

TOWN OF OCEAN BREEZE
MINUTES REGULAR TOWN COUNCIL MEETING
Monday, August 12, 2024, 10:30AM
Ocean Breeze Resort Clubhouse, Pineapple Bay Room
700 NE Seabreeze Way, Ocean Breeze, FL

1. Call to Order – President Kelley called the meeting to order at 10:30 a.m.

- Pledge of Allegiance – Mayor Ostrand led the Pledge of Allegiance
- Roll Call – Present: Mayor Karen M. Ostrand, President Sandy Kelley; Vice President Kevin Docherty; Council Members Gina Kent, Matthew Squires, and Michael Heller
- Staff Present – Town Management Consultant, Terry O’Neil; Attorney, Paul Nicoletti, Permit Processor, Pam Orr; Absent – Town Clerk, Kim Stanton

2. Approval of Minutes – Vice President Docherty, seconded by Council Member Kent, made a motion to approve the minutes of the Regular Meeting, Monday, July 8, 2024.

President Kelley asked for comments from the public.

There were none.

All in favor: Yes: Kent, Kelley, Docherty, Heller, Squires; No: None; motion passed 5-0.

3. Review of Board and Agency Memberships – Mr. O’Neil reviewed the positions that needed representation.

Vice President Docherty commented that he would have to pass on taking on any additional committees.

President Kelley volunteered for #12, Martin County/Jensen Beach Community Redevelopment Area (CRA) and Neighborhood Advisory Committee (NAC).

Vice President Docherty, seconded by Council Member Kent, made a motion to appoint President Kelley to the Martin County/Jensen Beach Community Redevelopment Area (CRA) and Neighborhood Advisory Committee (NAC).

All in favor: Yes: Kent, Kelley, Docherty, Heller, Squires; No: None; motion passed 5-0.

4. Comments from the public on topics not on the Agenda – Janet Galante, 431 Intercoastal Drive, Ocean Breeze, asked for an update on her request for the Council to investigate the possibility of installing crosswalks in downtown Jensen Beach.

Mr. O’Neil answered that having a representative on the NAC would be effective and that he would follow-up with the County engineering department regarding possible installation of a crosswalk in downtown Jensen Beach. He added that some time ago the Council corresponded with the County regarding the traffic pattern on West End Boulevard and stated that he would follow up with them. He asked Mrs. Galante to reiterate her concerns.

Mrs. Galante stated that there was a near fatal accident in front of “Jan’s Diner” this past weekend and that she would like to see a crosswalk installed in the middle of downtown Jensen Beach.

Mr. O’Neil informed Mrs. Galante that Jensen Beach Blvd. was a Martin County Road, and that he would follow-up with them.

Vice President Docherty informed the Mayor and the Council that the Town was in the process of refurbishing the three crosswalks on Indian River Drive, and the possibility of adding “25 mph” signage on the road to slow down the traffic. He added that the Town was waiting for a bid.

Mr. O’Neil remarked that Sunshine Land Design was the firm that worked on the crosswalks during the original Indian River Drive project. He explained that there was a continuing services contract with Martin County which would allow the Town to piggyback on their contract without having to go through a long elaborate bidding process.

Council Member Kent stated that she believed that some of the residents of Seawalk were confused about the close-out process, especially regarding what was covered by their warranty and what was not. She added that some of the residents of Seawalk did not know who was serving as the new President of the HOA.

Mr. O’Neil directed the Mayor and the Town Council to the blue sheet item, which was a response to the developers’ inadequate compliance submittal prepared by Attorney Nicoletti. He further explained the close-out procedures.

Mr. O’Neil gave an update on hiring a Town attorney.

Mr. O’Neil informed the Mayor and the Town Council that staff would gather some information regarding Seawalk warranty issues versus code compliance. He spoke about the Town hiring Wojcieszak Engineering to address the air-conditioning concerns and hiring Michael Flaugh, Landscape Architect, to address the landscaping concerns. He stated that if there was a warranty issue, it would be a private matter and that those individuals would need to seek representation.

Ann Kagdis, 111 NE Bay Drive, spoke about the upcoming NAC meeting to be held on September 4, 2024. She invited all residents to attend and get involved.

Mayor Ostrand stated that she had been working with the County regarding the issues with West End Boulevard for eight years.

Janet Galante remarked that the local election was coming up and encouraged residents to make their voice heard.

5. Comments from the Council on topics not on the Agenda – President Kelley asked about Item D in the blue page documents.

Mr. O’Neil discussed some recent interest in the Plaza and the development regulations for the property, which was zoned for business. He explained the parking analysis requirement for the plaza and the possibility that the item may come before the Council for approval. He spoke about the deficient stormwater and exfiltration system in the plaza.

President Kelley asked about Item B in the blue page documents, the County’s response to the possibility of a left turn onto Skyline Drive from Ocean Breeze Plaza.

Mr. O’Neil advised that, according to Martin County, a permit would be required to make a left turn onto Skyline Drive from Ocean Breeze Plaza.

President Kelley stated that she did not believe anyone would be opposed to such a turn.

Pam Orr, Permit Processor, spoke about the South Street residents who had previously opposed the turn.

Council Member Kent asked about where the new fast-food restaurant might be built.

Mr. O'Neil explained where the proposed restaurant would be built in relation to the current configuration.

6. Comments from Town Management Consultant, Terry O'Neil – There were none.

7. Comments from Mayor Ostrand – Mayor Ostrand recommended Attorney Gemma Torcivia to serve as the new Town attorney. She introduced Attorney Torcivia and asked the Town Council for questions.

Attorney Torcivia gave a brief background of her experience and stated that she would answer questions.

She took questions from the Council, Mr. O'Neil and the audience regarding her government law experience, problem solving skills, the Town of Ocean Breeze's upcoming projects, importance of sovereign municipal government, monies available via grants, coordination of the close-out for Seawalk and Ocean Breeze Resort, and possible hand-off, litigation, references, networking/collaborative skills and her dealings with DR Horton.

Mr. O'Neil provided information regarding the Seawalk bond to Liz Reese, resident of Ocean Breeze.

8. Announcements – The following meetings will be held at the Ocean Breeze Resort Clubhouse, Pineapple Bay Room, 700 NE Seabreeze Way, Ocean Breeze:

- Monday, September 9, 2024, at 10:30 am - Regular Town Council Meeting
- Wednesday, September 11, 2024, at 6:00 pm – Public Hearing for Setting of Tentative Millage Rate and Budget for FY 2024/2025
- Wednesday, September 25, 2024, at 6:00 pm – Public Hearing for Adoption of Final Millage Rate and Budget for FY 2024/2025
- Monday, October 14, 2024: 6:00 pm
- ~~Monday, November 11, 2024: 10:30 am (Veteran's Day)~~
- Monday, November 12, 2024: 10:30 am
- Monday, December 9, 2024: 10:30 am

9. Adjourn – Vice President Docherty, seconded by Council Member Heller, made a motion to adjourn the meeting at 11:40 am.

Respectfully Submitted,

Kim Stanton

Town Clerk

Minutes approved: November 12, 2024