

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

November 10, 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, October 13, 2025
- Budget Workshop/Setting Tentative Millage Rate, July 16, 2025
- DRAFT Canvassing Board Meeting, November 5, 2025 (NO VOTE)

FORTHCOMING

- Tentative Budget and Proposed Millage Rate Hearing, September 11, 2025 (forthcoming)
- Final Budget and Proposed Millage Rate Hearing, September 24, 2025 (forthcoming)
(Motion, second, public comments, all in favor)

3. RESOLUTION #373-2025 – A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF OCEAN BREEZE, FLORIDA AUTHORIZING FISCAL YEAR 2024-2025 BUDGET AMENDMENT #1, TO THE GENERAL FUND IN THE AMOUNT OF \$49,000 FOR ADDITIONAL PUBLIC SAFETY EXPENSES, PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES – Town Management Consultant Dan Hudson

(Motion to adopt, second, public comment, roll call)

4. Comments from the public on topics not on the Agenda

5. Comments from the Council on topics not on the Agenda – Committee Reports

6. Comments from Town Management Consultant, Dan Hudson

7. Comments from Town Attorney, Gemma Torcivia

8. Comments from Mayor Ostrand

9. Announcements – Monday, December 8, 2025, at 10:30 a.m. – Regular Town Council Meeting will be held at the Ocean Breeze Resort Clubhouse, Pineapple Bay Room, 700 NE Seabreeze Way, Ocean Breeze, Florida.

10. Adjourn

(Motion, second, all in favor)

TOWN OF OCEAN BREEZE MINUTES REGULAR TOWN COUNCIL MEETING

October 13, 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** – President Docherty called meeting to order at 6:00pm
 - **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 George Ciaschi, Janet Galante, Matthew Squires; Absent: Michael Heller
 - **Staff Present:** Town Management Consultant, Dan Hudson, Engineer, Leo Giangrande; Town Attorney, Gemma Torcivia; Town Clerk, Pam Orr; Town Bookkeeper, Wendy Price
2. **Approval of Minutes** – President Docherty asked if there were any corrections to minutes from the September 8, meeting.

Council Member Galante requested a change on page 2, in the sixth paragraph down, that the minutes needed to reflect that there was a vote regarding the motion to proceed with the Indian River Drive crosswalk restoration.

Town Management Consultant, Dan Hudson, confirmed a vote did occur.

President Docherty stated that the correction to add the voting results would be made to the minutes.

Council Member Ciaschi, seconded by Vice President Kelley, made a motion to approve the minutes for the regular meeting on September 8, 2025.

President Docherty asked from comments from the public.

There were none.

(All in favor: Docherty, Kelley, Ciaschi, Galante, Squires; Absent: Heller; No: None: Motion passed 5-0)

3. **Supervisor of Elections** – President Docherty introduced Vicki Davis and Kherri Anderson from the Martin County Supervisor of Elections office.

Vicki Davis, Supervisor of Elections, gave a presentation on Martin County's 100th anniversary. She discussed the Seven Gatekeepers, voter turnout and the budget for the Supervisor of Election. She added that the voting equipment would be replaced for the 2026 election cycle and that it looked like the State would be mandating the use of paper ballots for all future elections.

Kherri Anderson spoke about Milestone's in the school's Civic engagement programs. She encouraged everyone to take a tour of the elections office and learn the history. She encouraged residents to consider volunteering to become an election worker. Ms. Anderson updated everyone on the voting dates for the 2026 election.

Supervisor of Elections, Vicki Davis, talked about the upcoming election process for the Town of Ocean Breeze, she stated that the voting hours would be from 9 am – 7 pm on November 4, 2025.

President Docherty asked for comments from the public:

A resident asked for clarification that the Primary elections were when the School Boards, etc. were decided.

Ms. Davis stated that School Boards were non-partisan ballot-style and that Florida Law stated, if there was one party that had candidates and there was no opposition from other parties or write-in candidates, then only one party would be on the ballot.

President Docherty asked Ms. Davis how close to a voting poll candidates who were running for election were allowed.

Ms. Davis clarified that Florida Law stated that there is a no-solicitation zone within 150 feet from the entrance of the polling location.

- 4. Selection of Council Member to participate on the Canvassing Board** – Dan Hudson, Town Management Consultant, stated that the Council needed to appoint one member to the Canvassing Board for the upcoming election.

Council Member, Ciaschi volunteered to be on the Canvassing Board.

Council Member Squires, seconded by Vice President Kelley, made a motion to nominate Council Member Ciaschi to be on the Canvassing Board.

President Docherty asked for comments from the public.

There were none.

(Roll Call Vote: Yes: Docherty, Ciaschi, Kelley, Squires, Galante; Absent: Heller; No: none; Motion passed 5-0)

- 5. Resolution #372-2025 – Recognizing Florida City Week –**

Mayor Ostrand spoke about Florida City week from October 20th – October 26th, 2025. She encouraged all citizens to support the celebration. She added that it was important for the community to show pride in the Town of Ocean Breeze.

President Docherty stated that he would have a table set up during Florida City week with information regarding the history of the Town as well as stickers and patches for the community to pick up.

Council Member Squires inquired if there would be a cost to the supplies that President Docherty would be handing out.

President Docherty responded that the pins and patches would be free.

Council Member Galante, seconded by Council Member Squires, made a motion to pass Resolution #372 – 2025, recognizing Florida City Week.

President Docherty asked for comments from the public.

Council Member Ciaschi asked if residents from Seawalk would be able to go into Ocean Breeze Resort to pick up pins and patches. He suggested that the table be set up at the Chamber of Commerce or at the Town office so that all residents could participate.

(Roll Call Vote: Yes: Kelley, Docherty, Squires, Galante, Ciaschi; Absent: Heller; No: None; Motion passed 5-0)

6. Seawalk Close-out Update – Leo Giangrande, PE Giangrande Engineering & Planning

Mr. Giangrande provided a memorandum in the meeting packet that outlined the current items of deficiency at Seawalk. He relayed that he continued to meet with Chubb, the Town Attorney and Forestar. He confirmed that they had been inspecting minor items weekly, and that in his opinion, not enough is being done in a timely manner. He added that they were pushing everything they could to provide the leverage that the Town had as far as approvals and permits and what was needed.

President Docherty asked for any comments from the Town Council.

There were none.

President Docherty asked for any comments from the public.

There were none.

- 7. Feasibility Study – Town Management Consultant, Dan Hudson** stated that he felt that the sentiment of the Council was that the pending issues within the Seawalk community needed to be addressed and completed before anything would be decided regarding the de-annexation of the community. He recommended that the Council hold off on the second reading of Ordinance #369-2025 if the issues within Seawalk will not be resolved within a timely manner. He continued that the Feasibility Study, in his perspective, was complete.

Vice President Kelley proposed postponing Ordinance #360-2025 until May or June 2026.

No action was taken.

- 8. Second Reading Ordinance #369- 2025 AN ORDINANCE OF THE TOWN OF OCEAN BREEZE, FLORIDA PROVIDING FOR A PUBLIC REFERENDUM, A BALLOT SUMMARY, AND BALLOT LANGUAGE, AND INSTRUCTIONS TO THE SUPERVISOR OF ELECTIONS, AS PROVIDED IN TITLE IX, FLORIDA STATUTES, REGARDING A PROPOSAL TO CONTRACT THE BOUNDARIES OF THE TOWN OF OCEAN BREEZE CONSISTING OF THE “OCEAN BREEZE WEST PLANNED UNIT DEVELOPMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 2981, PAGE 781, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, MORE COMMONLY KNOWN AS THE “SEAWALK” COMMUNITY, WHICH INCLUDES 143 SINGLE FAMILY PROPERTIES AND ADJACENT COMMON AREA PROPERTY OWNED BY THE SEA WALK HOMEOWNERS’ ASSOCIATION, INC.; PROVIDING INSTRUCTIONS TO THE SUPERVISOR OF ELECTIONS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.**

No action was taken.

9. Comments from the public on topics not on the Agenda – Candidate Forum –

Vice President Kelly introduced the candidates for the upcoming election.

- Gail Balogna (393 NE Sand Dune Way)
- Kevin Docherty (8 NE Nautical Drive)
- Pamela Hurlock (2840 NE Breezeway Circle)
- Matthew Kick (2931 NE Breezeway Circle)
- Margaret Pugsley (382 Sand Dune Way)
- Greg Scharnagl (1514 NE White Pine Terrace)

President Docherty asked for comments from the public.

There were none.

10. Comments from the Council on topics not on the Agenda – President Docherty announced that he and Mayor Ostrand would be attending the upcoming Florida League of Cities conference in Orlando. He stated that they would be discussing the State Property tax issue.

Mayor Ostrand stated that she would be meeting with Florida Congressman Toby Overdorf. She continued that she would continue to promote the property tax to be leveled to make it fair for everyone.

Matthew Kick asked Mayor Ostrand what her position was on the property tax issue and what was her plan to speak with Mr. Overdorf.

Mayor Ostrand replied that she was going to discuss that the homes in Ocean Breeze Resort were valued at the same amount as homes in which the owners own their property. She continued that she believed that there was a way that these two different types of homes could be evenly taxed. She explained that there was not a city, town or village in the state of Florida that could govern without property taxes.

Vice President Kelley stated that she wrote Congressman Overdorf and suggested having property tax amounts based upon the actual purchase price. She encouraged the public to write to Congressman Overdorf to express their opinion.

Vice President Kelley also asked Pam Orr, Town Clerk, when the Town's election results would be confirmed.

Pam Orr replied that the results would be confirmed the day following the election, November 5, 2025, at the Canvassing Board meeting.

Mayor Ostrand stated that our representative was John Snyder. She encouraged everyone to attend the legislative meeting, open to the public on October 21, 2025, at 9:00am at the Blake Library.

11. Comments from Town Management Consultant, Dan Hudson – there were none.

He had no additional comments.

12. Comments from Town Attorney, Gemma Torcivia – Attorney Torcivia explained that on the Blue Sheet items there were two letters sent to Chubb Insurance Company. The first was sent on September 12, 2025, by Mayor Ostrand and the second was sent September 17, 2025, by herself. She continued that the bond had been formally called and made our demands clear in writing. She explained that in her letter of the 17th she did include the exhibit provided by the HOA. Attorney Torcivia continued that she was aggressively pressuring them to move forward and were advocating for the exact specific requests by the HOA.

13. Comments from Mayor Ostrand - She had no additional comments.

14. Announcements –

- Monday, November 10, 2025, at 10:30 a.m. – Regular Town Council Meeting will be held at the Ocean Breeze Resort Clubhouse, Pineapple Bay Room, 700 NE Seabreeze Way, Ocean Breeze.
- Town Election will be held on November 4, 2025, at the Hoke Library located at 1150 NW Jack James Way, Jensen Beach. **POLLING TIMES will be 9:00 am – 7:00 pm.**
- **Canvassing Board Meeting, Wednesday, November 5, 2025, at 10:00 in the Maritime Room at Ocean Breeze Resort, 700 NE Seabreeze Way.**

15. Adjourn – Council Member Galante, seconded by Council Member Ciaschi, made a motion to adjourn. (All in favor: Docherty, Kelley, Ciaschi, Galante, Squires: Absent: Heller; No: None; Motion passed 5-0)

Respectfully Submitted,

Pam Orr
Town Clerk

Minutes approved: _____

TOWN OF OCEAN BREEZE
SPECIAL MEETING AND BUDGET WORKSHOP, SETTING OF TENTATIVE MILLAGE RATE
Wednesday, July 16, 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., and he recognized Martin County Sheriff's Department Officer Andy Adams.
- **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); Town Clerk, Pam Orr; Assistant, Kim Stanton

Mayor Ostrand spoke about the growth of the Town.

2. Presentation by Martin County Property Appraiser's Office – Karl Andersson, Chief Deputy gave a presentation regarding property taxes in the Town of Ocean Breeze. He took questions from the Town Council regarding the Truth in Millage (TRIM) process, homestead exemptions, Save-Our-Homes caps, and additional exemptions. He verified that the Seawalk community did not currently have a special assessment for garbage. He continued to answer questions regarding market value of properties, millage rate & applications, zoning & land use, and residential classification versus commercial classification. He further verified that if the Seawalk community dissolved from Ocean Breeze and became part of Martin County District 1, the residents would be assessed for garbage, unless a change were made during a possible dissolution.

Mr. Hudson stated that there would be a transition period and if the Seawalk community decided to contract into Martin County, the residents would be subject to (indecipherable).

Mr. Andersson remarked that there would need to be a Resolution and legal changes.

Mr. Hudson stated that Martin County had a mandatory collection ordinance for solid waste and that any property no longer part of the Town of Ocean Breeze would be subject to the assessment.

Mr. Andersson took additional questions from the Council regarding tax assessment petitions with commercial and residential properties and Save-Our-Homes caps. He verified that utility taxes do not pass through the Property Appraiser's office.

Mr. Hudson verified that Martin County had a six percent (6%) utility tax, or franchise fee, which would be applied to an electric bill.

Joe Beert, 2850 NE Breezeway Circle, Ocean Breeze, asked about the District 1 MSTU millage rate of .0714.

Mr. Andersson answered that it was a Municipal Service Taxing Unit and that the Property Appraiser's office did not get involved with how the funds were used.

Mr. Beert spoke about his property taxes, millage rates being considered, and stated the Town provided no services. He commented that the Town provided streetlights for Indian River Drive, participation trophies, and the Building Department. He added that he did not know what purpose the Town served. He said, for the record, that the Town of Sewall's Point had seventeen (17) full-time employees, police, roads, fire rescue services, bridges, parks, etc. with a millage of rate of 3.27; the Village of Indiantown with roads, parks, bridges, water, sewer, etc. has a millage rate of 1.825; the City of Stuart has police, fire, water, sewer, roads, bridges, trash collection has a millage rate of 5; Jupiter Island, with a millage rate of 2.8, has police, fire, parks, roads, bridges, utilities with an additional millage of 0.96 for erosion control. He discussed debt services.

Pete Luther, 2830 NE Breezeway Circle, Ocean Breeze, asked about the valuation of the Resort and how the taxes were assessed.

Mr. Andersson answered that mobile home resorts were unique and that the value assessed was the land value. He added that the mobile homes were registered at the Tax Collector's office as vehicles so they could not be treated as real property. He stated that the value of the land was based on the income from the tenants. He explained the differences between the Seawalk homes and the Ocean Breeze Resort property.

Mr. Luther asked about the lack of equity, and the manner in which the properties were assessed.

Mr. Andersson replied that the Property Appraiser's office must follow the statutes when valuing property.

Liz Reese, 1363 NE White Pine Terrace, Ocean Breeze, asked for confirmation on the difference between the Sabal Point millage rate and the Ocean Breeze millage rate as being .0158.

Mr. Andersson answered that it sounded correct.

Ms. Reese stated that she confirmed that the \$440 for trash collection was for the year. She added that it was difficult to understand the difference between commercial and residential and why certain residents pay so little, while others pay so much.

Mr. Andersson discussed prior petitions before the Value Adjustment Board for the Resort. He added that the independent Special Magistrate, who was a certified third-party fee appraiser, looked at the information under review. He explained the process and asked for questions.

Mr. Hudson asked if it made a difference if a home in the Resort was a mobile, manufactured or modular home.

Mr. Andersson answered that the homes in Sun Communities were classified as mobile homes. He commented that his office tracked any real property and included it in the assessment. He added that if the mobile home was registered at the Tax Collector's office, he could not value it as real property.

President Docherty asked for further comments.

There were none.

President Docherty thanked Mr. Andersson for the presentation and for answering questions.

3. A. Budget Workshop – Budget and Tentative Ad Valorem Millage Rate for Fiscal Year 2025/2026 – Dan Hudson, Town Management Consultant, spoke about the budget season, Florida statutes, property taxes, the TRIM process and consideration of a utility tax.

Holly Vath, Financial Consultant, summarized the expenditure budget and spoke about employees, office lease, website ADA accessibility, accounting software, Charter review, and special projects.

The Council asked questions regarding the packet materials, employees, cell phones stipends, contributions, and travel and conferences.

Mr. Hudson commented that the principal goal was to set the millage rate and consider the utility tax. He added that responses to questions and comments concerning the budget detail could be brought forth at the August regular meeting.

The Council continued to ask questions about the storage unit rent, digitization of records, notaries, elimination of storage units, cell phone stipends for Town Clerk, and Town Council Members.

Council Member Ciaschi stated that he did not believe that Council members, except for the Mayor and President, should receive cell phone-internet stipends and that would be a savings of \$5,000. He commented that Travel and Conferences dollars were important to support the Mayor as the leader and representative. He asked that the Charter review expenses be removed from the budget. He added that these changes would save roughly \$18,000.

Ms. Vath spoke about the budget, the millage rate, and maintaining a balanced budget. She referred to pages 3-5 and discussed the revenue versus expenditures, the restricted gas tax revenue and restricted half-cent sales tax, or infrastructure, tax revenue.

She took questions about restricted funds and replied that the funds could be designated separately.

Mr. Hudson stated that other municipalities appropriated their reserves with the income shown on the revenue side and the expense side showed the reserve number to balance; he added that this would be considered by staff.

Ms. Vath spoke about utilizing reserves more than initially expected for the 2025 budget. She commented that the Seawalk close-out costs were over \$95,000 and the Resort close-out costs were over \$36,000, which were expenses not anticipated during development of the budget. She discussed the progressive use of the reserves, diversifying the revenue stream with a utility tax and the various mix tables on Page 2, and took questions.

Discussion ensued regarding reserve balances, millage rates, mixes on Page 2, Martin County assessments, proposed utility tax rates, travel expenses, FY2025 ad valorem revenue versus FY2026, and proposed millage rates.

Ms. Vath stated that the budget was the Mayor's budget.

Discussion ensued regarding the Seawalk closeout.

Council Member Squires stated, "for the record, we wouldn't be in this situation in Seawalk if it wasn't for the Town of Ocean Breeze."

Vice President Kelley remarked that the Seawalk residents paid more taxes than Resort residents and added that the close-out costs were to date.

Discussion ensued regarding millage proposals on Page 9, close-out costs, and reserves.

Council Member Heller recommended dropping the millage rate to .4 and initiate a utility tax of 5% for electricity.

Ms. Vath stated that a reserve of \$50,000 was not fiscally responsible, and added that if the reserve ran too low, the Town would be considered "fiscally constrained." She provided an example and stated that the State would take action.

Andy Harris, 1539 NE Skyhigh Terrace, Ocean Breeze, expressed his concerns about the budget, the Mayor's travel expenses, the millage rate, expenses that could be cut, homesteading and fiscal responsibility.

Michele Dolan, 1434 NE White Pine Terrace, Ocean Breeze, asked about the utility tax proposal.

Ms. Vath stated that the figures provided in the analysis were for electricity only.

Ms. Dolan stated that she believed this would bring down the property values.

Council Member Heller proposed a utility tax on electricity only.

Melissa Heller, 2760 NE Breezeway Circle, commented that the proposals would almost double the tax burden for Seawalk residents and provided history regarding the proposed utility tax. She added that the proposed budget did not show the revenue for the proposed utility tax and asked that the reserves be reduced to a more reasonable amount.

Pam Hurlock, 2840 NE Breezeway Circle, Ocean Breeze, spoke about millage rates, the various revenue mixes on Page 2, tax increases for residents, close-out costs, cutting expenses especially cell phone stipends and travel and conferences expenses, charitable contributions, technology services, extra police patrols, and no services provided by the Town. She added that some reserves should be used to soften the blow of raising taxes.

Scott Stulb, 1673 NE White Pine Terrace, Ocean Breeze, agreed and commented that he sees a lot of extra expenses. He said that he did not understand the excessive costs. He commented that the Town was looking to raise taxes by 300%.

Eileen Luther, 2830 NE Breezeway Circle, Ocean Breeze, questioned what services the Town offered to the residents and businesses. She asked if the Town had outlived its original usefulness.

Joe Beert, 2850 NE Breezeway Circle, asked if it was possible to include what the costs were per living unit. He spoke about taxes collected for tags and costs per living unit for Resort residents versus Seawalk residents. He asked for transparency to compare the two communities, if the Building Department was self-sustaining, and if the Town could provide budget data. He commented that if a hurricane came through, the Resort would clean up their area, Seawalk HOA would clean up their area and the Plaza owners would clean-up their area. He asked how much was needed for reserves. He stated that everything over and above the close-out should be cut. He commented that any travel should benefit him as a taxpayer and be related to close-out.

Liz Reese, 1363 NE White Pine Terrace, Ocean Breeze, asked for clarification on the legal fees budget line item. She stated that the amount spent on the Seawalk close-out that was discussed at the June meeting, was to date and not annual costs. She spoke about the proposed utility tax and how it might affect future buyers and asked if the Plaza owners were aware of it.

Town Clerk, Pam Orr, answered that the documents were on the Town's website.

Mr. Hudson stated that the Town could inform the Plaza owners if the Town adopted it.

Ms. Reese stated that a utility tax would be bad for the resale of her house.

Gina Kent, 1733 NE White Pine Terrace, asked about the infrastructure reserve and how it was determined where the money could be used.

Mr. Hudson answered that the infrastructure tax was a Martin County initiative that was voted on last year and that it was governed and defined by an Ordinance.

Attorney Nicoletti answered that the uses were fairly broad for the Town but that the County had been specific as to how they were going to spend the infrastructure sales tax. He added that the Town could go beyond...

Ms. Kent stated that the (Ocean Breeze) noise ordinance, which was currently 80 decibels, needed to be changed. She stated that she could not go into her backyard because the loading dock for Publix was behind her house. She added that Martin County was at 60 decibels and that she was at 70 decibels all day long inside her house.

Katy Jackson, 2931 NE Breezeway Circle, Ocean Breeze, expressed her dismay at the comments from the President regarding noise. She spoke about the travel line-item.

Matthew Kick, 2931 NE Breezeway Circle, Ocean Breeze, asked what services the Town provided to the residents. He asked about Town infrastructure and what needed to be maintained.

Mr. Hudson replied that the Town was small and had limited operations. He added that the principal services were permitting, planning, PUD (oversight), lighting, municipal weight versus individual in dealing with the County, traffic, ingress/egress at West End Boulevard, and working cooperatively for changes to any surrounding areas, development, and building.

Mr. Kick asked about collecting dollars for infrastructure that cannot be used.

Mr. Hudson recommended waiting to see what other cities like Stuart, Indiantown, and Jupiter Island did with those dollars. He commented that the County did this independently of the municipalities.

Mr. Kick stated that the Town could not spend that money.

Mr. Hudson said that there were possible environmental improvements that could be studied.

Mr. Kick stated that he did not believe that the Town should spend \$7,000 on travel.

C. Resolution #362-2025 – A RESOLUTION OF THE TOWN OF OCEAN BREEZE, FLORIDA, DETERMINING A TENTATIVE MILLAGE RATE FOR FISCAL YEAR 2025/2026 AND PROVIDING NOTICE THEREOF TO THE APPROPRIATE AUTHORITIES – Town Clerk, Pam Orr, read Resolution #362-2025 into the record.

Mr. Hudson stated that Martin County currently had a 6% utility tax on electricity. He commented that a similar tax in Ocean Breeze would generate about \$70,000 a year. He added that the ad valorem, at the current rate, would generate about \$70,000. He remarked that the line items could be further tweaked based on the comments, and reserves could be used for the remainder.

Vice-President Kelley stated that it was stipulated that if the utility tax were adopted, the millage rate would be lowered.

Discussion ensued regarding the millage rates, unincorporated areas of Martin County, utility tax, trash collection fees, and Martin County's millage rate adoption process.

President Docherty asked for a show of hands from those in the audience who were against a utility tax. He further spoke about Sun Resort residents' pass-through taxes, water bills, and rent increases. He also discussed the process for setting the millage rate.

Discussion ensued regarding the budget, pass-through taxes, and documentation in the packet.

Council Member Squires, seconded by Vice-President Kelley, made a **motion** to set the millage at .5 mills.

President Docherty asked for comments from the Council.

Discussion ensued regarding the millage rate process, utility tax, and Town revenues.

President Docherty asked for comments from the public.

Pam Hurlock, 2840 NE Breezeway Circle, stated that in the meeting documents the millage rate options proposed were from .7 to 2.0 which she believed could double the taxes for all residents. She recommended a millage rate of .7 and the utility tax be implemented.

Pete Luther, 2830 NE Breezeway Circle, Ocean Breeze, stated that he believed there should be equity among all the residents and that the utility tax should be limited.

Melissa Heller, 2760 NE Breezeway Circle, stated that the equity would come through a utility tax. She suggested a millage of .8 and stated that she could meet with Mr. Hudson and Ms. Vath to get additional information back to the Council. She suggested that the utility tax could be deferred until the next meeting so that everyone could see what happened when revenues are dialed up or down.

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

Mr. Hudson commented that he agreed with Ms. Heller but suggested doing the first reading on the utility tax at this meeting. He added that the Town was losing money on the building fees and that in the future this would need to be modified.

Council Member Ciaschi, seconded by Council Member Galante, made a **motion** to set the millage rate at 1.5 mills; stating that this was a tentative millage rate and could be lowered.

Joe Beert, 2850 NE Breezeway Circle, stated that lot fees and taxes were different.

Pam Hurlock, 2840 NE Breezeway Circle, stated that she could cut \$31,000 by renegotiating some of the contracts, specifically the technology contracts. She spoke about using \$20,000 to “soften the blow”. She stated that she believed the proposed amount in the agenda packet of .7 mills was adequate and that the utility tax should be used to cover the difference.

Andy Harris, 1539 NE Skyhigh Terrace, Ocean Breeze, spoke about government saying something should start at a certain point and be drawn back, he believed it never happened. He suggested starting at a lower level and coming up on the utility tax.

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

Vice President Kelley, seconded by Council Member Squires, made a **motion** to set the millage rate at .8 mills.

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

President Docherty passed the gavel to Vice-President Kelley.

President Docherty, seconded by Council Member Ciaschi, made a **motion** to set the millage at 1.4 mills.

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

Discussion ensued regarding utility tax revenue, millage rate of .8 mills, impact of a utility tax, and reserves.

Council Member Squires, seconded by Vice-President Kelley, made a **motion** set the millage at .8 mills.

(Roll Call Vote: Yes: Heller, Docherty, Kelley, Squires; No: Galante, Ciaschi; **Motion passes 4-2**)

Council Member Squires, seconded by Council Member Heller, made a **motion** to adopt **Resolution #362-2025**.

(Roll Call Vote: Yes: Heller, Squires, Docherty, Kelley; No: Galante, Ciaschi; **Motion passes 4-2**)

B. First 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 – Attorney Nicoletti stated that the draft included all utilities and asked about the intent of this Council.

Mayor Ostrand stated that Attorney Torcivia prepared the draft to include all utilities so that the Ordinance would be in place in the event the Council chose to tax other utilities in the future.

Attorney Nicoletti stated that this Ordinance was not the actual levy of the tax, but rather the framework for it. He remarked that more needed to be done by this Council but that it would provide the framework for a global utility tax. He commented that the Council could levy only electricity using the Ordinance and added that percentages could be chosen.

Council Member Squires stated that he did not want the option to tax water now or later.

Council Member Squires, seconded by Vice President Kelly, made a **motion** to remove water from Ordinance #365-2025.

President Docherty asked for public comment.

Pete Luther, 2830 NE Breezeway Circle, spoke about fairness and stated that he believed that the Ordinance should be limited to exactly what was intended. He further spoke about the gas tax, and water bills.

Attorney Nicoletti provided some clarification regarding vendor responsibility of reporting to the State (gas tax).

Scott Stulb, 1673 NE White Pine Terrace, stated that he wanted water stricken from the Ordinance and for it to include electricity only.

Melissa Heller, 2760 NE Breezeway Circle, discussed the utility tax and equity. She stated that there was no equity in implementing a water utility tax and spoke about the Town's future.

Pam Hurlock, 2840 NE Breezeway Circle, spoke about future utility tax, projections, administrative duties and limiting the tax to electricity.

Michelle Dolan, 1434 NE White Pine Terrace, asked to limit the tax to electricity. She asked why Ocean Breeze Plaza was not represented.

Discussion ensued regarding attorney fees and advertising.
(Roll Call Vote: Yes: Kelley, Squires; No: Docherty, Ciaschi, Galante, Heller; **Motion failed 2-4**)

Council Member Heller, seconded by Council Member Squires, made a **motion** to include electricity only in Ordinance #360-2025.

President Docherty asked for comments from the public.

There were none.

(Roll Call Vote: Yes: Heller, Kelley, Squires, Ciaschi; No: Docherty, Galante; **Motion passed 4-2**)

Attorney Nicoletti asked for the percentage considered to be included in the Ordinance.

Discussion ensued regarding the rate.

Council Member Ciaschi, seconded by Vice-President Kelley, made a **motion** to set the utility tax rate at 6% to match Martin County.

President Docherty asked for further comments.

There were none.

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

Attorney Nicoletti read Ordinance #360-2025 into the record: **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** – he confirmed that the rate established was 6%.

Council Member Squires, seconded by Council Member Heller, made a **motion** to approve Ordinance #360-2025 as stated.

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

D. Martin County Sheriff's Department Extra Patrols – Dan Hudson provided some background information and asked if the item should be considered in the budget.

Discussion ensued regarding clarification, restricted fuel tax dollars, signs, striping, crosswalks, and patrols along Indian River Drive.

Council Member Ciaschi, seconded by Council Member Galante, made a **motion** to increase the police presence in the Town in the amount of \$20,000 with Martin County Sheriff's Department.

President Docherty asked for comments from the public.

Andy Harris, 1539 NE Skyhigh Terrace, Ocean Breeze, asked for clarification on fuel tax dollars.

Discussion ensued regarding gas tax revenue.

Pam Hurlock, 2840 NE Breezeway Circle, asked about restricted gas tax revenue balance.

Kim Stanton answered that it was roughly \$214,000.

Ms. Hurlock asked about uses of the gas tax revenue.

Mr. Hudson spoke about West End Boulevard improvements.

Ms. Hurlock stated she would like to see the money spent on the West End Boulevard improvements instead of on patrols.

President Docherty explained the current issues of harassment of residents by kids on bicycles. He asked Officer Andy to provide information.

Officer Andy spoke about certain issues and patrols within the Town.

John Balogna, 393 NE Sand Dune Way, Ocean Breeze, stated that he was retired law enforcement and that increased random presence of law enforcement, is best for reducing incidents of crime and nuisance which also affected property values.

Council Member Ciaschi stated that the Town wanted to offer safety as a service.

Liz Reese, 1363 NE White Pine Terrace, asked if the dollars could be spent on the Skyline exit at Publix. She spoke about the cement barrier to direct traffic to the right when residents need to go left and asked if this could be followed up.

Mr. Hudson stated that he was aware of the issue and that this was on his action list.

Council Member Squires asked for clarification on the fuel tax dollars and the Indian River Drive crosswalks.

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

4. Comments from the public on topics not on the Agenda – There were none.

5. 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:

- 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**

6. Adjourn – Council Member Galante, seconded by (unknown), made a motion to adjourn the meeting at 9:56pm.

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

Respectfully Submitted,

Pam Orr
Town Clerk

Minutes approved: _____

TOWN OF OCEAN BREEZE
MINUTES TOWN COUNCIL CANVASSING BOARD MEETING
Wednesday, November 5, 2025, 10:00 a.m.
Ocean Breeze Clubhouse, Maritime Room
700 NE Seabreeze Way, Ocean Breeze, Florida

1. Call to Order –Canvassing Board Member Pam Orr called the meeting to order at 10:00 a.m.

- Pledge of Allegiance –Canvassing Board Member, Pam Orr led the Pledge of Allegiance
- Roll Call – Present: Canvassing Board Members, George Ciaschi, Pam Orr, and Martin County Supervisor of Elections Vicki Davis, and Chief Deputy Kherri Anderson
- Staff Present – Bookkeeper, Wendy Price

2. Preliminary Canvassing Board Meeting (Held November 4, 2025) Vote by Mail Ballots – Vicki Davis, Martin County Supervisor of Elections, brought the **Vote by Mail** sealed container and envelopes. Canvassing Board Members opened the envelopes and Ms. Davis read aloud the votes cast. Canvassing Board Member, Orr, and Town Bookkeeper, Wendy Price, tallied the votes.

Gail Balogna received	43 votes
Steven Cohen received	0 votes
Kevin Docherty received	43 votes
Pamela Hurlock received	15 votes
Matthew Kick received	15 votes
Margaret Pugsley received	39 votes
Gregg Scharnagl received	17 votes

3. Certify and Ratify Official Election Results – Vicki Davis, Martin County Supervisor of Elections, stated that there were a total of 834 votes cast. Ms. Davis commented that voter turnout was 55.63%.

Canvassing Board Member, Pam Orr, read the Certificate of Results into the record:

Gail Balogna received	200 votes
Steven Cohen received	1 vote
Kevin Docherty received	201 votes
Pamela Hurlock received	136 votes
Matthew Kick received	130 votes
Margaret Pugsley received	193 votes
Gregg Scharnagl received	133 votes

Vicki Davis, Martin County Supervisor of Elections, stated that the Certificate of Results were certified and ratified.

4. Adjourn – Canvassing Board Member Orr, seconded by Canvassing Member Ciashi, made a Motion to adjourn the meeting at 10:06 a.m.

Memorandum

TO: MAYOR AND TOWN COUNCIL

FROM: HOLLY VATH, FINANCIAL CONSULTANT

SUBJECT: 2025 BUDGET AMENDMENT #1

DATE: NOVEMBER 10, 2025

As discussed during the 2026 budget workshops, the 2025 budget needs to be amended so the total expended does not exceed the budget. An additional \$49,000 is needed to amend the Building Code Compliance and Legal Code Compliance line items. Both accounts are over budget at year end. Attached is the unaudited 2025 Budget to Actual report.

Resolution #373-2025 amends the 2025 budget.



**BEFORE THE TOWN COUNCIL OF THE TOWN OF
OCEAN BREEZE, FLORIDA**

RESOLUTION NUMBER 373- 2025

**RESOLUTION #373-2025 – A RESOLUTION OF THE TOWN COUNCIL
OF THE TOWN OF OCEAN BREEZE, FLORIDA AUTHORIZING FISCAL
YEAR 2024-2025 BUDGET AMENDMENT #1, TO THE GENERAL FUND IN
THE AMOUNT OF \$49,000 FOR ADDITIONAL PUBLIC SAFETY EXPENSES,
PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES**

* * * * *

**BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF OCEAN
BREEZE, FLORIDA that:**

SECTION 1: For the purpose of increasing the 2025 budget for additional legal and engineering expenses related to the closeout of development projects. Amending the General Fund Budget of the Town of Ocean Breeze adopted by Resolution No. 353-2024 of the Town Council of the Town of Ocean Breeze, is hereby amended, as follows:

FROM:	Reserves	\$49,000
TO:	Code Compliance Legal	\$29,500
	Building Code Compliance	\$29,500
	Building Official Services	(\$10,000)

SECTION 3: This resolution shall take effect on adoption.

ADOPTED this 10th day of November 2025.

Council Member _____ offered the foregoing resolution and moved its adoption. The motion was seconded by Council Member _____ and upon being put to a roll call vote, the vote was as follows:

KEVIN DOCHERTY, PRESIDENT
SANDY KELLEY, VICE-PRESIDENT
GEORGE CIASCHI, COUNCIL MEMBER
JANET GALANTE, COUNCIL MEMBER
MICHAEL HELLER, COUNCIL MEMBER
MATTHEW SQUIRES, COUNCIL MEMBER

YES	NO	ABSENT
		X

KAREN M. OSTRAND
MAYOR

KEVIN DOCHERTY
PRESIDENT

ATTEST:

PAM ORR
TOWN CLERK

CORRECT AS TO FORM:

GEMMA TORCIVIA
TOWN ATTORNEY

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. Update on the Ocean Breeze Plaza Platting – Terry O’Neil
- B. Update from Brad Pinover, Sun Communities, SVP Construction Services, on Northern Infill Area
- C. Email from Kevin Stroud regarding meeting set-up
- D. Martin County Request for Support Letter for High Speed Rail Station and FRA Grant Application

Memorandum

To: Mayor Ostrand
Via: Dan Hudson, Town Management Consultant
From: Terry O'Neil, Planning Consultant
Cc: Pam Orr, Town Clerk/Permit Officer
Scott Montgomery, Town Engineer
Gemma Torcivia, Town Attorney
Paul Nicolletti, Assistant Town Attorney
Steve Nicolosi, Building Official
Doug Killaine, Martin County Fire Marshall
Marco Reina, Martin County Fire Rescue
Mike Graelka, County Engineer
Sam Amerson, County Utilities Director
Date: November 2, 2025
Re: Status of Ocean Breeze Plaza subdivision application and proposed construction of an AutoZone store on newly-platted parcel 2 of 3.

Town staff has sought to work closely with plaza-owner Phillips Edison and prospective-purchaser of lot 2, AutoZone, to provide as much pre-application support and feedback as possible. Both parties have been very responsive in this effort, which has essentially aimed to process both applications at the same time. Phillips Edison and AutoZone have or soon will have completed their final applications, including all required supporting materials.

Plat (Phillips Edison)

As called for by Town Ordinance # 181, Phillips Edison has agreed to pay all costs for plat review and approval, fees to date total \$3,175. The Town has requested that Phillips Edison pay this amount at its earliest opportunity. Remaining costs are to be paid prior to recordation of the approved plat. Phillips Edison is obligated to pay the cost of recording with the Martin County Clerk. The Town Engineer will finalize his completeness review by November 5, 2025. Additionally, his review will recap of any outstanding issues needed to finalize the plat.

Town staff has done its best to identify any plat related features, beyond those required by statute, that if addressed now might advantage the proposed AutoZone project. To that end, both Phillips Edison and AutoZone have been consistently encouraged to coordinate with each other. That said, it remains possible that minor (administrative) amendments to an approved plat may become necessary. For example, Martin County has yet to advise on whether it will exercise its jurisdiction in requiring realignment of the plaza's Skyline entrance/exit with Hilltop Avenue. The County's final determination may trigger minor changes to the plat as currently proposed.

Site Permit (AutoZone)

Town Engineer, Scott Montgomery, will conduct (civil) site plan review, inspections during construction and final site approval. He has reviewed preliminary submittals and does not anticipate any significant issues. AutoZone has placed the value of its site work at \$600,000. Based on this figure, its fees for plan review and site permit are \$2,100 and \$4,305, respectively. Mr. Montgomery expects to complete his review within approximately 10 working days and will coordinate with the applicant in the meantime. Proposed landscaping for the AutoZone site is subject to further review and discussions with staff and is expected to be complementary to the plaza's existing planting scheme.

Building Permit (AutoZone)

It has been agreed that the Town's Building Official will conduct building plan (vertical construction) review. Inspections and final certification of vertical construction will be handled by a private provider. The Town has provided AutoZone with its preferred forms for approval of a private provider. The Building Official describes the vertical construction plans recently submitted as "exceptionally well done" and is poised to release a permit once a licensed contractor and sub-contractors are identified, along with typical supporting documents. AutoZone has placed the value of its vertical construction at \$1,022,500. Based on this figure, its fees for plan review and building permit are \$3,578 and \$7,336.44, respectively. AutoZone reports that it is currently seeking bids for site and vertical construction and will likely not break ground until after the first of the year.

Except for wall signage, individual permits for the sub-trades (electric, plumbing, etc.) are not required provided the valuation of their work has been included in the project's overall valuation. AutoZone's sign contractor has submitted draft plans for the store's wall signage, which initially have been found to be compliant. A permit is not necessary for the proposed "AutoZone" fiberglass panel to be placed in the plaza's existing pylon sign on Jensen Beach Boulevard.

Life Safety Code Review and Inspections (AutoZone)

As agreed, Martin County's Fire Rescue Department will review the project's life safety plans and will conduct inspections during construction. AutoZone has applied to Martin County and will directly pay the County for its services. Town staff will monitor AutoZone's submittal and will assist in coordinating with the County as needed.

Development Agreement (Phillips Edison and AutoZone)

In addition to approving Phillips Edison's plat proposal and AutoZone's development permits, before any post-subdivision construction occurs, a separate agreement, binding on all current and future parcel owners, will be necessary to ensure that, notwithstanding three separate ownerships, the 12-acre Ocean Breeze Plaza continues to operate as a unit. With staff assistance, the Town Attorney's office will prepare a draft agreement for review and execution by all parties. Areas to be covered include:

- The plaza's aged stormwater system is not fully functioning and must be refurbished to accommodate future connections to parcels 2 and 3, as well as addressing existing drainage deficiencies at the Plaza's south boundary. The scope of this work (to be approved by the Town Engineer) and a timetable for its completion must be agreed upon and guaranteed before any work on the AutoZone site begins.

- As originally developed, the plaza provided 5.5 parking spaces per thousand square feet of building area, with all spaces being available to all motorists regardless of which business is being visited. It is assumed that this arrangement will be continued and made part of the development agreement. Otherwise, a comprehensive parking analysis for all three parcels will be necessary.
- While the Town does not collect its own impact fees, it does require confirmation that all applicable Martin County fees have been paid before development is approved. In that two buildings within the Plaza have been demolished (parcels 2 and 3, see original site plan) it is the County's practice to grant credits against impact fees. In this case, potential credits amount to approximately \$102,000. The Town has notified Phillips Edison that it must designate in the development agreement an apportionment of County impact fee credits between lots 1, 2, and 3 to avoid any disputes with AutoZone or the eventual developer of lot 3.
- All parties agree that open air auto repairs are prohibited throughout the plaza.
- Upon subdivision of the Plaza, any future applications to the Town for rezoning, zoning code changes, comprehensive plan amendments, including land use changes, special exceptions, variances, or any other similar request shall be agreed to by all parcel owners.

Summary

Both Phillips Edison and AutoZone have thus far demonstrated significant compliance with applicable regulations and upon execution of the development agreement outlined above, staff foresees no obstacles to promptly approving development.

Attached Documents

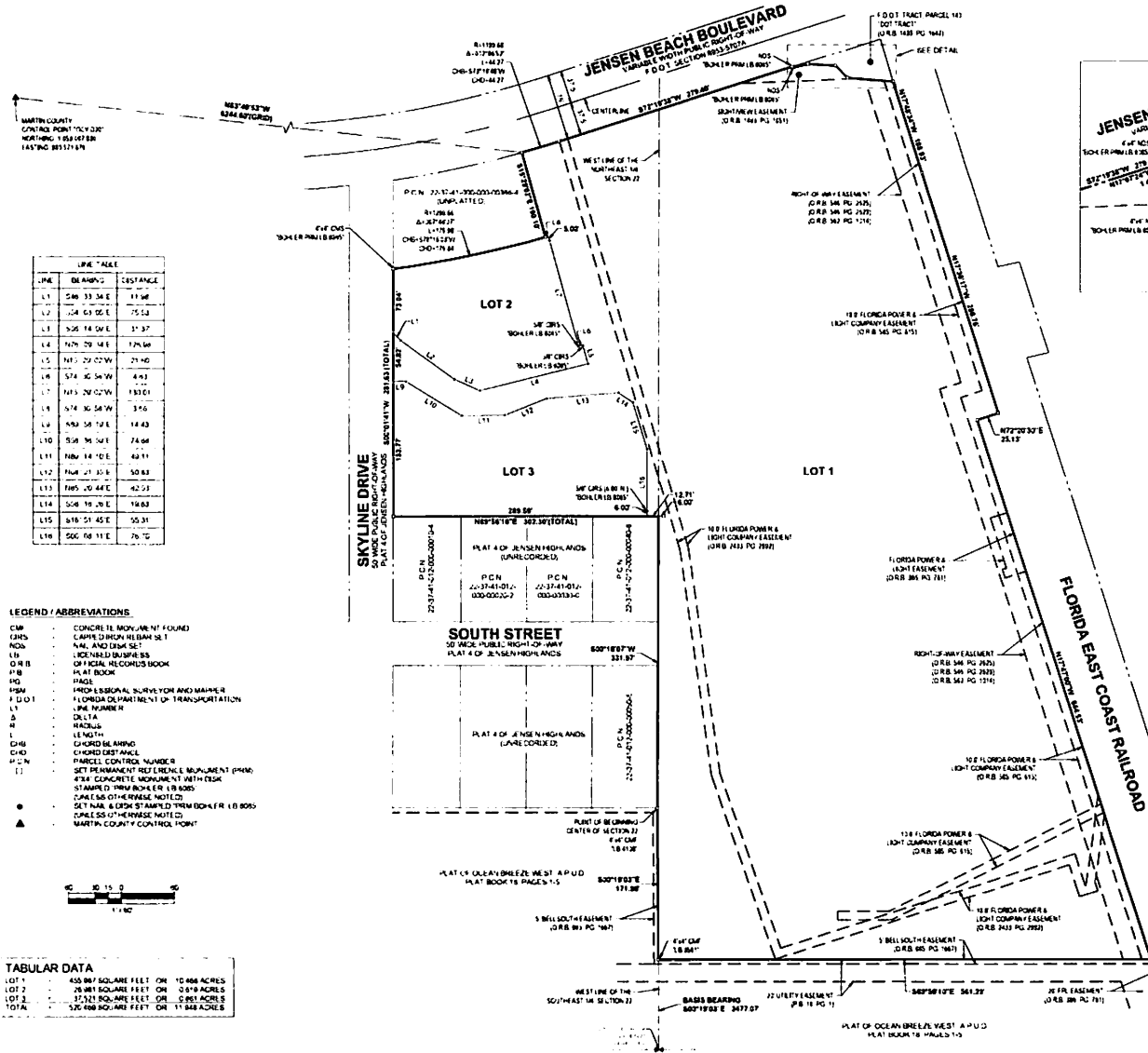
Proposed Plat

Draft AutoZone Site Plan

Original Ocean Breeze Plaza Site Plan

Note: This memo has been shared with Phillips Edison and AutoZone, including each company's design professionals.

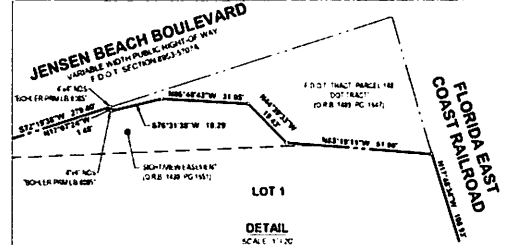
TOWN OF OCEAN BREEZE
A PORTION OF SECTION 22, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA



LIME TABLE		
LIME	DRAINAGE	DISTANCE
1.1	506 33 34 E	11 56
1.2	504 31 02 E	75 52
1.3	506 18 09 E	17 37
1.4	507 29 14 E	124 06
1.5	511 22 02 W	21 40
1.6	514 30 56 W	4 43
1.7	513 29 02 W	133 01
1.8	514 30 56 W	3 16
1.9	503 56 12 E	18 43
1.10	508 34 58 E	74 06
1.11	508 14 10 E	42 11
1.12	506 21 30 E	50 83
1.13	505 20 44 E	42 23
1.14	508 19 20 E	18 63
1.15	505 51 45 E	55 31
1.16	506 08 11 E	76 10

[illegible]

TABULAR DATA			
LOT 1	455,007 SQUARE FEET	ON	10.466 ACRES
LOT 2	26,981 SQUARE FEET	ON	0.619 ACRES
LOT 3	37,521 SQUARE FEET	ON	0.861 ACRES
TOTAL	579,509 SQUARE FEET	ON	11.946 ACRES



SURVEYOR'S NOTES

1. THIS PLAT IS AN COMPLETION OF ORIGINAL PLATTIN THE PUBLIC RECORDS IS THE CRITICAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES, BE AUTHORIZED TO BE USED FOR ANY OTHER FORM OF THE PLAT WITHOUT THEIR GRAPING OR DIGITAL

2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY

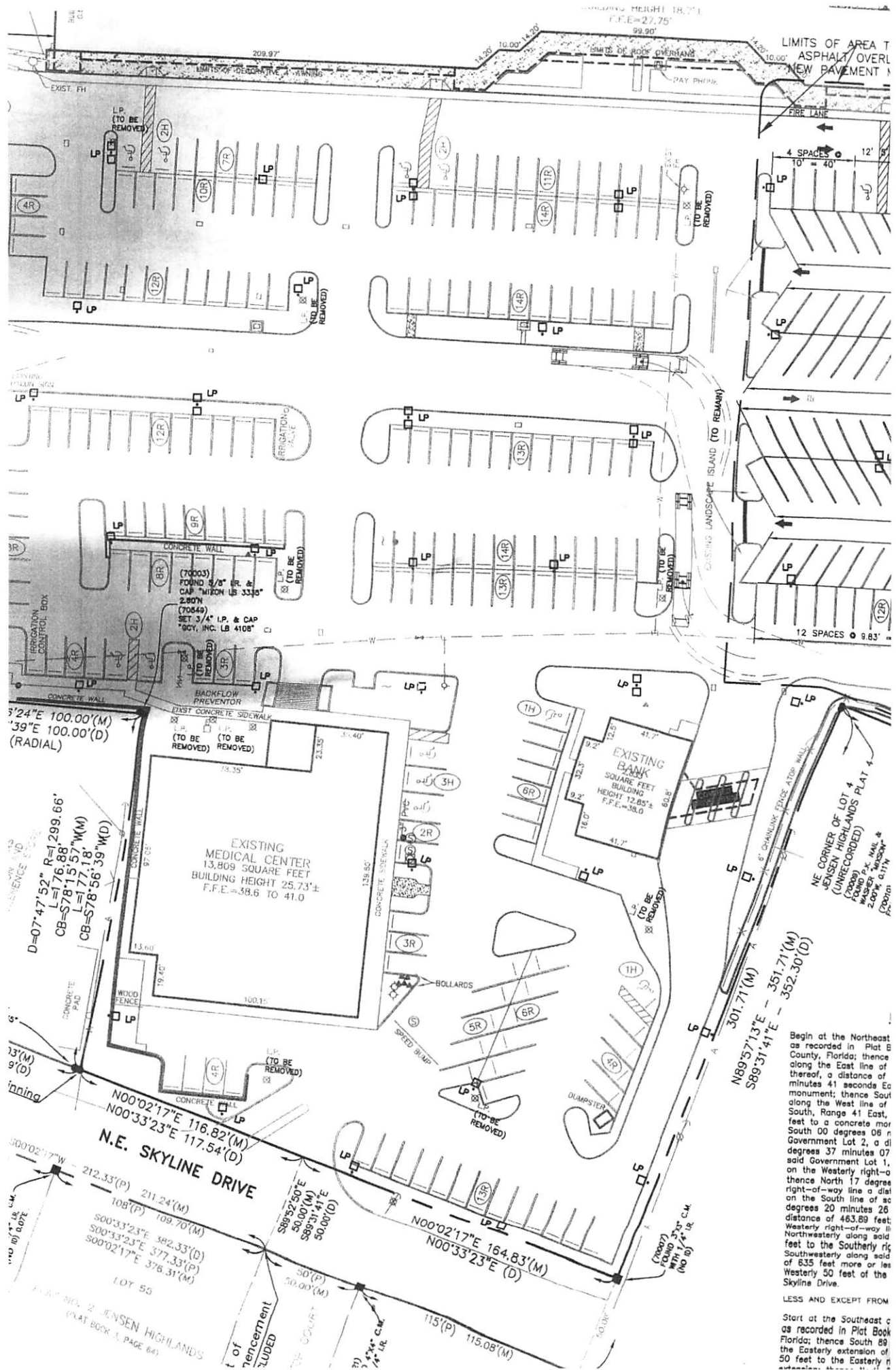
3. BASED ON RECORDS THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANNED SURVEY SYSTEM LAST CORRECTION NORTH AMERICAN DATUM OF 1983. CITY ADJUSTMENT HOLDING THE WEST LINE OF THE WESTMOST LOT OF SECTION 29 TOWNSHIP 4 SOUTH RANGE 41 EAST MARTIN COUNTY FLORIDA. AN BEING SOUTHWEST QUARTER EAST

THIS INSTRUMENT WAS PREPARED BY
COL. LYN WOODWARD P. E. M.
OF
BOHLER //
LAND SURVEYING, CIVIL, ENGINEERING & PROGRAM MANAGEMENT
PLANNING & ANALYSIS ARCHITECTURE & ENVIRONMENTAL DESIGN
1982 CORPORATE DRIVE, SUITE 101
BUCKRAH UT, UTAH 84301, 801 577-2282
CERTIFICATE OF AUTHORIZATION NO. 0000



LEGEND:

STORMWATER POLLUTION PREVENTION PLAN



Permits

From: Brad Pinover <BPinover@suncommunities.com>
Sent: Friday, October 31, 2025 12:57 PM
To: Permits; Terry O'Neil (terracewoneil@gmail.com); Leo Giangrande; Paul Nicoletti; Gemma Torcivia
Cc: Joe Capra; Jose Manent; rraynesjr@gunster.com; Kevin Stroud; Karen Krumbholz; Dawn Roller
Subject: Ocean Breeze Infill work

Town of Ocean Breeze team

Project Update -

Sun Communities, Inc. is completing construction of the Phase 1 Infill improvements in accordance with the stipulation agreement. We are on schedule to complete the phase 1 potable water and fire hydrant system by 12.31.25. Additionally, we are on schedule to complete the Phase 1 sanitary sewer repairs.

We had anticipated starting the phase 1 storm drainage immediately after the phase 1 water and were on schedule to complete by 12.31.25. However, during construction of phase 1 water mains, concern arose regarding the location of other utilities within the non-paved areas of the ROW intended for the new storm drainage system. As construction progressed further it became evident that existing FPL, ATT and irrigation lines would greatly hinder/prohibit the storm drainage installation and would most likely require relocation. In discussions with Joe Capra, Captec Engineering, it was determined that it would be much faster to relocate the new storm drainage system to under the roads rather than relocate the electric and fiber.

Captec has been engaged and released to redesign the phase 1 and phase 2 storm drainage systems location to under the roads including rebuilding the roads in the impacted areas. Captec's rough schedule completion of geotechnical/survey work, engineering, permitting, pricing and final approvals is approx. 3-4 months. Geotechnical/surveying work is to begin next week.

This will push phase 1 storm drainage construction to start in q1'2026. We also intend to begin the phase 2 infill work at this same time so intent will be to complete the phase 1 storm drainage, ph. 2 water and storm drainage all in the same mobilization.

Water and fire protection will be complete in phase 1 by 12.31.25, but phase 1 storm drainage will not. Phase 2 water and storm drainage should be completed on or ahead of schedule.

We will be glad to set up a meeting to discuss further how we contractually handle this delay but wanted to notify the town as soon as we had knowledge of the delay.

I appreciate your assistance in this matter.

Brad Pinover
SVP Construction Services
Sun Communities, Inc.
27777 Franklin Road Suite 300
Southfield, MI 48034
248-327-8109 office
813-503-6323 mobile
bpinover@suncommunities.com



SUN COMMUNITIES, INC.

COMMITMENT * INTENSITY * EMPOWERMENT * ACCOUNTABILITY * CUSTOMER SERVICE

Town Clerk

From: Kevin Stroud <kstroud@suncommunities.com>
Sent: Thursday, October 2, 2025 3:52 PM
To: Town Clerk
Cc: Dan Hudson
Subject: Ocean Breeze Resort - town meetings

We are writing to inform you that beginning in October, Ocean Breeze Resort will no longer be able to provide setup services for the Pineapple Room in preparation for the Town's monthly meetings. While the room itself—including all furniture and fixtures—will remain available for your use at no charge, we kindly ask that the Town make its own arrangements for setup moving forward.

This change is due in part to liability considerations and the increasing demand on our staff's time and resources.

We appreciate your understanding and continued partnership. Please don't hesitate to reach out if you have any questions or need assistance coordinating future use of the space.

Kevin Stroud

District Resort Manager

OCEAN BREEZE RESORT | OCEAN VIEW, A Sun Community

3000 NE Indian River Dr. Ocean Breeze, FL 34957

Office: (772) 444-1013 | Cell: (904) 303-4340

Email: kstroud@suncommunities.com

We over Me

From: George Stokus gstokus@martin.fl.us
Subject: Request for Support Letter – Martin County High Speed Rail Station & FRA Grant Application
Date: October 7, 2025 at 2:55 PM
To: dhudson@Townofoceanbreeze.org dhudson@townofoceanbreeze.org
Cc: Carolyn Strouse cstrouse@martin.fl.us

GS

Dear Dan,

Martin County is pursuing an important transportation and economic development initiative — the development of a high-speed rail station to serve our residents, businesses, and visitors. To help make this vision a reality, the County is preparing an application to the U.S. Department of Transportation's Federal Railroad Administration (FRA) under the Federal-State Partnership for Intercity Passenger Rail Program.

Your organization's support would be instrumental in demonstrating to the FRA the broad community, business, and regional commitment to this project. We respectfully request that you provide a letter of support for Martin County's grant application, highlighting the potential benefits of a Martin County high-speed rail station — such as improved regional connectivity, increased tourism, economic growth, job creation, and enhanced mobility options for residents.

Letters of support can be sent directly to the FRA at the address provided in the attached letter, with a copy emailed or mailed to my office for inclusion in our application package:
George Stokus, Assistant County Administrator
Martin County Board of County Commissioners
Email: gstokus@martin.fl.us

To ensure timely submission with our application, we ask that your letter be sent no later than December 1, 2025.

If you would like suggested language, key talking points, or project details to assist in drafting your letter, please let us know and we will provide them promptly.

Thank you for considering this request and for your ongoing commitment to strengthening Martin County's transportation and economic infrastructure. Your support can help us secure critical federal funding for a transformative project that will benefit our community for decades to come.

Respectfully,

George M. Stokus, A.A.E.
Assistant County Administrator
Martin County Board of County Commissioners

(772) 221-2352
2401 SE Monterey Rd.
Stuart FL, 34994



#MartinCounty100