

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, March 4, 2014
NOON**

AGENDA

- I. Call to Order
- II. Presentations/Proclamations
 - a. Presentation of Tom Whidden re: proposal for change of land use for 4571 Belvedere Road
- 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
March 4, 2014
Town Hall – 4585 Charlotte Street**

OFFICIAL MINUTES

Pursuant to the foregoing notice, a Haverhill Town Council Workshop was held on Tuesday, March 4, 2014 at the Town Hall, 4585 Charlotte Street, Haverhill. Those present were Jay Foy, Mayor, James Woods, Vice-Mayor, Jerry Beavers, Council Member, Mark Uptegraph, Council Member. Also present were Lance Fuchs, Town Attorney, Janice C. Rutan, Town Administrator, and Joseph Roche, Director of Public Services. Council member Lawrence Gordon was not in attendance.

I. CALL TO ORDER

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

II. PRESENTATIONS/PROCLAMATIONS

Presentation : Tom and Tina Whidden

RE: Proposed Land Use Amendment for 4571 Belvedere Road

The Town Administrator offered Staffs Report. Administrator Rutan explained that the property had been used as a doctor's office many years ago. Dr. Molina operated his medical practice from the home that he and his family lived in. When the Molina's sold the property the use as a medical practice ceased, so did the preexisting nonconforming use.

The Whidden's have an interest in operating their surveying business from that location. The Whidden's explained that they would not be living at the house. As such, a comprehensive plan amendment and rezoning to change the R-2 residential zoning district to C-1 limited commercial that would be required to accommodate for their request.

The Town Planner concurred noting that even if the property were owner occupied, the use other than home occupancy was not a permitted use. The applicants addressed the Town Council, explaining in detail their intention to run their business from the location.

Discussion followed. Mayor Foy also noted that the Town had been fighting the widening of Belvedere Road in an effort to maintain the Town's residential character. Supporting commercial use along Belvedere Road would be contrary to the Town's intent. By general consensus, Council agreed it would not support a request for a land use change at this location, preferring the property to remain residential.

III. COUNCIL, ATTORNEY AND STAFF REPORTS

Vice Mayor Woods reminded all that the Town Picnic would be held Saturday, March 8th, 2014, rain or shine.

Mayor Foy announced the March 19th, 2014 NPDES training session. Both he and the Director of Public Services, Joseph Roche would be attending.

Mayor Foy also noted that this year was the worst for the completion of the 2013 NPDES Reports. The new requirements caused several problems with filing.

Due to the required drainage repair on the south side of Belvedere Road, Palm Beach County would be closing Belvedere Road to all eastbound traffic, from Haverhill Road to Military Trail beginning March 15th 2014. The county anticipates the work will take two weeks to complete.

Joe Roche, Director of Public Services, reported that Palm Beach County performed an emergency repair earlier in the day due to the drainage problem causing a sinkhole across the eastbound lanes.

The County would be posting detour signs advising travelers to either use Elmhurst Road or Southern Boulevard to Military Trail for access to Belvedere Road during the repair period.

Administrator Rutan, reported that Zaya Givergidze, the property owner at 1069 North Military Trail (Trail Realty) had inquired as to whether he could lease the former meat/produce market as a liquor store.

Discussion followed between the Council, Attorney and Staff with all concurring that on-site consumption of alcohol is not a permitted use in C-1, Limited Commercial District; however, the sale of liquor would be considered retail sales and retail sales is a permitted use in the C-1 Limited Commercial District.

IV. OLD BUSINESS

None

V. ADJOURNMENT

There being no further business to be discussed, the Workshop adjourned at 1:00 p.m.

Approved: March 27, 2014



Janice Rutan, Town Administrator



Jay G. Foy, Mayor



**Town of Haverhill
 Regular Council Workshop
 Town Council Chambers
 Tuesday, March 4, 2013
 Noon**

Name	Address	Signature
Tina Whidden	13967 73 rd St N WPB, FL	<i>Tina Whidden</i>
Tom Whidden	13967 73 rd St N WPB	<i>Tom Whidden</i>
JAY FOY	1094 Tran Lowe Ln	<i>Jay Foy</i>
Jim Woods	5726 Belvedere Rd Haverhill	<i>Jim Woods</i>
Bob Koche		<i>Bob Koche</i>
Lance C. Fuch	Jupiter, FL	<i>Lance C. Fuch</i>
Josh Nichols	2477 PB Lakes Blvd, WPB, FL 33409	<i>Josh Nichols</i>
JERRY BEAVERS	971 BRARWOOD DR, HAVERHILL	<i>Jerry Beavers</i>
MARK UTEGRAHN		<i>Mark Utegrahn</i>