

**TOWN OF OCEAN BREEZE**  
**MINUTES REGULAR TOWN COUNCIL MEETING**  
Monday, August 11, 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.
  - **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, and Michael Heller  
Absent: Matthew Squires
  - **Staff Present** – Town Management Consultant, Dan Hudson; Attorney Gemma Torcivia; Town Clerk, Pam Orr

2. **Approval of Minutes** – Council Member Ciaschi, seconded by Vice President Kelley made a **motion** to approve the minutes of the July 14, 2025, meeting. Council Member Galante stated the following changes, on page 5, paragraph 9, it should be corrected to “Vice-President” Kelley not “President Kelley”.

President Docherty asked for public comments.

There were none.

President Docherty asked for comments from the Council.

There were none.

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

3. **Request Approval of Proclamation Honoring Martin County Deputy Sheriff Andrew Adams** – Council Member Galante introduced Deputy Adams. Mayor Ostrand read the Proclamation into the record and presented it to Deputy Adams.

Council member Galante, seconded by Council Member Ciaschi 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, Absent Squires: **Motion passed 5-0**)

4. **Second Reading Ordinance #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.**

Town Clerk, Pam Orr, read ordinance #360-2025 into the record.

Dan Hudson, Management Consultant, discussed Ordinance #360-2025. He remarked that at the July 14<sup>th</sup> meeting the Council approved a 6% levy on electric utilities and bottled gas. Mr. Hudson stated there were two important reasons to continue with the approval, first was to balance the budget, and the second, was to address the equity issue. He added that if approved at 6%, the equity share for Ocean Breeze Resort would increase from 23% to 38% overall funding of the budget. He commented that Seawalk would decrease from 61% to 45% and that Ocean Breeze Plaza would remain the same at approximately 16%, increasing 1% to 17%.

Council Member Galante, seconded by Council Member Ciaschi made a motion to approve Ordinance #360-2025.

President Docherty asked for public comment.

Liz Reese, 1363 NE White Pine Terrace, expressed her concern that the Ordinance should only include electric.

Discussion ensued.

Attorney Torcivia read the correct title of Ordinance #360-2025 and clarified that the ordinance covered electricity and bottled gas.

Gene Simmons, 267 NE Coastal Drive, asked for clarification on how much of the tax money would be going into the reserve fund and clarification on the benefits to the residents.

Discussion ensued.

Pamela Hurlock, 2840 NE Breezeway Circle, asked that the wording be changed to exclude water.

Council Member Galante, seconded by Council Member Ciaschi, made a motion to pass Resolution #366-2025.

Discussion ensued.

(All in favor: Yes: Docherty, Ciaschi, Galante, Heller; No: Kelley; Absent: Squires **Motion passed 4-1**)

**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, discussed the Resolution and stated that the procedure was that the District 1 Commissioner would make the final determination.

Council Member Galante, seconded by Council Member Ciaschi, made a **motion** to approve Resolution #366-2025.

President Docherty announced that there would be a Neighborhood Advisor Council meeting September 3, 2025, at the Chamber of Commerce building at 5pm.

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

**6. Resolution #361-2025 – A RESOLUTION OF THE TOWN OF OCEAN BREEZE, FLORIDA; CREATING AND IMPLEMENTING POLICIES AND PROCEDURES FOR THE INVITATION OF SPEAKERS, REQUESTS FOR PROCLAMATIONS, CERTAIN RESOLUTIONS, AWARDS, CERTIFICATES, PLAQUES, AND OTHER CEREMONIAL ITEMS; PROVIDING FOR CONDITIONS, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE** – Attorney Torcivia stated that there were two provisions to discuss. The suggested language that was added to Section 5 would be that requests that were made would be limited to one proclamation per calendar year, unless there was a special circumstance. She continued with Section 6, a sentence be added at the end, that the limitation would apply to proclamations only unless and until extended by future action.

Discussion ensued

Council Member Galante asked for clarification, that the Council did not want to have first responder awards every month.

Discussion ensued.

President Docherty asked for comments from the public.

Pamela Hurlock, 2840 NE Breezeway Circle, expressed her concerns regarding costs to the Town. She commented that Section 9, regarding prohibited requests, stating that requests for commercial purposes, were not permitted. She continued that any petitions concerning these subjects may be rejected in due course by the Town Mayor. She asked if the last sentence could be stricken due to redundancy.

Attorney Torcivia explained why it needed to remain.

Michele Dolan, 1434 NE White Pine, expressed her concern about the cost of paying Town employees for the time to prepare the recognition.

Kevin Stroud, 443 W. Intercoastal Drive, suggested recognition of First Responders for above and beyond performance.

President Docherty asked for further comments from the Town Council.

There were none.

President Docherty asked Attorney Torcivia for clarification of changes.

Attorney Torcivia clarified that the only changes would be to Section 5 adding D: "Requests for proclamations shall be limited to one proclamation per calendar unless a special circumstance is found by majority vote of the Council." She continued that the second change was to Section 6, Issuances of Certain Requests, a sentence was added at the end, which states "This limitation shall apply to Proclamations only unless it is extended by future actions of the Council."

Council Member Heller, seconded by Vice President Kelley made a motion to make the changes as discussed by Attorney Torcivia.

(Roll Call Vote: Yes: Docherty, Ciaschi, Kelley, Heller; No: Galante; Absent: Squires **Motion passed 4-1**)

**7. Contribution Request Environmental Studies Center** – Mayor Ostrand requested that the Town Council consider donating \$250 to the Environmental Studies Center each year.

President Docherty asked for comments from Council.

Council Member Heller commented that he did not approve of asking taxpayers to contribute to this cause.

President Docherty asked for comments from the public.

Pamela Hurlock, 2840 NE Breezeway Circle, agreed with Council Member Heller's comment to not donate using taxpayers' money.

Dana Pace, 193 Buoy Drive, remarked that if the contribution was voted down, she would like to personally donate the money.

No motion was made and no action was taken.

## **8. Comments from the public on topics not on the Agenda**

Gina Kent, 1733 NE White Pine Terrace commented that the noise decibels as stated in the Charter are up to 80, upon research, Martin County commercial decibels from 7am to 9 pm were 60. She wanted to propose an Ordinance to lower the decibel level to 60-65.

Melissa Heller, 2760 NE Breezeway Circle, remarked that the residents of Seawalk were grateful to the Town for their continued pursuit of the developer to complete the infrastructure work in the community. The only open issues were related to common area infrastructure. She stated that they were waiting for crews to remove debris and they had not completed a scope of work. She encouraged the Town to compel the developer to finish the work and close out the permit.

Shelia Raver, 1519 NE Skyhigh Terrace requested that the Developer provide a plan for the work on her lot to be approved by the Engineer.

Melissa Heller, 2760 Breezeway Circle, explained that the issue was that the bulk of communication with the Developer and what the Developer was willing to do to complete the work, had been verbal, during walk through on July 2. She remarked that Forestar had not answered the Town's request for a map of what they were willing to do. She continued that the developer provided by email, to the Town engineer, attorney and the Town's staff, a one-page plan which was a survey drawing and that the document told him nothing about the work that was going to be done.

She stated that the Developers had not provided any information to the HOA as to what they had planned to do to fix the major problems in the community.

**9. Comments from Council on topics not on the Agenda** – President Docherty announced that the Local Mitigation Strategy meeting with Martin County Emergency Management would be held in the Pineapple Bay Room on August 20, 2025, at 2:30 pm.

**10. Comments from Town Management Consultant, Dan Hudson** – Mr. Hudson announced that the Tentative Budget hearing date had been changed from September 10, 2025, to September 11, 2025, at 6 p.m.

Council Member Ciaschi, seconded by Council Member Galante, made a motion to change the public hearing date from September 10, 2025, to September 11, 2025.

(Roll Call Vote: Yes: Docherty, Ciaschi, Kelley, Heller, Galante; Absent: Squires **Motion passed 5-0**)

Mr. Hudson added that he prepared a memo describing an overview of Town Services. He added that the Town, as a municipal corporation, had home rule authority, which meant that decisions could be made regarding these matters; and the Town Council had authority to determine how the services were delivered.

President Docherty asked for public comments.

Liz Reese, 1363 NE White Pine Terrace stated that services provided such as law enforcement, Fire Rescue, water/sewer were provided by Martin County and waste collection was provided by the Seawalk HOA.

**11. Comments from Town Attorney Gemma Torcivia** – Attorney Torcivia discussed potential impacts of new legislation. She stated that the first item was to implement a simplified permitting process for fire prevention. She commented that the second item would require that the Town would need to adopt an ordinance requiring condominiums and cooperatives, that are subject to milestone inspections, to schedule and commence repairs. She added that although the Town currently does not have any condominiums or cooperatives, it may arise in the future. She indicated that another change was related to Senate Bill 1080, local government land regulations. She continued that she would work with staff to make sure the form and website were up to date. She discussed Senate Bill 180, which hopefully would never impact Ocean Breeze, but the Town would have to maintain minimum information on the website about emergency preparation and response, and that she would work with staff to make sure the Town was compliant.

**12. Comments from Mayor Ostrand** – encouraged everyone to register to vote and thanked the Council for all the work that you were doing.

President Docherty commented that The Treasure Coast Regional League of Cities voted to recommend a person for the second Vice President. He recommended voting for Greg Lukowski, this would give the Town a voice and could open the door for him to get into the Florida Municipal Insurance Trust.

**13. Announcements** – The following meetings will be held at the Ocean Breeze Resort Clubhouse, Pineapple Bay Room, 700 NE Seabreeze Way, Ocean Breeze:

- Emergency Management Martin County, August 20 at 2:30PM
- 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 and Budget for FY 2025/2026

**14. Adjournment** – Vice President Kelley, seconded by Council Member Ciaschi made a motion to adjourn the meeting at 12:10 p.m.

*Respectfully Submitted,*

Pam Orr  
Town Clerk

Minutes approved: \_\_\_\_\_