



**PUBLIC NOTICE/AGENDA
TOWN COMMISSION MEETING
Tuesday July 8th, 2025 at 9:00 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. LPA – LOCAL PLANNING AGENCY**

- a. 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

- 5. APPROVAL OF THE AGENDA: AGENDA ADDITIONS, DELETIONS OR SUBSTITUTIONS**
- 6. PUBLIC COMMENTS**
(3 MINUTES PER SPEAKER)
- 7. PRESENTATIONS**
 - a. Report by Town-engaged Coastal Engineer, Doug Mann from Aptim**
 - b. Presentation by Florida Power & Light regarding upcoming projects**
- 8. CONSENT AGENDA:**
 - a. Minutes May 20th, 2025 Town Commission Meeting**
 - b. Police Department Report and Fire/Rescue Response Time Report for May & June**
 - c. RES 05-2025 Lake Worth Lagoon Management Plan**
 - d. RES 06-2025 Adopting PBC 2024 LMS Plan**
 - e. Amended Agreement with Town Manager Marmer**

9. REGULAR AGENDA: *Quasi-Judicial Hearing

a. OLD BUSINESS:

i. none

b. NEW BUSINESS:

- i. Presentation by Tim Nardi from the Eau Palm regarding upcoming renovations
- ii. Mock Roos Vulnerability Assessment Presentation & CSA for Completion of the Wastewater Collection/Transmission System Final Design
- iii. * **SE-25-5** - 1960 S Ocean Boulevard, LLC seeks the Town Commission's approval for a special exception use to construct a beach house on the east side of South Ocean Boulevard (Florida Highway A1A) pursuant to Sections 151.093(B), Town Code. The subject property address is 1960 South Ocean Boulevard.
- iv. Preliminary Budget Review. Set the Proposed Ad Valorem Millage Rate for the Town of Manalapan, Florida for Fiscal Year 2025-26 at a rate of 3.0000 per \$1,000 of Assessed Value and setting the Millage Rate and Budget Public Hearings as Follows: September 8, 2025 - 5:01 p.m. - Adopt Proposed Millage Rate and Budget; and September 22, 2025 – 5:01 p.m.- Adopt Final Millage Rate and Budget.
- v. Discussion about Generators

10. MAYOR'S COMMENTS, TOWN COMMISSION COMMENTS, TOWN MANAGER'S REPORT

11. PUBLIC HEARING:

- a. **PH 1 - 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. (Second Reading)**

12. 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