



PUBLIC NOTICE/AGENDA
Tuesday October 14th, 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 #397 - 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 EMERGENCY USE GENERATOR PERMIT APPLICATIONS FROM ARCHITECTURAL REVIEW AND INSTEAD PROVIDE FOR ADMINISTRATIVE REVIEW ONLY; 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**

***Quasi-Judicial Hearing**

- 6. RA.b.i. * VAR-25-7 – 1400 Lands End Road, Adam and Ana Bersin seek the Town Commission’s approval for variances from Sections 151.183(B)(3), (7), and (8) of the Town Code of Ordinances in order to permit the installation of a new L-shaped dock extension off of the existing five (5) foot wide marginal dock, along with a new boat lift containing waterward support pilings located on the new “L” shaped extension, where Town Code prohibits any dock other than a five (5) foot wide marginal dock at this property, requires all docks to project directly from the seawall or lot line, and further prohibits any boatlift other than a two post lift attached to the marginal dock or seawall (prohibiting the use of waterward support pilings) at this property.**
- 7. PUBLIC COMMENTS**
(3 MINUTES PER SPEAKER)
- 8. CONSENT AGENDA:**
 - a. Minutes September 8th, 2025 Town Commission & 1st Budget Hearing and September 22nd, 2025 Town Commission and Final Budget Hearing**

- b. Police Department Report and Fire/Rescue Response Time Report for September

9. REGULAR AGENDA:

a. OLD BUSINESS:

- i. none

b. NEW BUSINESS:

- ii. Recommendation from Selection Committee regarding RFP No. 2025-004 for Residential Solid Waste & Recycling Collection Services

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

11. PUBLIC HEARING:

- a. **PH 1 - Ordinance #397** - 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 EMERGENCY USE GENERATOR PERMIT APPLICATIONS FROM ARCHITECTURAL REVIEW AND INSTEAD PROVIDE FOR ADMINISTRATIVE REVIEW ONLY; 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 #398** - AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF MANALAPAN, FLORIDA, AMENDING THE MANALAPAN CODE OF ORDINANCES AT TITLE XI: - BUSINESS REGULATIONS. TO CREATE A NEW CHAPTER 116. – REASONABLE ACCOMMODATIONS; TO CODIFY THE TOWN'S EXISTING PROCESS FOR PROCESSING REASONABLE ACCOMMODATION REQUESTS IN HOUSING, INCLUDING SUCH REQUESTS FROM CERTIFIED RECOVERY RESIDENCES AS REQUIRED BY FLORIDA STATUTE SECTION 397.487; PROVIDING THAT EACH AND EVERY OTHER SECTION AND SUBSECTION OF TITLE XI. BUSINESS 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)**

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