



**\*\*REVISED\*\***

**PUBLIC NOTICE/AGENDA**

**Tuesday September 8<sup>th</sup>, 2026 at 5:01 p.m.**

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

(3 MINUTES PER SPEAKER)

**6. CONSENT AGENDA:**

- a Minutes August 11<sup>th</sup>, 2026 Town Commission
- b Police Department & Fire Rescue Report for August

**7. REGULAR AGENDA:**

**a OLD BUSINESS:**

- i. n/a

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

- i. **\* Site Plan Modification Review-SPR-26-02 – 100 S. Ocean Blvd.**, Timothy Nardi, agent for MPB Property, LLC seeks to modify the existing approved site plan by replacing existing guestroom balcony railings with new black aluminum railings and to add vertical wood cladding to the balcony areas in a teak color in accordance with Sec. 151.666 (A) of the Town Zoning Code.
- ii. **\* Architectural Review-TARC-26-02 - 131 S. Ocean Blvd.**, The Town of Manalapan seeks the Town Commission's approval for architectural alterations to the western portion of the lot at 131 S. Ocean Blvd. The modifications include installation of an eight (8) foot high chain link fence for storage along the western property line for a length of 125 feet then turning east to create a rectangle that encompasses the existing grassy strip. Landscaping will be removed only at the southeastern portion where a rolling chain link gate is proposed.
- iii. 131 S. Ocean Blvd. Lease Agreement with MPB Property LLC
- iv. **\* Special Exception-SE-26-03 - 1860 S. Ocean Blvd.**, 1860 South Ocean Boulevard Trust, requests the Town Commission's approval for a Special Exception to allow a beach house on the East side of A-1-A in accordance with Sec.151.093(B) of the Town Zoning Code. The Town Commission previously approved a beach house at this property in December of 2024, this new application proposes only modifications to the hardscape and landscape design.
- v. Request from 1860 S. Ocean Blvd. for exemption from Sec. 94.22(C) of the Town code for Pedestrian Passageway construction during certain months of the year
- vi. New Guard House Discussion

**8. PRESENTATION:** Erica Whitfield from the Palm Beach County School District

**9. MAYOR’S COMMENTS, TOWN COMMISSION COMMENTS, TOWN MANAGER’S REPORT**

**10. PUBLIC HEARING:**

- a PH 1 – Ordinance #407 - AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF MANALAPAN, FLORIDA; AMENDING THE TOWN CODE OF ORDINANCES AT CHAPTER 155. BEACHES AND WATERWAYS. SECTION 155.03. PROHIBITED FISHING ACTIVITIES. BY RE-NAMING THIS SECTION TO READ “PROHIBITED FISHING RELATED NUISANCE ACTIVITIES, AND OTHER NUISANCE ACTIVITIES”; DEFINING AND PROVIDING EXAMPLES OF PROHIBITED NUISANCE ACTIVITY ON BEACHES, RIGHTS-OF-WAY, AND OTHER PLACES IN THE TOWN TO INCLUDE LITTERING, TRESPASSING, NOISE VIOLATIONS AND LIGHT VIOLATIONS; IDENTIFYING TOWN POLICE AS HAVING ENFORCEMENT JURISDICTION OVER ALL NUISANCE ACTIVITY THAT OCCURS ANYWHERE IN THE TOWN; ALSO IDENTIFYING FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION (FWC) JURISDICTION OVER SALTWATER FISHING ACTIVITIES IN FLORIDA STATE WATERS IN AND ADJACENT TO THE TOWN, ACKNOWLEDGING FWC JURISDICTION OVER SHORE BASED SHARK FISHING; AND STATING FWC RULES AND REGULATIONS THAT APPLY TO SHORE BASED SHARK FISHING; DIRECTING THE TOWN MANAGER AND POLICE CHIEF TO WORK WITH FWC AND OBTAIN EDUCATIONAL MATERIALS TO BE PROVIDED TO TOWN RESIDENTS AND GUESTS REGARDING FWC RULES AND REGULATIONS THAT APPLY TO SHORE BASED SHARK FISHING; ENCOURAGING TOWN RESIDENTS AND GUESTS TO PROMPTLY REPORT ANY AND ALL NUISANCE ACTIVITY THEY MAY OBSERVE ON BEACHES, RIGHTS-OF-WAY, AND OTHER PLACES IN THE TOWN, FURTHER ENCOURAGING TOWN RESIDENTS AND GUESTS TO PROMPTLY REPORT ANY AND ALL SHORE BASED SHARK FISHING ACTIVITY THAT APPEARS TO VIOLATE ANY FWC RULE; PROVIDING DEFINITIONS, AND PROVIDING FOR ENFORCEMENT; PROVIDING THAT ALL OTHER SECTIONS AND SUBSECTIONS OF CHAPTER 155. BEACHES AND WATERWAYS. WILL 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