



The

# MANALAPANIAN

July 2025

## From the desk of the Town Manager—

Manalapan is a town with extraordinary character, and the goal every day at Town Hall is to match that standard through thoughtful planning, responsible stewardship, and meaningful progress. In partnership with the Town Commission, staff have been working diligently to move forward on several key initiatives that reflect the needs and priorities of the community.

Initial steps are underway to address recurring flooding on A1A near the Eau and the Plaza, enhance storm resilience and visual appeal by transitioning overhead utility lines underground, and plan for long-needed improvements to municipal buildings. A new, more accessible Town website is also in development to improve communication and resident engagement, we anticipate rolling it out in the coming weeks. Additionally, efforts are progressing on the transition from septic to sewer, and work is underway to evaluate one of Manalapan's most valued assets — the beach. A beach management plan is being developed to assess the current state of the beaches and identify opportunities for improvement. These efforts represent only a portion of the work ahead, with more updates to come as additional projects take shape.

The Town is building steady momentum, guided by a clear vision, teamwork, and a shared commitment to making Manalapan an even better place to live. Residents can expect continued progress and open communication every step of the way.

Onward, together.

Eric Marmer, Town Manager

## THE COMMISSION CORNER

In each edition of our newsletter, a Town Commissioner will share important updates and insights in our new column, "The Commission Corner." We're excited to kick things off with a message from Mayor John Deese -

Dear Manalapan Residents, I want to use this opportunity to again express my thanks and gratitude for the opportunity to serve as the mayor of Manalapan. As I said in my initial comments it is very special because of my childhood memories of living here and exploring this area. I take my position very seriously and realize it is my role to represent all of you. Thankfully with the new town leadership spearheaded by Eric Marmer we are off to a great new beginning for our town. I know you will be pleased with the upcoming developments and enhancements to our community. I welcome any and all feedback and advice as we embark on a new chapter for Manalapan. I recognize that all this is only possible if we all unite together to truly make and keep Manalapan one of the greatest communities in our country. I look forward to serving and providing leadership that is responsive to all of you.

- My best, John Deese

## Meeting and Event Calendar

July 3rd @ 10 AM — ARCOM

July 4th Independence Day — Town Hall Closed

July 8th @ 9 AM — TCOM

August 12th @ 9 AM — Virtual TCOM workshop with Architects

August 19th @ 2 PM — Special Magistrate (Code Enforcement Hearing)

September 1st Labor Day — Town Hall Closed

September 8th @ 5:01 PM — First Budget Hearing with TCOM to immediately follow

September 22nd @ 5:01 PM—Final Budget Hearing

ARCOM = Architectural Commission  
TCOM = Town Commission

**Jeffrey Rasor, Chief of Police**  
**THE MANALAPAN POLICE DEPARTMENT**



**From the Manalapan Police Department ---**

First, I would like to thank each of you for your support and welcoming me into the agency. I have to say that I am truly honored to serve **you** and the Town of Manalapan as the Chief of Police. The Police Department has many programs to help you protect yourself and your property. The police department offers many types of services outside of traditional policing. Community policing is our core foundation.

Some of the programs offered through the Manalapan Police Department are as follows:

- CodeRED
- Vacation House (dark house) Form / Emergency Contact Form
- Trespass Affidavit
- Free gun locks – the Police Department has free gun locks for our residents. Please stop by to pick one up.
- Fingerprinting – the Police Department offers free fingerprinting to our residents attempting to obtain a CCW, employment, and other applications and types of service.
- Extra duty (detail) requests - the Police Department offers residents and businesses the ability to hire a police officer for security and traffic control for events you may have.

Another program coming soon is CPTED (Crime Prevention Through Environmental Design) Evaluations for your business or home. In November, the Manalapan Police Department will have its first CPTED Certified police officer. You can schedule an appointment for this officer to come to your home or business to conduct a security evaluation. The officer can then provide recommendations for security improvements.

We would like to remind our residents to take necessary steps to safeguard your homes and vehicles from potential crimes. If you'll be out of town for an extended period, make sure all vehicles are locked and parked inside a closed garage. If this is not possible, leave vehicles in a well-lit location and remove all valuables. To safeguard your homes, make sure that any exterior lighting is in operation and ensure that all doors and windows are locked. If your home is equipped with an alarm system, check to make sure it is operating. It is also a good idea to use the vacation house service provided by the police department when you are away (see above). You can also make arrangements with the post office to suspend delivery to your home for specific dates.

If you have any questions, please reach out (561) 585-4030. Thank you for supporting the police department, together we make a difference.

*Chief Jeff Rasor*

**C.A.R.I.N.G. for our TOWN.**  
**Community, Accountability, Respect, Integrity, Noble, Growth**

# *From the Office of the Building Department*

## SEVEN THINGS YOU SHOULD KNOW ABOUT PROTECTING YOUR FAMILY AND PROPERTY FROM FLOODS

This newsletter is provided as a public service to promote awareness of flood hazards in our Town. The County Library System provides flood protection information, and maintains copies on the flood insurance rate maps for the entire county along with explanations on their use to determine flood zones and elevations.

**The Local Flood Hazard:** Properties within the Town of Manalapan are located in several different flood zones. You may contact Town Hall to find out what flood zone your property is located in.

Flood zones are geographic areas the Federal Emergency Management Agency (FEMA) has defined according to varying levels of flood risk. These zones are depicted on a community's Flood Insurance Rate Map (FIRM) or Flood Hazard Boundary Map. Each zone reflects the severity or type of flooding in the area.

Everyone lives in an area with some flood risk—do you live in a high-risk, low-risk, or moderate-risk flood area.

Find out what flood zone you are in by visiting <https://pbcgov.maps.arcgis.com> or contacting the Town Hall

**The Flood Warning System:** Copies of Palm Beach County's Flood Warning Program are available at your nearest County Library. When the National Weather Service can forecast intense rainfall in a timely manner, our drainage system can be lowered to receive the extraordinary volume of water expected. During periods of prolonged rainfall, areas of the county are kept under surveillance and report to the Emergency Operating Center. When advised of problem areas, response actions will be taken. When you detect streets flooding in your own area, tune to a television or radio station known by you to have an active news bureau. You will be advised of measures you should take to protect your property and yourself.

**Flood Safety:** Be aware of what steps to take to minimize your losses due to flooding. The local television and radio stations will warn you when it is necessary to secure your property and evacuate. Live electrical lines cause most hazards. If it appears that floodwater will enter your home, turn off all electric and gas service. If you find that water has entered your home, do not touch electrical switches or appliances to either turn them on or off. Outside, avoid any pools of water in which a downed power line is laying. You must assume that all downed power lines are energized.

**Flood Insurance:** Homeowner's insurance policies do not cover losses due to flooding. The Town of Manalapan participates in the National Flood Insurance Program (NFIP), which makes flood insurance available to everyone in the Town. For most, a home and its contents are their greatest investment. If your property is even suspect to the possibility of flood damage, from hurricanes or otherwise, you should be protected with an NFIP Flood Policy. Contact your insurance agent and have him or her discuss the types of coverage available to you.

Copies of FEMA Elevation Certificates on all buildings constructed in the flood plain since 2001 are available at the Building Department, Town Hall 600 South Ocean Blvd., Manalapan, FL. 33462.

**Property Protection Measures:** When it appears that your neighborhood is becoming seriously inundated, there are simple things you can do to protect your property, things such as sandbagging building entrances and moving your motor vehicles to higher ground. Many of the things you own are not only valuable but are considered by you to be irreplaceable. These items should be elevated above the floor level to protect them from flood damage.

*See next page for more...*

**Permits:** The Town of Manalapan Building Department requires permits for all construction. This includes new construction, repair/replacement work, additions, installation of emergency generators, signs, fences, fill, tree removal, and other. The Town of Manalapan has adopted the Florida Building Code. Parts of this code regulate the amounts and types of construction in the Special Flood Hazard Areas (SFHA). You must always consult with the building official when planning any kind of construction. When others violate our floodplain laws, it could affect your property. The building official should be made aware of such activities.

**Drainage System Maintenance:** A community can lose a portion of its drainage system carrying or storage capacity due to dumping debris, soil erosion and sedimentation and overgrowth of vegetation. When this happens flooding can occur, subjecting properties otherwise protected to unnecessary risk or damage. Keep grass clippings and other debris out of storm water drainage to prevent clogging and loss of storm water storage. If you experience any localized drainage problems, illegal floodplain development, or illegal dumping violations, please call the Building Department at (561) 585-9477.

**Flood Hazard:** The Flood Insurance Rate Map (FIRM) for the Town of Manalapan is available at the Library or Town Hall and includes an explanation of the Flood Zone Designations. The Town provides map determinations to let you know if you are in a flood hazard area.

**Substantial Improvement Requirements:** The National Flood Insurance Program requires an existing building to meet the same construction standards as a new building if the cost of reconstruction, rehabilitation, addition, or other improvements equals or exceeds 50% of the building's market value. Substantially damaged buildings must also be brought up to the same standards.

**Floodplain Development Permit Requirements:** All development in the Floodplain (not just construction of buildings) require local permits. Contact the Building Department at (561) 585-9477 before you build, fill, or otherwise develop. **PLEASE REPORT** any illegal Floodplain development immediately at (561) 585-4030 any time of day.

**Insurance:** Flood insurance is an important and practical part of everyone's disaster planning. Most homeowners' insurance policies do not offer protection against flood damage. Flood Insurance is available through the National Flood Insurance Program (NFIP). Coverage is available for existing structures, buildings under construction, businesses, and contents of insurable, fully enclosed buildings located in Special Flood Hazard Areas (SFHA). For further information call NFIP at 1-800-638-6620, your local insurance agent, or contact the website <http://www.fema.gov/nfip>. The Building Dept. will provide FEMA elevation certification information for any property within the Town limits. The certificates are kept at Town Hall, 600 S. Ocean Blvd. Manalapan, Fl. 33462. The Town's participation in the Community Rating System (CRS) provides each flood insurance policy holder within the Town a ten percent (10%) discount. The discount should immediately be applied to your premium notice. For more information, call (561) 585-9477

*Thank you!*

# Promote Your Business in the Town Newsletter!

Looking for a unique way to reach residents and grow your local business? The Town of Manalapan is now offering advertising space in our official newsletter!

Our newsletter reaches a wide audience of engaged residents who value staying informed about community news, events, and services. This is a great opportunity for local businesses, service providers, and organizations to connect directly with the people who live and work in our town.

We offer the following annual advertising options:

- **1/8 page** – \$250/quarter
- **1/4 page** – \$750/quarter
- **1/2 page** – \$1500/quarter
- **Full page** – \$3,000/quarter



Whether you want to highlight a special promotion, introduce your services, or simply boost visibility, we're happy to work with you to find the right fit. We are also pleased to offer a 10% discount if you elect to pay for a year's worth of advertisements.

For more information about ad specifications, deadlines, and how to reserve your space, please contact Town Clerk Erika Petersen at 561-383-2541 or [epetersen@manalapan.org](mailto:epetersen@manalapan.org).

Let's work together to support local business and keep our community connected!

**1/2 Page Size  
Advertisement**

**1/4 Page Size  
Advertisement**

**1/8 Page Size  
Advertisement**

# Water Rate Changes

Dear Residents,

As many of you are aware, the Town recently adjusted its water rates—our first increase in more than a decade. We want to express our appreciation for your understanding and take a moment to share the factors that led to this decision.

Manalapan’s water utility operates as an enterprise fund, meaning it must be financially self-sustaining. Property tax revenues do not support this service, and the Town does not earn a profit from it. Rates are designed solely to cover the cost of operations, infrastructure maintenance, and compliance with regulatory standards.

For many years, our water rates have been well below market and have not kept pace with the actual cost of providing service. The prior rate structure no longer covered the full cost of operation, which placed increasing strain on the system. With this update, our rates now align more closely with those of surrounding communities and remain near the middle of the pack regionally.

A key driver of the recent change was the need to implement a tiered rate structure, which is a legal requirement for maintaining our operating license. This structure promotes water conservation while ensuring a fair and responsible allocation of costs based on usage.

We recognize that any increase in utility rates impacts household budgets, and we remain fully committed to managing the utility as efficiently and transparently as possible. We thank you again for your continued trust and support as we work to maintain a safe, reliable, and high-quality water service for the Town of Manalapan.

Sincerely,

Eric Marmer, Town Manager

## *Manalapan’s Officer Turnof receives Life-Saving Award*



On the evening of March 11, 2025, the Manalapan Police Department received a 911 call from a resident reporting that her husband and their dog had fallen off their dock into the Intracoastal Waterway. Officer Daniel Turnof responded immediately, arriving on scene and laying down on the dock to

reach and secure both the man and his pet. He held onto them safely until Palm Beach County Fire Rescue arrived to assist with the rescue.

In recognition of his heroic efforts, Manalapan Police Chief Jeff Rasor presented Officer Daniel Turnof with a Life-Saving Award at the May 20, 2025, Town Commission Meeting. The Town is proud to acknowledge Officer Turnof’s outstanding performance and his commitment to protecting and serving the residents of Manalapan.

## Emergency Alerts for Manalapan Residents

The Town of Manalapan has implemented **CodeRED** (also known as OnSolve) as our mass emergency notification system which will only be used for severe weather alerts, road closures, boil water notices and other emergency incidents. You can sign up by going to our website ([www.manalapan.org](http://www.manalapan.org)) and clicking on the “CodeRED” tab. From there you just click “Register” under “Need an Account.” We recommend providing an email address, phone number and your address for the most tailored notifications. Alternatively, you can text **MANALAPAN** to the phone number **24639** to enroll directly from your cell phone.



## HURRICANE SEASON IS JUNE 1st THROUGH NOVEMBER 30th

Hurricane season is here and early preparation is key to protecting your property and keeping our community safe. The Town of Manalapan urges all residents to maintain their yards year-round to reduce the risk of storm debris. Once a storm is imminent, it will be too late to trim trees or secure outdoor items. Here's how you can prepare now:

### **BEFORE THE STORM** —

- **Pick Up Barrier Island Passes:** These are required for essential personnel to return after the storm. Reserve yours by emailing [epetersen@manalapan.org](mailto:epetersen@manalapan.org)
- **Update Your Contact Information:** Ensure the Manalapan Police Department has your current details. Contact Dispatch Supervisor Michelle Mackey at [mmackey@manalapan.org](mailto:mmackey@manalapan.org) or by calling Dispatch at (561) 585-4030
- **Trim Trees and Secure Your Yard:** Cut back all trees and weak branches that could come damage buildings; thin foliage to allow wind to pass through, reducing the risk of uprooted trees; Remove or secure loose outdoor items like lawn furniture that could become hazardous in high winds
- **Assemble Disaster Supplies:** Stock at least three days' worth of non-perishable food and water. Include essentials such as flashlights, batteries, chargers, cash, and a battery-powered radio.
- **Conduct an Insurance Checkup:** Ensure your home and property insurance are current and adequately cover potential hurricane damage. Document your possessions with photos or videos for potential claims
- Other useful links:

[www.noaa.gov](http://www.noaa.gov)   [www.pbcgov.com](http://www.pbcgov.com)   [www.nhc.noaa.gov](http://www.nhc.noaa.gov)   [www.weather.gov](http://www.weather.gov)

### *Bringing Back*

### *"The Manalapanian"*

#### A Fresh Look with Familiar Roots

We're excited to announce a fresh yet familiar change to our community newsletter! In an effort to honor our Town's history and pay homage to those that came before us, we're bringing back the name "The Manalapanian", just as it was known in the '90s.

Along with the name change, we're refreshing the look and feel of the newsletter to better reflect the spirit of Manalapan—both its rich past and its bright future. Our goal is to create a publication that informs, engages, and celebrates our community with the same longstanding tradition of community excellence that defines Manalapan — so stay tuned!

### **Meet Me at the Library!**

The J. Turner Moore Memorial Library Committee has launched a new initiative called **"Meet Me at the Library"**, designed to offer residents more opportunities to come together, learn something new, and enjoy time at the library. As part of this program, the committee has planned a variety of events for the upcoming **2025–2026 Season**.



Scheduled events include an **Intro to Mahjong** class, an **Intro to Canasta** class, the return of the **Book Club**, a **Basic First Aid** course, and a **Water Safety Class**.

These activities are meant to be both informative and enjoyable, providing a chance for residents to connect and engage.

Details about dates and how to participate will be shared as we get closer.

We thank the Library Committee for their efforts in creating programming that brings value to the entire community.



**TOWN OF MANALAPAN**  
**600 South Ocean Boulevard**  
**Manalapan, FL 33462**

PRESORTED STANDARD  
U S POSTAGE  
**PAID**  
WEST PALM BEACH FL  
PERMIT NO. 4872

## **Message from the Building Department**

At the Manalapan Building Department, we are committed to providing the highest level of service to our residents and customers. Our team works hard to support the Town's Vision Plan and ensure a vibrant, livable, and safely built community by enforcing the Florida Building Code through timely plan reviews, permit processing, and inspections.

### **Building Permits**

Most improvements in the Town require a building permit and, in some cases, approval from the Town or Architectural Commission. This process helps ensure that all construction is safe and meets our high property standards as well as State and local regulations. Before starting any project, we encourage you to contact the Building Department to confirm what's needed.

### **Contractor Verification**

Our staff is also here to assist you in verifying that your contractor is properly licensed and insured — an important step that is reviewed as part of the permitting process. Together, we can make sure your project moves forward smoothly and safely.

### **Property Maintenance**

We are working hard to maintain the high property standards that help keep Manalapan a beautiful and safe place to live. If you notice a concern, please let us know by emailing it to [codecompliance@manalapan.org](mailto:codecompliance@manalapan.org)

When reporting, we ask that you include:

- Your name and contact number
- The property address
- A detailed description of the concern



**Your cooperation helps us respond quickly and address your concerns**