

**TOWN OF OCEAN BREEZE
REGULAR TOWN COUNCIL MEETING
AGENDA**

August 11, 2025, 10:30 a.m.
Ocean Breeze Resort Clubhouse Pineapple Bay Room
700 NE Seabreeze Way, Ocean Breeze, FL

PLEASE TURN OFF CELL PHONES – SPEAK DIRECTLY INTO MICROPHONE

CIVILITY GUIDELINES

- Complete one “Request to Speak” card for each Agenda item on which you wish to comment.
- All remarks shall be addressed to the Town Council as a body.
- There will be one speaker at a time, without interruption. Speakers will be limited to **3 MINUTES**.
- Anger, rudeness, ridicule, impatience, and lack of respect for others are unacceptable behaviors. Demonstrations to support or oppose a speaker or idea are not permitted.
- Persons who refuse to abide by reasonable rules of civility and decorum or ignore repeated requests by the President to finish their remarks within the time limit adopted by the Town Council, shall be removed from the meeting room at the President’s request.

1. Call to Order, President Docherty

- Pledge of Allegiance
- Roll Call

2. Approval of Minutes –

- Regular Meeting, July 14, 2025
(Motion, second, public comments, all in favor)
- Budget Workshop/Setting Tentative Millage Rate – forthcoming

3. Request Approval of Proclamation Honoring Martin County Deputy Sheriff Andrew Adams –
Introduction by Council Member Galante; Presented by Mayor Ostrand
(Motion, second, public comments, all in favor)

4. Second Reading – Ordinance # 360-2025, AN ORDINANCE OF THE TOWN OF OCEAN BREEZE, FLORIDA, ESTABLISHING CHAPTER 10-2, “PUBLIC SERVICE TAX” OF THE GENERAL ORDINANCES TO PROVIDE FOR A PUBLIC SERVICE TAX AND THE UTILITY SERVICES WHICH ARE SUBJECT TO SUCH PUBLIC SERVICE TAX AS AUTHORIZED BY SECTION 166.231, ET. SEQ., FLORIDA STATUTES; PROVIDING LEVY AND IMPOSITION OF THE PUBLIC SERVICE TAX UPON THE PURCHASES WITHIN THE TOWN OF WATER, ELECTRICITY, METERED GAS, BOTTLED GAS, COAL, and FUEL OIL; PROVIDING FOR CONFLICTS, CODIFICATION, SEVERABILITY, PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE – Dan Hudson, Town Management Consultant
(Motion, second, public comments, roll call vote)

5. **Resolution #366-2025 – A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF OCEAN BREEZE IN SUPPORT OF MAKING WEST END BOULEVARD A ONE-WAY, NORTH-BOUND ROADWAY, EXITING ONTO JENSEN BEACH BOULEVARD, AND IN SUPPORT OF OTHER VEHICLE, PEDESTRIAN, AND RAILROAD SAFETY IMPROVEMENTS** – Dan Hudson, Town Management Consultant
6. **Resolution No. 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, PLAQUES, AND OTHER CEREMONIAL ITEMS; PROVIDING FOR CONDITIONS, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE** – Gemma Torcivia, Attorney
7. **Contribution Request Environmental Studies Center** – Mayor Ostrand
8. **Comments from the public on topics not on the Agenda** –
9. **Comments from the Council on topics not on the Agenda** – Committee reports if applicable (see “Blue Sheet” items)
10. **Comments from Town Management Consultant, Dan Hudson** – Tentative Budget Public Hearing Date Change Memo
11. **Comments from Town Attorney Gemma Torcivia** – Potential Impacts from New Legislation
12. **Comments from Mayor Ostrand** –
13. **Announcements** – The following meetings will be held at the Ocean Breeze Resort Clubhouse, Pineapple Bay Room, 700 NE Seabreeze Way, Ocean Breeze:
 - Monday, September 8, 2025, at 10:30AM – Regular Town Council Meeting
 - Thursday, September 11, 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
14. **Adjournment**
(Motion, second, all in favor)

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 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
July 14, 2025

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.

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: _____



Item # 3

Proclamation

Honorable Mayor and Town Council of the Town of Ocean Breeze, Florida Recognizing the Service of First Responder:

Deputy Sheriff Andrew Adams

Whereas, Deputy Andrew Adams has lived in Martin County since 1994; and

Whereas, Deputy Andrew Adams has been married for three years and has two young children; and

Whereas, Deputy Andrew Adams began his honorable career in 2017, having spent the last seven out of eight years in the Community Policing Unit; and

Whereas, Deputy Andrew Adams was honored with the "Back to Blue Award" for locating housing and placing a veteran, whom to this day continues to be sober; and

Whereas, Deputy Andrew Adams works with the homeless community and non-profit organizations; and

Whereas, one of Deputy Adams' mentors continues to be **Sergeant Joseph Angelico**; and

Whereas, Deputy Andrew Adams "works to handle problems and help the problems go away for the citizens and residents of Martin County".

Whereas, Deputy Andrew Adams is a consistent and helpful support at the Town of Ocean Breeze Town Council meetings; and

Whereas, the Town of Ocean Breeze celebrates the distinguished career of **Deputy Andrew Adams** and celebrates his service as a police officer for Martin County and his continued good works of public service,

Wherefore, be it resolved, We, the Mayor and Town Council of the Town of Ocean Breeze, Florida, do hereby find it fitting and proper to recognize and celebrate the service of **Deputy Andrew Adams** and proclaim today, Monday, July 14, 2025, as "**JOE ANGELICO DAY**" in the Town of Ocean Breeze, Florida. We express our deepest appreciation for his dedication and commitment to the citizens of Ocean Breeze.

In, witness whereof, We have hereunto set our hand on this 14th day of July 2025, and have caused the Official Seal of the Town of Ocean Breeze, Florida be affixed hereto:

By: _____
Karen M. Ostrand, Mayor

By: _____
Kevin Docherty, President



Item # 4

ORDINANCE NO. 360-2025

AN ORDINANCE OF THE TOWN OF OCEAN BREEZE, FLORIDA, AMENDING CHAPTER 10, "TAXATION" OF THE GENERAL ORDINANCES BY PROVIDING FOR A PUBLIC SERVICE TAX; PROVIDING FOR THE TAXATION OF ELECTRIC UTILITY SERVICES WHICH ARE SUBJECT TO SUCH PUBLIC SERVICE TAX AUTHORIZED BY SECTION 166.231, ET. SEQ., FLORIDA STATUTES; PROVIDING THE LEVY AND IMPOSITION OF THE PUBLIC SERVICE TAX UPON THE PURCHASES OF ELECTRICITY WITHIN THE TOWN; PROVIDING FOR CONFLICTS, CODIFICATION, SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Pursuant to Section 166.231, Florida Statutes, as amended, the Town may levy within its municipal boundaries a public service tax upon each purchase of electricity, metered natural gas, liquefied petroleum gas either metered or bottled, manufactured gas either metered or bottled, fuel oils, and water service ("Utility Services"); and

WHEREAS, the intent of the Town Council is to levy on each and every purchase of **electric utility services** within the incorporated area of the town, unless exempted by law; and

WHEREAS, the Town Council finds that the enactment of this ordinance will protect and enhance the public health, safety and welfare of the residents and inhabitants of the Town and secure needed revenues which are beneficial to the Town.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF OCEAN BREEZE, FLORIDA, AS FOLLOWS:

Section 1. Recitals Adopted. The foregoing "Whereas" clauses are ratified and confirmed as being true and correct and are hereby made as the "findings" by the Town Council for adoption of this ordinance.

Section 2. Amendment to the Code of Ordinances. The Town Council hereby approves and adopts the amendment of the Code of Ordinances at Chapter 10, Taxation by renumbering Sec. 10-1. Bottled Gas Purveyors as Article I. License; Purveyors; and creating a new Article II. Public Service Tax, including Sections 10-2 through 10-11 inclusive, to read in its entirety as follows:

CHAPTER 10

TAXATION

ARTICLE I. LICENSE; PURVEYORS

Sec. 10-1. Bottled Gas Purveyors.

- (1) A license tax is hereby levied in the amount of \$100.00 upon each concern or individual purveying bottled gas within the Town limits of the Town of Ocean Breeze Park.
- (2) Such license tax shall be due and payable on October 1st of each year.
- (3) Such license shall be on a form provided by the Town Council and shall be executed by the Town Clerk.
- (4) Any person, firm or corporation violating this Ordinance shall be guilty of a misdemeanor and upon conviction shall be punished by a fine of not to exceed One Hundred Dollars or by imprisonment not to exceed thirty days for each violation

(Ordinance No. 4)

ARTICLE II. PUBLIC SERVICE TAX

Sec. 10-2. Definitions. For the purposes of this article the following words and phrases shall have the meanings respectively ascribed to them herein.

Electricity means all electric current or energy for lighting, heating, cooking, power or any other purpose delivered to any purchaser thereof within the incorporated area of the Town for consumption within the town.

Purchase means every act or transaction whereby possession of, utilization of, control over or title to electricity, and the duty and obligation to pay therefor becomes vested in the Purchaser within the incorporated area of the town and who will consume it within the town, but such term shall not pertain to any such purchase when undertaken or performed by an agency or instrumentality of the United States Government, the State of Florida, the County of Martin, or a municipality or other organization which is exempted by law as a purchaser.

Purchaser means every person legally liable for the payment of electricity delivered or rendered to such purchaser by a seller.

Seller means every person delivering or rendering electricity to any purchaser thereof.

Sec. 10-3. Public Service Tax; levied. There is hereby levied and imposed **an excise tax of SIX (6%) PERCENT** on each and every purchase of **ELECTRICITY** within the town unless otherwise specified herein of the amount paid to and received by the sellers of such utility from the purchaser for the purchase of the utility.

Sec. 10-4. Exemption for governmental bodies. Purchases by the United States government, the State of Florida, and all counties, school districts, and municipalities of the state, and by public bodies exempted by law or court order, are exempt from the tax authorized by this section. Purchases by any recognized church in this state for use exclusively for church purposes is also exempt, except that governmental bodies which sell or resell taxable service to nonexempt end users must collect and remit the tax levied under this section.

State law reference(s)—Authority to exempt governmental entities, F.S. § 166.231(5); use for church purposes must be exempted, F.S. § 166.231(5).

Sec. 10-5. Collection by seller. Every seller of electricity shall collect from the purchaser for the use of the Town the tax levied by this article at the time of collecting the selling price charged for each transaction, and shall report and pay over, on or before the 20th day of each calendar month, to the Town director of finance all such taxes collected during the preceding calendar month. All collected tax, interest and penalties shall be deposited to the credit of the general fund of the Town to be expended for Town purposes in accordance with law.

Sec. 10-6. Seller not liable for tax on unpaid bills. No seller shall be liable for the tax imposed by this article on unpaid bills.

Sec. 10-7. Collection by sellers. In all cases where sellers of electricity collect the price thereof at monthly periods or upon delivery, the tax hereby levied shall be computed on the aggregate amount of purchases during such period, provided that the amount of tax to be collected shall be the nearest whole cent to the amount computed.

Sec. 10-8. Seller collecting charges without tax. No seller of electricity shall collect the price on any purchase, or the amount on any service, without at the same time collecting the tax levied in respect to such purchase or service, and such seller shall be liable to the Town for the amount of such tax in like manner as if the same had been actually paid to the seller.

Sec. 10-9. Records of sellers.

- (a) Every seller of electricity shall keep complete records showing all sales within the town of such commodities or services. The records shall show the price charged for each sale, the date thereof, and date of payment therefor.
- (b) Every manufacturer, distributor, wholesaler or seller who shall deliver electricity, to any re-seller or any other person having a place of business in the incorporated area of the town, or licensed to do business herein, to be sold or re-sold to ultimate purchasers, shall report to the Town semi-annually, as of June 30 and December 31, the names and addresses of such sellers or other persons, and the quantities received by them during the preceding six (6) months, such reports shall be filed no later than one (1) month after the close of each semi-annual period.
- (c) The records shall be open for inspection by duly authorized agents of the city during business hours on all business days, and such agents may make such audits and transcripts thereof during such times as they may deem necessary. The Town may assess audit expenses as authorized by Section 166.234, Fla. Statutes.

Sec. 10-10. Discontinuance of service for customer's failure to pay charge and tax. If any purchaser shall fail, neglect or refuse to pay the seller the seller's charge, together with the tax imposed and required on account of the purchase for which such charge is made, the seller may discontinue the service to the purchaser until the tax, and the seller's bill, shall have been paid in full.

Sec. 10-11. Violations. It shall be unlawful and a violation hereof for any purchaser to engage in the theft of electricity or to evade the payment of the public service tax provided for herein or any part thereof, or to fail or neglect to pay such tax within thirty (30) days after the same has become due and payable, or for any seller to fail or refuse to pay to the town all amounts of tax payable to the town by the seller, or to fail or refuse to file the monthly return or statement or to set forth any erroneous or false information therein with intent to defraud the town, or to refuse to permit the town to examine the accounts and records to be kept as required hereby.

Section 3. Conflicts. Any and all Ordinances or parts of Ordinances in Conflict herewith are hereby repealed.

Section 4. Severability. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect any other provision or application of this ordinance which can be given effect without the invalid provision or application.

Section 5. Codification. The provisions of this Ordinance shall be codified as and be made part of the Code of Ordinances of the Town of Ocean Breeze. The sections of this Ordinance may be liberally renumbered to accomplish such intention.

Section 6. Effective Date. This Ordinance shall take effect immediately upon its final adoption by the Town Council; and the tax provided herein shall take effect as provided by law, but not earlier than October 1, 2025.

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF OCEAN BREEZE, FLORIDA THIS _____ DAY OF _____, 2025.

First Reading: July 16, 2025

Advertised: _____

Second Reading: _____

Name	Yes	No	Absent	Abstain
President Kevin Docherty				
Vice President Sandra Kelley				
Council Member George Ciaschi				
Council Member Janet Galante				
Council Member Michael Heller				
Council Member Matthew Squires				

-- ALL SIGNATURES ON NEXT PAGE --

BY: _____
Karen Ostrand, Mayor

ATTEST:

Pamela Orr, Town Clerk

Approved as to form and legality
for use and reliance of the Town of Ocean Breeze, Florida

Gemma Torcivia, Town Attorney
TG Law, PLLC



Item #5

Resolution No. 366-2025

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF OCEAN BREEZE IN SUPPORT OF MAKING WEST END BOULEVARD A ONE-WAY, NORTH-BOUND ROADWAY, EXITING ONTO JENSEN BEACH BOULEVARD, AND IN SUPPORT OF OTHER VEHICLE, PEDESTRIAN, AND RAILROAD SAFETY IMPROVEMENTS.

WHEREAS, Martin County Public Works Department commissioned a study to evaluate the current traffic conditions, identify issues, and key findings for the roundabout located at Jensen Beach Boulevard and the Florida East Coast Railroad (JBB-FEC); and

WHEREAS, the study recommends West End Boulevard be improved by reorienting it as one-way north-bound roadway, exiting into the JBB-FEC roundabout; and

WHEREAS, the study further recommends Maple Street become one-way south-bound roadway, creating a "traffic loop" through the retail shops; and

WHEREAS, all north-bound exits from the Ocean Breeze Resort are presently complicated following either a circuitous route through Maple Street, or attempting to make left turns onto Indian River Drive; and

WHEREAS, the recommended West End Boulevard improvements provide significant relief to Town of Ocean Breeze residents by creating a better north-bound exit; and

WHEREAS, the study provides additional recommendations addressing traffic safety, pedestrian safety, railroad safety, and parking; and

WHEREAS, funding for the study was provided by the Jensen Beach Community Redevelopment Area; and

WHEREAS, funding for the improvements is also available through the Jensen Beach Community Redevelopment Area.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF OCEAN BREEZE, FLORIDA:

SECTION 1. The Town Council of the Town of Ocean Breeze strongly supports the reorientation of West End Boulevard into a one-way north-bound roadway, exiting onto the JBB-FEC roundabout.

SECTION 2. The Town Council likewise supports the recommendations for vehicle and pedestrian safety, signage, and pavement markings, including railroad signage and markings.

SECTION 3. The Town Council voices no opinion on other report recommendations.

SECTION 4. This Resolution shall take effect immediately upon its adoption.

Council Member _____ made the motion to approve the Resolution, and Council Member _____ seconded the motion, and having been put to a vote, the vote was as follows:

	YES	NO	ABSENT	ABSTAIN
KEVIN DOCHERTY, PRESIDENT				
SANDY KELLEY, VICE PRESIDENT				
GEORGE CIASCHI, COUNCIL MEMBER				
JANET GALANTE, COUNCIL MEMBER				
MICHAEL HELLER, COUNCIL MEMBER				
MATTHEW SQUIRES, COUNCIL MEMBER				

PASSED AND ADOPTED by the Town Council of the Town of Ocean Breeze Florida on this _____ day of _____, 2025.

KEVIN DOCHERTY, President

KAREN M. OSTRAND, Mayor

ATTEST:

APPROVED AS TO FORM AND LEGALITY:

Pam Orr, Town Clerk

GEMMA TORCIVIA, Town Attorney



RESOLUTION NO. 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, PLAQUES, AND OTHER CEREMONIAL ITEMS; PROVIDING FOR CONDITIONS, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Town of Ocean Breeze, Florida (the "Town") desires to create and implement a policy and procedure for the invitation of speaks, requests for proclamations, certain resolutions, awards, certificates, plaques and other ceremonial items for the Town Council (the "Council"); and

WHEREAS, the policy and procedures can be amended from time to time as the Council finds appropriate by resolution; and

WHEREAS, the Council can, by majority vote, suspend this policy and procedure for special circumstances; and

WHEREAS, the policy and procedure shall be henceforth known as the "Town of Ocean Breeze Speaker and Ceremonial Policy".

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF OCEAN BREEZE, FLORIDA:

Section 1. Findings. That the foregoing recitals are hereby ratified and incorporated as the legislative intent of this Resolution.

Section 2. Definitions. A "Request" is defined as a party's request to/for 1) invite a speaker, 2) a proclamation, 3) a resolution, 4) an award, 5) a certificate, a plaque, and/or 6) miscellaneous ceremonial items; a "Petition" is a party's formal submission seeking the creation of a Request.

Section 3. Submission of Petitions. A petitioning party shall submit their Petition in writing (email is sufficient) to 1) any member of the Town Council or a member of Town staff with a copy of the Petition sent by the petitioning party contemporaneously to the Town Mayor.

Section 4. Petition Deadline. A petitioning party must submit their Petition as required by Section 3 at least fourteen (14) days prior to the Council's next regular meeting date **for review and approval of such petition. Upon approval the item would come before the Town Council at the next regularly scheduled meeting.**

Section 5. Criteria for Certain Requests. A Request for a proclamation, certificate, plaque, and/or any other ceremonial item must concern or apply to at least one of the following: a) an organization or event occurring within the Town or benefiting the Town; b) a government or governmental issue or event at the local, state or federal level; and/or c) an individual who has resided or worked in or **made direct, unusual remarkable or exceptional** contributions to the Town.

Section 6. Issuance of Certain Requests. A topic, **subtopic, subject or category** or individual is only eligible for one proclamation, resolution, award, certification, or plaque in any calendar year unless the Council, by majority vote, finds there is a special circumstance.

Section 7. Single Subject. A new Petition must be submitted for each Request, and each petition must concern only a single Request. However, a Petition can Request that there be a combination of requested items provided at the same time, for example, for a speaker to be invited to speak and also given a plaque contemporaneously.

Section 8. Required Details for Petitions. In order for a petition to be considered, it must include the name of speaker or honoree(s) (as appropriate), description of topic and/or accomplishments (as appropriate), contact information, and other relevant details including dates and/or relevant or historical significance (as appropriate).

Section 9. Prohibited Requests. Requests that are for commercial purposes (including, but not limited to, the opening of a new business, anniversaries of businesses or non-profit organizations), matters of political controversy, ideological or religious beliefs or individual convictions, campaigns or events contrary to Town policies or espousing

hatred, violence, or discrimination are not permitted. Any Petitions concerning these subjects may be rejected in due course by the Town Mayor.

Section 10. Status of Certain Requests. Any approved proclamations, certain resolutions, awards, certifications, plaques, and other ceremonial items are strictly honorary, are not legally binding, and do not constitute an endorsement by the Town.

Section 11. Conflicts. All resolutions or parts of resolution insofar as they are inconsistent or in conflict with the provisions of this Resolution are hereby repealed to the extent of any conflict.

Section 12. Severability. In the event that any portion of this Resolution is determined to be invalid, illegal, or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining portion or sections of the Resolution which shall remain in full force and effect.

Section 13. Effective Date. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF OCEAN BREEZE, FLORIDA, THIS _____ DAY OF _____, 2025.

BY: _____
Karen Ostrand, MAYOR

ATTEST:

Pam Orr, TOWN CLERK

Approved as to form and legality
for use and reliance of the Town of
Ocean Breeze, Florida

Gemma Torcivia, Esq., TOWN ATTORNEY

Item #7

RECEIVED

AUG 01 2025

Town Clerk

From: Mattia, Anita <mattiaa@martinschools.org>
Sent: Thursday, July 31, 2025 11:30 AM
To: Town Clerk
Cc: Mattia, Anita
Subject: Environmental Studies center

You don't often get email from mattiaa@martinschools.org. [Learn why this is important](#)

Good Morning,

I hope this email finds you well! I am reaching out in hopes of your support as in the past.

The Environmental Studies Center continues to serve all public-school children in Kindergarten through Seventh grade, high school marine biology and environmental science classes, private school students and visitors from the general public as much as possible.

Your donation will continue to help us foster a love for our community. We appreciate all the community does for our schools and students and we wanted to be proactive in our hopes for the upcoming school year.

Thank you in advance! We look forward to hearing from you.

If you have any questions, please contact me.

Best Regards,

Anita Mattia
Environmental Studies Center
2900 NE Indian River Dr.
Jensen Beach, FL 34957
(772) 219-1887 EXT:59100
mattiaa@martinschools.org



Town of Ocean Breeze General Fund
Transactions by Account
As of September 30, 2025

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
6101 · General Government								
513820 · Contributions								
Check	05/20/2025	9581	The Education Foundation of Martin County	JB High \$100 & JB Elementary \$100 Adopt-A-Class		101000 · Check...	200.00	200.00
Check	05/28/2025	9587	Petty Cash	KS; Education Foundation donation of gift basket		101000 · Check...	100.00	300.00
Total 513820 · Contributions							300.00	300.00
Total 6101 · General Government							300.00	300.00
TOTAL							300.00	300.00

Town of Ocean Breeze General Fund
Transactions by Account
As of September 30, 2024

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
6101 - General Government								
513820 - Contributions								
Check	01/10/2024	9217	History Museum of Jensen Beach	Contribution per Mayor and Town Council 2023/2024 (Jan 8 2024 TC meeting)		101000 - Check...	100.00	100.00
Check	01/10/2024	9218	The Entrepreneurship Foundation	Entrepre Found \$200; approved by TC & Mayor 2023/2024 (approved at the 1/8/2024 appointment)		101000 - Check...	200.00	300.00
Total 513820 - Contributions							300.00	300.00
Total 6101 - General Government							300.00	300.00
TOTAL							300.00	300.00

1:55 PM

08/01/25

Accrual Basis

Town of Ocean Breeze General Fund
Profit & Loss Budget vs. Actual
October 1, 2024 through August 1, 2025

	Oct 1, '24 - Aug 1, 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
381000 · Transfer In - Gas Tax	0.00	0.00	0.00
6001 · Taxes from other Governments			
312300 · State Fuel Tax	3,646.53	2,874.24	772.29
312410 · Local Option Gas Tax	22,765.79	18,768.65	3,997.14
312420 · New Local Option Gas Tax	16,514.09	18,768.65	-2,254.56
314200 · Local Communications Svc Tax	5,593.82	4,932.46	661.36
335120 · State Revenue Sharing	16,612.16	13,093.70	3,518.46
335140 · Mobile Home Tags	2,447.50	2,591.63	-144.13
335150 · Alcoholic Beverage Licenses	3,230.30	1,922.78	1,307.52
335180 · 1/2 Cent Sales Tax	64,751.21	72,349.23	-7,598.02
335190 · Discretionary Sales Tax	31,933.97	0.00	31,933.97
6001 · Taxes from other Governments - Other	0.00	0.00	0.00
Total 6001 · Taxes from other Governments	167,495.37	135,301.34	32,194.03
6002 · Licenses & Permits			
322000 · Building Permits	14,830.67	16,720.36	-1,889.69
338200 · Occupational Licenses	112.19	417.94	-305.75
6002 · Licenses & Permits - Other	0.00	0.00	0.00
Total 6002 · Licenses & Permits	14,942.86	17,138.30	-2,195.44
6003 · Other Fees for Services			
322001 · Fire Inspections	0.00	0.00	0.00
322004 · Charges for Services	0.00	0.00	0.00
6003 · Other Fees for Services - Other	0.00	0.00	0.00
Total 6003 · Other Fees for Services	0.00	0.00	0.00
6004 · Investment & Other Earnings			
361000 · Interest Income	13,028.98	16,720.36	-3,691.38
6004 · Investment & Other Earnings - Other	0.00	0.00	0.00
Total 6004 · Investment & Other Earnings	13,028.98	16,720.36	-3,691.38
6005 · Ad Valorem Revenue			
312100 · Ad Valorem	69,768.51	68,662.00	1,106.51
6005 · Ad Valorem Revenue - Other	0.00	0.00	0.00
Total 6005 · Ad Valorem Revenue	69,768.51	68,662.00	1,106.51

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08/01/25

Accrual Basis

Town of Ocean Breeze General Fund
Profit & Loss Budget vs. Actual
October 1, 2024 through August 1, 2025

	Oct 1, '24 - Aug 1, 25	Budget	\$ Over Budget
6006 · Grants and Contributions			
361100 · Government Grants	0.00	0.00	0.00
362000 · Private Contributions	0.00	0.00	0.00
362500 · Government Match	0.00	0.00	0.00
6006 · Grants and Contributions - Other	0.00	0.00	0.00
Total 6006 · Grants and Contributions	0.00	0.00	0.00
6007 · Miscellaneous Income			
369000 · Misc Inc - MCSB Admin Fee, Etc.	10,000.00	0.00	10,000.00
6007 · Miscellaneous Income - Other	0.00	0.00	0.00
Total 6007 · Miscellaneous Income	10,000.00	0.00	10,000.00
6008 · Financial Arrangements			
383100 · Lease Financing	0.00	0.00	0.00
6008 · Financial Arrangements - Other	0.00	0.00	0.00
Total 6008 · Financial Arrangements	0.00	0.00	0.00
Total Income	275,235.72	237,822.00	37,413.72
Expense			
6101 · General Government			
513150 · Gross Payroll	53,531.25	38,038.91	15,492.34
513155 · PTO Accrual	0.00	0.00	0.00
513297 · Grant Management Consultant	0.00	0.00	0.00
513298 · Architectural Services	0.00	0.00	0.00
513299 · Town Planner	0.00	0.00	0.00
513300 · Bookkeeping	0.00	0.00	0.00
513301 · Management Consultant	11,619.25	23,408.61	-11,789.36
513302 · Rent	13,700.06	12,460.87	1,239.19
513304 · Communications / Website	11,268.36	12,247.68	-979.32
513305 · Engineering	0.00	4,180.04	-4,180.04
513306 · Accountant	2,880.00	6,688.11	-3,808.11
513307 · Payroll Taxes	0.00	0.00	0.00
513308 · Insurance W/C	497.00	5,000.00	-4,503.00
513309 · Insurance Package	23,576.00	27,000.00	-3,424.00
513311 · Public Advertising Notices	0.00	3,344.05	-3,344.05
513312 · Office Equipment & Supplies	9,665.94	8,916.17	749.77
513313 · Postage	678.04	835.99	-157.95
513314 · Petty Cash	0.00	0.00	0.00
513315 · Audit	16,500.00	17,000.00	-500.00
513316 · Utilities	547.11	601.94	-54.83
513317 · Dues	1,457.00	1,308.31	148.69
513318 · Mileage Reimb. - Clerks	37.45	250.81	-213.36
513319 · Conferences & Travel - Council	4,882.46	5,768.55	-886.09
513320 · Bank Fees	0.00	0.00	0.00
513321 · Election Expenses	743.00	1,671.98	-928.98

1:55 PM

08/01/25

Accrual Basis

Town of Ocean Breeze General Fund
Profit & Loss Budget vs. Actual
October 1, 2024 through August 1, 2025

	Oct 1, '24 - Aug 1, 25	Budget	\$ Over Budget
513322 · Safety Deposit Box	0.00	0.00	0.00
513323 · Special projects Code of Ord	0.00	0.00	0.00
513324 · Special Project-Digitizing	0.00	0.00	0.00
513325 · Meeting Security	0.00	0.00	0.00
513326 · Special Projects	6,899.50	10,032.26	-3,132.76
513820 · Contributions	300.00	835.99	-535.99
514100 · Legal Counsel	13,750.00	20,064.52	-6,314.52
514200 · Computer Services	9,720.99	6,506.45	3,214.54
531110 · Payroll Taxes - Fica	3,318.97	2,365.91	953.06
531111 · Payroll Taxes - Medicare	776.22	551.77	224.45
531112 · Benefits	0.00	0.00	0.00
6101 · General Government - Other	0.00	0.00	0.00
Total 6101 · General Government	186,348.60	209,078.92	-22,730.32
6102 · Public Safety			
522300 · M.C. Fire Rescue	0.00	0.00	0.00
524200 · Building Official Services	13,012.50	22,572.58	-9,560.08
524210 · Building Code Compliance Ser	24,338.75	6,688.11	17,650.64
524220 · Code Compliance Legal	22,062.50	4,180.04	17,882.46
524300 · Fire Safety Inspector	0.00	417.94	-417.94
524310 · Permit Processing Services	18,990.00	16,720.36	2,269.64
524520 · Building Permit Surcharge	0.00	0.00	0.00
6102 · Public Safety - Other	0.00	0.00	0.00
Total 6102 · Public Safety	78,403.75	50,579.03	27,824.72
6104 · Transportation			
541300 · Road and Street Maintenance	1,938.00	2,675.20	-737.20
541301 · Street Lights	1,372.89	1,504.84	-131.95
541400 · Sheriff Road Patrol	0.00	0.00	0.00
541600 · Road and Street Capital	0.00	0.00	0.00
6104 · Transportation - Other	0.00	0.00	0.00
Total 6104 · Transportation	3,310.89	4,180.04	-869.15
6200 · Physical Environment			
531000 · Grants - Contract Labor	0.00	0.00	0.00
6200 · Physical Environment - Other	0.00	0.00	0.00
Total 6200 · Physical Environment	0.00	0.00	0.00
6600 · Capital Outlay			
555000 · Furniture & Equipment	0.00	0.00	0.00
6600 · Capital Outlay - Other	0.00	0.00	0.00
Total 6600 · Capital Outlay	0.00	0.00	0.00

1:55 PM

08/01/25

Accrual Basis

Town of Ocean Breeze General Fund
Profit & Loss Budget vs. Actual
October 1, 2024 through August 1, 2025

	<u>Oct 1, '24 - Aug 1, 25</u>	<u>Budget</u>	<u>\$ Over Budget</u>
6700 · Leases			
584620 · Lease - Buildings	0.00	0.00	0.00
584640 · Leases - Equipment	0.00	0.00	0.00
584710 · Principal	0.00	0.00	0.00
584720 · Lease Interest	0.00	0.00	0.00
6700 · Leases - Other	0.00	0.00	0.00
	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total 6700 · Leases	0.00	0.00	0.00
Total Expense	<u>268,063.24</u>	<u>263,837.99</u>	<u>4,225.25</u>
Net Ordinary Income	7,172.48	-26,015.99	33,188.47
Other Income/Expense			
Other Expense			
80000 · Ask My Accountant	0.00	0.00	0.00
	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Other Expense	0.00	0.00	0.00
Net Other Income	0.00	0.00	0.00
Net Income	<u>7,172.48</u>	<u>-26,015.99</u>	<u>33,188.47</u>

10:08 AM

08/06/25

Town of Ocean Breeze General Fund
Transaction List by Vendor
January 1, 2020 through August 6, 2025

Type	Date	Num	Memo	Account	Clr	Split	Amount
Environmental Studies Council							
Check	10/14/2020	8182	Contributions ...	101000 · Checking ...	X	513820 · Contr...	-250.00
Check	09/06/2022	8780	Contributions ...	101000 · Checking ...	X	513820 · Contr...	-250.00
Check	12/02/2022	8873	Contribution p...	101000 · Checking ...	X	513820 · Contr...	-275.00

To: Mayor & Council Members
From: Dan Hudson, Town Management Consultant
Subject: Budget Hearing Date
Date: Council Meeting – August 11, 2025

Summary: Motion to change the Tentative Budget Public Hearing date to September 11, 2025 at 6:00 pm at the same location.

The Town was notified on August 1, 2025, of a scheduling conflict for the date of the Tentative Budget Hearing. The hearing was set for September 10, 2025, earlier this year, however, it turns out that Martin County has chosen that date. Martin County has priority on date selection; therefore, it is necessary to change the Town's date.

Under the law, there is a careful sequence of events that must be considered in scheduling. Unfortunately, the Town Financial Advisor was travelling on August 1st and therefore unavailable to evaluate the problem. Based upon staff's knowledge, the date was proposed to change from September 10th to September 11th at 6:00pm. This allows the schedule for advertising following the Tentative Budget Hearing, and the date of the Final Budget Hearing to remain intact. The Normal meeting place is also available on that date.

The Mayor was consulted and concurred with the change of date. The Town Council was then notified via email of the change.

Although the Mayor has charter authority to set special meeting dates, in an abundance of caution, the Council will be asked to ratify the change at the next Regular Town Council Meeting on August 11, 2025.

GENERAL INFORMATION ITEMS

The attached items (i.e.: correspondence, emails, reports, etc.) are provided as general information and are not necessarily subject to discussion during this meeting unless Council Members or the Mayor wish to do so.

- A. Response from Commissioner Heard's office regarding the Quiet Zone at the railroad crossing on Palmetto Drive.
- B. FLC – Ocean Breeze Surveys
- C. Town Services
- D. Committee Reports – if applicable

Item A.

Town Clerk

From: Sarah Phillion <comaide4@martin.fl.us>
Sent: Monday, July 28, 2025 10:52 AM
To: Town Clerk
Cc: Dan Hudson; Karen Ostrand
Subject: RE: Joint Request for Quiet Zone Designation - NE Palmetto Drive Railroad Crossing (#272342A)

You don't often get email from comaide4@martin.fl.us. [Learn why this is important](#)

Good morning,

Thank you very much for your email to Commissioner Heard and for expressing your opinion on this important matter. Commissioner Heard has received your email.

Sarah Phillion

Commission Aide-District 4
Commissioner Sarah Heard
Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, FL 34996
(o) 772-221-2358 (f) 772-288-5432



From: Town Clerk <townclerk@townofoceanbreeze.org>
Sent: Thursday, July 24, 2025 1:23 PM
To: District 4 <District4@martin.fl.us>
Cc: Dan Hudson <dHUDSON@Townofoceanbreeze.org>; Karen Ostrand <mayor@Townofoceanbreeze.org>
Subject: Joint Request for Quiet Zone Designation - NE Palmetto Drive Railroad Crossing (#272342A)



Honorable Commissioner Heard, Chair:

Please see attached the joint request for a quiet zone designation at the NE Palmetto Drive Railroad Crossing (#272342A), from Mayor Ostrand and Mrs. Debbie Shinn. We appreciate your consideration.

Sincerely,

Pam Orr
Town Clerk

Town Clerk

From: Holly Vath <hvath3867@gmail.com>
Sent: Tuesday, July 15, 2025 6:29 PM
To: EOGDOGE@laspbs.state.fl.us
Cc: Town Clerk; Dan Hudson
Subject: Town of Ocean Breeze
Attachments: FLC Ocean Breeze Survey.xlsx

Attached is the requested information.

Ad Valorem Revenue

	FY 21 millage rate	FY 21 revenue	FY 22 millage rate	FY 22 revenue	FY 23 millage rate	FY 23 revenue	FY 24 millage rate	FY 24 revenue
Name of Ad Valorem Tax Component	3.08	\$ 128,845.00	1.4	\$ 64,211.00	1	\$ 63,909.00	0.8	\$ 64,418.00
Town of Ocean Breeze								

Non-Ad Valorem Revenue

	FY21 revenue	FY22 revenue	FY23 revenue	FY24 revenue
Name of Non-Ad Valorem Revenue Component				
Communications services tax			\$ 3,859	\$ 5,576
State Revenue Sharing			\$ 18,075	\$ 18,382
1/2 Cent Sales tax			\$ 48,665	\$ 58,191
Local option gas tax			\$ 29,450	\$ 44,404
Building Permits			\$ 32,777	\$ 17,935
Interest			\$ 23,328	\$ 24,277
Mobile Home Tags			\$ 2,627	\$ 3,139
Alcoholic Beverage licenses			\$ 2,790	\$ 2,692
Miscellaneous			\$ 5,269	\$ 5,200

To: Mayor & Council Members
From: Dan Hudson, Town Management Consultant
Subject: Town Services
Date: Council Meeting – August 11, 2025

During the recent budget workshop a question was raised regarding services provided by the Town of Ocean Breeze.

General. The Town, as a municipal corporation, has the home rule authority to make decisions regarding the full range of municipal services. This is achieved through the will of the voters and the actions of the Mayor and Town Council. Services are typically provided either directly by the Town, through a contract for services with the Town, or through an interlocal agreement with other governmental providers. The current arrangement has come about through a series of decisions over several decades.

Law Enforcement. Martin County Sheriff's Office [MCSO] provides a very high level of service, equal to that of any neighborhood in the county. Some municipalities have chosen to provide additional service directly [Stuart, Sewall's Point, and Jupiter Island] and are willing to pay the taxes necessary to support the extra service. The Town has chosen to rely upon MCSO and selectively pay for additional services as needed.

Fire Rescue. The Town has opted to utilize Martin County Fire Rescue [MCFR] services. This arrangement also provides a very high level of service. However, it is not cast in stone. Other municipalities have chosen other options. Sewall's Point contracts with Stuart to provide fire rescue, and Jupiter Island utilizes a hybrid arrangement. The Town could choose to utilize Stuart services at a potential cost savings. Stuart now has a permanent station on Green River Parkway which is within ordinary response time distance.

Planning and Zoning. The Town presently provides this service directly. In many ways this is the very heart of Florida municipal government, directing what can be built and where. The Town is at "build-out" in its present configuration. However, it still issues development orders and permits for renovations and additions, such as the ones for drainage, potable water, sewer and lighting plans in the Resort area to closeout that Planned Unit Development (PUD). To carry out this responsibility the Town is obligated to maintain its Comprehensive Plan through periodic and ongoing reviews.

Building and Permitting. This is the execution phase of planning and zoning. The Town provides this service directly. There are three aspects to this. The foremost is actual inspections of buildings under construction. The Town is also presently working with the Seawalk developer to comply with its development agreements. A related [but just as important] aspect is to assure that any resident who builds an addition, an auxiliary structure [e.g. a shed, mother in law quarters, et cetera], a patio, an enclosure, or any other permissible structure is built

according to the Florida Building Code. It is important to note that compliance with the Florida Building Code does not guarantee the quality of work of a contractor.

Code Enforcement. The Town provides code enforcement service directly. Thankfully this has not been a real issue for the Town. However, it could become one. There are three types of property owners who are caught in code violations: 1) those who are shocked and apologetic that they have done something unacceptable; 2) those who feel entitled to do as they choose, but will comply when they are required; and 3) those who willfully disregard local rules and customs and must be forced to comply. Code enforcement is the Town's strongest means of assuring code compliance, and is controlled and enforced by ordinance and by Chapter 162, Florida Statutes. In the future, it is recommended that the Town adopt a magistrate hearing process to hear any cases required.

Waste Collection. The Town has the authority to set its own standards for waste collection. The Town presently allows each neighborhood to contract directly with service providers. Stuart and Jupiter Island provide this service directly. Sewall's Point and Indiantown participate in the Martin County program. Under the Martin County program, all residential areas are subject to the mandatory solid waste collection assessment, proposed at \$464 for next fiscal year.

Water and Sewer. Most Florida communities have moved toward regional facilities due to the large capital investments needed and the higher effectiveness of large systems. Stuart, Sewall's Point, Indiantown and Jupiter Island [a regional system] provide their own services. The Town relies on Martin County Utilities and there is presently no reasonable alternative.

Environmental Protection. The Town facilitated a water quality improvement project in the Indian River Lagoon through a sophisticated arrangement with the Ocean Breeze Resort ownership. Water quality has been a major countywide issue for at least thirty years due to the Lake Okeechobee discharges. The Town is presently receiving monies from the recently approved sales tax addition, with a ten year forecast of \$800,000 in revenues for municipal infrastructure.

Emergency Management. The Town is an active participant during declared emergencies; in the advance planning which precedes emergency events; and in the post event restoration activities. The Town participates in Local Mitigation Strategy advance planning. The Town participates in actual storm events monitoring. After an event, first response is provided by MCFR to assess and respond to personal injuries. After this, the Town Building Official will assess property damage and the Town Clerk will coordinate permits for needed repairs.

Transportation Planning. The Town is an active participant in the Metropolitan Planning Organization [MPO]. The MPO coordinates regional transportation planning including identification and prioritization of traffic improvement projects. The Town also receives a share of state gasoline taxes to provide local traffic improvements.

Advocacy for Town Residents' Needs. Advocacy takes two forms.

First, is local coordination of various needs through the Town's service partners, notably Martin County government. This includes coordinating with local officials on matters such as traffic on Indian River Drive, ingress- egress onto Jensen Beach Boulevard, rail quiet zones, et cetera.

Second, is representation at regional and statewide councils through the Florida League of Cities [FLC]. The Florida Constitution of 1969 was a major advance for municipal government, giving birth to the concept of "home rule." Home rule is the foundation for local citizens having direct input to their elected officials rather than having to go through the state for decisions regarding matters such as code enforcement, zoning, speed limits and a whole variety of matters. Floridians take for granted the ability to show up at a Town Council and voice their opinions.

Town Administration. There are certain basic requirements for operating a Town. This includes a Town Clerk, who must maintain public records and assist in conducting elections, an outside financial auditor to assure proper accountability, a manager or management consultant to prepare a draft annual balanced budget, and manage overall civic relations. The Town also has a separately elected Mayor who is the Chief Executive Officer of the Town, and is charged with hiring and firing employees, and other Charter related duties.