



Town Commission Meeting
Tuesday June 23rd, 2026, at 9:00 a.m.

IN ATTENDANCE

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

PUBLIC: Craig Spiegelhalter (PBC Fire Rescue), Matthew Scott (Greenspoon Marder), Abel Varaghese (2000 SOB), Carolee Rodebaugh (Daily Janssen Arch.), Tim Nardi (Eau Hotel), Michelle Phillips (Eau Hotel), Roger Ramdeen (S + B), Tito Rodriguez (Eau Hotel), Howard Parker (1275 Lands End Rd), Sharon Kirkland (30 Spoonbill), and Jane Musgrave (Coastal Star)

CALL TO ORDER & PLEDGE OF ALLEGIANCE

Mayor Deese called the Town Commission meeting to order at 9:03 a.m.

AGENDA ADDITIONS, DELETIONS OR SUBSTITUTIONS

There were none.

PUBLIC COMMENTS

There were none.

CONSENT AGENDA

- a. Minutes May 12, 2026 Town Commission Meeting
- b. Police Department Report for May
- c. Amended Agreement with Town Manager Marmer
- d. Urban County Program Qualification Renewal 2027-2029
- e. Police Department Oracle Software Agreement

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

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

REGULAR AGENDA

OLD BUSINESS:

n/a

NEW BUSINESS: *Quasi-Judicial Hearing

i. RES 05-2026 Budget Amendment

Town Manager Marmer reported that the Town had received the title for the property at 131 South Ocean Boulevard through the eminent domain case. He explained that to finalize the acquisition of the title, the Town would have to put our offer amount in escrow with the County. This resolution would approve that budget amendment.

Mayor Pro Tem Bonner made a motion to **approve** RES 05-2026 Budget Amendment, Commissioner McMackin seconded, which prevailed with the following vote:

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

ii. * Site Plan Review SPR 26-01 - 100 S. Ocean Blvd. - Timothy Nardi, agent for MPB Property, LLC, requested to modify the previously approved site plan by changing the existing monument sign and existing building wall signage. The changes include new back-lit signs reflecting the new Eau Hotel logo design. Tim Nardi presented this application and explained the signage material would be aluminum with an automotive paint & UV coating for durability. Mr. Nardi also discussed upcoming renovations to the guest rooms at the hotel.

Vice Mayor Bonutti made a motion to **approve** Site Plan Review SPR 26-01, Mayor Pro Tem Bonner seconded, which prevailed with the following vote:

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

iii. * Variance VAR 26-03 - 2000 S. Ocean Blvd. - Florida Realty, LLC requested a variance approval in order to expand and improve the Tennis Building with the addition of a second story, where Town Zoning Code Sec. 151.643(B) requires that nonconforming buildings and/or structures shall not be enlarged upon, expanded, increased or extended to occupy a greater area of land or over water, nor shall they be relocated in whole or in part to any portion of a lot or parcel, nor shall they be used as grounds for adding other buildings and/or structures prohibited elsewhere in the same District. Carolee Rodebaugh, the architect, presented the application. She explained they would like to have it completed by May of 2027.

Commissioner Imbesi made a motion to **approve** Variance VAR 26-03. Commissioner McMackin seconded, which prevailed with the following vote:

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

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

Town Manager Marmer reported that the engineering plan for the new guardhouse would be finalized later in the week. He explained he will push to start the work in August.

Town Manager Marmer announced that the Land's End Road roadway project was completed. He noted the construction occurred without issues and that new sod had been planted in the area.

Town Manager Marmer updated the Commission that the Town was attempting to finalize a mediation date with the County and State over the Sand Transfer Plant. Town Attorney Davis advised that if the issue could be resolved through mediation, the Town could save resources. He further explained that if mediation failed, the Town would have to go through the discovery process which could be costly, and he estimated at least seventy-five thousand dollars. He and Town Manager Marmer advised the Commission that they could hold a Shade Meeting at a later date to discuss with the Commissioners what strategies and expenses they would agree to. Town Manager Marmer noted that the mediation would likely be scheduled for the first or second week of July and he would keep them abreast of the status.

Building Official Tomasik congratulated Building Services Administrator, Molly Gaughan, for winning the 2026 ICC Certified Permit Technician of the Year award from the Building Officials Association of Florida.

Town Attorney Davis advised that the Florida Department of Emergency Management is requiring elected officials to take the biannual emergency management training by July 1st.

Town Attorney Davis also explained to the Commission that the shore-based shark fishing ordinance passed in May had faced some backlash. He and the Town Manager decided it would be best if he reached out to the Florida Wildlife Commission (FWC) for feedback. FWC advised that since the Town of Manalapan does not have a public beach that it owns, there are challenges created. Town Attorney Davis advised he would be modifying the ordinance so that it targets nuisance and trespassing activity specifically and he noted that these modifications would also add FWC regulations.

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. **(First Reading)**

Vice Mayor Bonutti made a motion to **approve** Ordinance #401, Commissioner Imbesi seconded, which prevailed with the following vote:

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

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. **(First Reading)**

Commissioner Imbesi made a motion to **approve** Ordinance #402, Vice Mayor Bonutti seconded, which prevailed with the following vote:

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

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. **(First Reading)**

Building Official Tomasik and Zoning Administrator Everard clarified that all the dock zoning information would be kept in a separate section of the code. The new section would act as a directory to tell people exactly what they need to do based on their lot number which, they explained, would make it easier for contractors to quickly find information.

Mayor Pro Tem Bonner made a motion to **approve** Ordinance #403, Vice Mayor Bonutti seconded, which prevailed with the following vote:

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

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. **(First Reading)**

Chief Rasor and Town Manager Marmer explained that the changes were codifying the agreed upon PBA agreement.

Commissioner Imbesi made a motion to **approve** Ordinance #406, Mayor Pro Tem Bonner seconded, which prevailed with the following vote:

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

The Town Commission meeting adjourned at 10:00 a.m.

**These minutes were presented to the Town Commission
on Tuesday July 14th, 2026 for approval.**

John Deese, Mayor

Date Signed

Erika Petersen, Town Clerk

Date Signed