



**FINAL MINUTES AND AGENDA
TOWN OF JUPITER
TOWN COUNCIL MEETING
TOWN COUNCIL CHAMBERS
TUESDAY, APRIL 7, 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; Acting Town Manager Kate Moretto; Town Attorney Thomas J. Baird and Town Clerk Merriane Lahmeur.

MINUTES

1. March 17, 2026, Town Council Meeting Minutes.

Councilor Choy moved to approve the March 17, 2026, Town Council Meeting Minutes; seconded by Councilor Sundstrom; 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.

Vice-Mayor Delaney moved to approve the Consent Agenda; seconded by Councilor Guisinger; motion passed.

Kuretski	Delaney	Choy	Guisinger	Sundstrom
Yes	Yes	Yes	Yes	Yes

PUBLIC BUSINESS

2. Approving the Town's Charitable Donations for 2026.
3. Approving Work Order 6 to Kirchman Construction Co. (Contract EPW2025-34A) for the Indian Creek Park Restroom project in the amount of \$434,921.
4. Approving the Purchase of Four (4) EPOC Blood Analysis Systems and Accessories from Siemens at \$64,243.
5. Approving a Billing Services Agreement with EMS Management & Consultants in the Annual Amount of \$73,000.

6. **Resolution 48-26**, Approving the Palm Beach County 5-year Emergency Medical Services (EMS) Grant Agreement.

REGULAR AGENDA

PUBLIC HEARING

7. **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:

Mr. Zach Ciciera, with Cotleur & Hearing, representing the Applicant, provided a brief recap of the actions at the previous meetings. He explained that the presentation in the agenda packet was slightly different than what he was presenting, because he had omitted the east side in the current presentation, since they were requesting that no action be taken on that Item. He then provided an overview of the west side parcel request, which included amending the land use to Medium Density Residential (RMD) and the zoning to Residential, Limited Multifamily (R-3). Mr. Ciciera explained that the site had remained vacant and that they had consulted with a market analyst, who stated it would be difficult to attract Class-A industrial users due to the large supply of suitable industrial land in Palm Beach County. He also mentioned that the applicant had requested the RMD and R-3 designations as a mechanism to achieve the twelve percent workforce housing (WFH) requirement. He next provided an overview of how the project met the code criteria, and the expected traffic reductions resulting from the proposed changes.

Mr. Garrett Watson, Assistant Planning and Zoning Director, explained that no action was needed on Ordinance 7-26. He noted that, as it related to the west side, there were two items Council had asked Staff to provide additional information on, one of which was the traffic impacts of a hybrid approach and the other was the WFH impact of a hybrid approach. For context, he explained that a hybrid approach consisted of residential development on the east side and industrial use on the west side. He then provided an explanation of traffic impacts with a hybrid approach, including providing a correction to the a.m. peak hour trip calculations that Staff had provided. He also discussed the WFH component, explaining that the current proposal included 99 units, of which twelve would qualify as workforce housing. Mr. Watson provided examples of the impact on the number of WFH units and WFH Fund contributions depending on the various possible approaches.

Councilor Guisinger asked with tonight's approval, if the applicant planned to modify the west side portion of the application to a Planned Unit Development (PUD) before second reading. Mr. Ciciera confirmed that a PUD would be requested for both the east and west sides. Councilor Guisinger also asked if there was an update on the pending transactions to acquire the three industrial properties on the west side. Mr. Ciciera stated that no new information was available.

Councilor Sundstrom mentioned including a trip cap like previously discussed.

Vice Mayor Delaney asked the applicant whether there were any additional requests that would be made with the PUD. Mr. Ciciera stated that there were none at this time, but that an analysis was still being conducted and that they planned to submit the proposal on Monday.

Councilor Choy asked for confirmation that the WFH section still consisted of twelve units, and Mr. Ciciera confirmed that it did.

Mayor Kuretski noted that ideally, the Town would like to see the triangle parcel issue resolved and inquired if Mr. Ciciera thought that might happen before the project was approved. Mr. Ciciera responded that the property owners remain in discussion, and at this time no additional property is proposed to be added to the project.

Mayor Kuretski opened the Agenda Item up for public comment:

Ms. Sheila Wilikinson, resident of Umbrella Place, expressed her appreciation to Council and discussed her support for the proposed project.

Mayor Kuretski asked staff whether the intent was that, upon site plan approval, the current development agreement would cease to exist. Mr. Watson confirmed that the applicant had submitted a request to abandon it, and that Staff planned to bring the item back to Council. Mayor Kuretski explained the importance of taking action to abandon the agreement.

Mayor Kuretski then asked the applicant for their preference regarding the trip cap on the west side. Mr. Ciciera stated that they preferred the trip cap be included in the motion at second reading, so that Council would have the ability to review the site plan and the development agreement abandonment together. Mayor Kuretski next inquired if there was a recommendation regarding the trip cap from Staff. Mr. John Sickler, Planning and Zoning Director, noted that Staff did not cite a trip count number at this point, but referenced the first paragraph on page 3 of the Staff Report. He explained that the west side was being proposed for 43 units and based on an estimate of ten daily trips per unit, the current estimated calculation would be 430 trips. He noted that Staff typically includes a buffer to allow for flexibility, and that a trip cap could be updated at second reading with the PUD.

Mr. Peter Hofheinz, with Cotleur & Hearing, explained that they were actively collaborating with Staff, and the 163 units represented the maximum at the land use level. He proposed using that number for the trip cap at this reading, with the expectation that it would be updated at the second reading. Mayor Kuretski noted that a trip count had not been added for the east side parcel during first reading, and to keep it consistent, requested that one not be added at this time to the west side, since there was not a recommendation contained in the Staff Report.

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;

At the request of the Applicant no action was taken.

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,

Title for Ordinance 3-26 was read by Mr. Baird.

Vice-Mayor Delaney moved to approve Ordinance 3-26, First Reading; seconded by Councilor Guisinger; motion passed.

Kuretski	Delaney	Choy	Guisinger	Sundstrom
Yes	Yes	Yes	Yes	Yes

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)

Title for Ordinance 8-26 was read by Mr. Baird.

Councilor Guisinger moved to approve Ordinance 8-26, First Reading; seconded by Councilor Choy; motion passed.

Kuretski	Delaney	Choy	Guisinger	Sundstrom
Yes	Yes	Yes	Yes	Yes

8. Ordinance 27-26, First Reading, Establishing Procedures for Authorization of a Fire Special Assessment on Properties within the Town of Jupiter.

Mr. Scott Reynolds, Director of Finance, presented an overview of the proposed Ordinance. He emphasized that the current Ordinance does not impose an assessment or establish assessment rates but instead establishes the legal framework and process for a potential future fire assessment, if later approved by Council. Mr. Reynolds explained that the framework ensures compliance with statutory notice requirements, provides transparency for property owners, and allows the Town to adjust the annual assessment rates. He outlined the next steps, including a second reading of the Ordinance, adoption of a Resolution for the initial rate hearing, public hearings, and the final adoption of the non-ad valorem assessment rates for the next fiscal year in June, if the Council chooses to do so.

Councilor Choy inquired whether the Ordinance included a 15% rate. Mr. Reynolds responded that no rate is being set at this time, and that a rate will be proposed later through a Resolution and fifteen percent would be the proposed rate then.

Vice-Mayor Delaney asked for confirmation that the current item pertains solely to establishing the framework, and Mr. Reynolds confirmed.

Councilor Sundstrom inquired about potential impacts on the General Fund based on the proposed rules for hardships, noting the fire assessment was to help pay for the debt for fire rescue. Mr. Reynolds confirmed that the assessment revenue would partially fund Fire Department debt. He further noted that the Ordinance included hardships but did not establish a hardship program. He explained that the Council would need to make a policy decision to establish a program to assist residents who are unable to pay the assessment, and if a hardship was determined, an alternative funding source would need to be identified. There was discussion about determinations for hardships, possible processes, the Town Manager's role, and future policy decisions.

Councilor Sundstrom then asked when a policy would be presented. Mr. Reynolds stated Staff would aim to present a policy prior to issuing the rates to residents, which would occur at the end of the budget cycle.

Mayor Kuretski expressed appreciation to Staff for their work. He explained that the Council had just learned a few weeks ago what the proposed rate approach was going to be, and that he had started to research what the effect would be on a resident. He expressed discomfort with the use of floor area as a basis for calculation, noting others had used a per residential unit basis fee. Mayor Kuretski cited inconsistencies between single-family homes and condominiums, as well as concerns with the amplification formula for increased square footage. He also noted discomfort with implementing multiple significant changes simultaneously.

Mayor Kuretski shared results from a personal analysis of thirteen residential units that he had personally chosen and noted that based on a 100% non-ad valorem assessment rate, some residents under the proposed rate structure could pay more than they are currently paying. He expressed concern regarding how projected savings are being communicated and stated that he is not supportive of the proposal in its current form, because there isn't an opportunity to change the proposed rate mechanism.

Councilor Sundstrom asked the Mayor to clarify which residents would be paying more under the proposal. Mayor Kuretski provided an example using his own home, noting that while he had expected savings of \$89.00 on his home, his bill would instead increase by approximately \$250 per year. He provided information on homesteaded properties versus non-homesteaded properties.

Councilor Sundstrom asked Mayor Kuretski if he was implying that non-homesteaded properties would receive a greater benefit, and he confirmed they could benefit

significantly more. Councilor Sundstrom emphasized that the full 100% rate would not be proposed and it was intended for a 15% rate to be used, which would benefit all and be less than what they are currently paying for County. She emphasized the importance of continued evaluation.

Vice-Mayor Delaney stated that his understanding was that the 15% allocation was designated for debt service and could be adjusted up or down, but that he was locked in at 15%.

Mayor Kuretski clarified that the report included 18 tiers ranging from \$3 to \$1,190, and that it was based on tier classifications rather than square footage. He expressed discomfort with proceeding even at the 15% level, noting that it would set the tier structure. While he acknowledged that the rate structure could be modified, he was still not comfortable moving forward with it at this time.

Councilor Sundstrom noted that it would not be easy to change the rate structure, and it would need approval. She stated that the proposed process was transparent and that the framework provides flexibility for future decisions. Mr. Reynolds stated that the process was outlined in the procedural Ordinance and explained that it would return to Council each year for consideration of any changes. He noted that, if changes were desired, the process would begin again with direct notices to residents and Resolutions. Vice-Mayor Delaney and Councilor Sundstrom discussed the possibility of changes and notifications to residents in future years.

Councilor Choy asked about differences in square footage calculations for single-family versus condominiums. Mr. Reynolds explained that condominium assessments are based on interior living space square footage. Mayor Kuretski reiterated concerns about inconsistency in this methodology.

It was noted among the Council Members that more discussion and research was warranted, but that the Ordinance should proceed forward to second reading. Mr. Reynolds indicated that additional clarification could be provided.

Mr. Reynolds noted increased public engagement, and that questions that had been received regarding the proposal had been added to the Town's website. He wanted to ensure everyone knew where they could locate the information.

Mayor Kuretski provided an additional example, noting that using the 15% rate a 1,199 square foot home would pay \$15, while a 3,100 square foot home would pay \$93, even if both units each housed two people. He reiterated that he would not support the proposal, expressed concerns about how the Town's website presented the information, and suggested that the wording be revised.

Councilor Sundstrom noted that the anticipated significant savings might be getting lost with examples that deviate from the proposed assumptions, and that the Council should not lose sight of the significant savings. Councilor Sundstrom and Vice-Mayor Delaney stated they would never support a 100% non-ad valorem assessment.

Vice-Mayor Delaney inquired whether Mayor Kuretski would support a flat fee. Mayor Kuretski indicated he would support a flat fee; however, he noted that the structure could not be changed at this point.

Title for Ordinance 27-26 was read by Mr. Baird.

Vice-Mayor Delaney moved to approve Ordinance 27-26, First Reading; seconded by Councilor Sundstrom; motion passed.

Kuretski	Delaney	Choy	Guisinger	Sundstrom
No	Yes	Yes	Yes	Yes

PUBLIC BUSINESS

9. Selecting the Town of Jupiter Vice-Mayor 2026-2027.

Vice-Mayor Delaney moved to select Councilor Choy as Town of Jupiter Vice-Mayor for 2026-2027; seconded by Councilor Sundstrom; motion passed.

Kuretski	Delaney	Choy	Guisinger	Sundstrom
Yes	Yes	Yes	Yes	Yes

10. Approving the 2026 Appointments to the Town's Boards, Committees, and Countywide Organizations.

Councilor Guisinger moved to approve the following appointments and reappointments to the Art Committee:

Art Committee

Brenda Nickolaus
Elizabeth Dashiell
Dylan Priday
Peter Richardson
Cherie Blickenstaff

Art Committee Alternates

Bianca Rosa
Elizabeth Palace
Nicole Underwood

Seconded by Councilor Sundstrom; motion passed.

Kuretski	Choy	Delaney	Guisinger	Sundstrom
Yes	Yes	Yes	Yes	Yes

Councilor Guisinger moved to approve the following reappointments to the Audit Committee:

Audit Committee (1-year term)

Michael Webber
Susan Present

Phillip Ameen
Michael Villella
Sam Ulan

Seconded by Councilor Delaney; motion passed.

Kuretski	Choy	Delaney	Guisinger	Sundstrom
Yes	Yes	Yes	Yes	Yes

Councilor Guisinger moved to approve the following appointments and reappointments to the Beach Committee:

Beach Committee (serves at the pleasure of Council)

Gail Whipple – Appointed by Councilor Delaney
Julie Whitten – Appointed by Councilor Guisinger

Beach Committee At Large (2-year term)

David Uhfelder

Beach Committee Alternates (2-year term)

John Pugsley

Seconded by Councilor Sundstrom; motion passed

Kuretski	Choy	Delaney	Guisinger	Sundstrom
Yes	Yes	Yes	Yes	Yes

Councilor Delaney moved to approve the following appointments and reappointments to the Construction Board of Adjustments and Appeals:

Construction Board of Adjustments and Appeals (3-year term)

Chris Embick
Herb Kahlert

Seconded by Councilor Sundstrom; motion passed.

Kuretski	Choy	Delaney	Guisinger	Sundstrom
Yes	Yes	Yes	Yes	Yes

Councilor Guisinger moved to approve the following appointments and reappointments to the Environmental Task Force:

Environmental Task Force

Christina Akly– Appointed by Mayor Kuretski
Willie Puz– Appointed by Vice-Mayor Choy
Rebecca Lourido – Appointed by Councilor Delaney
Emily O’Mahoney – Appointed by Councilor Guisinger
Christa Cherry– Appointed by Councilor Sundstrom

Seconded by Vice-Mayor Choy, motion passed.

Kuretski	Choy	Delaney	Guisinger	Sundstrom
Yes	Yes	Yes	Yes	Yes

Councilor Delaney moved to approve the following appointments and reappointments to the Historic Resources Board:

Historic Resources Board (serves at the pleasure of Council)

Debi Murray - Appointed by Councilor Delaney
Brad Mayo – Appointed by Councilor Guisinger

Historic Resources Board Alternates (1-year term)

Sara Misselhorn (First Alternate)
Chris Yerkes (Second Alternate)

Seconded by Vice- Mayor Choy; motion passed.

Kuretski	Choy	Delaney	Guisinger	Sundstrom
Yes	Yes	Yes	Yes	Yes

Councilor Delaney moved to approve the following appointments and reappointments to the Planning and Zoning Commission.

Planning and Zoning Commission (serves at the pleasure of Council)

David Thompson - Appointed by Councilor Delaney
Robert Grabowski– Appointed by Councilor Guisinger

Planning and Zoning Commission At Large (1-year term)

Paul Keenan
Marty Rogol

Planning and Zoning Commission Alternates (1-year term)

Edward Sterling
Cynthia Blum

Seconded by Vice- Mayor Choy; motion passed.

Kuretski	Choy	Delaney	Guisinger	Sundstrom
Yes	Yes	Yes	Yes	Yes

Countywide Organizations

Issues Forum

Mayor Kuretski

Loxahatchee River Coordinating Council

Councilor Delaney
Councilor Guisinger (Alternate)

Palm Beach County League of Cities

Councilor Sundstrom (Voting Delegate)
Vice-Mayor Choy (Alternate)

Councilor Delaney (Alternate)

Palm Beach North Chamber Government Affairs Committee

Vice-Mayor Choy

School Board District Liaison

Councilor Guisinger

Councilor Sundstrom (Alternate)

Palm Beach Metropolitan Planning Organization

Mayor Kuretski

Councilor Delaney (Alternate)

Legislative Liaison

Councilor Sundstrom

REPORTS

TOWN ATTORNEY –

- 9-Acre Parcel Update – Mr. Baird reported that during the due diligence groundwork for the sale of the Town property, it was determined that the Town parcel is part of the Lakewood Commercial Association (Association). He noted that the Association was formed by Pulte Homes and consisted of three parcels, and the Directors, who were Pulte representatives, had resigned from the Association. Mr. Baird stated that he had been in communication with the General Counsel for the CVS parcel and is actively reaching out to the other parcel owner. The Association will have to be reestablished prior to closing, so that MESO can appoint a Director when they take over as the property owner.

Mr. Baird requested Council to make a motion to appoint Town Manager, Frank Kitzerow, as the Director of the Lakewood Commercial Association.

Councilor Guisinger moved to appoint Frank Kitzerow as the Director of the Lakewood Commercial Association; seconded by Counselor Delaney; motion passed.

Kuretski
Yes

Choy
Yes

Delaney
Yes

Guisinger
Yes

Sundstrom
Yes

Mayor Kuretski inquired if there were common expenses associated with the Association and questioned why the Association still existed. Mr. Baird explained that the Town was exempt from paying Association costs, but the two other parcels have failed to pay their portion and are now being sued. He stated that he was working with CVS to alleviate the situation, and one of the items that would need to be modified are the recorded Declarations of Covenants.

ASSISTANT TOWN MANAGER –

- Jupiter Police Department – Ms. Moretto congratulated Officer Christian Wyatt for being recognized by the Tequesta American Legion Rood Williams Post #271 as Officer of the Year for 2025. She also congratulated Detective Diana Zeitz for being

nominated for Officer of the Year by the Palm Beach County Victim Services, a distinguished recognition based on exemplary service, a commitment to upholding justice, supporting victims and ensuring the safety of the community.

- Operation Barnacle Busters – Ms. Moretto reported the Police Department Marine Unit has cited several vessels this year and has one vessel under a derelict vessel investigation. She noted that the Unit’s quarterly report has been updated and could be found on the Police Department website.
- Temporary Fire Station - Ms. Moretto reported that the Temporary Station had been relocated to Abacoa Community Park, and that the next steps have started, which include renovating the living space, connecting utilities, and installing landscaping.
- Employee Service Anniversaries - Ms. Moretto recognized the following employees for their years of service:
 - Sergeant Telly Tyson, Police Department – 20 years.
 - Steven Meberg, Building Department – 20 years
 - Farah Merzacco, Police Department – 15 years
 - Sergeant John Matoni, Police Department – 10 years
 - Officer Branden Zesut, Police Department – 10 years
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TOWN COUNCIL – LIAISON REPORTS AND COMMENTS –
COUNCILOR GUISINGER:

- Jupiter Police Department - Councilor Guisinger recognized Nicole Lunsford, Celines Kelley, Angela Dean and Stephanie Urso, for being honored during National Property and Evidence Appreciation Week and expressed gratitude for the vital role they play in protecting evidence.
- Art Gallery Exhibition - Councilor Guisinger reminded Council that the Town would be hosting an Art Gallery Exhibition, with the theme “Stories We Keep,” starting Friday, April 10 through Wednesday, April 22 at the Community Center. He noted that the opening reception would be Friday, April 10, from 6:00 p.m. to 8:00 p.m.

COUNCILOR SUNDSTROM:

- Legislative Session Report - Councilor Sundstrom reminded the Council that the lobbyist was requesting feedback on the report. She had shared with them that the report was fantastic. Noting that it was very reasonable, very readable and very specific to the Town needs, but the lobbyist would still like input from Council to make the report better in the future.
- Vice-Mayor Selection - Councilor Sundstrom expressed appreciation for the tradition in the Town, which is to alternate between districts, and that everyone gets an opportunity to have that perspective. She was pleased to see District 1 have the opportunity again.
- Town Audit - Councilor Sundstrom noted that the Audit Committee would soon be scheduling a public meeting to receive the Town audit presentation.

MAYOR KURETSKI:

- Operation Barnacle Busters - Mayor Kuretski noted how creative and proactive the program was in response to a Council strategic initiative. He expressed his gratitude for the continued operation.
- Temporary Fire Station - Mayor Kuretski shared as a grandparent who sometimes uses the shared parking lot for school pickup that he thought the transition was smooth and there appeared to have been good communication. He appreciated how well it went.
- Legislative Session Report - Mayor Kuretski stated that, historically, he had never received such a customized report as the one they had received this year from the Town lobbyist, and that it is clear that they are lobbying for the Town. He noted how helpful it was to have a lobbyist that understands local and can help champion that on behalf of the Town. He expressed his appreciation and was looking forward to what is to come, especially with additional sessions being scheduled.

COUNCILOR DELANEY:

- Operation Barnacle Busters – Councilor Delaney expressed how great the program is.
- Jupiter Police Department - Councilor Delaney congratulated Detective Diana Zeitz and noted how hard she works and all the events that she always attends.
- JFRD - Councilor Delaney congratulated the Fire Chief on the hiring of all the personnel.

VICE-MAYOR CHOY:

- Boards and Committees - Vice-Mayor Choy expressed her appreciation for the materials provided for the appointment process. She expressed gratitude to those that commit to serving on the Boards and Committees and is hopeful of seeing more applicants next year.
- Employee Service Anniversaries - Vice-Mayor Choy congratulated Staff for their anniversaries and longevity, noting that it is representative of the Town culture and core values.
- Legislative Session Report – Vice-Mayor Choy expressed appreciation for the legislative appropriation requests, and the lobbyist's request for feedback on the report.

ADJOURNMENT – 8:39 P.M.

Merriane Lahmeur, Town Clerk

