



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

IN ATTENDANCE

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

PUBLIC: Joe Janssen (Dailey Janssen), Robert Poetzing (Executive Construction), Scott Loventhal (Plaza Del Mar), Siobhan Zerilla (Bluedoor Builders), Marion Coates (Mock Roos), Tow Biggs (Mock Roos), William Stoddard (SOS Engineering), Abel Varughese (RMSPM), Philip Kore (Claren Architecture), Stephen Claren (Claren Architecture), Vito Pipitone (RWB Construction), Meghan Taylor (Tralongo and Taylor), Brian Vertesch (Vertesch Landscape), Liran Timiansky (Affiniti Architects), Matt Scott (Greenspoon), and Howard Parker (1275 Lands End Rd)

CALL TO ORDER & PLEDGE OF ALLEGIANCE

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

AGENDA ADDITIONS, DELETIONS OR SUBSTITUTIONS

There were none.

PUBLIC COMMENTS

There were none.

CONSENT AGENDA

- a. Minutes June 23rd, 2026 Town Commission
- b. Police Department Report for June
- c. **RES 06-2026** Updated Fee Schedule

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

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

REGULAR AGENDA

OLD BUSINESS:

a. n/a

NEW BUSINESS: *Quasi-Judicial Hearing

i. Septic to Sewer project update from Mock Roos and discussion about resident connection options and financing.

John Cairnes of Mock Roos provided the Commission with an update on the septic-to-sewer project. He explained that homeowners who connect to the new sewer system will be required to install a grinder pump on their property. Residents will be able to select from a list of approved contractors for the installation, and the Town plans to maintain a limited inventory of replacement parts for emergency situations. The estimated cost for each property owner to connect to the new sewer line is approximately \$30,000. Once connected, homeowners will also be required to properly abandon their existing septic system in accordance with the applicable procedures.

Town Manager Marmer suggested that Town could host a workshop at the end of the year to inform residents of the conversion process.

There was consensus from the Commission to continue with having Mock Roos design and implement the sewer conversion process.

ii. * **Special Exception-SE-26-02 - 1800 S. Ocean Blvd.**, Loki2 Land Trust, by and through its authorized agent Loki2 LLC, Robert Wexler, Manager, requested a Special Exception to allow a beach house on the East side of A1A in accordance with Sec.151.093(B) of the Town Zoning Code. The Architect, Meghan Taylor and Landscape Architect, Brian Vertesch, presented the application.

Vice Mayor Bonutti disclosed that she spoke with Town staff about the application.

Vice Mayor Bonutti made a motion to **approve** Special Exception-SE-26-02, Mayor Pro Tem Bonner seconded, which prevailed by the following vote:

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

iii. * **Architectural Review-TARC-26-01 - 214 S. Ocean Blvd.**, Manalapan Plaza Del Mar LLC sought the Town Commission's approval for architectural alterations to storefronts at Suite 210 and Suite 214. Alterations included installation of glass storefronts in accordance with the application materials on file with the Town. The property manager, Scott Loventhal and the Architect, Stephan Claren presented the application.

Vice Mayor Bonutti disclosed that she spoke with Town staff about the application. Commissioner Knobel disclosed that he looked at the building.

Commissioner Knobel made a motion to **approve** Architectural Review-TARC-26-01, Vice Mayor Bonutti seconded, which prevailed with the following vote:

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

iv. * Variance-VAR-26-04 – 2000 S. Ocean Blvd., Florida Realty LLC sought the Town Commission’s approval for several variances. The property at 2000 South Ocean Boulevard was already non-conforming, so any alterations or expansions thereto required 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 A1A onto the combined site which already has three (3) pedestrian tunnels under A1A, where the code allows only one (1) pedestrian tunnel under A1A per lot or lot of record. All pedestrian tunnels were already existing; however, the newly acquired and unified parcel contained 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 A1A 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. Lastly, 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. Roger Janssen, the Architect, presented the application.

Mayor Pro Tem Bonner made a motion to **approve** Variance-VAR-26-04, Commissioner Kulwin seconded, which prevailed by the following vote:

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

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, sought 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 was 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 are now proposed to 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. Liran Timiansky, the Architect, presented the application.

Vice Mayor Bonutti made a motion to **approve** Variance-VAR-26-05, Commissioner Kulwin seconded, which prevailed with the following vote:

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

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.

This item was presented by Town Manager Marmer, he advised the Commission that the 6% utility bill increase would only provide two to three months of reserves, which he advised may not be enough. He proposed an 18% increase to the utility rates instead and directed the Commissioners to a handout on the dais indicating the proposed rate percentages and how much each would affect a typical resident utility bill.

Commissioner Knobel expressed concerns over the deficit the Town is running in the Water Department. He recommended that the Town look at all available options. Town Manager Marmer agreed to look into and provide more solutions.

Howard Parker, 1275 Lands End Rd, made public comments.

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

Town Manager Marmer reported that he is hoping to get at least six bids for the guardhouse. Bids are due on August 4th.

Town Manager Marmer informed the Commission that the Town attended a mediation hearing last week over the Sand Transfer Plant. He explained that Palm Beach County is not willing to negotiate and disagrees with the data the Town presented. The next step in the litigation process will be depositions, which will occur over the next month. Town Manager Marmer remarked that he believes the Town will win the upcoming administrative hearing regarding the Sand Transfer Plant. The hearing is expected to occur August 24th through the 28th and he encouraged residents to attend the hearing and/or to write letters to be read aloud so that the County knows we have support.

Town Manager Marmer explained to the Commission that the Town now officially owns the bank building at 131 S. Ocean Blvd. through Eminent Domain. He noted that the Eau Hotel was interested in leasing the property which he pointed out would help the Town earn revenue. However, he explained that if the Eau does not lease it, then the Town would most-likely proceed with demolishing the building which he had received quotes for the work, and the lowest was roughly \$14,000. Town Manager Marmer discussed with the Commission that he had heard from some residents that were interested in fundraising for the new Town Hall & Police Department project. He suggested a committee be organized for this effort. Commissioner Knobel expressed interest in helping with the committee.

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)**

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

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

- 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)**

Commissioner Kulwin made a motion to **approve** Ordinance #402 on second reading, Mayor Pro Tem Bonner seconded, which prevailed with the following vote:

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

- 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)**

Mayor Pro Tem Bonner made a motion to **approve** Ordinance #403 on second reading, Commissioner Knobel seconded, which prevailed with the following vote:

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

- 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)**

Vice Mayor Bonutti made a motion to **approve** Ordinance #406 on second reading, Mayor Pro Tem Bonner seconded, which prevailed with the following vote:

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

- 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 RE-NAMING 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)**

Town Attorney Davis explained that after receiving public pushback on the previous ordinance, he spoke with the Florida Fish & Wildlife Conservation Commission (FWC) and as a result, he drafted this new ordinance.

Commissioner Knobel made a motion to **approve** Ordinance #407 on first reading, Commissioner Kulwin seconded, which prevailed with the following vote:

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

The Town Commission meeting adjourned at 10:49 a.m.

**These minutes were presented to the Town Commission
on Tuesday August 11th, 2026 for approval.**

John Deese, Mayor

Date Signed

Erika Petersen, Town Clerk

Date Signed