

TOWN OF OCEAN BREEZE
MINUTES REGULAR TOWN COUNCIL MEETING
Monday, March 10, 2025, 10:30 a.m.
Ocean Breeze Resort Clubhouse, Pineapple Bay Room
700 NE Seabreeze Way, Ocean Breeze, FL

1. Call to Order – President Docherty 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 Kevin Docherty; Vice President Sandy Kelley; Council Members Janet Galante and Michael Heller; Absent: Council Members George Ciaschi and Matthew Squires
- **Staff Present** – Attorney, Gemma Torcivia; Permit Processor, Pam Orr; Town Clerk, Kim Stanton

2. Approval of Minutes – President Docherty announced that the February 10, 2025, minutes would be forthcoming at the next regular Town Council meeting.

Council Member Galante, seconded by Council Member Heller, made a motion to approve the Minutes of the February 28, 2025, Special Town Council Meeting.

President Docherty asked for comments from the public.

Julie Biondolillo, 2680 NE Breezeway Circle, Ocean Breeze, asked for a review of the audio minutes. She commented that the statement listed in the minutes was not exactly what “Matt” stated.

President Docherty asked if she was referring to the regular meeting or the special meeting.

Ms. Biondolillo replied, “the special meeting” and that the minutes were not accurate and that she had accurate audio.

President Docherty stated that this item would be returned with corrections after staff had listened to the audio.

3. Presentation by Amy Heimberger Lopez, CEM FPEM, Deputy Director Emergency Management – Martin County Local Mitigation Strategy – Amy Lopez gave a presentation on the Martin County local mitigation strategy which was a five-year plan. She added that Martin County would be updating their plan this year as required by law. She spoke about mitigation projects within jurisdictions which could be as simple as outreach to raising roads and/or houses to reduce the risk of harm to people and property. She commented that a new requirement in 2025 was to have every jurisdiction participating in the plan have at least one project. She stated that currently, the Town of Ocean Breeze, did not have any projects listed and that she did not know if the Town had completed its project(s) or if the Town had no project(s). She stated that this would need to be addressed. She further explained that public comment was important. She

said that the Town would need to adopt this if the Town wanted to be considered in the plan and that the last time the Town adopted was October 2021. She stated that Martin County's strategy first goes through a review at the State level around June 2025 and then, the State has six months to review it; Martin County's plan was due in December 2025. She added that once Martin County received their plan back from the State, the County would approve and adopt the plan; then, each jurisdiction would adopt it. She stated that Terry O'Neil was the Town's representative that assisted with this process and that Emergency Management would need another representative from the Town to be on the LMC committee. She stated that this was a call to action for the Town Council.

Mayor Ostrand asked about the meetings throughout the year.

Ms. Lopez answered that the LMS Committee meeting was quarterly, the third Wednesday of every quarter, and that the next meeting would be May 21, 2025, at 2:30 pm. She stated that the sub-committee meeting, which was for one representative from each jurisdiction, was a smaller group and held monthly. She continued that the next meeting was scheduled for March 19, 2025, at 1:30 pm, except the days that the LMS Committee meeting took place, then the meetings would be held at 1:00 pm; the third Wednesday of each month. She added that all the LMS Committee quarterly meetings were public meetings, so anyone could attend, and that they were held at 800 SE Monterey Road, on the 2nd floor.

Pam Orr, Permit Processor, stated that staff would continue to contact the Seawalk HOA, Sun Communities management, and Ocean Breeze Plaza owners during an emergency.

Council Member Galante asked if traffic was considered (inaudible).

Ms. Lopez answered "no" but that one of the hazards was transportation accidents. She remarked that the representative of the Town of Ocean Breeze should be someone who could make decisions for the Town. She added that active participation could be phone calls, emails, or meetings.

President Docherty stated that such Council participation was usually a primary member and an alternate.

Ms. Lopez stated that the LMS meetings had a primary and an alternate so that there was continuity for voting purposes.

President Docherty asked for comments from the Council.

There were none.

President Docherty asked for comments from the public.

There were none.

President Docherty asked for a motion for someone to volunteer to attend the LMS meetings once a month and the third Wednesday of each quarter.

Ms. Lopez clarified that the monthly (Sub-Committee) meetings would be for March, April and May (2025) because the review was due in June. She stated that there may or may not be meetings after June depending on the State's response. She added that the LMS Committee meeting would be every quarter and that the next meeting would be on May 21st and then on August 20th.

Pam Orr, Permit Processor, stated that two Council Members were absent from this meeting.

Ms. Lopez stated that the Town could get back with her.

Attorney Torcivia asked if anyone had an interest in doing this.

President Docherty stated that he would be interested in performing this duty because he was usually one of the last residents to evacuate during an emergency.

Vice President Kelley, seconded by Council Member Heller, made a motion for President Docherty to volunteer to be on the LMS Committee.

(All in favor: Yes: Docherty, Kelley, Galante, Heller; No: None; Absent: Ciaschi, Squires; Motion passed 4-0)

President Docherty stated that at the next meeting, the Town Council would be looking for an alternate to attend the LMS Committee meetings.

4. Budget to Actual, Fiscal Year Ending December 31, 2024 – Council Member Heller, seconded by Council Member Kelley, made a motion to accept the Budget to Actual report and memo by Holly Vath, Town Financial Consultant.

(All in favor: Yes: Docherty, Kelley, Galante, Heller; No: None; Absent: Ciaschi, Squires; Motion passed 4-0)

President Docherty asked for comments from the public.

There were none.

5. Resolution #361-2025 – A RESOLUTION OF THE TOWN OF OCEAN BREEZE, FLORIDA; CREATING AND IMPLEMENTING POLICIES AND PROCEDURES FOR THE INVITATION OF SPEAKERS, REQUESTS FOR PROCLAMATIONS, CERTAIN RESOLUTIONS, AWARDS, CERTIFICATES, AND OTHER CEREMONIAL ITEMS; PROVIDING FOR CONDITIONS, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE – Attorney Torcivia explained that this item was being brought forward at the request of the Mayor and Town Council at the last regular meeting. She further explained the item and the accompanying memorandum.

Discussion ensued regarding commercial purposes, relevant issues, staff time, policies and resolutions from other cities.

Attorney Torcivia stated that the Mayor would be responsible for rejecting or accepting the item before being put forward.

Council Member Galante, seconded by Council Member Kelley, made a motion to adopt Resolution #361-2025.

President Docherty asked for comments from the Council.

There were none.

President Docherty asked for comments from the public.

Ann Kagdis, 111 NE Bay Drive, Ocean Breeze, provided information about the Neighborhood Advisory Council. She stated that Council Member Galante attended that meeting. She added that the NAC would be making recommendations to the CRA and ultimately to the Board of County Commissioners. She spoke about the importance of attending the NAC meetings. She stated that the next meeting would be May 7th at 5:00 pm at the (Jensen Beach) Community Center.

President Docherty stated that the State Legislators were attempting to abolish the CRAs. He asked for further comments.

There were none.

(Roll call vote: Yes: Galante, Kelley, Docherty, Heller; No: None; Absent: Ciaschi, Squires; Motion passed 4-0)

6. Comments from the public on topics not on the Agenda – Joe Beert, 2850 NE Breezeway Circle, Ocean Breeze, stated that Forestar was in the Seawalk neighborhood that morning and recommended that the Town not give them any more extensions because they had not fulfilled their obligations. He asked that the close-out process continue to move forward.

Sue Nissen, 1564 NE White Pine Terrace, Ocean Breeze, stated that she observed that the Plaza had a lot of litter. She asked if they could be made aware of the litter.

Pam Orr, Permit Processor, answered that she would contact the management company to make them aware.

Discussion ensued about contacting the Plaza management company to report Crabby's restaurant dumping oil, dirty sidewalks, pressure cleaning the entire plaza, landscaping (issues), and flooding issues.

Pam Orr, Permit Processor, stated that the Plaza management company was aware of the flooding problem and that if the outparcels were developed, at that point, the Town would require them to address it.

Attorney Torcivia stated that elected officials or residents should take photos of the problem areas so that staff could send those to management.

President Docherty stated that taking pictures was important to assist staff in addressing problem areas.

President Docherty asked for further comments from the public.

There were none.

7. Comments from the Council on topics not on the Agenda – Council Member Heller stated that he would like to talk about the resignation of Town Management Consultant, Terry O’Neil, and the plans moving forward.

Mayor Ostrand stated that this would be under her comments.

President Docherty answered that there were organizations that might assist. He spoke about attendance at the Florida League of Cities Leadership meeting. He stated that he would be asking to be reimbursed for expenses through the Treasure Coast Regional League of Cities. He spoke about the importance of networking with officials from other towns and cities.

President Docherty asked for further comments from the Council.

There were none.

8. Comments from Town Attorney, Gemma Torcivia – Attorney Torcivia gave an update on “calling the bond” on the Seawalk PUD. She spoke about tie votes stating that a tie vote was a failure or “no” vote. She added that there was nothing regarding tie votes in the Charter or the Code of Ordinances. She remarked that a tie vote could be hashed out and reconsidered for another vote. She spoke about upcoming ethics trainings on April 7th from 9:00 – 1:00 at Jupiter Island and on April 24th from 9:00 – 1:30 at Indian River State College. She stated that the four-hour ethics training was required for elected officials.

9. Comments from Mayor Ostrand – Mayor Ostrand provided information about the Jensen Beach CRA and stated that she would be attending the May 7th meeting. She stated that she interviewed a potential management consultant who was referred to the Town by Attorney Torcivia. She added that this was a process and once the process was complete, the individual and resumes would be brought before the Council for a vote. She stated that the Town Council members would be getting a phone call from her and Attorney Torcivia.

Attorney Torcivia stated that she would be available to support staff with the Agenda in the meantime.

Council Member Heller asked about the process to locate other candidates.

Mayor Ostrand stated that she had other recommendations...some from Mr. O’Neil. She added that staff would gather resumes and look into candidates.

President Docherty stated that with the Town's membership in the Florida League of Cities, there was a system that the Town could utilize.

Attorney Torcivia commented further on hiring a Town Management Consultant.

Discussion ensued regarding Mr. O'Neil, future candidates, Attorney Nicoletti, the Seawalk close-out, calling the bond on the Seawalk development, and the Stipulation Agreement with Sun Communities.

President Docherty recognized Martin County Sheriff's Department Officer Eric Day. He also provided details regarding the St. Patrick's Day Parade.

Mayor Ostrand stated that Holly Vath would not be able to present the utility tax item until the regular meeting in May.

Vice President Kelley stated that Pam Hurlock, a resident of Ocean Breeze, had also looked into the utility tax and would hopefully be available to attend.

10. Announcements – President Docherty announced that the Regular Town Council meeting would be held on Monday, April 15, 2025, at 6:00 pm at the Ocean Breeze Resort Clubhouse, Pineapple Bay Room, 700 NE Seabreeze Way, Ocean Breeze.

11. Adjourn – Council Member Heller, seconded by Vice President Kelley, made a motion to adjourn the meeting at 11:45 am

(All in favor: Yes: Docherty, Kelley, Galante, Heller; No: None; Absent: Ciaschi, Squires; Motion passed 4-0)

Respectfully Submitted,

Kim Stanton
Town Clerk

Minutes approved: April 14, 2025