

TOWN OF OCEAN BREEZE MINUTES  
TOWN COUNCIL REGULAR MEETING – NO QUORUM  
Monday, October 8, 2018  
Ocean Breeze Resort Clubhouse – Pineapple Bay Room – 10:30 a.m.

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

- Pledge of Allegiance – Mayor Ostrand led the Pledge of Allegiance
- Roll Call – Present: Mayor Ostrand, President Ken De Angeles, Vice-President Ann Kagdis, Council Members Terry Locatis  
Absent: Council Members Richard Gerold, David Wagner
- 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** – President De Angeles announced that due to the fact that there was no quorum, the approval of the Regular Meeting Minutes for Monday, September 10, 2018 would be deferred to the October 15 meeting.

**3. Direction to Staff Regarding Filling Vacancy on Town Council** – Mr. O’Neil spoke about staff presenting the Council with a procedure for filling the vacancy on the Council and a mailing to all registered voters.

Discussion ensued regarding filling of the vacancy on the Town Council and the definition of a full time resident.

**4. Comments from the public on topics not on the Agenda** – Attorney Bob Meadows announced his candidacy for Circuit Judge, and spoke about his qualifications.

Candi McKenzie, 30 NE Nautical Drive, Ocean Breeze, spoke on behalf of the PTA President of Jensen Beach Elementary about the millage and sales tax on the upcoming referendum. She clarified the uses for the millage and sales tax increase. She spoke about the poor conditions of Jensen Beach and Palm City Elementary Schools.

State Attorney Nirlaine Smart announced her candidacy for Circuit Judge, and shared her qualifications.

President De Angeles asked for further comments from the public.

There were none.

**5. Comments from the Council on topics not on the Agenda** – Vice-President Kagdis asked about the non-renewal of leases of legacy residents.

Mr. O’Neil answered that there was an Amendment to the PUD Agreement that went into more detail about the definition of a legacy resident. He commented that Staff had spoken with Sun representatives and they were expecting a response soon. He stated that the language extended the status of legacy residents to more than unit owners.

President De Angeles asked Chris Walters, Sun Communities Manager, if a response by Sun would be available by Monday.

Mr. Walters stated that he would follow-up on the matter.

Council Member Locatis stated that he had been asked, by six to eight residents that live north of Ocean Breeze Drive, about visitor parking. He commented that there was no visitor parking north of Ocean Breeze Drive. He added that parking was indicated on the PUD map, but was not installed. He mentioned that there was a temporary parking spot with a visitor sign at the far end of Nautical near a legacy unit, but the sign was removed. He remarked that this area had pavers but no lines for parking. He stated there were other spots that appeared to be golf cart parking north of Ocean Breeze Drive, but it was unclear. He added that there was an open lot next to #41, and he did not know Sun's long-term plan for that area.

Chris Walters, Community Manager, Ocean Breeze, stated that Sun would review the PUD and determine the plan for visitor parking. He stated that the matter would be addressed if it was in the PUD, and if not, he would submit it to Sun Communities for consideration.

Mr. O'Neil stated that the Town Council was to study the PUD for the November Regular Meeting, and that the issue of visitor parking could be addressed at that time.

Pam Orr, Town Clerk, relayed the following information from Council Member Gerold to Chris Walters: 1) the gate post on the exit on Indian River Drive was missing allowing cars to enter the wrong way and speed down the street; and, 2) people were parking along the bio-swale to fish from the seawall.

**6. Comments from Town Management Consultant Terry O'Neil** – Mr. O'Neil spoke about the meeting with Sun Communities regarding the ongoing construction and the correspondence to Sun Communities regarding the insufficiencies in the lighting. He reported on the fire at the cell tower (American Tower). He spoke about the letter sent to Martin County in July, 2017 inquiring about improvements to West End Blvd. and the response from the County Administrator. He spoke about the possibility of the Downtown Jensen Beach CRA being involved in those efforts. He added that staff was going to reintroduce the idea of collaborating on West End improvements and concluded that the fuel tax funds could be used.

President De Angeles asked about making West End a two-way.

Mr. O'Neil stated that the West End needed some planning, a pedestrian access to the Plaza and Downtown, parking, etc.

President De Angeles asked if residents from South Street would be involved.

Mr. O'Neil answered that he was referring to West End Boulevard and unless the Mayor or the Town Council objected, he would commence discussions, at staff level, and bring forth a report.

**7. Comments from Mayor Ostrand** – Mayor Ostrand announced the Tuesday, November 6, 2018 Election and the vote-by-mail ballots. She spoke about the importance of Home Rule.

Council Member Locatis expressed concerns about West End Boulevard. He asked if the concerns of Council Member Wagner regarding this area could be addressed.

Mr. O'Neil stated that the property was owned by Sun Communities and sub-leased by American Tower. He spoke about the recent clearing of an area which exposed a derelict fence, which was

not located in the Town. He stated that Martin County Code Enforcement had been notified regarding the fence. He added that he believed Sun Communities was planning to contact the owners of the fence and offer to remove it.

President De Angeles asked how much of this area was in the Town.

Mr. O'Neil answered that the cleared area was in the Town but that the fence was not in the Town.

Vice-President Kagdis stated this area had been a problem for twenty-one years and worsened after the cell tower was erected. She added that the Town had contacted the County many times to ask for assistance. She commented that in light of the fact that this was now a redeveloped community and had many more people using West End Boulevard as vehicular and non-vehicular traffic to the shopping plaza, it would benefit the Town to press for safe crosswalks. She pointed out the sidewalks were installed as far as the sushi bar / cottages and the remaining area had no sidewalks. She remarked that people walked and parked in the street. She stated that she had spoken to the Commissioners who were on the Commission for more than five years about the problem. She concluded that it should be brought up before them again in order to attempt to receive some assistance and agreed that the fuel tax funds should be used to help.

Vice-President Kagdis announced that the Cabana at Jensen Dunes, the adjacent property, had invited the Town to use their space for meetings. She announced that on October 18<sup>th</sup> from 6:00 – 8:00, The Cabana at Jensen Dunes had invited all Ocean Breeze residents for beer tasting, music and food.

President De Angeles added that The Cabana was located on the road north of St. Martin De Porres Catholic Church. He asked if the next meeting would be scheduled on October 15, 2018.

Mr. O'Neil answered that the meeting would be scheduled for October 15, 2018 if the meeting facility was available. He added that the meeting could take place in the smaller meeting room and that the last option would be the Community Center in Downtown Jensen Beach. He stated the meeting would be held at 5:00 p.m. and be advertised, if acceptable to the Town Council.

Mayor Ostrand announced that Congressman Brian Mast was to visit the Town on Wednesday, October 10, 2018 at 12:30 p.m. to evaluate the Indian River Drive Project. She invited the Council and public to attend.

Candi McKenzie asked about spreading this information to the residents.

President De Angeles suggested that residents help spread the information about Congressman Mast's visit to the Town.

Eugene (inaudible), 71 NE Riptide Drive, Ocean Breeze, thanked President De Angeles for driving him to his doctor appointment.

**8. Announcements –**

**9. Adjourn –** The meeting ended at 11:30 a.m.

Minutes approved: November 13, 2018