



PUBLIC NOTICE/AGENDA
Monday September 28th, 2026 at 4:30 p.m.

Town Commission	Town Staff
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. LPA – LOCAL PLANNING AGENCY

- a Consideration of Ordinance #408** - AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF MANALAPAN, FLORIDA, AMENDING ITS COMPREHENSIVE DEVELOPMENT PLAN TO ADOPT AN UPDATED TEN YEAR WATER SUPPLY FACILITIES WORK PLAN IN ACCORDANCE WITH SECTION 163.3177, FLORIDA STATUTES; PROVIDING THAT THE TEXT, AS AMENDED OR REVISED, SHALL BE SUBSTITUTED FOR AND REPLACE IN FULL THE EXISTING TEXT; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY; PROVIDING A CONFLICTS CLAUSE AND A SEVERABILITY CLAUSE; 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. CONSENT AGENDA:

- a** Minutes September 8th, 2026 Town Commission and First Budget Hearing
b RES 07-2026 Updated Utility Rates

8. REGULAR AGENDA:

a OLD BUSINESS:

- i. n/a**

b NEW BUSINESS: *Quasi-Judicial Hearing

- i. * Variance-VAR-26-06 – 1940 S. Ocean Blvd.,** David F. MacNeil Trust, David F. MacNeil Trustee, by and through its authorized agent Affinity Architects, seeks the Town Commission's approval for a variance as a result of acquiring and unifying onto 1940 South Ocean Boulevard a portion of the lot immediately adjacent to the south. Specifically, a variance from Town Code Sec. 151.097(A)(2) where a two (2) story structure shall have an aggregate side yard width equal to thirty (30) percent of the average width of the lot or lot of record, or equal to the overall height of the building (as defined in Section 151.003), whichever is greater. The applicant is requesting a south side setback of fifty-five feet (55'-0") and a north side setback of forty-five feet (45'-0") totaling 100'-0" aggregate where 135'-0" is the currently allowed minimum.

ii. ARCOM Vacancy Appointment

iii. Announcement of improved Community Rating System (CRS) class

- iv. Pension Board discussion surrounding employee buy back options
- v. Currie Sowards Aguila Architects presentation regarding new Town Hall

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

10. PUBLIC HEARING:

- a **PH 1 – Ordinance #408** - AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF MANALAPAN, FLORIDA, AMENDING ITS COMPREHENSIVE DEVELOPMENT PLAN TO ADOPT AN UPDATED TEN YEAR WATER SUPPLY FACILITIES WORK PLAN IN ACCORDANCE WITH SECTION 163.3177, FLORIDA STATUTES; PROVIDING THAT THE TEXT, AS AMENDED OR REVISED, SHALL BE SUBSTITUTED FOR AND REPLACE IN FULL THE EXISTING TEXT; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY; PROVIDING A CONFLICTS CLAUSE AND A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. **(First 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