

TOWN OF OCEAN BREEZE
MINUTES REGULAR TOWN COUNCIL MEETING
Monday, July 14, 2025, 6:00 p.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 6:00 p.m.
 - **Civility Guidelines** – President Docherty reviewed the Civility Guidelines.
 - **Pledge of Allegiance** – Mayor Ostrand led the Pledge of Allegiance
 - **Roll Call** – Present: Mayor Karen M. Ostrand; President Kevin Docherty; Vice President Kelley; Council Members George Ciaschi, Janet Galante, Michael Heller, and Matthew Squires
 - **Staff Present** – Town Management Consultant, Dan Hudson; Town Financial Consultant, Holly Vath; Attorney Paul Nicoletti (for Attorney Gemma Torcivia); Permit Processor, Pam Orr; Town Clerk, Kim Stanton

2. **Approval of Minutes** – Vice President Kelley, seconded by Council Member Ciaschi, made a **motion** to approve the Minutes of the June 9, 2025, meeting.

President Docherty asked for public comments.

There were none.

President Docherty asked for comments from the Council.

Council Member Galante asked for a correction to Page 4, paragraph 1, to state that Council Member Galante was also in attendance at the CRA meeting. She asked for a correction to Page 2 (paragraph 14) after “President Docherty asked for a second” to read “no second, motion died.” (All in favor: Yes: Docherty, Kelley, Ciaschi, Galante, Heller, Squires; No: None; **Motion passed 6-0**)

3. **Request Approval of Proclamation Honoring Martin County Sergeant Joseph M. Angelico** – Council Member Galante introduced Sergeant Angelico. Mayor Ostrand read the Proclamation into the record and presented it to Sergeant Angelico.

Council Member Squires, seconded by Vice-President Kelley, made a **Motion** to approve the Proclamation.

President Docherty asked for public comments.

There were none.

(All in favor: Yes: Docherty, Kelley, Ciaschi, Galante, Heller, Squires; No: None; **Motion passed 6-0**)

4. **2025 Election Proclamation** – Mayor Ostrand read the Proclamation into the record.

Council Member Galante, seconded by Vice President Kelley, made a **motion** to approve the Proclamation.

President Docherty asked for public comment.

There were none.

(All in favor: Yes: Docherty, Kelley, Ciaschi, Galante, Heller, Squires; No: None; **Motion passed 6-0**)

5. Designation of Voting Delegate at Florida League of Cities Annual Business Meeting on August 16, 2025 – Mayor Ostrand discussed the item.

Vice President Kelley, seconded by Council Member Ciaschi, made a **motion** to allow the Mayor to represent the Town.

President Docherty asked for public comments.

There were none.

(All in favor: Yes: Docherty, Kelley, Ciaschi, Galante, Heller, Squires; No: None; **Motion passed 6-0**)

6. Town Office Reorganization – Mr. Hudson referenced the Memorandum regarding appointment of Pam Orr as Town Clerk. He stated that Mayor Ostrand was in support of the recommendation and provided details.

Council Member Galante stated that the position did not offer any health insurance or retirement benefits.

Council Member Galante, seconded by Council Member Heller, made a **motion** to appoint Pam Orr as a Town Clerk, to take effect immediately.

President Docherty asked for comments from the public.

There were none.

He asked for further comments from the Town Council.

Mayor Ostrand spoke about the office reorganization.

There were none.

(Roll Call Vote: Yes: Docherty, Ciaschi, Kelley, Squires, Galante, Heller; No: None; **Motion passed 6-0**)

7. RESOLUTION NO. 364-2025 – A RESOLUTION OF THE TOWN OF OCEAN BREEZE, FLORIDA; AUTHORIZING A REQUEST TO MARTIN COUNTY; AUTHORIZING COORDINATION WITH MARTIN COUNTY; REQUESTING THE ESTABLISHMENT OF A RAILROAD CROSSING QUIET ZONE AT A DESIGNATED CROSSING WITHIN MARTIN COUNTY; PROVIDING FOR CONDITIONS, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE – Town Clerk, Pam Orr, read the Resolution into the record.

Council Member Heller, seconded by Council Member Squires, made a **Motion** to adopt Resolution No. 364-2025.

President Docherty asked for comments from the public.

There were none.

Attorney Nicoletti stated that Quiet Zones had been considered by the County Commission in the past at the request of the City of Stuart and the County Commission decided that they were not
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going to consider it until Brightline had finished a year of service which was nearing. He commented that the intersection at Palmetto was not technically within the boundaries of the Town, and he was unsure if the Commissioners would consider it.

(Roll Call Vote: Yes: Heller, Docherty, Kelley, Squires, Galante, Ciaschi; No: None; **Motion passed 6-0**)

Katy Jackson, 2931 NE Breezeway Circle, Ocean Breeze, asked if there was a concern about Town financials attached to this item.

Attorney Nicoletti answered “no” and further explained the item.

Discussion ensued regarding accident history at this crossing, signage, and Brightline.

(Second Roll Call Vote: Yes: Squires, Ciaschi, Kelley, Heller, Galante, Docherty; No: None; **Motion passed 6-0**)

8. Resolution No. 363-2025 - A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF OCEAN BREEZE COMPLYING WITH SENATE BILL 784, WHICH AMENDED SECTION 177.071, FLORIDA STATUTES, BY DESIGNATING AN ADMINISTRATIVE OFFICIAL OR EMPLOYEE TO ADMINISTRATIVELY APPROVE PLATS AND REPLATS ON OR AFTER JULY 1, 2025; PROVIDING DIRECTIONS; AND PROVIDING FOR AN EFFECTIVE DATE – Town Clerk, Pam Orr, read the Resolution into the record.

Attorney Nicoletti explained the item and stated that two Motions were needed.

Council Member Ciaschi, seconded by Vice President Kelley, made a **Motion** to establish the Mayor as the administrator for Senate Bill 784.

(Roll Call Vote: Yes: Docherty, Ciaschi, Kelley, Squires, Galante, Heller; No: None; **Motion passed 6-0**)

Council Member Ciaschi, seconded by Vice President Kelley, made a **motion** to adopt Resolution No. 363-2025.

President Docherty asked for public comments.

There were none.

(Roll Call Vote: Yes: Kelley, Docherty, Squires, Galante, Heller, Ciaschi; No: None; **Motion passed 6-0**)

9. Resolution No 365-2025 – A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF OCEAN BREEZE CREATING A CHARTER REVIEW COMMITTEE; AND DEFINING COMMITTEE RESPONSIBILITIES; AND PROVIDING FOR AN EFFECTIVE DATE – Town Clerk, Pam Orr, read the Resolution into the record.

Vice President Kelley asked if this was a requirement.

Mr. Hudson answered that this was an initiative from the Council.

Vice President Kelley voiced her concern about the cost.

Council Member Ciaschi stated that the direction of the Town should be addressed. He added that he spoke with other municipal leaders, and it was suggested to him that a citizen committee be formed to discuss ideas regarding the Town’s future. He commented that he believed this would be money well spent and that this initiative was important.

Vice President Kelley stated that she disagreed and asked for guidance from Mr. Hudson. She commented that it did not matter if something was in the Charter if the community did not want to be a part of the Town.

Council Member Ciaschi stated that he believed a vision for the Town was important.

Mr. Hudson stated that his outline presented at the June meeting set forth a timeline that the July meeting would be the adoption of the Resolution establishing guidelines for the Committee. He added that a Committee would make recommendations to the Council for consideration. He further explained the timeline.

Discussion ensued regarding closeouts, priorities, budget issues, specific estimated costs, Seawalk residents not wanting to be a part of the Town, incorporated municipalities, referendums, DR Horton, developers, personal choices, history of the Town, inevitably of change, and the community.

Council Member Heller made a **motion** to table the item until next fiscal year.

Council Member Ciaschi asked about the benefits of dissolution, expanding, or staying the same. He added that this was why he wanted to start a citizen committee.

President Docherty asked about the history of the items.

Attorney Nicoletti stated that a second to the Motion to table had to be considered. He added that a Motion to table the item would kill the item until someone who voted for the motion brought the item back or the item could be tabled to a certain time.

Council Member Heller stated until "Fiscal Year 2026."

Vice President Kelley seconded the **motion**, for the postponement.

Council Member Heller stated until "Fiscal Year 2026."

Attorney Nicoletti stated that it would be until the first meeting in October 2025.

Pamela Hurlock, 2840 NE Breezeway Circle, spoke about her concern regarding this spending. She spoke about why a community would perform a Charter review when there were budgeting concerns, closeouts, and asked for postponement of a Charter review.

President Docherty asked when the item dollars would be spent.

Mr. Hudson stated that the item was in next year's budget – October 1.

(Roll Call Vote: Yes: Kelley, Squires, Heller; No: Docherty, Galante, Ciaschi; None; **Motion failed 3-3**)

Discussion ensued.

Council Member Ciaschi, seconded by Council Member Galante, made a **Motion** to adopt Resolution No. 365-2025.

President Docherty asked for public comment.

Andy Harris, 1539 NE Skyhigh Terrace, Ocean Breeze, spoke about his concerns about the Town spending \$10,000 to determine the future of the Town. He spoke about fiscal issues and tax increases.

Pamela Hurlock, 2840 NE Breezeway Circle, Ocean Breeze, stated that she did not believe the Town should be spending this money. She further spoke about tax increases and staff duties as it relates to the closeouts.

Gail Bologna, 393 NE Sand Dune Way, Ocean Breeze, spoke about taxes, the mission of a Charter review, additional revenue, costs of Charter review, and plans for the future of the Town.

Vice President Kelley stated that (Seawalk) residents did want to look at the vision and that the community will decide. She asked for the item to be postponed.

Council Member Galante spoke about the cost of the Charter review (\$10,000) per resident (645) in the amount of \$15 per plot.

Council Member Heller said that was a small piece of a large budget which should be reduced as much as possible to avoid a 287% tax increase.

Discussion ensued regarding the 2025/2026 budget documents, utility tax ordinance, proposal options on the budget documents, tax increases, and the Charter review committee timeline.

Matthew Kick, 2931 NE Breezeway Circle, Ocean Breeze, asked about the budget process.

Vice-President Kelley explained the budget allocations.

Council Member Heller stated that this was a line item on the new budget. He further spoke about the ad valorem.

Council Member Ciaschi stated that previous Town Councils voted to lower the (ad valorem) taxes below expenses and that he believed this was fiscally irresponsible. He commented that the Charter was sixty (60) years outdated. He spoke about reserve balances.

Pamela Hurlock, 2840 NE Breezeway Circle, Ocean Breeze, spoke about the Town's reserve balance, several years ago, over \$500,000. She commented that fiscally responsible decisions were made at the time to use reserves and that the Mayor and the Financial Consultant agreed that the proper amount for those reserves was three (3) months expenses / approximately \$76,000. She added that the reserves at the end of this year will be about \$157,000 which is almost double the recommendation. She spoke about the Government Finance Officers' Association recommendation of two months expenses. She stated that she believed that the Town Council had acted fiscally responsible as it relates to the reserve.

Town Clerk, Pam Orr, read Resolution No. 365-2025 into the record again per the President Docherty request.

(Roll Call Vote: Yes: Docherty, Galante, Ciaschi; No: Heller, Kelley, Squires; **Motion failed 3-3**)

10. Seawalk Closeout Update – Closeout Engineering Consultant, Leo Giangrande, PE discussed performing a closeout walk through last week with representatives from Forestar, their Engineer

and D.R. Horton and to note some areas about which he had concerns that were marked in the field, and follow-up.

Liz Reese, 1363 NE White Pine Terrace, Ocean Breeze, asked about progress.

Engineer Giangrande gave an update on the progress of the asphalt and concrete repairs including the turn-around area by the gate, re-grading and resodding of retention areas.

Council Member Heller stated that the homeowners overseeing the closeout were also available for questions.

Melissa Heller, 2760 NE Breezeway Circle, thanked Engineer Giangrande, Attorney Nicoletti and Mr. Hudson for their positiveness and their assistance with the closeout.

Pam Hurlock, 2840 NE Breezeway Circle, asked about closeout progress and spoke about her dismay with it. She asked about receipt of a scope of work, reimbursement for closeout costs, and establishing deadlines.

Engineer Giangrande provided an update. He said that the process took time because of contractors, insurance company, and scheduling.

Attorney Nicoletti answered that a claim on a bond is nuanced.

Engineer Giangrande stated that Chubb had not given him any indication that they were not “on the hook” for the work. He said there might be some minor items at the end which could be discussed like landscaping.

Ms. Hurlock asked about reimbursement of staff time.

Attorney Nicoletti answered that this could be an element of the claim at the very end.

Engineer Giangrande answered that these discussions were to be evaluated later.

11. Comments from the public on topics not on the Agenda – Andy Harris, 1539 NE Skyhigh Terrace, Ocean Breeze, stated that the Seawalk residents pays over fifty percent (50%) of the Town’s taxes and he asked what they received. He added that he would like to see the Town exhaust all possible cutbacks. He wanted the budget reviewed line-by-line for savings. He commented that he would like the millage rate lowered and the utility tax applied to all residents. He stated that it might be advantageous for him to be part of Martin County rather than the Town. He agreed with the Mayor to do what is best for the entire Town.

Vice President Kelley stated that there had been discussion about lowering the millage rate. She spoke about implementation of the utility tax and lowering the millage rate.

Katy Jackson, 2931 NE Breezeway Circle, Ocean Breeze, asked about the investment to send someone to Florida League of Cities events. She asked for longer pauses between each item in order to allow the audience to process information.

President Docherty answered that Mayor Ostrand would be providing information regarding this during her comments.

12. Comments from the Council on topics not on the Agenda – Council Member Squires announced that on Wednesday (July 16, 2025) at the Budget Workshop Meeting the Council would be voting on four (4) options. He asked for other options to be provided at the upcoming meeting.

Town Clerk, Pam Orr, answered that this would be discussed at the budget workshop meeting.

Kim Stanton further explained the budget process.

Council Member Heller stated that he will not vote for any of the four (4) options proposed.

Vice President Kelley further explained the budget process.

13. Comments from Town Management Consultant, Dan Hudson – no additional comments.

14. Comments from Town Attorney, Gemma Torcivia (Attorney Nicoletti, Of Council) – no additional comments.

15. Comments from Mayor Ostrand – Mayor Ostrand provided historical information regarding the Florida League of Cities. She spoke about their mission, Home Rule, her role in lobbying for the Town of Ocean Breeze, importance of local voices, legislative actions, and networking.

President Docherty shared his involvement with the Florida League of Cities.

Council Member **Galante** acknowledged President Docherty's participation in the Florida League of Cities 2025 Leadership Class.

President Docherty discussed reimbursed for the cost of this class.

16. Announcements – President Docherty announced the following meetings to be held at the Ocean Breeze Resort Clubhouse, Pineapple Bay Room, 700 NE Seabreeze Way, Ocean Breeze:

- Wednesday, July 16, 2025, at 6:00PM – Public Hearing Workshop for setting of Millage Rate & Budget for FY 2025/2026
- Monday, August 11, 2025, at 10:30AM – Regular Town Council Meeting
- Monday, September 8, 2025, at 10:30AM – Regular Town Council Meeting
- Wednesday, September 10, 2025, at 6:00PM – Public Hearing for Setting of Tentative Millage Rate & Budget for FY 2025/2026
- Wednesday, September 24, 2025, at 6:00PM – Public Hearing for Adoption of Final Millage Rate & Budget for FY 2025/2026

17. Adjourn – Vice President Kelley, seconded by Council Member Galante, made a motion to adjourn the meeting at 7:59PM.

(All in favor: Yes: Docherty, Kelley, Ciaschi, Galante, Heller, Squires; No: None; **Motion passed 6-0**)

Respectfully Submitted,

Pam Orr
Town Clerk

Minutes approved: August 11, 2025