



**FINAL MINUTES AND AGENDA  
TOWN OF JUPITER  
TOWN COUNCIL MEETING  
TOWN COUNCIL CHAMBERS  
TUESDAY, MARCH 17, 2026**

Mayor Kuretski called the meeting to order at 7:00 P.M.

**Roll Call:** Mayor Jim Kuretski; Vice-Mayor Ron Delaney; Councilor Phyllis Choy; Councilor Dan Guisinger; Councilor Malise Sundstrom; Town Manager Frank Kitzerow; Town Attorney Thomas J. Baird and Town Clerk Merriane Lahmeur.

**2026 INSTALLATION**

1. Installation and Swearing-in of Council Members Ron Delaney and Dan Guisinger.

Town Attorney Baird introduced the Honorable Judge G. Joseph Curley, who swore in Councilor Guisinger and Vice-Mayor Delaney.

Councilor Guisinger expressed his excitement to continue to serve and expressed his appreciation for the trust placed in him by the residents of the Town.

Vice-Mayor Delaney thanked his family for their ongoing support, as well as his colleagues, staff, and the residents of the Town.

Mayor Kuretski expressed his gratitude to Judge Curley and his wife for taking the time to administer the oath of office.

**PRESENTATION**

2. JFRD Update.

Fire Chief Donatto reported that the Jupiter Fire Rescue Department (JFRD) was in the final months of its buildout. He stated that over the next three months, the Department expected to reach several key milestones, including the delivery of fire trucks and ambulances, substantial completion of two new fire stations, and the hiring of remaining operational personnel. He noted that conditional offers had already been issued to 12 captains, 12 lieutenants, and 12 driver engineers, and that the Department was in the process of selecting 54 firefighters, with plans to extend all conditional offers before the end of the month. He also expressed appreciation for the Human Resources Department for their hard work.

Fire Chief Donatto continued his presentation by providing an update on the EMS program. He said that the Zenix Monitor Defibrillators had been delivered and explained that these devices were one of a paramedic's most critical tools, providing real-time feedback during cardiac and respiratory emergencies. He also stated that

JFRD fire paramedics would be bringing advanced diagnostic capabilities to the field using the EPOC system, which analyzes 13 critical medical markers in under 60 seconds and can assist in the early detection of septic shock, internal trauma, and respiratory distress. He noted that the item would be brought before the Council for consideration and, if approved, JFRD would be one of six fire departments in the State of Florida to offer this level of care, and it would be available on the first day of service. Fire Chief Donatto next provided an overview of the Hamilton T1 Transport Ventilator, which was on the agenda for Council consideration.

Fire Chief Donatto further stated that JFRD and the Jupiter Police Department (JPD) were collaborating to develop a SWAT Medic Program that would integrate paramedics into JPD SWAT operations. Fire Chief Donatto also provided an update on the construction of the fire apparatus, noting construction remains on schedule. He concluded his presentation by confirming that the Department remains on schedule and on budget.

Councilor Guisinger inquired about the defibrillators and their ability to sense if a patient has an AICD or pacemaker, and Fire Chief Donatto confirmed it would sense a signal from the devices and interpret that signal and determine course of action.

Councilor Guisinger next asked whether use of the EPOC system required blood drawing and patient consent. Fire Chief Donatto confirmed yes. It was also noted that if a patient was unconscious, a paramedic could still proceed.

Councilor Guisinger also asked about the status of the temporary fire station, and Fire Chief Donatto stated that the move was expected to begin within the next week.

Councilor Choy asked how many paramedics would be integrated into the SWAT Program. Fire Chief Donatto responded that an exact number had not been determined and JFRD would only be there to support and care for the SWAT team. He explained that the process would be rigorous, and that four individuals with relevant experience had already been hired, but the number needed would be determined by the Police Department.

Vice-Mayor Delaney asked how commonly Zenix Monitor Defibrillators were used. Fire Chief Donatto responded that this device had been recently approved by the FDA and that the Town was the first to purchase it in the County, however, similar equipment is used often.

Mayor Kuretski expressed his excitement for JFRD and stated that it was inspiring to see the progress being made. He also praised the Department's outstanding team and shared a success story about how their efforts helped save his niece's golden retriever.

### **3. 2025 Citizen Survey Presentation**

Ms. Sonya Wytinck, Executive Vice President of Data & Insights with Polco, provided a summary of the National Community Survey results for 2025. She provided an explanation of the survey, the ten facets of community livability, and how the results

were collected. For the Town 3,000 addresses were randomly chosen, with 368 responses received back, and 79 responses received from the open participation portion.

Ms. Wytinck next provided a high-level overview of the survey results; facets of community livability for quality and importance, plus the balancing of both; comparisons to national and custom benchmarks; and comparisons to previous 2023 survey. She noted that 2021 results were impacted by COVID, and 2023 results compared to 2025 were more reflective of recent policy decisions. She continued her presentation with key findings by category; and, the summary of conclusions. For the Town of Jupiter, quality of life is high, residents feel safe, affordability has challenges, the natural environment and parks systems are the highlight of the community, residents are proud of the community's design, and car travel is working, but there are downward trends for alternative transportation.

Councilor Choy inquired about the target number for responses. Ms. Wytinck explained that the target for both large and small communities is about 350 responses, which provides a 5% margin of error.

Councilor Sundstrom noted that, based on previous survey results, response rates appear to be declining and may be approaching a critical threshold, possibly due to technology-related factors. Ms. Wytinck responded that the survey is available online. Councilor Sundstrom inquired whether any safeguards were in place to ensure that the individual completing the survey was, in fact, the intended resident. Ms. Wytinck stated that there was no evidence indicating the survey links had been shared, and that any duplicate responses typically do not affect the overall results.

Councilor Sundstrom asked whether the Town should be concerned about the decline in survey responses. Ms. Wytinck responded that there has been a long-term decline in public engagement, not limited to surveys. She noted that in other communities, they have increased the number of mailings, but that research indicates that although response rates may be lower, the results can still provide representative input from the community. She explained that the company has been testing text message reminders to participants.

Councilor Guisinger expressed his appreciation for the data collection and presentation. He asked what the six lower-rated items were compared to the 2023 survey, noting that only three were included in the packet. Ms. Wytinck responded that she would follow up with the Council to provide the information and added that the lower ratings were related to transportation.

Mayor Kuretski thanked Ms. Wytinck and emphasized that her contributions are a significant benefit to the Town and its residents. He noted that the Town receives national and peer-group benchmarks and explained that the feedback has had a meaningful impact on policy decisions and funding priorities within the Town.

Mayor Kuretski asked Ms. Wytinck to return to slide twenty, Transportation Improvements, and explained by identifying the "not important" items, it helped provide direction. He added that Palm Beach County is currently developing a

Transportation Master Plan, and that municipalities are working to determine where they will be making investments. He further noted that residents have expressed strong emphasis on improving local roads, rather than focusing primarily on mass transit.

Mayor Kuretski explained that with Florida the Town ranked second in six important attributes compared to other communities and ranked third in three attributes. He requested clarification on which communities ranked first, second, and third, as he believed there was rationale behind those rankings. Ms. Wytinck responded that proprietary lists are not typically shared publicly; however, they do facilitate connections and best practices.

### **CITIZEN COMMENTS**

Ms. Rhonda Abbas-Cook, resident of Missouri, on behalf of Gentiva Hospice asked for Council's support for a Certificate of Need application to expand hospice services in Jupiter and throughout Palm Beach County (PBC).

Ms. Linda Emerson, resident of County Line Road, discussed the purpose of the nonprofit Wildblueseas, and spoke about their efforts to protect and restore local waterways.

Ms. Joyce Cassens, resident of North Highway A1A, did not wish to speak, but submitted a comment card regarding the traffic lights between Donald Ross Road and Indiantown Road traveling on US Highway 1.

### **MINUTES**

#### **4. March 3, 2026, Town Council Meeting Minutes.**

Councilor Choy moved to approve the March 3, 2026, Town Council Meeting Minutes; seconded by Vice-Mayor Delaney; motion passed.

Kuretski	Delaney	Choy	Guisinger	Sundstrom
Yes	Yes	Yes	Yes	Yes

### **CONSENT AGENDA**

All items listed in this portion of the agenda are considered routine by the Town Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilor or citizen so requests; in which event, the item will be removed and considered at the beginning of the regular agenda.

- Mayor Kuretski pulled Item 5.

Mayor Kuretski stated that the procurement packages were excellent and the procurement process improvements that have taken place are noteworthy and appreciated.

Councilor Sundstrom moved to approve the Consent Agenda, as amended; seconded by Councilor Guisinger; motion passed.

Kuretski  
Yes

Delaney  
Yes

Choy  
Yes

Guisinger  
Yes

Sundstrom  
Yes

### **PUBLIC HEARING**

5. **Ordinance 16-26, Second Reading**, Infrastructure Element Comprehensive Plan Text Amendment. **MOVED TO REGULAR AGENDA**

### **PUBLIC BUSINESS**

6. Approving a Purchase Order to Accelerated Technologies in the Amount of \$160,265 for Access Control and Security Cameras for Cinquez and Piatt Place Fire Stations.
7. Approving a Purchase Order to PCS in the amount of \$51,950 for Computer Network Equipment for Cinquez and Piatt Place Fire Stations.
8. Approving the Purchase of four (4) Hamilton T1 Ventilators and Accessories with Hamilton Medical at \$87,000.
9. Approving a Purchase Order in the amount of \$64,224 to PCS for FortiGate Firewalls for the Town's Data Center.
10. Approval of Work Order 3 to Kirchman Construction Co. (Contract EPW 2025-34A) for the Jupiter Lighthouse World War II Barracks Skirt Fence in the amount of \$93,206.
11. Approval of the 5-Year FIND Park Lease Extension in the annual amount not to exceed \$11,300.
12. **Resolution 9-26**, Approval of Proposal No. 2026-020 for Jupiter Community Park Athletic Field Renovations and Agreement with LTG Sports Turf One, LLC under the Equalis Cooperative Contract in the amount of \$1,498,148.
13. **Resolution 34-26**, Approving Execution of a Project Agreement Between Florida Inland Navigation District and the Town of Jupiter for Piatt Place Park for a Waterways Assistance Program Grant amount not to exceed \$215,000 with a project total cost not to exceed \$430,000.

### **END OF CONSENT AGENDA**

### **ITEMS REMOVED FROM CONSENT AGENDA TO REGULAR AGENDA**

#### **PUBLIC HEARING**

5. **Ordinance 16-26, Second Reading**, Infrastructure Element Comprehensive Plan Text Amendment.

Mayor Kuretski stated for the record he had concerns, which were recorded previously in the Town Council meeting minutes.

Title for Ordinance 16-26 was read by Mr. Baird.

Councilor Choy moved to approve Ordinance 16-26, Second Reading; seconded by Councilor Guisinger; motion passed.

Kuretski  
Yes

Delaney  
Yes

Choy  
Yes

Guisinger  
Yes

Sundstrom  
Yes

## **REGULAR AGENDA**

### **PUBLIC HEARING**

At the request of the Applicant, all items related to the Beacon Park Project were Postponed to the April 7, 2026, meeting.

**14. Beacon Park** — Applications for 57.7± acres of property, generally located south of Jupiter Community Park, west of Limestone Creek Road, north of Indiantown Road, and east of the I-95 interchange for the following:

#### **A. East Side of Island Way**

**Ordinance 7-26, Reconsideration of First Reading**, Zoning Map amendment from I-4, Industrial, High Technology and Employment Center District to R-1, Residential Single-Family District, on 34.3± acres located on the east side of Island Way;

#### **B. West Side of Island Way**

**Ordinance 3-26, First Reading**, Consideration of a Future Land Use Map amendment from General Industrial with Bioscience Research Protection Overlay to Medium Density Residential, on 23.4± acres located on the west side of Island Way; and,

**Ordinance 8-26, First Reading**, Consideration of a Zoning Map amendment from I-4, Industrial, High Technology and Employment Center District to R-3, Residential, Limited Multi-Family District, on 23.4± acres located on the west side of Island Way. (2nd Reading TBD)

### **PUBLIC BUSINESS**

**15. Resolution 37-26, Quasi-Judicial**, 200 Hibiscus Street Lounge — Special Exception and Site Plan. (PZ# 25-6651, 6652).

#### ***Ex Parte Communications:***

- Councilor Guisinger met with Staff and the Applicant to discuss the lounge and location.
- Councilor Sundstrom met with the Applicant for a general overview.
- Vice-Mayor Delaney spoke with Mr. Fidanza and Mr. Leone.
- Councilor Choy met with the Applicant for a general overview.
- Mayor Kuretski visited the site and spoke to Staff.

The Town Clerk swore in five people.

Mr. Brett Leone, Applicant, provided a presentation on the Special Exception Use Application. He provided an overview of the request, noting that the location is within the Indiantown Road Overlay Zone (IOZ). He continued to describe the access points, and existing zoning and future land use designation, noting that if the site were not in the IOZ, the requested use would be allowed by right. He continued with

providing site data and historical uses, available parking spaces (54), and surrounding uses. Mr. Leone next provided a description of a listening room (lounge), and he stated there would only be 22 seats and a reservation-only system would be used. Mr. Leone next provided an overview of the Town Code special exception criteria and explained how the project met each of the criteria. He also explained the improvements the owner had made to the building, since purchasing the property in 2021, and concluded with an overview of the request.

Mr. Joseph Dray, Planner, spoke on behalf of the Planning and Zoning Department. He explained that Staff had reviewed the application and based on the facts contained in the Staff Report, found that the request is consistent with the Comprehensive Plan and would comply with the Town Code, subject to the conditions noted in the Resolution. He explained that Staff had evaluated the request using the criteria in the Town Code and found that the applicant needed to satisfy criteria relative to parking on the property, as well as to the hours of operation for the lounge. Mr. Dray explained that a parking condition included the requirement to restripe and repair the parking lot area to provide the minimum number of parking spaces. He also explained that the lounge was required to be compatible with the surrounding properties with respect to its hours of operation. Mr. Dray stated that the property is adjacent to a residential neighborhood to the north, and Staff had spoken to a resident who expressed concerns and the resident was encouraged to attend the meeting. He further explained that to ensure the Code criteria were met, Staff included a condition to limit the hours of operation for the lounge, in addition to requiring that all doors and windows after 10 p.m. be closed to mitigate any potential noise impacts. Mr. Dray noted this was consistent with other approvals on the subject property as well as other approvals in Town which are located near residential properties. Mr. Dray provided an overview of the Planning and Zoning Commission recommendations and concerns, which included a condition that would require the Council to approve any future outdoor seating requests.

Councilor Choy inquired about the hours of operation and asked for clarification on what the Staff was requesting. Mr. Dray confirmed that Staff recommended what the Applicant had proposed, which was 5 p.m. to 1:00 a.m. Monday through Thursday. Councilor Choy next asked if the restaurant next door had any impact on parking. Mr. Leone provided an overview of the parking requirements for each and explained that there could be an additional twenty spaces available. Councilor Choy asked for clarification on the windows and doors being closed, and Mr. Leone explained there was no objection to that condition. There was continued discussion about the concerned resident and a possible petition from other residents. Councilor Choy next inquired if there was any intent to request a full bar license in the future, and Mr. Leone confirmed there was not.

Vice-Mayor Delaney inquired about the volume levels that were expected, and Mr. Leone explained that it would be ambient sound. He next asked about acquiring the 4COP liquor license, and Mr. Leone stated that they were confident there would not

be an issue. Vice-Mayor Delaney expressed his appreciation for the investment in property upgrades that had been completed.

Mayor Kuretski expressed his support for what was presented. He also expressed concerns about the applicability of two of the conditions as written, which were the requirement for windows to be closed when there are no windows, and the language for outdoor seating when space for outdoor seating does not exist. Mayor Kuretski stated he would like those changes offered. Mr. Dray proposed striking the proposed language about outdoor seating and adding language that prohibited outdoor seating unless amended by Council. The Applicant confirmed they were agreeable to the modified conditions.

Councilor Sundstrom inquired about the differences between a lounge, tavern and bar, and John Sickler, Planning Director, confirmed there were no differences. Councilor Sundstrom stated she agreed with the modified condition for outdoor seating and explained that the language for the doors and windows being shut is sometimes used to provide comfort to residents. Mayor Kuretski explained that the suggested change was to always have the doors shut and not just for after hours.

Mayor Kuretski opened the Agenda Item up for public comment:

Mr. Ronald Brodsky, resident of Hibiscus Street, stated that he had no objections to the project based on what he had heard during the meeting.

Councilor Choy expressed concern about the late hours but stated she supported the project.

Councilor Sundstrom expressed her excitement for the project, and her appreciation for the work that has been done on the building and landscaping. She noted that she looked forward to the new use revitalizing the center.

Mayor Kuretski confirmed there was a consensus to modify the conditions. He requested that the motion include the revisions to require that the doors always be shut, and that outdoor seating be prohibited unless amended by Council. Mayor Kuretski expressed appreciation for the resident who attended and who had expressed his support upon hearing the conditions.

Councilor Guisinger moved to approve Resolution 37-26, as amended; seconded by Councilor Sundstrom; motion passed.

Kuretski  
Yes

Delaney  
Yes

Choy  
Yes

Guisinger  
Yes

Sundstrom  
Yes

## REPORTS

### TOWN ATTORNEY – NONE

### TOWN MANAGER –

- Jones Creek Mangrove Trimming - Mr. Kitzerow reported that, in response to an issue that was raised at a previous meeting, Staff from the Utilities Department and Natural Resources toured and reviewed the mangrove trimming project with the Town's contractor. Certified Arborists from the Town and the Contractor agreed that the mangroves had been trimmed and pruned to the greatest extent feasible, and any additional trimming would damage the mangrove root system. Mr. Kitzerow stated that the Natural Resources Staff will conduct outreach to the neighborhood to raise awareness of the mangroves and trimming best practices. He also noted that the Town would obtain a certified survey documenting the trimmed limits.
- Bank Fraud Scam - Mr. Kitzerow raised awareness regarding a fraud scam that the Jupiter Police Department is actively addressing. He stated that scammers are posing as banks and contacting residents about fraudulent activity and convincing them to withdraw money to protect their funds and to give the money to an unsuspecting ride-share courier. Mr. Kitzerow emphasized that law enforcement and banks will never ask you to withdraw cash or to hand it to someone, and that if residents receive a suspicious call or message, they should immediately contact the Jupiter Police Department.
- Employee Service Anniversaries - Mr. Kitzerow recognized the following employees for their years of service:
  - Larry Tress, Utilities Department – 25 years.
  - Officer Craig Yochum, Police Department – 10 years
  - Magdalena Rogers, Police Department – 10 years
  - Kimberly Slater, Building Department – 10 years
  - Mike LeBon, Parks and Recreation Department – 5 years
- Temporary Fire Station - Mr. Kitzerow reported that the temporary fire station would be relocated next week from its current location on Daniel's Way to Abacoa Community Park adjacent to Independence Middle School. He explained that the temporary station will serve as one of the three Jupiter Rescue Fire stations and will allow for seamless fire rescue across the community. He noted that it would remain in service and in place until renovations have been completed at the station on Military Trail. Mr. Kitzerow confirmed that the Police Chief and Fire Chief were working with the School Staff, and that new traffic patterns and parking restrictions would be put in place.

- Jupiter Police Department Annual Awards - Mr. Kitzerow expressed his gratitude to Chief Hennessy and his team for a job well done and congratulated all the recipients.
- Planning and Zoning Department - Mr. Kitzerow stated that the Department has undergone restructuring and congratulated Garret Watson on being promoted to Assistant Director. Mr. Watson will work closely with Stephanie Thoburn, who is also an Assistant Director. He expressed appreciation to all in Planning and Zoning.

**TOWN COUNCIL – LIAISON REPORTS AND COMMENTS –**  
**MAYOR KURETSKI:**

- Hospice Attendees – In regard to meeting attendees still present, Mayor Kuretski commented that the Comment Card clearly states that Council does not address topics brought up during citizen comments, and the Clerk confirmed. He noted his experience with hospice and requested Staff to come back to advise Council on the topic and request. Mr. Kitzerow confirmed he had it on his list for the Staff meeting in the morning.

**COUNCILOR CHOY:**

- Jupiter Police Department - Councilor Choy expressed her joy with the Awards Ceremony and the recent promotions, and noted the Department stands to be recognized throughout the state.
- JFRD - Councilor Choy expressed pride in all that is occurring.
- Citizen Survey - Councilor Choy noted that there was a lot of good data and there would be a need for follow-up.

**VICE-MAYOR DELANEY:**

- Jupiter Police Department - Vice-Mayor Delaney stated that the Awards Ceremony was outstanding, and he noted that the Department is in great shape for the future. He congratulated Chief Hennessy.
- JFRD - Vice-Mayor Delaney expressed appreciation for how quickly and how well things are coming together. He thanked Chief Donatto for his presentation.
- Next Term - Vice-Mayor Delaney noted he looked forward to his next term. He thanked Staff for all that they do, and thanked his colleagues on the dais for their support and work that they put in.

**MAYOR KURETSKI (Continued):**

- Proportionate Fair Share Legislation - Mayor Kuretski requested that the Town Attorney provide Council with a summary explanation of the legislation. He noted

that the legislation is over 20 years old but has significant impact, and he believes it to be one of the many unfunded mandates.

- Turtle River Montessori School - Mayor Kuretski requested Staff share with the Council the provisions in the Development Order for the School and the limitations on school hours as not to conflict with Jerry Thomas Elementary.
- Parks Master Plan - Mayor Kuretski requested a correction be made in the future regarding the number of pickleball courts and that a footnote be added in the benchmarking information to note that Gardens includes the North County Regional Park.
- Boutique-Style Adult Care Facility - Mayor Kuretski relayed that he had received correspondence at his home stating that a four-bedroom home in a single-family residential unit was going to be used as a four-bedroom boutique-style adult care facility. He requested that Staff report back to Council and let them know if it was allowable by Code.

**COUNCILOR SUNDSTROM:**

- Legislative Update - Councilor Sundstrom reported that the legislature had adjourned their session on Friday, and that they had concluded their work on all non-budget related bills. She noted that they must approve a State budget by July 1, and that they would be coming back for a special session called by the Governor from April 20-24, which could be expanded to include other topics, such as property taxes. Councilor Sundstrom stated that the Council would receive an end of session report from the Town Lobbyist, and if Council wanted to see any changes or new information included, they should let the Town Manager know.
- Planning and Zoning Department - Councilor Sundstrom congratulated Garret Watson on his promotion, and express gratitude to Mr. Sickler. She noted that the upcoming year would be a substantial Planning and Zoning year and wanted to thank the Department in advance, especially for the institutional knowledge and detailed records they keep.
- Public Safety Chiefs - Councilor Sundstrom expressed gratitude to Police Chief Hennessy and Fire Chief Donatto and stated she was pleased to see how well the two work together and the culture of the leadership that they provide. Councilor Sundstrom also expressed gratitude to Police Chief Hennessy for being so accessible and for always going the extra mile.

**COUNCILOR GUISINGER:**

- Jupiter Police Department - Councilor Guisinger noted that he had the pleasure of attending the Annual Awards Ceremony and the Swearing-in Ceremony and was

amazed by the quality of Officers the Town has employed and all that they do on daily basis to protect the citizens. He thanked Chief Hennessy.

- Swearing-In Ceremony - Councilor Guisinger expressed gratitude for the reception and provided special thanks to Judge Curley for taking the time out of his day to swear-in both he and Vice-Mayor Delaney.

**ADJOURNMENT** – 8:54 P.M.

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Merriane Lahmeur, Town Clerk