



## **TOWN COMMISSION MEETING**

**Tuesday, April 14<sup>th</sup>, 2026**

**9:00 A.M.**



**PUBLIC NOTICE/AGENDA**  
**Tuesday April 14<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 _____   | Anthony Davidson, Asst. Town Manager _____    |
| Elliot Bonner, Mayor Pro Tem _____ | Jeff Razor, 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 March 10, 2026 Town Commission
  - b. Police Department Report for March
  - c. **RES 04-2026** Budget Amendment
  - d. Amendment to Pedestrian Passageway Agreement 1960 S. Ocean Blvd.
  - e. MOU with Solid Waste Authority for hurricane debris removal
- 7. REGULAR AGENDA:**
  - a. **OLD BUSINESS:**
    - i. **ARCOM Recommended Guardhouse Design Proposals** – CSA Architects
    - ii. **Draft Zoning Map and Ordinance updates**
  - b. **NEW BUSINESS: \*Quasi-Judicial Hearing**
    - i. \* **Variance-VAR-26-02. 3050 S Ocean Blvd LLC** seeks 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. The subject property address is 3050 S Ocean Boulevard.
- 8. MAYOR’S COMMENTS, TOWN COMMISSION COMMENTS, TOWN MANAGER’S REPORT**
- 9. 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)**

- b. **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)**

## **10. 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



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

**Meeting Date:** April 14<sup>th</sup>, 2026

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

**Agenda Item Name:** March 10<sup>th</sup>, 2026 Town Commission Meeting Minutes

**ACTION REQUESTED:** Discussion  Approval

**ATTACHMENT:**

- March 10<sup>th</sup>, 2026 Town Commission Meeting Minutes



**Town Commission Meeting**  
**Tuesday, March 10<sup>th</sup>, 2026, at 9:00 a.m.**

**IN ATTENDANCE**

| 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 | √ | Jeffrey Rasor, Chief of Police         | √        |
| Orla Imbesi, Commissioner    | √ | Erika Petersen, Town Clerk             | √        |
| David Knobel, Commissioner   | √ | Keith Davis, Town Attorney             | √        |
| Dwight Kulwin, Commissioner  | √ | Brent Watson, Utilities Director       | √        |
| Cindy McMackin, Commissioner | √ | Jack Tomasik, Building Official        | √        |
|                              |   | Dylan Brandenburg, Asst. Town Attorney | <b>X</b> |

**PUBLIC:** Sharon Kirkland (30 Spoonbill), Hank Siemon (1660 Lands End Rd), Jeff Alderton (La Coquille Club), Ken Ray (1670 Lands End Rd), Joe Imbesi (1730 Lands End Rd), Craig Spiegelhalter (PBCFR), Tom Biggs (Mock Roos), Lizabeth Martin (PBC Commission on Ethics), and John Pacenti (Coastal Star)

**CALL TO ORDER & PLEDGE OF ALLEGIANCE**

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

**PRESENTATIONS**

S. Lizabeth Martin from the Palm Beach County Commission on Ethics introduced herself and the Commission on Ethics.

**PUBLIC COMMENTS**

There were none.

**AGENDA ADDITIONS, DELETIONS OR SUBSTITUTIONS**

There were none.

**CONSENT AGENDA**

- a. Minutes February 10, 2026 Town Commission Meeting
- b. Police Department Report for February
- c. Paver Agreement – 40 Curlew Road

Mayor Pro Tem Bonner made a motion to **approve** the Consent Agenda, 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

### **REORGANIZATION**

The following commissioners were elected by virtue of no opposition: Orla Imbesi, Seat #2, Dwight Kulwin, Seat #4, and Elliot Bonner, Seat #6.. Town Clerk Petersen swore them in.

Mayor Deese recommended that Simone Bonutti be re-appointed Vice Mayor and Elliot Bonner be re-appointed Mayor Pro Tem.

Mayor Deese introduced **Resolution 02-2026**.

Commissioner Knobel made a motion to **approve Res. 02-2026** naming Simone Bonutti as Vice Mayor and Elliot Bonner as Mayor Pro Tem. 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 Deese **recommended** the following appointments to the Architectural Commission:

#### **Architectural Commission:**

- Seat 1- Stewart Satter **(Re-Appoint)**
- Seat 2- Kristin Rosen **(No Change)**
- Seat 3- Hank Siemon **(Re-Appoint)**
- Seat 4- Steven Locante **(No Change)**
- Seat 5- Niki Peterson **(Re-Appoint)**
- Alt. #1- J.D. Bols **(Re-Appoint)**
- Alt. #2- Sharon Kirkland **(No Change)**

Mayor Deese **recommended** the following appointments to the Building Board of Adjustments & Appeals:

#### **Building Board of Adjustments and Appeals**

- Seat 1- Vacant
- Seat 2- Gregory Bonner **(No Change)**
- Seat 3-Thomas Biggs **(Re-Appoint)**
- Seat 4- Vacant
- Seat 5- Stuart Lepera **(Re-Appoint)**

Mayor Deese **recommended** the following appointments to the Pension Board:

**Pension Board**

Resident Seat – Patricia Knobel

Commissioner Knobel made a motion to **approve Res. 02-2026** naming Simone Bonutti as Vice Mayor and Elliot Bonner as Mayor Pro Tem. 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

**REGULAR AGENDA**

**OLD BUSINESS:**

i. **RES 03-2026** - Eminent Domain Resolution 131 S. Ocean Blvd. This resolution authorized the Town to move forward using its eminent domain powers under applicable Florida statutes. It also authorized the Town (including outside legal counsel as needed) to hire appraisers, acquisition consultants, surveyors, and other experts, and to take any necessary legal steps, including filing eminent domain proceedings. Town Attorney Davis introduced this item to the Commission.

Commissioner Knobel made a motion to **approve Res. 03-2026**. Mayor Pro Tem 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

**NEW BUSINESS:**

i. Mock Roos Construction Services Agreement (CSA) #121 for State Revolving Fund Loan Application Assistance (for Septic to Sewer conversion). Tom Biggs from Mock Roos presented the proposal and explained the loan application process.

Commissioner Knobel asked how long the loan terms were and Mr. Biggs responded that they were typically 20 years. Commissioner McMackin and Mayor Deese had questions about the complexity of our project, the chances of receiving it and the situations in which the project could exceed the expected amount. Mr. Biggs also advised his firm had recently secured SRF funding for the Village of Golf for both water and wastewater improvements.

Vice Mayor Bonutti made a motion to **approve CSA #121** from Mock Roos. 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 congratulated Town Manager Marmer and his wife on the birth of their daughter.

**The Town Commission meeting adjourned at 9:35 a.m.**

**-- TOWN COMMISSION WORKSHOP --**

1. La Coquille Club PUD Workshop

Mayor Deese explained he had requested this workshop to get a better understanding of the La Coquille Club PUD and the Town Commission’s role. Town Attorney Davis went through the history of the PUD and the intent and function of it.

**The Town Commission Workshop adjourned at 10:11 a.m.**

**These minutes were presented to the Town Commission  
on Tuesday April 14<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:** April 14<sup>th</sup>, 2026

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

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

**ACTION REQUESTED:** Discussion  Action

**ATTACHMENT:**

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



## Manalapan Police Department

TO: Mayor and Town Commissioners  
Eric Marmer, Town Manager  
FROM: Chief Jeff Rasor  
SUBJECT: Monthly Report for March 2026  
DATE: April 2, 2026

*Jan # 52157*

### Police Department Staffing:

- **Dispatcher Positions:** One candidate has received a conditional offer of employment and is scheduled to begin on May 27, 2026.
- **Police Officer Positions:** There are no current openings for the position of Police Officer.
- **Community Service Officer Positions:** All vacancies have been filled. There are currently no openings for the position of Community Service Officer.
- **Staffing Summary:** In March, the Police Department filled its final open positions for both Community Service Officer and Dispatcher. This marks the first time in more than twenty years that the Police Department has had no vacancies.

### 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:** During the month, a resident purchased and donated one police fleet vehicle to the department. The vehicle is currently at the police outfitter being equipped with emergency lighting and necessary equipment and is expected to be completed by May 2026.

### Training:

- **Field Training:**
  - Officer Spirn has successfully completed the Field Training Officer (FTO) Program and is currently assigned to a day shift position.
- **Specialized Training Courses:**
  - Rifle Training (March 24): Police officers attended make-up annual rifle training and successfully completed their annual AR-15 qualification.



## Manalapan Police Department

- Tactical Medical Training (March 3 and March 30): All police personnel completed annual CPR and “Stop the Bleed” training. The training was conducted by Palm Beach County Fire Rescue.
- **High Liability Training Update:** All high-liability training requirements for police officers have been completed. The next annual high liability training cycle will begin in August 2026.

### Miscellaneous – Department Projects and Promotions:

- **Dignitary Security:** The Police Department met with the United States Capitol Police, Florida Department of Law Enforcement (FDLE), and the United States Secret Service to coordinate security for multiple dignitaries visiting the Town of Manalapan during the month of March. These included U.S. Senators, a former First Lady, Democratic Governors, and Members of Congress. The Police Department was designated as the safe house location for these events.
- **LPR Cameras:** AXON has completed installation of the new LPR cameras. Training for police personnel has begun, and the new LPR cameras are now operational.

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

| Types of Calls / Patrols          | Total |
|-----------------------------------|-------|
| ATV - Beach Patrols               | 20    |
| Marine Patrols                    | 3     |
| Dark House Checks                 | 180   |
| Construction Site Checks          | 372   |
| Extra patrols in the plaza        | 78    |
| Arrest                            | 3     |
| Baker Acts – Mental Distress      | 1     |
| Traffic Stops                     | 76    |
| Uniform Traffic Citations Written | 52    |
| Traffic Violation Verbal Warnings | 51    |
| Parking Citations Written         | 14    |
| Traffic Crashes                   | 4     |
| Distressed Swimmer                | 2     |
| Iguana Removal                    | 0     |
| Total Calls Dispatched            | 652   |
| 911 Calls                         | 43    |
| Non-Emergency Calls               | 609   |



## Manalapan Police Department

|   |    |
|---|----|
| Most Frequent Call Dispatched ( <b>Service Call - Assisting the Resident with Non-Crime related issue – Example – door left open, medical</b> ) | 27 |
| Total Crime Calls for the Month   | 7  |
| Most Frequent Crime Reported (Trespass)   | 2  |



4/3/2026

# Palm Beach County Fire Rescue

## Manalapan

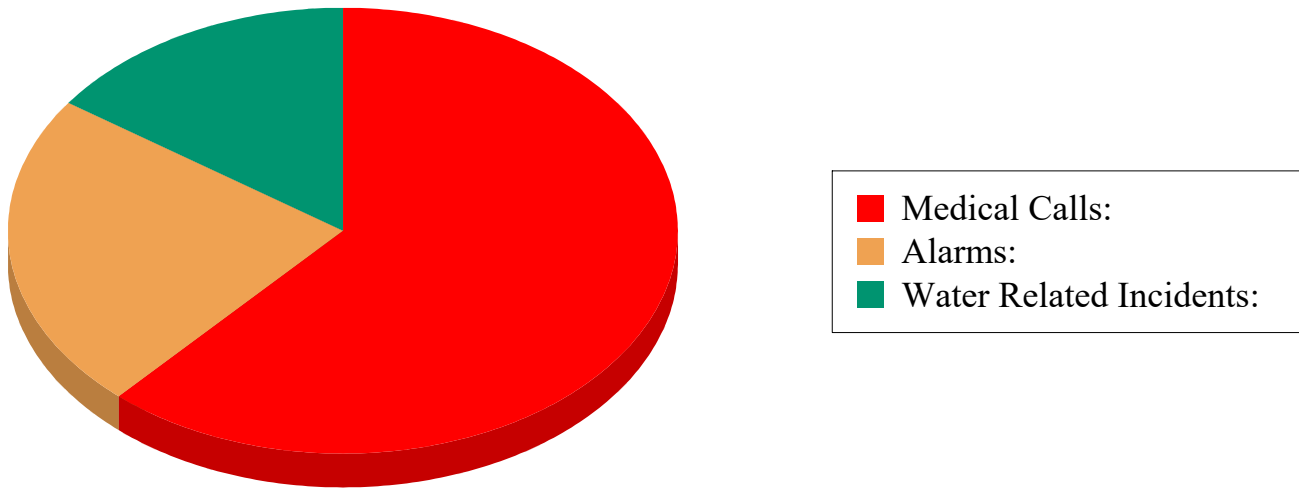
03/01/2026 to 03/31/2026

| Average Response Times | Disp Hand      | Turnout        | Travel         | Resp Time      |
|------------------------|----------------|----------------|----------------|----------------|
| Emergency Calls:       | <u>0:00:49</u> | <u>0:00:45</u> | <u>0:04:28</u> | <u>0:06:02</u> |

| <u>Type - Situation Dispatched</u> | <u># of Incidents</u> | <u>%</u>              |
|------------------------------------|-----------------------|-----------------------|
| Medical Calls:                     | 8                     | 61.54%                |
| Alarms:                            | 3                     | 23.08%                |
| Water Related Incidents:           | 2                     | 15.38%                |
| <b>Total</b>                       | <b><u>13</u></b>      | <b><u>100.00%</u></b> |

### Calls by Situation Dispatched

Manalapan



**TOWN OF MANALAPAN  
AGENDA ITEM SUMMARY**

**Meeting Date:** April 14<sup>th</sup>, 2026  
**Agenda Item No.:** RES 04-2026  
**Agenda Item Name:** General Fund and Utility Fund FY2025-26 Budget Amendment

**ACTION REQUESTED:** Discussion  Approval

**BACKGROUND:**

Florida State Statute 166.241 requires revenues must equal appropriations and allows the budget to be amended by resolution or ordinance.

On October 1 of Fiscal Year 2025-26, five previously approved purchase orders from the prior fiscal year were carried forward to support the Town’s ongoing operational and capital needs. At that time, the financial management system processed the purchase orders without making the corresponding adjustment to the revenue budget for Fiscal Year 2025-26.

This resolution amends the revenue sources for each affected fund, thereby re-appropriating prior-year approved budget and prior-year encumbrances, representing available unspent purchase order balances (see Exhibit A).

Town’s staff respectfully requests approval of the budget amendment resolution to balance the General Fund through an increase of \$6,006 funded by Public Safety community contributions, and the Utility Fund through an increase of \$350,343 funded by fund reserves (See Exhibit A).

**ATTACHMENTS:**

- Budget Amendment Resolution RES 04-2026
- Budget Amendment Exhibit A

**RESOLUTION NO. 04-2026**

**A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF MANALAPAN, FLORIDA, AMENDING ITS FISCAL YEAR 2025-2026 BUDGET IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF BUDGET AMENDMENT POLICY RESOLUTION 03-2025, AND BUDGET RESOLUTION NO. 08-2025; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**WHEREAS**, in March 2025, the Town Commission of the Town of Manalapan, Florida, adopted budget amendment policy resolution 03-2025 which provides procedures for making budget amendments to the Town’s budget; and

**WHEREAS**, pursuant to state law requirements and town charter requirements, the Town Commission of the Town of Manalapan, Florida adopted its current 2025-2026 fiscal year budget via Resolution 08-2025 on September 22, 2025; and

**WHEREAS**, Town staff has determined that amendments to the 2025-2026 fiscal year budget which will result in changes to the total appropriation for the General Fund and the Utility Fund are required to be made in order to maintain a balanced budget as required by state law; and

**WHEREAS**, both budget amendment policy resolution 03-2025 and budget adoption resolution 08-2025 require these budget amendments to be made by resolution of the Manalapan, Florida Town Commission; and

**WHEREAS**, the Town Commission of the Town of Manalapan, Florida, desires to adopt the budget amendments as set forth herein below as recommended by Town staff.

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

**Section 1:** The Town Commission of the Town of Manalapan, Florida, hereby adopts the above recitals as its findings of fact, and further hereby amends its 2025-2026 budget as follows:

Items and amounts listed in the Attached Exhibit “A” are hereby amended for the General Fund (100) from \$10,219,606 to \$10,225,612 and the Utility Fund (400) from \$8,386,243 to \$8,736,586 for fiscal year 2025-2026.

**Section 2:** The Town Clerk is hereby directed to attach a copy of this Resolution amending the 2025-2026 Budget to the 2025-2026 Budget documents and this Resolution shall be

made a part of said budget.

**Section 3:** This Resolution shall take effect immediately upon adoption by the Manalapan, Florida Town Commission.

**PASSED AND ADOPTED** this 14<sup>th</sup> day of April 2026.

TOWN OF MANALAPAN

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JOHN DEESE, MAYOR

ATTEST:

(Seal)

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ERIKA PETERSEN, CMC TOWN CLERK

TOWN OF MANALAPN  
BUDGET AMENDMENT (EXHIBIT A)

| Account Number      | Account Description                      | Action   | FY 2025-26<br>Adopted<br>Budget | Adjustment     | FY 2025-26<br>Revised Budget | Comments  |
|---------------------|--|----------|---------------------------------|----------------|------------------------------|---|
| <b>REVENUES</b>     |  |          |                                 |                |                              |   |
| 100-360-436605      | CHIEF'S DISCRETIONARY FUND CONTRIBUTIONS | Increase | -                               | 6,006          | 6,006                        | Revenue recognition of contributions from residents                         |
|                     | <b>GENERAL FUND TOTAL</b>                |          | <b>\$ 10,219,606</b>            | <b>6,006</b>   | <b>10,225,612</b>            |   |
| <b>EXPENDITURES</b> |  |          |                                 |                |                              |   |
| 100-521-534903      | CHIEF'S DISCRETIONARY FUND EXPENDITURES  | Increase | -                               | 2,181          | 2,181                        | Rollover of PY Supplies PO via 10/1 BA - Lou's Police Distributors, PO#53   |
| 100-524-566400      | CAPITAL EQUIPMENT                        | Increase | 2,000                           | 3,825          | 5,825                        | Rollover of PY Laserfiche PO via 10/1 BA - Information Consultants, PO#29   |
|                     | <b>GENERAL FUND TOTAL</b>                |          | <b>10,219,606</b>               | <b>6,006</b>   | <b>10,225,612</b>            |   |
| <b>REVENUES</b>     |  |          |                                 |                |                              |   |
| 400-380-438990      | APPROPRIATION FROM RESERVES              | Increase | 4,411,068                       | 350,343        | 4,761,411                    |   |
|                     | <b>UTILITY FUND TOTAL</b>                |          | <b>\$ 8,386,243</b>             | <b>350,343</b> | <b>8,736,586</b>             |   |
| <b>EXPENDITURES</b> |  |          |                                 |                |                              |   |
| 400-533-563000      | RENEWAL & REPLACEMENT                    | Increase | 377,000                         | 40,500         | 417,500                      | Rollover of PY Rehab of Well 14 PO via 10/1 BA - All Webb Enterprise, PO#35 |
| 400-590-566400      | CAPITAL EQUIPMENT                        | Increase | 20,000                          | 45,800         | 65,800                       | Rollover of PY Radio & SCADA PO via 10/1 BA - CC Control Group, PO#65       |
| 400-590-566402      | CAPITAL IMPROVEMENTS                     | Increase | 985,000                         | 20,881         | 1,005,881                    | Rollover of PY Rehab of Well 14 PO via 10/1 BA - All Webb Enterprise, PO#35 |
| 400-590-566404      | SEWER CAPITAL IMPROVEMENTS               | Increase | 3,502,065                       | 243,162        | 3,745,227                    | Rollover of PY AIA Forcemain PO via 10/1 BA- Johnson Davis, PO#61           |
|                     | <b>UTILITY FUND TOTAL</b>                |          | <b>8,386,243</b>                | <b>350,343</b> | <b>8,736,586</b>             |   |



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

**Meeting Date:** April 14<sup>th</sup>, 2026

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

**Agenda Item Name:** Amendment to Pedestrian Passageway Agreement  
1960 S. Ocean Blvd.

**ACTION REQUESTED:** Discussion  Approval

### **BACKGROUND:**

This agenda item amends the original Pedestrian Passageway agreement for 1960 S. Ocean Boulevard from July 31, 2000. This amended agreement between the Town of Manalapan and the owner, 1960 S. Ocean Blvd., LLC, modifies the prior agreement by updating the legal description of the property. All other terms and provisions of the original agreement remain unchanged and continue in full force and effect.

### **ATTACHMENT:**

- Amendment to Pedestrian Passageway Agreement 1960 S. Ocean Blvd.

**Prepared by and return to:**

Kaleel and Associates  
54 NE 4th Ave  
Delray Beach, FL 33483  
561-279-4201

**AMENDMENT TO PEDESTRIAN PASSAGEWAY UNDER**  
**SOUTH OCEAN AGREEMENT DATED JULY 31, 2000.**  
**(PPUSO)**

This Amendment is dated \_\_\_\_ day of April, 2026, by and between 1960 S. Ocean Blvd, LLC, a Florida Limited Liability Company, (“Owner”) and the Town of Manalapan, Palm Beach County, Florida, a Florida municipality (“Town”).

WHEREAS, Owner is the fee simple Title Owner to the property described in Exhibit A, attached hereto and made part hereof.

WHEREAS, the predecessor in Title to the Owner and Town entered into an Agreement for the Pedestrian Passageway under South Ocean dated July 31, 2000 recorded in Palm Beach County Official Records Book 13737, Page 1642 (PPUSO Agreement).

WHEREAS, the PPUSO Agreement contained a Unity of Title for the property described in Exhibits 1A and 1B of said Agreement.

WHEREAS, there is a Unity of Title/Control recorded on May 28, 2003, in the Palm Beach County Official Records Book 15283, Page 657, which authorizes the release of the Unity Title/Control by the Town of Manalapan.

WHEREAS, the Town is in agreement to Amend the PPUSO Agreement by substituting the legal description in the PPUSO Agreement with the legal description in Exhibit B, attached hereto and made a part hereof. All other terms and conditions of the PPUSO Agreement shall remain in full force and effect.

NOW THEREFORE, in consideration of other good and valuable considerations, the Owner and Town agree to Amend the PPUSO Agreement as follows:

- A. Section 2 of PPUSO Agreement is hereby deleted and substituted with the following:

2. Unity of Title. The Property, described in Exhibit B, attached hereto and made part hereof, is hereby unified under one (1) title and shall henceforth be considered as one (1) lot and indivisible building and use site, and no portion or fraction thereof shall be sold, conveyed, transferred, gifted, devised, assigned, leased, rented, occupied or used either voluntarily or involuntarily, by operation of law or otherwise, separately from the whole.

In witness whereof, the undersigned set their hand and seal the \_\_\_\_\_ day of April, 2026

**OWNER**

**1960 S. Ocean Blvd LLC,**  
a Florida Limited Liability Company

\_\_\_\_\_  
Witness 1 Signature  
Print Name : \_\_\_\_\_

\_\_\_\_\_  
Witness 2 Signature  
Print Name : \_\_\_\_\_

\_\_\_\_\_  
**STEWART SATTER, Manager**

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of April, 2026 by **STEWART SATTER** who is  personally known to me or  who has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Signature of Notary Public

**TOWN OF MANALAPAN**

**Attest:**

\_\_\_\_\_  
**ERIKA PETERSEN**

\_\_\_\_\_  
**JOHN DEESE,**  
**Mayor**

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of April, 2026 by **JOHN DEESE**, who is  personally known to me or  who has produced \_\_\_\_\_ as identification.

(SEAL)

\_\_\_\_\_  
Signature of Notary Public

**Approved as to form and legal sufficiency**

\_\_\_\_\_  
**KEITH W. DAVIS, ESQ**

**Town Attorney**

**DATE :** \_\_\_\_\_

**EXHIBIT A**  
**LEGAL DESCRIPTION**

**LOT A**

All that tract of Land situated in the Town of Manalapan, Palm Beach County, Florida, described as follows:

Bounded on the South by the North line of Lot 3 as shown and designated on Commissioner's Map, Gedney vs. Pierson Partition, Chancery 8802, dated February 22, 1932, prepared by Fugate & Brockway Engineers, on the East by the Waters of the Atlantic Ocean, on the North by a line drawn parallel to the first mentioned line and distance northerly therefrom 150 feet and on the West by the Waters of Lake Worth.

Being the Southerly 150 feet of the Southerly half of the land conveyed to A. Romeyn Pierson, Jr by Leila B. Pierson and others by Deed dated July 23, 1928, and recorded in the Office of the Clerk of Circuit Court in and for Palm Beach County, in Book of Deed 442, on Page 397.

**LOT B**

All that tract of Land situated in the Town of Manalapan, Palm Beach County, Florida, described as follows:

The North 150 feet of the South 1,267.22 feet of the North 3,437.02 feet of Government Lots One and Four of Section 15, Township 45 South Range 43 East; the parcel described above consisting of the North 150 feet of Lot 3, as shown and designated on "Commissioner's Map, Gedney vs. Pierson Partition, Chancery 8802", dated February 22, 1932, prepared by Fugate & Brockway Engineers, on file in the office of the Clerk of Circuit Court in and for Palm Beach County, Florida, in Chancery Case Number 8802; bounded in the North by the North line of Lot 3 aforesaid; on the West by the waters of Lake Worth ; on the South by a line drawn parallel to said North line of Lot 3 and 150 feet southwardly therefrom; and on the East by the waters of the Atlantic Ocean.

**EXHIBIT B**  
**LEGAL DESCRIPTION**

All that tract of land situated in the Town of Manalapan, Palm Beach County, Florida, being described as follows:

The South 200 feet of the North 2319.8 feet of Government Lot One, Section 15, Township 45 South, Range 43 East, Palm Beach County, Florida, Less the right of way for South Ocean Boulevard, a 30 foot wide right of way, as laid out and in use, bounded as follows:

On the North by a line parallel with, and 50 feet North of the North line of Lot 3, as shown and designated on Commissioner's Map, Gedney vs. Pierson Partition, Chancery 8802, dated February 22, 1932, prepared by Fugate & Brockway Engineers; on the East by the mean high water line of the Atlantic Ocean; on the South by a line parallel with, and 150 feet South of the North line of said Lot 3; on the West by the mean high water line of Lake Worth; Less the right of way for South Ocean Boulevard, a 30 foot wide right of way, as laid out and in use.

**Prepared by and return to:**

Kaleel and Associates  
54 NE 4th Ave  
Delray Beach, FL 33483  
561-279-4201

**RELEASE OF UNITY OF TITLE / CONTROL AND AGREEMENT**

WHEREAS, 1960 S. Ocean Blvd, LLC, a Florida Limited Liability Company (“Owner”), is the owner in fee simple of the property located in Manalapan, Palm Beach County, Florida, commonly referred to as 1960 S. Ocean Blvd, Manalapan, Florida 33462 and more particularly described in Exhibit A, attached hereto and made a part hereof.

WHEREAS, there is a Unity of Title/Control recorded on May 28, 2003, in the Palm Beach County Official Records Book 15283, Page 657, which authorizes the release of the Unity Title/Control by the Town of Manalapan.

WHEREAS, there is an Agreement for a Pedestrian Passageway dated July 31, 2000, recorded in the Palm Beach County Official Records Book 13737, Page 1642 which references a Unity Title, and which authorizes the release of the Unity of Title by the Town of Manalapan.

WHEREAS, there is an Agreement to develop a Beach House dated November 28, 1995 recorded in the Palm Beach County Official Records Book 9132, Page 1668, which references a Unity of Title and which authorizes the release of the Unity of Title by the Town of Manalapan.

WHEREAS, the Owner has demolished, the residential structures and the Beach House thereby creating a vacant parcel but for the Pedestrian Passageway.

WHEREAS, the Owner is willing to execute an Amendment to the Agreement for Pedestrian Passageway recorded in Palm Beach County Official Records Book 13737, Page 1642, substituting the legal description attached in Exhibit B attached hereto and made a part hereof, in place of the legal description described Exhibit C (formerly Exhibit 1A and 1B of the Pedestrian Passageway Agreement)

NOW THEREFORE, in consideration of other goods and valuable considerations, the Town of Manalapan through the undersigned hereby releases the conditions, restrictions and limitations in the Unity of Title recording in Palm Beach County Official Records Book 15283, Page 657, and the Beach House Development Agreement recorded in Palm Beach County Official Records Book 9132, Page 1668. The undersigned further agrees to Amend the Pedestrian Passageway Agreement to reflect that the legal description applicable to said Agreement shall be as described in Exhibit B hereof and the release of the Unity of Title as reflected in the Pedestrian Passageway Agreement dated July 31, 2000, and surrenders same as cancelled, and hereby directs the Clerk of Court to cancel the same of record.

SIGNED, SEALED, EXECUTED and acknowledged on this \_\_\_\_\_ day of April, 2026

**OWNER**

**1960 S. Ocean Blvd LLC,**  
a Florida Limited Liability Company

\_\_\_\_\_  
Witness 1 Signature  
Print Name : \_\_\_\_\_

\_\_\_\_\_  
**STEWART SATTER, Manager**

\_\_\_\_\_  
Witness 2 Signature  
Print Name : \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of April, 2026 by **STEWART SATTER** who is  personally known to me or  who has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Signature of Notary Public

**TOWN OF MANALAPAN**

**Attest:**

\_\_\_\_\_

**ERIKA PETERSEN**

\_\_\_\_\_

**JOHN DEESE,  
Mayor**

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of April, 2026 by **JOHN DEESE** who is  personally known to me or  who has produced \_\_\_\_\_ as identification.

(SEAL)

\_\_\_\_\_

Signature of Notary Public

**Approved as to form and legal sufficiency**

\_\_\_\_\_

**KEITH W. DAVIS, ESQ**

**Town Attorney**

**DATE :** \_\_\_\_\_

**EXHIBIT A**  
**LEGAL DESCRIPTION**

All that tract of land situated in the Town of Manalapan, Palm Beach County, Florida, described as follows:

The North 150 feet of the South 1,267.22 feet of the North 3,437.02 feet of Government Lots One and Four of Section 15, Township 45 South, Range 43 East; the parcel described above consisting of the North 150 feet of Lot 3, as shown and designated on "Commissioners' Map, Gedney Vs. Pierson Partition, Chancery 8802", dated February 22, 1932, prepared by Fugate & Brockway, Engineers, on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in the Chancery Case Number 8802; bounded on the North by the North Line of Lot 3 aforesaid; on the West bounded by the waters of Lake Worth; on the South by a line drawn parallel to said North Line of Lot 3 and 150 feet Southwardly therefrom; and on the East by the waters of the Atlantic Ocean.

**TOGETHER WITH**

All that tract of land situated in the Town of Manalapan, Palm Beach County, Florida described as follows:

Bounded on the South by the North line of Lot 3 as shown and designated on Commissioner's Map, Gedney vs. Pierson Partition, Chancery 8802, dated February 22, 1932, prepared by Fugate & Brockway Engineers, on the East by the waters of the Atlantic Ocean, on the North by a line drawn parallel to the first mentioned line and distance Northerly therefrom 150 feet; and on the West by the waters of Lake Worth.

Being on the Southerly 150 feet of the Southerly half of the land conveyed to a Romeyn Pierson, Jr. by Leila B. Pierson and others by deed dated July 23, 1928 and recorded in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Book of Deeds 442, on Page 397.

**TOGETHER WITH**

The South 50 feet of the North 200 feet of the South 750.00 feet of Government Lot 1.

All lands lying and being in Section 15, Township 45 South, Range 43 East, Palm Beach County, Florida.

---

Property Address: 1960 South Ocean Boulevard, Manalapan, Florida 33462

PCN: 42-43-45-10-01-000-0031

**EXHIBIT B**  
**LEGAL DESCRIPTION**

All that tract of land situated in the Town of Manalapan, Palm Beach County, Florida, being described as follows:

The South 200 feet of the North 2319.8 feet of Government Lot One, Section 15, Township 45 South, Range 43 East, Palm Beach County, Florida, Less the right of way for South Ocean Boulevard, a 30 foot wide right of way, as laid out and in use, bounded as follows:

On the North by a line parallel with, and 50 feet North of the North line of Lot 3, as shown and designated on Commissioner's Map, Gedney vs. Pierson Partition, Chancery 8802, dated February 22, 1932, prepared by Fugate & Brockway Engineers; on the East by the mean high water line of the Atlantic Ocean; on the South by a line parallel with, and 150 feet South of the North line of said Lot 3; on the West by the mean high water line of Lake Worth; Less the right of way for South Ocean Boulevard, a 30 foot wide right of way, as laid out and in use.

## **EXHIBIT C**

### **LEGAL DESCRIPTION**

**(formerly Exhibit 1A and 1B of the Pedestrian Passageway Agreement)**

#### **LOT A**

All that tract of Land situated in the Town of Manalapan, Palm Beach County, Florida, described as follows:

Bounded on the South by the North line of Lot 3 as shown and designated on Commissioner's Map, Gedney vs. Pierson Partition, Chancery 8802, dated February 22, 1932, prepared by Fugate & Brockway Engineers, on the East by the Waters of the Atlantic Ocean, on the North by a line drawn parallel to the first mentioned line and distance northerly therefrom 150 feet and on the West by the Waters of Lake Worth.

Being the Southerly 150 feet of the Southerly half of the land conveyed to A. Romeyn Pierson, Jr by Leila B. Pierson and others by Deed dated July 23, 1928, and recorded in the Office of the Clerk of Circuit Court in and for Palm Beach County, in Book of Deed 442, on Page 397.

#### **LOT B**

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## TOWN OF MANALAPAN AGENDA ITEM SUMMARY

**Meeting Date:** April 14<sup>th</sup>, 2026

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

**Agenda Item Name:** Memorandum of Understanding (MOU) with Solid Waste Authority (SWA) for hurricane debris removal

**ACTION REQUESTED:** Discussion  Approval

**BACKGROUND:**

In 2025, the Florida Senate passed Senate Bill 180, which addresses disaster recovery and limits local governments' authority to regulate development during and after recovery efforts. As a result of these changes, the Town's MOU with the Solid Waste Authority required revisions to ensure compliance with the new legislation.

**ATTACHMENT:**

- MOU with Solid Waste Authority for hurricane debris removal

**MEMORANDUM OF UNDERSTANDING**

This Memorandum of Understanding (MOU) is entered into on the \_\_\_\_\_ day of \_\_\_\_\_

In \_\_\_\_\_ ( herein referred to as the “Effective Date” ) by and between:

The Solid Waste Authority of Palm Beach County (Authority)

Name of Municipality \_\_\_\_\_

Parties may be referenced individually as “Party” and collectively as “Parties.”

**PURPOSE AND INTENT**

The purpose of this MOU is to establish a path for municipalities who wish to partner with the Authority to satisfy the requirement created by the passage of SB 180 Emergencies effective July 1, 2026. Specifically, by entering into this MOU it is the intent of the Parties to apply jointly for the authorization and use of a debris management site.

**ROLES AND RESPONSIBILITIES**

In the event of a storm or similar natural disaster the Parties agree to work cooperatively for the purpose of debris management and for the use of debris management sites operated by the Authority. These sites are specifically identified and shown on Exhibit 1, which is attached hereto and incorporated herein. The terms and conditions of the use of such sites, upon authorization, are outlined in the Interlocal Agreement previously executed by the Parties for this purpose and dated (\_\_\_\_\_).

**TERM AND TERMINATION**

This MOU becomes effective on the date it is signed by both [all} Parties. It remains in force unless explicitly terminated, in writing , by either Party or mutually by the Parties upon 30 calendar days’ notice.

The undersigned Parties acknowledge and agree to this MOU for the purposes set forth herein.

**SIGNATURES**

**WITNESSES:**

\_\_\_\_\_  
\_\_\_\_\_

**SOLID WASTE AUTHORITY OF  
PALM BEACH COUNTY**

By: \_\_\_\_\_  
Ramana Kari, Executive Director

**APPROVAL AS TO LEGAL  
SUFFICIENCY**

By: \_\_\_\_\_  
Michael W. Jones Esq.  
General Counsel

**APPROVE TO TERMS AND  
CONDITIONS**

By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Title

**MUNICIPALITY:**

By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Title

**CITY ATTORNEY'S OFFICE**  
**Approved as to form and legality**

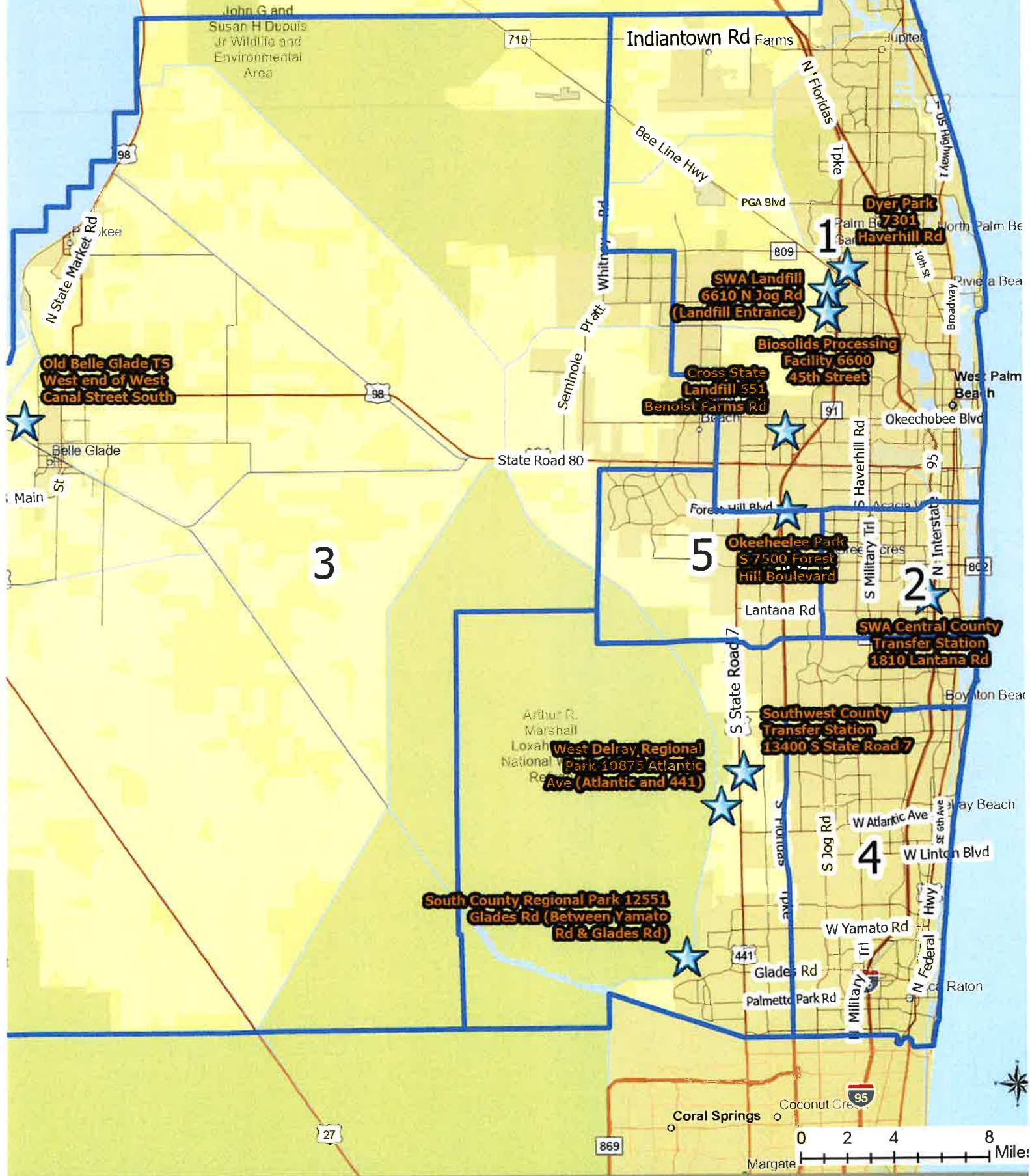
By: \_\_\_\_\_

**Debris Zones & Disaster Debris  
Management Sites - 2026**

- 1. Dyer Park**  
Approx. 20-acres | Approx. 600,000 cy  
7301 Haverhill Road  
West Palm Beach, Florida 33412
- 2. SWA Landfill (Landfill Entrance)**  
Approx. 4-acres | Approx. 120,000 cy  
6610 N. Jog Road  
West Palm Beach, Florida 33412
- 3. Biosolids Processing Facility**  
Approx. 3-acres | Approx. 90,000 cy  
6600 45<sup>th</sup> Street  
West Palm Beach, Florida 33412
- 4. Cross State Landfill**  
Approx. 7-acres | Approx. 210,000 cy  
551 Benoist Farms Road  
West Palm Beach, Florida 33402
- 5. Okeehelée Park S.**  
Approx. 2-acres | Approx. 60,000 cy  
7500 Forest Hill Boulevard  
West Palm Beach, Florida 33413
- 6. SWA Central County Transfer Station**  
Approx. 5-acres | Approx. 150,000 cy  
1810 Lantana Road  
Lantana, Florida 33462
- 7. Southwest County Transfer Station**  
Approx. 23-acres | Approx. 60,000 cy  
13400 S. State Road 7  
West Delray Beach, Florida 33446
- 8. West Delray Regional Park (Atlantic & 441)**  
Approx. 4.5-acres | Approx. 135,000 cy  
10875 Atlantic Avenue  
Delray Beach, Florida 33446
- 9. South County Regional Park (Between Yamato Rd. & Glades Rd.)**  
Approx. 5-acres | Approx. 150,000 cy  
12551 Glades Road  
Boca Raton, Florida 33498
- 10. Belle Glade Transfer Station**  
Approx. 2-acres | Approx. 60,000 cy  
West End of West Canal Street S.  
Belle Glade, Florida 33430

# Debris Zones & Disaster Debris Management Sites

## 2026



### Pre-Authorized Public Temporary Debris Management Sites

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, a

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

**Meeting Date:** April 14<sup>th</sup>, 2026

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

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

### **BACKGROUND:**

The existing guardhouse is more than 60 years old and in poor condition. Following initial discussions in February, the Town Commission directed that the proposed designs be presented to the Architectural Commission for their input. After review at the March Architectural Commission meeting, the ARCOM recommended a new design approach. The architects have incorporated that direction and are now presenting the revised proposal.

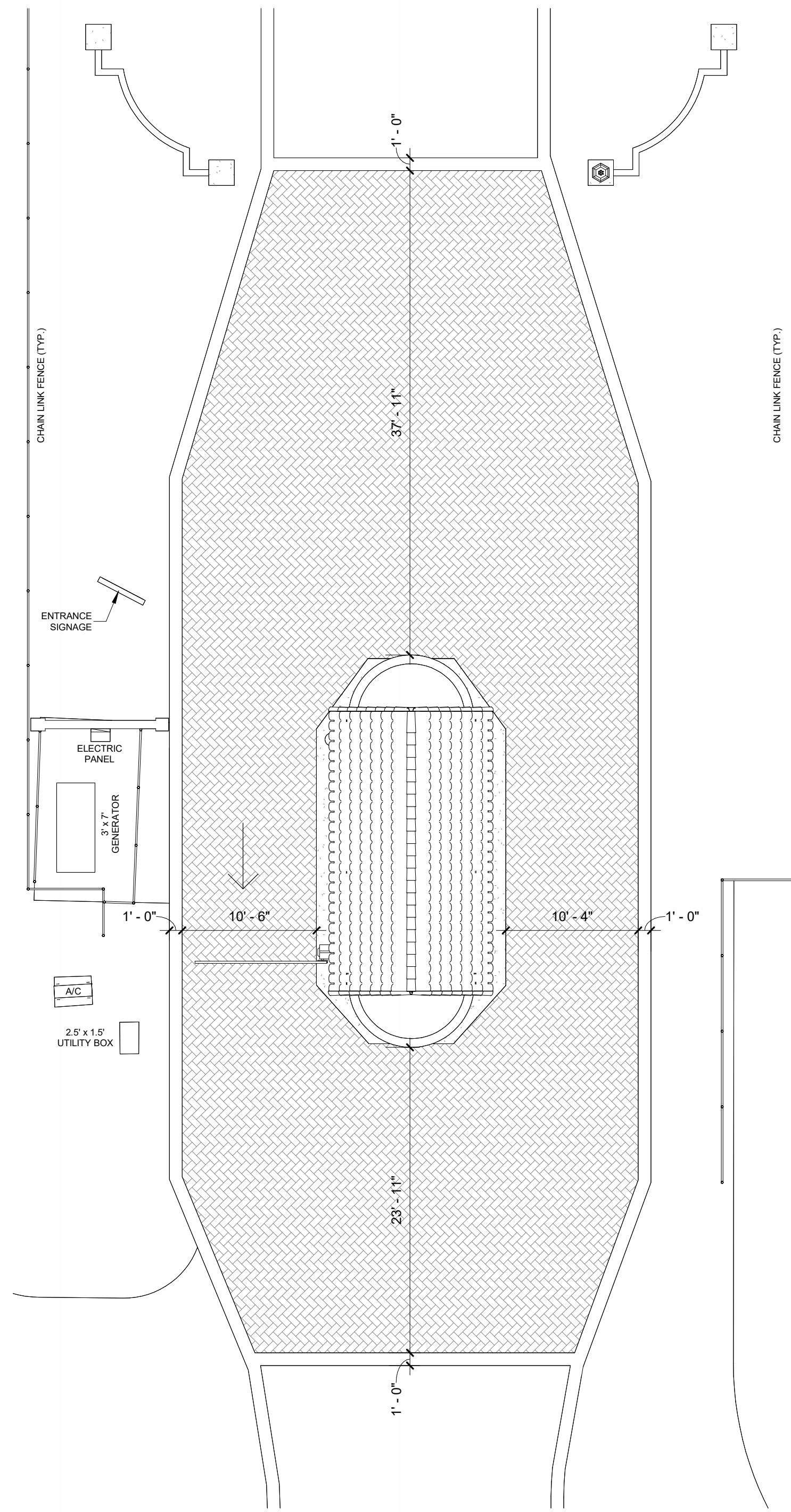
The proposed design improves visibility of both the Community Service Officer and the surveillance monitors, creating an overall stronger security presence. Lastly, this updated guardhouse is part of the Town's broader plan to replace outdated facilities with ones that better reflect the Manalapan of today.

### **MOTION:**

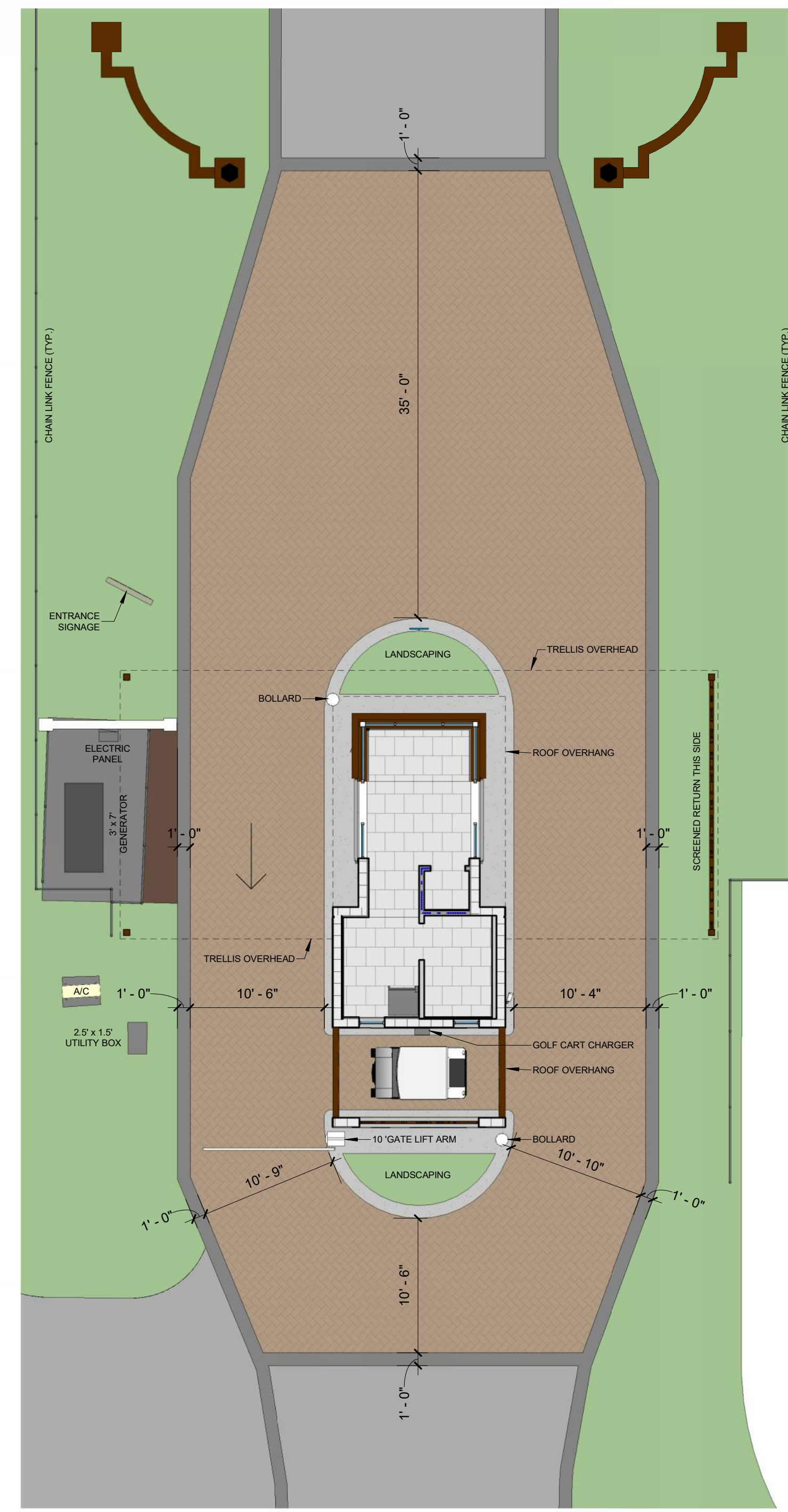
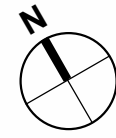
- Move to approve/disapprove proposed design by CSA Architects

### **ATTACHMENTS:**

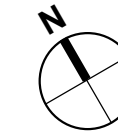
- Proposed schematic design drawings of the new proposed guardhouse



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



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



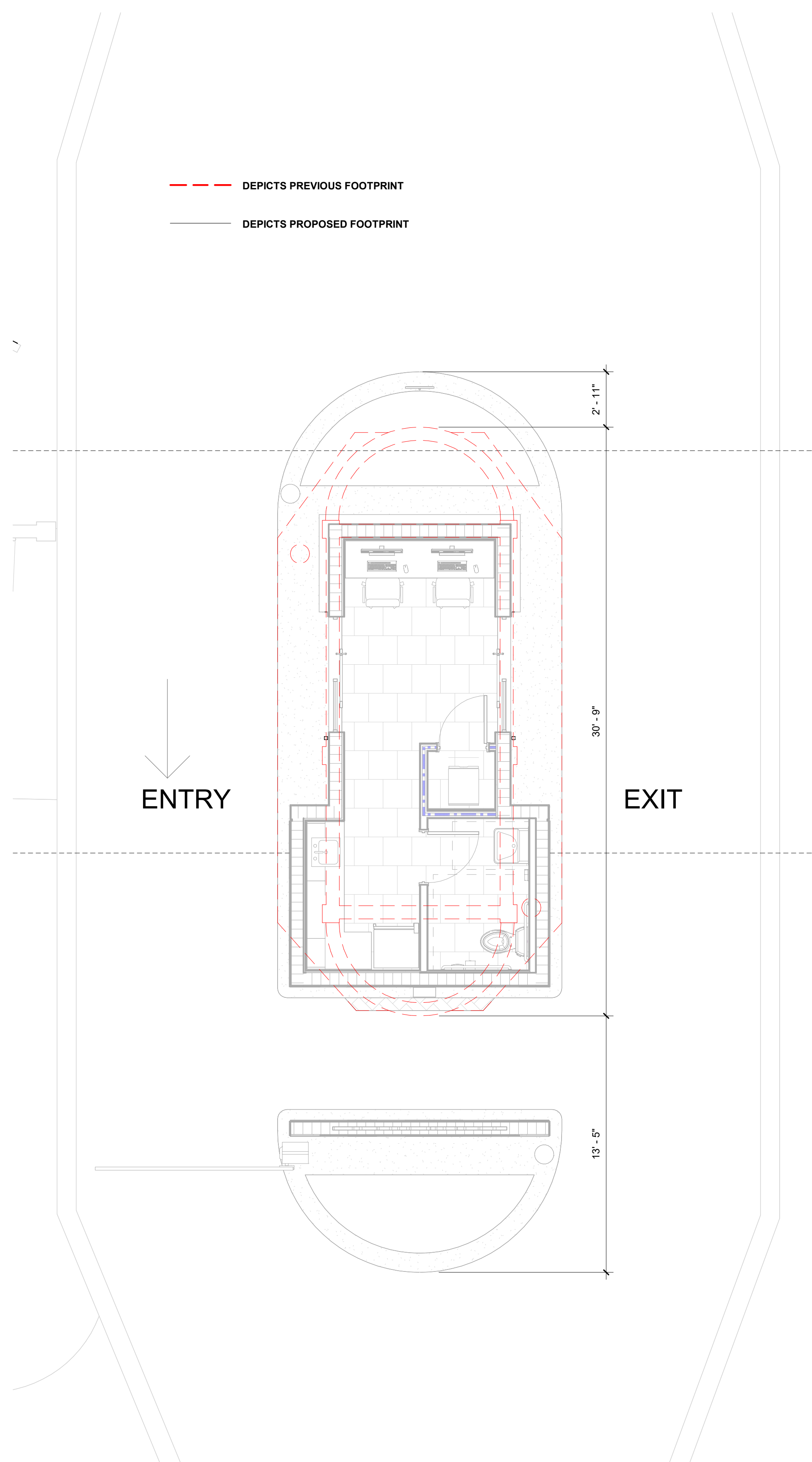
**MANALAPAN GUARD HOUSE**

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

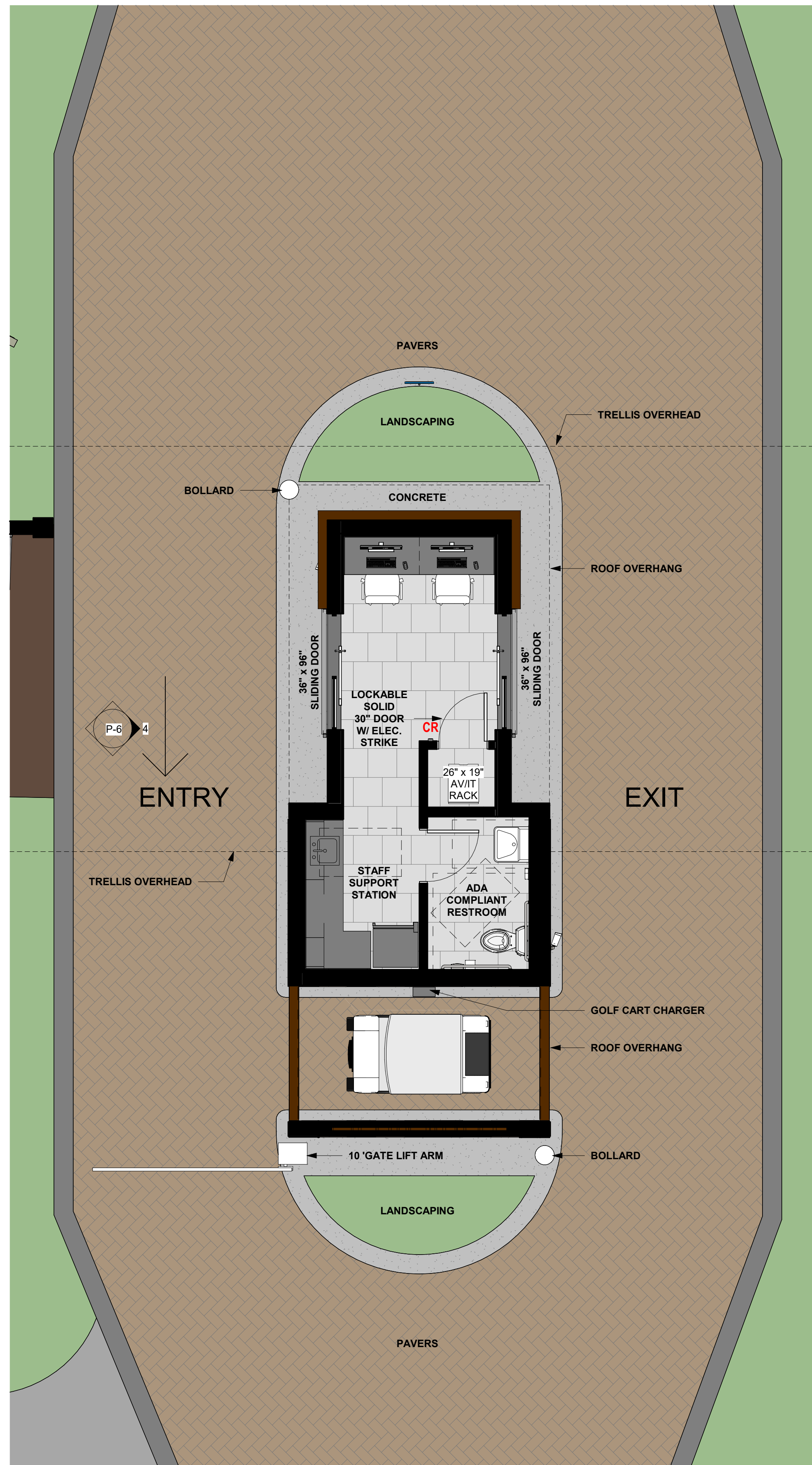
**EXISTING & SCHEMATIC SITE PLAN**

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

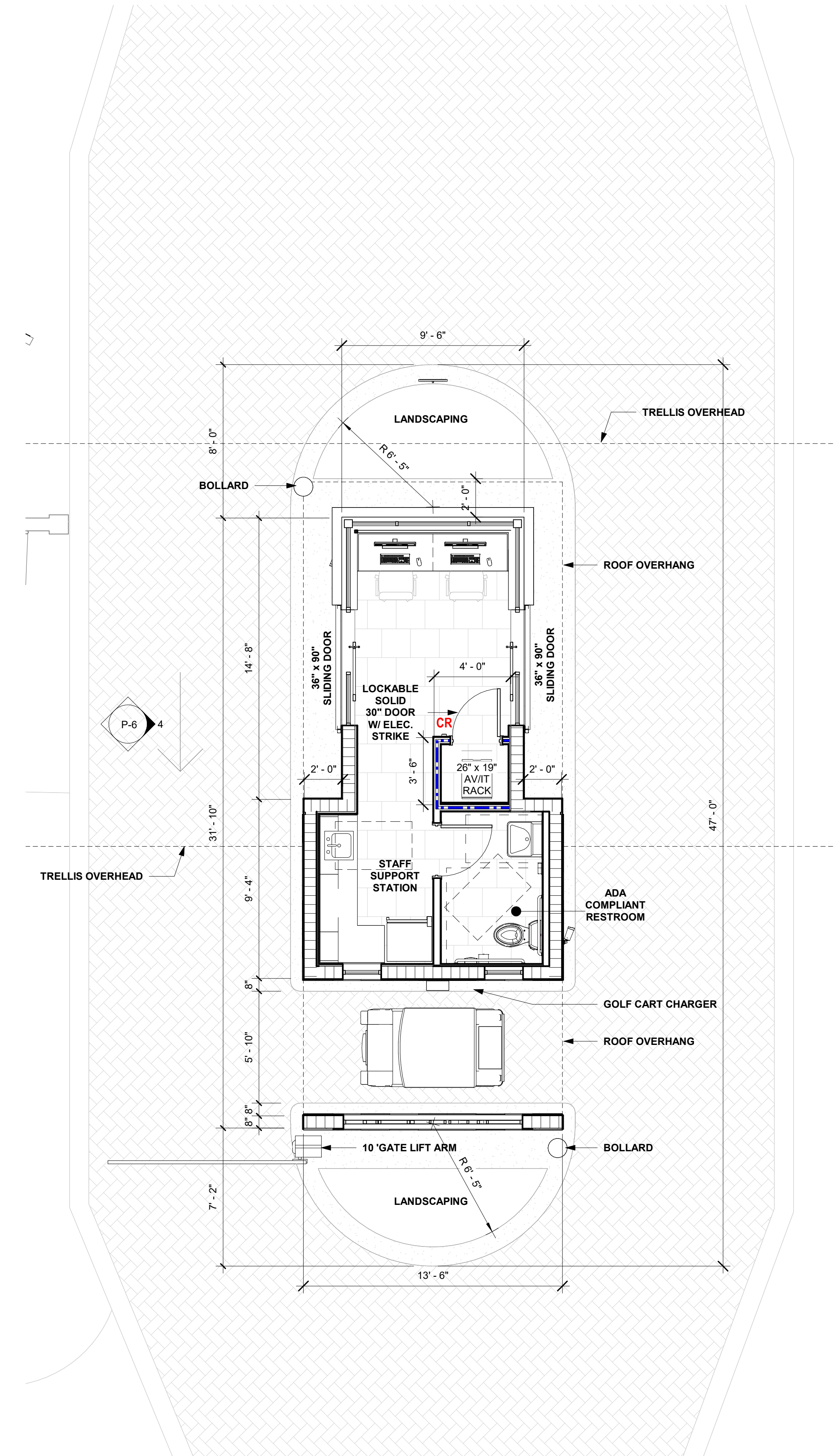




1 EXISTING VS. PROPOSED FOOTPRINT  
P-1 1/4" = 1'-0"



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





MANALAPAN GUARD HOUSE

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

3D VIEWS

SCALE:  
03/13/2026





MANALAPAN GUARD HOUSE

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

3D VIEWS

SCALE:  
03/13/2026



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

**Meeting Date:** April 14<sup>th</sup>, 2026

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

**Agenda Item Name:** Draft Zoning Map and Ordinance Updates Discussion

### **BACKGROUND:**

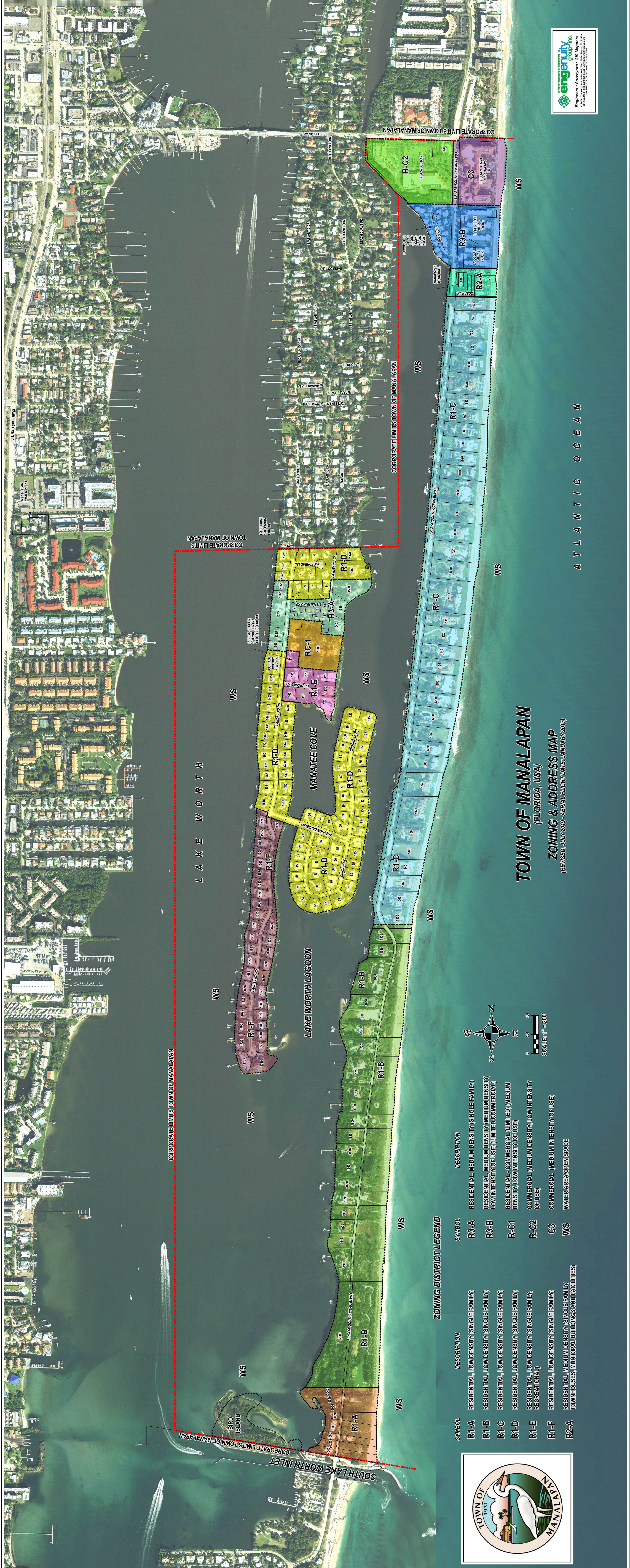
Late 2025 the Town Commission authorized Town staff to re-evaluate the current Town Zoning Map. Town staff conducted a comprehensive review of the Zoning Code and recommends consolidating Zoning District R1-F into R1-D to simplify the Town's zoning structure. This change would provide certain properties with greater development potential without creating any legal nonconformities or affecting vested rights.

### **MOTION:**

- No motion necessary

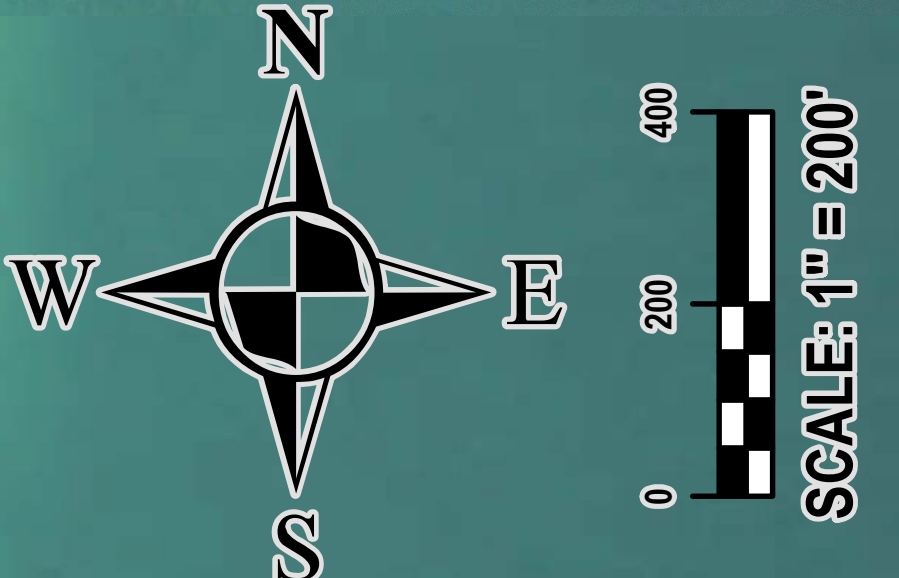
### **ATTACHMENTS:**

- Current Zoning Map
- Draft Proposed Zoning Map



**ZONING DISTRICT LEGEND**

| SYMBOL | DESCRIPTION   | SYMBOL | DESCRIPTION   |
|--------|---|--------|---|
| R1-A   | RESIDENTIAL, LOW DENSITY (SINGLE FAMILY)  | R3-A   | RESIDENTIAL, MEDIUM DENSITY (SINGLE FAMILY)   |
| R1-B   | RESIDENTIAL, LOW DENSITY (SINGLE FAMILY)  | R3-B   | RESIDENTIAL, MEDIUM DENSITY (MEDIUM DENSITY, LOW INTENSITY OF USE) (LIMITED COMMERCIAL) |
| R1-C   | RESIDENTIAL, LOW DENSITY (SINGLE FAMILY)  | R-C1   | RESIDENTIAL-COMMERCIAL (LIMITED) (MEDIUM DENSITY, LOW INTENSITY OF USE)                 |
| R1-D   | RESIDENTIAL, LOW DENSITY (SINGLE FAMILY)  | R-C2   | COMMERCIAL (MEDIUM DENSITY, LOW INTENSITY OF USE)                                       |
| R1-E   | RESIDENTIAL, LOW DENSITY (SINGLE FAMILY, RECREATIONAL)                                      | C3     | COMMERCIAL (MEDIUM INTENSITY OF USE)  |
| R1-F   | RESIDENTIAL, LOW DENSITY (SINGLE FAMILY)  | WS     | WATER AREA/OPEN SPACE   |
| R2-A   | RESIDENTIAL, MEDIUM DENSITY (SINGLE FAMILY, TOWNHOUSES, MUNICIPAL BUILDINGS AND FACILITIES) |        |   |



**TOWN OF MANALAPAN**  
(FLORIDA, USA)  
**ZONING & ADDRESS MAP**  
(REVISED, JULY 2019 - AERIAL FLIGHT DATE: JANUARY 2017)

AT L A N T I C O C E A N





**TOWN OF MANALAPAN  
AGENDA ITEM SUMMARY**

**Meeting Date:** April 14<sup>th</sup>, 2026  
**Agenda Item No.:** RA. b.i.  
**Agenda Item Name:** Variance VAR 26-2 - 3050 S. Ocean Blvd.

**BACKGROUND:**

**Variance – VAR 26-2.** 3050 S Ocean Blvd LLC seeks 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. The subject property address is 3050 S Ocean Boulevard.

**MOTION:**

- Move to approve/disapprove Variance VAR 26-2.

**ATTACHMENTS:**

- Variance Application
- Development Drawings



TOWN OF MANALAPAN  
 600 South Ocean Boulevard, Manalapan, FL 33462  
 (561) 585-9477, Fax (561) 585-9498  
 townhall@manalapan.org www.manalapan.org

**DEVELOPMENT APPLICATION**

Submittal Date: \_\_\_\_\_

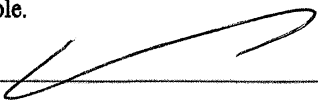
Property Control # \_\_\_\_\_

| PROPERTY OWNER(S)                                       | AUTHORIZED AGENT  |
|---|---|
| Name: 3050 S OCEAN BLVD LLC                             | Name: Pascal Nicolai                                    |
| Address: 170 SE 14th Street, Ste# 1002<br>Mimi FL 33131 | Address: 170 SE 14th Street, Ste# 1002<br>Mimi FL 33131 |
| Phone:  | Phone: 786-870-4406                                     |
| E-mail:   | E-mail: Pascal@ki2f.com                                 |

| ARCHITECT/LANDSCAPE ARCHITECT                       | DEVELOPER/CONTRACTOR:                                   |
|---|---|
| Name: Eduardo A. Vasquez                            | Name: Pascal Nicolai CEO / Salomon Zrihen COO           |
| Company Name: EAV LTD, LLC                          | Company Name: Sabal Luxury Builder                      |
| Address: 6955 NW 52 Street Unit#3<br>Miami FL 33166 | Address: 170 SE 14th Street, Ste# 1002<br>Mimi FL 33131 |
| Phone: 786.277.4512 Cell:                           | Phone: 786-870-4406 Cell: 786.251.8501                  |
| E-mail: eavarchitect@gmail.com                      | E-mail: salomon@ki2f.com                                |

**APPLICANT'S CERTIFICATION**

(I) **Pascal Nicolai** (owner),(architect) or (authorized agent) affirm and certify that I understand and will comply with all provisions and regulations of the Town of Manalapan, Florida. I certify that all drawings and specifications for buildings or structures either larger than 500 sq. ft. or costing more than \$3,000 must be drawn or verified by a state registered architect or engineer and his seal of office imprinted thereon. Additionally, I certify that the drawings and specifications show full compliance and do fully comply with the Zoning Code. I understand that if any drawings or specifications are not in full compliance, the application will be rejected. If approved by the Town, the aforementioned real property described herein will be considered, in every respect, to be a part of the Town of Manalapan and will be subjected to all applicable laws, regulations, taxes and police powers of the Town including the Comprehensive Plan and Zoning Code. I further certify that all statements and diagrams submitted herewith are true and accurate to the best of my knowledge and belief. Further, I understand that this Application and attachments become part of the Official Records of the Town of Manalapan, Florida, and are not returnable.

Signature   
 Print Name Pascal Nicolai

as of 05/12

STATE OF FLORIDA, COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 23 day of January 2026.

by Pascal Nicolai as Manager for 3050 S Ocean Blvd. LLC

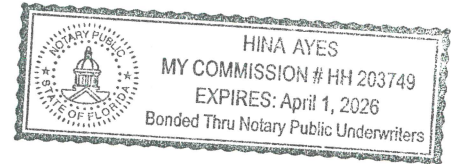
Personally known X or Produced Identification \_\_\_\_\_

Type of Identification \_\_\_\_\_

Hina Ayes  
Notary Signature

Hina Ayes  
Print Notary Name

SEAL



**CHECK BELOW WHERE APPLICABLE**

|   |   |   |
|---|---|---|
| ARCHITECTURAL REVIEW - Level 1 \$100    | PUD or AMENDMENT \$750                        |   |
| ARCHITECTURAL REVIEW - Level 2 \$250    | SITE PLAN REVIEW \$750                        |   |
| ARCHITECTURAL REVIEW - Level 3 \$500    | SPECIAL EXCEPTION USE \$750                   |   |
| ARCHITECTURAL REVIEW - Level 4- \$1,000 | VARIANCE \$750                                | ✓ |
| PAVER AGREEMENT \$500                   | ZONING TEXT/MAP OR COMP PLAN AMENDMENT \$1500 |   |

The owner, architect or other authorized agents are urged to attend the meeting. Each applicant must familiarize himself with the Architectural Commission criteria and procedure. If all required information is not presented with this application, the project will not be placed on the agenda for review and consideration. PLEASE NOTE: Although an application meets minimum zoning requirements the Architectural Commission may approve, approve with conditions, or disapprove a request not found to meet Architectural Review criteria as found in Town Code, Section 152.23. All residents are notified of applicant's request by mail.

**All applications must be complete, signed, notarized and submitted by the deadline date.**

**Items To be Submitted:**

1. This Application
2. Agent's Authorization Letter (where applicable)
3. Application Fee
4. Model (if applicable)
5. 11 set of plans; 2 signed and sealed
  - a. Plans are to be stapled and folded, not to exceed, fifteen (15) inches long and ten (10) inches wide with the narrative letter attached to the top of the plans.

## SECTION 151.672 (C)(1-6), VARIANCES

The following criteria must be answered by each applicant and included with the letter of application for Variance Review:

(C) Variances. The Town Commission shall authorize on appeal such variance from the terms of the chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this chapter will result in unnecessary and undue hardship. In order to authorize **ANY** variance from the terms of the zoning chapter, the Town Commission **MUST** and **SHALL** find:

(If additional space is required in order to fully respond, please number your responses and attach any additional pages.)

(1) That special conditions and circumstances exist which are peculiar to the land or building involved and which are not applicable to other lands or buildings in the same zoning district.

Response: See attached Variance justification letter and Exhibits

Section B - Unique Physical conditions of the property & Exhibits C1, C2, D1, D2

(2) That the special conditions and circumstances do not result from the actions of the applicant or his predecessor in interest.

Response: See attached Variance justification letter and Exhibits

Section B - Unique Physical conditions of the property. & Exhibits E, F1, F2

(3) That granting the variances requested will not confer on the applicant any special privilege that is denied by this chapter to other land or structures in this same zoning district.

Response: See attached Variance justification letter and Exhibits

Section E - No Special privilege

(4) That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardships on the applicant.

Response: See attached Variance justification letter and Exhibits

Section C - Practical difficulty created by Strict application of the code

(5) That the variance granted is the minimum variance that will make possible the reasonable use of the land or structure, or both.

Response: See attached Variance justification letter and Exhibits

Section D - Mininum Relief Necessary

(6) That the grant of the variance will be in harmony with the general intent and purpose of this chapter and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Response: See attached Variance justification letter and Exhibits

Section F - Consistency with the intent of the code

*Please refer to the following sections in the Town of Manalapan Zoning Code:*

Section 151.671      SPECIAL EXCEPTIONS AND VARIANCES; PUBLIC HEARING AND PROCEDURES

Section 151.673      EXERCISE OF POWERS

**Should you have any questions regarding this application,  
please contact the Building Official or Town Clerk at (561) 585-9477.**



## Capital International Financial Fund LLC

Town of Manalapan  
Manalapan, Florida

Miami, March 25, 2026

Subject: Variance Justification letter – Dock design and permitting at 3050 S Ocean Blvd., Manalapan FL.

### **Variance Justification Statement**

**Property:** 3050 S. Ocean Boulevard, Manalapan, Florida

**Building Permit:** #2026-6

**Applicant:** 3050 S Ocean Blvd LLC

This statement is submitted in support of a revised variance request pursuant to Code Section 151.063 (Boathouses; Docks) for the proposed dock configuration, as updated based on the most recent bathymetric survey and simplified design.

---

### Scope of Variance Request

The Applicant respectfully requests limited, site-specific relief from the following provisions of Section 151.063:

- **151.063(B)(1)** – Dock length limitation (80 ft maximum), if applicable, to reach navigable depth as supported by bathymetric data
- **151.063(B)(12) & (13)** – Side setback requirements for the dock and boatlift relative to projected property lines
- **151.063(B)(16)** – Requirement that docks be centered and run parallel to side property lines
- **151.063(17)** - A “T” or “L” shaped dock terminus configuration shall not be allowed due to the space constraints

The revised design has eliminated the previously proposed angled “dog-leg” configuration and now reflects a simplified, primarily linear dock alignment.

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### Revised Design Approach

In direct response to prior comments, the dock layout has been **substantially simplified**.

The current design:

- Utilizes a **straight pier alignment** extending from the seawall

## Capital International Financial Fund LLC

- Incorporates a **15-foot gangway serving as access**, not as a docking or mooring surface
- Terminates in a **minimal platform and boatlift area** sized only for functional use
- Reduces overall visual and physical impact compared to prior iterations

This represents a **more compliant and less intrusive solution**.



---

### Unique Physical Conditions

The subject property is characterized by:

- An **irregular shoreline**, resulting in non-uniform riparian lines
- A waterfront geometry that does not align cleanly with property lines
- **Shallow nearshore depths**, requiring extension to reach navigable water

As shown in the bathymetric survey, water depths near the seawall are insufficient for vessel use, requiring the dock to extend to a point where adequate depth exists.

As part of the updated survey and design process, the riparian lines were refined by the project surveyor based on a detailed evaluation of the subject property's shoreline configuration, adjacent properties, and access to navigable waters, in conjunction with the updated bathymetric data. These refined riparian lines more accurately reflect the practical and equitable allocation of waterfront access under the existing conditions.

The proposed dock alignment follows these riparian lines to maintain appropriate separation from adjacent properties and to ensure safe and practical navigation.



## Capital International Financial Fund LLC

These conditions are inherent to the property.

---

### Practical Difficulty

Strict application of Section 151.063 would require the dock to be centered and aligned parallel to property lines, which is impractical given the site's irregular geometry and riparian alignment.

Applying these standards rigidly would:

- Misalign the dock relative to navigable waters
- Reduce safe vessel access
- Conflict with riparian boundaries

Despite the simplified design, strict compliance would still prevent a reasonable dock configuration.

---

### Minimum Relief Requested

The revised design reflects the **minimum variance necessary**, as it:

- Eliminates prior angled configurations
- Reduces the overall footprint and complexity
- Limits the dock length strictly to what is required to reach navigable depth
- Minimizes encroachment relative to side setbacks

The gangway is an **access element only**, not a docking surface, and does not increase intensity of use.

---

### Not Self-Created

The hardship results solely from natural shoreline configuration and bathymetric conditions and is not self-created.

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### No Special Privilege

Approval would not confer special privilege, but rather allow reasonable use of a uniquely constrained waterfront parcel under conditions comparable to other properties with similar physical limitations.



## Capital International Financial Fund LLC

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Consistency with Intent of the Code

The proposed dock remains consistent with the intent of Section 151.063 by:

- Maintaining navigational safety
- Minimizing environmental impacts
- Respecting adjacent riparian interests

The requested relief allows these objectives to be met where strict compliance is impractical.

---

Conclusion

The Applicant respectfully requests approval of the limited variances described herein to allow the revised, simplified dock configuration.

Respectfully submitted,

Salomon Zrihen  
Operations Manager  
3050 S Ocean Blvd LLC

# BOUNDARY & TIDAL WATER SURVEY



## LEGAL DESCRIPTION

PREMISES IN THE TOWN OF MANALAPAN, COUNTY OF PALM BEACH, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THAT CERTAIN PARCEL OF LAND LYING AND BEING IN SECTION 15, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

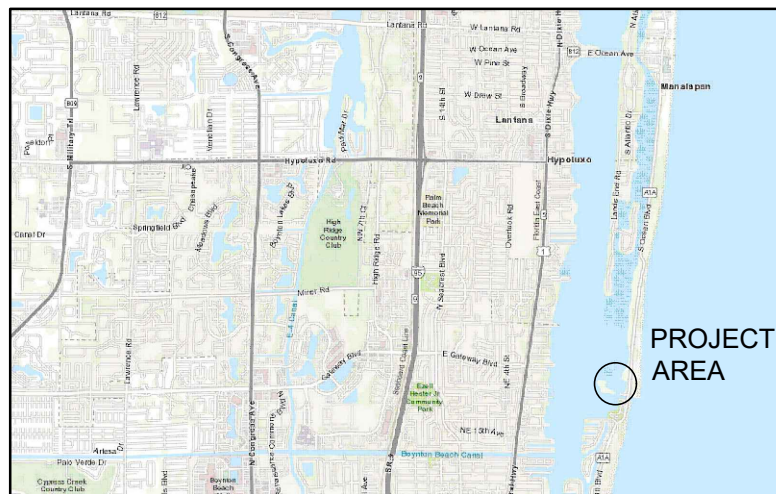
THE NORTH 70 FEET OF THE SOUTH 140 FEET OF LOT 5 AS SHOWN AND DESIGNATED ON COMMISSIONER'S MAP, GEDNEY VS. PIERSON, PARTITION, CHANCERY #8802, DATED FEBRUARY 22, 1932, PREPARED BY FLIGATE & BROCKWAY, ENGINEERS, EXCEPTING THEREFROM THE RIGHT-OF-WAY OF OCEAN BOULEVARD AS NOW LOCATED AND IN USE

TOGETHER WITH ALL RIPARIAN AND LITTORAL RIGHTS THERETO APPERTAINING.

## RIPARIAN NOTE

BASED ON THE UNIQUE SHAPE OF THIS COVE & THE RELATIVE POSITIONS OF THE SHORELINE AND THE LINE OF DEEP WATER, IT IS THE OPINION OF THIS SURVEYOR THAT THE RIPARIAN LINES DEPICTED ON THIS MAP CONFORM TO THE LEGAL STANDARDS AND INTENT OF FLORIDA STATUTES GOVERNING RIPARIAN RIGHTS. THESE LINES PROVIDE FOR EQUITABLE ACCESS TO NAVIGABLE WATERS AS A PRIMARY RIGHT, WHILE PRESERVING SECONDARY RIGHTS, INCLUDING, TO THE EXTENT FEASIBLE, THE RIGHT TO AN UNOBSTRUCTED VIEW. THE RIPARIAN LINES SHOWN HEREIN DEFINE THE EXTENT OF RIPARIAN RIGHTS ONLY AND DO NOT CONVEY OR IMPLY OWNERSHIP OF THE SUBMERGED LANDS ENCOMPASSED BY THESE LINES.

## VICINITY MAP



## LEGEND AND ABBREVIATIONS (NOT SCALABLE FOR SIZE)

|  |                                  |
|--|----------------------------------|
| PLS - PROFESSIONAL LAND SURVEYOR       | ☐ - CABLE TV BOX                 |
| PSM - PROFESSIONAL SURVEYOR & MAPPER   | —○— CENTERLINE                   |
| LB - LAND SURVEYING BUSINESS           | —○— CONCRETE MONUMENT            |
| ⊙ - CENTERLINE                         | —○— CONCEPTUAL DRAINAGE          |
| R - RADIUS                             | ⊙ - CURB INLET                   |
| L - LENGTH                             | ∠ - DELTA ANGLE                  |
| Δ - DELTA ANGLE                        | ⊙ - DRAINAGE MANHOLE             |
| E/P - EDGE OF PAVEMENT                 | ⊙ - ELECTRIC BOX                 |
| B/C - BACK OF CURB                     | ⊙ - GATE VALVE                   |
| B.M. - BENCHMARK                       | ⊙ - GUY WIRE                     |
| POC - POINT OF COMMENCEMENT            | ⊙ - HYDRANT                      |
| POB - POINT OF BEGINNING               | ⊙ - IRON PIPE                    |
| ○ - (PCP) PERMANENT CONTROL POINT      | ⊙ - IRON ROD & CAP               |
| ⊙ - PERMANENT CONTROL POINT            | ⊙ - IRON ROD & CAP               |
| ⊙ - (PRM) PERMANENT REFERENCE MONUMENT | ⊙ - IRRIGATION VALVE             |
| ⊙ - PERMANENT REFERENCE MONUMENT       | ⊙ - LIGHT POST                   |
| ⊙ - (P) IRON PIPE                      | ⊙ - MITERED END SECTION          |
| ⊙ - IRON PIPE                          | ⊙ - PERMANENT CONTROL POINT      |
| ⊙ - (IRC) IRON ROD & CAP               | ⊙ - PERMANENT REFERENCE MONUMENT |
| ⊙ - IRON ROD & CAP                     | ⊙ - PROPOSED GRADE               |
| ⊙ - (CM) CONCRETE MONUMENT             | ⊙ - SANITARY MANHOLE             |
| ⊙ - CONCRETE MONUMENT                  | ⊙ - SANITARY SERVICE             |
| ⊙ - FOUND                              | ⊙ - SEPTIC TANK                  |
| (M) - MEASURED                         | ⊙ - STREET SIGN                  |
| (P) - PLAT                             | ⊙ - SURFACE INLET                |
| (C) - CALCULATED                       | ⊙ - TELEPHONE SERVICE            |
| (OA) - OVERALL                         | ⊙ - TYPICAL ELEVATION            |
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## REPORT OF SURVEY

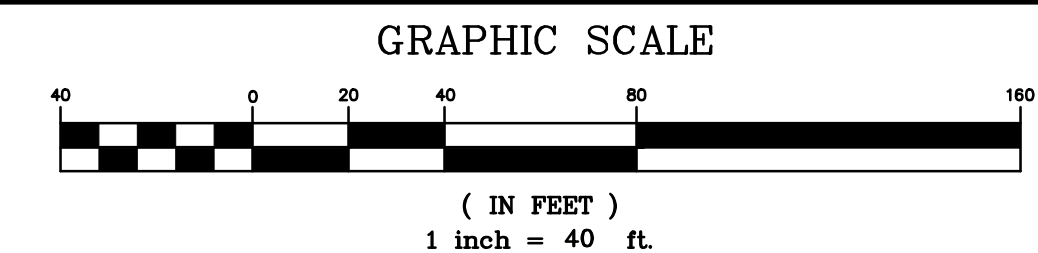
TYPE OF SURVEY: BOUNDARY AND TIDAL WATER

- THIS SURVEY PERFORMED BY: MERIDIAN LAND SURVEYORS LB#6905, 1717 INDIAN RIVER BOULEVARD, SUITE 201, VERO BEACH, FLORIDA 32960
- PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE: BILLY M. MOODY P.S.M.# 5336
- THIS SURVEY MEETS OR EXCEEDS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE, AS ESTABLISHED IN CHAPTER 5-17, FLORIDA ADMINISTRATIVE CODE.
- THE LAST DATE OF FIELD WORK WAS: 12/29/25
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- NO INSTRUMENTS OF RECORD REGARDING EASEMENTS, RIGHT-OF-WAYS, OR OWNERSHIP WERE SUPPLIED TO THIS SURVEY, EXCEPT AS SHOWN.
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ARMY CORPS OF ENGINEERS MONUMENT  
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EL. = 11.23' (NAVD)  
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E: 969263.3173

**MERIDIAN**  
LAND SURVEYORS  
1717 INDIAN RIVER BLVD, SUITE 201  
VERO BEACH, FL. 32960 | LB#6905  
PHONE: 772-794-1213, FAX: 772-794-1096  
EMAIL: INFO@MLS-LB6905.COM



PLAT OF SURVEY FOR:  
**SABAL DEVELOPMENT**  
3050 S. OCEAN BLVD.  
MANALAPAN, FL 33462

PROJECT NO: 25-046  
F.B. 418 PG. 26  
DATE: 3-24-2026  
DRAWN BY: NJL  
CHECKED BY: NJL  
SCALE: 1" = 40'

| REVISIONS |                             |
|-----------|-----------------------------|
| 1         | 3-23-26 ADDED PROPOSED DOCK |
| NO.       | DATE DESCRIPTION            |

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NAMED BELOW.

*Billy M. Moody*  
BILLY M. MOODY, PROFESSIONAL SURVEYOR AND MAPPER #5336

STATE OF FLORIDA  
3/24/2026

SHEET  
1 of 1

# BOUNDARY & TIDAL WATER SURVEY



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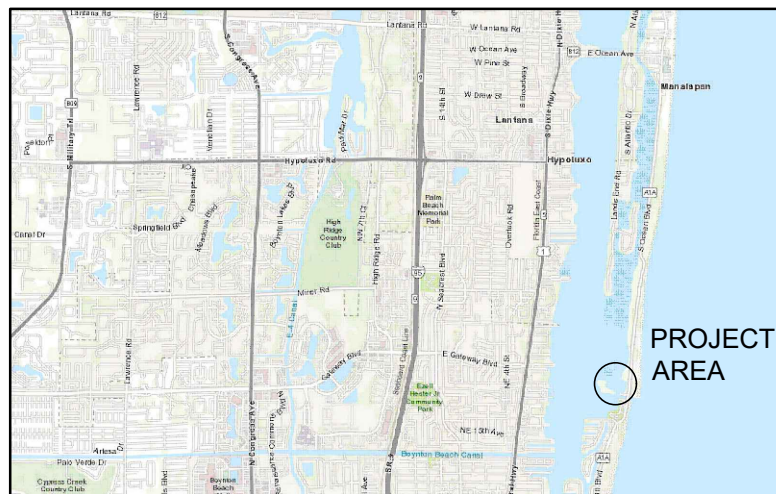
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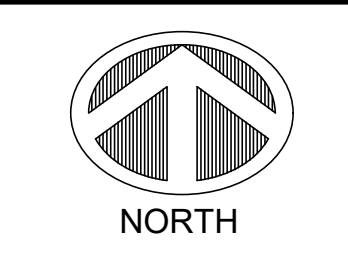
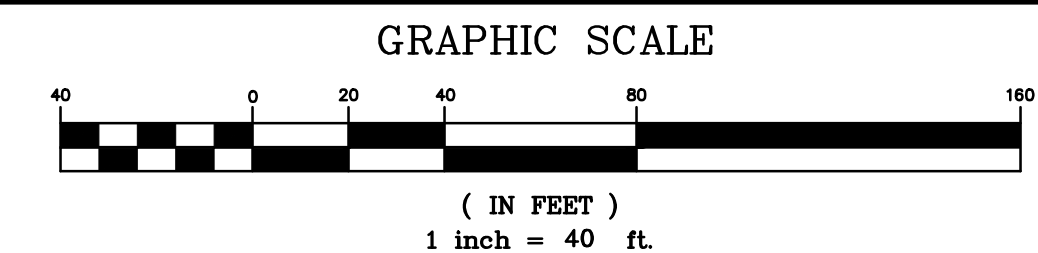
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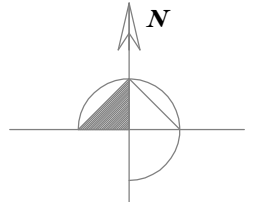
|             |           |
|-------------|-----------|
| PROJECT NO: | 25-046    |
| F.B. 418    | PG. 26    |
| DATE:       | 12-6-2025 |
| DRAWN BY:   | NJL       |
| CHECKED BY: | NJL       |
| SCALE:      | 1" = 40'  |

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NAMED BELOW.

*Billy M. Moody*  
BILLY M. MOODY, PROFESSIONAL SURVEYOR AND MAPPER #5336

12/10/2025

**TOP VIEW -DOCK PILES LAYOUT**  
**SCALE 1:300**



PROPOSING 22'x 4' Metallic Gangway  
 ACCESS ONLY (NON-MOORING)



6'-0"

PROPOSING 80'x 4' PIER

PROPOSING 16'x 6' PLATFORM

PROPOSING CRADLE LIFT

John H. Omslaer P.E.  
 E.B. # 26829 / LICENSE #52733

Drawing: **PROPOSING  
 PIER, PLATFORM  
 AND BOATLIFT**  
 Design: M. Gerardo Salazar L.  
 Dept.: Drafting & Engineering

Client: Sabal Development  
 Address: 3050 S Ocean Blvd  
 City: Manalapan  
 State: Florida 33462

Dynamic Engineering Solutions, Inc.  
 1950 N.E. 6th Street, #10075  
 Pompano Beach, FL 33061  
 Office Phone - 954-860-5263

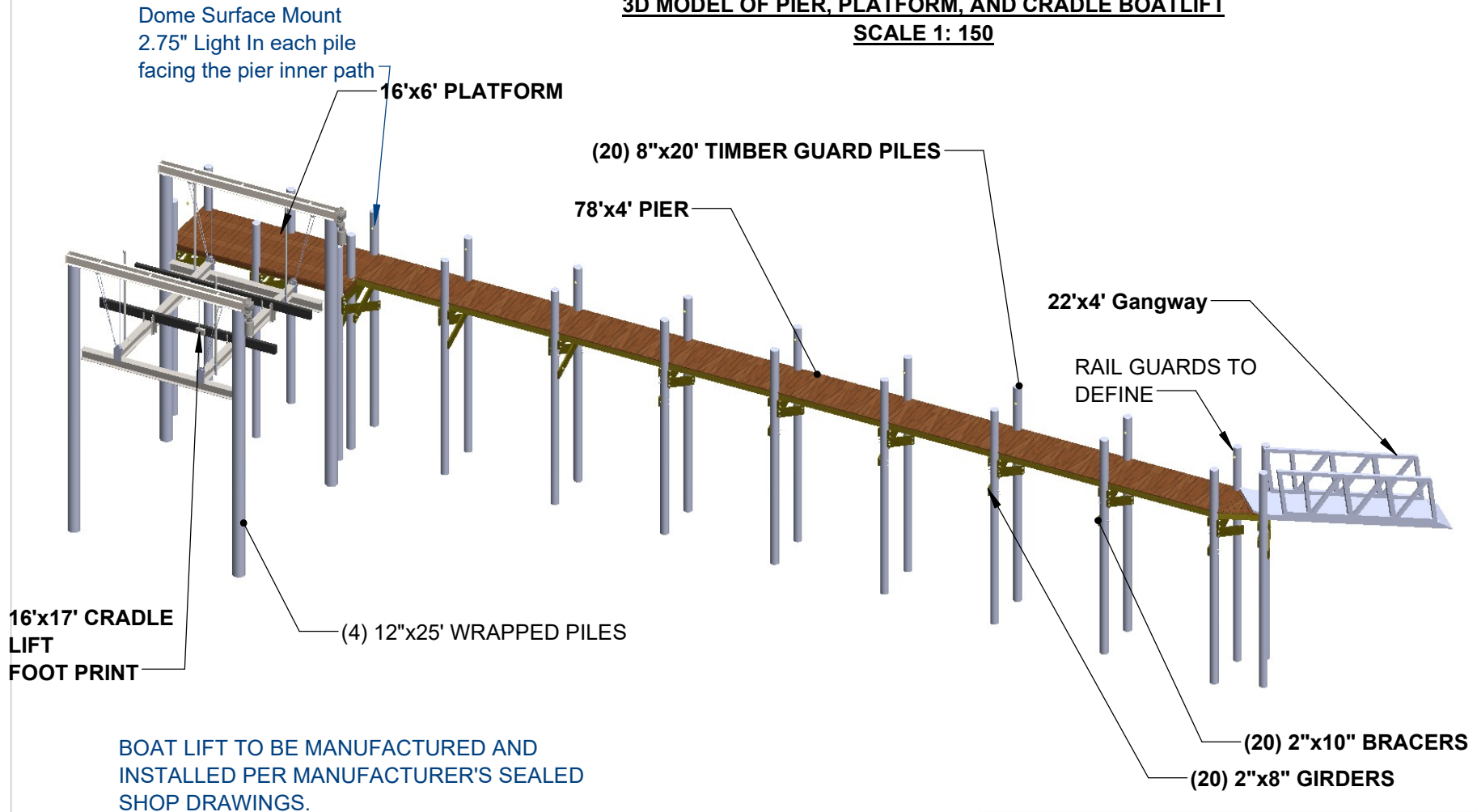
"This document has been electronically signed and sealed by John H. Omslaer, P.E. on date noted using a SHA-1 authentication code. Printed copies are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies per Rule 62-30.060, F.A.C."

|            |               |
|------------|---------------|
| Page:      | Date:         |
| 9 of 21    |               |
| Revisions: | Date: 2/12/25 |
| 1          | 5/22/25       |

THE **DOCK EXPERTS**<sup>®</sup>

Brief Scope: VINIL SEAWALL, PIER, PLATFORM, LIFT

**3D MODEL OF PIER, PLATFORM, AND CRADLE BOATLIFT**  
**SCALE 1: 150**



John H. Omslaer P.E.  
 E.B. # 26829 / LICENSE #52733

Drawing: **3D MODEL**  
 Design: M. Gerardo Salazar L.  
 Dept.: Drafting & Engineering

Client: Sabal Development  
 Address: 3050 S Ocean Blvd  
 City: Manalapan  
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Page: 10 of 21  
 Revisions: 1  
 Date: 2/12/25  
 Date: 5/22/25

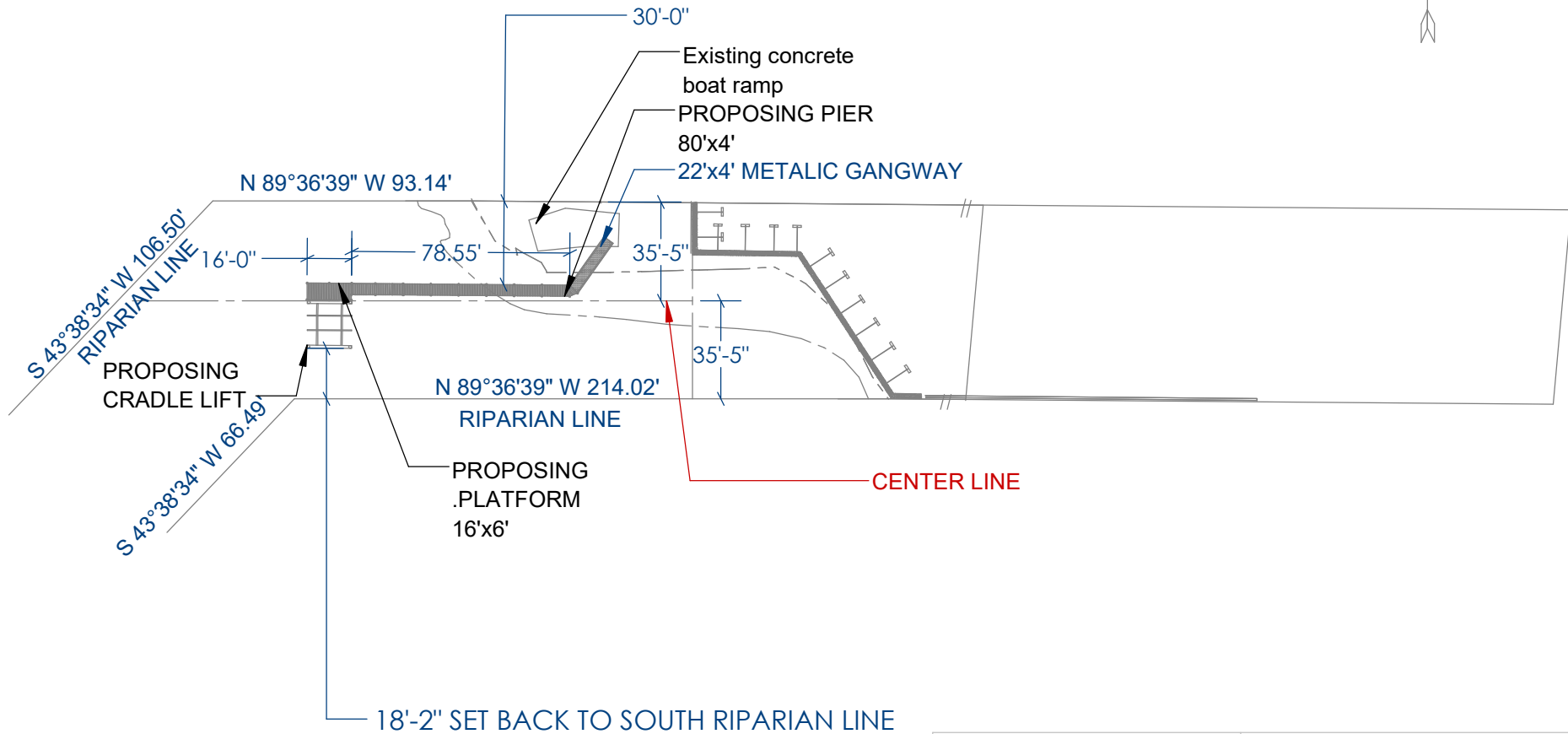
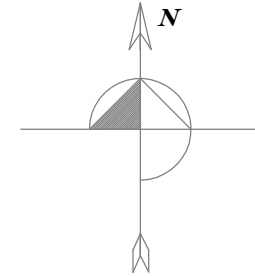
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 1950 N.E. 6th Street, #10075  
 Pompano Beach, FL 33061  
 Office Phone - 954-860-5263

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**THE DOCK EXPERTS®**

Brief Scope: VINIL SEAWALL, PIER, PLATFORM, LIFT

**TOP VIEW -BATTER STRINGERS AND GIRDERS**  
**SCALE 1:700**



John H. Omslaer P.E.  
E.B. # 26829 / LICENSE #52733

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Drawing: **FULL LOT TOP VIEW**

Design: M. Gerardo Salazar L.

Dept.: Drafting & Engineering

Client: Sabal Development  
Address: 3050 S Ocean Blvd  
City: Manalapan  
State: Florida 33462

Page: 11 of 21  
Revisions: 1

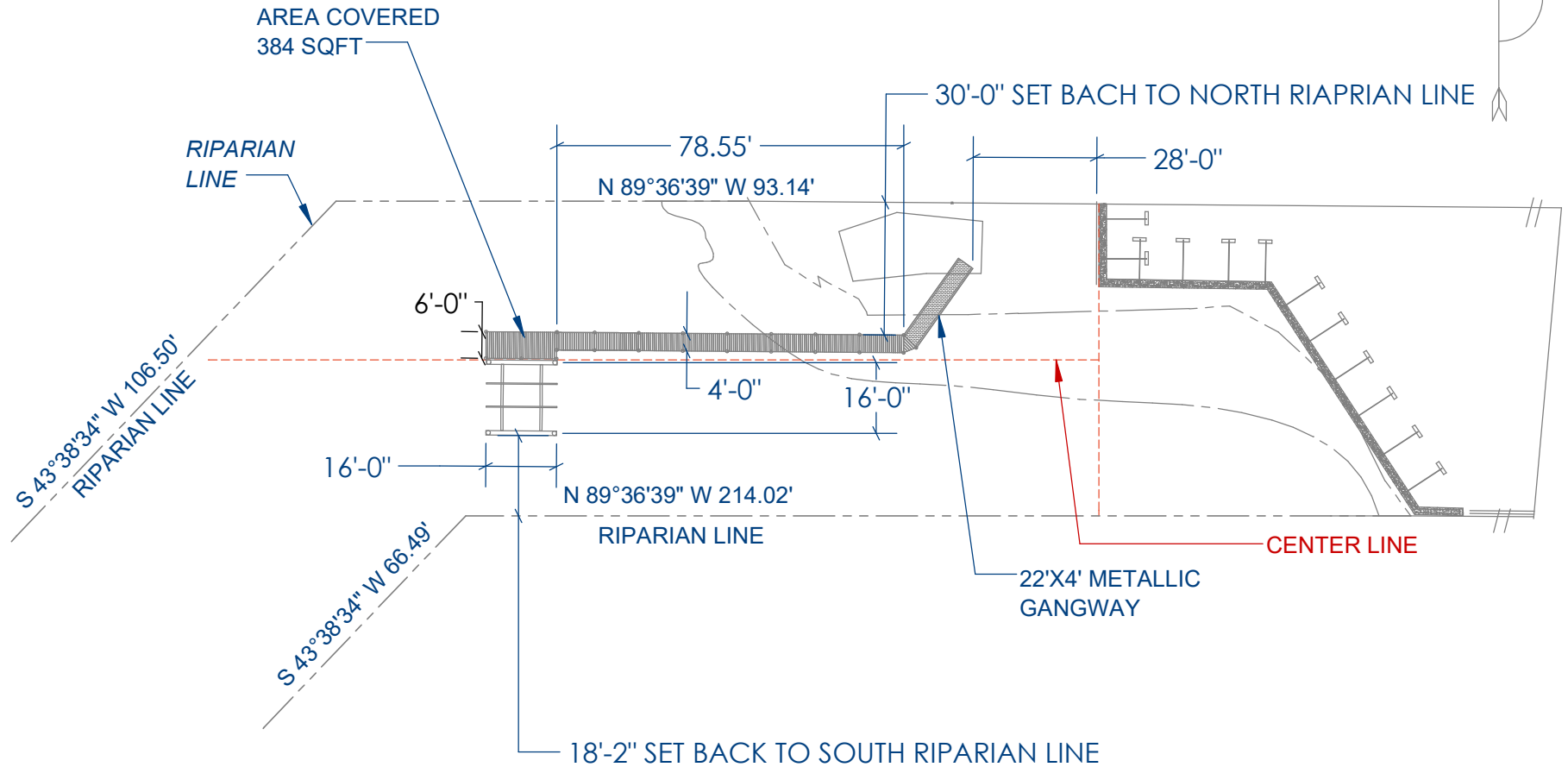
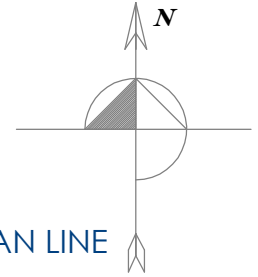
Date: 2/12/25  
Date: 5/22/25

THE **DOCK EXPERTS**<sup>®</sup>



Brief Scope: VINIL SEAWALL, PIER, PLATFORM, LIFT

**TOP VIEW -BATTER STRINGERS AND GIRDERS**  
**SCALE 1:450**



John H. Omslaer P.E.  
 E.B. # 26829 / LICENSE #52733

Drawing: **LOT TOP VIEW  
 DETAIL**  
 Design: M. Gerardo Salazar L.  
 Dept.: Drafting & Engineering

Client: Sabal Development  
 Address: 3050 S Ocean Blvd  
 City: Manalapan  
 State: Florida 33462

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Date: 2/12/25  
 Date: 5/22/25

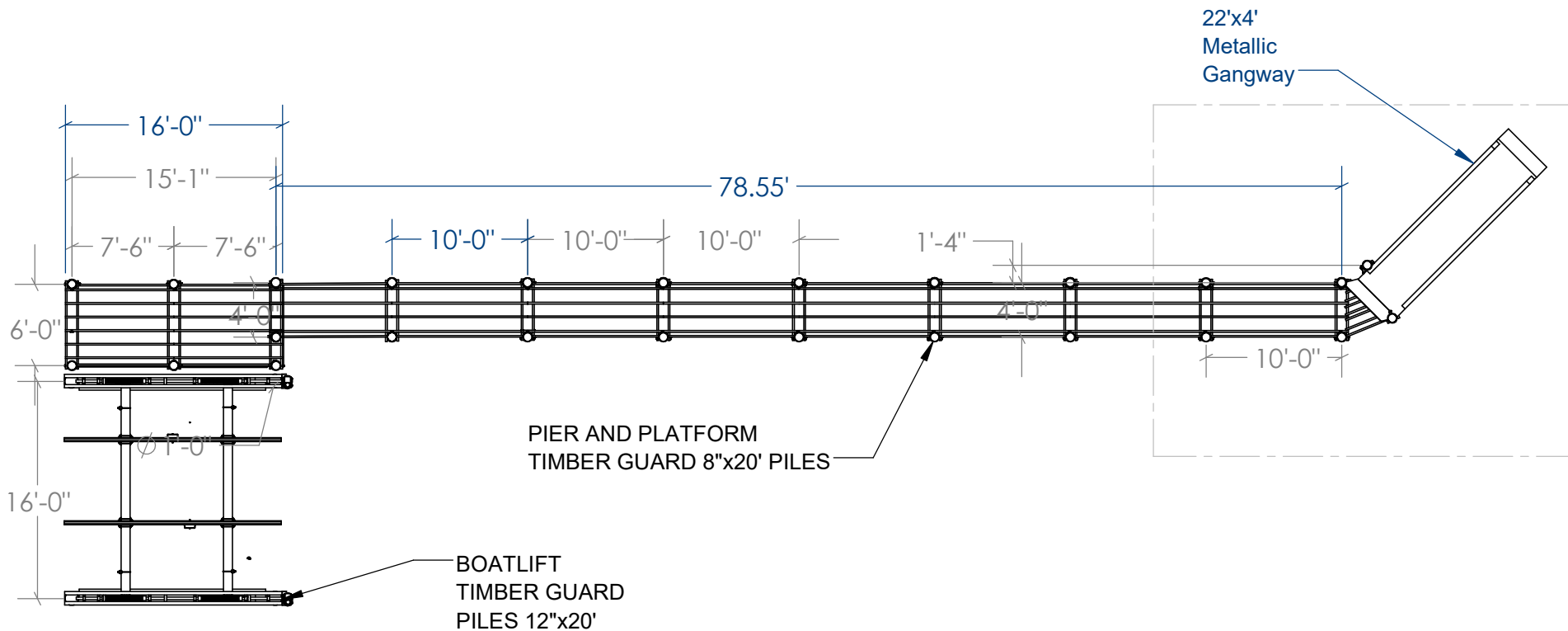


Brief Scope: VINIL SEAWALL, PIER, PLATFORM, LIFT

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**PIER TIMBER GUARD PILES & GIRDERS  
LAYOUT SCALE 1:140**



**BOAT LIFT TO BE MANUFACTURED AND  
INSTALLED PER MANUFACTURER'S SEALED  
SHOP DRAWINGS.**

John H. Omslaer P.E.  
E.B. # 26829 / LICENSE #52733

Drawing: **PIER PILES  
LAYOUT**  
Design: M. Gerardo Salazar L.  
Dept.: Drafting & Engineering

Client: Sabal Development  
Address: 3050 S Ocean Blvd  
City: Manalapan  
State: Florida 33462

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Revisions: 1  
Date: 2/12/25  
Date: 5/22/25

**THE DOCK EXPERTS®**  
Brief Scope: VINIL SEAWALL, PIER, PLATFORM, LIFT

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**PIER WRAPPED WOOD PILES LAYOUT SCALE 1:180**

Dome Surface Mount  
2.75" Light In each pile  
facing the pier inner path  
15" to 20" under pile top  
to define on field

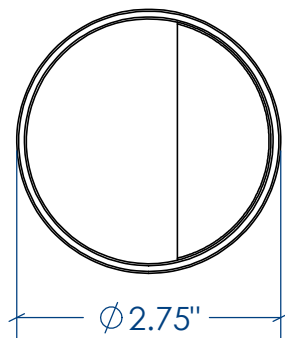
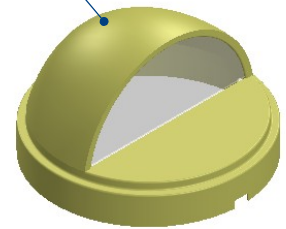
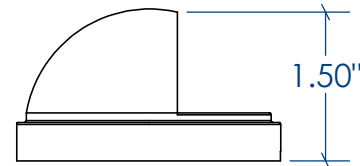
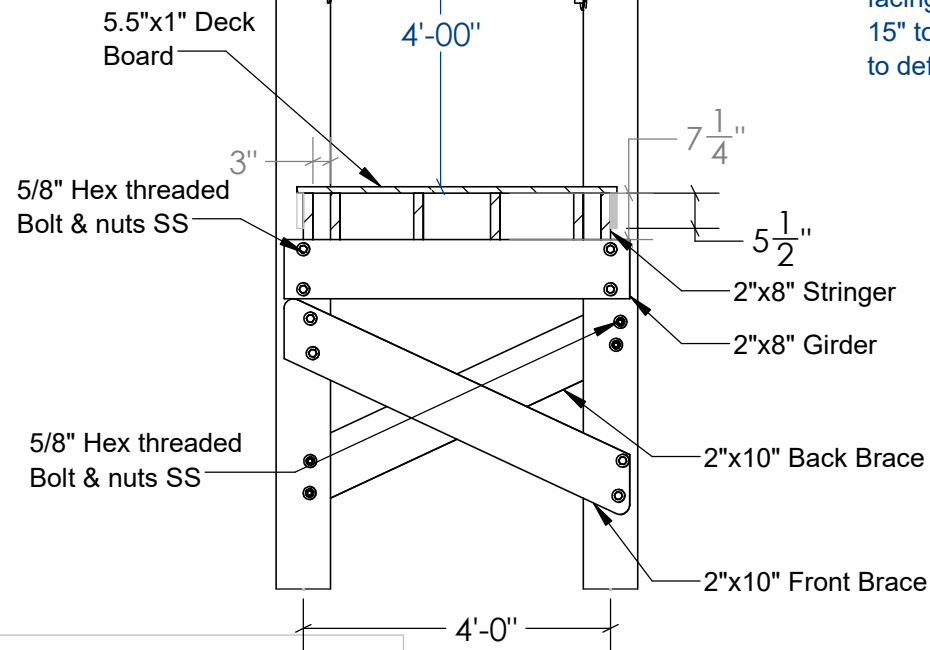
DETAIL AV  
SCALE 1 : 30

B-C

+5.3 NAVD

B-C

Dome Surface Mount  
2.75" Light In each pile  
facing the pier inner path  
15" to 20" under pile top  
to define on field



John H. Omslaer P.E.  
E.B. # 26829 / LICENSE #52733

Drawing: **SECTION B-C  
VIEW**  
Design: M. Gerardo Salazar L.  
Dept.: Drafting & Engineering

Client: Sabal Development  
Address: 3050 S Ocean Blvd  
City: Manalapan  
State: Florida 33462

|            |         |
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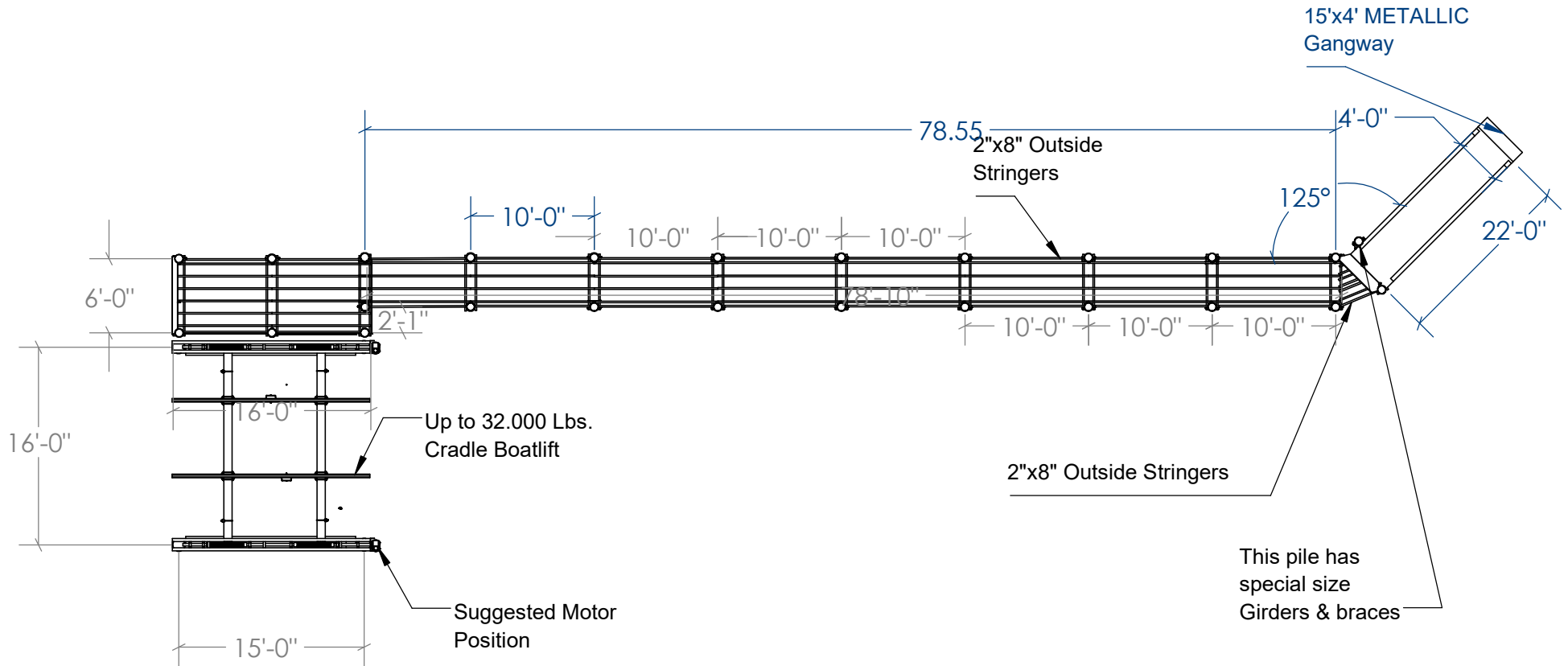
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Brief Scope: VINIL SEAWALL, PIER, PLATFORM, LIFT

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**STRINGERS LAYOUT SCALE 1:150**



**BOAT LIFT TO BE MANUFACTURED AND  
INSTALLED PER MANUFACTURER'S SEALED  
SHOP DRAWINGS.**

John H. Omslaer P.E.  
E.B. # 26829 / LICENSE #52733

Drawing: **TOP VIEW  
GIRDERS & STRINGERS**  
Design: M. Gerardo Salazar L.  
Dept.: Drafting & Engineering

Client: Sabal Development  
Address: 3050 S Ocean Blvd  
City: Manalapan  
State: Florida 33462

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1950 N.E. 6th Street, #10075  
Pompano Beach, FL 33061  
Office Phone - 954-860-5263

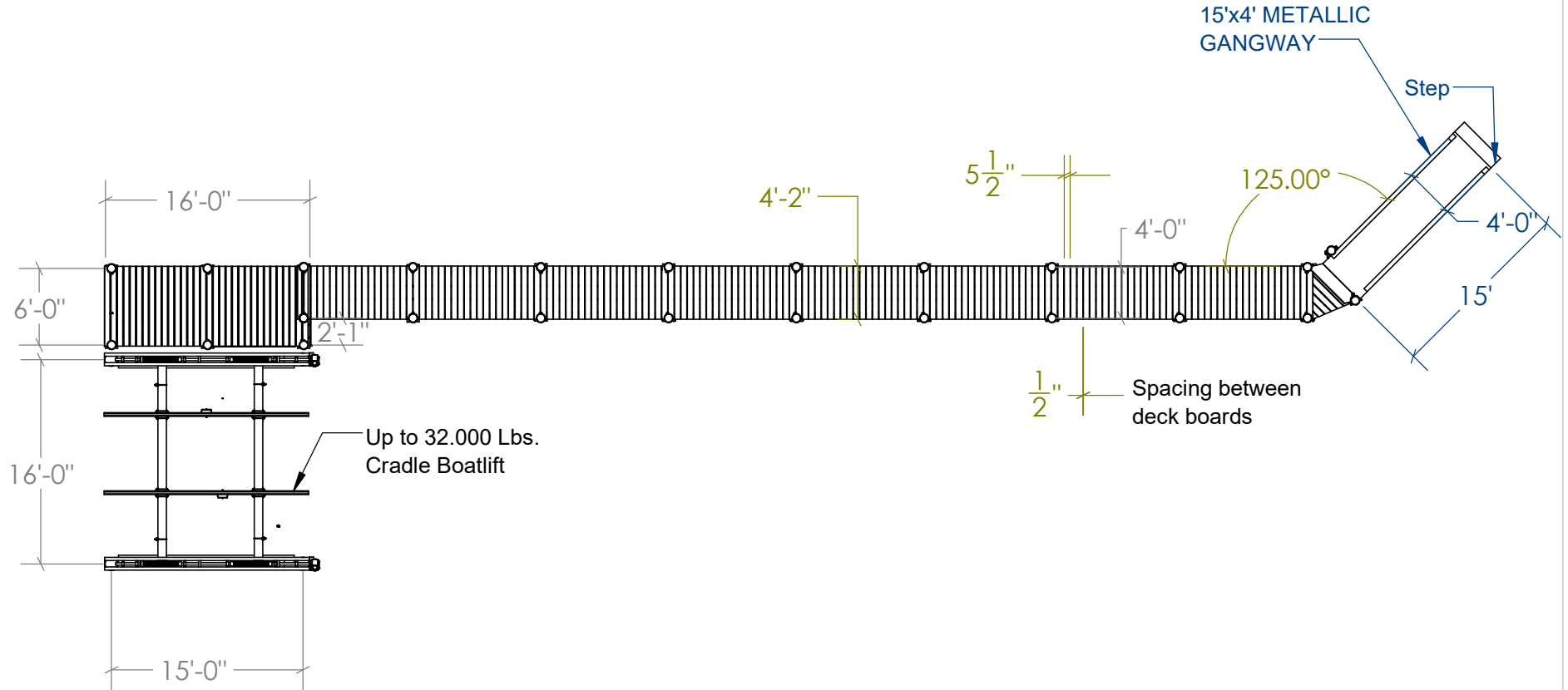
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**THE DOCK EXPERTS®**

Brief Scope: VINIL SEAWALL, PIER, PLATFORM, LIFT

**PIER WRAPPED WOOD PILES LAYOUT SCALE 1:180**



**BOAT LIFT TO BE MANUFACTURED AND INSTALLED PER MANUFACTURER'S SEALED SHOP DRAWINGS.**

John H. Omslaer P.E.  
E.B. # 26829 / LICENSE #52733

Drawing: **TOP VIEW PIER**  
Design: M. Gerardo Salazar L.  
Dept.: Drafting & Engineering

Client: Sabal Development  
Address: 3050 S Ocean Blvd  
City: Manalapan  
State: Florida 33462

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Date: 5/22/25

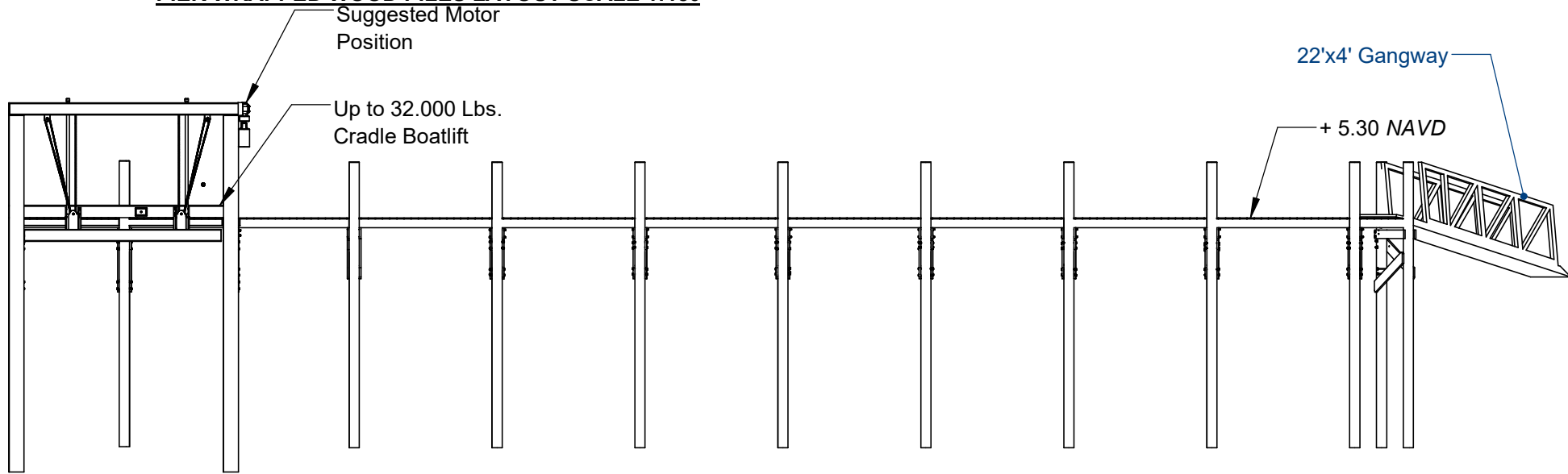
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Brief Scope: VINIL SEAWALL, PIER, PLATFORM, LIFT

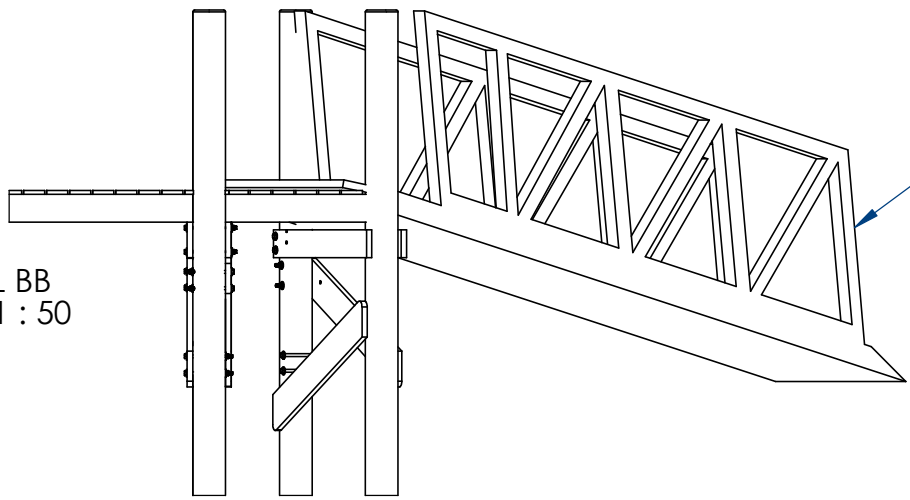
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**PIER WRAPPED WOOD PILES LAYOUT SCALE 1:180**



**DETAIL BB SCALE 1 : 50**



Final design of gangway to be defined Measurements of 15'x4' are base of action

John H. Omslaer P.E.  
E.B. # 26829 / LICENSE #52733

Drawing: **SIDE OF PIER WITH LIFT**  
Design: M. Gerardo Salazar L.  
Dept.: Drafting & Engineering

Client: Sabal Development  
Address: 3050 S Ocean Blvd  
City: Manalapan  
State: Florida 33462

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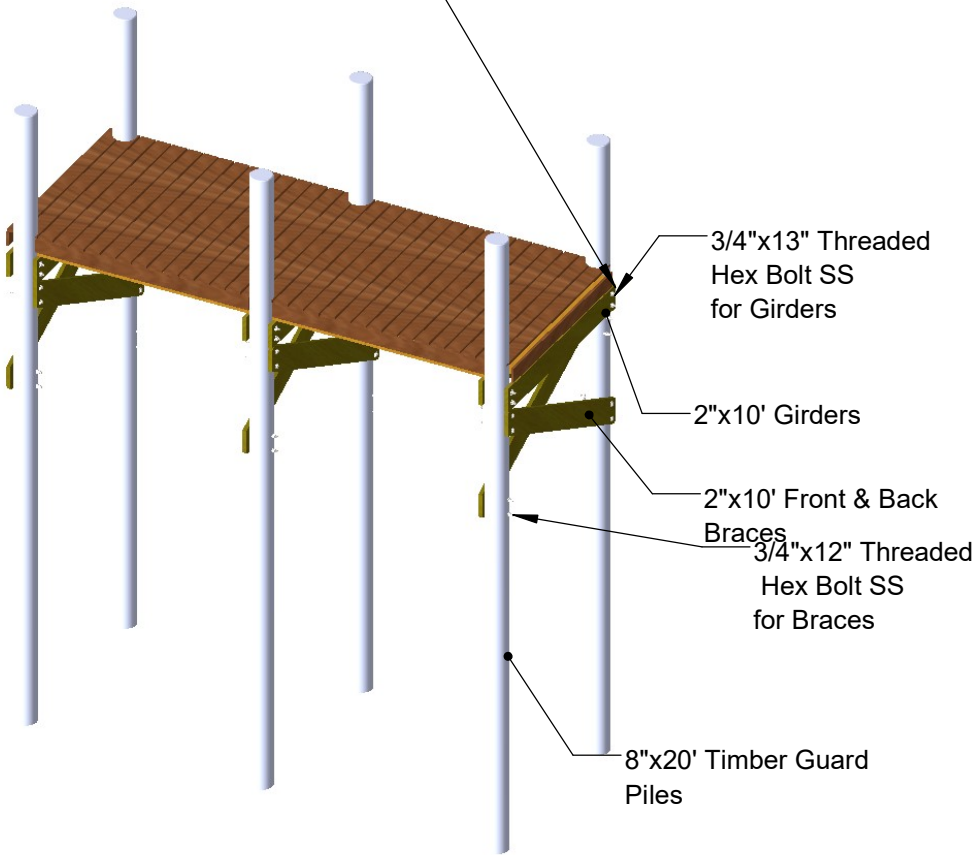
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| 17 of 21   | 2/12/25 |
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| 1          | 5/22/25 |

**THE DOCK EXPERTS®**

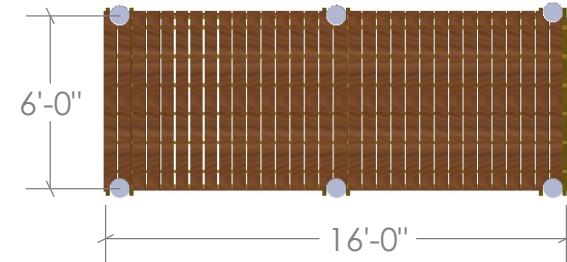
Brief Scope: VINIL SEAWALL, PIER, PLATFORM, LIFT

**3D VIEW 6'x 16' PLATFORM**  
**SCALE 1:65**

THIS PILE IS SHARED WITH THE PIER



**TOP VIEW 10'x 16' PLATFORM**  
**SCALE 1:80**



| PART NO. | COMPONENT                                  | QUANTITY |
|----------|--|----------|
| 1        | CONTRACT PLATFORM NON CW1 MODIFIED TO 6 FT | 1        |
| 2        | PLATFORM STRINGER-FACIA                    | 4        |
| 3        | PLATFORM GIRDER 2"X10"                     | 6        |
| 4        | WRAPPED WOOD PILE 10"X20'                  | 5        |
| 5        | PLATFORM DECKBOARD 5.5"X1"                 | 33       |
| 6        | PLATFORM BRACE 2"X10"                      | 6        |
| 7        | PLATFORM STRINGER 2"X10"                   | 12       |
| 8        | FACIA DECKBOARD 5.5"X1"                    | 4        |
| 9        | FACIA DECKING BOARD, INSER SIDE PLATFORM   | 1        |

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Contract Platform Non CW1

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E.B. # 26829 / LICENSE #52733

Drawing: **3D VIEW PLATFORM**

Design: M. Gerardo Salazar L.

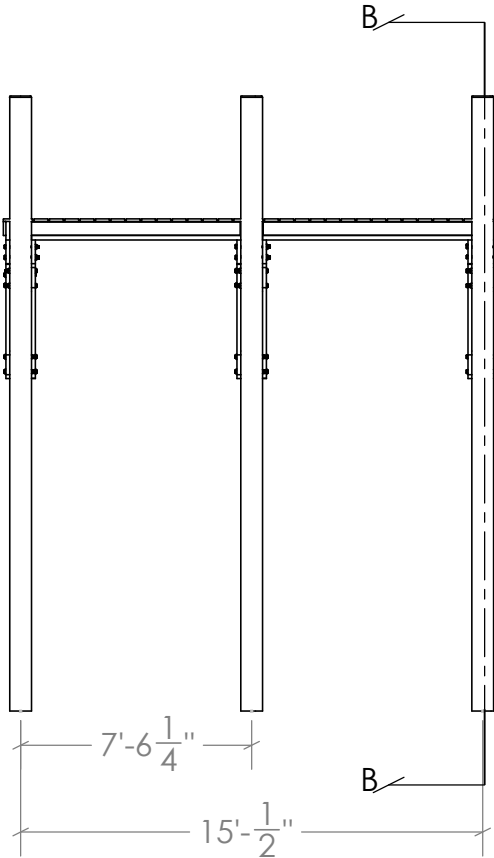
Dept.: Drafting & Engineering

Client: Sabal Development  
Address: 3050 S Ocean Blvd  
City: Manalapan  
State: Florida 33462

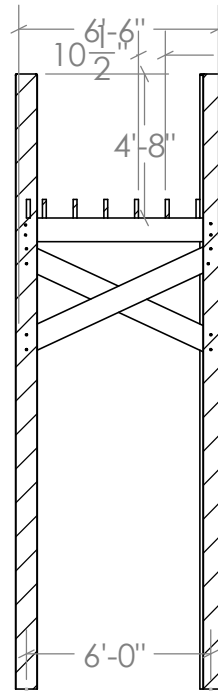
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Date: 2/12/25  
Date: 5/22/25

THE DOCK EXPERTS®  
Brief Scope: VINIL SEAWALL, PIER, PLATFORM, LIFT

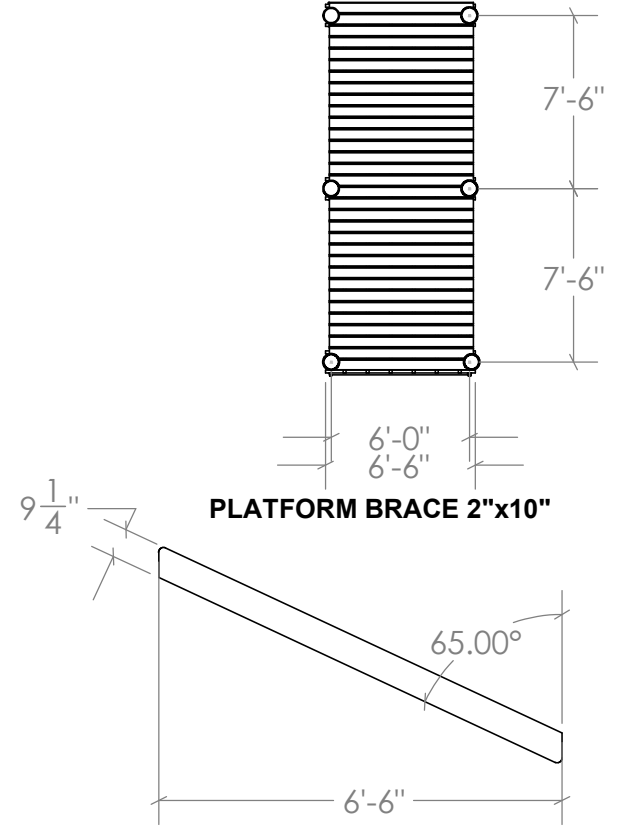
**SIDE PILE VIEW 10'x 16' PLATFORM**  
SCALE 1:75



**SECTION B-B**  
SCALE 1 : 75



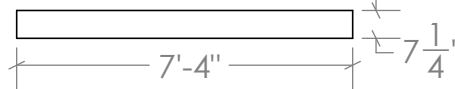
**TOP VIEW 6'x 16' PILE PLATFORM**  
SCALE 1:75



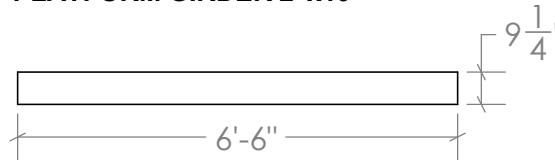
**PLATFORM INSIDE STRINGER 2"x8"**



**PLATFORM GUARD STRINGER 2"x8"**



**PLATFORM GIRDER 2"x10"**



John H. Omslaer P.E.  
E.B. # 26829 / LICENSE #52733

Drawing: **PLATFORM PILE LAYOUT**

Design: M. Gerardo Salazar L.

Dept.: Drafting & Engineering

Client: Sabal Development

Address: 3050 S Ocean Blvd

City: Manalapan

State: Florida 33462

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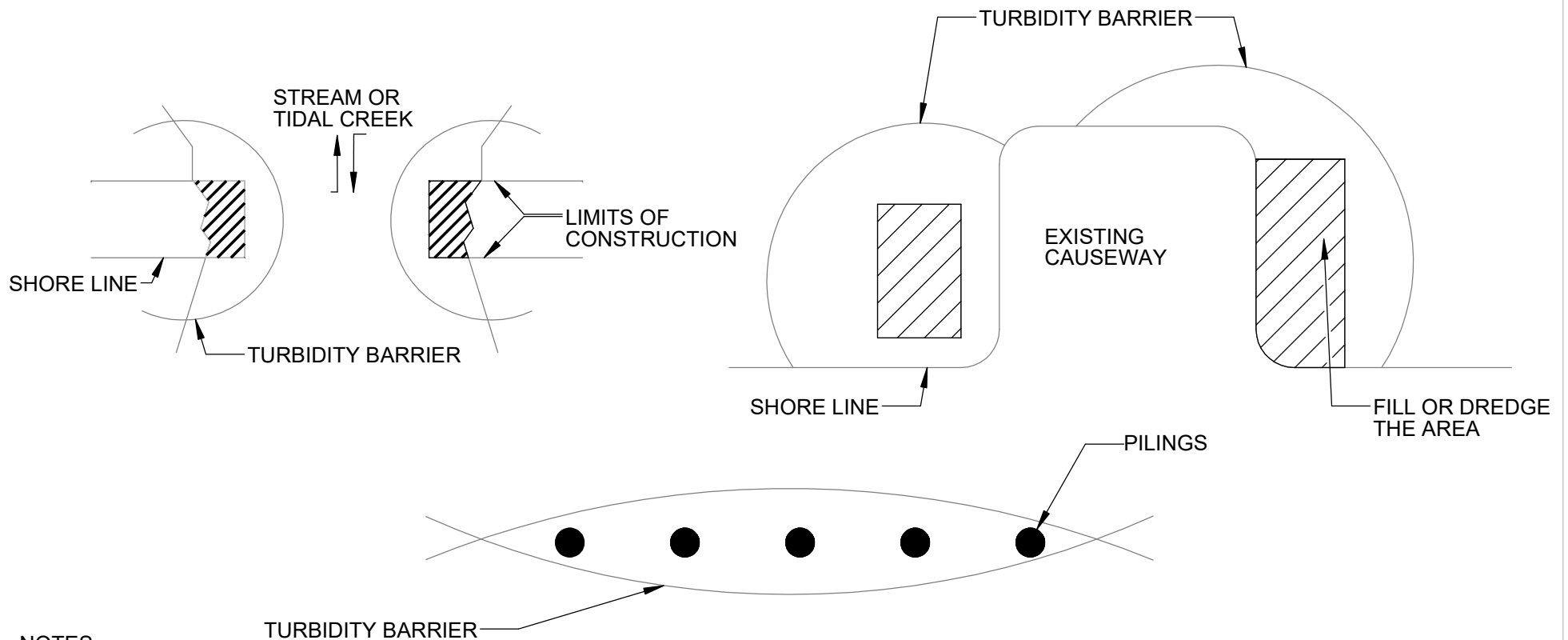
Revisions: Date:

1 5/22/25

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Brief Scope: VINIL SEAWALL, PIER, PLATFORM, LIFT



**NOTES**

1. TURBIDITY BARRIERS ARE TO BE USED IN ALL PERMANENT BODIES OF WATER REGARDLESS OF WATER DEPTH
2. NUMBER AND SPACING DEPENDENT ON CURRENT VELOCITIES
3. DEPLOYMENT OF BARRIER AROUND PILE LOCATION MAY VARY TO ACCOMMODATE CONSTRUCTION OPERATIONS
4. NAVIGATION MAY REQUIRE SEGMENTING BARRIER DURING CONSTRUCTION OPERATIONS
5. FOR ADDITIONAL INFORMATION SEE SECTION 104 OF THE STANDARD SPECIFICATIONS
6. BARRIER TYPE WILL BE AT THE CONTRACTORS DECISION U.N.O
7. POSTS IN STAKED TURBIDITY BARRIERS TO BE INSTALLED IN VERTICAL POSITION UNLESS OTHERWISE DIRECTED BY ENGINEER
8. N.P.D.ES. INSPECTION TO BE CALLED FOR BY ENGINEER TO VERIFY TURBIDITY BARRIER

John H. Omslaer P.E.  
E.B. # 26829 / LICENSE #52733

Drawing:  
**TURBIDITY CURTAIN**

Design: M. Gerardo Salazar L.

Dept.: Drafting & Engineering

Client: Sabal Development  
Address: 3050 S Ocean Blvd  
City: Manalapan  
State: Florida 33462

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| 1   | 5/22/25          | Brief Scope:   | VINIL SEAWALL, PIER, PLATFORM, LIFT |

**GENERAL NOTES:**

1. Construction to follow the Florida Building Code 8th Edition (2023) and amendments as applicable and all Local, State and Federal Laws.
2. Licensed contractor shall verify the existing conditions prior to the commencement of the work. Any conflicts or omissions between existing conditions or the various elements of the working drawing shall be brought to the attention of the Engineer prior to the commencement of the work. The Licensed Contractor and all subcontractors are responsible for all lines, elevations, and measurements in connection with their work.
3. Do not scale drawings for dimensions.
4. Any deviation and/or substitution from the information provided herein shall be submitted to the Engineer for approval prior to commencement of work.
5. All unanticipated or unforeseen demolition and/or new construction conditions which require deviation from the plans and notes herein shall be reported to the Engineer prior to commencement of work.
6. All new work and/or materials shall conform to all requirements of each administrative body having jurisdiction in each appertaining circumstance.
7. All new materials and/or patchwork shall be provided to match existing materials and/or adjoining work where practical except as specifically noted herein.
8. Licensed Contractor to shall use all possible care to protect all existing materials, surfaces, and furnishings from damage during all phases of construction.
9. Licensed Contractor to verify location of existing utilities prior to commencing work.
10. The Licensed contractor to install and remove all shoring and bracing as required for the proper execution of the work.
11. Licensed Contractor to obtain all permits as necessary from all Local, State, and Federal agencies
12. Turbidity barriers to be marked with site contractor's company name using permanent markings no smaller than 3 inches in height on the top of the barrier.

**PILE DRIVING:**

1. Piles shall be driven using an approved cushion block consisting of material so arranged so as to provide the transmission of hammer energy.
2. Piles shall be driven to a minimum allowable bearing capacity of 10 tons for wood, 25 tons for concrete, and 5 tons for pin piles, a minimum of 8' into berm or refusal.
3. Piles shall be driven with a drop hammer or gravity hammer provided the hammer shall weight no less than 3,000 pounds, and the fall of the hammer shall not exceed 6'.
4. Piles shall be driven with a variation of not more than 1 inch per foot from the vertical, or from the batter line indicated, with a maximum variation of the head of the pile from the position shown on the plans of not more than three inches.
5. Where piling must penetrate strata offering high resistance to driving, the structural engineer of record or special inspector may require that the piles be set in pre-drilled or punched holes. The piles shall reach their final penetration by driving.

**CONCRETE NOTES:**

1. Concrete shall conform to ACI 318-14 and shall be regular weight, sulfate resistant, with a design strength of 5000 psi at 28 days with a maximum water-cementitious materials ratio, by weight aggregate concrete of 0.40.
2. Owner shall employ and pay for testing services from an independent testing laboratory for concrete sampling and testing in accordance with ASTM.
3. Licensed contractor is responsible for the adequacy of forms and shoring and for safe practice in their use and removal.
4. Concrete cover shall be 3" unless otherwise noted on the approved drawings.
5. Reinforcing steel shall be in conformance with the latest version of ASTM A615 Grade 60 specifications. All reinforcement shall be placed in accordance with ACI 315 and ACI Manual of Standard Practice.
6. Splices in reinforcing bars shall be not be less than 48 bar diameters and reinforcing shall be continuous around all corners and changes in direction. Continuity shall be provided at corners or changes in direction by bending the longitudinal steel around the corner 48 bar diameters.
7. Defective, cracked or loose concrete areas must be cut out, the rebar must be cleaned, coated with zinc and repaired with at least 3" of expoxy-concrete mix or gunnite concrete with sulfate-resistant cement.


**PILE NOTES:**

1. Concrete piles shall attain 6000 psi compressive strength in 28 days.
2. Concrete piles shall be reinforced with four -7/16" Ø lo-lax strands, 270 kips, and 5 ga. spiral ties.
3. Concrete piles shall be 12"x12" square, minimum length of 20'.
4. Concrete piles or cap steel or drill and epoxy (2) #5 12"x18" hook bars 6" into pile.

John H. Omslaer P.E.  
E.B. # 26829 / LICENSE #52733

Drawing: **GENERAL NOTES**  
Design: M. Gerardo Salazar L.  
Dept.: Drafting & Engineering

Client: Sabal Development  
Address: 3050 S Ocean Blvd  
City: Manalapan  
State: Florida 33462

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| 1   | 5/22/25          | Brief Scope:   | VINIL SEAWALL, PIER, PLATFORM, LIFT |

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

**Meeting Date:** April 14<sup>th</sup>, 2026  
**Agenda Item No.:** PH. 1.  
**Agenda Item Name:** **Ordinance #404**

### **BACKGROUND:**

**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)**

This proposed ordinance amends the Town's Sign Code to establish regulations for the installation, display, and removal of exterior holiday lighting and decorations. It sets time limits for when holiday decorations may be displayed, requires compliance with applicable safety codes, and ensures such displays do not create nuisances, while keeping all other sign regulations unchanged.

### **MOTION:**

- Move to approve/disapprove Ordinance #404 on First Reading.

### **ATTACHMENTS:**

- Ordinance #404

**ORDINANCE NO. 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.**

**WHEREAS**, the Town of Manalapan does not currently regulate the installation, use, or removal of exterior holiday decorations and lights; and

**WHEREAS**, Upon the recommendation of the Building Official and the Town Manager, The Town Commission now desires to adopt reasonable regulations for the installation, use, and removal of exterior holiday decorations and lights throughout the Town of Manalapan; and

**WHEREAS**, the Town Commission has reviewed the recommendations of the Building Official and the Town Manager and desires to adopt the regulations contained in this ordinance 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 adoption of this ordinance is 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 Chapter 158. SIGNS, Sec. 158.20, Signs Not Requiring a Permit, to provide regulations regarding the placement, use, and removal of exterior holiday lighting and

decorations throughout the Town; providing that Sec. 158.20 shall hereafter read as follows:

**§ - 158.20 SIGNS NOT REQUIRING PERMIT.**

(A) The following signs or types of signs shall be governed by and are subject to all applicable provisions of this chapter; however, no permit application is required, and they are exempt from requiring ARCOM review approval:

- (1) Residential real estate signs. Any temporary sign consistent with the requirements of this chapter.
- (2) Credit card signs, Legal notices and official instruments.
- (3) Signs for the public convenience, public utility or public warning (including Town building signs).
- (4) Nonresidential real estate signs. Merchandise displays behind storefront windows so long as no part of the display moves or contains flashing lights.
- (5) Advertising and identifying Commercial signs located on taxicabs, buses, trailers, trucks or vehicle bumpers.
- (6) Memorial signs or tablets, names of buildings and dates of erection when cut into any masonry surface or when constructed of bronze or other incombustible materials and attached to the surface of a building. Political signs; See Sections 158.33(D) and 158.34(F) for additional regulations.
- (7) Civic, religious, public service, Temporary event and/or directional signs which are displayed on the day of the event for no longer than a twenty-four (24) hour period. Such signs shall be limited to two (2) per event and may be no larger than four (4) square feet each; the top of such signs shall be no higher than three (3) feet above the ground upon which they are placed. Temporary event signs such as grand opening and/or sidewalk sale signs are exempt from this size limitations of this subsection; such size limitations are set forth herein below in Section 158.31(A).
- (8) Exterior holiday lights and decorations which may be erected no earlier than 30 days prior to the subject holiday and must be removed no later than 30 days following the conclusion of the holiday. Exterior holiday lights shall be installed in compliance with applicable building and electrical codes and shall not be

suspended horizontally between buildings, walls, fences, trees, or shrubs. All holiday lights and decorations shall be displayed within property boundaries and shall not create a nuisance; See Chapter 94 - Nuisances.

**Section 3.** Each and every other section and subsection of Chapter 158. SIGNS 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 14<sup>th</sup> day of April, 2026.**

**SECOND AND FINAL READING this \_\_\_ day of \_\_\_\_\_, 2026.**

**TOWN OF MANALAPAN**

\_\_\_\_\_  
**Mayor John Deese**

**ATTEST:**

**(SEAL)**

\_\_\_\_\_  
**Erika Petersen, CMC Town Clerk**

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

**Meeting Date:** April 14<sup>th</sup>, 2026

**Agenda Item No.:** PH. 2.

**Agenda Item Name:** **Ordinance #405**

### **BACKGROUND:**

**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)**

This ordinance amends the Town’s Beaches and Waterways Code to expand regulations on fishing by renaming the section to “Prohibited Fishing Activities” and prohibiting certain hazardous fishing practices on beaches. The changes are intended to protect swimmers and beachgoers by restricting unsafe fishing activities, including those that may attract sharks, while maintaining the existing prohibition on fishing from bridges.

### **MOTION:**

- Move to approve/disapprove Ordinance #405 on First Reading.

### **ATTACHMENTS:**

- Ordinance #405

## ORDINANCE NO. 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 RENAMING 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.

**WHEREAS**, Chapter 155. Beaches and Waterways. of the Town of Manalapan Code of Ordinances regulates many activities associated with the beach and water elements of Town geography, including operating motor vehicles on beaches, fishing, surfing, skimming, and beach cleaning; and

**WHEREAS**, Section 155.03 currently prohibits all fishing from bridges located within the Town’s jurisdiction; and

**WHEREAS**, the Town Commission of the Town of Manalapan, Florida, desires to amend Section 155.03 to also prohibit certain hazardous fishing activities from the beaches located in the Town’s jurisdiction in order to protect the safety of swimmers and other beachgoers, and to preserve and protect the general public health, safety, and welfare.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF PALM BEACH SHORES, FLORIDA:**

**Section 1.** The facts and recitations contained in the preamble of this ordinance are adopted and incorporated by reference as if set forth in this section.

**Section 2.** Section 155.03 of the Code of Ordinances of the Town of Manalapan, Florida , is hereby amended by renaming this section to read “Prohibited Fishing Activities” and by prohibiting certain hazardous fishing activities upon the beaches located within the Town’s Jurisdiction, and shall hereafter read as follows:

§ - 155.03 **PROHIBITED FISHING ACTIVITIES FROM BRIDGES PROHIBITED.**

(A) **Bridge fishing prohibited.** No person shall fish, try to catch fish or use fishing paraphernalia on or from any bridges, including their abutments, on any street within the Town.

- (B) Beach fishing restricted. For reasons of public health, safety, and welfare, fishing is prohibited at any beach within the Town’s jurisdiction at any time in instances that may endanger the health and safety of swimmers or other beachgoers.
- (C) Shark baiting prohibited. No person may perform acts that attract sharks, e.g., chumming and “bloodbaiting”, and endanger the health and safety of swimmers or other beachgoers at any beach within the Town’s jurisdiction at any time.
- (D) The Town Manager is hereby authorized to procure, post, establish and maintain appropriate signs, near or upon bridges and beach access points indicating the prohibitions against fishing set forth in subsections (A), (B), and (C), but the failure to procure, post, establish or maintain any such sign shall have no effect whatsoever upon the prohibitions against fishing set forth in subsections (A), (B), and (C).

**Section 3:** Each and every other section and subsection of Chapter 155. Beaches and Waterways. shall remain in full force and effect as previously adopted.

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

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

**Section 6:** Specific authority is granted to codify and incorporate this ordinance into the existing Code of Ordinances of the Town of Manalapan, Florida.

**Section 7:** This ordinance shall take effect immediately upon adoption.

FIRST READING this 14<sup>th</sup> day of April, 2026.

SECOND AND FINAL READING this \_\_\_ day of \_\_\_\_\_, 2026.

TOWN OF MANALAPAN

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

ATTEST:

(SEAL)

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