

**TOWN OF HAVERHILL  
TOWN COUNCIL WORKSHOP  
MONDAY, APRIL 14, 2025  
8:15 A.M.  
OFFICIAL MINUTES**

The workshop meeting of the Haverhill Town Council was held on Monday, April 14, 2025, at the Town Hall, 4585 Charlotte Street, Haverhill, FL.

**CALL TO ORDER**

Mayor Foy called the meeting to order at 8:17 a.m.

**ROLL CALL**

Town Administrator Stevens called the roll and Council Members present were Mayor Jay Foy, Vice Mayor Lawrence Gordon, Council Member Ray Caranci, Council Member Teresa Johnson, and Council Member Dennis Withington. Town Staff present included Town Administrator Tracey Stevens. With a quorum present in the Council Chambers, the meeting proceeded.

**COMMENTS FROM THE PUBLIC**

There were no comments from the public offered at this time.

**WORKSHOP AGENDA**

- 1. Travel to Edgewater Pointe Development Located at 5723 Edgewater Circle, Stuart, FL 34997 to View the New Townhomes Development by Meritage Homes at 9:30 AM & Return to Town hall When Viewing is Complete**

Town Administrator Stevens notified the public that the Council will be travelling to 5723 Edgewater Circle in Stuart Florida to view the new townhomes development by Meritage Homes with an arrival time at 9:30 AM. She laid out the ground rules and stated that the Town truck and the Mayor's personal car will be utilized for the travel. No town business will be discussed during the travel, and the discussion during the tour will be limited to questions from the Council to the developer with answers from the developer back to the Council. There will be no conversation among the Council members regarding town business until the return to the Council Chambers at Town Hall.

Mayor Foy stated that his main concern is the layout of the 20' units and he is interested to see how the interior feels in a small unit. Council Member Caranci stated that he will be looking at the overall layout of the site with landscaping and how the parking is working.

The Council recessed to begin its travel at 8:22 AM from Town Hall.

The Council returned to Town Hall at 10:41 AM and reconvened the meeting.

The Council discussed the interior layout of the 20' unit; the single garage unit with a two-car paver driveway layout which does not provide enough landscaping area in the front of the building; the location of the water/sewer lines which can be planned to maximize the landscaping areas to provide more canopy trees which not only cools the area, but is also more aesthetically pleasing; how the trees along the roadway will likely end up growing into the utility lines (the Council prefers a more sustainable tree canopy); and the price point of the units.

The Council discussed the option of negotiating with the developer to provide certain items such as increased landscaping and/or parking if the Council decides to allow 20' units in 8-unit buildings. Staff will follow up with the Town Attorney what the best wording would be for the text amendment to accomplish that.

## TOWN COUNCIL WORKSHOP MINUTES OF APRIL 14, 2025

There was a question whether this is a planned unit development so the Council has the ability to negotiate and provide waivers. Town Administrator Stevens stated that this development is not a planned unit development, and she will follow up with the Town Attorney on how to proceed.

Restrictions on the number of rental units allowed was discussed and whether the Council could review the HOA documents prior to recordation to address long-term effects on the community.

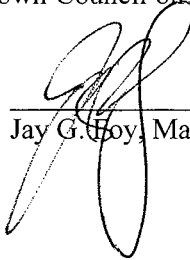
### **ADJOURNMENT**

There being no further business to come before the Town Council, the meeting was adjourned at 11:09 a.m.

Minutes prepared by Town Administrator Stevens and adopted by the Town Council on April 24, 2025.

**Approved:**

  
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Tracey L. Stevens, Town Administrator

  
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Jay G. Hoy, Mayor