



**PUBLIC NOTICE/AGENDA
TOWN COMMISSION MEETING
Tuesday May 20th, 2025 at 9:30 a.m.**

| Town Commission | Town Staff |
|------------------------------------|---|
| John Deese, Mayor _____ | Eric Marmer, Town Manager _____ |
| Simone Bonutti, Vice Mayor _____ | Jeff Rasor, Chief of Police _____ |
| Elliot Bonner, Mayor Pro Tem _____ | Erika Petersen, Town Clerk _____ |
| Orla Imbesi, Commissioner _____ | Keith W. Davis, Town Attorney _____ |
| David Knobel, Commissioner _____ | Brent Watson, Utilities Director _____ |
| Dwight Kulwin, Commissioner _____ | Jacek (Jack) Tomasik, Building Official _____ |
| Cindy McMackin, Commissioner _____ | |

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF THE AGENDA: AGENDA ADDITIONS, DELETIONS OR SUBSTITUTIONS

5. PUBLIC COMMENTS
(3 MINUTES PER SPEAKER)

6. PRESENTATIONS

- a. Life-saving award presented to Officer Turnof
- b. Salary Study Presentation by HRCC, HR Compensation Consultants, LLC
- c. Presentation of 2022-2023 Audit Results by Mauldin & Jenkins

7. CONSENT AGENDA:

- a. Minutes April 8th, 2025 Town Commission Meeting
- b. Police Department Report and Fire/Rescue Response Time Report for April
- c. Amendment to ILA with Palm Beach County Fire Rescue
- d. Police Officer On-call Monthly Call Back Pay MOU

Local Planning Agency (LPA) & Public Hearing: (at 10:30 a.m.)

8. LPA – LOCAL PLANNING AGENCY

- a. **Consideration of Ordinance #394** - AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF MANALAPAN, FLORIDA, AMENDING THE MANALAPAN CODE OF ORDINANCES AT CHAPTER 152. BUILDING REGULATIONS, SECTION 152.21 APPROVAL AND DURATION OF APPROVAL, ARCHITECTURAL REVIEW PREREQUISITE TO PERMITS, STOP WORK ORDERS. TO EXEMPT FROM ARCHITECTURAL REVIEW THOSE SINGLE FAMILY RESIDENCE CONSTRUCTION OR IMPROVEMENT PLANS THAT CONFORM TO THE "TOWN OF MANALAPAN ARCHITECTURAL DESIGN GUIDELINES FOR THE ARCHITECTURAL COMMISSION" WHICH WAS APPROVED AND ADOPTED BY

THE TOWN COMMISSION AT ITS FEBRUARY 11, 2025 REGULAR TOWN COMMISSION MEETING; PROVIDING THAT EACH AND EVERY OTHER SECTION AND SUBSECTION OF CHAPTER 152. BUILDING REGULATIONS. SHALL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY ADOPTED; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

- b. Consideration of Ordinance #395** - AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF MANALAPAN, FLORIDA, AMENDING THE MANALAPAN CODE OF ORDINANCES AT CHAPTERS 91. STREETS AND SIDEWALKS, 94. NUISANCES, 151. ZONING, AND 152. BUILDING REGULATIONS, BY ADOPTING NEW REGULATIONS FOR CONSTRUCTION OF UNDERGROUND PEDESTRIAN PASSAGEWAYS UNDER SOUTH OCEAN BOULEVARD (STATE HIGHWAY A-1-A); PROVIDING THAT EACH AND EVERY OTHER SECTION AND SUBSECTION OF CHAPTERS 91. STREETS AND SIDEWALKS, 94. NUISANCES, 151. ZONING, AND 152. BUILDING REGULATIONS. SHALL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY ADOPTED; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.
- c. Consideration of Ordinance #396** - AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF MANALAPAN, FLORIDA, AMENDING THE MANALAPAN CODE OF ORDINANCES AT CHAPTER 152. BUILDING REGULATIONS, SECTION 152.21 APPROVAL AND DURATION OF APPROVAL, ARCHITECTURAL REVIEW PREREQUISITE TO PERMITS, STOP WORK ORDERS. TO EXTEND THE DURATION OF AN APPROVAL FROM 12 TO 24 MONTHS AND TO APPLY STOP WORK ORDER AUTHORITY FOR WORK DONE PRIOR TO REQUIRED APPROVAL PURSUANT TO THE TO THE NEWLY ADOPTED ADMINISTRATIVE APPROVAL PROCESS; PROVIDING THAT EACH AND EVERY OTHER SECTION AND SUBSECTION OF CHAPTER 152. BUILDING REGULATIONS. SHALL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY ADOPTED; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

ADJOURNMENT

9. PRESENTATIONS

- a. Water Rate Study Presentation by Mock Roos**

10. REGULAR AGENDA: *Quasi-Judicial Hearing

- a. OLD BUSINESS:**

- i. none**

- b. NEW BUSINESS:**

- i. RES 04-2025 Updated Utility Rates**

- ii. *SE 25-2 –226 S. Ocean Blvd.** – Addicted to Chic, agent for Garden Commercial, is requesting special exception use approval for an apparel and accessories store pursuant to Section 151.453 (G)(2).

- iii. ***SE 25-3 – 3050 S. Ocean Blvd.** – 3050 S. Ocean Blvd., LLC is requesting special exception use approval to construct a pedestrian passageway under South Ocean Boulevard (Florida Highway A1A) pursuant to Sections 151.093(F) and 151.581, Town Code.
- iv. ***SE 25-4 – 1860 S. Ocean Blvd.** – 3050 S. Ocean Blvd., LLC is requesting special exception use approval to construct a pedestrian passageway under South Ocean Boulevard (Florida Highway A1A) pursuant to Sections 151.093(F) and 151.581, Town Code.
- v. ***SPR 25-1 – 100 S. Ocean Blvd.** – Timothy Nardi, agent for MPB Property, LLC, is requesting Site Plan Modification Approval to modify the existing approved site plan by installing an exterior valet door in accordance with Sec. 151.666 (A) of the Town Zoning Code.
- vi. ***VAR 25-3 – 1110 S. Ocean Blvd.** – Oskouei Armin V MD is requesting variance approval in order to install artificial turf in the rear yard of the property, where Town Zoning Code Sec. 157.81(c)(6) prohibits the use of artificial turf or ground cover.
- vii. ***VAR 25-4 – 750 S. Ocean Blvd.** – Anthony & Bonnie Robbins are requesting variance approval in order to have front entry gates that are opaque in nature, where Town Zoning Code Sec. 151.146(F)(5) requires such front entry gates to allow the transmission of light and air through no less than fifty (50) percent of the surface area distributed evenly.
- viii. ***VAR 25-5 – 750 S. Ocean Blvd.** – Anthony & Bonnie Robbins are requesting variance approval in order to have a 4 foot tall opaque metal fence installed atop their 6 foot tall side privacy wall on the northeast side of their property line, where Town Zoning Code Sec. 151.146(B) and (G) limit the total height of the wall and fence to six (6) feet.
- ix. ***VAR 25-6 – 750 S. Ocean Blvd.** – Anthony & Bonnie Robbins are requesting variance approval in order to have a side hedge 8 feet tall within 25 feet of the seawall, where Town Zoning Code Sec. 151.146(B) limits hedge height to six (6) feet within 25 feet of the seawall.

11. MAYOR’S COMMENTS, TOWN COMMISSION COMMENTS, TOWN MANAGER’S REPORT

12. PUBLIC HEARING:

- a. **PH 1 - Ordinance #394 - AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF MANALAPAN, FLORIDA, AMENDING THE MANALAPAN CODE OF ORDINANCES AT CHAPTER 152. BUILDING REGULATIONS, SECTION 152.21 APPROVAL AND DURATION OF APPROVAL, ARCHITECTURAL REVIEW PREREQUISITE TO PERMITS, STOP WORK ORDERS. TO EXEMPT FROM ARCHITECTURAL REVIEW THOSE SINGLE FAMILY RESIDENCE CONSTRUCTION OR IMPROVEMENT PLANS THAT CONFORM TO THE “TOWN OF MANALAPAN ARCHITECTURAL DESIGN GUIDELINES FOR THE ARCHITECTURAL COMMISSION” WHICH WAS APPROVED AND ADOPTED BY THE TOWN COMMISSION AT ITS FEBRUARY 11, 2025 REGULAR TOWN COMMISSION MEETING; PROVIDING THAT EACH AND EVERY OTHER SECTION AND SUBSECTION OF CHAPTER 152. BUILDING REGULATIONS. SHALL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY ADOPTED; PROVIDING A**

CONFLICTS CLAUSE, A SEVERABILITY CLAUSE AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. (Second Reading)

- b. **PH 2 - Ordinance #395** - AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF MANALAPAN, FLORIDA, AMENDING THE MANALAPAN CODE OF ORDINANCES AT CHAPTERS 91. STREETS AND SIDEWALKS, 94. NUISANCES, 151. ZONING, AND 152. BUILDING REGULATIONS, BY ADOPTING NEW REGULATIONS FOR CONSTRUCTION OF UNDERGROUND PEDESTRIAN PASSAGEWAYS UNDER SOUTH OCEAN BOULEVARD (STATE HIGHWAY A-1-A); PROVIDING THAT EACH AND EVERY OTHER SECTION AND SUBSECTION OF CHAPTERS 91. STREETS AND SIDEWALKS, 94. NUISANCES, 151. ZONING, AND 152. BUILDING REGULATIONS. SHALL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY ADOPTED; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. (Second Reading)
- c. **PH 3 - Ordinance #396** - AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF MANALAPAN, FLORIDA, AMENDING THE MANALAPAN CODE OF ORDINANCES AT CHAPTER 152. BUILDING REGULATIONS, SECTION 152.21 APPROVAL AND DURATION OF APPROVAL, ARCHITECTURAL REVIEW PREREQUISITE TO PERMITS, STOP WORK ORDERS. TO EXTEND THE DURATION OF AN APPROVAL FROM 12 TO 24 MONTHS AND TO APPLY STOP WORK ORDER AUTHORITY FOR WORK DONE PRIOR TO REQUIRED APPROVAL PURSUANT TO THE TO THE NEWLY ADOPTED ADMINISTRATIVE APPROVAL PROCESS; PROVIDING THAT EACH AND EVERY OTHER SECTION AND SUBSECTION OF CHAPTER 152. BUILDING REGULATIONS. SHALL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY ADOPTED; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. (First Reading)

13. ADJOURNMENT

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision made by the Town Commission, Special Magistrate or any other Boards or Commissions of the Town with respect to any matter considered at this meeting or hearing, such interested person will need a record of the proceedings, and for such purpose may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The meeting/hearing will be continued from day to day, time to time, place to place, as may be found necessary during the aforesaid meeting. IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), THIS DOCUMENT CAN BE MADE AVAILABLE IN AN ALTERNATE FORMAT (LARGE PRINT) UPON REQUEST AND SPECIAL ACCOMMODATIONS CAN BE PROVIDED UPON REQUEST WITH THREE (3) DAYS ADVANCE NOTICE. Please contact the Town Clerk at (561) 585-9477 - 600 South Ocean Blvd., Manalapan, FL 33462 - townhall@manalapan.org