



PUBLIC NOTICE/AGENDA
Tuesday July 14th, 2026 at 9:00 a.m.

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

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. APPROVAL OF THE AGENDA: AGENDA ADDITIONS, DELETIONS OR SUBSTITUTIONS**
- 5. PUBLIC COMMENTS**
(3 MINUTES PER SPEAKER)
- 6. CONSENT AGENDA:**
 - a. Minutes June 23rd, 2026 Town Commission
 - b. Police Department Report for June
 - c. **RES 06-2026** Updated Fee Schedule
- 7. REGULAR AGENDA:**
 - a. **OLD BUSINESS:**
 - i. n/a
 - b. **NEW BUSINESS: *Quasi-Judicial Hearing**
 - i. Septic to Sewer project update from Mock Roos and discussion about resident connection options and financing.
 - ii. *** Special Exception-SE-26-02 - 1800 S. Ocean Blvd.,** Loki2 Land Trust, by and through its authorized agent Loki2 LLC, Robert Wexler, Manager, is requesting a Special Exception to allow a beach house on the East side of A-1-A in accordance with Sec.151.093(B) of the Town Zoning Code. The subject property address is 1800 South Ocean Boulevard.
 - iii. *** Architectural Review-TARC-26-01 - 214 S. Ocean Blvd.,** Manalapan Plaza Del Mar LLC seeks the Town Commission's approval for architectural alterations to storefronts at Suite 210 and Suite 214. Alterations include installation of glass storefronts in accordance with the application materials on file with the Town.
 - iv. *** Variance-VAR-26-04 – 2000 S. Ocean Blvd.,** Florida Realty LLC seeks the Town Commission's approval for several variances. The property at 2000 South Ocean Boulevard is already non-conforming, so any alterations or expansions thereto require variance approval in addition to other site or use related approvals. Specifically, a variance from Town Code Sec. 151.641(A) to allow the expansion of a non-conforming lot by acquiring and unifying onto 2000 South Ocean Boulevard a portion of the lot immediately adjacent to the north. In addition, a variance from Town Code Secs. 151.093, and 151.581 to allow the addition of a fourth pedestrian tunnel under A-1-A onto the combined site which already has three (3) pedestrian tunnels under A-1-A, where the code allows only one (1) pedestrian tunnel under A-1-A per lot or lot of record. All pedestrian tunnels are already existing; however, the newly acquired and unified parcel contains a fourth existing tunnel. Additionally, a variance from Town Code Sec. 151.643(B) to allow the construction of a

new pedestrian access ramp to the pedestrian tunnel under A-1-A being joined to the site through acquisition and unification of a portion of the parcel to the north where the code prohibits the construction or addition of any such use or structure to a non-conforming lot. Additionally, a variance from Town Code Sec. 151.097 to allow a side setback of 40 feet, 1.5 inches for a new proposed “engineering building” where the Town Code would require, per calculations applied to the newly unified lot dimensions, a 422.1 foot side setback. The subject property address is 2000 South Ocean Boulevard.

- v. * **Variance-VAR-26-05 – 1940 S. Ocean Blvd.,** David F. MacNeil Trust, David F. MacNeil Trustee, by and through its authorized agent Affinity Architects, seeks the Town Commission’s approval for several variances as a result of acquiring and unifying onto 1940 South Ocean Boulevard a portion of the lot immediately adjacent to the south. Specifically, a variance from Town Code Sec. 151.103(2) to allow an existing dock with a non “T” or “L” configuration, due to the existing platform boatlift, to remain. The dock is existing but will now be part of the 1940 South Ocean Boulevard parcel as a result of the purchase and lot unification. Additionally, a variance from Town Code Secs. 151.103(4) and (15) to allow a dock width of 22.15 feet due to the existing boatlift, where the code prohibits a dock width in excess of six (6) feet. Additionally, a variance from Town Code Sec. 151.103(13) to allow two docks where the code only allows one dock per lot or lot of record. Both docks are existing but will now be located on the same lot of record (1940 South Ocean Boulevard) as a result of the purchase and unification. Also, a variance from Town Code Sec. 151.103 (14) which requires docks to be located within 10 feet of the centerline of the upland parcel, to allow the existing docks to be located on the newly unified lot in their current locations, neither of which is within 10 feet of the centerline of the lot, and to allow a 25 foot side setback for the dock and the terminus from the waterward extension of the south side property line where the code requires a 50 foot side setback. The subject property address is 1940 South Ocean Boulevard.
- vi. Preliminary Budget Review. Set the Proposed Ad Valorem Millage Rate for the Town of Manalapan, Florida for Fiscal Year 2026-27 at a rate of 3.0000 per \$1,000 of Assessed Value and setting the Millage Rate and Budget Public Hearings as Follows: September 8, 2026 - 5:01 p.m. - Adopt Proposed Millage Rate and Budget; and September 22, 2026 – 5:01 p.m.- Adopt Final Millage Rate and Budget.

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

9. PUBLIC HEARING:

- a. **PH 1 - Ordinance #401** – AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF MANALAPAN, FLORIDA, AMENDING THE MANALAPAN CODE OF ORDINANCES AT CHAPTER 151. ZONING. TO PROVIDE FOR A REVISED AND AMENDED OFFICIAL ZONING MAP THAT COMBINES ZONING DISTRICT R1-F AND PORTIONS OF ZONING DISTRICT R3-A INTO ZONING DISTRICT R1-D, AND WHICH ELIMINATES METES AND BOUNDS DESCRIPTIONS FOR ALL ZONING DISTRICTS FROM THE CODE; PROVIDING THAT EACH AND EVERY OTHER SECTION AND SUBSECTION OF CHAPTER 151. ZONING. SHALL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY ADOPTED; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. **(Second Reading)**
- b. **PH 2 – Ordinance #402** - AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF MANALAPAN, FLORIDA, AMENDING THE MANALAPAN CODE OF ORDINANCES AT CHAPTER 151. ZONING. CREATING AN ENTIRELY NEW DIVISION “BOATS, BOATHOUSES, DOCKS, BULKHEADS” UTILIZING RESERVED CODE SECTIONS 151.585 THROUGH 151.600; RELOCATING ALL EXISTING BOAT, DOCK, BOATHOUSE AND BULKHEAD ZONING REGULATIONS INTO THIS ONE NEW DIVISION; DIVIDING THE TOWN INTO 16 WATERWAY ZONES BASED ON CURRENT CODE REQUIREMENTS FOR DOCKS; REPEALING THE RELOCATED CODE PROVISIONS FROM EACH ZONING DISTRICT’S SET OF CODES; PROVIDING THAT EACH AND

EVERY OTHER SECTION AND SUBSECTION OF CHAPTER 151. ZONING. SHALL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY ADOPTED; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. **(Second Reading)**

- c. **PH 3 – Ordinance #403** - AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF MANALAPAN, FLORIDA, ADOPTING A NEWLY REVISED AND AMENDED OFFICIAL ZONING MAP FOR THE TOWN OF MANALAPAN, FLORIDA, WHICH, IN CONJUNCTION WITH ORDINANCE 401 RE-ZONES ALL PROPERTY CURRENTLY DESIGNATED AS R1-F, AS WELL AS R3-A PROPERTIES LOCATED WEST OF LANDS END ROAD INTO THE DESIGNATION OF R1-D PROPERTY; IN ADDITION, ADOPTING AN ENTIRELY NEW MAP FOR THE NEWLY ADOPTED WATERWAY ZONES CODE WHICH, IN CONJUNCTION WITH ORDINANCE 402 WILL RELOCATE AND CONSOLIDATE ALL EXISTING TOWN DOCK, SEAWALL, AND RELATED REGULATIONS INTO A NEW, SINGLE, CONSOLIDATED ZONING CODE DIVISION IN ORDER TO BETTER ORGANIZE THESE EXISTING CODE PROVISIONS INTO ONE USER FRIENDLY PART OF THE ZONING CODE; PROVIDING THAT THE ZONING MAP OF THE TOWN OF MANALAPAN, FLORIDA, BE AMENDED TO REFLECT THE RE-ZONING OF ALL R1-F, AS WELL AS R3-A PROPERTIES LOCATED WEST OF LANDS END ROAD INTO R1-D PROPERTY AND TO REFLECT THE NEW WATERWAY ZONES; PROVIDING A CONFLICTS CLAUSE AND A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. **(Second Reading)**
- d. **PH 4 – Ordinance #406** - AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF MANALAPAN, FLORIDA, AMENDING THE TOWN CODE OF ORDINANCES AT TITLE III ADMINISTRATION, CHAPTER 31 STAFF, SECTION 31.17 TOWN GENERAL EMPLOYEES' AND POLICE OFFICERS' RETIREMENT FUND, SUBSECTION (E) BOARD OF TRUSTEES TO PROVIDE THAT THE EMPLOYEE TRUSTEES CANNOT BE EMPLOYEES IN THE DROP; AMENDING SUBSECTION (H). BENEFIT AMOUNTS AND ELIGIBILITY, SUBSECTION (I), PRE-RETIREMENT DEATH, SUBSECTION (J), DISABILITY, AND SUBSECTION (K), VESTING TO PROVIDE FOR A CHANGE IN VESTING IN THE PLAN OF BENEFITS FROM TEN YEARS TO EIGHT YEARS; ADDING SUBSECTION (BB), DEFERRED RETIREMENT OPTION PLAN (DROP), TO PROVIDE AN OPTION FOR MEMBERS TO HAVE A FIVE-YEAR DROP PERIOD; PROVIDING THAT EACH AND EVERY OTHER SECTION AND SUBSECTION OF SECTION 31.17 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. **(Second Reading)**
- e. **PH 5 – Ordinance #407** - AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF MANALAPAN, FLORIDA; AMENDING THE TOWN CODE OF ORDINANCES AT CHAPTER 155. BEACHES AND WATERWAYS. SECTION 155.03. PROHIBITED FISHING ACTIVITIES. BY RENAMING THIS SECTION TO READ "PROHIBITED FISHING RELATED NUISANCE ACTIVITIES, AND OTHER NUISANCE ACTIVITIES"; DEFINING AND PROVIDING EXAMPLES OF PROHIBITED NUISANCE ACTIVITY ON BEACHES, RIGHTS-OF-WAY, AND OTHER PLACES IN THE TOWN TO INCLUDE LITTERING, TRESPASSING, NOISE VIOLATIONS AND LIGHT VIOLATIONS; IDENTIFYING TOWN POLICE AS HAVING ENFORCEMENT JURISDICTION OVER ALL NUISANCE ACTIVITY THAT OCCURS ANYWHERE IN THE TOWN; ALSO IDENTIFYING FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION (FWC) JURISDICTION OVER SALTWATER FISHING ACTIVITIES IN FLORIDA STATE WATERS IN AND ADJACENT TO THE TOWN, ACKNOWLEDGING FWC JURISDICTION OVER SHORE BASED SHARK FISHING; AND STATING FWC RULES AND REGULATIONS THAT APPLY TO SHORE BASED SHARK FISHING; DIRECTING THE TOWN MANAGER AND POLICE CHIEF TO WORK WITH FWC AND OBTAIN EDUCATIONAL MATERIALS TO BE PROVIDED TO TOWN RESIDENTS AND GUESTS REGARDING FWC RULES AND REGULATIONS THAT APPLY TO SHORE BASED SHARK FISHING; ENCOURAGING TOWN RESIDENTS AND GUESTS TO PROMPTLY REPORT ANY AND ALL NUISANCE ACTIVITY THEY MAY OBSERVE ON BEACHES, RIGHTS-OF-WAY, AND OTHER PLACES IN THE TOWN, FURTHER ENCOURAGING TOWN RESIDENTS AND GUESTS TO PROMPTLY REPORT ANY AND ALL SHORE BASED SHARK FISHING ACTIVITY THAT APPEARS TO VIOLATE ANY FWC RULE; PROVIDING DEFINITIONS, AND PROVIDING FOR ENFORCEMENT; PROVIDING THAT ALL OTHER SECTIONS AND SUBSECTIONS OF CHAPTER

155. BEACHES AND WATERWAYS. WILL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY ADOPTED; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.
(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