

TOWN OF OCEAN BREEZE  
MINUTES REGULAR TOWN COUNCIL MEETING  
Monday, October 14, 2024, 6:00PM  
Ocean Breeze Resort Clubhouse, Pineapple Bay Room  
700 NE Seabreeze Way, Ocean Breeze, FL

**DUE TO THE LACK OF A QUORUM, NO TOWN BUSINESS WAS CONDUCTED**

**1. Call to Order** – President Kelley called the meeting to order at 6:00 p.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 Member Gina Kent; Absent: Council Member Michael Heller and Council Member Matthew Squires
- Staff Present – Town Management Consultant, Terry O’Neil; Attorney, Gemma Torcivia, Permit Processor, Pam Orr; Town Clerk, Kim Stanton

**2. Approval of Minutes** – No vote due to the lack of a quorum.

**3. RESOLUTION No. 354-2024 – A RESOLUTION OF THE TOWN OF OCEAN BREEZE, FLORIDA RECOGNIZING CITY GOVERNMENT WEEK, OCTOBER 21-27, 2024, AND ENCOURAGING ALL CITIZENS TO SUPPORT THE CELEBRATION AND CORRESPONDING ACTIVITIES** – Not applicable due to the lack of a quorum.

**4. Comments from the public on topics not on the Agenda** – Candidates Sandy Kelley, Gina Kent, Gail Bologna, Peg Pugsley, George Ciaschi, and Janet Galante spoke about their qualifications and candidacy for election to the Town Council.

Candidate for State Senate, District 31, Aaron Hawkins discussed his qualifications and candidacy.

Gene Simmons, 267 NE Coastal Drive, Ocean Breeze, asked why construction in the Resort had stopped.

Mr. O’Neil spoke about the emergency tolling notice extensions issued by the State of Florida which allowed the developers to extend their construction obligations. He stated that residents should contact their State Legislative officials.

Vice President Docherty asked about these states of emergency.

Mr. O’Neil further explained the tolling extensions with regard to the placement of recreational vehicles within the Resort. He stated that for nearly three years, the Town had requested that the operators of the Resort “true-up” the work done in the north section where there were numerous water main breaks and flooding issues. He added that the building code would not allow issuance of permits when there was a significant violation present. He commented that if Sun Communities were to execute a stipulation agreement with the Town assuring the Town of their plans, he was confident that the Council and the community would be flexible, and construction would begin again. He added that the silence of Sun Communities for two and a half years had caused this unfortunate action by the Town.

Lynda Capobianco, 1394 NE White Pine Terrace, resident of Seawalk, asked the candidates about their views concerning an increase in the millage rate in upcoming years.

Mr. O’Neil stated that the Town was not sponsoring candidate questions and answers and added that this was not a forum, but rather public comments.

Kristen O'Shaughnessy, 1424 NE White Pine Terrace, Seawalk resident, asked if this was something that might be addressed before the election.

Mr. O'Neil answered that if the residents would like to contact Pam or Kim in the Town office, they would provide a list of the candidates and their contact details.

Council Member Kent stated that there was a list of the candidates and their views online. She welcomed anyone to contact her.

Susan Kelly, 60 NE Driftwood Drive, Ocean Breeze Resort, asked about the recreational vehicles in the Resort, construction around her home, green space, lack of communication on the part of the Resort, investment in her home and if the tolling extensions were specific to certain lots, or did they cover the entirety Ocean Breeze Resort.

Mayor Ostrand gave a brief history of the development of the Resort and explained the tolling extensions. She invited anyone to speak with her concerning the issues of the Town.

Mr. O'Neil explained that the PUD, which was limited by the pre-emptions, would have limited the recreational vehicles to a designated area for forty-four units. He added that until January 2022, recreational vehicles were allowed elsewhere, however the lots in the northern section within the Resort required a minimum of three months and the southside accommodated short-term.

Ms. Kelly asked about disbursing the recreational vehicles differently.

Mr. O'Neil answered that the Town could talk to the Resort, along with the other issues that need to be resolved.

Kathy Garland, 106 NE Bay Drive, Ocean Breeze Resort, asked about gaining beach access for people in wheelchairs and walkers.

Mr. O'Neil answered that Martin County maintained the beaches and that the Town could make some inquiries. He stated that there were ADA requirements that dealt with accessibility. He added that if she would contact the Town office, staff would pose the question to the County.

Sara Vento, 60 NE Driftwood Drive, Ocean Breeze Resort, answered that lifeguards would assist with access to and from the beach.

Sue Guccione, 174 NE Portside, Ocean Breeze Resort, stated that she had difficulty getting into the clubhouse, ladies' room, pool, and Resort office because there were no handicapped buttons or lift to get into the pool. She asked if the Town Council could assist because she needed help getting around the community.

Mr. O'Neil answered that when the development was approved, compliance with ADA was reviewed with the building construction, location of sidewalks, etc. He added that the Town was willing to look into this and find out more, and that the Town's Building Official had access to this information. He commented that the Resort was interested in being ADA compliant.

President Kelley asked if the residents of the Resort had an HOA.

"unknown individuals" answered "no."

Edwina Benham, 74 NE Riptide Drive, Ocean Breeze Resort, spoke about the private residents Facebook group at Ocean Breeze Resort.

Council Member Kent and President Kelley stated that the Seawalk community also had a resident Facebook group.

**5. Comments from the Council on topics not on the agenda** – President Kelley asked Town Clerk, Kim Stanton to provide an update on the 2024 election.

Kim Stanton gave details regarding the 2024 Town election and commented that the official results would be available no later than November 16, 2024. She stated that once the election returns were official, there would be a notice on the Town's website and on the Town office door.

Discussion ensued regarding the Town's polling locations.

Vice President Docherty discussed the Florida League of Cities' committee meetings, home rule, Treasure Coast Regional League of Cities, notifications of water main breaks within the Resort, grant programs (e-Civics) and HB 1385.

President Kelley asked for further comments from the Council.

There were none.

**6. Comments from Town Attorney, Gemma Torcivia** – Attorney Torcivia spoke briefly about her background and the closeout of the two developments.

President Kelley asked if there were questions for Attorney Torcivia.

Vice President Docherty spoke about the Indian River Drive crosswalk restoration project, lighting, safety, traffic, and signage.

Janet Galante, 431 S. Intercoastal Drive, Ocean Breeze Resort, asked if Vice President Docherty would add to the list the leaning telephone polls along Indian River Drive.

Mayor Ostrand stated that she spoke to representatives in Tallahassee and FP&L representatives about those leaning, cracked, taped poles.

Kim Stanton advised that FP&L representatives audited the poles, and the Town was told that these poles were not a safety hazard and that there was nothing more to be done.

Janet Galante commented that it sounded like a job for Attorney Torcivia.

Mr. O'Neil commented that no action could be taken at this meeting, but at the next Town Council meeting, with a quorum, the Council could make a motion to extend a disappointment letter, and extend a formal invitation to FP&L's government liaison to attend a meeting and answer questions.

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

**8. Comments from Mayor Ostrand** – Mayor Ostrand spoke about the Florida League of Cities committees, Board of Directors of the Florida League of Mayors, affordable housing, and County/State re-zoning of certain areas for affordable housing. She stated that in the next few months, she would be bringing forth additional information concerning this issue.

Vice President Docherty mentioned the Martin County tourist tax and that he would bring back additional information.

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

- ~~Monday, November 11, 2024: 10:30 am (Veteran’s Day)~~
- **Tuesday**, November 12, 2024: 10:30 am
- Monday, December 9, 2024: 10:30 am

**10. Adjourn** – President Kelley adjourned the meeting at 7:15 PM.

Respectfully Submitted,

*Kim Stanton*  
Town Clerk

Minutes approved: November 12, 2024