



**PUBLIC NOTICE/AGENDA
TOWN COMMISSION MEETING
Tuesday February 11th, 2025 at 10:00 a.m.**

Town Commission	Town Staff
John Deese, Mayor _____	Eric Marmer, Town Manager _____
Simone Bonutti, Vice Mayor _____	Jeff Razor, Chief of Police _____
Elliot Bonner, Mayor Pro Tem _____	Erika Petersen, Town Clerk _____
Orla Imbesi, Commissioner _____	Keith W. Davis, Town Attorney _____
David Knobel, Commissioner _____	Trey Nazzaro, Ass't. Town Attorney _____
Dwight Kulwin, Commissioner _____	Brent Watson, Utilities Director _____
Cindy McMackin, Commissioner _____	Jacek (Jack) Tomasik, Building Official _____

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. LPA – LOCAL PLANNING AGENCY

Consideration of Ordinance #393 - AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF MANALAPAN, FLORIDA, AMENDING THE MANALAPAN CODE OF ORDINANCES AT CHAPTER 151. ZONING. SECTION 151.003 DEFINITIONS. TO ADD A DEFINITION FOR THE TERM "SPORTS COURT"; FURTHER AMENDING R1-B DISTRICT AT SECTION 151.093 SPECIAL EXCEPTION USES. AND R1-C DISTRICT AT SECTION 151.133 SPECIAL EXCEPTION USES. TO ADD LIGHTED AND UNLIGHTED SPORTS COURT AS A SPECIAL EXCEPTION USE; PROVIDING THAT EACH AND EVERY OTHER SECTION AND SUBSECTION OF CHAPTER 151. ZONING. 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.

5. APPROVAL OF THE AGENDA: AGENDA ADDITIONS, DELETIONS OR SUBSTITUTIONS

6. PUBLIC COMMENTS

(3 MINUTES PER SPEAKER)

7. CONSENT AGENDA:

- a. Minutes January 14th, 2025 Town Commission Meeting
- b. Police Department Report and Fire/Rescue Response Time Report for January
- c. FPL Easement Agreement at the Water Treatment Plant

8. REGULAR AGENDA: *Quasi-Judicial Hearing

a. OLD BUSINESS:

- i. **Proposed Architectural Guidelines Discussion**

- ii. ***PUD Amendment Request-PUD 25-1-Final Approval. – 100 S. Ocean Blvd. – MPB** Property LLC seeks to amend the current Planned Unit Development in order to change the name on the current PUD to reflect the new owner’s name as well as removal of several non-habitable structures. These structures include four pool cabanas, seven ocean cabanas, 32 wood trellises, a towel stand and a spa cabana. The subject property address is 100 South Ocean Boulevard.

b. NEW BUSINESS:

- i. **Recommendation from Selection Committee regarding RFQ No. 2025-002**
- ii. **Foreclosure Authorization for 131 South Ocean Blvd**
- iii. **Beach Committee Discussion – Report by Beach Committee Chair Bonner**

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

10. PUBLIC HEARING:

- a. **PH 1 - Ordinance #393 - AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF MANALAPAN, FLORIDA, AMENDING THE MANALAPAN CODE OF ORDINANCES AT CHAPTER 151. ZONING. SECTION 151.003 DEFINITIONS. TO ADD A DEFINITION FOR THE TERM “SPORTS COURT”; FURTHER AMENDING R1-B DISTRICT AT SECTION 151.093 SPECIAL EXCEPTION USES. AND R1-C DISTRICT AT SECTION 151.133 SPECIAL EXCEPTION USES. TO ADD LIGHTED AND UNLIGHTED SPORTS COURT AS A SPECIAL EXCEPTION USE; PROVIDING THAT EACH AND EVERY OTHER SECTION AND SUBSECTION OF CHAPTER 151. ZONING. 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)**

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