

**TOWN OF HAVERHILL
TOWN COUNCIL REGULAR MEETING
THURSDAY, OCTOBER 24, 2024
6:00 P.M., or Immediately Following the Local Planning Agency Meeting
OFFICIAL MINUTES**

The regular monthly meeting of the Haverhill Town Council was held on Thursday, October 24, 2024, at the Town Hall, 4585 Charlotte Street, Haverhill, FL.

CALL TO ORDER

Mayor Foy called the meeting to order at 6:19 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Foy offered the Invocation and led in the Pledge of Allegiance.

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 Attorney Lance Fuchs, Town Administrator Tracey Stevens, Town Planner Matt Wojciechowski, and Town Engineer Todd McLeod. 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.

APPROVAL OF THE AGENDA

Mayor Foy inquired if there were any additions, deletions, or modifications to the agenda. Mayor Foy requested to discuss the Palm Beach County Zoning items listed in the Town Administrator's report at the beginning of the meeting while the Town Planner is in attendance.

Council Member Johnson moved to approve the agenda as amended; seconded by Council Member Withington. Motion carried 5-0.

APPROVAL OF THE CONSENT AGENDA

1. Approval of the Minutes of the September 26, 2024, Regular Meeting
2. Approval of the Minutes of the October 8, 2024, Special Meeting

Vice Mayor Gordon moved to approve the consent agenda as submitted; seconded by Council Member Caranci. Motion carried 5-0.

PROCLAMATIONS AND PRESENTATIONS

There were no proclamations or presentations on the agenda.

COMMENTS FROM THE PALM BEACH COUNTY SHERIFF'S OFFICE (PBSO)

Deputy Williams reported on the statistics for the last 30 days which included 103 traffic stops, 161 residence & business checks, 2 drunk driving arrests, a felony arrest during a traffic stop, a misdemeanor arrest during a traffic stop, a battery case on New Parkview Place, and a suspicious vehicle on Ponderosa Lane which ended up being a landscaper's vehicle. Deputy Williams recommended making other arrangements to secure package deliveries in light of recent package thefts in the area, especially during the holiday season. Mayor Foy commented that we are still seeing too many vehicle accidents in Town, especially at the intersection of Haverhill and Belvedere Roads. Council Member Caranci asked what the fines are for the speeding tickets, and Deputy Williams stated that 30 mph over the speed limit is an arrestable offense, and fines are assessed by the Judge. He also commented that the lowest ticket costs \$116 and increases around

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\$30-40 per tier depending on how fast above the speed limit they were travelling. He stated that insurance companies are now pulling data on vehicle speeds, etc. Vice Mayor Gordon asked if the drunk driving arrests were Haverhill residents, and Deputy Williams stated he does not have that data available.

COMMENTS FROM PALM BEACH COUNTY FIRE RESCUE

District Fire Chief Adams reported on the statistics for the last 30 days which included 11 medical calls, 6 vehicle accidents, 3 hazardous situations, 2 assist/investigation, and 2 fires for a total of 24 calls with an average response time of 6 minutes and 25 seconds. Chief Adams also advised the Council that she would be going back on the road at her request to finish out her time with Palm Beach County Fire/Rescue prior to her retirement.

As approved on the amended agenda, at this time, Mayor Foy asked about the “Seventh at Haverhill” privately initiated text amendment application that will be heard by Palm Beach County which will be located off Haverhill Road just North of Stacy Street which is in close proximity to the Town. He noted that they are requesting a net density of 30 units per acre, when the current density is 8 units per acre. Town Planner Wojciechowski stated that the County has a strong desire to support as much affordable housing as possible, and the best path to affordability is through density. The developer is also partnering with the church that is currently located there to expand to 150-seat place of worship. They are also looking at providing a bus stop at the location to help relieve traffic congestion. Council Member Caranci asked about the height of the proposed buildings, and Mr. Wojciechowski stated that the proposed height is 3-story.

PUBLIC HEARINGS & ORDINANCE READINGS

3. First Reading and Transmittal of Ordinance No. 530 – AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF HAVERHILL, PALM BEACH COUNTY, FLORIDA AMENDING ITS COMPREHENSIVE PLAN, AS AMENDED, BY AMENDING AND MODIFYING THE FUTURE LAND USE MAP OF ITS LAND USE ELEMENT BY ASSIGNING A FUTURE LAND USE DESIGNATION OF HIGH DENSITY RESIDENTIAL FROM THE PALM BEACH COUNTY LR-2, LOW DENSITY RESIDENTIAL FUTURE LAND USE DESIGNATION, TO AN APPROXIMATE 12.57 ACRE PARCEL GENERALLY LOCATED OFF OF WALLIS ROAD APPROXIMATELY 0.22 MILES NORTH OF SOUTHERN BOULEVARD, 0.91 MILES WEST OF MILITARY TRAIL, AND 2.30 MILES EAST OF THE FLORIDA TURNPIKE, AS REQUESTED BY MERITAGE HOMES OF FLORIDA, INC., A FLORIDA CORPORATION, ON BEHALF OF THE PROPERTY OWNERS; PROVIDING FOR SEVERABILITY AND REPEAL OF LAWS IN CONFLICT; PROVIDING FOR CORRECTION OF SCRIVENERS’ ERRORS; PROVIDING FOR CODIFICATION; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND SUCH OTHER ENTITIES AS PROVIDED BY LAW; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN; PROVIDING FOR AN EFFECTIVE DATE AND OTHER PURPOSES.

Town Attorney Fuchs read Ordinance No. 530 by title only into the record.

Mayor Foy commented that he is glad the Town was able to come to an agreement with the County in order to move this project forward.

Council Member Caranci stated that the developer’s report notes they will address the environmental issues on the property as part of the site plan approval process, as there are gopher tortoises presently on the site which will require the developer to hire a professional to obtain

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permits from the state to relocate them since they are a protected species. He also noted that there will be a significant loss of tree canopy, and he is interested in seeing how the developer will address that issue. He stated that they will be keeping a close eye on the project to make sure it meets at least the minimum standards, with the hopes that it will exceed the standards.

Council Member Johnson stated that she was hopeful that there would be more than 10 workforce housing units since there is a great need for it in the area; however, she is grateful that we will receive at least 10 units once the property is annexed into the Town.

Mayor Foy called for public comments, and there were none.

Council Member Withington moved to approve Ordinance No. 530 on first reading and transmittal to second reading, finding that the comprehensive plan amendment materials submitted by the Town Planner, Town Administrator, and the Applicant are consistent with the comprehensive plan; seconded by Council Member Johnson. Motion carried 5-0.

4. First Reading and Transmittal of Ordinance No. 531 – AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF HAVERHILL, PALM BEACH COUNTY, FLORIDA, AMENDING ITS OFFICIAL ZONING MAP, AS AMENDED, BY REDESIGNATING AN APPROXIMATELY 12.57 ACRE PARCEL FROM THE EXISTING PALM BEACH COUNTY ZONING DESIGNATION OF RM – MULTIFAMILY RESIDENTIAL TO A TOWN OF HAVERHILL ZONING DESIGNATION OF R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT, WHICH PARCEL IS GENERALLY LOCATED OFF OF WALLIS ROAD APPROXIMATELY 0.22 MILES NORTH OF SOUTHERN BOULEVARD, 0.91 MILES WEST OF MILITARY TRAIL, AND 2.30 MILES EAST OF THE FLORIDA TURNPIKE, AS REQUESTED BY MERITAGE HOMES OF FLORIDA, INC., A FLORIDA CORPORATION ON BEHALF OF THE PROPERTY OWNERS; PROVIDING FOR CHANGES IN THE OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY AND REPEAL OF LAWS IN CONFLICT; PROVIDING FOR CORRECTION OF SCRIVENERS’ ERRORS; PROVIDING FOR CODIFICATION, AN EFFECTIVE DATE AND OTHER PURPOSES.

Town Attorney Fuchs read Ordinance No. 531 by title only into the record.

Mayor Foy called for public comments, and there were none.

Council Member Caranci moved to approve Ordinance No. 531 on first reading and transmittal to second reading, finding that the re-zoning materials submitted by the Town Planner, Town Administrator, and the Applicant are consistent with the comprehensive plan; seconded by Council Member Withington. Motion carried 5-0.

5. First Reading and Transmittal of Ordinance No. 532 – AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF HAVERHILL, PALM BEACH COUNTY, FLORIDA, AMENDING SECTION 58-252, BOUNDARIES, AND SECTION 58-256, REZONING CRITERIA, OF ARTICLE VII, PBI AIRPORT OVERLAY, OF CHAPTER 58, ZONING, OF THE CODE OF ORDINANCES OF THE TOWN OF HAVERHILL, TO AMEND THE BOUNDARIES OF THE PBI AIRPORT OVERLAY AREA TO INCLUDE THE APPROXIMATE 12.57 ACRE PARCEL OFF OF WALLIS ROAD LOCATED APPROXIMATELY 0.22 MILES NORTH OF SOUTHERN BOULEVARD, 0.91 MILES WEST OF MILITARY TRAIL, AND 2.30 MILES EAST

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OF THE FLORIDA TURNPIKE, AND TO AUTHORIZE THE TOWN COUNCIL TO MAKE AN EXCEPTION FOR PROPERTY THAT DOES NOT ABUT HAVERHILL ROAD; PROVIDING FOR SEVERABILITY AND REPEAL OF LAWS IN CONFLICT; PROVIDING FOR CORRECTION OF SCRIVENERS' ERRORS; PROVIDING FOR CODIFICATION, AN EFFECTIVE DATE AND OTHER PURPOSES.

Town Attorney Fuchs read Ordinance No. 532 by title only into the record.

Mayor Foy welcomed the student government group from Friendship Missionary Baptist Church who was invited to observe the meeting by Council Member Johnson, and thanked them for attending. He noted that a lot of work and negotiations by Town Staff went into this project over the course of a year prior to placing the ordinances on the agenda for approval by the Council. He wanted to make it clear that the Town was not just simply "rubber stamping" the project.

Mayor Foy called for public comments, and there were none.

Council Member Withington moved to approve Ordinance No. 532 on first reading and transmittal to second reading, finding that the text amendment materials submitted by the Town Planner, Town Administrator, and the Applicant are consistent with the comprehensive plan; seconded by Council Member Johnson. Motion carried 5-0.

6. Resolution No. 2024-12 – A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF HAVERHILL, PALM BEACH COUNTY, FLORIDA, APPROVING THE MINOR SUBDIVISION OF THE LOT LOCATED AT 4894 CYPRUS LANE, HAVERHILL, FLORIDA, AND AUTHORIZING THE EXECUTION AND RECORDING OF THE FINAL PLAT.

Town Attorney Fuchs read Resolution No. 2024-12 by title only into the record.

Mayor Foy called for public comments, and there were none.

Council Member Johnson moved to adopt Resolution No. 2024-12 with the condition that the existing shed located along the proposed property line be removed prior to recordation of the plat; seconded by Council Member Caranci. Motion carried 5-0.

REGULAR AGENDA

7. Approval of Tall Pines Rd Drainage Project Under the Town's Piggyback Contract for Minor Construction Projects with Wynn & Sons and Engineering/Surveying by Town Engineer McLeod, McCarthy & Associates with a Total Project Cost not to Exceed \$422,198 Utilizing ARPA Funds, and Utilizing Infrastructure Surtax Funds if Final Project Costs Exceed the Funds Left in the ARPA Fund

Town Engineer, Todd McLeod, presented the Tall Pines drainage project to the Council and explained the nuisance flooding issues in the neighborhood. He described the details of the project and noted that the Town has applied for a permit through Lake Worth Drainage District. The comments on the application that were received today were minor in nature and should not affect the project budget. The permit should be issued within the next couple of weeks. He noted that staff is recommending the Town utilize the current minor construction projects contract with Wynn & Sons which piggybacks from the County contract with Wynn & Sons. He stated that Town Administrator Stevens was able to confirm that the County contract with Wynn & Sons is

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still active through March 13, 2026, and that staff confirmed the unit prices in the proposal from Wynn & Sons matches the unit prices in the contract. The proposal prices were reviewed with the Council.

Council Member Caranci asked for confirmation that no metal pipes were going to be utilized, and Town Engineer McLeod confirmed. He stated that valley gutters will also be utilized to help keep the cost of the project down.

Town Administrator Stevens stated that this project will consume the rest of the ARPA funds and will likely go over what is left in the ARPA Fund, so she is requesting that the Council give staff the authority to expend the remaining dollars out of the Infrastructure Surtax Fund once the ARPA funds are exhausted.

Council Member Withington asked if the Town needed to encumber the rest of the ARPA funds by December 31, 2024, and Town Administrator Stevens stated that approving this project will encumber the remaining ARPA funds today.

Council Member Johnson mentioned that the recent Club Road drainage project has helped with flooding in the area, and stated that it is vital that the Town expend its funds on addressing drainage issues where needed.

Town Engineer McLeod mentioned that there are still issues for a couple of properties on Club Road that staff is looking into currently.

Council Member Caranci asked if the Haverhill Courts developer has completed its work on the drainage ditch as part of their development, and Town Engineer McLeod confirmed and described the project.

Mayor Foy called for public comments, and there were none.

Council Member Johnson moved to hire Wynn & Sons to complete the Tall Pines drainage project, utilizing the current minor construction projects contract, and to authorize staff to expend funds out of the ARPA Fund as well as the Infrastructure Surtax Fund to complete this project at a cost not to exceed \$422,198; seconded by Council Member Withington. Motion carried 5-0.

8. Discussion Regarding Street Lighting Project

Town Administrator Stevens stated that the proposal from FPL is in the Council packages and the price for the street lighting additions of 19 poles and fixtures on town streets is estimated at \$50,702 with an additional monthly cost of \$7,600 per year for the lighting which includes FPL completing the maintenance of the infrastructure.

Council Member Caranci asked if the pricing is reflective of the undergrounding project that will take place in Haverhill, and Town Administrator Stevens stated that she recommends inviting FPL representatives to the next meeting to answer any questions the Council may have.

There was consensus of the Council to place the street lighting on county roads project on hold until the policy is reviewed by the County; and to invite FPL staff to present the street lighting project on town roads to the Council at an upcoming meeting.

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REPORTS

9. Town Attorney

Town Attorney Fuchs did not have anything new to report.

10. Mayor

Mayor Foy reported that the last PBCLOC District II/III meeting was cancelled due to the hurricane. The NPDES permit has been delayed again, and we are in the 8th year of a 5-year permit, which defaults to the previous permit if a new one is not issued.

11. Town Administrator

Town Administrator Stevens noted that her written monthly report was submitted in the Council packages. She thanked Council Member Caranci for helping staff beautify Town Hall with plantings. She also thanked Council Member Johnson and Vice Mayor Gordon's wife Salesia for representing the Town in the Literacy Coalition's annual Read for the Record program. They both read to the children at Imagination Kids in Haverhill today.

Town Administrator Stevens reported that she will be representing the Town as the delegate at the upcoming Issues Forum meeting, and the topic of discussion is the regional transportation plan. She will also be inquiring about the street lighting on county roads issue.

Town Administrator Stevens notified the Council that the Town will not be applying for FEMA grants for Hurricane Milton, as the expenses were minimal for this storm. She stated that she secured a contract prior to the storm with a firm that specializes in removing hurricane debris out of the roadway, which was very timely since a tree did in fact block Kelly Street during the storm. The contract was necessary since the Town does not have the equipment or staffing necessary to complete hurricane debris removal. She stated the company was very responsive to her call and worked very well with staff to clear the tree from the roadway. She also thanked Rodrick Jones and Durrani Guy for coming to work quickly when called upon to clear the roadways and to conduct damage assessments. Staff worked very well together to make sure all of the state requirements were met.

She also reported on an application that will be coming before the Board of County Commissioners regarding a congregate living facility located near Community Drive.

12. Treasurer

Town Administrator Stevens reported that the Treasurer's report for September 2024 will be submitted as soon as the year end closing entries have been completed.

13. Committee Delegates

Council Member Johnson thanked Town Administrator Stevens and her team for the emergency management response during Hurricane Milton. She stated she had a great time reading "Piper Chen Sings" to three and four-year olds today for the Read for the Record program. She also thanked the student government group from Friendship Missionary Baptist Church who she invited to observe the meeting to see local government in action making important decisions on so many levels. The Re-Entry Task Force met yesterday to discuss the new legislation regarding unauthorized public camping and sleeping. She mentioned that the President is term limited so a new President will be elected in January 2025.

Vice Mayor Gordon reported that the legislation regarding Form 6 is still on hold through litigation, so Council Members are still only required to file Form 1. He also reported that the sovereign immunity limits remain at \$200,000 per person and \$300,000 per incident; however,

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there are still discussions to increase those limits and a bill will likely be filed in the next legislative session.

Town Administrator Stevens stated that the Palm Beach County Supervisor of Elections reported that a poll worker was recently assaulted by a candidate. Haverhill will have PBSO coverage all day on election day due to the current climate surrounding elections since Haverhill Town Hall is a polling place. The new appointment system for early voting was discussed by the Council.

UNFINISHED BUSINESS

There was no Unfinished Business to come before the Council at this time.

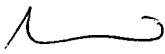
NEW BUSINESS

There was no New Business to come before the Council at this time.

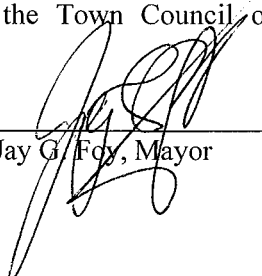
ADJOURNMENT

There being no further business to come before the Town Council, the meeting was adjourned at 7:14 p.m.

Minutes prepared by Town Administrator Stevens and adopted by the Town Council on November 14, 2024.

Approved: 

Tracey L. Stevens, Town Administrator



Jay G. Foy, Mayor

SIGN IN SHEET

**TOWN OF HAVERHILL
LOCAL PLANNING AGENCY MEETING &
REGULAR TOWN COUNCIL MEETING
Thursday, October 24, 2024, 6:00pm**

Name <i>Please Print Clearly</i>	E- Mail Address	Telephone Number	Property Address
Todd McLeod			Engleer
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D/S.S. Williams			PBSO
J. Molyneux			
JEFF ALGAM	JEFF.ALGAM@WGI.COM		MEMPHIS HORN
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