

**TOWN OF HAVERHILL  
LOCAL PLANNING AGENCY MEETING  
THURSDAY, OCTOBER 24, 2024  
6:00 P.M.  
OFFICIAL MINUTES**

The Local Planning Agency meeting of the Town of Haverhill 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 6:00 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 G. Foy, Vice Mayor Lawrence Gordon, Council Member Ray Caranci, Council Member Teresa Johnson, and Council Member Dennis Withington. Town Staff present included Town Attorney John Foster, Town Administrator Tracey Stevens, Town Planner Matt Wojciechowski, and Town Engineer Todd McLeod. With a quorum present in the Council Chambers, the meeting proceeded.

**PUBLIC HEARINGS**

1. 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 noted that this project has a lot of history with staff working through the process with the developer and the county, and reminded the developer that this project is for 8 units per acre which is the maximum per code, but that is not a guarantee that the developer will be able to fit 8 units per acre on the site due to the regulations for parking, stormwater, etc. He stated he is interested in bringing this project into the town; however, he is not interested in granting variations or variances. He mentioned that PUD's have special considerations; however, codes must still be followed. He stated he would not want to see a project that is far off of what the Town would normally consider.

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Vice Mayor Gordon stated that his main concern is that the project makes fiscal sense for the Town of Haverhill. He commented that the tax revenue should pay for all of the additional costs associated with the development such as additional law enforcement and town staffing. He stated that annexing for the sake of annexing does not work for him. The annexation must make sense for the Town.

Council Member Johnson stated that she wants to ensure there is no cost burden on the existing residents of Haverhill. She stated that the area is in need of affordable housing, but the numbers must make sense.

Town Administrator Stevens addressed the financial impacts of the new development, noting that she provided a preliminary revenue vs. expense analysis for the new development. She gathered information from the developer on a preliminary estimate of market value and then contacted the Property Appraiser's office for an estimate on what the appraised value might be. In addition to the revenue calculation, she provided different scenarios on the expenses to cover additional staffing that is needed to support the increase in housing units, along with additional police service hours that will be needed to patrol the additional area. She noted that with the addition of the new Haverhill Courts development, along with the proposed Wallis Road development, the Town should see approximately \$29,000 revenue over additional expenses once the properties make it onto the tax roll.

Doug Murray of WGI, Inc., representing the applicant Meritage Homes of Florida, Inc., led the applicant's presentation. He stated that the Merrimack Towns project will be located on the North side of Wallis Road on approximately 12.5 acres of land. The request is a comp plan amendment to assign the site high density residential, rezoning from the County's current RM zoning to Haverhill's R3 zoning, as well as a text amendment to bring the property into the PBI overlay and to allow the R3 zoning for a site not abutting Haverhill Road. He stated they worked with Town Staff and County Staff to come to an agreement regarding workforce housing units.

Vice Mayor Gordon asked what the expected home prices will be once the units are built, and Town Administrator Stevens stated that the estimated market values that she obtained from the developer are listed on the income vs. expense analysis that was provided in the meeting package. Although the actual market value cannot be determined until the units are built, the developer expects that the smaller units will go on sale for around \$450,000, while the larger units are expected to see for around \$520,000, and the workforce housing units will be sold at the County's workforce housing standards.

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

**Council Member Johnson moved to recommend to the Town Council that Ordinance No. 530 be approved to transmit to second reading, and that the findings are based on materials submitted by the Town Planner, Town Administrator, and the Applicant, and the comprehensive plan amendment is consistent with the comprehensive plan; seconded by Council Member Withington. Motion carried 5-0.**

2. 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

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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 noted that this re-zoning ordinance is for the same project that was just discussed. He asked if any County Staff were in attendance, and there were none.

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

**Council Member Withington moved to recommend to the Town Council that Ordinance No. 531 be approved to transmit to second reading, and that the findings are based on materials submitted by the Town Planner, Town Administrator, and the Applicant, and the re-zoning is consistent with the comprehensive plan; seconded by Council Member Caranci. Motion carried 5-0.**

3. 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 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 thanked the developer and Town Staff for working together to resolve the County's objections to the annexation of the property.

Council Member Johnson asked about the benefit of bringing this parcel into the PBI Airport overlay, and Mr. Murray responded that townhomes may only be constructed in the PBI Airport overlay. Town Administrator Stevens confirmed.

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

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**Council Member Caranci moved to recommend to the Town Council that Ordinance No. 532 be approved to transmit to second reading, and that the findings are based on materials submitted by the Town Planner, Town Administrator, and the Applicant, and the zoning text amendment is consistent with the comprehensive plan; seconded by Council Member Withington. Motion carried 5-0.**

4. 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 stated this is a lot split from one lot into two lots, and is consistent with the lots around it.

Town Administrator Stevens stated that it is staff's recommendation that the Resolution be approved with the condition that the existing shed along the proposed property line be removed prior to recordation of the plat.

Ilenas Capote, representing the owner, Yaniel Alvarez, stated that the owner is in agreement to move the existing shed prior to recordation of the plat.

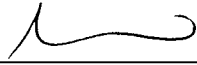
Mayor Foy called for public comments, and there were none.

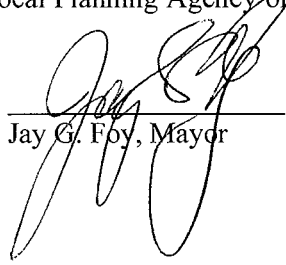
**Council Member Withington moved to adopt Resolution No. 2024-12 with the condition that the existing shed located along the proposed property line be removed prior to recordation of the plat; seconded by Council Member Caranci. Motion carried 5-0.**

**ADJOURNMENT**

There being no further business to come before the Local Planning Agency, the meeting was adjourned at 6:19 p.m.

Minutes prepared by Town Administrator Stevens and adopted by the Local Planning Agency on November 14, 2024.

Approved:   
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Tracey L. Stevens, Town Administrator

  
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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 McLesel			Englewood
Yaniel Alvarez	permitsprocessing@gmail.com		4894 Cypress Ln
DSS. Williams			PBSO
J. Molychuk			
JEFF ALKAM	JEFF.ALKAM@WGI.COM		MEMPHIS Hwy
DOUG MURRAY	DOUG.MURRAY@WGIINC.COM	561 537 4532	2300 VISTA PKWY WPB 35407
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Michael D'Amico	Michael.D'Amico@kuffelmeier.com	561 911 4414	NE Exit 604 Ave.
ARIANNA HILLIARD	arianna.hilliard@ugin.com	561-268-5714	WGI INC.
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