

**TOWN OF OCEAN BREEZE**  
**MINUTES REGULAR TOWN COUNCIL MEETING**  
Monday, June 9, 2025, 10:30 a.m.  
Ocean Breeze Resort Clubhouse, Pineapple Bay Room  
700 NE Seabreeze Way, Ocean Breeze, FL

**1. Call to Order** – President Docherty called the meeting to order at 10:30 a.m.

- **Pledge of Allegiance** – Mayor Ostrand led the Pledge of Allegiance
- **Roll Call** – Present: Mayor Karen M. Ostrand; President Kevin Docherty; Council Members George Ciaschi, Janet Galante, and Michael Heller; Absent: Vice President Kelley, Council Member Squires
- **Staff Present** – Attorney Gemma Torcivia (by phone); Permit Processor, Pam Orr; Town Clerk, Kim Stanton

**2. Approval of Minutes** – Council Member Galante, seconded by Council Member Heller, made a Motion to approve the Minutes of the Regular Meeting, Monday, May 12, 2025, with two corrections to page 1 and page 7.

Council Member Galante asked if Dan Hudson had to be sworn in.

President Docherty asked for public comment.

There was none.

(All in favor: Yes: Docherty, Ciaschi, Galante, Heller; Absent: Kelley, Squires; No: None; Motion passed 4-0)

**3. Request motion to accept and transmit F/Y 2023-2024 Audit Report to appropriate state-level Government agencies** – Mark Bymaster, CPA, Audit Manager, with Nowlen, Holt & Miner, PA provided information concerning the audit report. He stated that there were no issues to report. He took a question from Council Member Galante concerning investment policy.

Council Member Ciaschi, seconded by Council Member Heller, made a motion to accept the F/Y 2023-2024 audit report.

President Docherty asked for public comment.

There was none.

(Roll call vote: Yes: Docherty, Ciaschi, Galante, Heller; Absent: Kelley, Squires; No: None; Motion passed 4-0)

**4. Martin County Emergency Management Agency Hurricane Preparedness** – Jeff Harkcom, Senior Emergency Management Coordinator & REPP Coordinator provided information regarding hurricane preparedness and Alert Martin.

He took questions from the Council regarding FEMA flood zones, Seawalk community, Martin County Public Safety Complex, FP&L representative, testing sirens,

**5. Request Approval of Proclamation Honoring Martin County EMT Captain, Paul Jones** – Council Member Galante, seconded by Council Member Ciaschi, made a motion to approve the Proclamation.

(All in favor: Yes: Docherty, Ciaschi, Galante, Heller; Absent: Kelley, Squires; No: None; Motion passed 4-0)

Council Member Galante introduced Captain Paul Jones.

Mayor Ostrand read the Proclamation into the record and presented it to Captain Jones.

**6. Florida League of Cities Home Rule Hero Awards in Recognition of Mayor Ostrand and President Docherty** – Kim Stanton provided information about the press releases and Home Rule Hero Awards presented to Mayor Ostrand and President Docherty.

**7. Charter Review Committee** – President Docherty read Dan Hudson’s summary into the record.

Discussion ensued regarding previous workshops, Mr. Hudson’s recommendation, Financial Disclosure not required, provision for alternates, and provision for attendance expectations.

Council Member Galante, seconded by Council Member Ciaschi, made a motion to approve the general timeline and cost estimate.

Discussion ensued regarding the importance of establishing a Charter Review Committee, and appointments of non-paid volunteers.

President Docherty asked for comments from the public.

Liz Reese, 1363 NE White Pine Terrace, Ocean Breeze, spoke about the Seawalk Community, inappropriate timing of developing such a Committee, millage rate increases, inequitable ad valorem, development within the Town, fiscal responsibility, Martin County taxes, Seawalk close-out, and the future of Town of Ocean Breeze.

Attorney Torcivia stated that she believed that the Town should move forward with a Charter Review Committee because the process could be lengthy and that it would not affect closeout of the Seawalk development. She stated that a Charter Review Committee would mostly be Council and citizen driven.

Discussion ensued regarding ad valorem taxes, tabling the charter review committee (which would be an interceding motion and take precedence), timeline, and cost estimate.

Council Member Heller made a motion to table the matter.

President Docherty asked for a second.

Council Member Heller remarked that he would like to move forward with the Charter Review Committee at a later date because there were more immediate issues, such as the Seawalk closeout. He commented that in February 2025, the bond was called, and it was now June and nothing had happened. He commented that the residents in Seawalk were not going to be interested in raising taxes or implementing a utility tax.

Discussion ensued regarding the bond company, the negligence of developer of Seawalk, current Council Members, all residents of the Town, and stalling of other activities in the Town.

Gail Balogna, 393 NE Sand Dune Way, Ocean Breeze, spoke about the vision of the Town, Martin County, ad valorem taxes, her disagreement in tabling the matter, land ownership, personal choices, and Home Owner Associations.

Discussion ensued regarding resources, priorities, Charter changes, costs, decisions made by the Town in 2012, bankruptcy of the cooperative Ocean Breeze Park, development of Seawalk, private ownership of property, personal choices, pass-through ad valorem taxes, Town of Ocean Breeze ad valorem taxes, annexing, Martin County versus Town of Ocean Breeze ad valorem taxes, residents voices and recommendations.

(Roll call vote: Yes: Docherty, Ciaschi, Galante; Absent: Kelley, Squires; No: Heller; Motion passed 3-1)

**8. Comments from the public on topics not on the Agenda** – Lynda Capobianco, 1394 NE White Pine Terrace, Ocean Breeze, spoke about her dismay at Council Member Galante’s behavior.

Council Member Galante voiced her opinions.

**9. Comments from the Council on topics not on the Agenda** – Council Member Ciaschi asked why the Town had to pay for the crosswalk refurbishment when it was a walkway connecting two areas of Sun Communities. He stated that he believed this safety issue should fall on Sun Communities. He remarked that the Town did not own the road, and he understood that there was a maintenance agreement with Martin County. He asked if Attorney Torcivia could look into the matter.

Pam Orr, Permit Processor, commented that there was a maintenance agreement with Martin County.

President Docherty stated that one of the crosswalks was not in the Town. He commented that the item would not be discussed until the next meeting. He added that Martin County declined to assist the Town with the refurbishment and that the matter could be looked into further. He asked if there were any Committee reports.

Council Member Heller asked Attorney Torcivia if the letter went out to the owners of the property on the west side of Palmetto.

Attorney Torcivia stated that the letter did go out last Friday (June 6, 2025) and that she also called and left a voicemail. She stated that she would follow up again today and forward a copy of the letter to the Town.

Council Member Heller asked why it took two months for the letter to go out.

Attorney Torcivia answered that she believed the phone would be a better option. She remarked that she called after the last meeting and a second time, after which there was no response, so she sent the letter.

Council Member Galante asked about the removal of someone in the audience.

President Docherty discussed his attendance at the Jensen Beach CRA meeting, West End Boulevard, Maple Street, and crosswalks. He added that the CRA would vote to have West End Boulevard one-way traffic northbound. He mentioned a business owner that was against this

configuration. He advised that everyone should attend the next CRA meeting to voice their opinion. He commented that a crosswalk would be installed around Maple on Jensen Beach Boulevard. He continued talking about his role at the Martin County Local Mitigation Strategy and added that Dan Hudson would be the Town's EMS representative. He discussed his role at the Florida League of Cities, Treasure Coast Regional League of Cities and Treasure Coast Council of Local Governments. He said that Council Member Ciaschi was his alternate at the Treasure Coast Council of Local Government. He told the Town Council Members that they were invited to the next meeting of the Treasure Coast Regional League of Cities in Okeechobee, which would be the annual barbecue.

President Docherty asked for further comments.

There were none.

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

**11. Comments from Town Attorney, Gemma Torcivia – Attorney Torcivia apologized for not being at the meeting in person.**

President Docherty asked Kim Stanton to report the costs thus far for the close outs.

Kim Stanton, Town Clerk, reported that the costs associated with the closeout of Ocean Breeze Resort were \$46,000 minus \$10,000 paid to the Town per the Stipulation Agreement for a total of \$36,000. She reported that the close out costs (Seawalk) as of May 31, 2025, were \$93,000.

President Docherty stated that both close outs were ongoing.

Council Member Heller reported that the Seawalk HOA had spent over \$70,000 to date and that he believed the Town should not have to pay anything. He added that if it were not for the Town's mistakes when Seawalk was built, there would not be these associated costs. He stated that the Town was not able to manage a development of this size. He commented that he believed the developer took advantage of the Town.

Attorney Torcivia commented that the Town was not responsible and legally culpable because of the Florida Statue that permits developers to elect to use their own builders, subcontractors, and inspectors. She added that although it was unfortunate, it was not the fault of the Town.

Council Member Heller stated that he was not going to debate legality versus morality. He commented that he believed the Town dropped the ball.

President Docherty asked for further comments.

There were none.

**2. Comments from Mayor Ostrand – Mayor Ostrand discussed changes to the Town Ceremonial Policy Resolution. She stated that at the July 14<sup>th</sup> meeting she would bring forward a Proclamation for approval to honor Martin County Sheriff Deputy Joe Angelico. She remarked that Council Member Galante would be providing staff with the details.**

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

- Monday, July 14, 2025, at 6:00PM – Regular Town Council Meeting
- Wednesday, July 16, 2025, at 6:00PM – Public Hearing Workshop for setting of Millage Rate & Budget for FY 2025/2026
- Monday, August 11, 2025, at 10:30AM – Regular Town Council Meeting
- Monday, September 8, 2025, at 10:30AM – Regular Town Council Meeting
- Wednesday, September 10, 2025, at 6:00PM – Public Hearing for Setting of Tentative Millage Rate & Budget for FY 2025/2026
- Wednesday, September 24, 2025, at 6:00PM – Public Hearing for Adoption of Final Millage Rate & Budget for FY 2025/2026

**14. Adjourn** – Council Member Galante, seconded by Council Member Ciaschi, made a motion to adjourn the meeting at 12:02PM.

(All in favor: Yes: Docherty, Ciaschi, Galante, Heller; Absent: Kelley, Squires; No: None; Motion passed 4-0)

*Respectfully Submitted,*

Kim Stanton  
Town Clerk

Minutes approved: July 14, 2025