

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

September 8, 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, August 11, 2025
- Budget Workshop/Setting Tentative Millage Rate, July 16, 2025 (forthcoming)  
(Motion, second, public comments, all in favor)

**3. In Memoriam of former Town Council President, Ken De Angeles – Mayor Ostrand**

**4. Environmental Studies Center – Council Member George Ciaschi introduce Valerie Gaynor**

**5. Confirmation of Employment of Wendy Price – Dan Hudson, Town Management Consultant**

**6. Traffic Circulation Memo – Dan Hudson, Town Management Consultant**

**7. Contraction (aka Deannexation) of Seawalk – Dan Hudson, Town Management Consultant**  
(Motion, second, public comments, roll call vote)

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

**9. Comments from the Council on topics not on the Agenda – President Docherty – Consideration of updating the Noise Ordinance**

**10. Comments from Town Management Consultant, Dan Hudson**

**11. Comments from Town Attorney Gemma Torcivia**

**12. Comments from Mayor Ostrand** – Update on FLC Annual Conference

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

- 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
- Monday, October 13, 2025, at 6:00PM – Regular Town Council Meeting
- 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.**

**14. Adjournment**

(Motion, second, all in favor)

**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

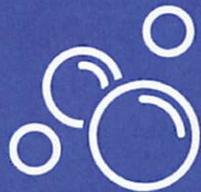
**14. Adjournment** – Vice President Kelley, seconded by Council Member Ciaschi made a motion to adjourn the meeting at 12:10 p.m.

*Respectfully Submitted,*

Pam Orr  
Town Clerk

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

# ENVIRONMENTAL STUDIES CENTER OPEN HOUSE



Join us for a day of fun and exploration at the gem of Martin County, the Environmental Studies Center!

Visitors will enjoy food, games, tours, art projects, and even meet Joey the Alligator and say goodbye to Saylor the Sea Turtle.



**OCTOBER 11, 2025**

**10:00 AM-1:00 PM**

**2900 NE INDIAN RIVER DRIVE, JENSEN BEACH, FLORIDA 34957**



# Item #5

To: Town Council  
Via: Mayor Ostrand  
From: Dan Hudson, Town Management Consultant  
Subject: Confirmation of Employment of Wendy Price  
Date: Council Meeting – September 8, 2025

**SUMMARY:** Ordinance 275-2018 requires that Mayoral employment appointments are subject to subsequent confirmation by the Town Council.

**RECOMMENDATION:** Motion to confirm the appointment of Wendy Price as Bookkeeper/Office Assistant.

The Town received approximately 77 applications for the position. Mayor Karen Ostrand and Town Clerk Pam Orr interviewed six applicants. Mayor Ostrand offered employment to Wendy Price on the following terms:

- Starting date: August 21, 2025
- Starting rate of pay: \$20.00/hour, to be increased to \$21.00 per hour after a 90-day probationary period.
- Office Hours: 9:00 am – 3:00 pm, Monday through Thursday. Work hours may vary depending on workload, averaging 25-30 hours per week.
- Probationary period: 90 days
- Paid Time Off: one workday per month
- Starting Vacation: five (5) days per year, after one year
- Holidays: Same as those observed by Martin County Clerk of Court
- Health insurance and retirement: Not applicable

Please note these terms are consistent with Town policies and budget constraints.

Ordinance 275-2018 pertaining to Mayoral hiring states in part: "...any actions taken by the Mayor under paragraphs 5, 6 and 7 of Section 2.03 of the Town Charter shall require subsequent confirmation by vote of the Town Council..."

Therefore, the appointment is submitted to the Council for confirmation.

# Wendy Price

Ft. Pierce, FL 34949

616-481-1457

wmp45044@yahoo.com

WWW: Bold Profile

## Skills

- Professional, flexible, efficient, reliable and organized. Ability to multi-task and thrive in a highly active environment. Very personable and interacts well with clients, vendors, customers and co-workers.
- Able to communicate effectively with team members
- Willing and able to take on new challenges, fast learner
- Payroll software proficiency
- New employee onboarding
- Excel proficiency
- Accounts payable
- Payroll processing
- Quickbooks
- Accounts receivable

Dynamic individual with hands-on experience in Accounts Payable/Accounts Receivable/Payroll and talent for navigating challenges. Brings strong problem-solving skills and proactive approach to new tasks. Known for adaptability, creativity, and results-oriented mindset. Committed to making meaningful contributions and advancing organizational goals.

## Work History

### Accounts Payable, Accounts Receivable, Payroll Clerk

*G3 Technologies, Byron Center, MI*

*November 2017 - July 2024*

- Using Quickbooks, entering and processing all accounts payable invoices. Running check runs to vendors weekly for payment of said invoices
- Create invoices, process and forward to clients, log invoices into Quick books and record all incoming accounts receivable payments
- Responsible for weekly processing of payroll using Quickbooks, as well as filing all weekly, monthly, quarterly and annual company tax forms.
- Verified timekeeping records and handled any discrepancies with employees
- Update employee file with new details such as dependent changes, address changes, salary increases and garnishments.
- Reconciling bank statements for 4 companies

### Accounts Payable/Payroll Clerk

*TG-Manufacturing, Byron Center, MI*

*December 2016 - November 2017*

- Responsible for processing of account payable invoicing for 4 companies, using Quickbooks, Jobboss and DBA processing systems
- Entering approximately 200+ invoices per week, which includes matching of invoices to purchase orders and receivers before inputting
- Communicating with all vendors regarding invoice payment, incorrect invoicing and reconciling all vendor statements
- Producing aging reports for all companies and selecting vendors needing payment and running all checks runs
- Weekly processing of payroll for 4 companies using Paychex (formerly used Quickbooks) including hourly and salaried employees, entering new employees into the system, tracking 401K employee and employer contributions
- Preparing 401K spreadsheet for Financial company

### Payroll Clerk/Accounts Payable

*Griffin Transportation, Wyoming, MI*

*September 2015 - December 2016*

- Responsible for weekly payroll for 3 companies, 130 employees
- Entering hours, mileage, advances, reimbursements, truck lease payments, etc for all employees
- Produce journal entry spreadsheets regarding payroll, taxes, etc for corporate accountant
- Track 401K contributions for participating employees
- Track mileage totals for all drivers and payout monthly bonus'
- Process all accounts payable invoices

## Other work experience

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Independent Consultant, Tastefully Simple

January 2004 - January 2022

- Ran a successful gourmet food home party business
- Marketed business through parties and social media to increase business sales and recruit team members
- Leadership development and coached a team of 32 consultants with over \$560,000 in team sales
- Top 10% personal sales achiever company wide - 6 years
- Silver leaf achiever (trip earner) - 7 years
- Personal sales over \$350,000

## Education

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Western Michigan University at Kalamazoo, MI

**Bachelor of Business in Business**

To: Mayor & Council Members  
From: Dan Hudson, Town Management Consultant  
Subject: Traffic Circulation Updates  
Date: Council Meeting – September 8, 2025

**Summary:** This report gives an update on traffic circulation matters. The purpose is: 1) seeking approval to proceed with refurbishing of crosswalks on Indian River Drive; 2) providing alternatives for left turn exits from Ocean Breeze Plaza onto Skyline Drive; and 3) permission to submit the re-direction of West End Boulevard as a Local Mitigation Strategy project.

**Recommendations:**

1. Motion to proceed with the Indian River Drive crosswalk renovations as described.
2. Without object, staff will pursue left turn improvement options for the left turn exit from Ocean Breeze Plaza.
3. Motion to submit the re-direction of West End Boulevard as a Local Mitigation Strategy project.

**DISCUSSION**

**I. Indian River Crosswalks**

Town Council has identified the need to refurbish the markings for the speed tables and pedestrian crossings on Indian River Drive. This section of road is governed by an interlocal agreement between the Town and Martin County. Under the agreement, the Town is responsible for maintaining these aesthetic features. There are six locations needing attention. Items labelled 1, 3, & 5 on Attachment A are speed tables. Items 2 and 4 are actual crosswalks. Item 6 is a combination crosswalk and speed table<sup>1</sup>.

Estimates for updating the markings indicate about \$54,000 to update five of the six. However, this does not include all necessary work, and the pricing is likely out of date. A more likely order of magnitude is about \$75,000. Funding would be through the Town's Gas Tax Reserves.

Based upon meeting with Martin County Public Works Director and County Engineer, staff recommends the following:

- Items 2, 4, & 6 crosswalks should be resurfaced using "Liquid Brick" materials which have a longer life cycle than the paints used in the original markings.
- Items 1, 3, & 5 speed tables should be marked with conventional "chevron" style markings, using thermoplastic materials, rather than the previous brick patterns.
- Item 6 should receive both "Liquid Brick" and chevrons.
- There is a need to identify any other improvements to be completed in conjunction with the refurbishing.

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<sup>1</sup> Item 6 is outside the Town limits, but is delegated to the Town under the Martin agreement. This type of arrangement is not uncommon. Also note this crossing supports the Environmental Studies Center

Procedure for moving forward:

- Council approves project as described.
- Town submits a Right-of-Way Use Permit application to Martin County.
- Upon approval, Town solicits proposals from the County pre-approved vendors list.
- Council approves final project pricing.
- Work is completed.

## II. Ocean Breeze Plaza Left Turn Onto Skyline

A second traffic circulation matter is the left turn exit from Ocean Breeze Plaza onto Skyline Drive. Attachment B shows the right turn only orientation of the exit. This has been the alignment since the Plaza was developed in 1983. The Pedestrian Safety Island was added when the sidewalk was constructed in 2018. There was formerly a "No Left Turn" sign, but it has been removed.

There is some speculation that left turns would facilitate increased traffic on South Street, and that is the reason for the right turn only orientation. However the addition of the Seawalk neighborhood would appear to justify left turns. Additionally, modern urban planning theory emphasizes "*connectivity*," which means good design includes connections between neighborhoods.

One option for the Town is to continue with the status quo as an existing condition. A second option would be to simply realign the divider curbing, however this would likely be denied by Martin County<sup>2</sup> for technical reasons.

A third option would be to align the exit to Hilltop Street. Attachment C is an illustration of how this would work. This is the preferred option because it creates a standard intersection which drivers are used to. This would require a three-way arrangement between the Town, the Plaza owner, and Martin County [Skyline is a county road].

Ocean Breeze Plaza is anticipated to be seeking approval for the use of the two outparcels seen on the attachments. Staff will investigate whether the Plaza is interested in the realignment and report to the Council at a future date.

## III. West End Boulevard One-Way Northbound

West End Boulevard is identified as a priority for the Town. The Town Council recently adopted Resolution 366-2025 in support of making the road one-way northbound.

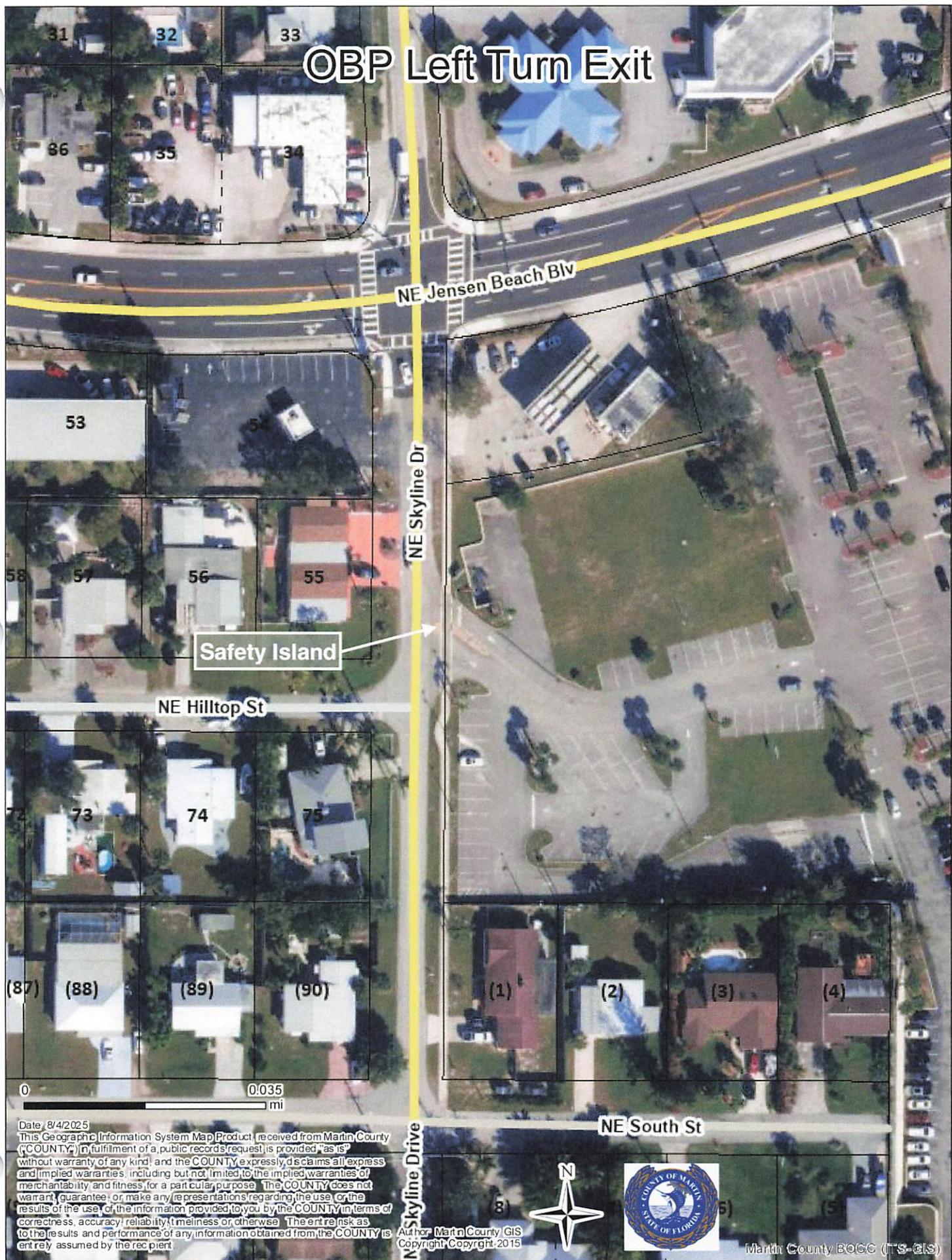
Martin County is soliciting Local Mitigation Strategy [LMS] projects from each municipality. Staff believes re-directing West End Boulevard traffic qualifies as an LMS project because it will enhance emergency evacuations from the Ocean Breeze Resort community. Council is asked to approve the submission of West End Boulevard as an LMS project. Please see Attachment D.

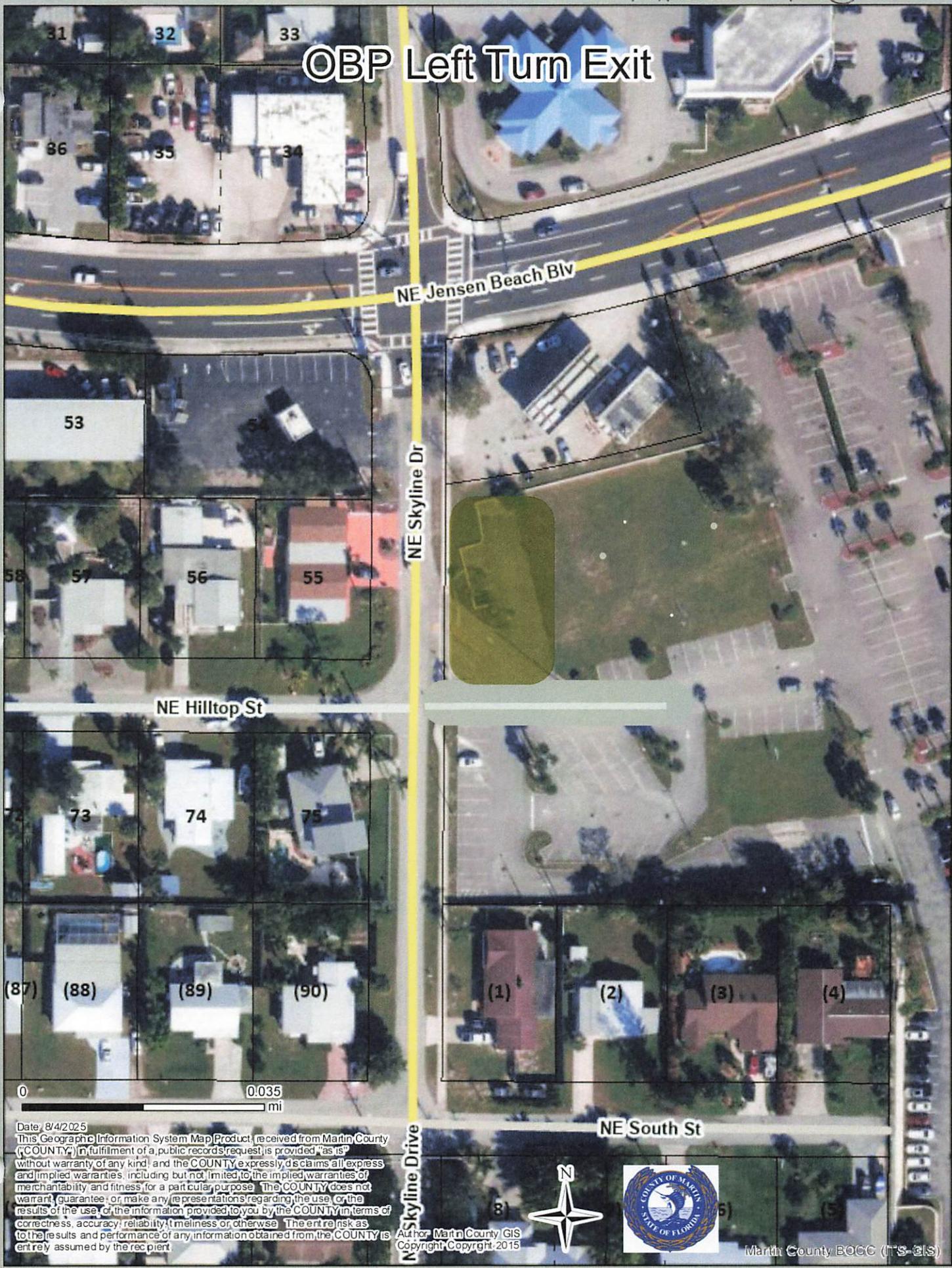
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<sup>2</sup> Skyline is a county road.



## A Hackment - A







**MARTIN COUNTY**  
**MITIGATION INITIATIVE PROPOSAL FORM**

Date Submitted:

Applicant Score:

Date Approved/Denied:

Final Score:

For Committee Use Only

<b>Jurisdiction:</b>	TOWN OF OCEAN BREEZE	
<b>Department:</b>	COUNCIL	
<b>Contact Name &amp; Title:</b>	DAN HUDSON, TOWN MANAGER	
<b>Email Address:</b>	dhudson@townofoceanbreeze.org	
<b>Phone Number:</b>	772.233.1396	
<i>Is this initiative new or a revision of an earlier initiative?</i>	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Revision
<i>Is the mitigation initiative consistent with the Guiding Principles, Goals, and Objectives of the Martin County Local Mitigation Strategy?</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<i>List all the objectives that this project addresses, in order of priority.</i>	1.5 [evacuation]; 1.3 [retrofit]	
<i>Is this initiative aligned with a Community Lifeline? (Check all that apply)</i>		
Safety & Security Law Enforcement /Security; Fire Service; Search & Rescue; Government Services; Community Safety	<input type="checkbox"/>	
Food, Water, & Shelter Food; Water; Shelter; Agriculture	<input type="checkbox"/>	
Health & Medical Medical Care; Public Health; Patient Movement; Medical Supply Chain; Fatality Management	<input type="checkbox"/>	
Energy Power grid; Fuel	<input type="checkbox"/>	
Communications Infrastructure; Responder Communications; Alerts, Warnings, & Messages; Finance; 911 & Dispatch	<input type="checkbox"/>	
Transportation Highway/Roadway/Motor Vehicle; Mass Transit; Railway; Aviation; Maritime	<input checked="" type="checkbox"/>	
Hazardous Material Facilities; HAZMAT; Pollutants; Contaminants	<input type="checkbox"/>	



## MARTIN COUNTY MITIGATION INITIATIVE PROPOSAL FORM

<b>Mitigation Initiative Project Title:</b>	WEST END BOULEVARD ONE-WAY NORTHBOUND
<b>Description:</b>  <i>Include elements of infrastructure, area of benefit, financial readiness, community benefits, organization project priority, and population benefit, repetitive damage mitigation (see Project Initiative Scoring Sheet for details).</i>	<p><b>Project Overview:</b> This project calls for the retrofit of NE West End Boulevard into a one-way northbound roadway. Northbound traffic exiting the Ocean Breeze Resort community is only through either a left turn onto Indian River Drive, or through a circuitous route to get to NE Maple Avenue.</p> <p>This project provides an easily maneuverable northbound exit directly onto the Jensen Beach Boulevard roundabout, thereby enhancing emergency evacuations.</p> <p>This project is part of a larger plan to enhance the downtown Jensen Beach community in the areas of traffic circulation, safety enhancements for the roundabout at Jensen Beach Boulevard and Florida East Coast Railway, plus it includes pedestrian improvements, and parking.</p> <p><b>Infrastructure:</b> Existing roadway will need updated signage.</p> <p><b>Area of Benefit:</b> Ocean Breeze Resort is a modular home community within the Town of Ocean Breeze, which lies between Florida East Coast Railway and Indian River Drive, and just south of downtown Jensen Beach.</p> <p><b>Community Benefit:</b> This project greatly improves emergency evacuation of the Resort, plus it improves daily usage of nearby businesses.</p> <p><b>Organizational Project Priority:</b> This is the only project submitted this year, therefore it is highest priority. TOWN COUNCIL adopted Resolution Number 366-2025 in support of the project.</p> <p><b>Population Benefit:</b> Estimated population within the Resort is about 350, with additional homes under construction.</p> <p><b>Repetitive Damage Mitigation:</b> Not applicable</p> <p><b>Project Funding Availability:</b> Project is fully funded through the Jensen Beach Community Redevelopment Area.</p>
<b>Total Cost to Implement the Mitigation Initiative:</b>	Under \$10,000



## MARTIN COUNTY MITIGATION INITIATIVE PROPOSAL FORM

Agency's Share of Total Cost (25%):	zero	Estimated Federal Share of Total Cost (75%):	zero
Project Funding Availability:	<input type="checkbox"/> Match funding encumbered <input checked="" type="checkbox"/> Match funding identified <input type="checkbox"/> No match funding identified		
Implementation Timeline:	<input checked="" type="checkbox"/> < 2 Years <input type="checkbox"/> 2-3 years <input type="checkbox"/> 4-5 years <input type="checkbox"/> > 5 years		

### Hazard Identification

Identify the hazards intended to be addressed by this initiative by checking all applicable boxes below.

X	Natural Hazards	X	Technological Hazards	X	Societal Hazards
<input type="checkbox"/>	Dam/Levee Failure	<input type="checkbox"/>	Hazardous Materials Incidents	<input type="checkbox"/>	Civil Disturbances
<input type="checkbox"/>	Drought	<input checked="" type="checkbox"/>	Radiological/Nuclear Accidents	<input type="checkbox"/>	Mass Migration
<input type="checkbox"/>	Epidemics/Pandemics	<input checked="" type="checkbox"/>	Transportation System Incidents	<input type="checkbox"/>	Terrorism and Sabotage
<input type="checkbox"/>	Extreme Temperatures	<input type="checkbox"/>	Cyber Incidents	<input type="checkbox"/>	Other Societal Hazard
<input type="checkbox"/>	Harmful Algal Blooms	<input type="checkbox"/>	Other Tech. Hazard Click here to enter text.		
<input type="checkbox"/>	Invasive Species				
<input type="checkbox"/>	Floods				
<input checked="" type="checkbox"/>	Tropical Cyclones				
<input type="checkbox"/>	Sea Level Rise				
<input type="checkbox"/>	Severe Thunderstorms				
<input type="checkbox"/>	Shoreline Erosion				
<input checked="" type="checkbox"/>	Tornadoes				
<input type="checkbox"/>	Tsunami				
<input type="checkbox"/>	Wellfield Contamination				
<input type="checkbox"/>	Wildfire				



## MARTIN COUNTY MITIGATION INITIATIVE PROPOSAL FORM

<input type="checkbox"/>	Other Natural Hazard Click here to enter text.
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### Potential Funding Source

Select the most appropriate category of funding for the proposal from the list below.

<input type="checkbox"/>	General Fund	<input type="checkbox"/>	Flood Mitigation Assistance (FMA) Program	<input type="checkbox"/>	Residential Construction Mitigation Program
<input type="checkbox"/>	BRIC Grant	<input type="checkbox"/>	Hazard Mitigation Grant Program	<input type="checkbox"/>	Community Development Block Grant (CDBG)
<input checked="" type="checkbox"/>	Other: Jensen Beach Community Redevelopment Area				

### This section to be completed by Steering Committee Chairperson or designee

Has this mitigation initiative been approved by the Steering Committee?  Yes  No

If yes, date accepted:

Steering Committee Priority Ranking Score:

Notes:

To: Mayor & Council Members  
From: Dan Hudson, Town Management Consultant  
Subject: Contraction (aka Deannexation) of Seawalk  
Date: Council Meeting – September 8, 2025

**Summary:** Some have expressed that the Seawalk neighborhood is paying an inequitable share of taxes in support of the Town of Ocean Breeze. One method of resolving the equity question would be to deannex Seawalk. In the event there is consensus for Seawalk to be removed from the Town of Ocean Breeze, there is a procedure for municipal contraction<sup>1</sup> defined in Florida Statutes 171.051.

**Recommendation:** For discussion and direction.

## INTRODUCTION

Seawalk residents have asked for relief from paying taxes into the Town of Ocean Breeze. Florida law provides a procedure for deannexing property from a municipal boundary. There are details and policy decisions which need to be developed through a feasibility study. However, at this point it is reasonable to believe that it can be considered on an informed, thoughtful, and timely basis. Similarly, it is reasonable to believe that the Town of Ocean Breeze can continue to operate without the Seawalk neighborhood.

## SUMMARY OUTLINE OF PROCESS

1. May be initiated by either:
  - a. Council may initiate a contraction ordinance, or
  - b. Petition of 15% of Seawalk voters may propose an ordinance
2. Ordinance is prepared
  - a. A feasibility study is prepared
  - b. Boundary defined
  - c. Effective date is established
3. Referendum is scheduled
  - a. May be either regular election or special election
  - b. Specific advertising is required
  - c. Only Seawalk voters will vote
4. Ordinance is finalized, based upon outcome of the vote

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<sup>1</sup> Please note the law defines the procedure as “contraction” however, contraction and deannexation are used synonymously.

## **DISCUSSION**

The feasibility study will address policy questions. Most of these are straightforward answers which simply need compiling into a report with recommendations. However, some involve important policy decisions, such as the effective date and the Ocean Breeze West Planned Unit Development (aka Seawalk PUD) closeout. Policy considerations include:

1. What will be the effective date?
2. How will the Seawalk PUD closeout be affected?
3. How will coordination with Martin County be handled?
  - a. Town Comprehensive Plan, Intergovernmental Coordination Element Policies 1.5 & 1.6 requires coordination with Martin on annexation.
  - b. What will be the transition plan for waste collection?
  - c. How are land use and zoning affected?
  - d. How is the Seawalk Preserve Area Management Plan affected?
4. How will the sunsetting and replacement of Council Members residing in Seawalk be handled?
5. What are the financial impacts to Seawalk property owners?
6. What are the financial impacts to the Town?
7. Other matters to be identified.

## **POTENTIAL COSTS**

Costs are discussed in general terms at this point, and may be refined once the process is initiated.

1. Professional services should generally be within existing budgets and there is no need to secure additional consultants. The Town attorneys will draft the ordinance and guide the procedure. The Town Management Consultant will prepare the feasibility study. The Town Engineer will prepare a revised legal description of Town limits (if necessary).
2. If a special election is required, there would be additional election costs, with associated advertising and printing costs.
3. Specific advertising is required for the ordinance. The Town budget includes some advertising expenses.

# **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. Ordinance No. 348-2024 – Re : vehicular noise
- B. FLC – President Docherty Recognition:
  - Gold Certificate of Excellence
- C. FLC – President Docherty Recognition:
  - Appointment to Serve on FLC Legislative Policy Committee

A.

Inst. # 3083915  
Bk: 3450 Pg: 643 Pages: 1 of 7  
Recorded on: 7/26/2024 4:14 PM Doc. GOV  
Carolyn Timmann  
Clerk of the Circuit Court & Comptroller  
Martin County, FL  
Rec Fees: \$61.00



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

ORDINANCE No. 348-2024

AN ORDINANCE OF THE TOWN OF OCEAN BREEZE, FLORIDA AMENDING THE CODE OF ORDINANCES AT CHAPTER 2, ARTICLE I. ADMINISTRATION BY ADDING A SECTION 2-1 PROVIDING FOR A CODE COMPLIANCE OFFICER; AT CHAPTER 5, ARTICLE I. MISCELLANEOUS OFFENSES, BY PROVIDING FOR CODE COMPLIANCE MEASURES AND PENALTIES, AND IMPLEMENTING REGULATIONS PURSUANT TO GENERAL LAW BY PROVIDING FOR NON-VEHICULAR NOISE; AMENDING PROVISIONS FOR THE DISCHARGE OF FIREARMS, EXPLOSIVES, AND FIREWORKS; PARKING OF VEHICLES; STORING OF JUNKED OR ABANDONED VEHICLES, ETC.; CONTRACTING WITHOUT A LICENSE; AND ZONING VIOLATIONS; AT CHAPTER 5, ARTICLE II. PENALTIES, BY CLARIFYING THE PROVISIONS FOR ADMINISTRATIVE FINES AND COSTS; AND PROVIDING FINES AND COSTS FOR REPEAT VIOLATIONS; AND OTHER PROCEDURES; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

\*\*\*\*\*

WHEREAS, the Town Council adopted Ordinance No. 1 on February 12, 1961, creating a procedure for the enforcement of ordinances; and

WHEREAS, over the passage of time, the need for the addressing of additional

**Ordinance No. 348-2024  
Town of Ocean Breeze, Florida**

offenses and a more detailed procedure has become apparent, and in light of changes to the Florida Statutes, and court methods and procedures; and

WHEREAS, the Town Council seeks to achieve its goal of obtaining a more effective means for code compliance and enforcement of its ordinances; and

WHEREAS, the Town Council has determined that additional provisions and amendments are required to improve the existing code compliance system.

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

**SECTION 1:** Chapter 2, Administration, Article I. In General, of the Town Code of the Town of Ocean Breeze, Florida, is hereby amended by adding a Section 2-1 to read in its entirety as follows:

**Sec. 2-1 Town Code Compliance Officer.** There shall be one or more town code compliance officer(s) appointed by the Mayor, and who shall be responsible to the Mayor, pursuant to Sec. 2.03, Town Charter, for the enforcement of laws and ordinances of the Town, and who shall execute charging documents and serve process upon persons who violate the Town Code. The duties of such town code compliance officer may be assigned, modified, or withdrawn in writing by the Mayor to any Department officers or employees of the Town, or to any person contracted for such purpose, subject to the appropriation of the Town Council. Such officer may resign the position of town code compliance officer in a writing to the Mayor.

**SECTION 2:** Chapter 5, Miscellaneous Offenses, Article I. of the Town Code of the Town of Ocean Breeze, Florida is hereby amended at Section 5-17, Unnecessary Noises Prohibited, to read in its entirety as follows:

**Sec. 5-17. Noise; prohibited.** For all noise, except vehicle noise regulated by Florida Statutes, the maximum permissible sound levels, at the property line from which the

**Ordinance No. 348-2024  
Town of Ocean Breeze, Florida**

sound originates, shall be 80 decibels from 9:00 a.m. until 9:00 p.m., and 60 decibels from 9:00 p.m. until 9:00 a.m. at all locations throughout the town. Measurement of any sound level shall be made using a commercially manufactured sound level meter. No court or magistrate shall require any particular user certification in the prosecution of offenses where it can be demonstrated the officer or witness using the sound level meter possesses the general knowledge and ability to accurately use the sound level meter, and the sound meter is self-calibrating, and was self-calibrated prior to its use. The first violation of this section shall be subject to a fine in the amount of \$50.00; a second violation of this section shall be subject to a fine in the amount of \$100.00; any third or more violations of this section shall be subject to a fine in the amount of \$250.00 per occurrence.

**SECTION 3. Chapter 5, Miscellaneous Offenses, Article I. In General of the Town Code of the Town of Ocean Breeze, Florida is hereby amended at Section 5-25, Discharging Firearms, Fireworks, etc., to read in its entirety as follows:**

**Sec. 5-25. Discharging Explosives and Fireworks, etc.** It shall be unlawful for any person to discharge explosives, firecrackers or fireworks within the town. This shall not apply to persons granted a fireworks permit by the town, subject to the payment of a permit fee approved by the town council.

**SECTION 4. Chapter 5, Miscellaneous Offenses, Article I. In General of the Town Code of the Town of Ocean Breeze, Florida is hereby amended by adding a new Section 5-27 titled Other Miscellaneous Offenses, and including subsections, to read in its entirety as follows:**

**CHAPTER 5. MISCELLANEOUS OFFENSES  
ARTICLE I. IN GENERAL**

**Sec. 5-27. Other Miscellaneous Offenses.**

**Sec. 5-27.1 Contracting without a license.** Except for work permitted to be done by a homeowner in accordance with the Florida Building Code, no work regulated by or for which a permit is required by this code shall be done by, nor a permit issued to, any person who has not been licensed by the proper licensing authority as competent to do such work, and no person shall engage in the business or act in the capacity of a contractor or advertise as being available to engage in the business or act in the capacity of a contractor without being duly registered or certified or having a certificate

**Ordinance No. 348-2024**  
**Town of Ocean Breeze, Florida**

of authority.

**Sec. 5-27.2 Parking vehicles; and storing junked or abandoned vehicles, etc.**

(a) It shall be unlawful for any person to park any vehicle or watercraft in any location where prohibited by a traffic control device. A first violation for illegal parking shall be subject to a fine in the amount of \$25.00; a second violation for illegal parking within a five (5) year period shall be subject to a fine in the amount of \$50.00; and any subsequent violation for illegal parking within a five (5) year period shall be subject to a fine in the amount of \$75.00.

(b) It shall be unlawful for any person to store, leave, or permit the storing or leaving of any of any wrecked, junked or abandoned vehicle, watercraft, machinery, or building materials upon any public or private property within the Town.

(c) It shall be unlawful for any person to park, store, leave, or permit the parking, storing or leaving of an inoperable motor vehicle or watercraft on public property for a continuous period of more than 72 hours. A vehicle or watercraft shall be deemed inoperable if it has an expired registration, license plate or decal, or if the vehicle or watercraft has one or more inoperable or missing required parts including but not limited to tires, lights, engine, transmission, propeller, or steering apparatus. Violation of this section shall constitute a public nuisance which following not less than ten (10) days written notice to the owner of such vehicle or watercraft, sent by certified mail return receipt requested or given by posting on the abandoned property and at the Town offices, may be abated by the Town and the reasonable cost thereof shall be added to any fines and administrative costs levied by the court.

(d) Violations of this section are subject to a fine in the amount of \$250.00 per occurrence per day for each and every day of violation.

**Sec. 5-27.3 Zoning.** For any violation of a provision of Chapter 9, Zoning and Land Development for which no specific fine has been levied there shall be a fine not to exceed \$500 per day for each and every day of violation. Violations shall include but shall not be limited to: failure to obtain required zoning approvals, or obtain and maintain proper zoning and building development orders or permits from the Town; construction of any unpermitted use or structure upon property within the Town; excavation, demolition, or construction not in accordance with approved plans and specifications; any construction in violation of a required setback or building line; erecting or allowing signs to be erected which have not been permitted by the Town; or

**Ordinance No. 348-2024**  
**Town of Ocean Breeze, Florida**

failure to complete construction and obtain a valid Certificate of Completion or Certificate of Occupancy of a permitted structure within the time required by a valid or expired building permit or within the approved conditions of development.

**SECTION 5: Chapter 5, Miscellaneous Offenses, Article II. Penalties of the Town Code of Ordinances of the Town of Ocean Breeze, Florida, is hereby renumbered as Section 5-28, and amended to read in its entirety as follows:**

**CHAPTER 5. MISCELLANEOUS OFFENSES  
ARTICLE II. PENALTIES**

**Sec. 5-28. Violation fines and costs.** Unless provided elsewhere in this Town Code, any person who violates a provision of this Town Code, upon conviction thereof, may be fined in a sum not to exceed Five Hundred (\$500.00) Dollars for each and every day such violation continues. In addition to any court costs assessed against a defendant according the Florida Statutes, the court shall separately assess costs incurred by the Town for the enforcement of this code, including reasonable attorneys fees, filing fees, and other Town administrative costs.

**SECTION 6: Chapter 5, Miscellaneous Offenses, Article II. Penalties of the Town Code of Ordinances of the Town of Ocean Breeze, Florida, is hereby added to read in its entirety as follows:**

**Sec. 5-29. Repeat violation fines and costs.** A repeat violation of this Town Code means a violation of a provision of a code or ordinance by a person who has been previously found, by a court or by other judicial, quasi-judicial, or administrative process, to have violated or who has admitted violating, the same provision of the Town Code within five years prior to the violation, notwithstanding that the violations occurred at different locations. Any person who violates a provision of this Town Code and who is found to be a repeat violator shall be fined in a sum not to exceed Five Hundred (\$500.00) Dollars at the discretion of the court for each and every day such violation continues, beginning upon the day the repeat violation is cited by the Town's Code Compliance Officer. In addition to any court costs assessed against a defendant according the Florida Statutes, the court shall separately assess costs incurred by the Town for the enforcement of this code, including reasonable attorneys fees and filing fees and other Town administrative costs.

**Ordinance No. 348-2024  
Town of Ocean Breeze, Florida**

**SECTION 7: Conflicts.** All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 8: Severability.** If any section, sentence, clause, phrase or word of this ordinance is for any reason declared to be unconstitutional, inoperative or void, such holding shall not affect the remaining portions of this ordinance and the remaining portions shall be deemed and held to be valid.

**SECTION 9: Codification.** The operative provisions of Sections 1 through 6 of this ordinance shall be codified.

**SECTION 10: Effective Date.** This ordinance shall take effect immediately upon adoption.

**PASSED** on first reading this 8th day of July, 2024.

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

SANDY KELLEY, COUNCIL PRESIDENT  
KEVIN DOCHERTY, COUNCIL MEMBER  
MICHAEL HELLER, COUNCIL MEMBER  
GINA KENT, COUNCIL MEMBER  
MATTHEW SQUIRES, COUNCIL MEMBER

YES	NO	ABSENT	ABSTAIN
X			
X			
X			
X			
X			

Ordinance No. 348-2024  
Town of Ocean Breeze, Florida

ADOPTED on second and final reading this 24<sup>th</sup> day of July, 2024.

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

YES	NO	ABSENT	ABSTAIN
X			
X			
		X	
X			
X			

ATTEST:

K. Stanton  
KIM STANTON  
TOWN CLERK

Karen R. Ostrand  
KAREN R. OSTRAND  
MAYOR

APPROVED AS TO FORM  
AND CORRECTNESS:

Paul J. Nicolletti  
PAUL J. NICOLETTI  
ATTORNEY AT LAW





301 S. Bronough St., Suite 300 • Post Office Box 1757 • Tallahassee, FL 32302-1757  
850.222.9684 • Fax: 850.222.3806 • Website: [flcities.com](http://flcities.com)

## The Town of Ocean Breeze President, Kevin Docherty Receives Gold Certificate of Excellence from the Florida League of Cities

*Kevin Docherty earns recognition from Certificate Program for Elected Municipal Officials*

**FOR IMMEDIATE RELEASE: August 11, 2025**

**CONTACT:** The Town of Ocean Breeze  
townclerk@townofoceanbreeze.org /772-334-6826

**Jensen Beach, FL** – The Town of Ocean Breeze, today announced that Council President, Kevin Docherty recently received the Gold Certificate of Excellence from the Certificate Program for Elected Municipal Officials hosted by the **Florida League of Cities (FLC)**.

The certificate achievement program rewards municipal officials for their commitment and dedication to training and continuing education. The program offers three certificate levels:

- Level One: Bronze Certificate of Merit
- Level Two: Silver Certificate of Leadership
- Level Three: Gold Certificate of Excellence

"The Florida League of Cities continues to offer outstanding educational opportunities for municipal leaders at every stage of their public service," said Michael C. Blake, 2024-2025 **FLC President and Mayor for the City of Cocoa**. "By participating in the FLC's training opportunities, elected leaders are strengthening their knowledge, growing professionally, and ensuring they are prepared to meet the needs of their communities with confidence and integrity."

Docherty completed the certificate program between July 2024 and July 2025. Officials earned points for participating in training events offered by FLC, including monthly webinars, online orientation, the Institute for Elected Municipal Officials (IEMO I and II), the State-Mandated Continuing Education in Ethics, and the League's Annual Conference and legislative events.

Certificate recipients at all levels will be featured in the League's online magazine ([qualitycities.com](http://qualitycities.com)) and at the FLC Annual Conference.



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850.222.9684 • Fax: 850.222.3806 • Website: [flcities.com](http://flcities.com)

**The Town of Ocean Breeze President, Kevin Docherty  
Appointed to Serve on  
Florida League of Cities Legislative Policy Committee**

*Kevin Docherty appointed to Legislative Policy Committee*

**FOR IMMEDIATE RELEASE:** August 27, 2025

**CONTACT:** The Town of Ocean Village

[townclerk@townofoceanbreeze.org](mailto:townclerk@townofoceanbreeze.org)/[772-334-6826](tel:772-334-6826)

**TALLAHASSEE, FL** – The **Florida League of Cities**, the united voice for Florida's municipal governments, announced that The Town of Ocean Breeze, Council President, Kevin Docherty was recently appointed to serve on the Florida League of Cities 2025-2026 Legislative Policy Committee, one of the League's five Legislative Policy Committees.

Legislative Policy Committee chairs, vice chairs and members were appointed by Florida League of Cities **President Holly D. Smith, Vice Mayor of Sanibel**.

As a Legislative Policy Committee member, Kevin Docherty will help develop the League's Legislative Platform, which details priority issues that are most likely to affect daily municipal governance and local decision-making during the upcoming legislative session, as well as help League staff understand the real-world implications of proposed legislation. Committee members are also asked to serve as advocates for local decision-making throughout the legislative process.

For a complete list of committee members, as well as more information on each committee and the League's legislative policy development process, click [here](#).

###

*Founded in 1922, the Florida League of Cities is the united voice for Florida's municipal governments. Its goals are to promote local self-government and serve the needs of Florida's cities, which are formed and governed by their citizens. The League believes in "Local Voices Making Local Choices," which focuses on the impact citizens and city leaders have in improving Florida's communities. For more information, visit [flcities.com](http://flcities.com).*

**TOWN OF OCEAN BREEZE  
FINAL BUDGET AND MILLAGE RATE HEARING FOR FY 2025/2026  
AGENDA**

Wednesday, September 24, 2025 – 6:00 PM  
Ocean Breeze Resort Clubhouse, Pineapple Bay Room  
700 NE Seabreeze Way, Ocean Breeze, FL

***PLEASE TURN OFF CELL PHONES –  
SPEAK DIRECTLY INTO MICROPHONE***

- 1. Town Council Call to Order, President Docherty**
  - Pledge of Allegiance
  - Roll Call
- 2. Proposed Millage for Fiscal Year 2025/2026 – Financial Officer – Holly Vath**
  - A. Percentage increase in millage over the rolled-back rate needed to fund the budget, if any
  - B. Comments from the public
  - C. Comments from the Council
  - D. Motion to Adopt the Final Millage by Resolution #370-2025 **A RESOLUTION  
OF THE TOWN OF OCEAN BREEZE OF MARTIN COUNTY, FLORIDA  
ADOPTING THE FINAL LEVYING OF AD VALOREM TAXES FOR THE  
TOWN OF OCEAN BREEZE, MARTIN COUNTY FOR FISCAL YEAR  
2025/2026; PROVIDING FOR AN EFFECTIVE DATE.**  
(Motion, second, public comment, comments from the Council, Roll-Call Vote)
- 3. Proposed budget for Fiscal Year 2025/2026 – Financial Officer – Holly Vath**
  - A. Comments from the public
  - B. Comments from the Council
  - C. Motion to Adopt the Final Budget by Resolution #371-2025 – **A RESOLUTION  
OF THE TOWN COUNCIL OF THE TOWN OF OCEAN BREEZE OF  
MARTIN COUNTY, FLORIDA ADOPTING THE FINAL BUDGET FOR  
FISCAL YEAR 2025/2026; PROVIDING FOR AN EFFECTIVE DATE.**  
(Motion, second, public comment, comments from the Council, Roll-Call Vote)
- 4. Consideration of Contraction (Deannexation) of Seawalk – Dan Hudson, Town Management Consultant**
  - Draft Feasibility Study
  - First 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. ALONG WITH AN ADDITIONAL PARCEL OF  
LAND BEING A PORTION OF LOT 99 LYING IN THE UNRECORDED  
PLAT 4 OF JENSEN HIGHLANDS, AS FURTHER DESCRIBED  
HEREIN; PROVIDING INSTRUCTIONS TO THE SUPERVISOR OF  
ELECTIONS; PROVIDING AN APPROPRIATION OF FUNDS;  
PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES;  
PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE  
DATE, AND FOR OTHER PURPOSES.**

(Motion, second, public comment, comments from the Council, Roll-Call Vote)

**5. Announcements- Meetings to be held at Ocean Breeze Resort Clubhouse,  
Pineapple Bay Room, 700 NE Seabreeze Way, Ocean Breeze**

- Regular Town Council Meeting, Monday, October 13, 2025, at 6:00 PM
- Regular Town Council Meeting, Tuesday, November 10, 2025, at 10:30 AM
- Regular Town Council Meeting, Monday, December 8, 2025, at 10:30 AM

**6. Adjourn**

(Motion, second, All-in-Favor)



Item #2

## RESOLUTION NO. 370-2025

### A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF OCEAN BREEZE, MARTIN COUNTY, FLORIDA ADOPTING THE FINAL LEVYING OF AD VALOREM TAXES FOR THE TOWN OF OCEAN BREEZE, MARTIN COUNTY FOR FISCAL YEAR 2025/2026; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the Town Council of the Town of Ocean Breeze, Martin County, Florida, on September 24, 2025, adopted Fiscal Year 2025/2026 Final Millage Rate following a public hearing as required by Florida Statute 200.065; and

**WHEREAS**, the Town Council of the Town of Ocean Breeze, Martin County, Florida, held a public hearing as required by Florida Statute 200.065; and

**WHEREAS**, the gross taxable value for operating purposes not exempt from taxation within Martin County has been certified by the County Property Appraiser to the Town of Ocean Breeze as \$ 95,276,461.

**NOW, THEREFORE, BE IT RESOLVED** by the Town Council of the Town of Ocean Breeze, Martin County, Florida that:

1. The final FY 2025/2026 operating millage rate is \_\_\_\_\_ mills, which is \_\_\_\_\_ (less or more) than the rolled-back rate of \_\_\_\_\_ mills which is an/a \_\_\_\_\_ increase/decrease.
2. The voted debt service millage is 0%.
3. This Resolution will take effect immediately upon its adoption.

**DULY ADOPTED** at a public hearing this the 24<sup>th</sup> day of September 2025 at \_\_\_\_\_ p.m.

#### TOWN OF OCEAN BREEZE TOWN COUNCIL

---

Karen M. Ostrand, Mayor

---

Kevin Docherty, President

Attest:

Correct as to form:

---

Pam Orr, Town Clerk

---

Gemma Torcivia, Attorney

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## Memorandum

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**To:** **Mayor and Town Council**

**From:** **Holly Vath, Financial Consultant**

**Subject:** **2026 Proposed Budget**

**Date:** **September 24, 2025**

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### 2025 Budget Analysis

The actual expenditures through September 12, 2025, is shown on as a new column on the attached budget detail report. The 2025 budget anticipated utilizing \$73,993 of General Fund reserves. There are still some additional shared revenues to be received and an estimated additional \$15,000-\$20,000 in Building Compliance legal and engineering fees to be expensed. While the current actual reserve utilization is \$63,610, by year end the estimate is \$100,925 of reserves will be utilized. Additional expenses related to closeout activities of the PUD's have significantly increased Public Safety expenses. The Town is receiving additional revenue from the new ½ cent infrastructure sales tax, however this revenue will be a designated reserve and not available to fund general operations of the Town.

### 2026 Proposed Budget

The changes to the budget since the Public Hearing on September 11 is as follows:

- Removed \$1,000 in contributions
- Removed \$4,080 from Council Cell Phone Stipends

The recommendation is for a change in policy which would allow the Mayor and President to continue to receive the cell phone stipend of \$85.00 per month. The one Council member will continue to receive the stipend until their term expires. Any new Council members would not be eligible to receive the stipend in the future.

The Council approved a millage rate of 0.7665 at the first public hearing. This rate is the rollback rate. The rollback rate is the millage rate which will generate the same ad valorem revenue as fiscal year 2025.

The 2026 budget anticipates utilizing \$45,356 of general fund unassigned reserves. This will reduce the unassigned reserves to approximately \$110,153 at the end of the 2026 fiscal year. The unassigned reserves have been utilized for the past five years, reducing our reserves from \$328,658 to a projected amount of \$110,153.

Should Seawalk de-annex prior to January 1, 2026, the Town would need to utilize additional reserves during fiscal year 2026 since the estimated utility tax revenue would likely not be realized.

**BUDGET SUMMARY**  
**TOWN OF OCEAN BREEZE**  
**FISCAL YEAR 2026**

		<b>2024</b>	<b>2025</b>	<b>2025</b>	<b>2025</b>	<b>2026</b>
		<b>Actual</b>	<b>Budget</b>	<b>Actual 09/12/2025</b>	<b>Estimated</b>	<b>Budget</b>
<b>Revenue</b>						
<b>General revenue</b>						
312100	Ad Valorem	64,418	\$ 68,662	\$ 69,768	\$ 68,430	\$ 69,378
314200	Local communications services tax	5,576	5,900	8,000	5,900	6,650
	Electric Utility Tax	-	-	-	-	53,402
322004	Charges for service	-	-	-	-	-
335120	State revenue sharing - 18% motor fuel	18,382	19,100	20,752	22,000	19,100
335140	Mobile home tags	3,139	3,100	2,500	3,100	3,100
335150	Alcoholic beverage licenses	2,692	2,300	3,230	3,230	2,300
335180	1/2 Cent Sales Tax	58,191	86,540	71,458	84,200	84,500
	1/2 Cent Infrastucure Tax	-	-	40,845	54,000	80,000
312300	Gas tax	48,855	44,900	45,935	48,000	44,900
338200	Occupational licenses	570	500	607	105	500
361000	Interest income	24,277	20,000	15,905	15,500	20,000
369000	Miscellaneous income	179	-	10,000	10,000	-
	Total General Revenue	<u>226,279</u>	<u>251,002</u>	<u>289,000</u>	<u>314,465</u>	<u>383,830</u>
<b>Building revenue</b>						
322000	Building permits	17,935	20,000	29,512	29,000	20,000
322001	Fire inspections	-	-	-	-	-
	Total Building revenue	<u>17,935</u>	<u>20,000</u>	<u>29,512</u>	<u>29,000</u>	<u>20,000</u>
<b>Leases</b>						
383100		-	-	-	-	-
	Total Revenue	<u>244,214</u>	<u>271,002</u>	<u>318,512</u>	<u>343,465</u>	<u>403,830</u>

**BUDGET SUMMARY**  
**TOWN OF OCEAN BREEZE**  
**FISCAL YEAR 2026**

	2024 Actual	2025 Budget	2025 Actual 09/12/2025	2025 Estimated	2026 Budget
<b>Expense</b>					
<b>General Government</b>					
513150 Gross Payroll	46,471	45,500	61,023	72,000	102,960
513301 Management Consultant	23,656	28,000	18,713	22,000	28,000
513302 Rent	548	14,905	14,868	14,905	15,085
513304 Communications / Website	10,614	14,650	11,976	12,300	11,700
513305 Engineering	6,338	5,000	-	-	5,000
513306 Accountant	3,390	8,000	2,880	6,000	8,000
513308 Insurance W/C	1,429	5,000	497	2,500	5,000
513309 Insurance Package	25,042	27,000	23,576	23,500	28,050
513311 Public Advertising Notices	1,950	4,000	-	2,100	4,000
513312 Office Equipment, Supplies and Maintenance	12,605	10,665	10,707	12,500	11,360
513313 Postage	596	1,000	678	700	1,000
513315 Audit	16,250	17,000	16,500	16,500	17,000
513316 Utilities	600	720	782	620	720
513317 Dues	1,477	1,565	1,557	1,565	1,540
513318 Mileage Reimb. - Clerks	44	300	65	70	200
513319 Council expenses, conferences & travel	6,195	6,900	5,698	6,900	6,900
513321 Election Expenses	654	2,000	743	700	2,000
513820 Contributions	300	1,000	300	800	-
513322 Special Projects	13,346	12,000	7,647	7,000	-
513322 Charter review	-	-	-	-	-
514100 Legal Counsel	16,406	24,000	13,750	20,000	24,000
514200 Computer Services	5,920	6,900	10,226	12,000	6,900
531110 Payroll Taxes - Fica	2,978	2,830	3,783	3,980	7,875
531111 Payroll Taxes - Medicare	696	660	885	750	1,495
584620 Building - Leases	-	-	-	-	-
584640 Equipment - Leases	-	-	-	-	-
584710 Principal - Leases	13,916	-	-	-	-
584720 Interest - Leases	2,396	-	-	-	-
<b>Total General Government</b>	<b>213,817</b>	<b>239,595</b>	<b>206,854</b>	<b>239,390</b>	<b>288,785</b>

**BUDGET SUMMARY  
TOWN OF OCEAN BREEZE  
FISCAL YEAR 2026**

	2024 Actual	2025 Budget	2025 Actual 09/12/2025	2025 Estimated	2026 Budget
<b>Public Safety</b>					
524200 Building Official	20,513	27,000	15,513	20,000	22,000
524210 Building Code Compliance services	18,518	8,000	30,933	33,000	8,000
524220 Code Compliance legal services	23,840	5,000	22,062	30,000	5,000
524300 Fire Safety Inspector		500			500
524300 Permit processing services	24,097	20,000	19,980	20,000	-
<b>Total Building</b>	<b>86,968</b>	<b>60,500</b>	<b>88,488</b>	<b>103,000</b>	<b>35,500</b>
<b>Transportation</b>					
541300 Street lights and street maintenance	4,386	5,000	3,310	3,700	5,000
541400 Sheriff Road Patrol	-	-			20,000
<b>Total Transportation</b>	<b>4,386</b>	<b>5,000</b>	<b>3,310</b>	<b>3,700</b>	<b>25,000</b>
<b>Capital Outlay</b>					
555000 Furniture & Equipment	-	-	-	-	-
<b>Total Expense</b>	<b>305,171</b>	<b>305,095</b>	<b>298,652</b>	<b>346,090</b>	<b>349,285</b>
<b>Use of unrestricted reserves</b>					
Restricted gas tax reserves	(105,426)	(73,993)	(63,610)	(100,925)	(45,356)
Restricted infrastructure reserves	44,469	39,900	42,625	44,300	19,900
<b>Total change in reserves</b>	<b>(60,957)</b>	<b>(34,093)</b>	<b>19,860</b>	<b>(2,625)</b>	<b>54,545</b>

**Town of Ocean Breeze**  
**Line Item Detail**

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<b>Account</b>	<b>Detail</b>	<b>2026 Budget</b>	<b>2025 Budget</b>	<b>Change</b>
513150 · Gross Payroll	Town Clerk - 1,560 hours - \$45.00	70,200	45,500	24,700
513150 · Gross Payroll	Bookeeper/Office Assistant - 1,560 hours - \$21	32,760	-	32,760
513301 · Management Consultant	Town Manager Consultant	28,000	28,000	-
513302 · Rent	Storage Unit	985	985	-
513302 · Rent	Office	14,100	13,920	180
513304 · Communications / Website	Comcast	3,600	3,600	-
513304 · Communications / Website	Cell phone stipend -Town Clerk - Deputy Town Clerk	2,040	1,020	1,020
513304 · Communications / Website	Council cell phone/internet stipends President	1,020	1,020	-
513304 · Communications / Website	Council cell phone/internet stipends Mayor	1,020	1,020	-
513304 · Communications / Website	Council cell phone/internet stipends 1 Council member	1,020	1,020	-
513304 · Communications / Website	Council cell phone/internet stipends 4@ \$1,020	-	4,080	(4,080)
513304 · Communications / Website	Web hosting	2,400	2,400	-
513304 · Communications / Website	Website ADA Accessibility	600	490	110
513305 · Engineer	Town Engineer	5,000	5,000	-
513306 · Accountant	Financial Consultant	8,000	8,000	-
513308 · Insurance W/C	Florida League of Cities	5,000	5,000	-
513309 · Insurance Package	Florida League of Cities	28,000	27,000	1,000
513309 · Insurance Package	Notary renewals	50	-	50
513311 · Public Advertising Notices	Treasure Coast Newspapers	4,000	4,000	-
513312 · Office Equipment & Supplies	Copier lease	3,400	3,310	90
513312 · Office Equipment & Supplies	Copier use above contracted amount	200	600	(400)
513312 · Office Equipment & Supplies	Council directed budget/election mailing	1,500	1,500	-
513312 · Office Equipment & Supplies	Office supplies	1,800	1,800	-
513312 · Office Equipment & Supplies	Meeting supplies	1,200	1,200	-
513312 · Office Equipment & Supplies	Quicken	1,000	-	1,000
513312 · Office Equipment & Supplies	Office 365	1,600	1,415	185
513312 · Office Equipment & Supplies	Adobe	360	540	(180)
513312 · Office Equipment & Supplies	Remote desktop software	300	300	-
513313 · Postage	Post office box	500	500	-
513313 · Postage	Postage	500	500	-
513315 · Audit	Annual audit	17,000	17,000	-
513316 · Utilities	FPL - Office	720	720	-
513317 · Dues	Florida League of Cities	640	615	25
513317 · Dues	Florida League of Mayors	350	350	-
513317 · Dues	Chamber of Commerce	275	250	25
513317 · Dues	Treasure Coast Council of Local Government	200	200	-
513317 · Dues	Florida City Clerks Association	75	150	(75)
513318 · Mileage Reimb. - Clerks	Staff mileage	200	300	(100)
513319 · Conferences & Travel - Council	Council travel and conferences	6,900	6,900	-

**Town of Ocean Breeze**  
**Line Item Detail**

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<b>Account</b>	<b>Detail</b>	<b>2026 Budget</b>	<b>2025 Budget</b>	<b>Change</b>
513321 · Election Expenses	Elections Expenses	2,000	2,000	-
513324 · Special Projects	Special Projects	-	12,000	(12,000)
513324 · Special Projects	Charter Review	-	-	-
<b>513820 · Contributions</b>	<b>Upon request and Council approval</b>	-	<b>1,000</b>	<b>(1,000)</b>
514100 · Legal Counsel	Legal Counsel	24,000	24,000	-
514200 · Computer Services	Computer assistance	1,500	1,500	-
514200 · Computer Services	Computer security assistance	2,400	2,400	-
514200 · Computer Services	Software support	3,000	3,000	-
524200 · Building Official Services	Building Official	12,000	15,000	(3,000)
524200 · Building Official Services	Inspections	10,000	12,000	(2,000)
524210 · Building Code Compliance services	Code Compliance Services	8,000	8,000	-
524220 · Code Compliance Legal services	Code Compliance Legal	5,000	5,000	-
524300 · Fire Safety Inspector	Martin County Fire Inspections	500	500	-
524301 · Permit Processing Services	Permit Processing Services	-	20,000	(20,000)
531110 · Payroll taxes - FICA	Payroll Taxes - Fica	7,875	2,830	5,045
531111 · Payroll taxes - Medicare	Payroll Taxes - Medicare	1,495	660	835
541301 · Street Lights and Maintenance	Transportation	5,000	5,000	-
541301 · Street Lights and Maintenance	Extra Sheriff Patrols	20,000	-	20,000

**TOWN OF OCEAN BREEZE**  
**COUNCIL EXPENSES, CONFERENCES AND TRAVEL**

		<u>2026</u>	<u>2025</u>
Mayor	Conferences and Travel	4,500	4,500
President	Conferences and Travel	600	600
Vice President	Conferences and Travel	600	600
Commissioner	Conferences and Travel	300	300
Commissioner	Conferences and Travel	300	300
Commissioner	Conferences and Travel	300	300
Commissioner	Conferences and Travel	300	300
<b>Total</b>		<b>6,900</b>	<b>6,900</b>

**TOWN OF OCEAN BREEZE**  
**PROPOSED MILLAGE RATE**  
**Millage Proposal**  
**September 30, 2026**

	<u>Proposed Millage</u>	<u>Current Year</u>
Estimated taxable value	\$ 95,276,461	\$ 90,674,046
Taxable Value Increase		
Divide by 1,000	<u>1,000</u>	<u>1,000</u>
	\$ 95,276.46	\$ 90,674.05
Millage rate	0.7665	0.8000
Rollback rate	0.7665	0.7665
% above/below rollback	-	4.19%
Ad valorem taxes	\$ 73,029.41	\$ 72,539.24
Collection allowance	5%	5%
Budgeted ad valorem taxes	\$ 69,378.00	\$ 68,912.00
Other Revenue	202,340.00	167,350.00
Expenditures	305,095.00	304,550.00

Town of Ocean Breeze Taxes	Taxable Value		
Total Seawalk	\$ 56,442,016		
Seawalk - 44 homes	\$ 454,154	\$ 363	
Homesteaded Seawalk - 99 homes	\$ 329,323	\$ 263	
Shopping Plaza	\$ 14,128,490	\$ 11,303	
Resort	\$ 22,197,807	\$ 17,758	
Population	608		

**TOWN OF OCEAN BREEZE**  
**FUND BALANCE ANALYSIS FOR GENERAL FUND**

	Balance	Annual Operating Budget	% of Budget
Fund balance @ 9/30/2017	257,818	287,214	89.77%
FY 2018 decrease in fund balance	(39,862)		
Fund balance @ 9/30/2018	217,956	371,292	58.70%
FY2019 increase in fund balance	132,441		
Fund balance @ 09/30/2019	350,397	382,885	91.51%
FY2020 increase in fund balance	25,120		
Fund balance @ 09/30/2020	375,517	283,967	132.24%
FY2021 increase in fund balance	49,547		
Fund balance @ 09/30/2021	425,064	348,010	122.14%
FY2022 increase in fund balance	24,851		
Fund balance @ 09/30/2022	449,915	301,301	149.32%
FY2023 decrease in fund balance	(88,056)		
Fund balance @ 09/30/2023	361,859	308,430	117.32%
FY2024 decrease in fund balance	(105,426)		
Projected fund balance @ 09/30/2024	256,433	305,000	84.08%
FY2025 Projected decrease in fund balance	(100,925)		
Projected fund balance @ 09/30/2025	155,508	305,095	50.97%
FY2026 Projected decrease in fund balance	(45,356)		
Projected fund balance @ 09/30/2026	110,153	349,285	31.54%

**TOWN OF OCEAN BREEZE**  
Historical Data

Fiscal Year	Tax Year	Taxable Value	% Change	Millage Rate	% Change	Taxes Leved
2017	2016	27,446,576	18.04%	5.2177	31.05%	143,208
2018	2017	27,177,478	-0.98%	5.4750	4.93%	148,797
2019	2018	30,024,441	10.48%	6.3826	16.58%	191,634
2020	2019	36,782,181	22.51%	4.8008	-24.78%	176,584
2021	2020	43,628,710	18.61%	3.0800	-35.84%	134,376
2022	2021	47,818,243	9.60%	1.4000	-54.55%	66,946
2023	2022	67,156,131	40.44%	1.0000	-28.57%	67,156
2024	2023	84,128,347	25.27%	0.8000	-20.00%	67,303
2025	2024	90,345,172	7.39%	0.8000	0.00%	72,276
2026	2025	95,045,845	5.20%	0.7665	-4.19%	72,853



## RESOLUTION NO. 371-2025

### A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF OCEAN BREEZE, MARTIN COUNTY, FLORIDA, ADOPTING THE FINAL BUDGET FOR FISCAL YEAR 2025/2026; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the Town Council of the Town of Ocean Breeze, Martin County, Florida, on September 24, 2025, held a public hearing as required by Florida Statute 200.065; and

**WHEREAS**, the Town Council of the Town of Ocean Breeze, Martin County, Florida set forth the appropriations and revenue estimate for Budget for Fiscal Year 2025/2026 in the amount of \$ \_\_\_\_\_.

**NOW, THEREFORE, BE IT RESOLVED** by the Town Council of the Town of Ocean Breeze, Martin County, Florida, that:

1. The Fiscal Year 2025/2026 Final Budget be adopted.
2. This Resolution shall take effect immediately upon its adoption.

**DULY ADOPTED** at a public hearing on the 24<sup>th</sup> day of September 2025 at \_\_\_\_\_ p.m.

### TOWN OF OCEAN BREEZE TOWN COUNCIL

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Karen M. Ostrand, Mayor

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Kevin Docherty, President

Attest:

Correct as to form:

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Pam Orr  
Town Clerk

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Gemma Torcivia, Attorney

**TOWN OF OCEAN BREEZE  
CONTRACTION / DEANNEXATION FEASIBILITY STUDY  
ROUGH DRAFT 9/16/25  
REVISED DRAFT 9/18/25**

### **INTRODUCTION**

Seawalk residents have asked for relief from paying taxes into the Town of Ocean Breeze (Town). Residents have expressed that the Seawalk neighborhood is paying an inequitable share of taxes in support of the Town. Residents have also questioned whether services provided directly by the Town are beneficial to the neighborhood.

One method of resolving the questions would be to deannex Seawalk. Florida law provides a procedure for deannexing property from a municipal boundary. The procedure for municipal contraction<sup>1</sup> is defined in Florida Statutes 171.051.

The Town Council considered the matter on September 8, 2025. At that time the Council voted to proceed with drafting an ordinance for contraction with a tentative effective date of no later than December 31, 2025.

There are details and policy decisions which need to be developed through this feasibility study. It is reasonable to believe that contraction can be considered on an informed, thoughtful, and timely basis. Similarly, it is reasonable to believe that the Town of Ocean Breeze can continue to operate without the Seawalk neighborhood.

### **DISCUSSION**

The contraction law requires a feasibility study, which can address policy questions. Most of these are straightforward answers which simply need compiling into a report with recommendations. However, some involve important policy decisions, such as the effective date and the Ocean Breeze West Planned Unit Development (aka Seawalk PUD) closeout.

#### **Background**

The proposed contraction area remained vacant from the time the Town was incorporated as a municipality in 1960. In 2018 the property was sold to Forestar (USA) Real Estate Group, Inc., an affiliated corporation with DR Horton. Since then the property has been fully developed into a 143 single family home neighborhood.

#### **Boundary**

The proposed contraction area includes all residential properties within the Town limits which are west of the Florida East Coast Railway property (FEC). This includes the 143 single family

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<sup>1</sup> Please note the law defines the procedure as "contraction" however, contraction and deannexation are used synonymously.

homes, plus the common areas and roads which are owned by Seawalk Homeowners' Association, Inc. It also include the single family home located at 1562 NE South Street which would become an "orphan" and would no longer be contiguous without the Seawalk community. See Attachment A. For ease of reference, these are all referred to as "Seawalk" in this report.

#### **Effective date**

A central issue is the effective date of the proposed contraction.

***Recommended effective date: December 31, 2025.***

If the contraction can be completed by December 31, 2025, the pending tax bills coming due in November 2025 will be the final taxes paid by Seawalk owners to the Town. Both the valuation and taxing authority status of properties for the future will be based upon conditions as of January 1, 2026.

Contracted properties would be subject to Martin County unincorporated area taxes for Fiscal Year 2026-2027<sup>2</sup>. These taxes would become due in November 2026, along with those of all other taxing authorities.

Taxes collected and budgets approved for Fiscal Year 2025-2026 remain in place.

#### **Referendum**

A calendar has been devised in cooperation with legal counsel and the Supervisor of Elections. There are legal, advertising, and practical considerations.

It is recommended to hold the contraction referendum be held in a special election on December 16<sup>th</sup>. Only Seawalk registered voters and the adjacent orphaned lot will be eligible to vote. The Town has the option of conducting by in-person vote or by mail-in vote. It should be noted that the mail-in ballot has less cost and is more convenient.

If approved, the contraction can follow the outline contained in this study. In the event the referendum fails, then it cannot be brought up again for two years.

#### **How will the Seawalk PUD closeout be affected?**

The Seawalk PUD permit closeout is an issue to the proposed contraction. There is an open permit for infrastructure and related matters because certain open items have not been completed to the satisfaction of the Town<sup>3</sup>. For the purpose of contraction, these open items need to be either closed or a methodology established to oversee the closure.

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<sup>2</sup> Specifically the Town levy would go away and be replaced by MSTU Stormwater / Roads, MSTU Parks & Recreation, and District One MSTU levies.

<sup>3</sup> These are documented elsewhere and not recited here because it is an evolving list.

Chubb Insurance issued a \$3.9 million bond in 2018 to assure that Forestar “fully performs its obligations.” The Town sent a letter to Chubb Insurance in April 2025 asking Chubb to intervene on the open items. Chubb has in fact engaged Forestar, and Forestar has responded to some degree. Still, open items remain and the Town Council, on September 8<sup>th</sup>, directed a letter to Chubb placing a demand deadline for the items to be completed.

There are three possible outcomes which could occur in order to meet the suggested December 31, 2025 effective date.

***Scenario 1: Work is completed satisfactorily.***

Under this scenario, Council would consider a Final Minor PUD Amendment based upon work completed as of October 31, 2025. In conjunction with this, Council will consider a request by Forestar to correspondingly reduce the outstanding bond. This would occur at the November 10, 2025 Council meeting.

***Scenario 2: Bond is transferred to Martin County***

If the work is not completed satisfactorily, then an option would be to transfer the bond to Martin County for final enforcement, in order to meet the suggested effective date of contraction of December 31, 2025. This could occur at either the November or December Council meetings, but can only happen with the concurrence of Westchester Insurance Co. (Chubb) and Forestar. Otherwise, a new bond would have to be issued to Martin County if later required by the County, and allowed by law.

***Scenario 3: Chubb pays claim***

Another possibility is that Chubb will respond positively to the latest demand and propose a financial settlement. Although this is not considered likely, it would probably be the most direct route to conclude the matter. Chubb would likely minimize its exposure and the Council would need to either accept or reject the proposed settlement.

**Coordination with Martin County**

The Town Comprehensive Plan, Intergovernmental Coordination Element Policies 1.5 & 1.6 requires coordination with Martin on annexation matters.

***General***

The decision to deannex Seawalk rests exclusively with the Town and the Seawalk residents. There is no reason to believe that Martin County officials would either favor or disfavor the change.

***Transition plan for waste management***

Seawalk is working on a waste contract renewal which is expected to include an exit clause in the event the contraction occurs.

Martin County operates its program on a unincorporated area-wide solid waste assessment ordinance. All single family homes are subject to the assessment. The assessment is different from taxes<sup>4</sup>, but is collected on the annual tax bill.

The solid waste assessment operates on a fiscal year basis. Therefore, Seawalk residents will become subject to the assessment effective October 1, 2026 and it will appear on the November 2026 tax bills. During the transition period from January 1, 2026 through September 30, 2026, the Seawalk residents will likely pay their existing fees to Waste Management through the HOA, unless other arrangements are made with the County. The recommendation is to continue current arrangements through September 30, 2026. Otherwise it will involve a complicated partial year assessment.

#### ***Land use and zoning***

The Seawalk PUD establishes the single family home character of the neighborhood. Since Seawalk is built out, there is no reason to change the zoning. It is noted that there is a "sister" neighborhood with similar homes, lot sizes, and developed by the same builder located just south of Seawalk in Martin County's District One. The neighborhood called Sabal Pointe carries R-2 zoning, indicating single family residential.

Sabal Pointe also carries a Future Land Use designation of Low Density (up to 5 units per acre). Again, Seawalk is built out so there is no reason to initiate a Land Use change.

#### ***Seawalk Preserve Area Management Plan (PAMP)***

PAMPs have been a feature of Martin County since its first comprehensive plan in the late 1980s. Each one is unique to a specific geographic area but all are founded on the basis of preserving and maintaining certain land for environmental purposes. The Seawalk PAMP is similar to Martin County standards and there should be no transitional requirements. Seawalk is recommended to continue its current PAMP practices.

#### ***Electric Utility Tax Collection.***

The Town Council recently adopted a new electric utility tax. It is expected to begin collection on January 1, 2026. Martin County already collects a similar fee at the same rate, so effectively it will be no different for residents.

It is recommended that the Town closely analyze the first few months of collection and be prepared to transmit all monies collected from within Seawalk to Martin County. If the contraction is approved by voters, only at that time will FP&L be informed of the change. Staff will need to coordinate with FP&L for at least the first quarter of calendar 2026, or until FP&L is able to adjust its billing and payments to the County.

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<sup>4</sup> Solid waste is levied through a special non-ad valorem assessment. It is collected through what is called the Uniform Assessment Collection Methodology found in Florida Statute 197.3632. This allows it to be collected on the property owners tax bill.

### **Sunsetting and replacement of Council Members residing in Seawalk**

The Town Charter requires that Council Members be “residents of the Town...”<sup>5</sup> Therefore any Member who is a resident of Seawalk will automatically cease serving as of the effective date of the contraction.

There is one Seawalk resident Council Member serving a 2024-2026 term. The annual Council Member election for the 2025-2027 cycle is scheduled for November 4, 2025. Three seats are open and seven candidates have qualified. Those elected will be sworn in on December 8, 2025. Therefore, at least one seat and potentially up to three additional will be subject to sunset as a result of contraction.

The Town Charter provides that the remaining Council Members may appoint a replacement member by majority vote<sup>6</sup> in order to fill a vacant seat. If the number of Members falls below a quorum those remaining may fill seats by a majority vote, or they may choose to hold a special election.

#### ***Special recommendation concerning six Council seats.***

The Town Charter establishes six Council Members. It is highly unusual to have a legislative body with an even number of members. Given that at least one seat will become vacant through contraction, this would be an ideal time to transition toward a five member Council.

A change in the Council composition will require a Charter referendum. This may be accomplished simply by holding one seat vacant until the November 2026 general election when a Charter amendment may be submitted to the voters.

This decision is best reserved for the future once the outcome of the contraction vote is known. However, it should be considered as part of the transition if contraction is approved.

### **Fiscal impact to Seawalk property owners**

Seawalk residents will become subject to additional Martin County programs, notably the Roads & Stormwater MSTU, the Parks and Recreation MSTU, the District One MSTU, and the Solid Waste Assessment. Law enforcement, Fire-Rescue, and Utilities services are already provided through existing arrangements. Likewise the Martin County unincorporated area is already subject to a six percent electric utility, so that remains unchanged.

It is not practical to predict future County budgets. This estimate is based upon the tentatively approved budgets for FY26. This comparison provides a “what if” scenario if Seawalk were in District One this budget year:

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<sup>5</sup> Town Charter Article II, Section 2.01

<sup>6</sup> Town Charter Article II, Section 2.07 B)

	SEAWALK	MARTIN DISTRICT ONE
PROPERTY TAX RATE	0.7665 MILL	0.7862 MILL
PROPERTY TAXES	\$ 262.18	\$ 268.92
WASTE COLLECTION <sup>7</sup>	\$ 311.21	\$ 464.37
TOTAL	\$ 573.39	\$ 733.29

Without comparing services, it is worth noting that Martin County has a robust solid waste program which includes twice weekly garbage pickup, weekly recycling pickup, and weekly yard waste pickup.

#### **Fiscal impacts to the Town**

The revised tax roll<sup>8</sup>, combined with the newly adopted electric utility tax, will support the budget for Town operations at a millage rate of about 4.0 mills for Fiscal Year 2026-2027. This will provide the revenue stream for the Town without further reducing the cash reserves.

The Town millage rate was 6.3826 for the Fiscal Year 2018-2019 budget. After that time, the Town began using its cash reserves to balance the annual budget. Therefore, the combination of property taxes and utility taxes are seen as comparable to recent historic levels.

### **FINDINGS FOR DEANNEXATION CONSIDERATION**

#### **Urban Services are limited**

There are numerous public comments from both residents and Council Members that the Town does not provide municipal services to Seawalk. It is noteworthy that no land was reserved from the Seawalk PUD for ordinary civic purposes such as a Town Hall or parks. The Seawalk community pretty much takes care of itself as far as urban services. Though its active Homeowner's Association many of the typical urban services are provided by the County or a private provider.

#### **Contiguity**

The FEC railway also presents a real and substantial barrier separating the resort neighborhood from the newly developed Seawalk neighborhood. This raises the issue of whether the Seawalk community is contiguous to the remainder of the Town. The existing boundary dates to the origin of the Town. However, if it were to be proposed for annexation today it would likely fail the test for contiguity due because there are no grade crossings or bridges across the railway right of way. Even to attend Town Council meetings, residents must leave the Town and travel through the County to arrive at a separate gated community. The railway presents a real barrier to the Sea Walk community's ability for "fully associating and trading with each other, socially and economically" vis-a-vis the rest of Ocean Breeze, as the term is used for communities being "contiguous" in the annexation law.

<sup>7</sup> A five percent increase in Seawalk waste rates is estimated. Martin County rate has been adopted.

<sup>8</sup> Future property taxes will be based upon the tax roll for the Ocean Breeze Resort and the Ocean Breeze Plaza.

### **Lack of a common civic identity**

The differences between the two residential neighborhoods is too pronounced. The small population, the two completely different lifestyles, and the physical separation of the railway all combine to prohibit a common sense of community found in other municipalities.

### **CONCLUSION**

The present situation came to light after Seawalk was developed. In light of the concerns voiced by Council members and residents of Seawalk, it is prudent to submit the question to voters and allow them to decide.

## ATTACHMENT A





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3 **FIRST READING VERSION (v3)**

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5

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

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10 **ORDINANCE No. 369-2025**

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31 **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. ALONG WITH AN ADDITIONAL PARCEL OF  
LAND BEING A PORTION OF LOT 99 LYING IN THE UNRECORDED  
PLAT 4 OF JENSEN HIGHLANDS, AS FURTHER DESCRIBED HEREIN;  
PROVIDING INSTRUCTIONS TO THE SUPERVISOR OF ELECTIONS;  
PROVIDING AN APPROPRIATION OF FUNDS; PROVIDING FOR  
REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR  
SEVERABILITY; PROVIDING AN EFFECTIVE DATE, AND FOR  
OTHER PURPOSES.**

32 \*\*\*\*\*

33

34

35 WHEREAS, over the passage of time, the needs and wants of the residents living in the  
36 Ocean Breeze West (Sea Walk) Planned Unit Development as recorded in Official Records Book  
37 2981, Page 781, public records of Martin County, Florida, consisting of 143 single family homes

## FIRST READING VERSION (v3)

### **Ordinance No. 369-2025**

### **Referendum Election Regarding Contraction (Deannexation) of SeaWalk Community Town of Ocean Breeze, Florida**

35 and adjacent community property owned by the Sea Walk Homeowners' Association, Inc., have  
36 become disparate from the remainder of the Town; and this has become very apparent to the  
37 Town Council during the summer of 2025 especially during the annual budget and taxation  
38 hearings and meetings held prior to adoption of the tax levy and annual budget for the 2026  
39 fiscal year; and

40 WHEREAS, the Town Council seeks to achieve a goal of creating harmony both inside  
41 and outside its municipal boundaries; and

42 WHEREAS, the Town Council has considered the needs of the entire Town including the  
43 Ocean Breeze West (SeaWalk) Planned Unit Development, and those citizens of the Sea Walk  
44 community seeking the contraction of the Town boundaries, along with one (1) additional lot  
45 known as a part of Lot 99 in the unrecorded Plat 4 of Jensen Highlands as further described in  
46 **Exhibit A** attached hereto and made a part hereof. The Town Council finds that it is appropriate  
47 to call for a referendum election for the SeaWalk residents and that certain part of Lot 99 to  
48 decide if a majority of the qualified voters in the Sea Walk community and part of Lot 99 desire  
49 to contract their boundaries and effectively "deannex" from the Town. The Town Council  
50 specifically finds that without the Sea Walk community, that portion of Lot 99 further described  
51 herein is no longer contiguous with the Town.

52 NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN  
53 OF OCEAN BREEZE, FLORIDA that:

54  
55

## FIRST READING VERSION (v3)

### Ordinance No. 369-2025

### Referendum Election Regarding Contraction (Deannexation) of SeaWalk Community Town of Ocean Breeze, Florida

56 **SECTION 1:** **Recitals.** The above recitals are true and correct and by reference are  
57 incorporated herein as if set forth below and are adopted as the findings of the Town Council as  
58 the reason and purpose for this ordinance.

59  
60 **SECTION 2.** **Referendum Election Called.** There is hereby called a public election to be  
61 held in the Town of Ocean Breeze for the members of the Ocean Breeze West (Sea Walk)  
62 Planned Unit Development on December 16, 2025, at a location to be announced by the Martin  
63 County Supervisor of Elections. The Martin County Supervisor of Elections is requested to  
64 conduct such election, and to canvass the ballots as done for a state or county election. The  
65 ballot summary and question in Section 3 of this ordinance shall be placed on the ballot, and only  
66 the qualified voters of the Ocean Breeze West Planned Unit Development, and the land  
67 described in Exhibit A, as provided in Chapter 171, Part I, Florida Statutes, and herein shall be  
68 eligible to vote on such matter.

69  
70 **SECTION 3:** **Ballot Summary and Ballot Language.** The form of the question on the  
71 ballot for the December 16, 2025, referendum election shall be as follows:

#### BALLOT TITLE AND SUMMARY:

#### **DEANNEXATION (CONTRACTION) OF THE SEA WALK COMMUNITY AND PART OF LOT 99 FROM THE TOWN OF OCEAN BREEZE**

72  
73  
74  
75  
76  
77  
78  
79 **If approved, the residents of the Ocean Breeze West (Sea Walk) Planned Unit  
80 Development and part of Lot 99, Jensen Highlands will “deannex” or contract from  
81 the Town of Ocean Breeze, as some residents in Sea Walk community have asked the  
82 Ocean Breeze Town Council. This measure allows such a proposition to be  
83 approved by the voters of the Sea Walk community and adjacent lot, to be effective  
84 at 11:59 P.M. on December 31, 2025.**  
85  
86

## FIRST READING VERSION (v3)

### Ordinance No. 369-2025

### Referendum Election Regarding Contraction (Deannexation) of SeaWalk Community Town of Ocean Breeze, Florida

87 BALLOT LANGUAGE:

88

89                   **Shall Ocean Breeze West "SeaWalk" PUD and part of Lot 99 deannex from**  
90                   **the Town?**

91

92                   \_\_\_\_\_**For deannexation**

93

94                   \_\_\_\_\_**Against deannexation**

95

96                   **SECTION 4: Instructions to the Supervisor of Elections.** The Martin County  
97 Supervisor of Elections is requested to do all things required to conduct this election, including  
98 to provide for creation and notice of the ballot, the provision of voting machines, tabulation of  
99 the ballots, canvassing of the ballots, and public reporting of the election results. The Supervisor  
100 shall appoint inspectors and election clerks necessary for the election, and participate in the  
101 canvass of the ballots with the County Judge and other members of the County's Canvassing  
102 Board, and shall report the findings by Informal Election Results to the Town Council at or  
103 before a Special Meeting of the Town Council on December \_\_\_, 2025.

104

105                   **SECTION 5: Appropriation of Funds.** The Town Council hereby appropriates an amount  
106 not to exceed \$1,000.00 for the conduct of this election to be paid from the General Fund of the  
107 Town.

108

109                   **SECTION 6: Conflicts.** All ordinances or parts of ordinances in conflict herewith are  
110 hereby repealed to the extent of such conflict.

111

112                   **SECTION 7: Severability.** If any section, sentence, clause, phrase or word of this  
113 ordinance is for any reason declared to be unconstitutional, inoperative or void, such holding  
114 shall not affect the remaining portions of this ordinance and the remaining portions shall be  
115 deemed and held to be valid.

116

117                   **SECTION 8: Effective Dates.** This ordinance shall take effect immediately upon adoption,  
118 and the date of any contraction approved by the voters shall be on December 31, 2025 at 11:59  
119 PM.

120

121                   PASSED on first reading on the \_\_\_\_\_ day of September, 2025.

122

Council Member \_\_\_\_\_ offered the foregoing ordinance and moved its

## FIRST READING VERSION (v3)

### Ordinance No. 369-2025

### Referendum Election Regarding Contraction (Deannexation) of SeaWalk Community Town of Ocean Breeze, Florida

123 adoption. The motion was seconded by Council Member \_\_\_\_\_ and upon  
124 being put to a roll call vote, the vote was as follows:

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

YES	NO	ABSENT	ABSTAIN

125

126 ADOPTED on second and final reading this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

127 ATTEST:

128

129

130 PAM ORR  
131 TOWN CLERK

132 \_\_\_\_\_  
133 KAREN R. OSTRAND  
134 MAYOR

135

136

137

138 GEMMA TORCIVIA  
139 TOWN ATTORNEY  
140

FIRST READING VERSION (v3)

Ordinance No. 369-2025

Referendum Election Regarding Contraction (Deannexation) of SeaWalk Community  
Town of Ocean Breeze, Florida

141

EXHIBIT A

142

143 BEING A PORTION OF LOT 99, AND THAT PART OF HIGHLANDS AVENUE  
144 LYING SOUTHERLY OF THE SOUTH RIGHT OF WAY LINE EXTENDED OF  
145 SOUTH STREET AS SHOWN ON THE UNRECORDED PLAT 4 OF JENSEN  
146 HIGHLANDS, SECTION 22, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN  
147 COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS  
148 FOLLOWS:

149 COMMENCING AT MONUMENT MARKING THE CENTER OF SAID SECTION 22,  
150 THENCE ALONG THE SOUTH LINE OF THE AFORESAID UNRECORDED PLAT 4  
151 AND THE SOUTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 22, NORTH 89°  
152 58' 28" WEST, A DISTANCE OF 998.56 FEET TO THE POINT OF BEGINNING OF  
153 THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUING ALONG  
154 SAID SOUTH LINE, NORTH 89° 58' 28" WEST, A DISTANCE OF 106.44 FEET;  
155 THENCE DEPARTING SAID SOUTH LINE, NORTH 00° 05' 54" EAST, A DISTANCE  
156 OF 160.31 FEET TO THE WESTERLY EXTENSION OF THE SOUTH RIGHT OF  
157 WAY LINE OF SAID SOUTH STREET; THENCE ALONG SAID SOUTH RIGHT OF  
158 WAY LINE SOUTH 89° 57' 52" EAST, A DISTANCE OF 106.44 FEET; THENCE  
159 DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 00° 05' 53" WEST, A  
160 DISTANCE OF 160.30 FEET TO THE AFORESAID SOUTH LINE OF SAID  
161 UNRECORDED PLAT 4 AND THE POINT OF BEGINNING OF THE HEREIN  
162 DESCRIBED PARCEL.

163

164 PCN: 22-37-41-000-00405.10000

165

166 1562 NE South Street, Jensen Beach, Florida 34357

Annual Estimated Cost

	Units	Average Monthly	2026			Total
			Annual Cost 6% Per Unit	Ad Valorem @ 0.7665		
Publix	1	16,500	8,910	10,829		19,739
Seawalk	143	200	144	252		396
Resort	489	110	79	35		114

		2025	Ad Valorem @ 0.8000	
			11,303	250

Presumes Resort splits tax evenly between all units

**TOWN OF OCEAN BREEZE  
PROPOSED MILLAGE RATE**

**Millage Proposal  
September 30, 2026**

	Proposed Millage	Current Year	A	B
Estimated taxable value	\$ 95,276,461	\$ 90,674,046	\$ 95,276,461	\$ 95,276,461
Taxable Value Increase				
Divide by 1,000	<u>1,000</u>	<u>1,000</u>	<u>1,000</u>	<u>1,000</u>
	\$ 95,276.46	\$ 90,674.05	\$ 95,276.46	\$ 95,276.46
Millage rate	0.7665	0.8000	0.7665	0.8000
Rollback rate	0.7665	0.7665	0.7665	0.7665
% above/below rollback	-	4.19%	0.00%	4.37%
Ad valorem taxes	\$ 73,029.41	\$ 72,539.24	\$ 73,029.41	\$ 76,221.17
Collection allowance	5%	5%	5%	5%
Budgeted ad valorem taxes	\$ 69,378.00	\$ 68,912.00	\$ 69,378.00	\$ 72,410.00
Other Revenue	202,340.00	167,350.00	202,340.00	202,340.00
Expenditures	305,095.00	304,550.00	305,095.00	305,095.00

Town of Ocean Breeze Taxes	Taxable Value		
Total Seawalk	\$ 56,442,016		
Seawalk - 44 homes	\$ 454,154	\$ 348	\$ 363
Homesteaded Seawalk - 99 homes	\$ 329,323	\$ 252	\$ 263
Shopping Plaza	\$ 14,128,490	\$ 10,829	\$ 11,303
Resort	\$ 22,197,807	\$ 17,015	\$ 17,758
<b>Population</b>	<b>608</b>		\$ (3,032.00)