

TOWN OF OCEAN BREEZE  
MINUTES REGULAR TOWN COUNCIL MEETING  
Monday, December 13, 2018

Ocean Breeze Jensen Beach Clubhouse, Pineapple Bay Room – 10:30 a.m.  
700 NE Seabreeze Way, Jensen Beach, FL 34957

- 1. Call to Order** – President Ken De Angeles called the meeting to order at 10:30 a.m.
  - Pledge of Allegiance – Vice-President Kagdis led the Pledge of Allegiance
  - Roll Call – President Kenneth De Angeles, Vice-President Ann Kagdis, Council Members Richard Gerold, Terry Locatis, David Wagner  
Absent: Mayor Karen Ostrand
  - Staff Present – Town Management Consultant, Terry O’Neil; Town Attorney, Rick Crary; Town Clerk, Pam Orr, and Bookkeeper/Clerical Assistant, Kim Stanton
- 2. Approval of Minutes** – Council Member Gerold asked for the Minutes be corrected to reflect his approval of the Budget Amendment for FYE 2018. President De Angeles confirmed the vote should be changed to 5 – 0. Council Member Wagner, seconded by Council Member Locatis, made a Motion to approve the Minutes of the November 12, 2018 Regular Meeting with the change.  
In favor: De Angeles, Kagdis, Gerold, Locatis, Wagner  
Opposed: None  
Motion Passed: (5-0)
- 3. Comments from the public on topics not on the Agenda**– Kevin Docherty, 8 NE Nautical Dr, Ocean Breeze, stated that he would be submitting an application to be considered for the vacant seat on the Town Council.
- 4. Comments from the Council on topics not on the Agenda** – Council Member Locatis spoke about the October 8, 2018 meeting and the issue of visitor parking. He stated that he would like to talk about it or have it placed on the Agenda for a meeting.

Mr. O’Neil stated that this was discussed briefly during the PUD discussion but without details. He asked Council Member Locatis if he had a concern that there wasn’t as much parking as initially indicated.

Council Member Locatis answered that the issue was brought to him by people living on the north end and that there was zero visitor parking north of Ocean Breeze Drive. He spoke about a temporary spot in one location where a legacy unit had been removed.

Mr. O’Neil commented that visitor parking was well discussed during the adoption of the PUD and subsequent amendments. He assured Mr. Locatis that he would look at the record to see what parking would be provided and report on the matter at the next meeting.

Council Member Locatis announced that there was a grassy area on the west side of Nautical that would be an appropriate for parking.

Mr. O’Neil stated that staff would take that into consideration during the analysis.

Council Member Locatis spoke about rent increases and the Prospectus.

Council Member Gerold remarked that the Memo from Gena May stated that the overhead electrical poles located in the northern section would be removed by FPL on FPL's timeline and it appeared that the issue would be resolved after January. He asked about the poles on the island, where there were no wires attached, and added that Go Local removed the poles on the west end and wanted to know the party responsible for the removal of the poles. He mentioned a pole that was listing about 30 degrees and it had no attachments.

Mr. O'Neil answered that he would look into this.

Council Member Gerold asked about the Certificates of Occupancy on the houses before the residents move in; he felt that once the Certificate of Occupancy was approved, the units should be sealed up tightly. He reported that there were several openings up to six inches wide on several of the units, particularly around the air-conditioners on the single wide units. He reported that a rat was living under his house now and upon inspection around his air-conditioner, it appeared that it was not sealed properly. He asked if the inspector was properly inspecting these units.

Mr. O'Neil reminded Council Member Gerold that the inspections were performed by a Private Provider and they produced a report to the Town Building Official. He stated that he was aware of code requirements with regard to weather proofing and with regard to pest and/or rodents and that he would speak with the Town Building Official, Larry Massing, to determine if that was an element of the Building Code and report back to the Council at the next meeting.

Council Member Gerold asked if there were a Certificate of Occupancy approved for the dock. He stated that there was no signage posted and was wondering what was holding up the CO for the dock so that residents could use it for fishing.

Mr. O'Neil stated that there would not be a Certificate of Occupancy but that there would be a final inspection and required signage should be in place; he added that the Town may not have been called for a final inspection.

Council Member Gerold asked for an update on the schedule for a complete date for a roof and the docks on the side for launching kayaks and paddle-boards. He asked if residents could go on the dock.

Mr. O'Neil, stated that he did not believe there was a final inspection and asked how the dock was being utilized?

Council Member Gerold stated that there was no signage indicating not to go on the dock. He stated there was no lighting on the dock and that he did not know if there would be running water for a bait cleaning station.

Mr. O'Neil answered that staff would look at the permit application and be in touch with Sun Communities.

Vice-President De Angeles asked if Mr. O'Neil would provide an update on this and when the Town could expect this to be completed.

Mr. O'Neil answered that he did not bring a copy of the PUD and he was not sure when the dock was to be complete. He stated that he anticipated if it was not already complete, it would be complete very soon.



Council Member Locatis spoke about the closing of certain permits with Martin County.

Mr. O'Neil stated that the contractor's responsibility was to call for final inspection before a facility comes into use. He stated that the town would double check with the contractor.

President De Angeles asked the Town Clerk for an update.

Pam Orr stated that she would review the permit file for a final inspection.

Council Member Gerold spoke about a "near-miss" in the resort this past weekend involving a vehicle and a resident on Nautical Drive by the lift station. He asked if a street design review should take place. He asked if the Town had any enforcement because the roads were on private property.

Mr. O'Neil answered that the Sheriff's Department would not enforce speed limits less than 25 miles per hour. He added that this was an issue that the Town could broach with Sun.

Vice-President Kagdis stated that she served on the Board of the Florida Municipal Insurance Trust and reported a forthcoming rebate of 14.1%; and, she announced that the fund was in good standing.

Vice-President Kagdis referred to the hand-out "Turtle Tracks" the Environmental Studies Center newsletter. She commented that because of the educational component of the Indian River Drive Project, the Town had a further commitment to the Environmental Studies Center. She recommended that the Town purchase a membership which was \$250.00 annually. She stated these dollars were used to support teachers and programs at the Center. She announced in January, 2019, there would be four lectures.

Vice-President Kagdis stated that the Town of Ocean Breeze supported other Towns with viable initiatives. She spoke about the death of a child in the foster care system in the Town of North Port. She added that as a result of this death, North Port's legislative body did an extensive investigation. She provided the Council with a copy of the report along with North Port's Resolution. She stated that Mayor, Vanessa Carusone, would like the Town of Ocean Breeze to pass a Resolution urging members of the Florida Legislature to support child welfare reform in Florida. She stated that this action would be considered at the next, Regular Town Council meeting. She added the Resolution would be sent to the Florida State Senator Gayle Harrell, an advocate for children.

Vice-President Kagdis spoke about the 77<sup>th</sup> Anniversary of Pearl Harbor, the World War II booklet she made available and referred everyone to page 49, which mentioned Martin County.

Vice-President Kagdis spoke about the rodent problem and asked about placing traps around the new construction sites

Vice-President Kagdis invited everyone in attendance to raise their concerns to the Town Council Members in order for them to perform municipal duties.

Vice-President Kagdis, seconded by Council Member Wagner, made a Motion that the Town become members of the Florida Environmental Center because they were the environmental component of the Indian River Drive Project.

President De Angeles asked for public comment.

Kevin Docherty, 8 NE Nautical Drive, Ocean Breeze Resort, asked about any stipulations concerning the Town's residents.

Vice-President Kagdis provided information on the Environmental Studies Center and spoke about the ESC outreaches, open houses, visiting the Center and educational materials for children and adults.

Role Call

In favor: De Angeles, Kagdis, Gerold, Locatis, Wagner

Opposed: None

Motion Passed: (5-0)

Council Member Wagner stated that it had been brought to his attention that the landscaping sod was being laid over holes and the ground was very inconsistent. He commented that senior residents were walking in those areas and were being injured as a direct result of the uneven sod which was not being laid properly. He invited Mr. Walters, Sun Communities, to meet with him to discuss it further.

President De Angeles asked Mr. Walters about the rat traps scattered around the resort.

Mr. Walters answered that Sun Communities was learning more about rodents as a result of working with Mr. O'Neil and the County Biologist. He stated that they were under contract with NeoTec, Inc. who is handling all of the pest control for Ocean Breeze and it included a rodent program. He remarked that there were twenty-six bait boxes placed around the perimeter of the resort and commented that he had requested that bait boxes be placed around the common areas. He stated that NeoTec advised the traps should be placed along the perimeter because the rodents had a tendency to run along fence lines. He stated that it was now Sun's standard practice to purchase these bait boxes for placement around the resort to help control the issue and that Sun Communities was purchasing a scissor lift to keep the many palm trees trimmed to help cut down on the rat nests in the palms.

President De Angeles mentioned the numerous signs along the grassy area of Jensen Beach Boulevard in front of Ocean Breeze Plaza and provided pictures to the Town Council. He asked Mr. O'Neil if there was anything that the Council could do about these signs.

Mr. O'Neil stated that Martin County had regulations on banners, flags and temporary signs that were installed without a permit. He suggested contacting the Plaza owner to ask if they had regulations or provisions for these signs or if they were willing to create them to declutter the area. He added that the Town could regulate a sign code to prohibit these kinds of signs. He recommended starting with the Plaza owners to determine if they would be willing to police the issue. He added that if the Plaza Owners were not willing, a flexible code could be explored for the start-up of new businesses. He stated that the City of Stuart and other places had permits for temporary banners to be displayed for a couple of weeks.

President De Angeles stated that there were ten signs along this small area along Jensen Beach Boulevard and suggested that a letter, with pictures, be sent to the owners of the Plaza from the Mayor and himself and let them know the concerns.

Mr. O'Neil acknowledged affirmative body language from the entire Town Council.

President De Angeles asked for further comments.



Vice-President Kagdis stated that the Mayor had been vocal about having Ocean Breeze Plaza looking its best. She added that the Town wanted all the businesses to do well and the idea of start-up businesses needing some extra signage was fine. She commented that she had problems in the past with the large broken sign, which took six months to fix, when Dunkin Donuts space was empty. She stated that the owners had a responsibility and regular communication with them should be started. She concluded that the Council wanted the residents to use those businesses.

President De Angeles stated that the Town wanted to support the businesses in the Plaza.

**5. Comments from Town Management Consultant Terry O'Neil** – Mr. O'Neil reported that the County Administrator had given her approval to start discussions about possible improvements to West End Boulevard. He reminded the Town Council that about a year ago a letter was presented to the County Administrator suggesting that a joint effort would make sense between the County, Sun, the CRA and the Chamber of Commerce, etc. to improve West End Blvd. He stated that he was meeting with the CRA Director, to discuss possibilities for the area and commented that the possibilities were related to the space available, the right-of-way between the railroad, Martin County and Sun. He stated that he spoke to Captec Engineering and asked them to prepare a feasibility analysis proposal. He added that from a technical standpoint, someone would need to verify that there was enough room; sidewalks, residents parking for downtown or connectivity to the Plaza for golf carts, landscaping, lighting, etc.

Mr. O'Neil stated that he spoke with Captec Engineering and they were to draw a plan for planting mangroves near the baffle box adjacent to the Environmental Studies Center. He reminded the Town Council that the Town had agreed to plant mangroves and that the project was not tremendously expensive. He added that the Town would need the cooperation of the Environmental Studies Center, the School Board and others in which the program would involve the students planting the mangroves to help stabilize the shore in the area of the baffle box where there would be cleaner storm water discharges into the Lagoon. He stated that Staff would bring this back before the Council before any further action was taken.

Mr. O'Neil announced that he had been in touch with American Tower, the owners/operators of the cell tower in the Town. He stated that he had a brief discussion with the CEO about the possibility and feasibility of reestablishing Wi-Fi for the Town residents and businesses, at no cost.

Mr. O'Neil spoke about the Town's website and Agenda items to be added in advance of the meetings. He stated that Staff met with the Town's IT and Website Host and would be targeting January, 2019 to begin uploading the Agenda items at or around the same time they were provided to the Town Council and the Mayor so that the public could go online and see the materials related to the Agenda items.

President De Angeles asked if an FPL representative could provide more definitive information regarding the recent letter from Gena May, Sun Communities.

Mr. O'Neil suggested obtaining the Council's direction to draft a formal letter from the President requesting that their government liaison attend an upcoming meeting for the purpose of discussing scheduling certain FPL activities.

Council Member Gerold stated that the letter from Gena May stated what FPL was going to do, but does not give a date.

President De Angeles agreed that the letter was vague.

Mr. O'Neil stated if there were no objections, Staff would prepare a letter for President De Angeles' signature.

President De Angeles asked for further comments.

There were none.

**6. Comments from Mayor Ostrand - absent**

**7. Announcements** – Regular Town Council Meeting to be held at Ocean Breeze Resort Clubhouse, Pineapple Bay Room on Monday, January 14, 2019 at 10:30 a.m.

**8. Adjourn** – Vice President Kagdis, seconded by Council Member Wagner, made a motion to adjourn the meeting at 11:15 a.m.

In favor: De Angeles, Kagdis, Gerold, Locatis, Wagner

Opposed: None

Motion passed 5-0

Respectfully Submitted,

Pam Orr,  
Town Clerk

Minutes approved: 1/14/2019