



Town Commission Meeting
Tuesday April 14th, 2026, at 9:00 a.m.

IN ATTENDANCE

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

PUBLIC: Louisa Michelin (Sabal Development), Jeff Anton (Terrogene Engineering), Howard Parker (1275 Lands End Rd), Nathan Lezniewicz (Meridian Land Surveyors), Soloman Zrihen (Sabal Development), Joe Imbesi (1735 Lands End Rd).

CALL TO ORDER & PLEDGE OF ALLEGIANCE

Mayor Deese called the Town Commission meeting to order at 9:00 a.m.

AGENDA ADDITIONS, DELETIONS OR SUBSTITUTIONS

There were none.

PUBLIC COMMENTS

There were none.

CONSENT AGENDA

- a. Minutes March 10, 2026 Town Commission Meeting
- b. Police Department Report for March
- c. **RES 04-2026** Budget Amendment
- d. Amendment to Pedestrian Passageway Agreement 1960 S. Ocean Blvd. & Release of Unity of Title
- e. MOU with Solid Waste Authority for hurricane debris removal

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

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

REGULAR AGENDA

OLD BUSINESS:

- i. ARCOM recommended guardhouse design proposals presented by Currie, Sowards, Aguila (CSA) Architects. Jess Sowards from CSA presented the proposal.

Commissioner Knobel commented that the proposed building was not centered within the street. He suggested the structure be moved further north. Commissioner McMackin suggested flattening the landscape in the back of the building to reduce the proximity to the curblin. Commissioner Bonutti suggested adding a living wall or trellis to the rear. The architect agreed to revise the drawing based upon the suggestions.

Commissioner Knobel **approved** the proposed guardhouse design with the suggested changes. Vice Mayor Bonutti seconded the motion which prevailed by the following vote:

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

- ii. Draft Zoning Map and Ordinance updates - The Town's Zoning Administrator, Alice Everard, discussed the re-evaluation of the current Town Zoning Map. She explained comprehensive review of the Zoning Code was undertaken, resulting in the consolidation of Zoning District R1-F into R1-D to simplify the Town's zoning structure. It was noted this change would not create any legal nonconformities or affected vested rights, while providing certain properties with greater development potential.

With no comments from the Commission, staff also noted a review of five lots along the eastern side of Land's End Rd, currently in the R3-A district, are being reviewed to be included within the newly revised R1-D district as well, per resident inquiry.

NEW BUSINESS:

- i. Variance VAR-26-02. 3050 S Ocean Blvd LLC sought the Town Commission's approval for variances from Sections 151.063(B)(1), 151.063(B)(12) & (13), 151.063(B)(16), and 151.063(B)(17) of the Town Code of Ordinances in order to permit the installation of a new dock and boat lift, where Town Code prohibits dock lengths greater than 80ft maximum, requires docks to have a minimum setback of 25ft from side lot lines, requires, that docks be centered and run parallel to side property line, and prohibits "T" or "L" shape dock terminus configurations. Soloman Zrihen from Sabal Development presented.

Commissioner Knobel commented that this is the most fitting solution for the property given its conditions.

Joe Imbesi, 1735 Lands End Road, made public comments.

Vice Mayor Bonutti **approved** the variance VAR-26-02. Commissioner Kulwin seconded the motion which prevailed by the following vote:

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

MAYOR’S COMMENTS, TOWN COMMISSION COMMENTS, TOWN MANAGER’S REPORT:

Mayor Deese commented on his recent meeting alongside Town Manager Marmer, in which the two met with Kind Designs, a company creating 3-D printed living seawalls and wave attenuation devices. Town Manager Marmer commented that they are considering various options that work to benefit the residents and the coastal environment in tandem. He emphasized that the Town is not currently prioritizing one specific company, but the design concept offered a unique approach.

The Commission agreed to have Kind Designs give a formal presentation at a future Commission meeting.

Town Manager Marmer reported on two recent bids, one placed for the Water Plant office building remodel, and the second for the road improvement at Land’s End Road and Audubon Causeway to mitigate the bottleneck issues. He suggested moving forward with the construction for both during the summer months.

Town Manager Marmer provided an update regarding the 131 South Ocean Blvd. eminent domain case. He informed the Commissioners that the current property owner had retained a lawyer who the Town Attorney was talking to directly.

Town Manager Marmer informed the commission that he had been contacted by the City of Boynton Beach regarding the potential widening and deepening of the South Lake Worth Inlet for the benefit of the Town and nearby communities. He would update the Commission when he had more information.

Commissioner Knobel commented on the ongoing project to bury all power lines along A1A and the Point. Assistant Town Manager Anthony Davidson noted he had communicated with FPL, finding that the streetlights along with their existing light sources would remain. He advised he is having ongoing discussions with FPL engineers to discuss the aesthetic improvement and use of what will remain.

PUBLIC HEARING:

- a. PH 1 - Ordinance #404 –AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF MANALAPAN, FLORIDA, AMENDING THE MANALAPAN CODE OF ORDINANCES AT CHAPTER 158: - SIGNS. SECTION 158.20. SIGNS NOT REQUIRING A PERMIT. BY ADOPTING REASONABLE REGULATIONS FOR THE INSTALLATION, USE, AND REMOVAL OF HOLIDAY LIGHTING THROUGHOUT THE TOWN; PROVIDING THAT EACH AND EVERY OTHER SECTION AND SUBSECTION OF CHAPTER 158: - SIGNS, 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 Knobel commented that the ordinance should be applicable to only residential lots.

Commissioner McMackin commented that the scope of the ordinance should be limited to the illumination of decorations. She also noted it could be burdensome on residents to dictate when lights could be installed as the companies performing the work are in high demand.

The Commission deliberated and ultimately decided to ask staff to revise and revisit at a future meeting.

- a. PH 2 - Ordinance #405 –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. FISHING FROM BRIDGES PROHIBITED. BY RE-NAMING THIS SECTION TO READ “PROHIBITED FISHING ACTIVITIES”; AND BY PROHIBITING CERTAIN HAZARDOUS FISHING PRACTICES FOR THE BENEFIT OF THE PUBLIC WELFARE; 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. **(First Reading)**

Police Chief Jeffrey Rasor commented that drones are being used to bait for shark fishing offshore, causing safety issues for bystanding citizens.

Commissioner Knobel requested to include an addition prohibiting baiting via drone activity.

Commissioner Knobel made a motion to **approve** Ordinance #405 on first reading, Commissioner Bonner seconded the motion which prevailed by the following vote:

YES: Vice Mayor Bonutti, Mayor Pro Tem Bonner, Commissioner Imbesi, Commissioner Knobel, 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 May 12th, 2026 for approval.**

Simone Bonutti, Vice Mayor

Date Signed

Erika Petersen, Town Clerk

Date Signed