. Taylor and his inquiries about possible subdivision and rezoning. For the Cheryl property the proposed lots would mirror the lots on the west side of the street. The Concord Road lot could only be subdivided into two lots. Mr. Taylor's client has looked into connecting to utilities as well as interest in the possibility of having the Concord Road parcel being rezoned to R-2. The lot currently has water, but no sewer. Rutan announced that three lots could be done if there was a variance was issued for the setbacks. Having three houses on this parcel of land would not be consistent with what is already present on the North side of Belvedere Road.

b. DR Horton: Club Road East

The proposed site plan for the Club Road east property was distributed by Julian Bryan, the Planner for DR Horton started off by stating that the proposed retention had been relocated to the north side of the property. The twenty-five feet would be given to the six property owners, which would give them 55 feet to designate as a roadway. There would be a black chain-link fence with vegetation grown on the inside of the property. The number of homes has increased to twenty-four instead of twenty-two homes. There will be no setback variations needed, however DR Horton will need an eight percent (8%) reduction for the lot width. Considering one third acre of their land was being donated to the six properties to the north. The model homes in the Club Road proposed neighborhood would be comparable to the homes in Sunset Isles. The one-story homes will be around 1,500 square feet and the two-story homes will be about 2,000 square feet. The number of one-story and two-story houses to be constructed would be driven

by the market and what the buyers will want. DR Horton would like to leave the road situation up to the residents on Club Road East as DR Horton wants nothing to do with making decisions on the quality of the road.

A fence would be installed on the South side of the property at the edge of the twenty-five foot easement. On the East side of the property, DR Horton was planning on putting up a wood fence, but Roche's concerns about graffiti brought up the idea of doing a chain-link fence coated in black vinyl and then grow vegetation such as a bougainvillea bush on the inside of the property to deter people from climbing the fence onto the property. There could be a gate that will stay chained and locked and the HOA, Police Department, Fire Department, and Palm Beach County will have access to a key. The fence on the North side of the property was planning on being a wood fence, but on the issue of looks, Roche suggested doing the same black vinyl with vegetation to hide the fence would look better to the residents on Club Road East. Administrator Rutan suggested the possibility of grading the twenty-five feet of Road before donating it to the residents on Club Road East. Some residents on Club Road East are concerned about the increase in Taxes for the land that they would acquire, but the taxes would be minimal because the use of the land would not change.

DR Horton would be submitting applications and plans within the next couple days. They were just waiting on landscape plans. Each model will fit on all lots, and the homes will be 100 feet apart, front to front. There could be the possibility of putting a pool in the backyard with the two-story models. When approvals were given from the Town of Haverhill then DR Horton would finalize the purchase of the property.

III. COUNCIL, ATTORNEY AND STAFF REPORTS

a. 4959 Belvedere Road

Manny (Planet Kids Owner) has purchased the property located on the North East corner of Haverhill and Belvedere (4959 Belvedere Road).

b. FEMA Maps

The FEMA Maps appeal was sent in, just awaiting response.

c. Ethics Training on June 17th

d. Shred Event

The Shred Event that was hosted by SWS on Saturday, April 25, 2015 was attended by 10 people.

IV. OLD BUSINESS

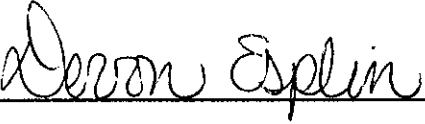
a. Pavers on Medians

Foy mentioned that they were cracked and need to be repaired. Roche informed Foy that the Town only maintains the grass and vegetation on the medians and the County maintains the concrete. The Town Administrator would look at the inter-local agreement between the Town and Palm Beach County to determine who was responsible for the maintenance.

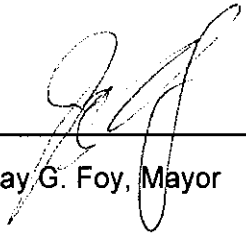
V. ADJOURNMENT

There being no further business to be discussed, the workshop ended at 1:20 p.m.

Approved: May 28, 2015



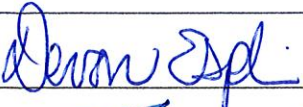


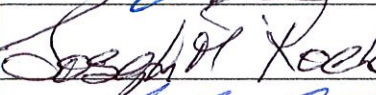
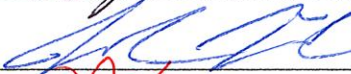
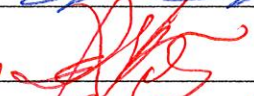

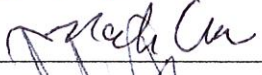

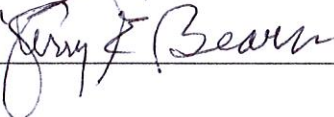
Devon Esplin, Administrative Assistant



Jay G. Foy, Mayor

SIGN IN SHEET

TOWN OF HAVERHILL
TOWN COUNCIL WORKSHOP
May 5, 2015, Noon

Name	E- Mail Address	Signature
Devon Espin		
Lance Fuchs		
PAUL QUINN	DR. HORTON	
JOE ROCHE		
Josh Nichols	jnichols@jesta.com	
JULIAN BRYAN	JULIAN & JOURNAL BRYAN	
L. Gordon		
MIKE WYLER		
Aaron Taylor	archdevelopment@bqba.com	
JERRY BEAVERS	jnbil.com	
Janice Rutan	Town of Haverhill	
Jeff Trompeter	DR HORTON	