

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

July 13, 2026, 6:00 p.m.
Ocean Breeze Resort Clubhouse Pineapple Bay Room
700 NE Seabreeze Way, Ocean Breeze, FL

***PLEASE TURN OFF CELL PHONES
CITIZEN PARTICIPATION GUIDELINES***

- Complete one “Request to Speak” card for each Agenda item on which you wish to comment.
- Please state your name and address and speak directly into the microphone.
- Comments shall be addressed to the Town Council as a body.
- Comments are limited to **3 MINUTES**.
- Speakers shall be respectful of other citizens, staff, and Council Members.
- People interfering with the orderly procedure of the Council may be removed from the meeting.

1. Call to Order, President Docherty

- Pledge of Allegiance – Mayor Ostrand
- Roll Call – Town Clerk

2. Charter Review Workshop – Town Management Consultant Dan Hudson

- Review Document
- Receive Public Comment
(Motion, second, public comments, roll call vote)

3. Approval of Minutes – Regular Meeting June 8, 2026

(Motion, second, all in favor)

4. 2026 Election Proclamation – Mayor Ostrand

(Motion, second, public comments, all in favor)

5. Minutes Policy – Town Management Consultant Dan Hudson

(Discussion and direction)

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

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

8. Comments from Town Management Consultant, Dan Hudson

9. Comments from Town Attorney, Gemma Torcivia

10. Comments from Mayor Ostrand

11. Announcements – Meetings to be held at the Ocean Breeze Resort Clubhouse, Pineapple Bay Room, 700 NE Seabreeze Way, Ocean Breeze, Florida.

- Regular Town Council Meeting – Monday, August 10, 2026, at 10:30 a.m.
- Special Meeting and Budget Workshop – Setting of Tentative Ad Valorem Millage Rate for Fiscal Year 2026/2027, Wednesday, July 15, 2026, at 6:00 p.m.
- Tentative Millage Rate & Budget Hearing – Thursday, September 3, 2026, at 6:00 p.m.
- Public Hearing to Adopt a Final Millage Rate & Budget – Wednesday, September 23, 2026, at 6:00 p.m.

13. Adjourn (Motion, second, all in favor)

To: Mayor & Council Members
From: Dan Hudson, Town Management Consultant
Subject: Special Order of the Day: Charter Review Workshop until 7:00pm
Date: Council Meeting – July 13, 2026

Summary:

- 1. Council is requested to review and finalize updates to the Town Charter.**
- 2. Council will receive public comments.**
- 3. Motion to prepare ordinance placing Charter Amendment on the ballot.**

The Town Council has completed its review of the Town Charter. The current Charter dates to 1991. The intention is to place the suggested updates before the voters to modernize the Charter.

HIGHLIGHTS

Questions for Clarification or Confirmation

- Preamble. Does the proposed language meet Council's intent?
- Section 2.08. This section is not changed materially, but please note the President will not be entitled vote when acting as Mayor.
- Section 2.09.A)
 - Does the Council prefer Calendar year or term of office?
 - Is four (4) absences the proper number?
- Section 3.02 Does the Council prefer "Town Administrator?"

Key changes are as follows:

- The Preamble describes the importance of home rule, the purpose of the Town, the public trust in actions of the Town, and the standard of excellence for Town officials.
- The number of Council Members is reduced from six to five in order to avoid tie votes.
- A recall provision is established in the event of dissatisfaction with an elected official.
- Clarifies requirements for roll call voting.
- Sets more stringent requirements for meeting attendance by Council Members.
- Amplifies requirements for Town Attorney and Town Administrator.
- Elections section is rewritten entirely to conform with state law and current Town ordinances. A more fair procedure is established in the event of tie votes.
- Establishes the requirement for an annual fiscal policy to guide budget preparation, adoption, and execution.
- Establishes a mandatory Charter review every ten years.

[continued next page]

Items unchanged:

- Strong Mayor form of government remains the same.
 - Mayor is elected by the voters.
 - Mayor is the Chief Executive Officer of the Town.
 - Mayor does not vote on Council decisions.
 - Mayor holds veto authority over Council decisions.
- Duties of the President remain unchanged.
- Quorum requirements are essentially unchanged.
- Council Members are elected to two-year terms.
- Generally, Town operations continue to run in the manner citizens are accustomed to.

NEXT STEPS

- On-going. Staff will coordinate with Supervisor of Elections.
- August 10, 2026. Attorneys will draft ordinance placing the item on the ballot. Hearing of first reading will be held in August 10th.
- September 14, 2026. Second reading of ordinance.
- November 3, 2026. Voters decide on Charter update.

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CHARTER OF THE TOWN OF OCEAN BREEZE, FLORIDA



CHARTER OF THE
TOWN OF OCEAN BREEZE, FLORIDA

PREAMBLE

We, the people of the Town of Ocean Breeze, under the Constitution and laws of the State of Florida, in order to secure for ourselves the benefits and responsibilities of home rule, and in order to provide a municipal government to serve the Town's present and future needs, do hereby adopt this Charter. By this action, we affirm that public office is a public trust, and that local government must serve the public interest and the benefit of the public, devoted to honest public service, accountability, civility, sound stewardship, and the health, safety, and welfare of the Town and its residents, with those entrusted with authority expected to discharge their duties faithfully, impartially, and with the highest standards of ethics.

ARTICLE I.

CORPORATE EXISTENCE, FORM OF GOVERNMENT, BOUNDARY, AND POWERS

Sec. 1.01. Corporate Existence, Form of Government, and Charter.

The Town of Ocean Breeze in Martin County, Florida, which was created in accordance with the provisions of Chapter 165, Florida Statutes of 1959, shall continue as a municipal corporation with a Mayor-Council form of government and with this document as the charter for the Town.

Sec. 1.02. Description of Corporate Boundary.

The area described in Appendix A of this charter shall constitute the corporate boundary of the Town of Ocean Breeze.

Sec. 1.03. General Powers of the Town.

The Town shall have all governmental, corporate, and proprietary powers to enable it to conduct municipal government, perform municipal functions, and render municipal services, and may exercise any power for municipal purposes except as expressly prohibited by this charter or other applicable law.

Sec. 1.04. - ConstructionThe powers of the Town shall be liberally construed in favor of the Town, limited only by the constitution, general and special law, and specific limitations in this charter.

ARTICLE II.

THE MAYOR AND THE TOWN COUNCIL

Sec. 2.01. The Form of Government.

The Town of Ocean Breeze shall operate under the Mayor-Council form of government, consisting of a mayor and five council members, each of whom shall be residents of the Town registered to vote and shall be elected by the people, as hereinafter provided in this charter.

Sec. 2.02. General Powers of the Town Council.

All powers of the Town shall be vested in the Town Council except those powers given herein to the Mayor, the Town Clerk, heads of departments or specifically reserved by this charter to the electors of the town.

Sec. 2.03. The Mayor.

A. Powers. There shall be a Mayor who shall be the chief executive officer of the Town. The Mayor shall not receive a salary for service as Mayor. The Mayor shall not be a member of the Town Council. However, as provided in this Charter a member of the Town Council may act as Mayor. The Mayor shall enforce the laws and ordinances of the Town and see that peace, good order, and safety are preserved within the Town; and recommend to the Town Council any measures which the Mayor deems necessary and expedient for the proper governance and management of the Town.

The Mayor shall also:

1. Oversee the departments of the Town government, and the operations of the Town Administrator and Town Clerk. Execute or veto ordinances and resolutions submitted to the Mayor for approval.; and mMake appointments to boards, commissions, or other agencies; , and hire employees to fill vacancies in the office of Town Clerk and the departments of the Town government, which appointments and hiring may be subject to subsequent confirmation by the Town Council, if required by ordinance; and
2. Negotiate and execute contracts with employees and independent contractors, set salaries or other compensation for department heads, independent contractors, and employees of the Town, which contracts and salaries may be subject to subsequent confirmation by the Town Council, if required by ordinance; and
3. Dismiss employees of the Town, terminate contracts with independent contractors, remove those persons serving in the office of Town Clerk and other departments of the Town government, and remove those persons serving on boards, commissions or other agencies of the Town government, which dismissal or removal may be subject to subsequent confirmation by the Town Council, if required by ordinance; and.

4. Attend all meetings of the Town Council; and
5. Recommend an annual budget for approval by the Town Council; and
6. Execute contracts, deeds and other legal instruments on behalf of the Town upon the approval of direction from the Town Council; and
7. Perform ceremonial duties on behalf of the Town; and
8. Exercise such other duties and have such other powers as may be necessary or appropriate to perform the functions of the chief executive officer of the Town.

B. Execution of Ordinances and Resolutions. Prior to going into effect all ordinances and resolutions passed by the Town Council shall be submitted to the Mayor or person acting as such, for the Mayor's approval. If approved, the Mayor shall sign the same, at which time it shall become effective. If disapproved, the Mayor shall return the same with the objections in writing to the Town Council, which shall consider the same at their next regular meeting, and shall cause and proceed to consider the Mayor's objections, and to act upon the same. If, upon consideration, the Town Council shall pass the same by a two-thirds vote of the members present the ordinance or resolution shall then become a law, the Mayor's objections to the contrary notwithstanding. Any ordinance which shall not be returned to the Town Council at the next regular meeting of the Council after its passage, shall become a law in like manner as if signed by the Mayor or person acting as such.

Sec. 2.04. The Town Council.

There shall be a Town Council. The Town Council shall be the legislative body of the Town. The Town Council shall be composed of five council members. No council member shall receive a salary for service as a council member.

- A. The Town Council shall:
1. Pass and adopt such ordinances and resolutions as may be necessary and expedient for the proper governance and management of the Town; and
 2. Create or abolish departments, boards, commissions or other agencies of the Town government, excluding the offices of Mayor, the Town Attorney and the Town Clerk. The foregoing power to abolish shall only be exercised pursuant to the unanimous vote of Town Council; and
 3. Confirm or reject the mayoral appointments, contracts with employees and independent contractors, and salaries set by the mayor, if required by ordinance; and
 4. Hold meetings at least once a month; and
 5. Exercise such other duties and have such other powers as may be necessary

and appropriate to perform the function of the legislative body of the Town.

Sec. 2.05. Recall.

Any member of the Town Council or the Mayor may be removed from office by the electors of the Town following the procedures for recall established by general law.

State law reference(s)—Recall of municipal officials, F.S. § 100.361.

Sec. 2.06. Town Council Meetings.

A. Time and Place. The Town Council shall meet regularly at least once a month at such time and place as the Town Council may prescribe by ordinance. A special meeting may be held at the call of the Mayor, or at the request of a majority of the council members and, whenever practicable, shall provide for not less than twelve (12) hours' notice to each member and the public shall be informed thereof, or as otherwise provided by ordinance, or as provided by state law.

Sec. 2.07. Quorum requirements and voting rules.

A. Quorum. A majority of the Town Council shall constitute a quorum.

B. Voting. Voting on ordinances and resolutions shall be by roll call, which vote shall thereafter be recorded by the Town Clerk in the minutes. The Town Council shall vote on all other matters as provided in its rules of procedure or as provided by law.

Sec. 2.08 The President of the Council.

At the first meeting after a Town Council Election the Town Council shall elect a President and a Vice President from among its members. The Mayor shall not be president of the Town Council. The President shall preside over meetings of the Town Council. In the absence of the President, the Vice-President shall preside. In case of the absence of the Mayor for any reason including but not limited to, sickness, disability or death, the President shall act as Mayor and for the time being and while so acting shall be disqualified from presiding over the Town Council. During the Mayor's absence, the Vice-President shall become acting President of the Town Council. In the absence of both the Mayor and the President, the Vice-President shall act as Mayor and the Town Council shall elect a President Pro Tempore who shall preside during the absence of the Mayor and the President.

Sec. 2.09 Vacancies, Filling of Vacancies.

A. Vacancies. The office of the Mayor or of a Council Member shall become vacant in accordance with general law or if such persona council member is absent from four (4) regular or special Town Council meetings and/or budget meetings, and/or special meetings within a calendar year without being excused by Town Council prior to the

fourth absence within their term. Such excusal shall be for good cause shown and shall not be unreasonably withheld.

B. Filling of vacancies. A vacancy of the Mayor or of the Town Council shall be filled by a majority vote of the remaining members of the Town Council. Any person appointed by the Town Council to fill a vacancy shall hold office for the duration of the remainder of the unexpired term of the office being filled. If at any time the membership of the Town Council is reduced to less than a quorum, the remaining member or members may by majority vote appoint additional members in conformity with this section or shall call for a special election to be held within sixty (60) days from the date of the vacancy which reduced the Town Council to less than a quorum. In the event that all seats on the Town Council become vacant, the Mayor shall appoint an interim Town Council which may serve until the next regular election, and in the absence of such appointments by the Mayor, the governor shall appoint the interim Town Council as provided by law.

ARTICLE III. ADMINISTRATION

Sec. 3.01. Administrative Offices and Departments.

There shall be such administrative offices and departments as are deemed necessary and appropriate to carry out the functions of the Town. All persons serving in administrative capacities shall serve at the pleasure of the Mayor, subject to confirmation by the Town Council, if required by ordinance.

Sec. 3.02. Town Administrator.

The Mayor, with the consent of the Town Council shall appoint a Town Administrator. The Town Administrator shall attend Town meetings; act as a liaison to the other departments of the Town; keep the Mayor and Town Council informed with regard to Town business; and perform such duties as may be delegated or assigned by the Mayor or the Town Council. The Town administrator shall be responsible for the efficient administration of all the departments except for those under the control of the other charter officer, and shall recommend to the Town Council any measures which are deemed necessary and expedient for the proper governance and management of the Town. The Town Administrator shall act as a liaison between the Mayor, Town Council and the departments of the Town. The Town Administrator shall be appointed on the basis of merit and fitness alone and without regard to political beliefs.

Sec. 3.03. The Town Clerk.

The Mayor, with the consent of the Town Council shall appoint a Town Clerk. The Town Clerk shall: attend meetings of the Town Council and keep the minutes of its proceedings; and shall be custodian of the Town Seal and all records of the Town, and shall assist with the supervision of all town elections. The town clerk shall provide

public notice of all council meetings as provided by law and shall keep the Mayor, Town Administrator, Town Attorney and the Town Council informed about Town business. The town clerk shall recommend to the Town Council any measures which the Town Clerk deems necessary and expedient for the proper governance and management of the Town; and shall act as a liaison between the Mayor, Town Council and the departments of the Town; and shall authenticate and attest by signature all ordinances, resolutions, and other city documents; and shall perform such other duties as may be delegated or assigned by the Mayor, the Town Administrator or the Town Council.

Sec. 3.04. Town Attorney.

The Town Council shall appoint a Town Attorney, and such attorney, or attorneys, as may be deemed necessary, from time to time, shall represent and advise the Town regarding its legal business, and to perform such professional duties as may be required. The Town attorney shall be admitted to the practice of law in the State of Florida, and shall be the legal advisor to and attorney for the town. The Town attorney shall prosecute and defend all suits, complaints, and controversies for and on behalf of the city, unless otherwise directed by the commission, and shall review all contracts, bonds and other instruments in writing in which the town is to be a party, and shall endorse on each approval as to form and legality. The town attorney shall be appointed on merit and fitness alone and without regard to political beliefs.

Sec. 3.05. Other Departments.

A. Town Engineer. The Town may hire a Town Engineer, or engineers, who shall perform such duties as may be delegated or assigned by the Mayor, the Town Administrator or the Town Council.

B. Town Planner. The Town may hire a Town Planner, or planners, who shall assist the Town in its planning and zoning functions and perform such other duties as may be delegated or assigned by the Mayor, the Town Administrator, or the Town Council.

C. Town Auditor. The Town may hire a Town Auditor, or auditors, who shall perform financial and compliance audits; assist the Town with its accounting needs; perform such other functions as may be delegated or assigned by the Mayor, the Town Administrator or the Town Council.

D. Town Fiscal Services. The Town may hire accountants, bookkeepers, and financial advisors as needed to perform routine financial operations.

E. Other Departments. There shall be such other departments as may be created, from time to time, by the Town Council. Nothing herein shall be deemed to prohibit the Town Council from abolishing any of the such departments, pursuant to Section 2.04(2) of this Charter.

Sec. 3.05. Boards and committees.

The Town Council may create boards and committees as it deems necessary. The members of all boards and committees shall serve without pay, shall consult with and advise the Town Council, Mayor and the various departments, and shall perform all duties and powers prescribed by ordinance or resolution.

ARTICLE IV. TOWN ELECTIONS

Sec. 4.01. Electors.

Any person who is a resident of the Town, who has qualified as an elector of the State of Florida, and who registers in the manner prescribed by law, shall be an elector of the Town.

Sec. 4.02. Nonpartisan Elections.

All elections for the offices of Mayor or Town Council Member shall be conducted on a nonpartisan basis without any designation of political party affiliation and those elected shall be chosen at large by the electors of the Town.

Sec. 4.03. Qualifying for Elections.

No less than thirty (30) days before the election, candidates for the offices of Mayor or Town Council Member shall qualify by filing a written notice of candidacy with the Town Clerk, taking and subscribing to an oath or affirmation substantially in the form required by ordinance.

Sec. 4.04. Elections.

A. Elections.

- 1) Regular Town elections shall be held every year on the first Tuesday in November or such other date as may be prescribed by law.
- 2) The election of Town Council Members for a term of two years shall be conducted so that three members shall be elected in odd numbered years, and two members shall be elected in even years.
- 3) The election of the Mayor for a term of two years shall be held in even numbered years.
- 4) In every Town election the candidate receiving the greatest number of votes shall be elected.

- 5) In the event of a tie in any Town election the same shall be decided by drawing a winner from a box containing the names of the appropriate candidates, said procedure shall be open to the public, and conducted by the Town Clerk not less than five (5) days subsequent to the meeting of the canvassing board.
- 6) Unopposed candidates. In the event a candidate for any Town the elected office is unopposed, such candidate shall be considered duly elected without the formality of an election and as otherwise permitted by law.
- 7) Special elections. Special Town elections shall be held in the same manner as regular elections except that the Town Council, by resolution, shall fix the date for holding such special elections.
- 8) Public notice. All elections held pursuant to this charter shall have at least thirty (30) days' notice of election or referendum by publication in a local newspaper. The publication shall be made at least twice, once in the fifth week and once in the third week prior to the week in which the election or referendum is to be held or as otherwise required by law.
- 9) Conduct of elections and canvassing board. Unless otherwise determined by resolution of the town council, the Martin County Supervisor of Elections shall conduct all town elections and the Martin County Canvassing Board shall canvass all ballots for such elections.
- 10) Sec. 4.05. Oath of Office.

After election or appointment and before taking office, the Mayor and each Town Council Member, in addition to any other oath required pursuant to Florida Law, shall swear or affirm:

"I do solemnly swear (or affirm) that I will support, honor, protect and defend the Constitution and Government of the United States of America and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State and under the Charter of the Town of Ocean Breeze; and that I will faithfully perform the duties of (title of office) to the best of my abilities, so help me God."

ARTICLE V. FISCAL POLICY AND BUDGET ADOPTION

Sec. 5.01. Fiscal policy.

The Town Council shall review and adopt an annual fiscal policy for the Town on or about April 1 of each year. The proposed fiscal policy shall be submitted to the town council by the Mayor, and the policy shall clearly state the parameters within which the Mayor, with the assistance of the Town Administrator, shall recommend the annual budget for Town Council consideration. The fiscal policy shall be supported by

documentation of historic patterns of revenues and expenditures and future projections of revenues and expenditures.

Sec. 5.02. Tax levy and Budget Adoption.

The Mayor, in consultation with the Town Administrator shall submit a proposed annual budget to the Town Council on or about July 1 of each year. The Town Council shall adopt an annual tax levy and annual budget for the Town by resolution or ordinance on or about October 1 of each year. A resolution or ordinance adopting a specific levy of the property tax; and a resolution or ordinance adopting an annual budget shall constitute the anticipated revenues and appropriations of amounts specified for the expenditures from the funds indicated. and shall constitute a levy of the property tax proposed, if any.

ARTICLE VI. CHARTER AMENDMENTS

Sec. 6.01. Charter Amendment.

This Charter may be amended in accordance with the provisions for Charter Amendments as specified in the Florida Statutes. The form, content and certification of any petition to amend submitted by the electors shall be established by ordinance. Any provisions hereof which the laws of Florida permit to be amended by ordinance alone shall be subject to such amendment.

Sec.6.02. Future amendment of the Charter

The Town Council shall meet at least once every decade to consider whether amendment of the Charter would be in the best interest of the Town. The Town Council may appoint a Charter review board of residents to advise the Town Council on such Charter amendment. The Town Council shall submit to the electors proposed amendments of the Charter in a manner in accordance with State laws.

ARTICLE VII TRANSITION

Sec. 7.01. Repeal of Former Charter Provisions.

All charter provisions in effect prior to the effective date of this Charter are hereby repealed except those provisions regarding the establishment of the municipal corporation known as the Town of Ocean Breeze.

Sec. 7.02. Ordinances Preserved.

All ordinances in force on the effective date of this Charter, to the extent not inconsistent

with it, shall remain in force until repealed or amended.

Sec. 7.03. Pending Matters.

No rights, claims, actions, contracts, or legal or administrative proceedings existing on the effective date of this Charter which involve the Town shall be affected by the adoption of this Charter.

Sec. 7.04. Continuation in Office.

The Mayor and Council Members shall continue to hold their offices for the term to which they were elected or appointed and to discharge their duties until their successors are elected and take office.

Sec. 7.05. Effective Date.

This Charter shall become effective on the first day of January 2027.

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7-3-26



CHARTER OF THE TOWN OF OCEAN BREEZE, FLORIDA



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CHARTER OF THE
TOWN OF OCEAN BREEZE, FLORIDA

PREAMBLE

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ARTICLE I.

CORPORATE EXISTENCE, FORM OF GOVERNMENT, BOUNDARY, AND POWERS

Sec. 1.01. Corporate Existence, Form of Government, and Charter.

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Sec. 1.04. - Construction

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The powers of the Town shall be liberally construed in favor of the Town, limited only by the constitution, general and special law, and specific limitations in this charter.

ARTICLE II.

THE MAYOR AND THE TOWN COUNCIL

Sec. 2.01. The Form of Government.

The Town of Ocean Breeze shall operate under the Mayor-Council form of government, consisting of a mayor and five council members, each of whom shall be residents of the Town registered to vote and shall be elected by the people, as hereinafter provided in this charter.

Sec. 2.02. General Powers of the Town Council.

All powers of the Town shall be vested in the Town Council except those powers given herein to the Mayor, the Town Clerk, heads of departments or specifically reserved by this charter to the electors of the town.

Sec. 2.03. The Mayor.

A. Powers. There shall be a Mayor ~~who shall be. The Mayor is,~~ the chief executive officer of the Town. ~~The Mayor shall not receive a salary for service as Mayor. The Mayor shall not be a member of the Town Council. However, as provided in this Charter a member of the Town Council may act as Mayor.~~ The Mayor shall :

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~~1. e~~ Enforce the laws and ordinances of the Town and see that peace, good order, and safety ~~and good morals~~ are preserved within the Town; ~~and~~ -

~~2.~~ -

~~1. r~~ Recommend to the Town Council any measures which the Mayor deems necessary and expedient for the proper governance and management of the Town.

The Mayor shall also:

~~3.~~ -

~~4.~~ -

~~3)~~ -

~~5.~~ Oversee the departments of the Town government, and the operations of the Town Administrator and Town Clerk.

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~~6.~~ Execute or veto ordinances and resolutions submitted to the Mayor for approval; ~~and~~

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~~7.~~ -

~~8.2.~~ make appointments to boards, commissions, or other agencies; ~~and~~ hire employees to fill vacancies in ~~the office of Town Clerk and~~ the departments of the Town government, which appointments and hiring may be subject to subsequent confirmation by the Town Council, if required by ordinance; ~~and~~ -

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~~2.~~ Negotiate and execute contracts with employees and independent contractors, set salaries or other compensation for department heads, independent contractors, and employees of the Town, which contracts and salaries may be subject to subsequent confirmation by the Town Council, if required by ordinance; ~~and~~ -

~~3.~~ Dismiss employees of the Town, terminate contracts with independent contractors, remove those persons serving in the office of Town Clerk and other departments of the Town government, and remove those persons serving on boards,

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commissions or other agencies of the Town government, which dismissal or removal may be subject to subsequent confirmation by the Town Council, if required by ordinance; ~~and~~.

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4. Attend ~~all~~ meetings of the Town Council; ~~and~~.

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5. Recommend an annual budget ~~for approval by the Town Council; and~~.

10) ~~6.~~ Execute contracts, deeds and other legal instruments on behalf of the Town upon ~~the approval of~~ direction from ~~the~~ Town Council; ~~and~~.

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7. Perform ceremonial duties on behalf of the Town; ~~and~~.

8. Exercise such other duties and have such other powers as may be necessary or appropriate to perform the functions of the chief executive officer of the Town.

B. Execution of Ordinances and Resolutions. ~~Prior to going into effect a~~All ordinances and resolutions passed by the Town Council shall be submitted ~~before going into effect, to to~~ the Mayor or person acting as such, for the Mayor's approval. If approved, the Mayor shall sign the same, ~~at which time it shall become effective when it shall become a law.~~ If disapproved, the Mayor shall return the same with the objections in writing to the Town Council, ~~which shall consider the same~~ at their next regular meeting, ~~and who~~ shall cause ~~the same to be entered in full upon the record of their proceedings,~~ and proceed to consider the Mayor's objections, and to act upon the same. If, upon consideration, the Town Council shall pass the same by a two-thirds vote of the members present, ~~which vote shall be entered upon the records,~~ the ordinance or resolution shall then become a law, the Mayor's objections to the contrary notwithstanding. Any ordinance which shall not be returned to the Town Council at the next regular meeting of the Council after its passage, shall become a law in like manner as if signed by the Mayor or person acting as such.

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A. The Town Council shall:

1. Pass and adopt such ordinances and resolutions as may be necessary and expedient for the proper governance and management of the Town; ~~and~~.

2. Create or abolish departments, boards, commissions or other agencies of the Town government, excluding the offices of Mayor, ~~the Town Attorney~~ and ~~the~~ Town Clerk. The foregoing power to abolish shall only be exercised pursuant to the unanimous vote of

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of the Mayor and the President.

Sec. 2.09 Vacancies, Filling of Vacancies.

A. Vacancies. The office of the Mayor or of a Council Member shall become vacant in accordance with general law or if such person a council member is absent from four (4) regular or special Town Council meetings and/or budget meetings, and/or special meetings within a calendar year without being excused by Town Council prior to the fourth absence within their term. Such excusal shall be for good cause shown and shall not be unreasonably withheld.

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B. Filling of vacancies. A vacancy of the Mayor or of on the Town Council shall be filled by a majority vote of the remaining members of the Town Council. Any person appointed by the Town Council to fill a vacancy shall hold office for the duration of the remainder of the unexpired term of the office being filled. If at any time the membership of the Town Council is reduced to less than a quorum, the remaining member or members may by majority vote appoint additional members in conformity with this section or shall call for a special election to be held within sixty (60) days from the date of the vacancy which reduced the Town Council to less than a quorum. In the event that all seats on the Town Council become vacant, the Mayor shall appoint an interim Town Council which may serve until the next regular election, and in the absence of such appointments by the Mayor, the governor shall appoint the interim Town Council as provided by law.

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ARTICLE III.

ADMINISTRATION

Sec. 3.01. Administrative Offices and Departments.

There shall be such administrative offices and departments as are deemed necessary and appropriate to carry out the functions of the Town. All persons serving in administrative capacities shall serve at the pleasure of the Mayor, subject to confirmation by the Town Council, if required by ordinance.

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Sec. 3.02. Town Administrator.

The Mayor, with the consent of the Town Council shall appoint a Town Administrator. The Town Administrator shall attend Town meetings; act as a liaison to the other departments of the Town; keep the Mayor and Town Council informed with regard to Town business; and perform such duties as may be delegated or assigned by the Mayor or the Town Council. The Town administrator shall be responsible for the efficient administration of all the departments except for those under the control of the other charter officer, and shall recommend to the Town Council any measures which are deemed necessary and expedient for the proper governance and management of the Town. The Town Administrator shall act as a liaison between the Mayor, Town Council and the departments of the Town. The Town Administrator shall be appointed on the basis of merit and fitness alone and without regard to political beliefs.

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Sec. 3.03. The Town Clerk.

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The Mayor, with the consent of the Town Council shall appoint a Town Clerk. The Town Clerk shall:

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A. Attend meetings of the Town Council and keep the minutes of its proceedings; and shall b-

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B. _____

C. Be custodian of this Charter, the Town Seal and all records of the Town, and shall assist with the supervision of all town elections.

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D. _____

E. Supervise municipal elections. The town clerk shall provide public notice of all council meetings as provided by law and shall k

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F. _____

G. Keep the Mayor, Town Administrator, Town Attorney and the Town Council informed about Town business. The town clerk shall

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H. _____

I. Recommend to the Town Council any measures which the Town Clerk deems necessary and expedient for the proper governance and management of the Town, and shall a-

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J. _____

K. Act as a liaison between the Mayor, Town Council and the departments of the Town, and shall -

L. _____

M. Authenticate and attest by signature all ordinances, resolutions, and other city documents; and shall perform -

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N. _____

O.A. Perform such other duties as may be delegated or assigned by the Mayor, the Town Administrator, or the Town Council.

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Providing public notice of all council meetings.

Sec. 3.043. Town Attorney.

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The Town Council shall appoint a Town Attorney, and such attorney, or attorneys, as may be deemed necessary, from time to time, shall represent and advise the Town regarding its legal business, and to perform such professional duties as may be required. The Town attorney shall be admitted to the practice of law in the State of Florida, and shall be the legal advisor to and attorney for the town. The Town attorney shall prosecute and defend all suits, complaints, and controversies for and on behalf of the city, unless otherwise directed by the commission, and shall review all contracts, bonds and other instruments in writing in which the town is to be a party, and shall endorse on each approval as to form and legality. The town attorney shall be appointed on merit and fitness alone and without regard to political beliefs.

Sec. 3.054. Other Departments.

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~~A. Town Manager. The Town may hire a Town Manager who shall attend Town meetings; act as a liaison to the other departments of the Town; keep the Town informed with regard to Town business; and perform such duties as may be delegated or assigned by the Mayor, the Town Clerk or the Town Council. The Mayor & Town Council shall appoint a Town manager. The Town manager shall be responsible for the efficient administration of all the departments except for those under the control of the other charter officer. The Town manager shall be appointed on the basis of merit and fitness alone and without regard to political beliefs.~~

A. Town Engineer. The Town may hire a Town Engineer, or engineers, who shall perform such duties as may be delegated or assigned by the Mayor, the Town AdministratorClerk, or the Town Council.

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~~B.~~

~~B. Town Planner. The Town may hire a Town Planner, or planners, who shall assist the Town in its planning and zoning functions and perform such other duties as may be delegated or assigned by the Mayor, the Town AdministratorClerk, or the Town Council.~~

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C. Town Auditor. The Town may hire a Town Auditor, or auditors, who shall perform financial and compliance audits; assist the Town with its accounting needs; perform such other functions as may be delegated or assigned by the Mayor, the Town AdministratorClerk, or the Town Council.

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D. Town Fiscal Services. The Town may hire accountants, bookkeepers, and financial advisors as needed to perform routine financial operations.

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E. Other Departments. There shall be such other departments as may be created, from time to time, by the Town Council. Nothing herein shall be deemed to prohibit the Town Council from abolishing any of the aforenamed, such departments, pursuant to Section 2.04(2) of this Charter.

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Sec. 3.05. Boards and committees [created].

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The Town Council may create boards and committees as it deems necessary. The members of all boards and committees shall serve without pay, shall consult with and advise the Town Council, Mayor and the various departments, and shall perform all duties and powers prescribed by ordinance or resolution.

ARTICLE IV.
TOWN ELECTIONS

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Sec. 4.01. Electors.

Any person who is a resident of the Town, who has qualified as an elector of the State of Florida, and who registers in the manner prescribed by law, shall be an elector of the Town.

Sec. 4.02. Nonpartisan Elections.

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All elections for the offices of Mayor or Town Council Member shall be conducted on a nonpartisan basis without any designation of political party affiliation and those elected shall be chosen at large by the electors of the Town.

Sec. 4.03. Qualifying for Elections.

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No less than thirty (30) days before the election, candidates for the offices of Mayor or Town Council Member shall qualify by filing a written notice of candidacy with the Town Clerk, taking and subscribing to an oath or affirmation substantially in the form required by ordinance.

Sec. 4.04. Elections.

~~A. In years when there is a state primary election, that shall be the date upon which the regular municipal election shall be held. In years when there is no state primary election, the regular municipal election shall be held on the date when a state primary election would have occurred, had a state primary election been held, that is, calculated the same as provided by general law.~~

~~B. A runoff election, when necessary, shall be held on the day designated to be the state general election day. In years when there is no state general election, the runoff election shall be held on the date when a state general election would have occurred, had a state general election been held, that is, calculated the same as provided by general law.~~

~~C. Any matter which by the terms of this charter may be submitted to the electors of the city at any special election may be submitted and voted upon at a regular or runoff election.~~

D-A. Elections procedures.

- 1) Regular Town municipal elections shall be held every two years, on the first Tuesday in November or such other date as may be prescribed by law ordinance.

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2) The election of Town Council Members for a term of two years shall be conducted so that three members shall be elected ~~in odd numbered years, and every state primary year and~~ two members shall be elected ~~in even every non-state primary years.~~

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3) The election of the Mayor for a term of ~~two~~four years shall be held ~~in every~~ even-numbered ~~state primary years.~~

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4) In ~~every Town any~~ election the candidate receiving the greatest number of votes shall be elected.

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~~5) In the event of a tie in any Town election of the following situations:-~~

~~6) Where there are only two or more candidates in a given regular election;-~~

~~7) Where there are two or more candidates in a given group in a runoff election;-~~

~~5) Between any candidate receiving the same number of votes as another candidate where the effect would be to prevent only two or more candidates from occupying places in the runoff election;~~ the same shall be decided by drawing a winner from a box containing the names of the appropriate candidates, said procedure shall be open to the public, and conducted by the Town ~~Ce~~ clerk not less than five (5) days subsequent to the meeting of the canvassing board ~~as provided hereinafter.;~~

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~~8) 6) Unopposed candidates. In the event a candidate for any Town the elected office is unopposed, such candidate shall be considered duly elected without the formality of an election presentation of his candidacy to the electorate and as oth and as otherwise permitted by law.~~

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~~9) 7) Special elections. Special Town municipal elections shall be held in the same manner as regular elections except that the Town Council, by resolution, shall fix the date for holding such special elections.~~

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~~8) Public notice. All elections held pursuant to this charter shall have at least thirty (30) days' notice of election or referendum by publication in a local newspaper. The publication shall be made at least twice, once in the fifth week and once in the third week prior to the week in which the election or referendum is to be held or as otherwise required by law.~~

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~~9) Conduct of elections and canvassing board. Unless otherwise determined by resolution of the town council, the Martin County Supervisor of Elections shall conduct all town elections and the Martin County Canvassing Board shall canvass all ballots for such elections.~~

~~10) CANVASSING BOARD SECTION HAS BEEN REMOVED COMPLETELY BY PRIOR AUTHOR~~

~~11)~~

Sec. 4.05. Oath of Office.

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After election or appointment and before taking office, the Mayor and each Town Council Member, in addition to any other oath required pursuant to Florida Law, shall swear or affirm:

"I do solemnly swear (or affirm) that I will support, honor, protect and defend the Constitution and Government of the United States of America and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State and under the Charter of the Town of Ocean Breeze; and that I will faithfully perform the duties of (title of office) to the best of my abilities, so help me God."

ARTICLE V.
—FISCAL POLICY AND BUDGET ADOPTION

Sec. 5.01. Fiscal policy.

The ~~Mayor &~~ Town Council shall review and adopt an annual fiscal policy for the Town on or about April 1 of each year. The ~~proposed~~ fiscal policy shall ~~be submitted to the town council by the Mayor,~~ and the policy shall clearly state the parameters within which the ~~Mayor, with the assistance of the Town Administrator~~ manager, shall recommend the annual budget for Town Council consideration. The fiscal policy shall be supported by documentation of historic patterns of revenues and expenditures and future projections of revenues and expenditures.

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Sec. 5.02. ~~Tax levy and~~ Budget Adoption.

~~The Mayor, in consultation with the Town Administrator shall submit a proposed annual budget to the Town Council on or about July 1 of each year. The Town Council shall adopt an annual tax levy and annual budget for the Town by resolution or ordinance on or about October 1 of each year. A resolution or ordinance adopting a specific levy of the property tax; and a~~ resolution or ordinance adopting an annual budget shall constitute ~~the anticipated revenues and~~ appropriations of amounts specified ~~for these,~~ expenditures from the funds indicated, and shall constitute a levy of the property tax proposed, if any.

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ARTICLE VI. CHARTER AMENDMENTS

Sec. 6.01. Charter ~~Amendment.~~

This Charter may be amended in accordance with the provisions for Charter Amendments as specified in the Florida Statutes. The form, content and certification of any petition to amend submitted by the electors shall be established by ordinance. Any provisions hereof which the laws of Florida permit to be amended by ordinance alone shall be subject to such amendment.

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~~Sec.6.02. Future amendment of the Charter~~

The Town Council shall meet at least once every decade to consider whether amendment of the Charter would be in the best interest of the Town. The Town Council may appoint a Charter review board of residents to advise the Town Council on such Charter amendment. The Town Council shall submit to the electors proposed amendments of the Charter in a manner in

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accordance with State laws.

ARTICLE VII TRANSITION

Sec. 7.01. Repeal of Former Charter Provisions.

All charter provisions in effect prior to the effective date of this Charter are hereby repealed except those provisions regarding the establishment of the municipal corporation known as the Town of Ocean Breeze.

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Sec. 7.02. Ordinances Preserved.

All ordinances in force on the effective date of this Charter, to the extent not inconsistent with it, shall remain in force until repealed or amended.

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Sec. 7.03. Pending Matters.

No rights, claims, actions, contracts, or legal or administrative proceedings existing on the effective date of this Charter which involve the Town shall be affected by the adoption of this Charter.

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Sec. 7.04. Continuation in Office.

The Mayor and Council Members shall continue to hold their offices for the term to which they were elected or appointed and to discharge their duties until their successors are elected and take office.

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Sec. 7.05. Effective Date.

This Charter shall become effective on the first day of January 2027.

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

June 8, 2026, 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 10:31 a.m.
 - **Pledge of Allegiance** – Mayor Ostrand led the Pledge of Allegiance
 - **Roll Call** - Present: Mayor Karen M. Ostrand; President Kevin Docherty; Vice President George Ciaschi; Council Members Janet Galante, Sandy Kelley, Margaret Pugsley, and Gail Balogna
 - **Staff Present** – Town Management Consultant, Dan Hudson; Town Attorney, Gemma Torcivia; Town Clerk, Pam Orr; Town Bookkeeper, Wendy Price

2. **Approval of Minutes** – President Docherty asked if there were any changes to the Meeting Minutes dated April 13, 2026.

Council Member Galante shared several changes.

Council Member Galante, seconded by Vice President Ciaschi, made a motion to approve the April 13, 2026, regular Meeting Minutes with corrections.

President Docherty asked for comments from the public. There were none.

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

3. **Request Motion to Accept and Transmit F/Y 2024-2025 Audit Report to Appropriate State - Level Government Agencies** – Mark Bymaster, Audit Manager, Nowlen, Holt & Miner
Mr. Bymaster reviewed the Fiscal Year 2024/2025 Audit with the Town Council.

President Docherty questioned whether the Town had a deficiency in internal control as reported on page 31.

Mr. Bymaster replied that Nowlen, Holt & Minor did not do test controls.

President Docherty referred to page 32 and questioned as to whether the Town should look at material weaknesses or significant deficiencies.

Mr. Bymaster stated that it was because they did not do a test or audit of internal controls.

Vice President Ciaschi thanked Holly Vath, Financial Consultant as well the Town Staff for their hard work on keeping accurate accounting records.

Council Member Kelley, seconded by Vice President Ciaschi made a motion to approve and transmit the Audit Report for F/Y 2024-2025.

President Docherty asked for comments from the public. There were none.

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

4. Seawalk PUD Status Report – Dan Hudson, Town Management Consultant, briefly reviewed the status of the Seawalk PUD. Mr. Hudson stated that a significant amount of information had been supplied over the last several weeks. He continued that a letter had been received from Forestar certifying that the project had been completed and was satisfactory, also they requested a reduction and the complete release of the bond. He stated that a letter had been prepared for the Mayor to sign outlining the five outstanding items that remained unfinished at Seawalk and recommended that it be settled with a cash settlement, payable to the entities and people involved. Mr. Hudson continued that the Town also had a total cumulative expense that approached \$130,000. He stated that the cost reimbursement was listed in a separate ordinance, so it should be considered two different categories. Mr. Hudson clarified that if Seawalk decided to remain in the Town, they could choose to accept the exotics that were currently there to create a buffer between the adjoining neighborhood, however it was not compliant with the PUD. Mr. Hudson commented that if Seawalk were to de-annex, Martin County would require them to eradicate 100% of the exotics. He also stated the sloped areas in the central retention area that the drainage system had done what it was designed to do and that the sloped area along the fence line had eroded. Mr. Hudson continued that the grading issue with Lot 1 was part of the Town’s infrastructure and should be corrected and that the final item was the asphalt repair which should be paid by the Developer directly to the HOA. His final recommendation was to have Mayor Ostrand sign and mail the response letter to Jay Huebner with HSQ Group LLC.

Attorney Torcivia stated her law firm had sent a letter to the Developer regarding the \$130,000 due to the Town for pass through expenses.

Council Member Kelley questioned if there was an agreement between the Town and Mrs. Raver regarding the work to be done on Lot 1.

Mr. Hudson stated that Mrs. Raver had submitted her engineering plan which had been reviewed and approved by Leo Giangrande, P.E.

Council Member Kelley inquired as to whether the Seawalk HOA had been made aware of the cost estimates to remedy the remaining outstanding items.

Mr. Hudson replied they had not. He continued that the estimates were high and each one was subject to negotiation.

Council Member Kelley requested the Seawalk HOA be notified regarding the suggested amounts to be paid by the Developer for the outstanding items. She continued that she was happy to hear that the Town was separating the pass-through costs due from the Developer from the cost of the remaining items.

President Docherty asked Council Member Kelley if she thought the residents of Seawalk would want to postpone the discussion of de-annexation for another month. He continued that he didn’t want the HOA to incur additional costs.

Council Member Kelley agreed to use the estimates proposed by Town Management Consultant, Dan Hudson.

Mr. Hudson stated he would make the Seawalk HOA aware of the proposed estimated costs.

Council Member Galante stated that prior to the Seawalk development being approved, Lot 1 was offered to the Town for free.

Pam Orr, Town Clerk, replied that it was Parcel "A" on South Street that was offered to the Town for a Town office.

Council Member Kelley wanted confirmation that the Town was working with the Seawalk HOA.

Mr. Hudson responded that they were working with the HOA but not with the estimates specifically. He added that he would be happy to share the information with them.

Vice President Ciaschi, seconded by Council Member Pugsley made a motion to send the response letter to Jay Huebner with HSQ Group LLC regarding the remaining outstanding items in Seawalk along with the cash settlement amount for each outstanding item.

President Docherty asked for comments from the public. There were none.

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

5. Consideration of Seawalk Deannexation – Dan Hudson, Town Management Consultant, gave some history on Seawalk de-annexation and reviewed the process. He stated that there was previously a first reading, however a second reading had not occurred. He added that there were 30-plus outstanding items, which had been narrowed down to five. He remarked that a date of December 31, 2026, should be established to de-annex, as well as a date for the referendum. He explained that if the first reading was held at the July 2026 meeting, and the second reading at the August 2026 meeting then the earliest a special election could be held would be October 2026, or thereafter. Mr. Hudson continued that all of this would require coordination with Martin County. He stated that the Council would need to decide if they want to wait to see what happens with the PUD or to push this forward.

Council Member Kelley stated she had heard conflicting information regarding open permits and whether they would transfer to Martin County. She requested that all open permits be closed before Seawalk de-annexed.

Council Member Galante asked if the de-annexation vote could be moved to the November election if the Council received a response from the Developers regarding the Mayor's letter before the next meeting.

Vice President Ciaschi stated that many items needed to be considered regarding de-annexation. He remarked that depending on the decision by Seawalk to de-annex, the budget would be affected due to the millage rate. He urged the Council to decide whether they would like to move forward with de-annexation, or not, at the current meeting. He continued that the election was also forthcoming and depending on Seawalk de-annexing, two or three seats would need to be filled. He stated the Charter would also be affected and would need to be updated as well.

Dan Hudson, Town Management Consultant, clarified that Seawalk would be subject to next year's budget. He commented that it would be the budget that was two years out that would be affected.

Council Member Kelley asked if the residents would be obligated to pay taxes to the Town of Ocean Breeze should Seawalk de-annexed in February of 2027.

Mr. Hudson responded that using an effective date of December 31, 2026, residents of Seawalk would still be subject to the taxes in November because it was based on January 1, 2026 tax bill.

Vice President Ciaschi, seconded by President Docherty made a motion to cancel discussion of the de-annexation of Seawalk.

President Docherty suggested a survey be done with the residents of Seawalk to get a consensus on how they feel about de-annexing.

Council Member Kelley agreed that it would be a good idea to get additional feedback from the Seawalk residents regarding de-annexing from the Town.

President Docherty asked for questions from the public.

Michelle Dolan, 1434 NE White Pine Terrace, asked for clarification on the motion currently on the floor. She inquired as to whether a petition with 15% of resident signatures was needed before the July 13th meeting.

President Docherty responded that the decision to petition would be completely up to Seawalk residents.

Ms. Dolan stated that it was difficult to make that decision until the Seawalk HOA was apprised of the letter being sent to Jay Huebner with HSQ Group LLC and how they respond to closing the remaining open permits.

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

6. Charter Discussion – Form of Government – Dan Hudson, Town Management Consultant, stated that both a red line version and a clean version of the Charter had been presented to Council as it had been amended. He addressed Council Member Galante’s request to discuss the Town’s form of Government and explained the three forms of Government.

Mayor Ostrand clarified that in a Strong-Mayor form of government she would not have a vote on issues facing the Town and that it allowed her to discuss Town issues with Council Members without violating the Sunshine Law.

Council Member Galante questioned whether this would run with Mayor Ostrand, or if it would be stated in the Charter that she had given up her vote.

Mr. Hudson stated that it was in the current Ordinances and in the Charter.

Council Member Galante stated that she believed the Mayor should have a vote.

President Docherty commented that he thought a Strong-Mayor Form of Government was best for the Town. He stated that this form of government would help the Town proceed more easily, as it allowed the Mayor to discuss topics with Council Members.

Council Member Kelley agreed that the best form of Government for the Town was a Strong Mayor.

Vice President Ciaschi agreed that it was very important that the Mayor be able to speak with each Council Member individually to discuss Town issues.

Mr. Hudson reminded everyone that the Mayor was allowed to communicate with individual Council Members, but she was not allowed to tell one what the other discussed.

Council Member Galante asked for a correction to the Charter on page 8, regarding 4-year terms for Council Members.

Mr. Hudson replied that he would review it.

7. Budget to Actual 2nd Quarter – Memo Holly Vath, Financial Consultant

Town Management Consultant, Dan Hudson remarked that he had no comments on the 2nd Quarter Budget to Actual Report. He added that the Town was now consistently receiving the Utility Tax.

President Docherty stated that through his participation with FMIT that it looked like the insurance premium would be increased by approximately 17% for the upcoming budget year.

President Docherty asked for comments from the public.

Michelle Dolan, 1434 NE White Pine Terrace, inquired if the Legislation passed regarding the Property Tax Proposal in November, where would the Town get the funds to function.

Mayor Ostrand replied that everyone was involved and that every small town was going to be affected; but that the Counties would be affected more.

Ms. Dolan questioned whether the Council had discussed how the Town would come up with the \$300,000 to run the Town. She stated that Seawalk paid 67% of the \$300,000, of which most of the homes were homesteaded. She added that it would be a big loss for the Town.

President Docherty responded that at this point, nobody knew how this would turn out. He remarked that the Florida League of Cities had a goal to educate the public with both the pros and cons of the Legislation.

Ms. Dolan requested an extra column on the upcoming proposed budget worksheet be included that would reflect income and expenses should the Property Tax Proposal pass.

Mr. Hudson responded that the budget that was being prepared for next year was based on the current law. He commented that the budget would be presented as if it had never been talked about or passed. He added that his understanding was in the years following, it would be phased over several years.

Council Member Kelley inquired as to when the public would know when the Legislation would be on the ballot.

Mr. Hudson stated that it would be on the ballot but would not affect the upcoming budget.

Attorney Torcivia commented that this discussion should be limited because once an item has been placed on the ballot as a government there was a very narrow area under the law of things that are allowed to be discussed. She recommended that the Council stop discussing the issue.

Council Member Kelley, seconded by Vice President Ciaschi made a motion to accept the 2nd Quarter Budget to Actual Report.

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

8. Resolution #375-2026 – A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF OCEAN BREEZE, FLORIDA AUTHORIZING BUDGET AMENDMENT #1, TO THE GENERAL FUND IN THE AMOUNT OF \$15,000 FOR ADDITIONAL PUBLIC SAFETY EXPENSES, PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES – Memo – Holly Vath, Financial Consultant

Town Clerk, Pam Orr, read Resolution #375-2026 into the record.

Vice President Ciaschi, seconded by Council Member Galante made a motion to adopt Resolution #375-2026.

President Docherty asked for comments from the public. There were none.

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

9. Resolution #376-2026 A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF OCEAN BREEZE, FLORIDA ADOPTING THE 2025 MARTIN COUNTY LOCAL MITIGATION STRATEGY PLAN; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES – Dan Hudson, Town Management Consultant

Town Clerk, Pam Orr, read Resolution #376-2026 into the record.

Dan Hudson, Town Management Consultant, commented that this plan had been in effect for over 25 years throughout Martin County. He continued that it was updated every five years and they would like all the municipalities to approve it. He clarified that in this context; mitigation means actions that could be taken to defer the impacts of hurricane events.

Council Member Galante, seconded by Vice President Ciaschi made a motion to adopt Resolution #376-2026.

President Docherty asked for comments from the public. There were none.

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

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

Dana Pace, 193 Buoy requested that the construction hours in Ocean Breeze Resort be changed from 7 a.m. through 6 p.m. to 8 a.m. to 5 p.m.

Ms. Pace stated the noise was a nuisance so early in the morning, as well as the debris such as rocks, nails, etc. She added that many people in the neighborhood were getting flat tires because of all the nails, and asked if something could be done to remedy the problem.

Pam Orr, Town Clerk, replied that the construction hours were part of the PUD.

Dan Hudson, Town Management Consultant, stated that he believed there were two issues at hand, one was the hours of operation that construction personnel were allowed to work; and the second was the debris that was resulting from the construction. He continued that debris was pretty hard to enforce and the hours of operation were built into the PUD, which was adopted by Ordinance. He stated the developer would need to agree to change the hours of operation.

President Docherty recommended sending a letter to the office regarding construction debris.

Council Member Galante commented that there was no fine structure in place. She stated that a letter could be sent, and the construction company could say they would pick up the debris, but then not do it. She continued that without a fine structure it would be difficult to hold them accountable.

Mr. Hudson suggested that since it had been brought to the attention of the Town Council that the complaint would now be delivered to the Town's Building Official.

Ms. Pace inquired as to whether the Town would be able to recoup the costs associated with the Seawalk development.

Town Attorney, Gemma Torcivia stated that the Town's law, which is what an Ordinance is, required that the developer pay all costs associated with cost recovery. She continued that if someone engaged in developing in the Town, they are required by law to pay the Town its costs.

Ms. Pace asked why the water costs have risen so much in Ocean Breeze Resort.

Mr. Hudson stated that it was a private corporation and that the Town did not have access to the information.

Ms. Torcivia asserted that residents could, and should, contact the Florida Public Service Commission at 800-342-3452 or contact@psc.state.FL.US and send them a copy of their bill and let them know what they believed was the issue. She stated that there are laws regarding water rates and what was allowed to be passed through.

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

Vice President Ciaschi stated he would like to make a motion for the Town Attorney to review Florida Statute 553.781, which related to the state inspection rules regarding developers hiring their own engineers and inspectors. He continued that he would like to update the Town Ordinance #231-2015 which was outdated, that the Florida Statute was updated in 2025. He stated this would give the Town Inspector the ability, in Section 9, to inspect the developer's work.

Attorney, Gemma Torcivia stated that if there was a consensus to update Ordinance #231-2015, there was no need to do a motion.

There was a consensus among the Town Council to update Ordinance #231-2015.

Vice President Ciaschi requested that the staff send a letter to the Martin County Commissioners regarding supporting the Quiet Zone initiative, as well as sending letters to the other towns along Martin County's rail system requesting them to do the same.

Attorney Torcivia commented that the Town had previously passed a Resolution to do this and stated that a letter was drafted and sent last year. She offered to resend the letter and noted that letters were not sent to other towns in Martin County. She stated she would copy the Mayors and Clerks from the surrounding towns to reiterate the Towns opinion on this matter.

Council Member Galante thanked the Town and the staff for their donations to the Jensen Beach Schools Art Program. She stated that approximately \$5,000 was raised.

President Docherty commented that the Town’s liability insurance cost would be increasing approximately 17.5%. He stated that coverage was voted on by the State Legislature to increase from \$250,000 per person/\$300,000 per incident; to \$350,000 per person/\$500,000 per incident. President Docherty continued that he attended the Treasure Coast Council of Local Government meeting in Okeechobee on June 3, 2026, where they discussed the property taxes.

12. Comments from Town Management Consultant, Dan Hudson

Mr. Hudson discussed the two blue sheet items; the proposed Mavis Tire Store on Parcel #3 at Ocean Breeze Plaza, and the Legislative Bill Summaries regarding Property Taxes.

Quinn Gadow with Phillips Edison conveyed the history of Mavis Tire and explained store specifics.

The Town Council expressed their concerns.

13. Comments from Town Attorney, Gemma Torcivia

Attorney Torcivia explained that when the Town has a Quazi Judicial item, the Council effectively sits as a judge and jury. She stated that Council Members should remain impartial and weigh the evidence that is presented and give it its due weight. She relayed that Council Members were permitted to speak with others before the hearing but would need to disclose those conversations at the time of the hearing. She added that Council Members should keep a record of those conversations.

Ms. Torcivia stated that the Treasure Coast League of Cities would be discussing Data Centers at their next meeting on July 15, 2026. She encouraged everyone to attend.

14. Comments from Mayor Ostrand

Mayor Ostrand stated that it was important for everyone to educate themselves on the upcoming Property Tax Legislation. She encouraged everyone to contact their Representative.

15. Announcements – Monday, July 13, 2026, at 6:00 p.m. – Regular Town Council Meeting will be held at the Ocean Breeze Resort Clubhouse, Pineapple Bay Room, 700 NE Seabreeze Way, Ocean Breeze, Florida.

16. Adjournment

Council Member Galante, seconded by Council Member Kelley, made a motion to adjourn the meeting.

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

Meeting adjourned at 12:35 p.m.

Respectfully Submitted,

Pam Orr

Town Clerk

Approved: _____

**TOWN OF OCEAN BREEZE, FLORIDA
PROCLAMATION – 2026 TOWN ELECTION**

ELIGIBILITY:

Persons eligible to run for Council Member and the Mayor must be a full-time resident of the Town of Ocean Breeze and a registered voter in Martin County.

CANDIDATES:

Candidates for office shall file for qualifying with the Town of Ocean Breeze Town Clerk between the qualifying period of Monday, August 3, 2026, through Monday, August 24, 2026. All qualifying documents are provided by the Town Clerk and can also be accessed on the Town's website at:

www.townofoceanbreeze.org

VACANCIES:

The positions of three (3) current Council Members and the Mayor are open. All terms are for two (2) years. The Council Members currently holding seats are: George Ciaschi, Janet Galante and Sandy Kelley. The current Mayor is Karen M. Ostrand.

REGULAR ELECTION:

The Regular Town Election will be held Tuesday, November 3, 2026.

VOTE BY MAIL BALLOTS:

Please Contact – Vicki, Davis, Supervisor of Elections
135 SE Martin Luther King Jr. Blvd.
Stuart, FL 34994
Phone: (772) 288-5637 Fax: (772) 288-5765
<https://www.MartinVotes.gov/>

VOTING PLACE & TIME: Langford Park, 2369 NE Dixie Highway, Jensen Beach, FL 34957.
Polls are open from 7:00 am to 7:00 pm.

ELECTION RETURNS AND CANVASSING BOARD: See the Supervisor of Elections website:
<https://www.MartinVotes.gov/> or call the Supervisor of Elections office at 772-288-5637.

F.S. 101.572(2): "A candidate, a political party official, or a political committee official, or an authorized designee thereof, shall be granted reasonable access upon request to review or inspect ballot materials before canvassing or tabulation, including voter certificates on vote-by-mail envelopes, cure affidavits, corresponding comparison, signatures, duplicate ballots, and corresponding originals. Before the supervisor begins comparing signatures on vote-by-mail voter certificates, the supervisor must publish notice of the access to be provided under this section, which may be access to the documents or images thereof, and the method of requesting such access. During such review, no person granted access for review may make any copy of a signature."

DATE TO TAKE OFFICE: Monday, December 14, 2026

VOTER REGISTRATION:

The deadline for registering to vote in the November 3, 2026, Election, is Monday, October 5, 2026. Registration takes place at the Supervisor of Elections office which is located at 135 SE Martin Luther King, Jr. Blvd., Stuart, FL 34994. Website: elections@MartinVotes.gov



Town of Ocean Breeze

July 1, 2026

Dear Occupant:

In an effort to keep you informed, the Town of Ocean Breeze wishes to make you aware of the following important meetings and events.

1. Regular Town Council Meetings are held on the second Monday of each month at 10:30 am **except** during the months of January, April, July and October, the meeting times are **6:00 pm**. Meetings are held at the Ocean Breeze Resort Clubhouse, Pineapple Bay Room, 700 NE Seabreeze Way, Ocean Breeze, FL.
2. The annual budget adoption schedule for fiscal year 2026/2027 is shown below. Budget meetings will take place at Ocean Breeze Resort Clubhouse, Pineapple Bay room, 700 NE Seabreeze Way, Ocean Breeze at **6:00 pm**.
 - Millage Rate and Budget Workshop, **Wednesday, July 15, 2026**
 - Tentative Millage Rate and Budget Hearing, **Thursday, September 3, 2026**
 - Final Millage Rate and Budget Hearing, **Wednesday, September 23, 2026**
3. Town Council Elections. Please see Election Proclamation on the reverse side of this letter.

If you have any questions regarding our meeting schedule, the budget process, or seeking a seat on the Town Council, please do not hesitate to contact the Town Clerk or visit our website at www.townofocceanbreeze.org.

Sincerely,

Karen M. Ostrand / P.O.

Karen M. Ostrand
Mayor

*P. O. Box 1025 • Jensen Beach, FL 34958
Office: 772-334-6826 • Fax: 772-334-6823
email: townclerk@townofocceanbreeze.org • website: townofocceanbreeze.org*

To: Mayor & Council Members
 From: Dan Hudson, Town Management Consultant
 Subject: Minutes Policy Discussion
 Date: Council Meeting – July 13, 2026

Summary: This item is for discussion and direction regarding the format of minutes, including content, correction and approval, and style.

DISCUSSION

Minutes are the official record of meeting proceedings. This agenda item discusses the minutes of the Town of Ocean Breeze (Town). Certain elements are required in Town Council meetings¹. This analysis reviews elements of the meetings which are somewhat discretionary.

1. Content of Minutes

Robert's Rules of Order Newly Revised, 12th Edition (RONR) is the authoritative standard of parliamentary procedure for most public and private organizations. *RONR* states, "The minutes should contain mainly a record of what was done at the meeting, not what was said by the members."² According to the *RONR* standard, minutes are not intended to be transcripts of meetings but rather, a record of actions taken.

The Town of Ocean Breeze produces highly detailed minutes, according to historic practice. As noted by previous Council comments, this can make identifying the actions taken difficult to follow. Staff has recently begun highlighting the motions for clarity.

However, *RONR* is not necessarily binding. Any organization may set its own rules as appropriate, but should always retain *RONR* as the underlying policy, along with local requirements. Most organizations prefer to include some level of detail, but in an abbreviated format. This serves to refresh member recollection of matters and highlight the nature of discussion but without the detailed content of who said what.

Comments/Suggestions:

- *Detailed minutes are very time consuming. A more abbreviated format would increase staff efficiency.*
- *There is no need to include all of the details of a discussion, but merely that the discussion occurred.³*
- *Names and subject of speakers should be included, but there is no need to summarize or characterize their remarks.*
- *A more abbreviated format would enhance the clarity of Council actions.*
- *The City of Stuart Minutes of March 9, 2026 are attached as an illustration of a more abbreviated format. In this example a five hour meeting with a 430 page agenda packet is documented in seven pages. [See Attachment A].*

¹ E.g., Time, date, location, attendance, etcetera.

² *RONR (12th ed.)* § 48:2

³ Audio recordings are available if there is ever a need for more detail.

2. Correction and Approval of Minutes

Corrections ensure that the minutes accurately reflect Council actions. Any Council Member may propose corrections. Corrections to minutes are noted in the minutes being corrected; they're not detailed in the minutes of the meeting at which the corrections were adopted. Per *RONR*, corrections do not require a motion or a second.⁴

Approval of minutes does not require a motion or a second.⁵ Rather, they may be approved by "unanimous consent."

Comments/Suggestions:

- *The President asks, "Are there any corrections to the minutes?"*
 - *If there are no corrections, the President declares, "Hearing no corrections, the minutes are approved as submitted."*
 - *If corrections have been noted, the President declares, "The minutes are approved as corrected."*

3. Style of Minutes

Style refers to the ordinary manner of punctuation, capitalization, use of italics, grammar, footnotes, reference citations, and other features relative to the appearance of the minutes. There are numerous style guides published by various entities, and they do not always agree. Unlike *RONR*, there is no single authoritative standard for style.

Comments/Suggestions:

- *For the purpose of Town minutes, the simplified style guide on the next page is suggested in order to focus on key elements.*

CONCLUSION

The meeting minutes belong to the Town Council. As such, they should address Council needs for retaining a record of what happened at a meeting. Similarly they should address Council expectations for the appearance of that record and how it reflects the professionalism of the Council.

⁴ A motion and second is only required if there is a disagreement over the correction.

⁵ Like corrections, a motion and a second is only required if there is disagreement over the minutes.



Town of Ocean Breeze Style Guide

Three types of words are always capitalized in English: the first word in a sentence, the pronoun “I,” and proper nouns such as names of people, places, organizations, days, and months.

For document titles and headings, capitalize the main words and leave articles, short prepositions, and coordinating conjunctions lowercase unless they are the first or last word. Titles of books, movies, videos, essays, and similar published documents should be *italicized*.

Example: We went to see *Gone with the Wind*.

Capitalize occupational titles when used before a person’s name but not elsewhere.

Example: Doctor Smith is a medical doctor.

For quotations, the first word should be capitalized ONLY if the quote forms an entire sentence.

Town always refers to the Town of Ocean Breeze and should be capitalized. Council always refers to the Town Council and should be capitalized.

Titles of Town officers and employees should always be capitalized.

Example: Mayor, President, Council Member, Town Clerk, Town Attorney, etcetera.

Legislature always refers to the Florida Legislature and should be capitalized. Well known elements of state law should be capitalized.

Example: Over the years, the Legislature has rarely amended the Public Records and Sunshine laws.

The word “meeting” should be capitalized ONLY when referring to a specific meeting. It should remain lower case when referring to meetings generally.

Example: The Town Council held a Budget Meeting on September 4, 2025. The Council will schedule a second meeting.

Similarly, the word “minutes” should be capitalized ONLY when referring to a specific meeting.

Example: The Budget Meeting Minutes of September 4, 2025 are attached. The remaining minutes will be available shortly.

**MINUTES
REGULAR MEETING OF THE STUART CITY COMMISSION
MARCH 9, 2026
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

CITY COMMISSION

**Mayor Christopher Collins
Vice Mayor Sean Reed
Commissioner Eula R. Clarke
Commissioner Laura Giobbi
Commissioner Campbell Rich**

ADMINISTRATIVE

**Interim City Manager, Roz Johnson Strong
City Attorney, Lee J. Baggett
City Clerk, Mary R. Kindel**

ROLL CALL

4:00 PM

PRESENT: Mayor Collins, Vice Mayor Reed, Commissioner Clarke, Commissioner Giobbi, and Commissioner Rich

INVOCATION

Chaplain Edward Skiba, Stuart Police Department, gave the Invocation.

PLEDGE OF ALLEGIANCE

1. ARTS MOMENT - STUDENT DANCE PERFORMANCE

Layla Ford sang "My Worship".

PROCLAMATIONS

2. LYRIC THEATRE CENTENNIAL CELEBRATION - MARCH 15, 2026

Kia Fontaine, President and CEO of the Lyric Theatre, accepted the Proclamation and briefly shared the purpose and accomplishments over the decades of the historic theatre.

3. IRISH AMERICAN HERITAGE MONTH - MARCH

Not present; Proclamation will be sent to the requestor.

PRESENTATIONS

4. SERVICE AWARDS - MARCH 2026

Ryanne Powers-Cavo	City Attorney's Office	10 years
Michelle Arbuzow	Development Department	10 years

5. FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) MONTEREY ROAD AT FEC RAILROAD CROSSING GRADE SEPARATION PROJECT

Robert Lopez and Tonya Kristoff-Powder of Florida Department of Transportation presented; announced upcoming virtual and in-person public meetings scheduled for this week.

The Commissioners participated in a discussion with FDOT representatives.

COMMENTS BY CITY COMMISSIONERS

Commissioner Giobbi

- Commented on the interviews for the City Manager position and thanked staff for their organization.
- Thanked Jim Chrulski, Community Services Director, for his legislative update.

Commissioner Clarke

- Thanked staff for the coordination of the City Manager interviews.
- Noted that the Commission are not to approve the City Manager Screening Committee Minutes, Item #6.
- Commented on the land use change approval process and the ex-parte requirements.
- Expressed appreciation to Jim Chrulski and the Community Services Department for their monthly event calendar.

Vice-Mayor Reed

- Commented on traffic concerns and felt funds should be spent on improvements.
- Requested an update pertaining to Business Flare and Innovation Hub pertaining to property at Commerce Avenue and Indian Street.

Mayor Collins

- Commented on an email received from resident and board member, Bonnie Moser, asked for her patience while it is considered for a future agenda and until new City Manager is in place.
- Commented on resident Derrick Peterson's email pertaining to speeding on 5th Street; provided Police Chief with a traffic study for his review.
- Would like the Sailfish ballfields to go to referendum for any future proposed development; commented on long-range plans and its proximity to the Brightline Station. Gained majority consensus for the City Attorney to add it to a future agenda.

- Announced his upcoming Town Hall.

COMMENTS BY CITY MANAGER

Interim City Manager Johnson Strong

- Reported on "What's Good?" in the City and announced the promotions of Mechelle Arbuzow, Development Department to Planner II, and Paul Sandstrom in Tech Services to Information Technology Infrastructure Manager. Also reported that Police Officer Andreas Sudhoff is working with a German television show for police business as he served as a police officer in Munich, Germany.
- Reported on the hiring of a Finance Director and Senior Accountant.
- Provided City highlights: various successful events within the City such as the Sailfish Sprint, Treasure Coast Marathon, and Kiwanis Pancake Breakfast.
- Announced the upcoming Grand Opening of the Memorial Park Amphitheater on March 14th at 10:30 a.m.

APPROVAL OF AGENDA

5:16 PM MOTION: Approve.

MOVED BY: Eula Clarke

SECONDED BY: Laura Giobbi

Motion approved unanimously.

COMMENTS FROM THE PUBLIC (Non-Agenda Related) (3 Minutes Max.)

1. William Rudge - Stuart; Requested a third party investigation into criminal allegations, submitted his written comments for the record.
2. Derrick Peterson - Stuart; Commented on concerns and request for assistance pertaining to speeding in his neighborhood, particularly on SW California Ave., 5th Street, SW 6th Street and Akron Avenue.
3. Louis Boglioli - Stuart; Provided a timeline of occurrences as the Interim City Manager and commented on the tensions with the Commission after his decline of requests that conflicted with policy or ethics.
4. Barbara Grass - Stuart; Commented on Central Parkway and roadside parking (Vice Mayor Reed asked for D&D on the flashing lights at next CCM.)
5. Merritt Matheson - Stuart; Commented on the lack of Robert's Rules of Order; provided clarification on Central Parkway for the record, addressed the ballfields and referendums, and feels it is a noble cause but cautioned not to be rushed.

APPROVAL OF CONSENT CALENDAR

6. ACCEPTANCE OF 2/13/2026 SCREENING COMMITTEE MINUTES.
APPROVAL OF 2/13/2026 SCM MINUTES AND 2/23/2026 CCM MINUTES (RC)

END OF CONSENT CALENDAR

5:43 PM MOTION: Approval of 2/13/2026 SCM Minutes and 2/23/2026 CCM Minutes.

MOVED BY: Eula Clarke

SECONDED BY: Laura Giobbi

Motion approved unanimously.

COMMISSION ACTION

7. SELECT CITY MANAGER FINALIST AND AUTHORIZE CITY ATTORNEY TO NEGOTIATE EMPLOYMENT AGREEMENT (RC):

RESOLUTION No. 17-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, SELECTING A CANDIDATE AND AN ALTERNATE FOR THE POSITION OF CITY MANAGER, AUTHORIZING THE INTERIM CITY MANAGER TO EXTEND THE OFFER OF EMPLOYMENT, AND AUTHORIZING THE CITY ATTORNEY TO ENGAGE IN EMPLOYMENT AGREEMENT NEGOTIATIONS WITH THE FINALIST; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Mayor Collins requested they refrain from an immediate motion and engage in a discussion first, requesting each Commissioner review their top choices. Commissioners identified some of the qualities they were looking for and found in the candidates.

6:18 PM MOTION: Approve Michael Giardino to be number one, and then Glen Adams to be number two.

MOVED BY: Sean Reed

SECONDED BY: Laura Giobbi

VOTE: Motion Passed 3/2. 6:22 PM

YES: Eula Clarke, Christopher Collins, Sean Reed

NO: Campbell Rich, Laura Giobbi

ORDINANCE SECOND READING

8. 400 S.E. OSCEOLA STREET REZONE TO COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) (QUASI-JUDICIAL) (RC):

ORDINANCE No. 2549-2026; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, REZONING A +/-0.45 ACRE PARCEL LOCATED AT 400 S.E. OSCEOLA STREET WITHIN THE COMMUNITY REDEVELOPMENT AREA SPECIAL DISTRICT, FOR PROPERTY LEGALLY DESCRIBED AS LOTS 23, 24 AND 25, BLOCK 1, STYPMANN'S SUBDIVISION, FROM R-3 – RESIDENTIAL MULTI-FAMILY/OFFICE ZONING DESIGNATION TO COMMERCIAL PLANNED UNIT DEVELOPMENT DESIGNATION AND ADDING BARBERSHOP, BEAUTY SALONS, AND SPECIALTY SALONS AS ALLOWABLE USES; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Lee Baggett, City Attorney, swore in two (2) people: Jodi Kugler, Development Director, and Michael Benedetti, Owner and Applicant.

Commissioners stated their ex-parte communications and Development Director Kugler

presented the current zoning, the proposal to allow beauty salons.

Michael Benedetti read comments by Barber Salon owner, Xavier Underwood.

6:34 PM MOTION: Approve.

MOVED BY: Eula Clarke

SECONDED BY: Campbell Rich

VOTE: Motion Passed 4/1.

YES: Eula Clarke, Campbell Rich, Laura Giobbi, Sean Reed

ABSTAIN: Christopher Collins (Form 8B filed on February 26, 2026)

9. AVONLEA COMMERCIAL CORNERS EAST MAJOR AMENDMENT TO THE NEW AVONLEA PUD FOR PARCEL D (LOT 11) (CPUD) (QUASI-JUDICIAL) (RC):

ORDINANCE No. 2550-2026; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, PROVIDING FOR THE THIRD AMENDMENT OF THE "NEW AVONLEA PLANNED UNIT DEVELOPMENT" CONSISTING OF 12.40 ACRES ZONED RESIDENTIAL PLANNED UNIT DEVELOPMENT, 16.24 ACRES ZONED COMMERCIAL PLANNED UNIT DEVELOPMENT, AND 20.4 ACRES OF WETLAND/UPLAND PRESERVE ZONED RESIDENTIAL PLANNED UNIT DEVELOPMENT, BEING GENERALLY LOCATED BETWEEN NE DIXIE HIGHWAY TO THE SOUTH, LAND ON BOTH SIDES OF GREEN RIVER PARKWAY ON THE WEST, LAND ON BOTH SIDES OF CARDINAL AVENUE ON THE EAST AND THE CITY BOUNDARY TO THE NORTH, FOR PROPERTY LEGALLY DESCRIBED BY EXHIBIT "A" ATTACHED; PROVIDING FOR A MAJOR AMENDMENT TO THE COMMERCIAL PLANNED UNIT DEVELOPMENT TO PROVIDE FOR THE APPROVAL OF THE MASTER PARCEL SITE PLAN FOR THE AVONLEA COMMERCIAL EAST PARCEL D (LOT 11) TO BE IDENTIFIED AS AVONLEA COMMERCIAL CORNERS EAST; PROVIDING FOR REVISED AND NEW DEVELOPMENT CONDITIONS OF APPROVAL FOR PARCEL D (LOT 11); PROVIDING FOR AMENDED AND NEW TIMETABLES FOR DEVELOPMENT; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING FOR DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

City Attorney Baggett swore in four (4) people; Jodi Kugler, City Development Department, Nik Schroth, Applicant, George Missimer of Cotleur & Hearing, Arnaud Roux, Environmental Consultant and Heath Stocton, Elkhorn Engineering.

Commissioners stated their ex-parte communications.

Jodi Kugler presented the project and George Missimer, Cotleur & Hearing, provided a few points to add to the presentation from First Reading. All sworn members participated in the discussion with the Commission.

PUBLIC COMMENT:

1. Raj Patel - Palm City; Commented in favor of the project and recommended

leaving drainage issues up to the experts.

7:24 PM MOTION: Approve.
MOVED BY: Eula Clarke
SECONDED BY: Laura Giobbi
Motion approved unanimously.

***** 7:25 PM RECESS *****
***** 7:39 PM RECONVENE *****

ORDINANCE FIRST READING

DISCUSSION AND DELIBERATION

10. BACKGROUND INFORMATION AND SUGGESTIONS REGARDING HALF CENT SALES TAX

Ruth Holmes, Environmental Attorney, presented on evaluation criteria supporting priorities, a standard process for approval, an evaluation committee, and the process after Commission review and approval.

Commissioner discussion included: an evaluation committee, a trailhead on Baker Road leading into the Haney Creek conservation area, based on an earlier plan created by engineer Tim Volker during the ARPA funding period, (concept: a simple/natural trailhead similar to the one near Veterans Memorial Park and reuse existing estimates and plans), a two-acre parcel on US-1: previously approved by referendum for commercial use to fund park maintenance and the City convert it to conservation land.

Nancy Turrell, Arts Council, commented on the current plan and actions of the various art boards.

Consensus for staff to bring back information on the following funding options for their prioritization:

- Trailhead off Baker Road (Haney Creek)
- Parcel 10
- List of properties with wetlands already
- Stormwater Project and Needs
- North of Poppleton Creek
- Old High School Property (firm legal opinion of eligibility and restrictions)
- List of existing property, including pocket parks, opportunities to expand and improve

ADDENDUM

Environmental Attorney Holmes sought approval to send a formal comment letter to express concerns about water quality and operational impacts of the C-44 reservoir plan.

**9:01 PM MOTION: Approve.
MOVED BY: Eula Clarke
SECONDED BY: Laura Giobbi
Motion approved unanimously.**

ADJOURNMENT

9:04 PM

Mary R. Kindel, City Clerk

Christopher Collins, Mayor

**Minutes to be approved at the Regular Commission
Meeting this 23rd day of March, 2026.**

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. Attorney McFetridge Letter Reference Seawalk
- B. Legal Memorandum Reference Property Tax Ballot Measure
- C. Property Appraiser information on Property Tax Ballot Measure
- D. Sheriff's Civilian Intelligence Team
- E. Governor's Veto of Increased Sovereign Immunity Cap
- F. Crosswalk Update – Leo Giangrande



**JOHNSON
POPE**
BOKOR
RUPPEL &
BURNS, LLP

COUNSELORS AT LAW

TAMPA ■ CLEARWATER ■ ST. PETERSBURG

A.

WILLIAM F. McFETRIDGE
Riverwalk Plaza
400 North Ashley Street, Suite 3100
Tampa, Florida 33602
Telephone (813) 225-2500
Fax (813) 223-7118
Email: WMcFetridge@JPFirm.com

June 25, 2026

VIA EMAIL AND CERTIFIED MAIL

Mayor Karen M. Ostrand
P.O. Box 1025
Jensen Beach, FL 34958
permits@townofoceanbreeze.org

Paul J. Nicoletti
1445 SE Lark Blvd.
Stuart, FL 34996-2609
pnicoletti@comcast.net

**Re: Town of Ocean Breeze – Sea Walk Community
Preliminary Response to June 17, 2026 Letter**

Mayor Ostrand and Mr. Nicoletti:

As you know, this firm represents Forestar (USA) Real Estate Group Inc. (“Forestar”). Thank you for your letter dated June 17, 2026, which we have reviewed and are discussing internally.

We are giving serious consideration to the points in your letter and are in the process of preparing a formal response. While we are not yet in a position to communicate a specific response, I am authorized to share that Forestar has no intention of flatly rejecting the various recommendations. In fact, I believe that the Town and the HOA will be encouraged by Forestar’s response.

You indicate in your letter that the Town is “willing to consider” releasing the bond to the ten percent (10%) retainage portion. While we continue to discuss our response to your letter, we ask that the Town, in fact, release ninety percent (90%) of the bond and provide such evidence of the release to Forestar and its surety. Once we receive evidence that the bond has been reduced to the 10% retainage portion, Forestar will be in a position to provide a substantive, detailed response.

Forestar looks forward to continuing to work through these issues with the interested parties.

Sincerely,

JOHNSON, POPE, BOKOR,
RUPPEL & BURNS, LLP

/s/ William F. McFetridge

William F. McFetridge

B.

LEGAL MEMORANDUM

TO: ELECTED OFFICIALS AND STAFF
FROM: Gemma Torcivia, Esq., TG Law PLLC
DATE: June 24, 2026
RE: COMMUNICATIONS REGARDING PROPERTY TAX BALLOT MEASURE

A. ISSUE:

This memorandum evaluates whether Florida local governments and elected officials may communicate regarding the upcoming proposed ballot measure relating to property tax reform.

B. LEGAL ANALYSIS:

Because the property tax measure has been filed with the Secretary of State for placement before the voters, local governments and elected officials should treat the measure as a ballot question subject to Florida Statute §106.113.

Florida Statute §106.113 provides that a local government, or a person acting on behalf of a local government, may not expend or authorize the expenditure of public funds for a political advertisement or any other communication sent to electors concerning an issue, referendum, or amendment, including any state question, that is subject to a vote of the electors. The statute defines “public funds” broadly to include all moneys under the jurisdiction or control of the local government. Importantly, this restriction applies even if the communication is limited to factual information or advocates for the passage or defeat of the issue.

Florida Statute §106.113 does provide some limited exceptions. The statute does not preclude a local government, or a person acting on behalf of a local government, from reporting on official actions of the governing body in an accurate, fair, and impartial manner; posting factual information on a government website or in printed materials; hosting and providing information at a public forum; providing factual information in response to an inquiry; or providing information as otherwise authorized or required by law.

A “political advertisement” is defined in Florida Statute §106.011(15) as a paid expression in a communications medium that expressly advocates the election or defeat of a candidate or the approval or rejection of an issue. Therefore, local governments and elected officials should avoid publicly funded communications using advocacy language such as “vote for,” “vote against,” “support,” “oppose,” “defeat,” “approve,” “reject,” or similar campaign-style language that could be construed as advocacy.

There is some Florida case law which recognizes that local governments are not required to remain silent on matters affecting the community, but those cases must be read carefully because the legislature has since enacted and amended Florida Statute §106.113 (in 2022.) The 2022 amendment broadened the statute by replacing the prior reference to “electioneering communication” with “any other communication sent to electors” and by making the restriction applicable regardless of whether the communication is limited to factual information or advocates for the passage or defeat of an issue, referendum, or amendment. The current version of the statute is broader and expressly applies to communications sent to electors concerning a ballot question, even if the communication is factual.

Florida Statute §106.113(3) expressly states that, except for the public funds prohibitions in the statute, the section does not preclude an elected official of the local government from expressing an opinion on any issue at any time. Therefore, elected officials remain free to express personal opinions regarding the proposal, including support or opposition, provided they do not use public funds, public staff time, public equipment, official government communication channels, or other public resources to do so.

Elected officials may express their opinions through speeches or written materials published in newspapers or other media as long as no public funds are used to send those opinions directly to residences or to transform those opinions into paid political advertisements. Staff may participate in advocacy during non-working hours utilizing their own resources.

C. SUMMATION:

Local governments should not use public funds to send communications to electors concerning the property tax ballot measure, even if the communication is factual, unless the communication falls within an express statutory exception. Local governments also should not use public funds for political advertisements or advocacy communications supporting or opposing the measure.

Elected officials and staff may express personal opinions regarding the proposal, including support or opposition, provided they do not use public funds or public resources to disseminate those opinions in a prohibited manner.

Recommendations:

1. Limit publicly funded communications to factual, fair, and impartial information within the exceptions recognized by Florida Statute §106.113;
2. Avoid advocacy language in any publicly funded communication;
3. Do not use public funds, staff time, government email accounts, government social media, official newsletters, or other public resources to advocate for or against the measure; and
4. Review all property-tax-related messaging with legal counsel before publication, distribution, or posting.



**Jenny Fields, CFA
Property Appraiser**

772.288.5618
jfields@pamartinfl.gov
3473 SE Willoughby Blvd. #101 Stuart, FL 34994
www.pamartinfl.gov

**Karl Andersson, CFE
Chief Deputy**

772.419.5387
kandersson@pamartinfl.gov
3473 SE Willoughby Blvd. #101 Stuart, FL 34994
www.pamartinfl.gov



**Proposed Property
Tax Amendment
(CS/HJR 1F)**




The Florida Legislature has approved a proposed constitutional amendment (CS/HJR 1-F) titled "Save Our Homes from Excessive Property Taxes". Voters will decide if it passes in the November 2026 General Election. If approved by at least 60% of voters, parts of it would become effective January 1, 2027.

The first part that would become effective in 2027 is the increase to the homestead exemption to \$150,000 and the Non-Homestead assessment cap reducing from 10% to 5%. Then in tax year 2028, the homestead exemption would increase from \$150,000 to \$250,000. Our newest handout below explains this amendment in more detail and can be found on the "Printable Handouts" section of our website.


We have put together proposed estimates that show how Martin County's tax base would be effected should this amendment pass. Should you have any questions, please don't hesitate to reach out to my office.


Sincerely,

Jenny



Scan this QR Code to visit us on:






**MARTIN COUNTY
PROPERTY APPRAISER**
Jenny Fields, CFA

FLORIDA PROPERTY TAX AMENDMENT (CS/HJR 1F)


The Florida Legislature has proposed a constitutional amendment. If approved by at least **60%** of Florida voters in the November 2026 General Election, the amendment will become effective January 1, 2027.

PROPOSED CHANGES

HOMESTEAD EXEMPTION INCREASES



\$150,000
(Non-school taxes only)




\$250,000
(Non-school taxes only)

Applies to individuals that establish permanent Florida Residency by December 31, 2026

NON-HOMESTEAD ASSESSMENT CAP

For non-homesteaded properties, the annual assessed value cap would change




10% → 5%
(Non-school taxes only)

What this amendment does not do


- Eliminate Property Taxes
- Repeal existing exemptions
- Prevent local taxing authorities from implementing other revenue sources (i.e. millage increases, sales tax, special assessments/non-ad valorem, service reductions)

NEW FLORIDA RESIDENTS

Individuals who are not permanent Florida residents by December 31, 2026, will have to wait 5 years before they would receive the \$250,000 homestead exemption. Their exemption remains at:



School Exemption
\$25,000




Non-School Exemption
\$50,000


What stays the same

- School district levies are not affected by this new exemption
- Save Our Homes (SOH) Portability
- Existing personal exemptions remain unchanged (i.e. veterans, seniors, widows/widowers, and disabled persons)


IMPORTANT DATES




Election Day
November 3, 2026
Florida voters will decide




Effective Date
January 1, 2027
effective date if approved.




First Tax Bill
Changes reflected on November 2027 tax bills.





INFORMATIONAL PURPOSES ONLY



This graphic is provided for informational purposes only. The Martin County Property Appraisers office does not advocate for or against any ballot measure. Voters should review the full amendment language before casting their vote. CS/HJR 1F (2026)

 3473 SE Willoughby Blvd, Ste 101
Stuart, FL 34994

 772-288-5608

 www.pamartinfl.gov



DISCLAIMER

This report is for informational and analysis purposes only. It does not represent an official stance, recommendation, or endorsement of the proposed constitutional amendments by the Martin County Property Appraiser's Office.

The following analysis provides proposed estimates of the reduction to ad valorem taxable value and tax revenue should the proposed constitutional amendment (CS/HJR 1F) pass in the November 2026 General Election. This report reflects the impact of the 5% non-homestead cap, \$150k Homestead Exemption, & the \$250K Homestead Exemption. The new cap and exemptions were applied to individual properties within each Taxing Authority, using the 2025 final certified tax roll. The report compares the original 2025 certified values and taxes to the values and taxes after the new cap and exemptions were applied. These estimates do not include any adjustments to the tax roll based on future market conditions or changes in homestead application trends.

This analysis also includes an adjusted millage rate which represents the hypothetical increase to the millage rate in order for the Taxing Authority to generate the same level of tax revenue after the tax base has been reduced by the new cap and exemptions. This is information only and is not intended to recommend or assume the taxing authorities will make this change. This hypothetical millage rate does not take into consideration any maximum millage rate limits or the requirement by the Local Governing Board to vote and approve an increase.

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COUNTY BOCC (2025 FINAL TAX ROLL)

Taxing Authority	ACTUAL 2025 TAX ROLL				2027 PROPOSED IMPACT (5% CAP & \$150K EXEMPTION)			2028 PROPOSED IMPACT (5% CAP & \$250K EXEMPTION)		
	Total Number of Homestead	Millage Levied	2025 October Final Total Taxable Value	Total Revenue	Reduced Total Taxable Value (5% Cap & \$150k Ex.)	Reduced Total Revenue	Adj. Millage to Maintain Orig. 2025 Revenue	Reduced Total Taxable Value (5% Cap & \$250k Ex.)	Reduced Total Revenue	Adj. Millage to Maintain Orig. 2025 Revenue
COUNTY - GENERAL FUND	49,343	6.5614	39,313,193,175	257,949,592.59	34,758,819,409	228,066,517.67	7.4211	31,733,246,533	208,214,523.80	8.1257
MSTU UNINCORPORATED FIRE DISTRICT	44,020	2.6376	30,381,937,260	80,135,399.79	26,379,163,117	69,577,680.64	3.0378	23,628,368,992	62,322,186.05	3.3915
COUNTY WIDE MSTU UNINCORPORATED	43,302	0.5722	27,895,011,332	15,961,522.14	23,936,042,085	13,696,203.28	0.6668	21,202,200,493	12,131,898.12	0.7528
MSTU PARK / RECREATION	43,302	0.1474	27,895,011,332	4,111,720.84	23,936,042,085	3,528,172.60	0.1718	21,202,200,493	3,125,204.35	0.1939
DISTRICT ONE MSTU	7,609	0.0666	5,890,463,544	392,307.54	5,180,928,691	345,049.85	0.0757	4,735,693,858	315,397.21	0.0828
DISTRICT TWO MSTU	5,609	0.0742	3,045,290,439	225,962.11	2,588,933,634	192,098.88	0.0873	2,302,310,760	170,831.46	0.0981
DISTRICT THREE MSTU	8,389	0.0404	8,436,640,593	340,830.96	7,669,515,127	309,848.41	0.0444	7,162,698,062	289,373.00	0.0476
DISTRICT FOUR MSTU	11,210	0.0478	4,719,946,547	225,615.50	3,708,977,212	177,289.11	0.0608	3,015,445,622	144,138.30	0.0748
DISTRICT FIVE MSTU	10,485	0.0671	5,802,670,209	389,360.69	4,787,705,421	321,255.03	0.0813	3,986,070,191	267,465.31	0.0977
HUTCHINSON ISLAND MSTU	1,171	0.1799	2,451,206,208	440,971.57	2,297,342,719	413,291.96	0.1919	2,199,635,266	395,714.38	0.2005
			360,173,283.73			316,627,407.43			287,376,733.00	
						-12.09%			-20.21%	



TOWN OF JUPITER ISLAND (2025 FINAL TAX ROLL)

Taxing Authority	ACTUAL 2025 TAX ROLL				2027 PROPOSED IMPACT (5% CAP & \$150K EXEMPTION)			2028 PROPOSED IMPACT (5% CAP & \$250K EXEMPTION)		
	Total Number of Homestead	Millage Levied	2025 October Final Total Taxable Value	Total Revenue	Reduced Total Taxable Value (5% Cap & \$150k Ex.)	Reduced Total Revenue	Adj. Millage to Maintain Orig. 2025 Revenue	Reduced Total Taxable Value (5% Cap & \$250k Ex.)	Reduced Total Revenue	Adj. Millage to Maintain Orig. 2025 Revenue
JUPITER ISLAND - OP	317	2.8259	3,988,199,993	11,270,254.33	3,884,145,505	10,976,206.78	2.9016	3,852,545,505	10,886,908.34	2.9254
JUPITER ISLAND - EROSION	317	0.9593	3,975,947,337	3,814,126.25	3,871,892,849	3,714,306.81	0.9851	3,840,292,849	3,683,992.93	0.9932
JUPITER ISLAND - DEBT SERVICE	317	0.2100	3,988,199,993	837,522.15	3,884,145,505	815,670.56	0.2156	3,852,545,505	809,034.56	0.2174
				15,921,902.73		15,506,184.15			15,379,935.83	
						-2.61%			-3.40%	



CITY OF STUART (2025 FINAL TAX ROLL)

Taxing Authority	ACTUAL 2025 TAX ROLL				2027 PROPOSED IMPACT (5% CAP & \$150K EXEMPTION)			2028 PROPOSED IMPACT (5% CAP & \$250K EXEMPTION)		
	Total Number of Homestead	Millage Levied	2025 October Final Total Taxable Value	Total Revenue	Reduced Total Taxable Value (5% Cap & \$150k Ex.)	Reduced Total Revenue	Adj. Millage to Maintain Orig. 2025 Revenue	Reduced Total Taxable Value (5% Cap & \$250k Ex.)	Reduced Total Revenue	Adj. Millage to Maintain Orig. 2025 Revenue
STUART - OP	4,242	4.9000	3,848,932,659	18,859,771.16	3,477,482,056	17,039,662.07	5.4234	3,307,624,818	16,207,361.61	5.7019
STUART - DEBT SERVICE	4,242	0.1310	3,848,932,659	504,212.40	3,477,482,056	455,550.15	0.1450	3,307,624,818	433,298.85	0.1524
				19,363,983.56		17,495,212.22			16,640,660.46	
						-9.65%			-14.06%	



VILLAGE OF INDIANTOWN (2025 FINAL TAX ROLL)

Taxing Authority	ACTUAL 2025 TAX ROLL				2027 PROPOSED IMPACT (5% CAP & \$150K EXEMPTION)			2028 PROPOSED IMPACT (5% CAP & \$250K EXEMPTION)		
	Total Number of Homestead	Millage Levied	2025 October Final Total Taxable Value	Total Revenue	Reduced Total Taxable Value (5% Cap & \$150k Ex.)	Reduced Total Revenue	Adj. Millage to Maintain Orig. 2025 Revenue	Reduced Total Taxable Value (5% Cap & \$250k Ex.)	Reduced Total Revenue	Adj. Millage to Maintain Orig. 2025 Revenue
VILLAGE OF INDIANTOWN	618	1.8250	2,391,597,929	4,367,667.94	2,357,976,084	4,303,306.35	1.8523	2,350,377,770	4,289,439.43	1.8593
				4,367,667.94		4,303,306.35			4,289,439.43	
						-1.47%			-1.79%	



TOWN OF SEWALL'S POINT (2025 FINAL TAX ROLL)

Taxing Authority	ACTUAL 2025 TAX ROLL				2027 PROPOSED IMPACT (5% CAP & \$150K EXEMPTION)			2028 PROPOSED IMPACT (5% CAP & \$250K EXEMPTION)		
	Total Number of Homestead	Millage Levied	2025 October Final Total Taxable Value	Total Revenue	Reduced Total Taxable Value (5% Cap & \$150k Ex.)	Reduced Total Revenue	Adj. Millage to Maintain Orig. 2025 Revenue	Reduced Total Taxable Value (5% Cap & \$250k Ex.)	Reduced Total Revenue	Adj. Millage to Maintain Orig. 2025 Revenue
SEWALL'S POINT - OP	764	3.2700	1,104,163,450	3,610,614.60	1,019,537,601	3,333,887.96	3.5414	945,205,526	3,090,822.07	3.8199
				3,610,614.60		3,333,887.96			3,090,822.07	
						-7.66%			-14.40%	



TOWN OF OCEAN BREEZE (2025 FINAL TAX ROLL)

Taxing Authority	ACTUAL 2025 TAX ROLL				2027 PROPOSED IMPACT (5% CAP & \$150K EXEMPTION)			2028 PROPOSED IMPACT (5% CAP & \$250K EXEMPTION)		
	Total Number of Homestead	Millage Levied	2025 October Final Total Taxable Value	Total Revenue	Reduced Total Taxable Value (5% Cap & \$150k Ex.)	Reduced Total Revenue	Adj. Millage to Maintain Orig. 2025 Revenue	Reduced Total Taxable Value (5% Cap & \$250k Ex.)	Reduced Total Revenue	Adj. Millage to Maintain Orig. 2025 Revenue
OCEAN BREEZE - OP	100	0.7665	95,218,638	72,985.12	84,750,506	64,961.26	0.8612	75,321,246	57,733.74	0.9690
				72,985.12		64,961.26			57,733.74	
						-10.99%			-20.90%	



CHILDREN SERVICES (2025 FINAL TAX ROLL)

Taxing Authority	ACTUAL 2025 TAX ROLL				2027 PROPOSED IMPACT (5% CAP & \$150K EXEMPTION)			2028 PROPOSED IMPACT (5% CAP & \$250K EXEMPTION)		
	Total Number of Homestead	Millage Levied	2025 October Final Total Taxable Value	Total Revenue	Reduced Total Taxable Value (5% Cap & \$150k Ex.)	Reduced Total Revenue	Adj. Millage to Maintain Orig. 2025 Revenue	Reduced Total Taxable Value (5% Cap & \$250k Ex.)	Reduced Total Revenue	Adj. Millage to Maintain Orig. 2025 Revenue
CHILDREN SERVICES	49,343	0.3618	39,389,332,301	14,251,085.72	34,781,881,416	12,584,084.70	0.4097	31,741,217,725	11,483,972.57	0.4490
				14,251,085.72		12,584,084.70			11,483,972.57	
						-11.70%			-19.42%	



FLORIDA INLAND NAVIGATIONAL DISTRICT (2025 FINAL TAX ROLL)

Taxing Authority	ACTUAL 2025 TAX ROLL				2027 PROPOSED IMPACT (5% CAP & \$150K EXEMPTION)			2028 PROPOSED IMPACT (5% CAP & \$250K EXEMPTION)		
	Total Number of Homestead	Millage Levied	2025 October Final Total Taxable Value	Total Revenue	Reduced Total Taxable Value (5% Cap & \$150k Ex.)	Reduced Total Revenue	Adj. Millage to Maintain Orig. 2025 Revenue	Reduced Total Taxable Value (5% Cap & \$250k Ex.)	Reduced Total Revenue	Adj. Millage to Maintain Orig. 2025 Revenue
FIND	49,343	0.0270	39,389,332,301	1,063,514.29	34,781,881,416	939,110.80	0.0306	31,741,217,725	857,012.88	0.0335
				1,063,514.29		939,110.80			857,012.88	
						-11.70%			-19.42%	



SOUTH FLORIDA WATER MANAGEMENT DISTRICT (2025 FINAL TAX ROLL)

Taxing Authority	ACTUAL 2025 TAX ROLL				2027 PROPOSED IMPACT (5% CAP & \$150K EXEMPTION)			2028 PROPOSED IMPACT (5% CAP & \$250K EXEMPTION)		
	Total Number of Homestead	Millage Levied	2025 October Final Total Taxable Value	Total Revenue	Reduced Total Taxable Value (5% Cap & \$150k Ex.)	Reduced Total Revenue	Adj. Millage to Maintain Orig. 2025 Revenue	Reduced Total Taxable Value (5% Cap & \$250k Ex.)	Reduced Total Revenue	Adj. Millage to Maintain Orig. 2025 Revenue
SFWMD - BASIN	49,343	0.1026	39,383,332,301	4,041,350.48	34,781,881,416	3,568,621.03	0.1162	31,741,217,725	3,256,648.94	0.1273
SFWMD - DISTRICT	49,343	0.0948	39,383,332,301	3,734,116.96	34,781,881,417	3,297,322.36	0.1074	31,741,217,726	3,009,067.44	0.1176
SFWMD - EVERGLADES	49,343	0.0327	39,383,332,301	1,288,032.21	34,781,881,418	1,137,367.52	0.0370	31,741,217,727	1,037,937.82	0.0406
				9,063,499.65		8,003,310.91			7,303,654.20	
						-11.70%			-19.42%	

D.

From: Kevin Docherty kdocherty@Townofoceanbreeze.org
Subject: Civilian Intelligence Team (CIT) Meetings
Date: June 10, 2026 at 11:59 AM
To: aaadams@mcsosfl.org
Cc: Town Clerk townclerk@townofoceanbreeze.org, Dan Hudson dhudson@Townofoceanbreeze.org



Good morning, Deputy Adams,

Our Town Clerk (Pam Orr) informed me that the "Civilian Intelligence Team" is looking for a town representative to attend the CIT meetings. As of right now, we do not have an official representative but in the meantime, I will be happy to attend the next few meetings as the town representative. I (Town Council President), will have this as item on next month's Town Agenda to see if we can get permanent representative plus an alternate person (if permanent can't attend).

Thus, I am assuming that tomorrow evening at 6:00 pm is the next scheduled meeting. Could you please confirm and let me know the exact location of the meeting.

I look forward to meeting you and attending the meeting.

Respectfully yours,

Kevin Docherty
Town Council President
Town of Ocean Breeze, FL 34958



COMMUNITY SERVICES UNIT

The Community Services Unit is the point of contact for all agency logistical support and deployment.

Responsibilities

Both public and in-house agency events are coordinated and attended by the Community Services Unit, along with other areas of responsibility:

- **Agency Historian**
 - Keeper of all historical photographs and documents from the creation of Martin County in 1925, to current times
- **Community Organizations**
 - Represent and speak for the agency at community, civic and fraternal organizations
- **Community Programs/Public Affairs**
 - Co-host the monthly Civilian Intelligence Team (CIT)
 - Facilitate all tours of the sheriff's office and Martin County Jail
 - Point of contact, and if requested, attend neighborhood associations, homeowners' association/property owners' association meetings, and special events to hear concerns, mitigate, plan and suggest remedies
- **Emergency Management**
 - Assist the Sheriff's Office Emergency Management Coordinator and represent the sheriff's office in the Martin County Emergency Operations Center during activation
 - Assist the sheriff's office radio liaison coordinator
 - Coordinate field operations and assets before, during, and after an Emergency Operations Center activation or disaster
 - Maintain all Emergency Management assets and supplies with logistical support
- **Special Purpose Asset Management and Deployment**
 - Manage and coordinate the request, use, dispersal, and maintenance of all special purpose sheriff's office assets, utilized both in-house and field operations
- **Webpage Coordinator**
 - Maintain the public Martin County Sheriff's Office website www.mcsofl.org

E.



Protecting the **Communities We Call Home**

July 1, 2026

Dear Florida Municipal Insurance Trust (FMIT) Board of Trustees,

At our recent FMIT Board of Trustees meeting on June 5, 2026, we discussed House Bill 145 (Claims Against the Government). This bill was passed during the 2026 Regular Session by both chambers of the Legislature and would have increased Sovereign Immunity damage caps from \$200,000 to \$350,000 (per-person) and \$300,000 to \$500,000 (per-occurrence), effective October 1, 2026. The FMIT Board took action to approve “contingent rates” for General Liability and Automobile Liability based on this pending legislation, which would have resulted in higher premiums for the FMIT membership.

Fortunately, Governor DeSantis vetoed this bill yesterday afternoon – meaning that current Sovereign Immunity damage caps will remain in place and the FMIT-approved higher “contingent rates” will not be necessary for the 2026-2027 FMIT policy year.

Please see attached for the veto letter from Governor DeSantis.

I wish you, your families and friends a wonderful and safe Fourth of July!

Sincerely,

Chris Krepcho
Chief of Insurance & Financial Services
ckrepcho@flcities.com



P.O. Box 538135
Orlando, FL 32853-8135



Phone: 407.425.9142
Fax: 407.425.9378



insurance.flcities.com



RON DESANTIS
GOVERNOR

June 30, 2026

Secretary Cord Byrd
Secretary of State
R.A. Gray Building
500 South Bronough Street
Tallahassee, Florida 32399

Dear Secretary Byrd:

By the authority vested in me as Governor of the State of Florida, under the provisions of Article III, Section 8 of the Florida Constitution, I do hereby veto and transmit my objection to House Bill 145 (HB 145), enacted during the 128th Session of the Legislature of Florida during the Regular Session of 2026 and entitled:

An act Relating to Claims Against the Government

HB 145 imposes new costs on taxpayers by increasing the damage caps awarded in lawsuits against local governmental entities. Florida law already provides a well-established and thoughtful claims bill process to review and ultimately determine if a judgement above the statutory limits should be awarded.

For these reasons, I withhold my approval of HB 145 and do hereby veto the same.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ron DeSantis".

Ron DeSantis
Governor

2026 JUN 30 PM 4: 20
DEPARTMENT OF STATE
TALLAHASSEE, FL

FILED

Permits

From: Leo Giangrande <leo@gep-llc.com>
Sent: Wednesday, July 8, 2026 12:48 PM
To: Permits
Subject: FW: Indian River Drive crosswalk striping

Hello pam

Sorry I didn't get this to you earlier. Below is my latest correspondence with the county to include in today's agenda. Would you like me to call you at 1:30?

Leo Giangrande, PE
Principal



Giangrande Engineering & Planning

(O) 772-888-9076
(C) 703-999-8972
5025 SW Sensation St
Palm City, FL 34990
www.gep-llc.com

From: Michael Grzelka <mgrzelka@martin.fl.us>
Sent: Tuesday, July 7, 2026 1:40 PM
To: Leo Giangrande <leo@gep-llc.com>
Subject: RE: Indian River Drive crosswalk striping

Leo,

The County does not have the crosswalks within the Town of Ocean Breeze on a schedule to be refreshed currently. Does the Town have a schedule of when they will be refreshing the colored crosswalk paint so that I can coordinate the crosswalk striping at the same time?

Thanks,

Michael



Michael J. Grzelka, P.E.
County Engineer
Public Works Department
(772) 223-7945
Martin County Board of County Commissioners



From: Leo Giangrande <leo@gep-llc.com>
Sent: Tuesday, July 7, 2026 12:22 PM
To: Michael Grzelka <mgrzelka@martin.fl.us>
Subject: RE: Indian River Drive crosswalk striping



Afternoon Mike

I hope your week is going well. Were you able to provide an update on the IRD crosswalk restriping?

Leo Giangrande, PE
Principal



Giangrande Engineering & Planning
(O) 772-888-9076
(C) 703-999-8972
5025 SW Sensation St
Palm City, FL 34990
www.gep-llc.com

From: Leo Giangrande
Sent: Tuesday, June 30, 2026 10:37 AM
To: Michael Grzelka <mgrzelka@martin.fl.us>
Subject: Indian River Drive crosswalk striping

Morning Mike

I hope you are doing well and ready for this short week. This email is to check on the county's estimated schedule for the crosswalk striping to be redone on Indian river drive. This is specifically for the crosswalks within the Ocean Breeze Town limits. I just need to give the town council something to have on their schedule. I understand if it's over a year out

Take care and enjoy your afternoon. Appreciate your time to assist.

Leo Giangrande, PE
Principal



Giangrande Engineering & Planning
(O) 772-888-9076
(C) 703-999-8972
5025 SW Sensation St
Palm City, FL 34990
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The comments and opinions expressed herein are those of the author of this message and may not reflect the policies of the Martin County Board of County Commissioners. Under Florida Law, email addresses are public records. If you do not want your email address released in response to a public records request do not send electronic mail to this entity. Instead, contact this office by phone or in writing.