TOWN COMMISSION MEETING

Tuesday October 27th, 2026

9:00 A.M.

PUBLIC NOTICE/AGENDA
Tuesday October 27th, 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. **PRESENTATION:** Truist Bank Presentation

7. **CONSENT AGENDA:**
   - a Minutes September 28th, 2026 Town Commission
   - b Police Department & Fire Rescue Report for September
   - c Paver Agreement – 30 Curlew Road

8. **REGULAR AGENDA:**
   - **a OLD BUSINESS:**
     - **i. n/a**
   - **b NEW BUSINESS:**
     - **i.** Discussion regarding appraisal of 600 S. Ocean Blvd.
     - **ii.** Discussion regarding Florida Public Utilities (FPU) gas line installation

9. **MAYOR'S COMMENTS, TOWN COMMISSION COMMENTS, TOWN MANAGER'S REPORT**

10. **PUBLIC HEARING:**
    - **a n/a**

11. **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:	October 27, 2026
Agenda Item No.:	CA - a
Agenda Item Name:	September 28, 2026 Town Commission Meeting and Final Budget Hearing Minutes

ACTION REQUESTED: Discussion ☐ Approval ■

ATTACHMENT:

- September 28, 2026 Town Commission Meeting and Final Budget Hearing Minutes

Town Commission Meeting
Tuesday September 28th, 2026, at 4:30 p.m.

IN ATTENDANCE

TOWN COMMISSION	
John Deese, Mayor	√
Simone Bonutti, Vice Mayor	√
Elliot Bonner, Mayor Pro Tem	√
Orla Imbesi, Commissioner	**X**
David Knobel, Commissioner	√
Dwight Kulwin, Commissioner	√
Cindy McMackin, Commissioner	√

TOWN STAFF	
Eric Marmer, Town Manager	√
Jeffrey Rasor, Chief of Police	√
Erika Petersen, Town Clerk	√
Keith Davis, Town Attorney	**X**
Brent Watson, Utilities Director	√
Jack Tomasik, Building Official	√
Dylan Brandenburg, Asst. Town Attorney	√

PUBLIC: Liran Timiansky (Affiniti Architects), Jagbir Singh (1890 S. Ocean), George Barisa (1900 S. Ocean), Jess Sowards (CSA Architects), Vito Pipitone (RWB), Marion Cocetes (RWB), and Adam Smith (RWB).

CALL TO ORDER & PLEDGE OF ALLEGIANCE

Mayor Deese called the Town Commission meeting to order at 4:30 p.m.

LPA – LOCAL PLANNING AGENCY

Consideration of Ordinance #408 - AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF MANALAPAN, FLORIDA, AMENDING ITS COMPREHENSIVE DEVELOPMENT PLAN TO ADOPT AN UPDATED TEN YEAR WATER SUPPLY FACILITIES WORK PLAN IN ACCORDANCE WITH SECTION 163.3177, FLORIDA STATUTES; PROVIDING THAT THE TEXT, AS AMENDED OR REVISED, SHALL BE SUBSTITUTED FOR AND REPLACE IN FULL THE EXISTING TEXT; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY; PROVIDING A CONFLICTS CLAUSE AND A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

The Ordinance was read by Assistant Town Attorney Brandenburg.

Commissioner McMackin made a motion to **recommend approval of Ordinance #408** to the Town Commission on first reading. Commissioner Knobel seconded the motion which prevailed by the following vote:

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

LPA adjourned at 4:33 p.m.

AGENDA ADDITIONS, DELETIONS OR SUBSTITUTIONS
There were none.

PUBLIC COMMENTS
There were none.

CONSENT AGENDA

a. Minutes September 8th, 2026 Town Commission
b. **RES 07-2026** Updated Utility Rates

Mayor Pro Tem Bonner 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, Commissioner Kulwin, and Commissioner McMackin.

REGULAR AGENDA

OLD BUSINESS:

a. n/a

NEW BUSINESS: *Quasi-Judicial Hearing

i. *** Variance-VAR-26-06 – 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 a variance 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. 151.097(A)(2) where a two (2) story structure shall have an aggregate side yard width equal to thirty (30) percent of the average width of the lot or lot of record, or equal to the overall height of the building (as defined in Section 151.003), whichever is greater. The applicant requested a south side setback of fifty-five feet (55' 0") and a north side setback of forty-five feet (45'-0") totaling 100'-0" aggregate where 135'-0" is the currently allowed minimum. Liran Timiansky from Affiniti Architects presented the application.

There was no ex parte communication.

Mr. Singh from 1900 S. Ocean Blvd. and George Barisa from Mark Timothy Construction made public comments.

Commissioner Knobel made a motion to **approve VAR-26-06**, Commissioner McMackin seconded, which prevailed by the following vote:

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

ii. ARCOM Vacancy Appointment

The Commission voted to appoint Pamela Gulla to fill the ARCOM vacancy. Mrs. Gulla prevailed with four votes.

iii. Announcement of improved Community Rating System (CRS) class

Building Official Tomasik provided a presentation about the CRS program and announced that the Town had increased its rank from an eight (8) to a seven (7).

iv. Pension Board discussion surrounding employee buy back options

Town Manager Marmer introduced the agenda item and explained the request from the Pension Board. He asked the Town Commission if they would be amenable to the Town reaching out to the actuary to run an impact study on the proposal.

Vice Mayor Bonutti made a motion to **approve** directing the actuary to investigate an employee buy-back program, Commissioner McMackin seconded, which prevailed by the following vote:

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

v. Currie Sowards Aguila Architects presentation regarding new Town Hall

Jess Sowards from CSA Architects presented three different architectural design styles to the Commission for the new proposed Town Hall and Public Safety building.

Commission Knobel noted that the signage should be front and center on whichever design direction we take. There was general agreement from the Commission that all of the options were contenders.

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

Town Manager Marmer announced that FDOT reached out about elevating the road, however they indicated that the soonest they could schedule the project would be between 2030 and 2031.

Town Manager Marmer updated the Commission about the Construction Manager at Risk RFQ, noting the bid was being prepared for advertisement. He asked if anyone on the Commission would be interested in sitting on a selection committee to which Commissioner Knobel volunteered.

Town Manager Marmer also noted that staff was working on getting the Guardhouse bid back out.

PUBLIC HEARING

a. **PH 1 – Ordinance #408 -** AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF MANALAPAN, FLORIDA, AMENDING ITS COMPREHENSIVE DEVELOPMENT PLAN TO ADOPT AN UPDATED TEN YEAR WATER SUPPLY FACILITIES WORK PLAN IN ACCORDANCE WITH SECTION 163.3177, FLORIDA STATUTES; PROVIDING THAT THE TEXT, AS AMENDED OR REVISED, SHALL BE SUBSTITUTED FOR AND REPLACE IN FULL THE EXISTING TEXT; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY; PROVIDING A CONFLICTS CLAUSE AND A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. **(First Reading)**

Assistant Town Attorney Brandenburg read the ordinance.

Vice Mayor Bonutti made a motion to **approve** Ordinance #408 on first reading, Mayor Pro Tem Bonner seconded the motion, which prevailed by the following vote:

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

The Town Commission meeting adjourned at 5:30 p.m.

FINAL BUDGET HEARING

Mayor Deese called the Final Budget Hearing to order at 5:30 P.M.

Town Manager Marmer announced that the millage rate is 6.65% higher than the rolled-back rate of 2.8130 mills necessary to fund the budget.

The proposed millage rate is 3.000 mills. The total budget is $15,521,359 for fiscal year 2026-2027. The General Fund budget is $9,741,410, Library Fund of $85,992, General Government CIP of $516,032, Utility Fund of $4,112,925, and Utility Fund CIP of $1,065,000.

Mayor Deese opened the meeting to public comment; there was none.

Assistant Town Attorney Brandenburg read **Resolution 08-2026** by title.

Commissioner Knobel made a motion to **adopt** the proposed millage rate for fiscal year 2026-2027 to be set at the rate of 3.000 mills. Vice Mayor Bonutti seconded the motion which passed by the following vote:

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

Assistant Town Attorney Brandenburg read **Resolution 09-2026** by title.

Commissioner McMackin made a motion to adopt the tentative budget for the fiscal year 2026-2027 with the General Fund Budget of $9,741,410, Library Fund Budget of $85,992, General Government CIP of $516,032, Utility Fund of $4,112,925, and Utility Fund CIP of $1,065,000, for a total budget of $15,521,359. Mayor Pro Tem Bonner seconded the motion which passed by the following vote:

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

Final Budget Hearing was adjourned at 5:36 p.m.

These minutes were presented to the Town Commission on Tuesday October 27th, 2026 for approval.

_____ _____

John Deese, Mayor Date Signed

_____ _____

Erika Petersen, Town Clerk Date Signed

TOWN OF MANALAPAN

AGENDA ITEM SUMMARY

Meeting Date: October 27, 2026

Agenda Item No.: CA - b

Agenda Item Name: Police Department Chief's Report for September

ACTION REQUESTED: Discussion ☐ Action ■

ATTACHMENT:

- Chief Rasor's Executive Report
- The Police Department Report for September including Monthly Stats

Manalapan Police Department

TO: Mayor and Town Commissioners
Eric Marmer, Town Manager
FROM: Chief Jeff Rasor
SUBJECT: Monthly Report for September 2026
DATE: October 5, 2026

Police Department Staffing:

- **Dispatcher Positions:** There are currently no vacancies for the position of Dispatcher.
- **Police Officer Positions:** There are currently no vacancies for sworn police officer positions.
- **Community Service Officer Positions:** The Department's remaining part-time Community Service Officer vacancy was filled during September. Shawn Delapiedra was selected for the position and is scheduled to begin employment on October 14, 2026.
- **Staffing Summary:** The Police Department is currently fully staffed across all authorized positions. Although there are no current vacancies, the Department will continue its proactive recruitment efforts to maintain a strong pool of qualified candidates for future openings. Members of the Police Department Recruiting Team are scheduled to attend career fairs during October to promote employment opportunities and increase awareness of the Department.

Zone Coverage:

- Zone coverage remained consistent throughout the month, with two police officers and one sergeant assigned to each patrol shift, ensuring continuous patrol coverage, proactive policing, and timely response to calls for service.

Fleet:

- **Vehicle Maintenance:** The Department's fleet remains current on all scheduled maintenance and service requirements, ensuring operational readiness, reliability, and officer safety.
- **Patrol Vehicle:** The Department received one additional patrol vehicle during September and continues implementation of the Assigned Vehicle Program. Two additional patrol vehicles are needed to complete the program and provide assigned vehicles to the remaining eligible Police Officers.

Training:

- **Field Training:**

- Community Service Officer: Newly hired CSO Shawn Delapiedra is scheduled to begin his Field Training Program on October 15, 2026. The training will provide instruction in Department procedures, daily Guard House operations, radio communications, safety procedures, community interaction, and other responsibilities associated with the Community Service Officer position.

- **Specialized Training Courses:**
  - **Spanish for Law Enforcement (September 28 – October 2):** Lieutenant Hussameldin attended the Spanish for Law Enforcement course at Palm Beach State College. The training provided instruction in basic Spanish terminology and verbal communication skills commonly encountered in law enforcement settings. Completion of this course enhances Lieutenant Hussameldin's ability to communicate effectively with Spanish-speaking residents, visitors, victims, witnesses, and other members of the public during routine law enforcement interactions.
  - **K-9 Therapy Dog Training – Palm Beach County Sheriff's Office (September 14–18):** Dispatcher Lamneck attended K-9 Therapy Dog Training hosted by the Palm Beach County Sheriff's Office with her dog, Carmella. The training focused on preparing therapy dog teams to provide comfort and emotional support during interactions with victims, witnesses, children, and other individuals experiencing stressful or traumatic situations. Upon completion of the training and program requirements, Carmella will serve as a valuable community outreach resource for the Manalapan Police Department. The therapy dog team may assist with victims and witnesses, community events, employee wellness initiatives, and other situations where the presence of a trained therapy dog can help reduce stress, encourage positive interaction, and strengthen relationships between the Police Department and the community.

Miscellaneous – Department Projects and Promotions:

- **Police Department Assistance at Boynton Beach Inlet:** During September, the Manalapan Police Department Marine Unit responded to the Boynton Beach Inlet on two separate incidents involving distressed individuals in hazardous water conditions. The first response involved distressed swimmers/surfers, and the second involved a capsized vessel in the inlet. During both incidents, Marine Unit personnel operated in difficult and dangerous conditions, including high seas and strong currents. Their rapid response, coordination with other public safety

Manalapan Police Department

agencies, and immediate lifesaving efforts provided critical assistance to individuals in distress.

Total Police Calls for Service for the Month of September 2026

Types of Calls / Patrols	Total
ATV - Beach Patrols	47
Marine Patrols	11
Dark House Checks	1430
Construction Site Checks	199
Extra patrols in the plaza	76
Arrest	3
Baker Acts – Mental Distress	0
Traffic Stops	50
Uniform Traffic Citations Written	35
Traffic Violation Verbal Warnings	28
Parking Citations Written	23
Traffic Crashes	2
Distressed Swimmer	4
Iguana Removal	32
Total Calls Dispatched	542
911 Calls	30
Non-Emergency Calls	512
Most Frequent Call Dispatched (**Service Call - Assisting the Resident with Non-Crime related issue – Example – Door Left Open, Medical, Information, Found Property, Lost Property, Alarms**)	42
Total Crime Calls for the Month	3
Most Frequent Crime Reported (Shoplifting - Publix)	1

10/1/2026

Palm Beach County Fire Rescue

Manalapan

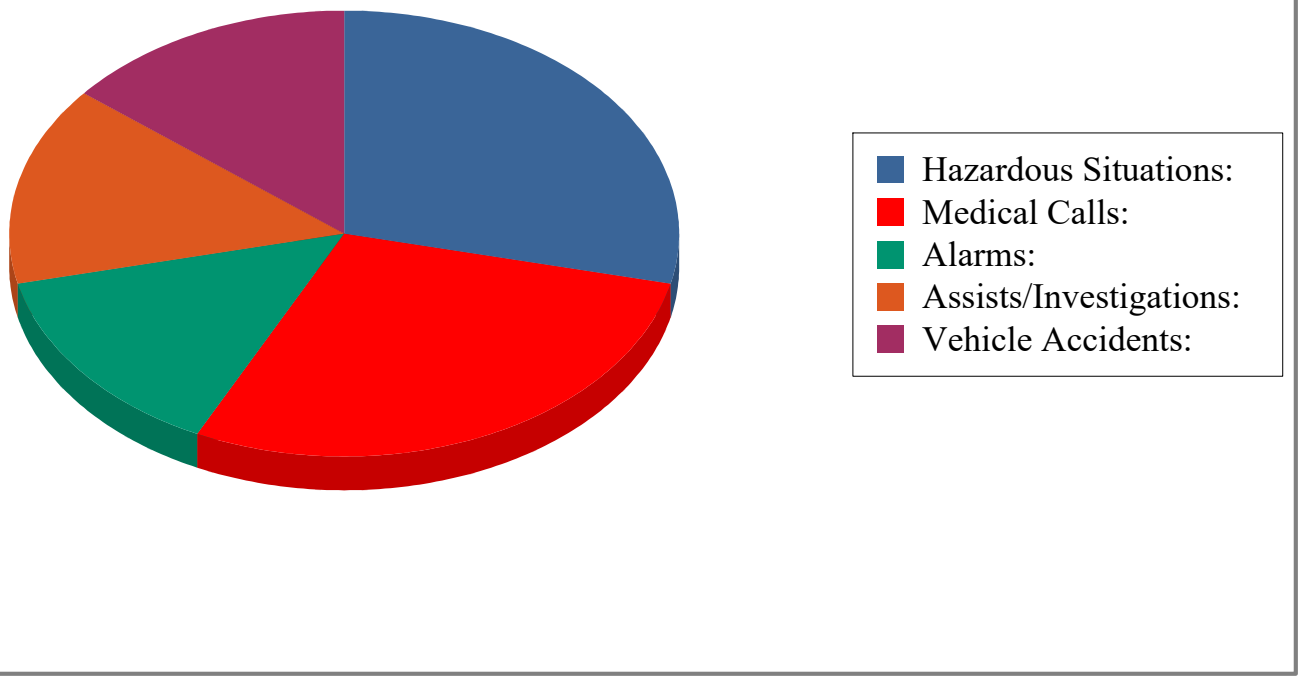
09/01/2026 to 09/30/2026

Average Response Times	Disp Hand	Turnout	Travel	Resp Time
Emergency Calls:	0:00:34	0:00:39	0:03:55	0:05:08

Type - Situation Dispatched	# of Incidents	%
Hazardous Situations:	2	28.57%
Medical Calls:	2	28.57%
Alarms:	1	14.29%
Assists/Investigations:	1	14.29%
Vehicle Accidents:	1	14.29%
Total	**7**	**100.00%**

Calls by Situation Dispatched

Manalapan



TOWN OF MANALAPAN
AGENDA ITEM SUMMARY

Meeting Date: October 27, 2026

Agenda Item No.: CA. c

Agenda Item Name: Paver Agreement – 30 Curlew Road

ACTION REQUESTED: Discussion ☐ Approval ■

BACKGROUND:

In accordance with the Town Code of Ordinances, residents are required to enter into a limited agreement for construction ("paver agreement") with the Town of Manalapan in order to obtain permission to install decorative driveway approaches in the Town's right-of-way. Gianni Nunnari, the owner of the residence at 30 Curlew Road, is requesting approval to install such a decorative driveway approach within the Town's right-of-way. The subject "paver agreement" contains terms and conditions regarding installation, maintenance, and access to the decorative driveway approach within the right-of-way that shall be binding upon the Applicant his successors and assigns.

ATTACHMENTS:

- Limited Agreement for Construction in Road Right-of-Way
- Hardscape plan of driveway and application.

This instrument prepared by,
and return to:
Keith W. Davis, Esq.
Davis, Barnard & Brandenburg, P. A.
701 Northpoint Parkway, Suite 205
West Palm Beach, FL 33407

LIMITED AGREEMENT FOR CONSTRUCTION IN ROAD RIGHT-OF-WAY TOWN OF MANALAPAN

THIS AGREEMENT, made and entered into this ____ day of October 2026, between the GIANNI NUNNARI TRUST Gianni G. Nunnari, Trustee, hereinafter called the "Owner"; and the Town of Manalapan, a Florida municipal corporation with its principal office at 600 South Ocean Boulevard, Manalapan, Florida 33462, hereinafter called the "Town".

W I T N E S S E T H :

WHEREAS, Owner owns and holds title to real property situated at 30 Curlew Road in the Town of Manalapan, Palm Beach County, Florida, more particularly described as follows:

POINT MANALAPAN PLAT 1 LT 50

PCN: 42-43-45-10-02-000-0500; and

WHEREAS, the Owner has requested permission to construct a decorative driveway surface, which will or does encroach upon the public right-of-way reserved and designated on the plat of POINT MANALAPAN PL 1; and

WHEREAS, the Town is willing to permit the construction of said decorative driveway surface, provided the same is in accordance with and upon the following terms and conditions.

NOW THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth, the parties hereby agree as follows:

Section I. The Town hereby permits the construction and/or maintenance of said decorative driveway surface as shown on Exhibit A attached hereto and made a part hereof, provided and only so long as the Owner complies with the following terms and conditions:

1. If the Town or any utility desires to have access to said public right-of-way for the purpose of the installation and/or maintenance of any utility transmission line or conduit located or to be located therein or for any other proper purpose, or if the Town desires in its absolute discretion to have said decorative driveway surface removed from the public right-of-way, the

Owner agrees, upon two (2) weeks' notice, or earlier as required, to remove said decorative driveway surface at the Owner's sole cost and expense.

2. In the event the Owner fails to remove said decorative driveway surface as set forth herein above within the time prescribed, the Town or any such utility involved, may cause said decorative driveway surface to be removed and the cost thereof assessed against the above-described real property, which cost shall become a lien upon said real property, and which said lien, including all costs and reasonable attorney's fees, may be enforced against said real property by foreclosure or such other remedy as may be available at law.

3. Once all or any portion of said decorative driveway surface has been removed from the public right-of-way, the same shall not be reconstructed except upon prior written agreement and authorization of the Town made and granted in its absolute discretion. No alteration of said decorative driveway surface is permitted or shall occur by the Owner except to remove or diminish such encroachment.

4. The Owner hereby grants the Town and any utility servicing property in the Town full and complete access to said public right-of-way over, under, upon, around and through said decorative driveway surface.

5. If the Town or any utility work on the public right-of-way may be accomplished by a means whereby all or a portion of the decorative driveway surface need not be removed, which means may be more expensive than after the same has been removed, then the Town, in its absolute discretion, may grant the Owner the option that such work be accomplished by more expensive means, provided the Owner prepays all costs and expenses in connection therewith.

6. Notwithstanding the foregoing, the Town and any utility serving the Town may take all necessary or appropriate action concerning the decorative driveway surface when there is not sufficient time for notice to the Owner or when the Owner cannot be reached at the above-described premises.

Section II. This Agreement shall be binding upon the Owner, its heirs, personal representatives, successors, and assigns.

Section III. This Agreement shall be recorded in the public records of Palm Beach County.

IN WITNESS WHEREOF, the Owner has hereunto set its signature and the Town has caused this agreement to be executed by its duly authorized officers on the day and year first above written.

Signed, sealed, and delivered
in the presence of two (2) witnesses:

OWNER

_____
Witness signature
Name: _____

_____
By: Gianni Nunnari, Trustee

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing limited agreement was acknowledged before me by means [ ] of physical presence or [ ] of online notarization this ____ day of October 2026 by Gianni Nunnari, Trustee who is personally known to me ___, or who has produced _____ as identification and who did/did not take an oath (circle response).

(Seal)

_____
NOTARY PUBLIC, State of Florida

TOWN OF MANALAPAN

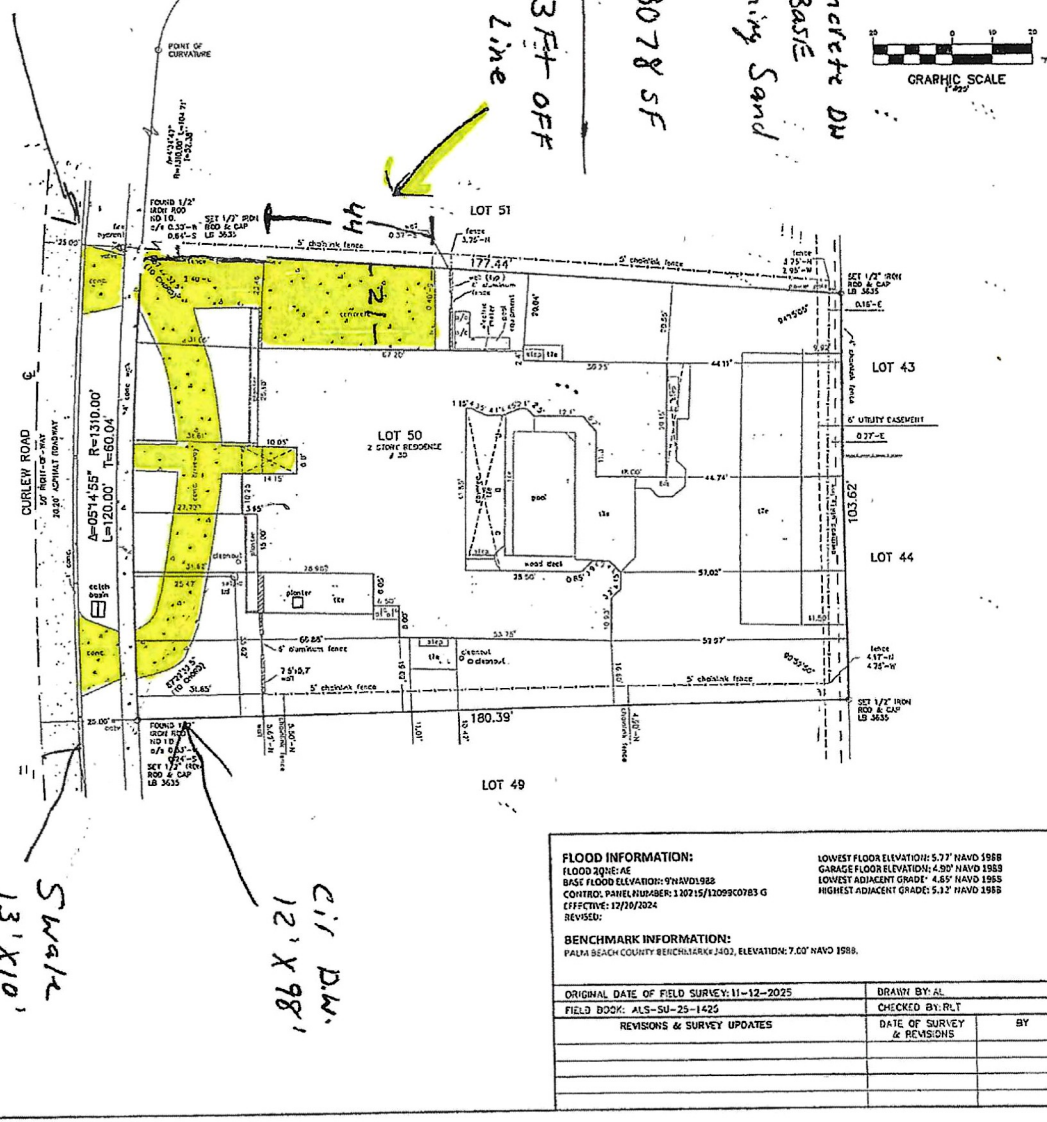
_____
John Deese, Mayor

ATTEST:

(TOWN SEAL)

_____
Erika Petersen, CMC, Town Clerk

NUNNARI



ACCURATE LAND SURVEYORS, INC.
L.B. #3635
1800 S. FEDERAL HIGHWAY SUITE 600
POMPANO BEACH, FLORIDA 33062
TEL: (954) 782-1441
FAX: (954) 782-1442
EMAIL: INFO@ACCURATELANDSURVEYORS.COM

BOUNDARY SURVEY

SYMBOLS & LEGEND OF ABBREVIATIONS:

R/W	=	RIGHT OF WAY	x7.00'	=	ELEVATIONS BASED ON N.A.V.D.
N	=	NORTH	(M)	=	APPARENT ENCROACHMENT
S	=	SOUTH	PBCR	=	PALM BEACH COUNTY RECORDS
E	=	EAST	MDCR	=	MIAMI-DADE COUNTY RECORDS
W	=	WEST	P.O.C	=	POINT OF COMMENCEMENT
D.B.	=	DEED BOOK	P.O.B.	=	POINT OF BEGINNING
ENCRH	=	ENCROACH	CHATT	=	CHATTAHOOCHEE
F.F.	=	FINISHED FLOOR	F.P.L.	=	FLORIDA POWER & LIGHT
GAR.	=	GARAGE	B.C.R.	=	BROWARD COUNTY RECORDS
C/L	=	CENTERLINE	O.R.B.	=	OFFICIAL RECORDS BOOK
M.H.	=	MANHOLE	F.D.O.T.	=	FLORIDA DEPARTMENT OF TRANSPORTATION
(M)	=	MEASURED	D.E.P.	=	DEPARTMENT OF ENVIRONMENTAL PROTECTION
P.B.	=	PLAT BOOK	D.N.R.	=	DEPARTMENT OF NATURAL RESOURCES
A/C	=	AIR CONDITIONER	P.R.M.	=	PERMANENT REFERENCE MONUMENT
P.	=	PLAT	N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM

VALVE	UTILITY BOX		PARKING STRIPE
MANHOLE	HYDRANT		OVERHEAD UTILITY LINES
BASIN	UTILITY POLE		6' CONCRETE WALL
WELL	VAULT		COVERED AREA
WATER METER	LIGHT		CONCRETE
MONITORING WELL	BOLLARD		BRICK PAVERS
PROPERTY CORNER	AIR CONDITIONER		TILE
			ASPHALT

STREET ADDRESS:
30 CURLEW ROAD MANALAPAN, FL 33462

LEGAL DESCRIPTION:
LOT 50, POINT MANALAPAN, PLAT NO. 1, , ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 110, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

NOTES:
1. Unless otherwise noted field measurements are in agreement with record measurements.
2. Angles shown hereon are per Plat book 25, Page 110, Palm Beach county records.
3. The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
4. Ownership of fences and walls if any are not determined.
5. This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
6. Any and all underground features such as foundations, utility lines, Ext. were not located on this survey. This is an above ground survey only.
7. The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
8. The location of overhead utility lines are approximate in nature due to their proximity above ground, size, type and quantity must be verified prior to design or construction.
9. Accuracy statement: This survey meets or exceeds the horizontal accuracy for SUBURBAN LINEAR ; 1 FOOT IN 7,500 FEET.
10. Printed copies of this survey are not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.
11. PDF copies of this survey are not valid without the digital signature of a Florida licensed Surveyor and Mapper and must be verified.

EASEMENTS ACCORDING TO THE AFORESAID PLAT:
1. 6' UTILITY EASEMENT ALONG THE EAST BOUNDARY.

APPARENT ABOVE GROUND ENCROACHMENTS ACCORDING TO THE AFORESAID PLAT:
1. DRIVEWAY IN ROAD RIGHT-OF-WAY ALONG THE WEST BOUNDARY.
2. FENCE IN 6' UTILITY EASEMENT ALONG THE EAST BOUNDARY.

CERTIFY TO:
GIANNI G. NUNNARI
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
JPMORGAN CHASE BANK, N.A., ISAOA/ATIMA
RABIDEAU KLEIN

FLOOD INFORMATION:
FLOOD ZONE: AE
BASE FLOOD ELEVATION: 9'NAVD1988
CONTROL PANEL NUMBER: 120215/12099C0783 G
EFFECTIVE: 12/20/2024
REVISED:
LOWEST FLOOR ELEVATION: 5.77' NAVD 1988
GARAGE FLOOR ELEVATION: 4.90' NAVD 1988
LOWEST ADJACENT GRADE: 4.65' NAVD 1988
HIGHEST ADJACENT GRADE: 5.12' NAVD 1988

BENCHMARK INFORMATION:
PALM BEACH COUNTY BENCHMARK J402, ELEVATION: 7.03' NAVD 1988.

ORIGINAL DATE OF FIELD SURVEY: 11-12-2025	DRAWN BY: AL	
FIELD BOOK: ALS-SU-25-1425	CHECKED BY: RLT	
REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS	BY

SEAL
Robert L. Thompson
License Number NO. 3359
STATE OF FLORIDA
Professional Surveyor and Mapper

CERTIFICATION:
This is to certify that this above ground sketch of boundary survey was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.

Robert L Thompson 11-13-25
ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER #3359 – STATE OF FLORIDA

SHEET 1 OF 1 | SCALE 1"=20' | SKETCH NUMBER SU-25-1425



White Cement Blends

Honey Blush



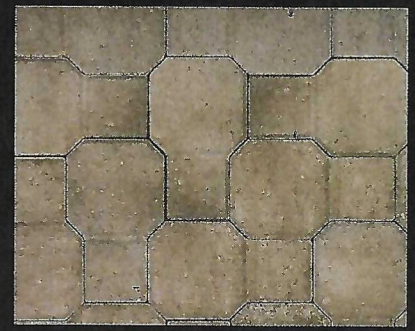
Ice



Island Palm



Latte



Lisbon



Lustre I



Lustre II



Mahogany



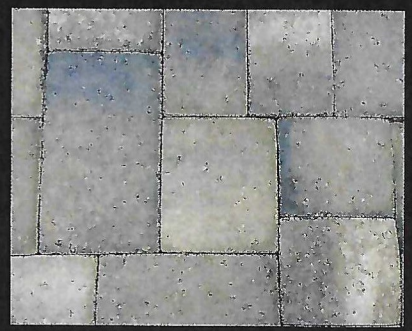
McKensie



Midnight



Mossy Oak



Oakrun



* Due to the variable physical properties of the ingredients used to manufacture concrete pavers, color or shade variations may occur.

TOWN OF MANALAPAN
AGENDA ITEM SUMMARY

Meeting Date:	October 27, 2026
Agenda Item No.:	RA. b.i.
Agenda Item Name:	Discussion regarding appraisal of 600 S. Ocean Blvd.

BACKGROUND:

As the Town continues to explore the various options for a new Town Hall facility, Palm Beach County Fire Rescue has indicated their desire to remain at the current location at 600 South Ocean Blvd. The Town hired an appraiser, Marc Bertrand, to perform an appraisal of the existing property to assist with the decisions surrounding valuation and opportunities.

Town Administration is asking the Town Commission to review the appraisal and provide direction on how they would like to proceed with moving forward.

MOTION:

- Direct staff on desired next steps

ATTACHMENTS:

- n/a

TOWN OF MANALAPAN
AGENDA ITEM SUMMARY

Meeting Date:	October 27, 2026
Agenda Item No.:	RA. b.ii.
Agenda Item Name:	Discussion regarding Natural Gas Infrastructure on Point Manalapan

BACKGROUND:

At the direction of the Town Commission, staff has been working with Florida Public Utilities (FPU) to evaluate the feasibility and cost of extending propane service throughout Point Manalapan. FPU has completed its preliminary cost analysis and estimates the total cost of installing the necessary infrastructure at approximately $2.8 million. This amount represents FPU's actual project costs without any additional profit. Residents who elect to connect to the natural gas system would be responsible for a one-time connection fee of approximately $3,000.

FPU is prepared to present the proposed project and associated costs to the Town Commission in December, pending direction from the Commission at today's meeting.

Staff is seeking direction from the Town Commission on whether there is sufficient interest in pursuing the project to warrant further consideration. If the Commission wishes to proceed, staff recommends inviting FPU to present its proposal in December and preparing a separate referendum question for the March 2027 ballot, allowing residents to determine whether the Town should borrow approximately $2.8 million to finance the installation of gas infrastructure on Point Manalapan.

MOTION:

- Direct staff on desired next steps

ATTACHMENTS:

- None