

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

Monday, December 8, 2025, 10:30 a.m.
Ocean Breeze Resort Clubhouse Pineapple Bay Room
700 NE Seabreeze Way, Ocean Breeze, FL

- 1. Call to Order** – President Docherty called the meeting to order at 10:30 a.m.
 - **Pledge of Allegiance** – Mayor Ostrand led the Pledge of Allegiance
 - **Roll Call** – Present: Mayor Karen M. Ostrand; President Kevin Docherty; Vice President Sandy Kelley; Council Members, Janet Galante, George Ciaschi;
Absent: Council Members Matthew Squires, Michael Heller
- 2. Mayor Ostrand** – Recognized and thanked outgoing Council Members Matthew Squires and Michael Heller for their service to the community.
- 3. Swearing-In of Elected Officials, Oath of Office** – Attorney Torcivia, swore in newly elected Town Council Members Kevin Docherty, Gail Balogna and Margaret Pugsly.
- 4. Reorganization of Council President and Vice President**
President Docherty explained the reorganization and asked the Council for nominations for President.
Vice President Kelley made a motion to nominate Council Member Ciaschi for President.
President Docherty asked for further nominations.
Council Member Galante made a motion to nominate President Docherty for President.
President Docherty asked for further nominations.
There were none.
President Docherty asked for a motion to close the nominations for President.

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

President Docherty called for a roll call vote for the motion to elect Council Member Ciaschi as President.

(Roll Call Vote: Yes: Balogna, Kelley; No: Pugsley, Galante, Docherty, Ciaschi; Motion failed 4-2)

President Docherty called for a roll call vote for the motion to nominate Council Member Docherty as President.

(Roll Call Vote: Yes: Galante, Docherty, Balogna, Pugsley, Ciaschi; No: Kelley; Motion passed 5-1)

President Docherty asked for nominations from the Council for Vice President.

Council Member Ciaschi nominated Vice President Kelley for Vice President.

Vice President Kelley declined the nomination.

President Docherty asked for any further nominations for Vice President.

Council Member Pugsley made a motion to nominate Council Member Ciaschi for Vice President.

President Docherty asked if there were any further nominations for Vice President.

There were none.

President Docherty made a motion to close the nominations.

(All in Favor: Yes: Docherty, Ciaschi, Kelley, Galante, Pugsley, Balogna; No: None **Motion passed 6-0**)

President Docherty called for a roll call vote for the motion to elect Council Member Ciaschi as Vice President.

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

5. Council Member Orientation – Attorney Torcivia gave a presentation on The Sunshine Law and Public Records Law.

Discussion ensued.

6. Approval of Minutes – President Docherty asked if there were any changes to minutes of the regular meeting on November 10, 2025.

Council Member Galante commented that the date of the November regular meeting needed to be changed on the December 8, 2025, agenda from November 12, 2025, to November 10, 2025. She stated four additional changes.

President Docherty inquired asked if there were any additional changes to the November 10, 2025, minutes.

There were none.

Council Member Galante, seconded by Vice President Ciaschi, made a motion to approve the November 10, 2025, regular meeting minutes with changes.

(All in Favor: Yes: Docherty, Ciaschi, Kelley, Galante, Pugsley, Balogna; No: None; **Motion Passed 6-0**)

President Docherty asked council members if there were any changes to the minutes for the Tentative Budget and Proposed Millage Rate Hearing of September 11, 2025.

There were none.

Council Member Galante, seconded by Vice President Ciaschi, made a motion to approve the minutes of the September 11, 2025, Tentative Budget and Proposed Millage Rate Hearing.

(All in Favor: Yes: Docherty, Ciaschi, Kelley, Galante, Pugsley, Balogna; No: None; Motion Passed 6-0)

President Docherty commented that the minutes for the Final Budget and Proposed Millage Rate Hearing on September 24, 2025, were forthcoming.

7. Update Memo and Matrix Seawalk Close-out – Leo Giangrande, Engineer, stated that there were three items that remained on the Seawalk punch list, they were removal of the exotics, re-stabilization of the vegetation along the retention areas and the regrading of the Raver property. He continued that he felt that they were making progress with Forestar. Mr. Giangrande stated that Sun Communities had projected a schedule going through for phases 1 and 2. He commented that they were required to complete the utility work within a timely fashion, and added that their submittal was approved.

Council Member Kelley inquired if there was a timeline in which the remainder of the items in Seawalk would be complete.

Mr. Giangrande stated that he was surprised that the work had not been completed, but he did not have a specific date for completion.

Council Member Galante stated that Ocean Breeze Resort had asked for an extension and modification of the plans that were in place. She inquired as to whether they would incur fees that they should pay that residents/taxpayers should not pay.

Mr. Giangrande replied that part of the reason for their delay was the reassignment of the drainage system, which he stated was reasonable. He continued that they had scheduled meetings with staff and that he felt comfortable with it.

Mayor Ostrand questioned if the wiring of FPL and AT&T caused them to have to move what they were doing underground. She stated that it was one of the reasons that they couldn't do the initial engineering.

Mr. Giangrande stated that in his many years as an engineer, FPL would come in later with their own agenda. He stated that he had several conversations and that topic of the design did come up. Mr. Giangrande continued that there had to be a major reason or an issue for the change, whether it was due to being private property or in the right-of-way.

Council Member Galante inquired as to whether they would be compliant with everything and finish according to the schedule even though this glitch had occurred.

Mr. Giangrande responded yes.

Vice President Ciaschi asked Mr. Giangrande if he believed that they would finish the remainder of the items on the Seawalk punch list in a reasonable amount of time.

Engineer, Giangrande answered yes, because the Town had financial leverage.

President Docherty asked for comments from the public:

Liz Reese, 1363 NE White Lane Terrace, asked if item number 6 on Mr. Giangrande's memorandum (Seawalk Development-PUD Closeout Punchlist) implied that the Town had the amount it would cost to complete the remainder of the work at Seawalk.

Mr. Giangrande replied that we did not know the dollar amount of the improvements that remained, but the bond was probably ten times the amount then the work that was left.

8. Comments from the Public on topics not on the Agenda

President Docherty asked for comments from the public.

There were none.

9. Comments from the Council on topics not on the Agenda

Council Member Galante asked for clarification of what was happening on the riverside. She stated that there was talk that there was a change and the road was being moved because it wasn't wide enough. She inquired if there was something going on that had not been publicly discussed. Council Member Galante stated that she had heard they were changing the ingress and egress.

Town Clerk, Pam Orr, stated that she had not heard that but would check into it.

Council Member Galante questioned how many houses were going to be put on the piece of property in the middle. She stated that they had discussed between 3 and 4.

Pam Orr, Town Clerk, stated she would find out.

Council Member Galante thanked the Chamber of Commerce for the well-run Taste of Jensen event as well as the police officers. She thanked Ocean Breeze for the decorated golf cart at the parade.

Council Member Galante asked Officer Andy if Mulligans was allowed to put parking cones in front of their building to prevent others from parking there.

Officer Andy replied that if it was the parallel parking spots, they were not permitted to put cones out.

Council Member Galante stated that two of the stanchions at the railroad crossing had been knocked down and asked to have someone fix them. She continued that the sign in the median in front of the Mayor's house had been knocked down. Ms. Galante requested the crosswalk situation be revisited, as it took quite some time to get across the street.

Vice President Ciaschi thanked Council Member Kelley for the nomination of Vice President and stated his appreciation and gratitude for Council Member Kelley's service on the Council.

President Docherty asked for clarification from Town Management Consultant, Dan Hudson, regarding the crosswalks downtown and the loop around Maple Street through West End Blvd.

Mr. Hudson replied that there had not been a final decision, but he had received communication from Jim Gordan, Martin County Public Works Director, and that he was still waiting on the finalized report. Mr. Hudson was not 100% certain of who approved or disapproved of the changes.

Mr. Giangrande commented that the loop around Maple Street would most likely be approved by Public Works and the CRA since it was in the Jensen Beach CRA.

President Docherty stated that the CRA voted 6-0 against it and that the crosswalk was approved. He continued that the loop around Maple Street, one way all the way around, was put on hold and that the last CRA meeting was cancelled.

10. Comments from Town Management Consultant, Dan Hudson

Mr. Hudson referred to item B on the Blue sheet items, regarding the AutoZone project and stated that Senate Bill 180, which was a Florida Law, limited the ability of local governments to influence development outcomes. He added that the Town Planner and the Attorneys had been working through it and the plat would be approved administratively by the Mayor with a staff recommendation. He continued that a plat was a very detailed map of the shopping plaza. He stated that any conditions of development approval would require Council approval and added that there were several items that would be achieved through the process and would be discussed in the future.

Mr. Hudson mentioned that there was a Blue Sheet item regarding Mayor and the Council appointments. He continued to explain that the Town had a variety of local and state-wide committees and forums in which the Town participated. He stated that the Mayor and the Town Council President had been actively involved in many of those roles. He urged Council Members to review the various roles and to inform him which committees in which they would be interested, and he would compile a list for the Mayor's review after which it would be submitted to Town Council for approval.

Council Member Galante requested a larger printed landscape plan for AutoZone.

Mayor Ostrand stated that she had been involved in many conversations regarding Senate Bill 180. She continued that according to the lobbyists for Florida League of Cities, SB 180 was so general that the majority of the municipalities were looking to build and develop, but were afraid to do it because nothing was specific in the Bill and that there may be another change to it.

Mr. Hudson informed the Council that he would be attending a recovery steering committee on behalf of the Town at Martin County Emergency Operations on Wednesday, December 10, 2025. He stated that the goal of the committee was to look at long-term post event coverage after an emergency.

Mr. Hudson informed staff that Pam Orr, Town Clerk, would be out of this office for 4 weeks and that she would be working remotely. He stated that he and Wendy Price, Town Bookkeeper, would be in the office for any help that may be needed.

Council Member Galante seconded by Council Member Balogna made a motion to have the Town Charter reviewed and added to the January agenda for discussion.

President Docherty asked for comments from the public.

There were none.

President Docherty asked for comments from the Council.

Discussion ensued.

(All in Favor: Yes: Docherty, Ciaschi, Galante, Kelley, Pugsley, Balogna; No: None; Motion passed 6-0)

11. Comments from Town Attorney, Gemma Torcivia – Attorney Torcivia informed the Council that golf carts were allowed to park in regular parking spaces at Ocean Breeze Plaza.

Council Member Galante requested the Council research holding future meetings by Zoom.

Discussion ensued.

Leo Giangrande agreed to research viable communication solutions and report back to the Council.

12. Comments from Mayor Ostrand – Mayor Ostrand commented that many bills had been proposed at the Legislative Session and the bills that concerned the Town were housing, real estate tax and CRA bills. She continued that there were currently four bills going through committees regarding property taxes. She stated she had spoken to two of our representatives about property tax and the fairness that is between property owners such as Seawalk and housing in which Ocean Breeze Resort residents reside. She continued to explain that they had discussed affordable housing and that in other municipalities they were taking personal properties that were over a certain amount of acreage and allowing homes to be built on the extra acreage. She added that they were looking to get rid of CRA's completely.

Mayor Ostrand wished everyone a Merry Christmas and a Happy Hanukkah. She informed the Council that everyone was invited to the Florida League of Cities Christmas Luncheon on Wednesday, December 17, 2025, from 11:00 a.m. – 2:00 p.m.

13. Announcements – President Docherty commented that one of the Bills that would affect the Town of Ocean Breeze was Sovereign Immunity. He continued that he would be fighting against them raising insurance premiums for liability insurance.

President Docherty announced the next Regular Town Council meeting would be held on Monday, January 12, 2026, at 6:00 p.m. at the Ocean Breeze Resort Clubhouse, Pineapple Bay Room, 700 NE Seabreeze Way, Ocean Breeze, Florida.

14. Adjourn

Council member Galante, seconded by Council Member Kelley, made a motion to adjourn the meeting at 12:17 p.m.

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