



Martin County
Hobe Sound
Neighborhood Advisory Committee
Meeting Minutes

8980 SE Olympus St
Hobe Sound, FL

Wednesday, November 13, 2024

PRESENT

Table with 3 columns: Position, Name, Term Expiration. Rows include Chair (Robert Krebs) and Members (Christian Nelson, Emily Thorsen, Robin Sexner-Cole, Mitchell E. Miller).

STAFF PRESENT

Table with 2 columns: Position, Name. Rows include CRA Program Manager (Jana Cox), CRA Specialist (Noehmi Lopez), Senior Assistant County Attorney (Sebastian Poprawski), Senior Planner (John Sinnott), District 3 Commissioner (Harold Jenkins).

\* Indicates a motion \*\* Indicates a vote \*\*\* For the record comment

CALL TO ORDER – Meeting was called to order at 6:02 PM.

DISCLOSURE OF CONFLICTS OF INTEREST – None

APPROVAL OF MINUTES – Agenda Item: 25-0279 Draft Meeting Minutes – September 11, 2024 MOTION

\* E. Thorsen motioned to approve the proposed September 11, 2024, meeting minutes as presented

\*\* C. Nelson seconded, and the motion carried UNANIMOUSLY

COMMENTS

- 1. PUBLIC - None

PRESENTATION

Agenda Item: 25-0282, Hobe Sound NAC – HS Boys & Girls Club

Raul Ocampo, Jr., Principal at ADC Architects presented the concept, redesign, and future buildings for the HS Boys & Girls Club.

R. Sexner-Cole – I am impressed with your design.

E. Thorsen – Is there a particular space where the buses will be parking?

R. Ocampo – The buses will be parking in basically the same position that they are now with much more space for them to spread out.

M. Miller – Do you have to vacate the building during construction and where will the kids go?

K. Fletcher – Much in the same way we operated during Covid, we will be looking to utilize space from local places like the Bible College and any vacant space we can find to house our students with little or no disruption.

C. Nelson – How much additional square footage are you adding to the site?

R. Ocampo - We are adding about 7,000 square feet.

B. Krebs – Are you preserving any upland habitat as required by the county?

R. Ocampo – We are not touching what is currently there and will clean up the habitat that currently exists. We are abiding by the habitat rules and regulations.

B. Krebs – What about landscaping? Will you be adding above and beyond what is required? Plenty of shade trees?

R. Ocampo – We are working with the county of course. We will be preserving some trees that are there now and adding more as the county requires.

B. Krebs – Have you considered on-street parallel parking on SE Lares since it exists further down the street towards Bridge Road?

K. Fletcher – No we will not be adding parallel parking on SE Lares for the safety of the kids.

E. Thorsen – Have you considered putting in walking trails along the perimeter?

R. Ocampo – We cannot do this because of the scrub preserve.

## **PRESENTATION**

### **Agenda Item: 25-0284, Hobe Sound NAC – The Cove at Hobe Sound**

Richard Wasserstein, Property Owner presented the project which consists of 38 townhouses on SE Rohl Way.

R. Sexner-Cole – Do these units have elevators?

R. Wasserstein – Yes.

E. Thorsen – Is this property zoned for 38 units?

R. Wasserstein – Yes.

J. Sinnott – This will be a resubmittal to a previously approved site plan that was not built. There are some height restrictions and/or exemptions, but this will go through the entire development review process with the applicant.

M. Miller – Where is the wall for privacy on the rooftops? What about parking, is there additional parking in the rear?

R. Wasserstein – Pointed out the wall separating each unit. Yes, we have additional parking in the rear.

E. Thorsen – This is a lot jammed into one space and I am disturbed by it. I do however understand that it is zoned for what you are trying to build.

R. Wasserstein – This is why we changed our architecture and structure of the buildings. The previous plan was not what we wanted and not appealing to the community of Hobe Sound.

B. Capps – I am in the roofing business, and I am concerned about removing all of the stuff from the roof when it needs to be replaced.

R. Wasserstein – We feel that this is a great setup with the open space, pool/spa, privacy wall and other amenities if the homeowner desires to have them.

P. Mahardy – Will these be available for all ages or over 55 years of age?

R. Wasserstein – All ages.

M. Miller – I would advise you to amend the number of units.

S. Hughes – My recommendation in following what the Hobe Sound community is looking for would be to make the lower corner bedrooms bigger. It makes them more desirable and valuable for the owner.

M. Miller – Another thing that I would suggest is breaking up the 8-unit buildings making them 7 and adding more landscaping. Also add additional windows.

P. Mahardy – Who will be responsible for the landscape once they are sold?

R. Wasserstein – On the units that are sold, the homeowner will be responsible for the roof landscape and the association will take care of the front along with the common shared landscape.

## **PRESENTATION**

### **Agenda Item: 25-0285, Hobe Sound NAC – Oblivious Holdings Presentation – Mixed Use Project**

Scott Hughes, Principal, Hughes Umbanhowar Architects LLC presented the project to the committee.

R. Sexner-Cole – Where would the commercial shoppers park?

S. Hughes – Along the front as they are parking now.

E. Thorsen – I like that you kept the curved-edged concept from the original building.

M. Miller – Maybe you could break up the architecture by adding something different to the first floor.

S. Hughes – I am open to conversation about that.

N. Serenyi – How will the commercial spaces be advertised when there is a vacancy?

S. Hughes – Maybe signs in the windows. We are not entirely sure.

## **MOTION**

\* R. Sexner-Cole motioned to move this project along in the development review process

\*\* M. Miller seconded, and the motion carried UNANIMOUSLY

## **PRESENTATION**

### **Agenda Item: 25-0286, Hobe Sound NAC – Floridays RV Park Presentation**

Brad Currie, Haley Ward presented the project to the committee.

R. Sexner-Cole – There are a variety of RVs in this park, and they are unsightly.

M. Graham – We have set the age of RVs to 10 years max. Anything older than that is not allowed. We have done our best to add landscaping and trees to try and make the park look appealing. We know that the park needs some work as far as appearance and that is why we are requesting these changes.

M. Miller – What is the term of stay?

M. Graham – 6 months is the longest that you can stay in the park, and this is mandated by the state for RV Parks.

B. Krebs – Will this change the zoning for all the sites or just this location?

B. Currie – Just this site.

R. Sexner-Cole – I am concerned if we allow this zoning change, it might set a precedent for other parks to allow RV's and we don't want that in Hobe Sound.

R. Sexner-Cole – I would like to see more land and fewer RVs. I am worried about how many more RVs you are proposing to add.

M. Graham – It will only be up to 10 more max based on County guidelines.

Commissioner Jenkins – Has anyone asked Treasure Coast Regional Planning Council? They are the ones who changed the zoning.

B. Currie – I will call them.

B. Krebs – Part of the reason why we are scrutinizing this so much is that it is a change that could potentially have a huge impact. It's hard to say yes to something we can't predict.

E. Thorsen – I agree with the guidelines on how many you can add, but we need to fix the wrong if it was done incorrectly.

M. Graham – I could agree with that.

## **MOTION**

\* R. Sexner-Cole motioned to move this project along in the development review process

\*\* M. Miller seconded, and the motion carried UNANIMOUSLY

## **NEW BUSINESS**

### **Agenda Item: 25-0280 Hobe Sound 2025 Meeting Dates**

The committee voted to approve the meeting dates that were proposed for 2025 as noted below:

Meeting every other month

Hobe Sound Community Center, 8980 Olympus Street, Hobe Sound 6:00 pm unless noted

- Wednesday, January 8
- Wednesday, March 12
- Wednesday, May 14
- Wednesday, July 9
- Wednesday, September 10
- Wednesday, November 12

**MOTION**

- \* E. Thorsen motioned to approve the proposed 2025 meeting dates as presented
- \*\* C. Nelson seconded, and the motion carried UNANIMOUSLY

**Agenda Item: 25-0281 Hobe Sound Chair and Vice-Chair selections for 2025**

**MOTION**

\* Discussion ensued and the committee voted UNANIMOUSLY to keep Robert Krebs as the Hobe Sound NAC Chair and Emily Thorsen will be the Vice-Chair.

**OLD BUSINESS**

**Agenda Item: 25-0287, Hobe Sound NAC – Staff Updates**

Jana Cox, CRA Program Manager, provided an update to the committee about the historic Train Station relocation. Nadia Serenyi of Urban Camouflage Arts Company discussed the dedication of Mural #28 “The Beat Goes On”. The dedication will take place Saturday, November 16<sup>th</sup> at 2:00 PM and is located at The Hobe Sound Community Presbyterian Church at 11933 SE Juno Crescent.

**COMMENTS**

1. PUBLIC - None
2. MEMBERS - None
3. STAFF - None

**ADJOURN** – Meeting adjourned at 8:21 PM.

Recorded and prepared by:

\_\_\_\_\_  
Noehmi Lopez, Community Development Specialist

\_\_\_\_\_  
Date

\_\_\_\_\_  
Robert Krebs, Chair

\_\_\_\_\_  
Date

**ADA**

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