



Town Commission Meeting
Tuesday May 12th, 2026, at 9:00 a.m.

IN ATTENDANCE

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

PUBLIC: Craig Spiegelhalter (PBC Fire Rescue), Kendall Jaquez (Kind Designs), Howard Parker (1275 Lands End Rd), J. Jacobson (1520 Lands End Rd).

CALL TO ORDER & PLEDGE OF ALLEGIANCE

Vice Mayor Bonutti called the Town Commission meeting to order at 9:01 a.m.

LPA – LOCAL PLANNING AGENCY

Consideration of 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.

Commissioner McMackin arrived at 9:06 a.m.

Consideration of 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.

Consideration of 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.

The Ordinances were read by Town Attorney Davis

Commissioner Knobel made a motion to **recommend approval of Ordinances #401, #402 and #403 to the Town Commission on first reading. 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

LPA adjourned at 9:11 a.m.

AGENDA ADDITIONS, DELETIONS OR SUBSTITUTIONS

There were none.

PUBLIC COMMENTS

There were none.

PRESENTATIONS

Fire Rescue annual report presentation by Palm Beach County Fire Rescue District Chief Craig Spiegelhalter. The District Chief gave an overview of status of the agency and answered questions about their services.

Presentation by Kind Designs regarding 3-D printed Living Seawalls and Wave Attenuation Devices (WADs). Kendall Jaquez presented their product line and how property owners and municipalities are using them to encourage biodiversity and protect shorelines from erosion and flooding. The Commissioners had questions regarding the WADs and how deep they needed to be installed.

The Commissioners requested an informational meeting be held at the library for residents.

CONSENT AGENDA

- a. Minutes April 14, 2026 Town Commission Meeting
- b. Police Department Report for April

- c. Police Chief's Discretionary Fund Committee Appointments
- d. Town Civil Service Board Appointments
- e. PFAS Litigation Attorney Agreement
- f. PBA Contract
- g. Updated Employee Handbook

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

Holiday Decorations and Lighting discussion - Building Official Tomasik explained that the Town staff would only enforce the policy based on complaints. He noted that staff had concluded if decorations became permanent fixtures, residents would be required to secure ARCOM approval.

The Commission agreed with this approach.

NEW BUSINESS: *Quasi-Judicial Hearing

*** Special Exception-SE-26-01.** Manalapan Plaza Del Mar LLC seeks the Town Commission's approval for a special exception use to modify the existing suite number 226 interior for use as a dance studio school pursuant to Sections 151.453(D), Town Code. The subject property address is 250 South Ocean Boulevard. Staff represented the application.

Commissioner Imbesi disclosed she spoke to Town Manager Marmer about the application. Commissioner McMackin disclosed she spoke to an ARCOM commissioner about the application.

There was no public comment.

Town Manager Marmer commented that the only feedback he had heard regarding the application was an ARCOM commissioner who felt this wasn't the direction they would like to see the plaza go in. Commissioner McMackin commented that sound transfer could be an issue between tenant spaces.

Commissioner Knobel made a motion to **approve the Special Exception SE 26-01**. 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

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

Mayor Deese, who was on by Zoom, sent his regards from his cruise off the coast of Africa.

Town Manager Marmer reported that the bids were due back that week for the road improvement project at Land's End Road and Audubon Causeway to mitigate the bottleneck issue. He anticipated starting that soon thereafter.

Town Manager Marmer provided an update regarding the 131 South Ocean Blvd. eminent domain case. He informed the Commissioners that lawsuit had been filed and were waiting to be assigned a judge for the case.

Town Manager Marmer informed the commission he was finalizing the bid to get the work on the new guardhouse started. The results of the boring test would inform the foundation type, he anticipated the results back soon.

Town Manager Marmer announced that the Town had submitted the Letter of Inclusion for the State Revolving Fund (SRF), which he explained is a low-interest rate loan provided by the State that we would use for our septic to sewer project.

He asked the Commission how they felt about the zip code in our municipality. He noted residents had reached out to him with complaints about the zip code showing up as Lantana or Lake Worth. He was gauging whether or not that was something worth exploring - to get our own zip code. Vice Mayor Bonutti suggested to inquire and see if it's realistic, however she advised not spending a lot of time or resources on the endeavour.

To avoid scheduling conflicts, the June 9th TCOM meeting needed to be rescheduled. Town Clerk Petersen agreed to send out an email to get a quorum.

PUBLIC HEARING:

PH 1 - 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 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. **(Second Reading)**

Commissioner Kulwin made a motion to **approve** Ordinance #405 on second reading, Commissioner Imbesi seconded the motion which prevailed by the following vote:

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

The Town Commission meeting adjourned at 10:51 a.m.

**These minutes were presented to the Town Commission
on Tuesday June 23rd, 2026 for approval.**

John Deese, Mayor

Date Signed

Erika Petersen, Town Clerk

Date Signed