



## **TOWN COMMISSION MEETING**

**Tuesday, February 10<sup>th</sup>, 2026**

**9:00 A.M.**



**PUBLIC NOTICE/AGENDA**  
**Tuesday February 10<sup>th</sup>, 2026 at 9:00 a.m.**

<b>Town Commission</b>	<b>Town Staff</b>
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 _____	Dylan Brandenburg, Asst. Town Attorney _____

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. APPROVAL OF THE AGENDA: AGENDA ADDITIONS, DELETIONS OR SUBSTITUTIONS**
- 5. INTRODUCTIONS**
  - a. Tony Hoppel from Feeding South Florida will introduce himself and his organization.
- 6. PUBLIC COMMENTS**  
(3 MINUTES PER SPEAKER)
- 7. CONSENT AGENDA:**
  - a. Minutes January 20, 2026 Town Commission
  - b. Police Department Report for January
- 8. REGULAR AGENDA:**
  - a. **OLD BUSINESS:**
    - i. **Currie, Sowards, Aguila (CSA) Architects to present proposal for the new guard house design**
  - b. **NEW BUSINESS: \*Quasi-Judicial Hearing**
    - i. none
- 9. MAYOR’S COMMENTS, TOWN COMMISSION COMMENTS, TOWN MANAGER’S REPORT**
- 10. PUBLIC HEARING:**
  - a. **PH 1 - Ordinance #400 – AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF MANALAPAN, FLORIDA, AMENDING THE MANALAPAN CODE OF ORDINANCES AT TITLE XI: - BUSINESS REGULATIONS. AMENDING SECTION 112.02 HOURS OF SALE. TO REPEAL THE PROHIBITION ON ALCOHOLIC SALES DURING THE MORNING HOURS OF SUNDAY; 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. (Second Reading)**

## 11. 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](mailto:townhall@manalapan.org)



## **TOWN OF MANALAPAN AGENDA ITEM SUMMARY**

**Meeting Date:** February 10<sup>th</sup>, 2026

**Agenda Item No.:** CA - a

**Agenda Item Name:** January 20<sup>th</sup>, 2026 Town Commission Meeting Minutes

**ACTION REQUESTED:** Discussion  Approval

### **ATTACHMENT:**

- January 20<sup>th</sup>, 2026 Town Commission Meeting Minutes



**Town Commission Meeting**  
**Tuesday, January 20<sup>th</sup>, 2026, at 9:30 a.m.**

**IN ATTENDANCE**

TOWN COMMISSION	TOWN STAFF
John Deese, Mayor <span style="float: right;">√</span>	Eric Marmer, Town Manager <span style="float: right;">√</span>
Simone Bonutti, Vice Mayor <span style="float: right;">√</span>	Jeffrey Rasor, Chief of Police <span style="float: right;">√</span>
Elliot Bonner, Mayor Pro Tem <span style="float: right;">√</span>	Erika Petersen, Town Clerk <span style="float: right;">√</span>
Orla Imbesi, Commissioner <span style="float: right;">√</span>	Keith Davis, Town Attorney <span style="float: right;">√</span>
David Knobel, Commissioner <span style="float: right;">√</span>	Brent Watson, Utilities Director <span style="float: right;">X</span>
Dwight Kulwin, Commissioner <span style="float: right;">√</span>	Jack Tomasik, Building Official <span style="float: right;">√</span>
Cindy McMackin, Commissioner <span style="float: right;">√</span>	Dylan Brandenburg, Asst. Town Attorney <span style="float: right;">X</span>

**PUBLIC:** Carolee Rodebaugh (2000 SOB), Matthew Scott (2000 SOB), Abel Vorghese (2000 SOB), Tony Hoppel (Feeding South Florida), Craig Spiegelhalter (PBC Fire Rescue) and John Pacenti (Coastal Star)

**CALL TO ORDER & PLEDGE OF ALLEGIANCE**

Mayor Deese called the Town Commission meeting to order at 9:30 a.m.

**AGENDA ADDITIONS, DELETIONS OR SUBSTITUTIONS**

There were none.

**PUBLIC COMMENTS**

There were none.

**CONSENT AGENDA**

- a. Minutes December 9, 2025 Town Commission Meeting
- b. Police Department Report for December

Vice Mayor Bonutti made a motion to **approve** the Consent Agenda, Commissioner Kulwin seconded the motion which prevailed by the following vote:

**YES:** Vice Mayor Bonutti, Mayor Pro Tem Bonner, Commissioner Knobel, Commissioner Kulwin and Commissioner McMackin

## REGULAR AGENDA

### OLD BUSINESS:

There was none.

### NEW BUSINESS: \*Quasi-Judicial Hearing

#### **i. Proposed AXON 10-year Contract for Police Technology Systems**

Chief Rasor presented the agenda item and explained the proposal was to go to a 10-year contract with newer advanced technology that would allow the Town to lock in a good rate while having regularly updated equipment.

Vice Mayor Bonutti made a motion to **approve** the 10-year Contract with Axon, Commissioner Kulwin seconded the motion which prevailed by the following vote:

**YES:** Vice Mayor Bonutti, Mayor Pro Tem Bonner, Commissioner Knobel, Commissioner Kulwin and Commissioner McMackin

#### **ii. RES 01-2026 Updated Fee Schedule**

Building Official Tomasik presented the agenda item and explained the Town had not updated many of its fees since 2010. He noted these updates were necessary to cover the Town's expenses as well as to maintain statutory compliance with State regulations.

Commissioner Knobel made a motion to **approve** Resolution 01-2026, Mayor Pro Tem Bonner seconded the motion which prevailed by the following vote:

**YES:** Vice Mayor Bonutti, Mayor Pro Tem Bonner, Commissioner Knobel, Commissioner Imbesi, Commissioner Kulwin and Commissioner McMackin

Town Attorney Keith Davis arrived at 9:47 AM

#### **iii. Authorization to Make Purchase Offer – 131 S. Ocean Blvd. (“Bank Building”)**

Town Manager Marmer explained to the Commission that the next step in the eminent domain process was to present a formal offer to the property owner. He stated that the independent appraisal recommended an offer of \$2.85 million and requested approval from the Town Commission to proceed with extending the offer.

There was discussion regarding how the appraisal was performed

Mayor Pro Tem Bonner made a motion to **approve** the Authorization to Make a Purchase Offer of \$2.85 million, Vice Mayor Bonutti seconded the motion which prevailed by the following vote:

**YES:** Vice Mayor Bonutti, Mayor Pro Tem Bonner, Commissioner Knobel, Commissioner Kulwin and Commissioner McMackin

Commissioner Imbesi arrived at 9:53 AM

**iv. \*VAR 26-01 – 2000 S. Ocean Blvd.** – Florida Realty LLC seeks the Town Commission’s approval for a variance from Section 151.643(B) of the Town Code of Ordinances which generally prohibits the expansion/enlargement of, or the improvement to, non-conforming properties, in order to permit the expansion/extension of, and/or the improvement to, an existing accessory building on a non-conforming property to wit: the Applicant has identified the need to expand and modernize the existing site utility building on the southwest corner of the Property. The Applicant understands the entire Property and its structures are legally nonconforming and cannot be modified without obtaining a variance. Therefore, the Applicant is seeking a variance to authorize the construction of the expansion to the site utility building which, but for the overall non-conforming status of the property in general, is in actuality code compliant in all other respects. The subject property address is 2000 South Ocean Boulevard. Carolee Rodebaugh, the architect, presented the project.

Commissioner Imbesi disclosed that she had visited the site.

Commissioner McMackin made a motion to **approve** VAR 26-01, Vice Mayor Bonutti seconded the motion which prevailed by the following vote:

**YES:** Vice Mayor Bonutti, Mayor Pro Tem Bonner, Commissioner Knobel, Commissioner Imbesi, Commissioner Kulwin and Commissioner McMackin

### **Mayor’s Comments, Town Commission Comments, Town Manager Comments**

Town Manager Marmer discussed the security contract at the guard house and announced the Town would be taking over staffing it. Police Chief Razor explained the Town had created Community Service Officer (CSO) positions, and had already hired three people as well as created new uniforms. He explained this would allow the Town to have more oversight on the individuals working the guardhouse and would result in a higher level of security. He told the Commission that they were looking to hire two more people and he felt this could be a great feeder program to find individuals who eventually want to be police officers.

The Commissioners asked for clarification on how a CSO would differ from the previous security guard roles. Chief Razor explained these individuals could respond to minor incidents such as vehicle crashes. The Commission responded that the individuals already appeared more professional.

Town Manager Marmer told the Commission he would present the new guard house design at the February TCOM meeting. He noted staff was continuing to work on the zoning districts simplification project probably back later this spring. He explained there would be an administrative hearing regarding the Sand Transfer Plant scheduled for June 2-5<sup>th</sup> and he had recently hired someone as an expert witness.

### **PUBLIC HEARING:**

- a. PH 1 - Ordinance #399 - AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF MANALAPAN, FLORIDA, AMENDING THE TOWN CODE OF ORDINANCES AT TITLE III ADMINISTRATION, CHAPTER 31 STAFF, SECTION 31.17 TOWN GENERAL EMPLOYEES’

AND POLICE OFFICERS' RETIREMENT FUND, SUBSECTION (E) BOARD OF TRUSTEES, TO REVISE THE COMPOSITION AND MEMBERSHIP OF THE BOARD OF TRUSTEES FOR THE TOWN RETIREMENT FUND; PROVIDING THAT EACH AND EVERY OTHER SECTION AND SUBSECTION OF SECTION 31.17 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)

The Commissioners discussed the responsibilities of the Pension Board members and asked the Town staff to advertise the openings more widely in an effort to get a resident to volunteer.

Commissioner Kulwin made a motion to **table** Ordinance #399, Vice Mayor Bonutti seconded the motion which prevailed by the following vote:

**YES:** Vice Mayor Bonutti, Mayor Pro Tem Bonner, Commissioner Knobel, Commissioner Imbesi, Commissioner Kulwin and Commissioner McMackin

b. PH 2 - Ordinance #400 – AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF MANALAPAN, FLORIDA, AMENDING THE MANALAPAN CODE OF ORDINANCES AT TITLE XI: - BUSINESS REGULATIONS. AMENDING SECTION 112.02 HOURS OF SALE. TO REPEAL THE PROHIBITION ON ALCOHOLIC SALES DURING THE MORNING HOURS OF SUNDAY; 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)

Commissioner Imbesi made a motion to **approve** Ordinance #400 on first reading, Commissioner McMackin seconded the motion which prevailed by the following vote:

**YES:** Vice Mayor Bonutti, Mayor Pro Tem Bonner, Commissioner Knobel, Commissioner Imbesi, Commissioner Kulwin and Commissioner McMackin

**The Town Commission meeting adjourned at 10:25 a.m.**

**These minutes were presented to the Town Commission  
on Tuesday February 10<sup>th</sup>, 2026 for approval.**

\_\_\_\_\_  
John Deese, Mayor

\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Erika Petersen, Town Clerk

\_\_\_\_\_  
Date Signed



## TOWN OF MANALAPAN

### AGENDA ITEM SUMMARY

**Meeting Date:** February 10<sup>th</sup>, 2026

**Agenda Item No.:** CA - b

**Agenda Item Name:** Police Department Chief's Report for January

**ACTION REQUESTED:** Discussion  Action

**ATTACHMENT:**

- Chief Rasor's Executive Report
- The Police Department Report for January including Monthly Stats
- Palm Beach County Fire Rescue response times for January



## Manalapan Police Department

TO: Mayor and Town Commissioners  
Eric Marmer, Town Manager  
FROM: Chief Jeff Rasor  
SUBJECT: Monthly Report for January 2026  
DATE: February 3, 2026

*AML# 52157*

### Police Department Staffing:

- **Dispatcher Positions:** There is currently one (1) vacancy in the Communications (Dispatch) Center for a dispatcher position.
- **Police Officer Positions:** The department is in the final stages of hiring one (1) police officer. Once this process is complete, the Police Officer staffing level will be fully staffed.
- **Community Service Officer Positions:** With the Police Department assuming responsibility for staffing the Security Gate House, the Community Service Officer position was established. This role provides security coverage for the Town at the Security Gate House and into the community. In order to maintain coverage 24 hours a day, seven days a week, the department is currently hiring three (3) full-time Community Service Officers and is seeking an additional two (2) part-time officers to meet scheduling needs.
- **Staffing Summary:** In February, the Police Department will be interviewing applicants and conducting background investigations for the Dispatcher and Community Service Officer positions, with the expectation of filling these vacancies by March.

### Zone Coverage:

- Zone coverage remained consistent throughout the month, with two officers and one sergeant assigned per shift to ensure adequate patrol presence and response capability.

### Fleet:

- **Vehicle Maintenance:** The department's fleet is current with all scheduled maintenance and service requirements, ensuring operational readiness and reliability across all patrol units.
- **Fleet Updates:** None.

### Training:

- **Field Training:**
  - Officer Sellitti has successfully completed the Field Training Officer (FTO) Program and has been assigned to a night patrol shift.



## Manalapan Police Department

- Dispatcher Driscoll did not meet the required training standards. She has resigned from the agency.
- **Specialized Training Courses:**
  - Defensive Tactics Training: All Manalapan Police Officers attended annual Defensive Tactics Training, a required high-liability training program. This training was conducted in partnership with Florida Atlantic University and the Highland Beach Police Department at the Delray Beach Training Center.
  - Detective Hadley attended Detective Field Training with the Riviera Beach Police Department. He will be assigned to work with a Field Training Detective in Riviera Beach for a three-week period.
- **High Liability Training Update:** High liability training for all police officers began in August and will continue through March. The remaining scheduled topics include:
  - **Tactical Medical** – Scheduled for March 3 and March 30, 2026.
- This training is being conducted in partnership with Palm Beach County Fire Rescue and will be hosted by the Manalapan Police Department, fostering interagency collaboration and continued skill development.

### Miscellaneous – Department Projects and Promotions:

- **Welcome Back Ceremony:** Several police officers attended the Town’s Welcome Back Ceremony and engaged with residents to discuss community matters, recent changes, and ongoing updates within the Police Department.
- **Swearing In Ceremony:** The Police Department conducted a swearing-in ceremony on January 14 for a newly hired dispatcher, a Communications Supervisor, and five (5) newly appointed police officers. Additionally, two officers were recognized with their annual five-year service awards: Sergeant Merritt for five (5) years of service and Officer Jackowitz for fifteen (15) years of service.

### Total Police Calls for Service for the Month of September

Types of Calls / Patrols	Total
ATV - Beach Patrols	10
Marine Patrols	2
Dark House Checks	216
Construction Site Checks	130
Extra patrols in the plaza	79
Arrest	0



## Manalapan Police Department

Baker Acts – Mental Distress	0
Traffic Stops	89
Uniform Traffic Citations Written	38
Traffic Violation Verbal Warnings	69
Parking Citations Written	18
Traffic Crashes	2
Distressed Swimmer	0
Total Calls Dispatched	778
911 Calls	42
Non-Emergency Calls	736
Most Frequent Call Dispatched ( <b>Service Call - Assisting the Resident with Non-Crime related issue – Example – door left open, medical</b> )	19
Total Crime Calls for the Month	3
Most Frequent Crime Reported (Theft)	2



2/2/2026

# Palm Beach County Fire Rescue

## Manalapan

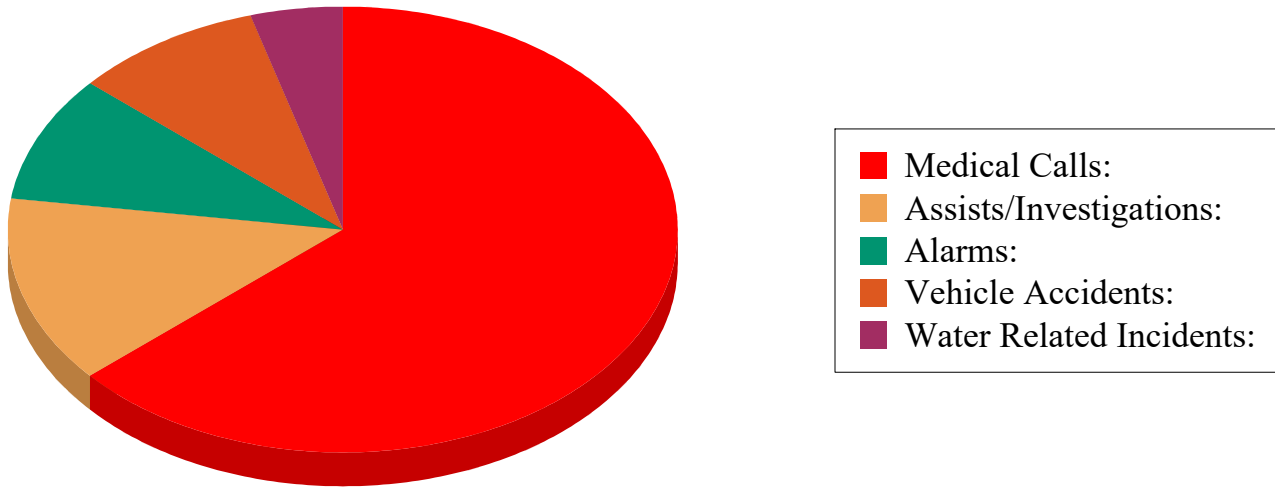
### 01/01/2026 to 01/31/2026

Average Response Times	Disp Hand	Turnout	Travel	Resp Time
<b>Emergency Calls:</b>	<u>0:00:42</u>	<u>0:00:55</u>	<u>0:02:46</u>	<u>0:04:22</u>

<u>Type - Situation Dispatched</u>	<u># of Incidents</u>	<u>%</u>
Medical Calls:	14	63.64%
Assists/Investigations:	3	13.64%
Alarms:	2	9.09%
Vehicle Accidents:	2	9.09%
Water Related Incidents:	1	4.55%
<b>Total</b>	<b><u>22</u></b>	<b><u>100.00%</u></b>

## Calls by Situation Dispatched

Manalapan



## **TOWN OF MANALAPAN AGENDA ITEM SUMMARY**

**Meeting Date:** February 10<sup>th</sup>, 2026

**Agenda Item No.:** RA. a.i.

**Agenda Item Name:** Currie, Sowards, Aguila (CSA) Architects to present proposal for the new guard house design

### **BACKGROUND:**

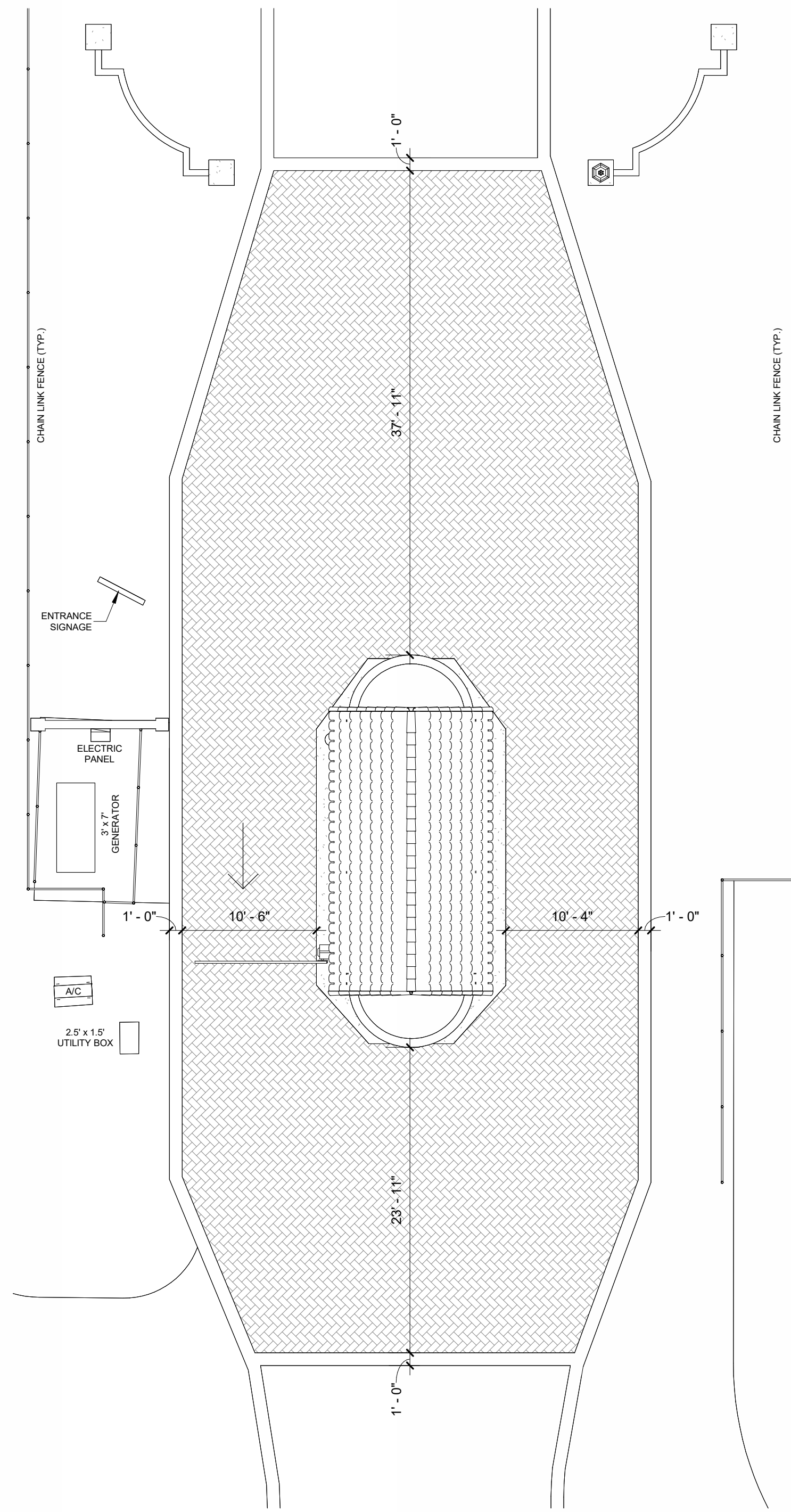
Town staff, with the assistance of Commissioner Knobel, have been working with CSA Architects on a new guardhouse. The existing guardhouse is more than 60 years old and in poor condition. The proposed design improves visibility of both the Community Service Officer and the surveillance monitors, creating an overall stronger security presence. Lastly, this updated guardhouse is part of the overall Town plan to update outdated facilities with ones that better reflect the Manalapan of today.

### **MOTION:**

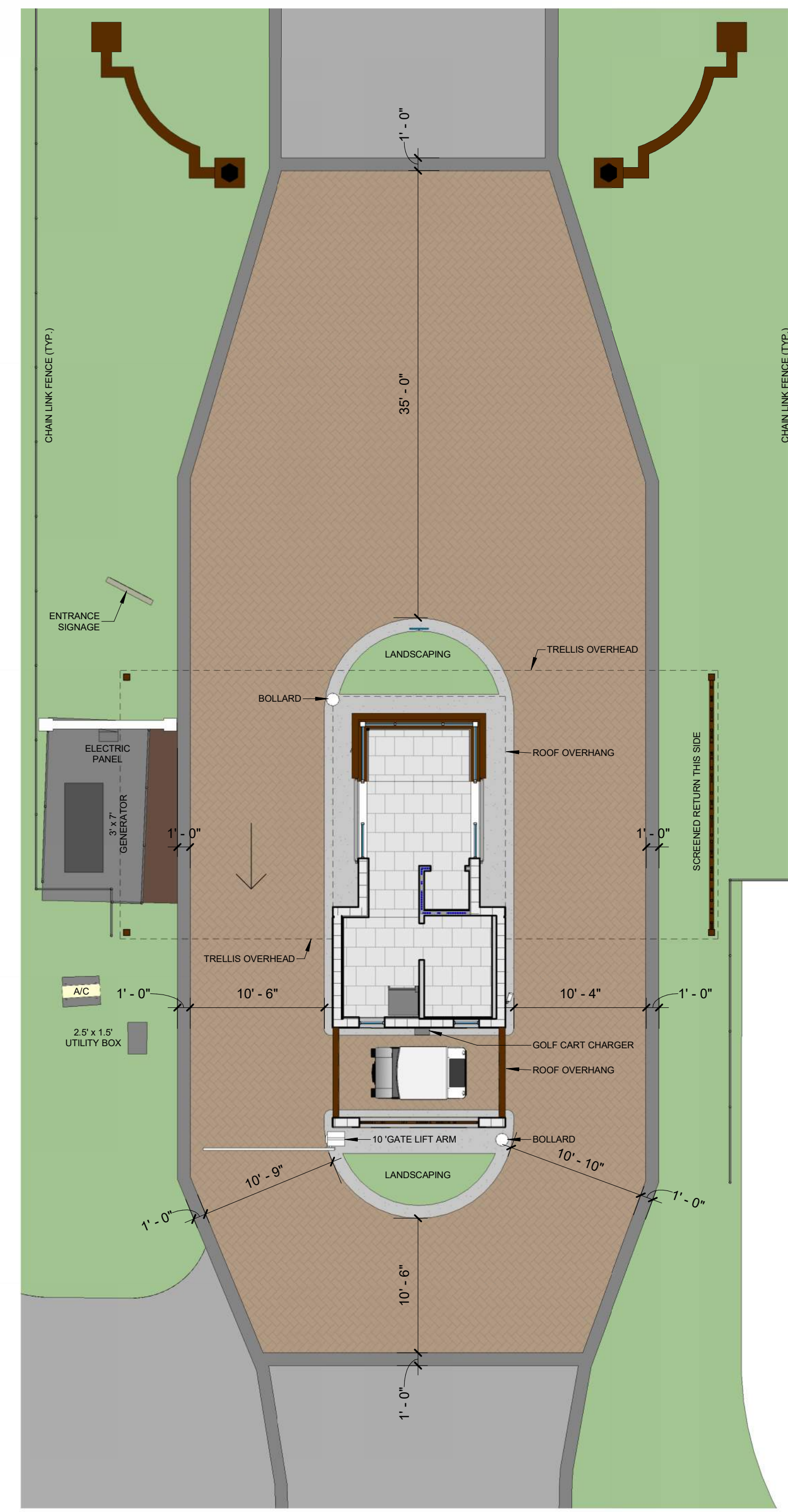
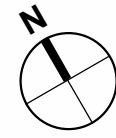
- Move to approve/disapprove proposed design by CSA Architects

### **ATTACHMENTS:**

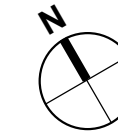
- Proposed schematic design drawings of the new proposed guardhouse



1  
P-0  
**EXISTING SITE PLAN**  
1/8" = 1'-0"



2  
P-0  
**PROPOSED SITE PLAN**  
1/8" = 1'-0"



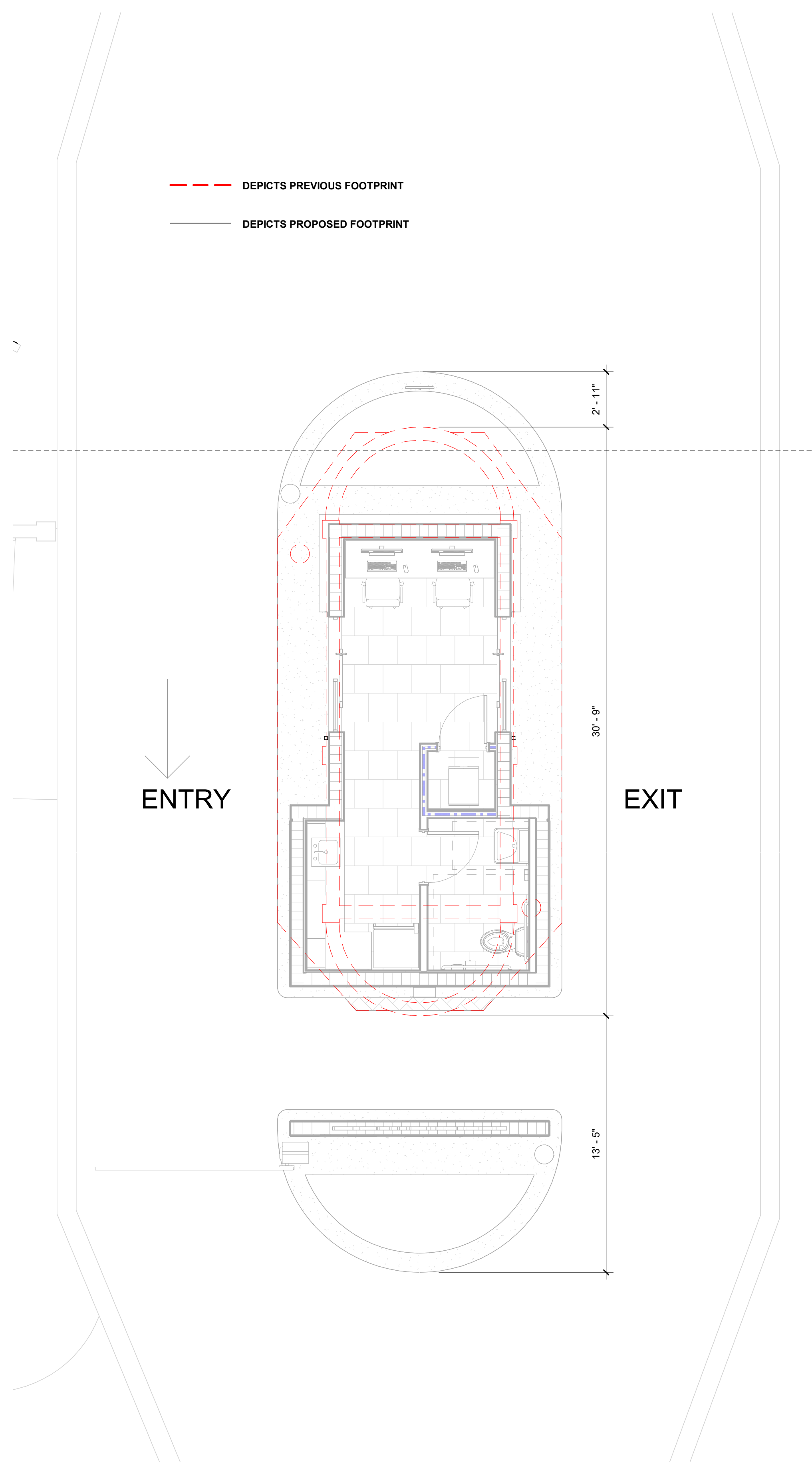
**MANALAPAN GUARD HOUSE**

CITY OF MANALAPAN  
1200 LANDS END RD, MANALAPAN, FL 33462

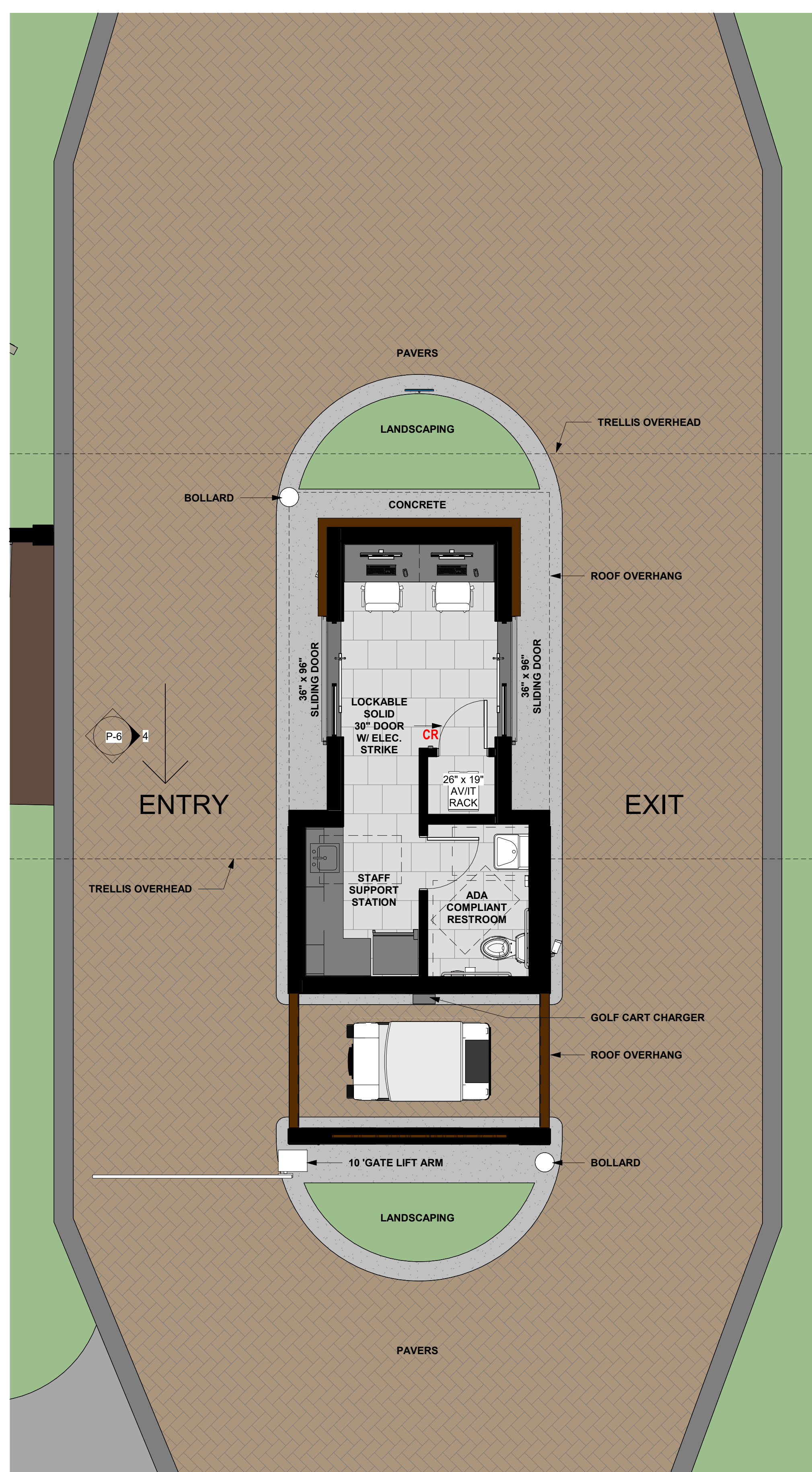
**EXISTING & SCHEMATIC SITE PLAN**

SCALE: 1/8" = 1'-0"  
02/02/2026

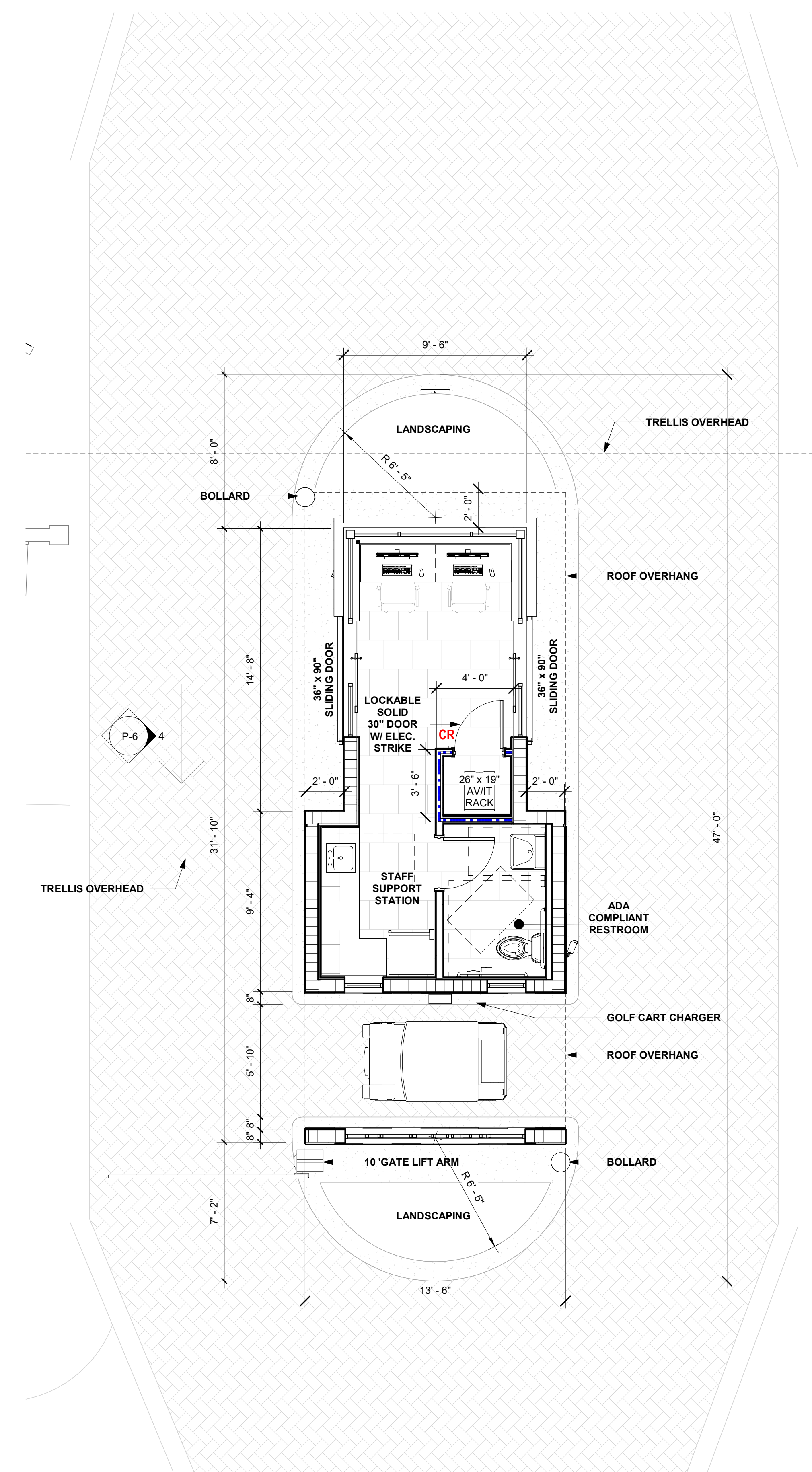




1 EXISTING VS. PROPOSED FOOTPRINT  
P-1 1/4" = 1'-0"



2 PROPOSED FLOOR PLAN - COLORED  
P-1 1/4" = 1'-0"



3 PROPOSED FLOOR PLAN  
P-1 1/4" = 1'-0"



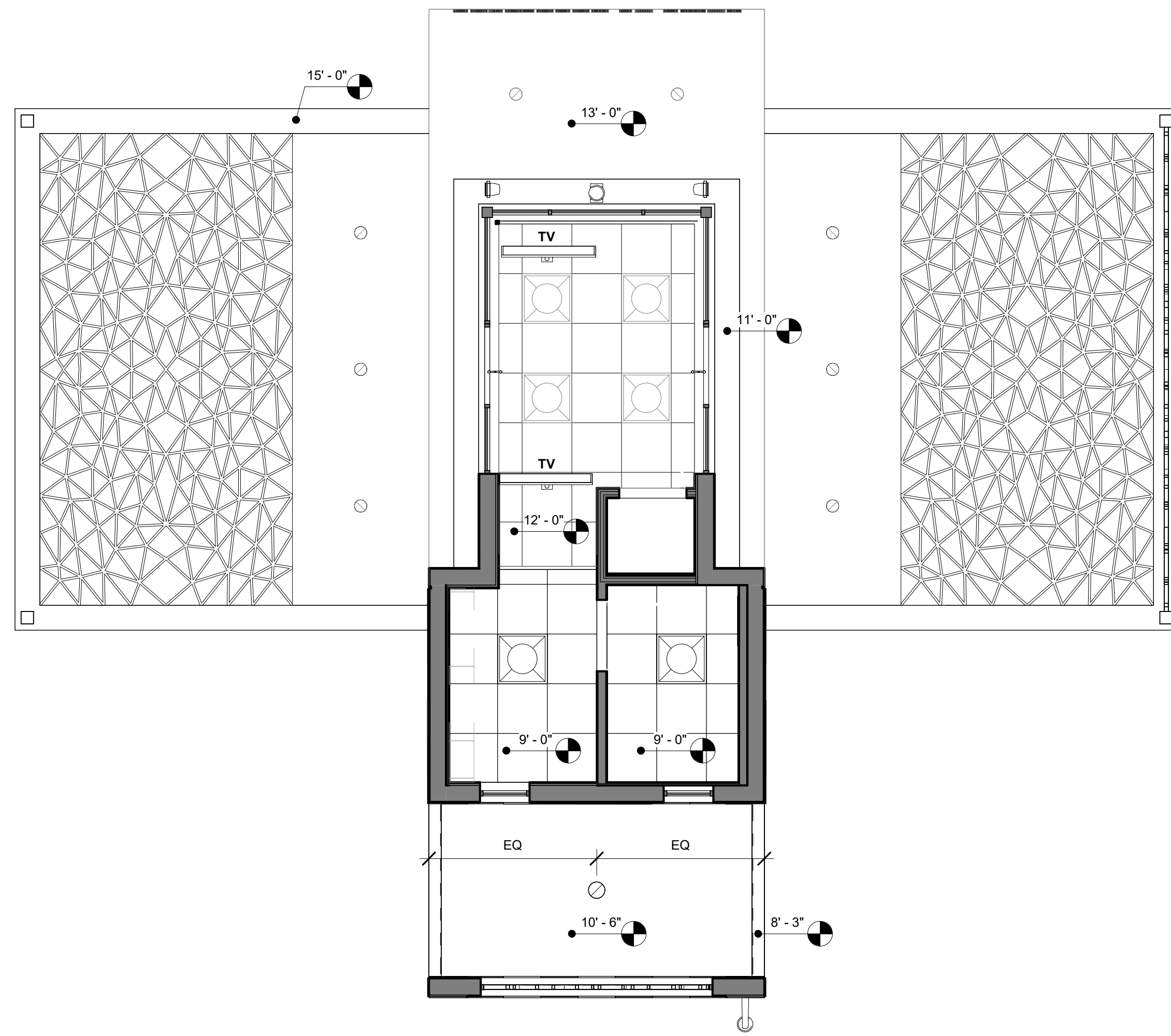
MANALAPAN GUARD HOUSE

CITY OF MANALAPAN  
1200 LANDS END RD, MANALAPAN, FL 33462

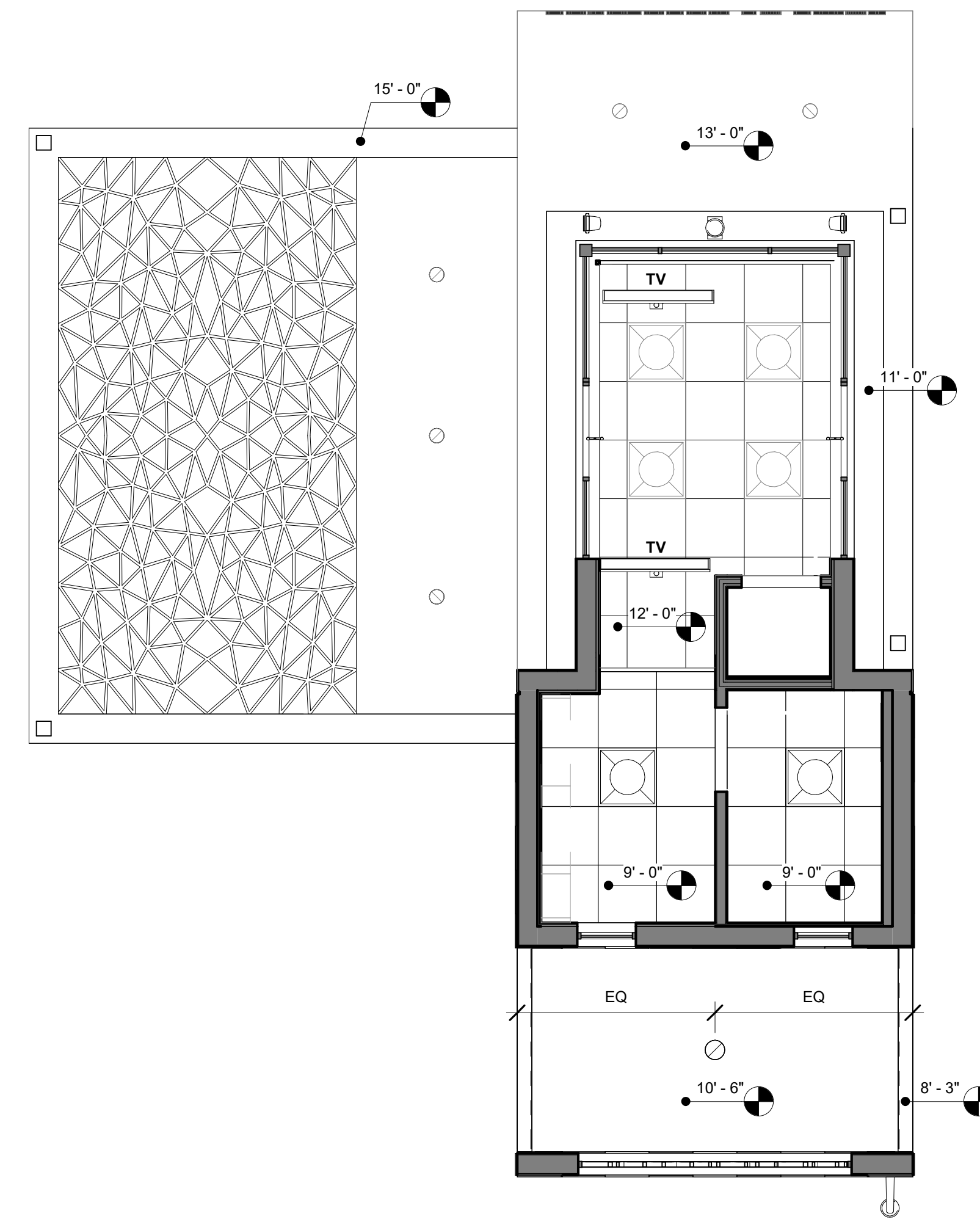
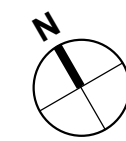
SCHEMATIC FLOOR PLAN

SCALE: 1/4" = 1'-0"  
02/02/2026

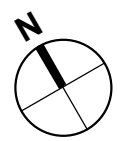




1 SCHEMATIC REFLECTED CEILING PLAN - FULL TRELLIS  
P-1.1 1/4" = 1'-0"



2 SCHEMATIC REFLECTED CEILING PLAN - HALF TRELLIS  
P-1.1 1/4" = 1'-0"



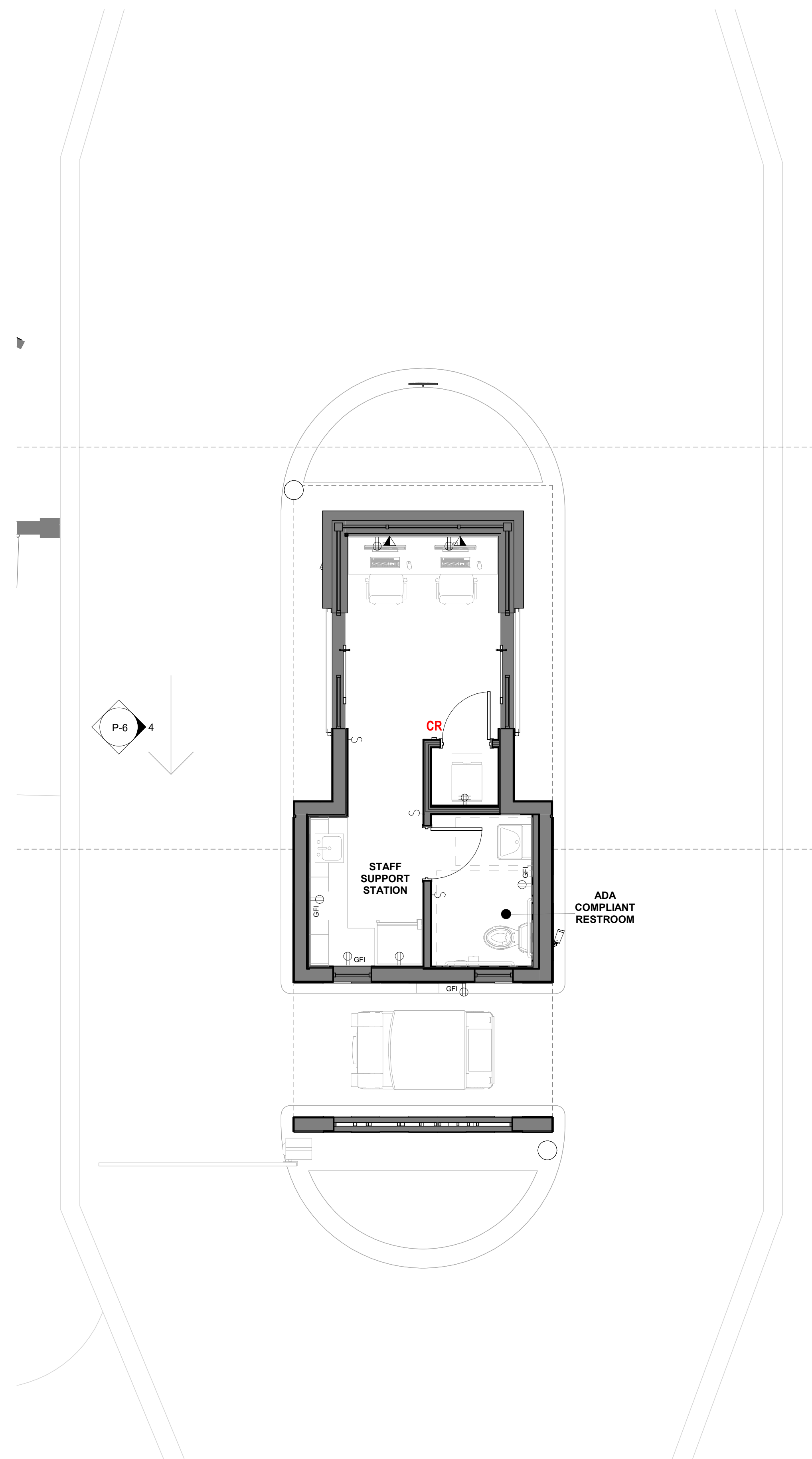
MANALAPAN GUARD HOUSE

CITY OF MANALAPAN  
1200 LANDS END RD, MANALAPAN, FL 33462

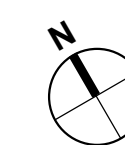
SCHEMATIC REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"  
02/02/2026





1  
P-1.5  
**PROPOSED POWER & ELECTRICAL PLAN**  
1/4" = 1'-0"



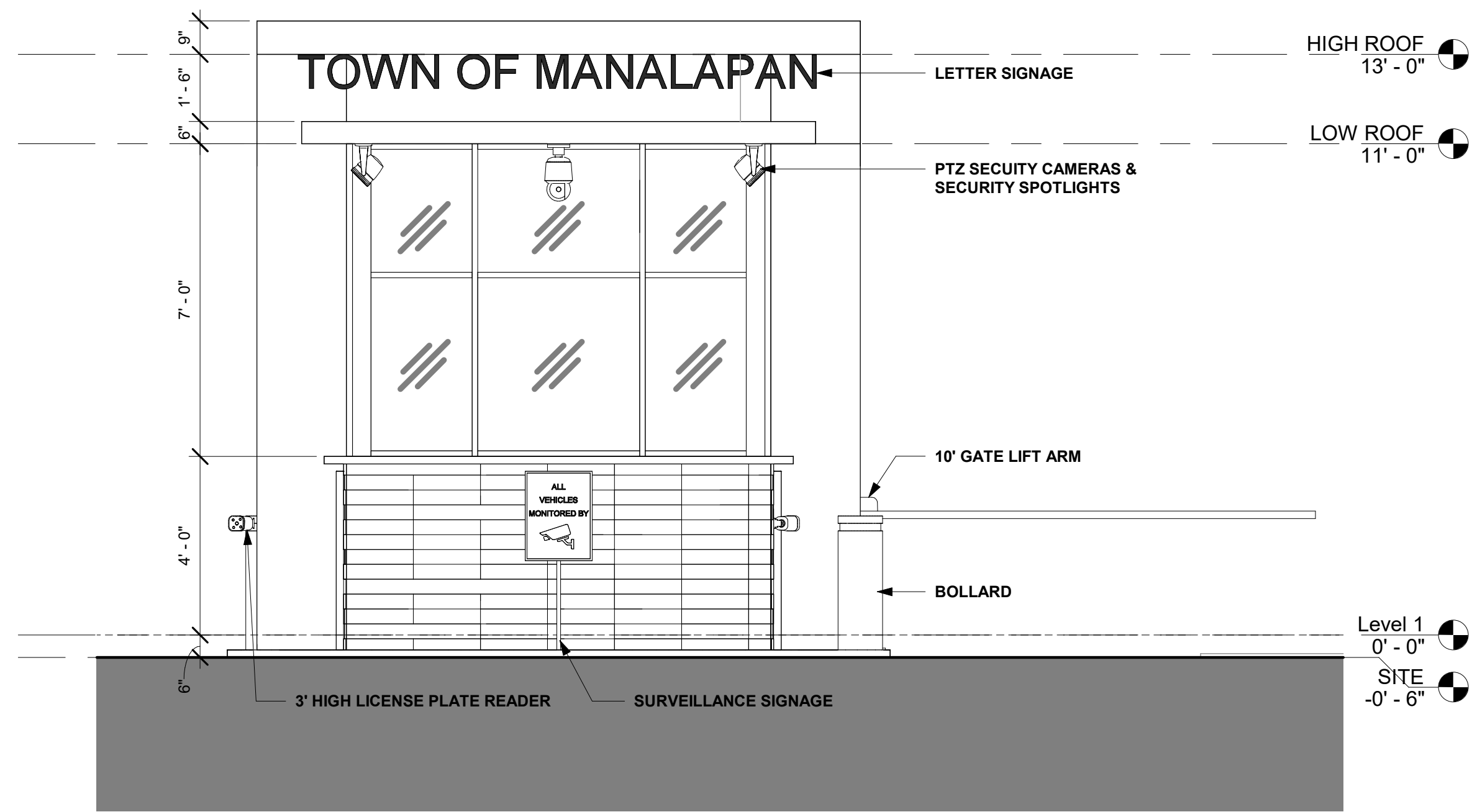
MANALAPAN GUARD HOUSE

CITY OF MANALAPAN  
1200 LANDS END RD, MANALAPAN, FL 33462

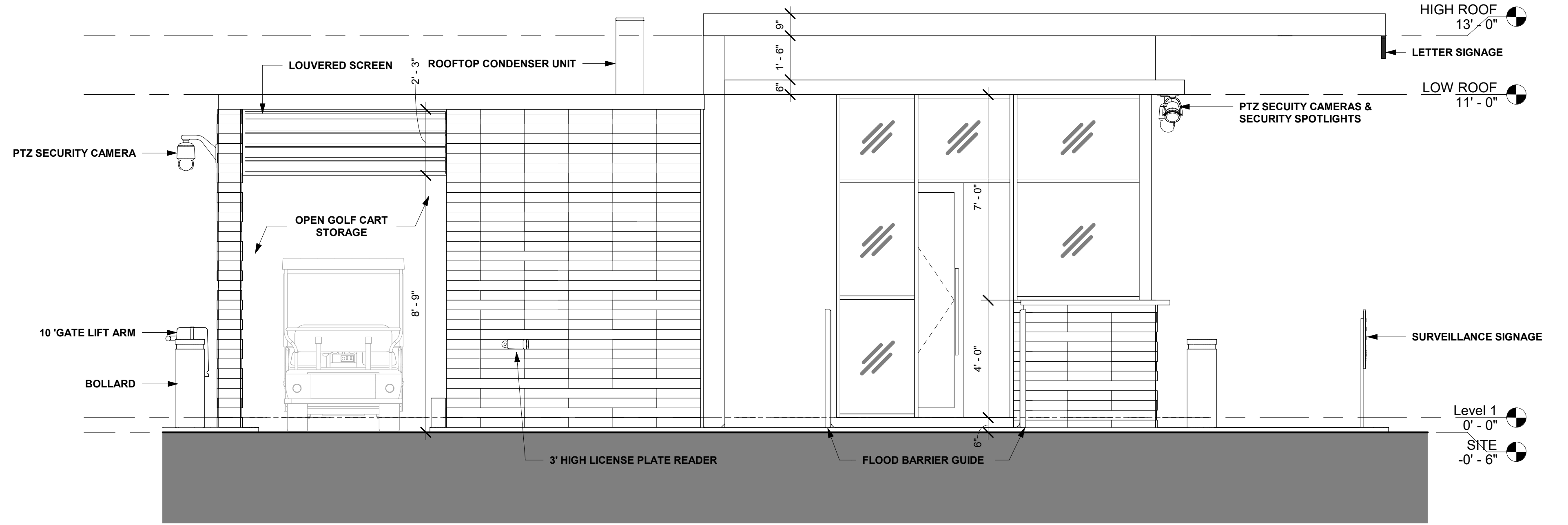
SCHEMATIC ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"  
02/02/2026

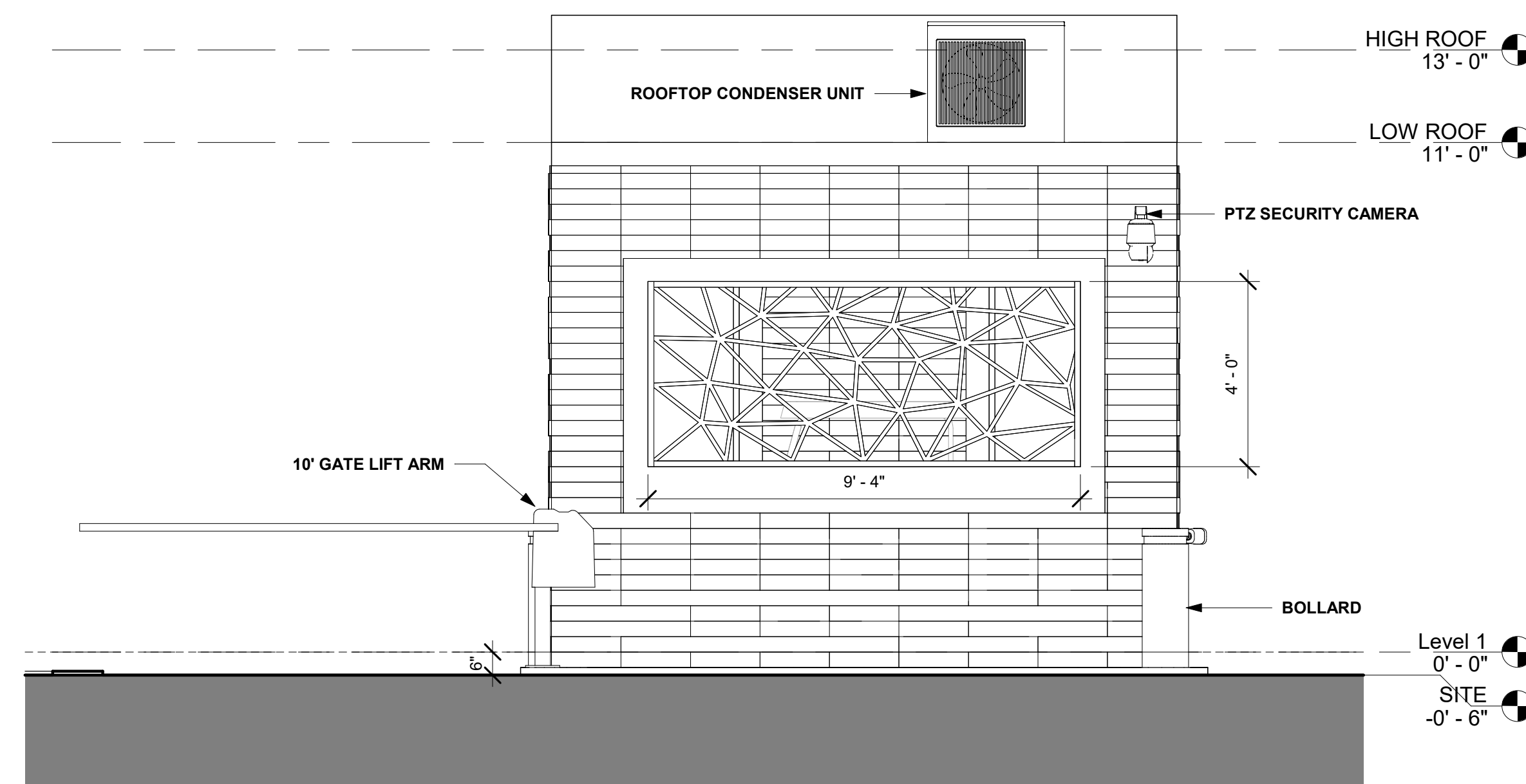




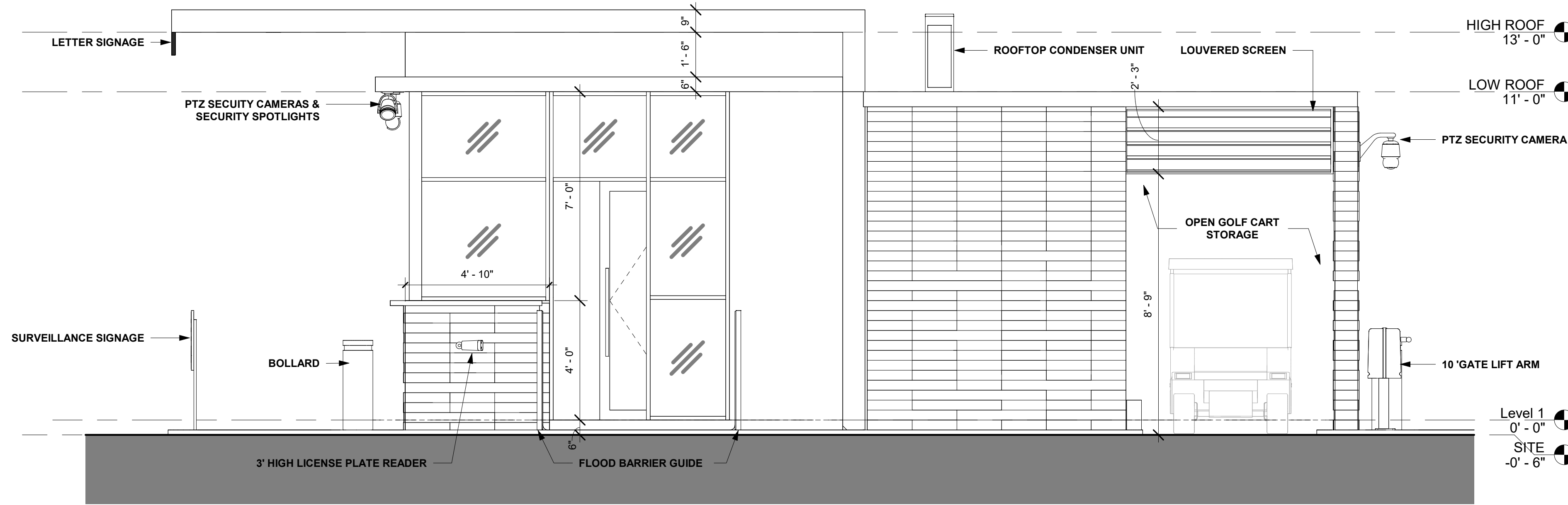
1  
P-2  
PROPOSED FRONT (ENTRY) ELEVATION  
3/8" = 1'-0"



2  
P-2  
PROPOSED EAST ELEVATION  
3/8" = 1'-0"



3  
P-2  
PROPOSED REAR (EXIT) ELEVATION  
3/8" = 1'-0"



4  
P-2  
PROPOSED WEST ELEVATION  
3/8" = 1'-0"



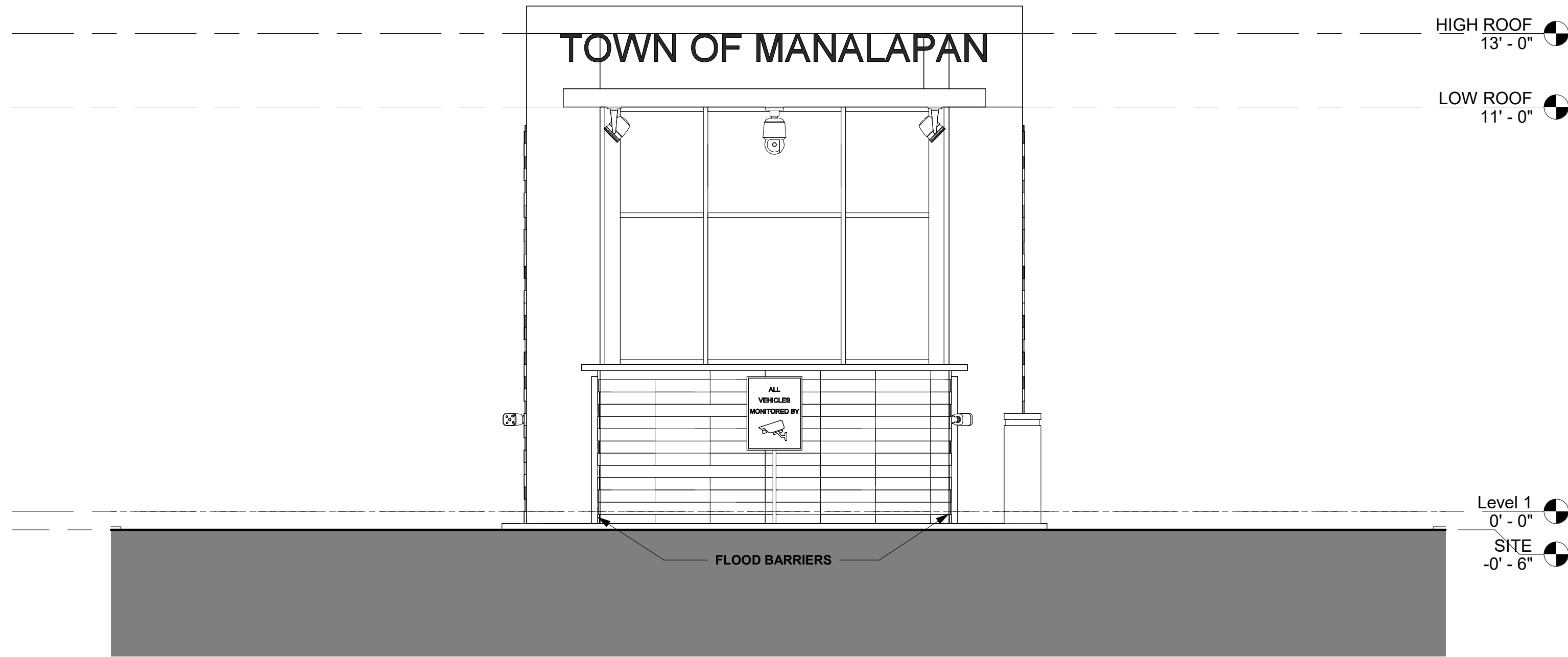
MANALAPAN GUARD HOUSE

CITY OF MANALAPAN  
1200 LANDS END RD, MANALAPAN, FL 33462

SCHEMATIC ELEVATIONS

SCALE: 3/8" = 1'-0"  
02/02/2026

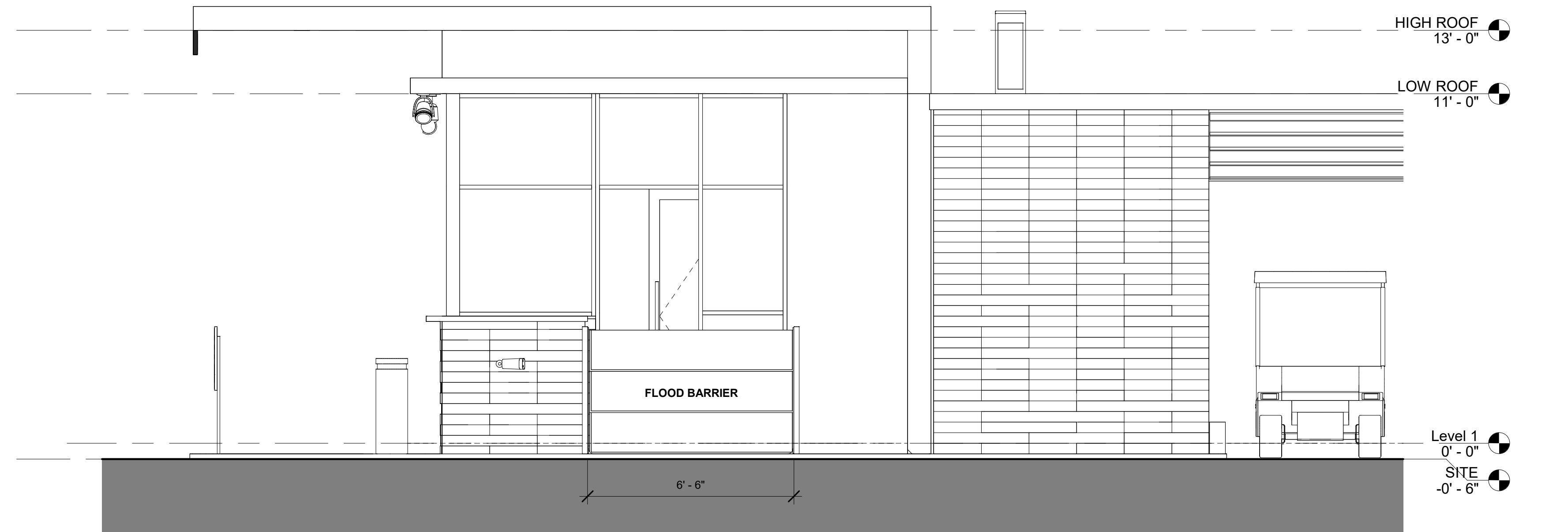




1  
P-3  
**PROPOSED FRONT (ENTRY) ELEVATION - WITH FLOOD BARRIERS**  
3/8" = 1'-0"



2  
P-3  
**PROPOSED EAST ELEVATION - WITH FLOOD BARRIERS**  
3/8" = 1'-0"



3  
P-3  
**PROPOSED WEST ELEVATION - WITH FLOOD BARRIERS**  
3/8" = 1'-0"



MANALAPAN GUARD HOUSE

CITY OF MANALAPAN  
1200 LANDS END RD, MANALAPAN, FL 33462

SCHEMATIC ELEVATIONS - WITH FLOOD BARRIERS

SCALE: 3/8" = 1'-0"  
02/02/2026





1 **COLORED FRONT (ENTRY) ELEVATION**  
 P-4 3/8" = 1'-0"



2 **COLORED EAST ELEVATION**  
 P-4 3/8" = 1'-0"



3 **COLORED REAR (EXIT) ELEVATION**  
 P-4 3/8" = 1'-0"



4 **COLORED WEST ELEVATION**  
 P-4 3/8" = 1'-0"



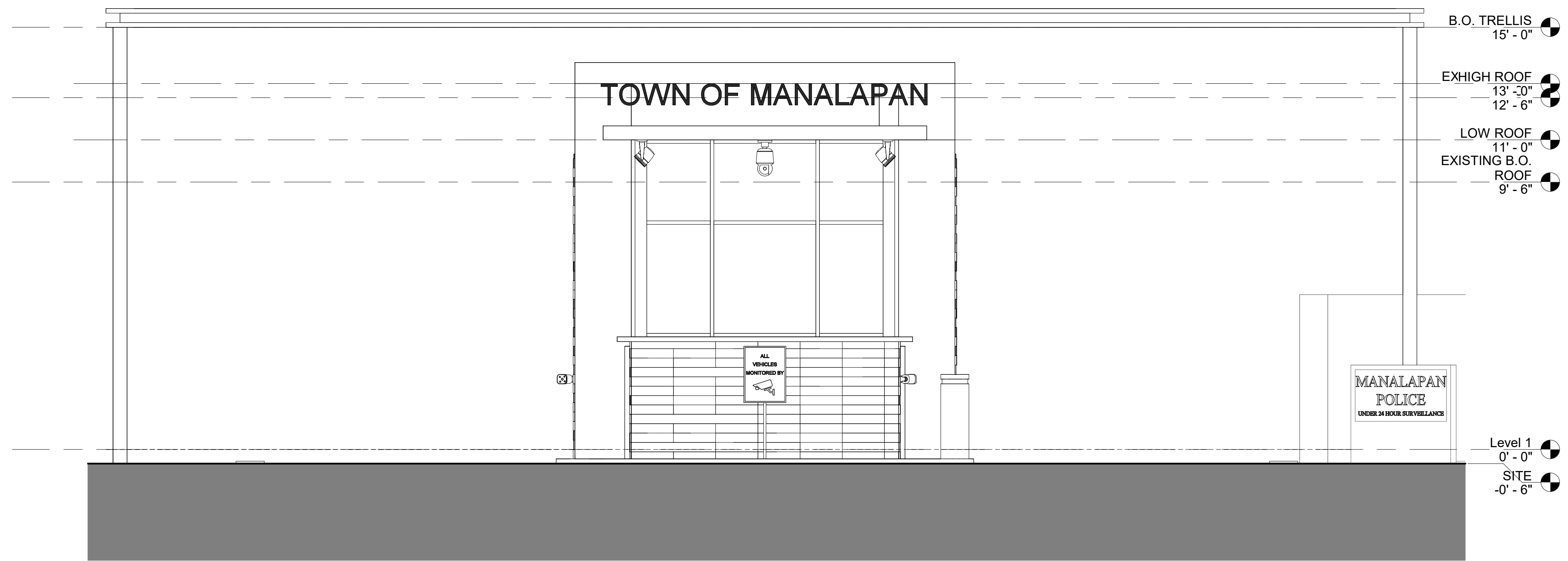
MANALAPAN GUARD HOUSE

CITY OF MANALAPAN  
 1200 LANDS END RD, MANALAPAN, FL 33462

COLORED SCHEMATIC ELEVATIONS

SCALE: 3/8" = 1'-0"  
 02/02/2026





1  
P-6  
**PROPOSED FRONT (ENTRY) ELEVATION - WITH FULL TRELLIS**  
3/8" = 1'-0"



4  
P-6  
**PROPOSED WEST ELEVATION - WITH FULL TRELLIS**  
3/8" = 1'-0"



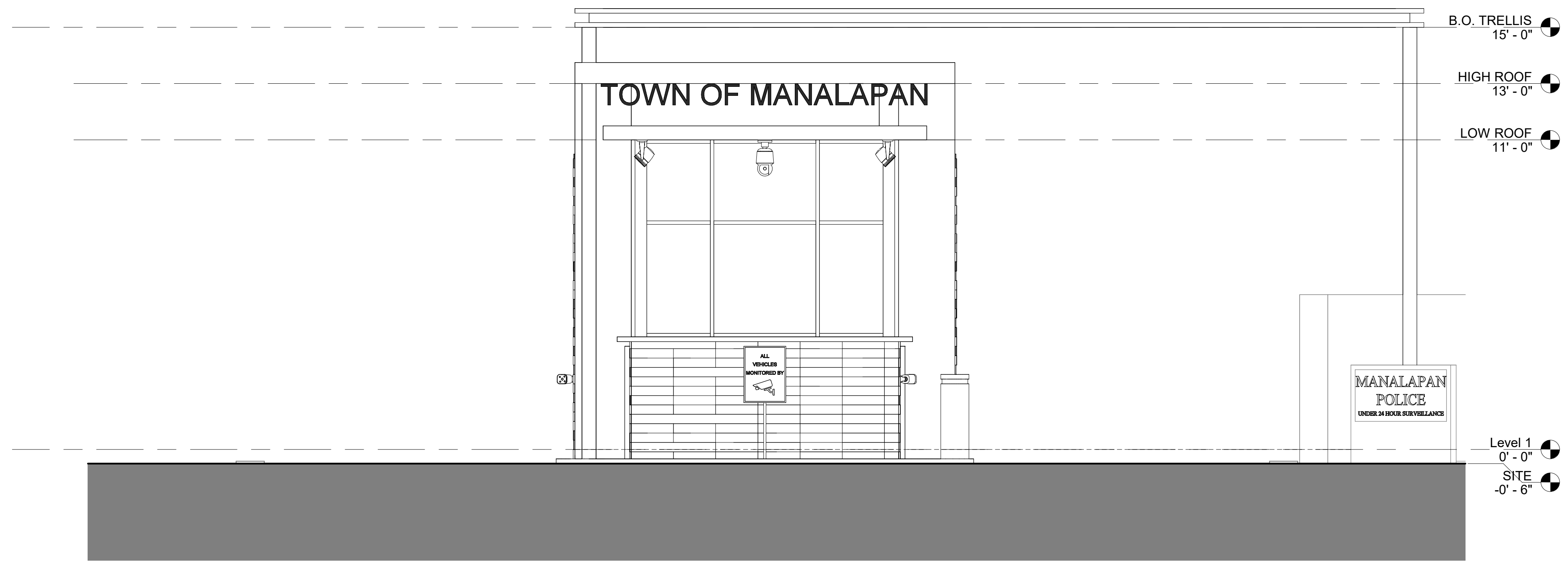
MANALAPAN GUARD HOUSE

CITY OF MANALAPAN  
1200 LANDS END RD, MANALAPAN, FL 33462

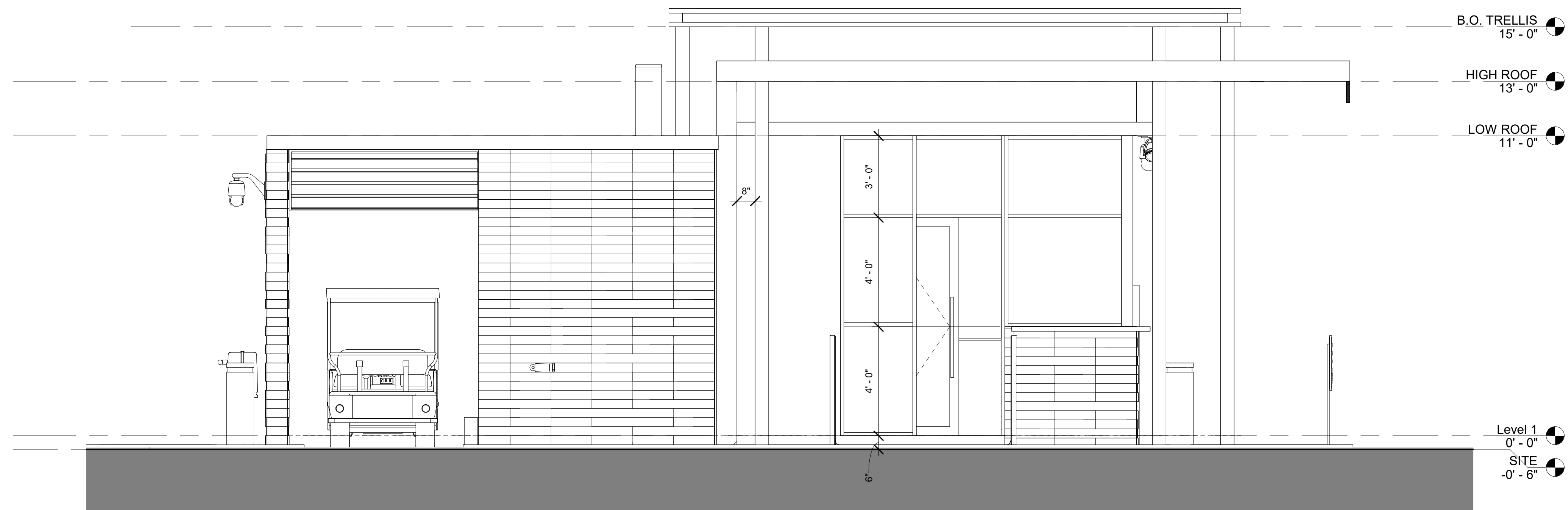
SCHEMATIC ELEVATIONS - WITH FULL TRELLIS

SCALE: 3/8" = 1'-0"  
02/02/2026





1  
P-6.1 PROPOSED FRONT (ENTRY) ELEVATION - WITH HALF TRELLIS  
3/8" = 1'-0"



4  
P-6.1 PROPOSED EAST ELEVATION - WITH HALF TRELLIS  
3/8" = 1'-0"



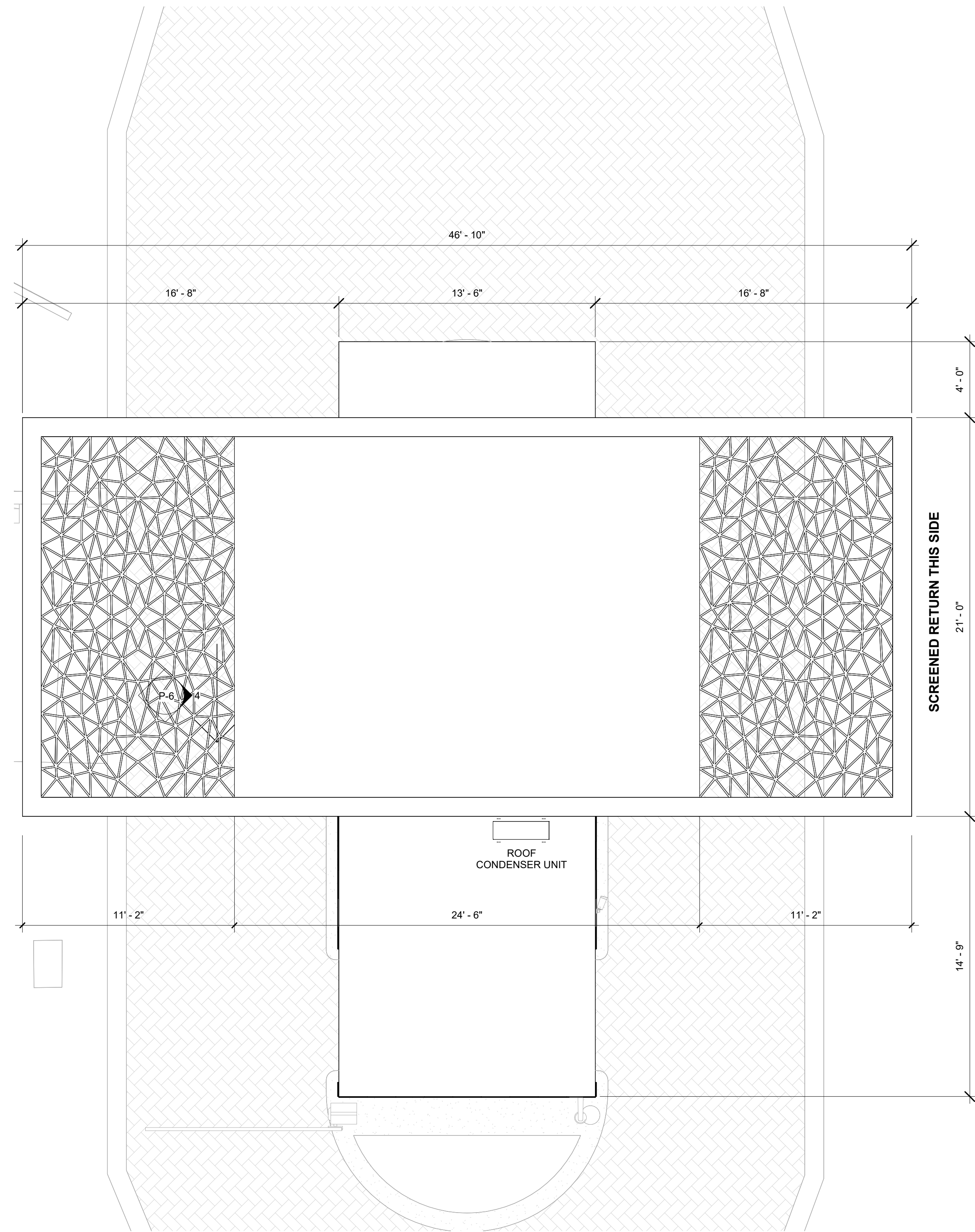
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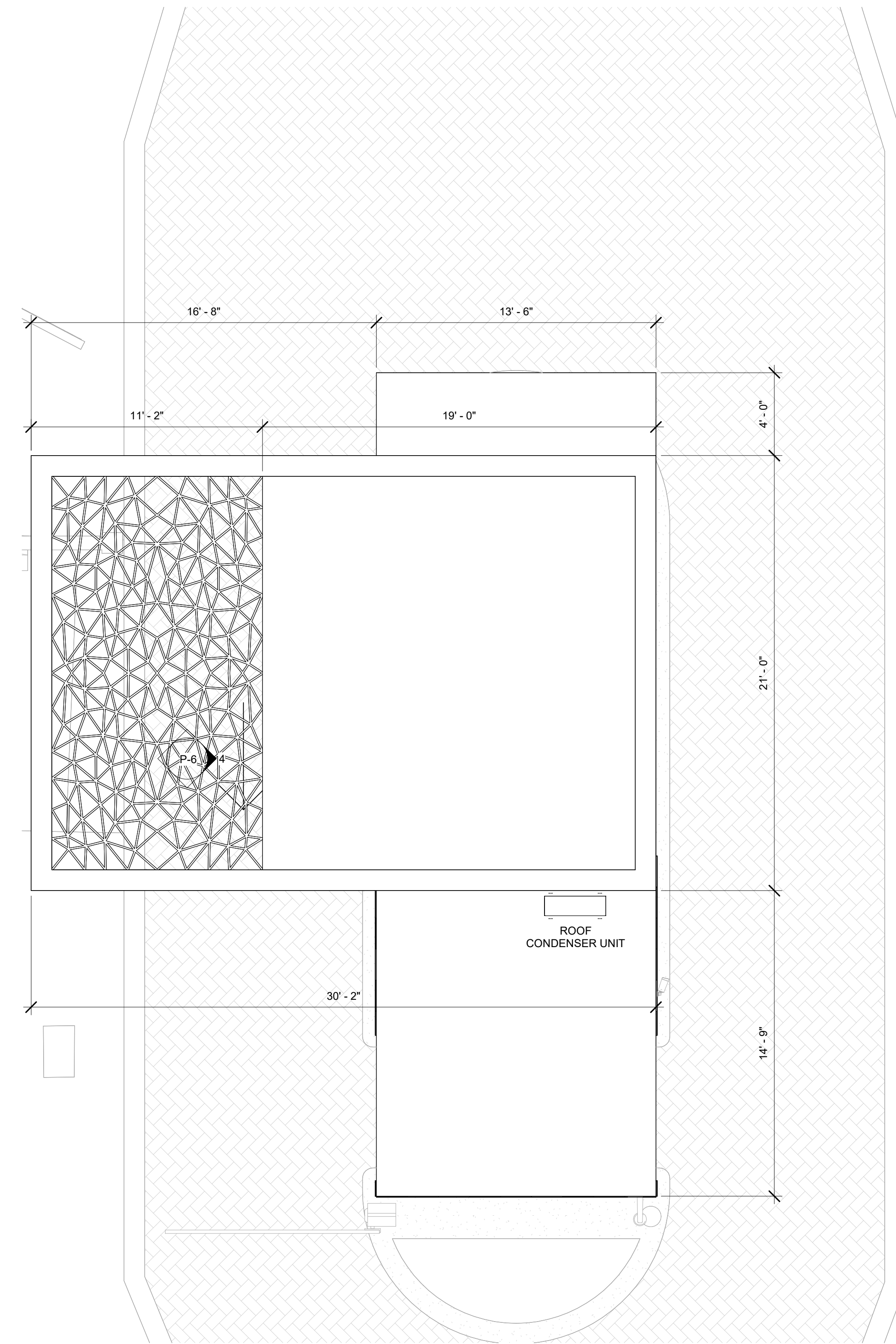
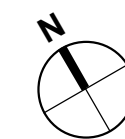
SCHEMATIC ELEVATIONS - WITH HALF TRELLIS

SCALE: 3/8" = 1'-0"  
02/02/2026

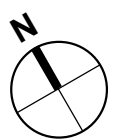




1  
P-7  
**PROPOSED TRELLIS PLAN - FULL TRELLIS**  
1/4" = 1'-0"



2  
P-7  
**PROPOSED TRELLIS PLAN - HALF TRELLIS**  
1/4" = 1'-0"



MANALAPAN GUARD HOUSE

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SCHMATIC TRELLIS PLAN - TRELLIS OPTIONS

SCALE: 1/4" = 1'-0"  
02/02/2026





MANALAPAN GUARD HOUSE

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3D VIEWS - FULL TRELLIS OPTION

SCALE:  
02/02/2026





MANALAPAN GUARD HOUSE

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3D VIEWS - HALF TRELLIS OPTION

SCALE:  
02/02/2026





MANALAPAN GUARD HOUSE

CITY OF MANALAPAN  
1200 LANDS END RD, MANALAPAN, FL 33462

3D VIEWS - OPEN GARAGE

SCALE:  
02/02/2026



## **TOWN OF MANALAPAN AGENDA ITEM SUMMARY**

**Meeting Date:** February 10<sup>th</sup>, 2026

**Agenda Item No.:** PH. A.

**Agenda Item Name:** **Ordinance #400**

### **BACKGROUND:**

**Ordinance #400** - AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF MANALAPAN, FLORIDA, AMENDING THE MANALAPAN CODE OF ORDINANCES AT TITLE XI: - BUSINESS REGULATIONS. AMENDING SECTION 112.02 HOURS OF SALE. TO REPEAL THE PROHIBITION ON ALCOHOLIC SALES DURING THE MORNING HOURS OF SUNDAY; 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. **(Second Reading)**

The Town of Manalapan's alcoholic beverages ordinance was last updated in February 2003 and currently prohibits alcohol sales on Sundays before 11:00 a.m. The Town has received inquiries from residents who would like to purchase alcohol during the restricted Sunday morning hours but are unable to do so under the existing ordinance. The proposed ordinance revises the Sunday morning time restriction from 11:00 a.m. to 7:00 a.m. This ordinance was approved on first reading at the 1/20/2026 Town Commission meeting.

### **MOTION:**

- Move to approve/disapprove Ordinance #400 on Second Reading.

### **ATTACHMENTS:**

- Ordinance #400

**ORDINANCE NO. 400**

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF MANALAPAN, FLORIDA, AMENDING THE MANALAPAN CODE OF ORDINANCES AT TITLE XI: - BUSINESS REGULATIONS. AMENDING SECTION 112.02 HOURS OF SALE. TO REPEAL THE PROHIBITION ON ALCOHOLIC SALES DURING THE MORNING HOURS OF SUNDAY; 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.**

**WHEREAS**, the Town Alcoholic beverages ordinance was last updated in February of 2003 and previously forbid the sale of alcohol on Sundays until 11AM; and

**WHEREAS**, The Town of Manalapan received inquiring from residents desiring to purchase alcohol during these hours but unable to do so due to the prior enacted prohibition;

**WHEREAS**, the Town of Manalapan desires to amend its Alcoholic beverages ordinance to remove the Sunday morning time restriction on the sale of alcoholic beverages and finds such purpose to be in the best interests of the public health, safety, morals, convenience, order, prosperity, and general welfare of the Town of Manalapan; and

**WHEREAS**, the Town Commission has determined that codification of these regulations and penalties are in the best interests of the citizens of the Town of Manalapan.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF MANALAPAN, FLORIDA, THAT:**

**Section 1.** The foregoing recitals are hereby adopted as the legislative findings of the Town Commission and are hereby made a part of this ordinance as if they were fully stated in this section.

**Section 2.** The Code of Ordinances of the Town of Manalapan, Florida, is hereby amended at Title XI: - Business Regulations to allow for the sale of alcoholic beverages

on Sunday mornings section 112.02 shall hereafter read as follows:

**§ - 112.02 HOURS OF SALE.**

It shall be unlawful for any person to sell, serve or consume, or to permit the sale, service or consumption of any intoxicating liquors or beverages, including beer, ale and wine, in any place holding a liquor license from the state:

(A) Between the hours of 2:00 a.m. and 7:00 a.m. on any day of the week

**Section 3.** Each and every other section and subsection of TITLE XI: - BUSINESS REGULATIONS shall remain in full force and effect as previously adopted.

**Section 4.** All ordinances or parts of ordinances in conflict with this ordinance are repealed.

**Section 5.** If any section or provision of this ordinance, any paragraph, sentence or word is declared invalid by a court of competent jurisdiction, the decision shall not affect the validity of the remainder of this ordinance.

**Section 6.** Specific authority is hereby given to codify this ordinance into the Code of Ordinances of the Town of Manalapan.

**Section 7.** This ordinance will take effect immediately upon adoption.

**FIRST READING this 20<sup>TH</sup> day of January 2026.**

**SECOND READING this 10<sup>TH</sup> day of February 2026.**

**TOWN OF MANALAPAN**

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**Mayor John Deese**

**ATTEST:**

**(SEAL)**

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**Erika Petersen, Town Clerk**