



Martin County
Hobe Sound
Neighborhood Advisory Committee
Meeting Minutes
8980 South East Olympus Street, Hobe Sound, Florida

Wednesday, January 14, 2026

PRESENT

Position	Name	Term Expiration
Chair	Mike Banas	February 22, 2029
Vice Chair	Emily Thorsen	September 11, 2029
Members	Robert Krebs	September 11, 2026
	Robin Sexner-Cole	April 18, 2026
	Mary Gavin	February 20, 2027
	Susan Butler	September 11, 2026
	Mitchell Miller	January 28, 2027

ABSENT

Position	Name	Term Expiration
N/A	N/A	N/A

STAFF PRESENT

Position	Name
CRA Director	Susan Kores
CRA Program Manager	Jana Cox
Sr. Assistant County Attorney	Sebastian Fox
Commission Aide-District 3	Colleen Pachowicz
District 3 Commissioner	Blake Capps

*** Indicates a motion**

**** Indicates a vote**

***** For the record comment**

CALL TO ORDER

Meeting was called to order at 6:06 PM.

DISCLOSURE OF CONFLICTS OF INTEREST

None

APPROVAL OF MINUTES

Agenda Item: 26-0449 HOBE SOUND NAC - APPROVAL OF MINUTES FROM NOVEMBER 12, 2025, MEETING

MOTION

* B. Krebs motioned to approve the proposed November 12, 2025; meeting minutes as presented

** M. Gavin seconded, and the motion carried UNANIMOUSLY

COMMENTS

1. PUBLIC

- None

PRESENTATIONS

Agenda Item: 26-0450, FLORIDAYS PRESENTATION AS IT APPLIES TO A TEXT AMENDMENT APPLICATION

K. Storey – Attorney for Floridays, presented the Floridays Power Point. She gave an overview of land use and zoning pre and post Article 12. Applicant wants to change the LDR (CRA subdistrict in the Hobe Sound CRA only) that applies to RV Parks.

COMMENTS

M. Gavin - Potential worst-case scenario is 50 properties with the Corridor subdistrict designation that can now increase RV density.

M. Miller – What is the current density of the park now?

S. Graham - 12 units per acre.

M. Gavin – You run an excellent park. But not everyone does. This would apply to others.

B. Krebs - Will all the sites be 1500 sq. ft.?

S. Graham - All will be closer to 1800 sq. feet. We want some transient sites and some seasonal 1500 and 1800. We are changing it to have an internal loop with landscaping around it. It will be very expensive, \$3-5 million.

M. Gavin – How many sites would this give you?

S. Graham – We are currently permitted for 88, this would give us 120.

M. Gavin - I am thinking about the car traffic.

S. Graham – We would close off the road on Dixie.

E. Thorsen – What is the maximum number of employees?

S. Graham – Probably 2-4 on an annual basis.

B. Krebs - How many sites are allocated?

S. Graham - It would not be more than 4.

E. Thorsen – Can you do the water and sewer?

S. Graham – Yes according to SMRU. And they gave us an estimate of about 1.5 million.

J. Sinnott – Defined that this is not a site plan but an LDR text change. We would not see a site plan until the text amendment was either approved or not.

S. Graham – We will have a few park models if we can afford it and use them as rentals.

B. Krebs – Are there any limitation on those park models? Could the whole place be that?

S. Graham – We don't want to be a resort, just an RV park.

B. Krebs - I think we should put a limit on them, 25%.

M. Miller – Do you do Outdoorsy RV Rentals?

S. Graham – No, we want whoever we are renting to as the occupants. We do not want to be an Air BNB.

S. Fox – Important to know that staff is recommending denial. We can answer questions and provide additional information.

J. Sinnott – The biggest reason is preemption. There is language in the State Statute that says if a municipality changes the LDR, it could trigger a preemption. Meaning, it would then allow others to build to the state code which permits increased density. State Statute Section 5.13 was read.

E. Thorsen – Can we get something from the state?

S. Fox – We would not get much guidance from them.

K. Storey – It must come before the Board.

B. Krebs – I like what they want to do, I like their vision. The concern is because it's a possibility that others will do the same. Is it going to be a problem?

S. Kores – I would like to give the CRA perspective. We agree with Growth Management and Legal in that we are not in favor of this amendment. It poses too many uncertainties. 50 properties with increased RV densities are not what the CRA is looking for. We don't increase density for affordable housing or other necessary community improvements. The applicant also said "if economically feasible" they would be installing sewer and water through SMRU. What if it isn't? There are 6 CRA areas and this would open the door to all others. We do not think that the benefits stated outweigh the risk of preemption.

M. Gavin – My perspective is that this is a CRA. Not the whole county and not the state. My concern is that I don't see it as affordable housing because its temporary. I need to support the CRA and not the owner. So, this does not make sense.

S. Butler – Others will say, "They did it, we want to do it."

M. Miller - I don't see the impact as being severe. Per acre the change of open space is minimal, maybe an extra 2500 sq. feet, per acre. I am in favor.

M. Banas – LDRs were changed just 6 years ago. I am reticent to open the floodgates and would prefer to err on the side of caution.

R. Sexner-Cole – This is not based on the integrity of the applicants. My problem is what follows behind and how it expands things.

S. Graham – Would you have approved if preemption was off the table?

B. Krebs - This would have to be customized so that no other can achieve greater impacts.

S. Fox – Impossible to do for every lot, every property, every owner.

MOTION

* M. Gavin motioned to recommend denial to the text amendment.

**S. Butler seconded, and the motion carried 4-3 with E. Thorsen, M. Miller and R. Sexner-Cole dissenting.

Agenda Item: 26-0453, HOBE SOUND NAC – MARTIN LOAN FUND OVERVIEW
Paul Skyer of Inclusify presented the program to the Committee.

COMMENTS

B. Krebs – Do you work with the county?

P. Skyers – Yes.

M. Miller – Do you loan to developers?

Paul – Yes to small homeowners but not developers.

M. Gavin – Is there anything you don't lend to?

P. Skyers - Gambling or entertainment.

Agenda Item: 26-0455, HOBE SOUND NAC – GMD PROJECTS UPDATE

John Sinnott, Growth Management Principal Planner presented 12 projects in different stages of the development review process.

Commissioner Capps – Educated the community on what types of projects come before the Board of County Commissioners for approval.

COMMENTS

M. Miller – Will we see the Hobe Sound Boathouse?

J. Sinnott – Yes.

M. Miller - There is no crosswalk at the NW corner of Bridge and Dixie. When coming south on Dixie, the sidewalk goes through Diamond's Auto, and you can't get across Bridge Road.

NEW BUSINESS

Agenda Item: 26-0456, HOBE SOUND NAC – FY 27 CAPITAL IMPROVEMENT PLAN

Jana Cox, CRA Program Manager presented staff's recommendations for the allocation of 2027 TIF funds. S. Kores explained what an Open Space Plan is and how it will be used.

COMMENTS

M. Miller – So the \$40,000 is for a consultant for the Plan?

S. Kores – Yes.

MOTION

* M. Miller motioned to approve the FY 2027 CIP as presented.

**M. Gavin seconded, and the motion carried UNANIMOUSLY

OLD BUSINESS

Agenda Item: 26-0460, HOBE SOUND NAC – STAFF UPDATES

Jana Cox, CRA Program Manager presented Hobe Sound CRA project updates:

Utility Box Wrap project – The company that did the first one said they would be interested in helping us wrap some more boxes.

Traffic Calming – Talked with Public Works and Deputy Mario from the Sheriff's Office. If a community wants to do speed tables, there must be 100% agreement within the neighborhood.

COMMENTS

M. Banas – We need to get community involvement, and perhaps another organization to look at funding an off-duty officer to write tickets.

Deputy Mario – You could pay an off-duty detail. I did look at the numbers from the past week. There were over 500 traffic stops and 325 citations issued in that week across Martin County. There has only been about 20 resulting in a citation in the area you are talking about. There are a few challenges, people see the officer in the neighborhood and slow down before a citation can be written, and the one lane road is a problem as well. Traffic on Bridge is not as bad an issue as other places.

M. Banas – If we get an off-duty officer and target a few hours in the morning and evening a couple of days per week, people will begin to understand that cutting through and speeding are not good options.

Deputy Mario – Go to our website, look for Thomas McDonald, detail coordinator. He would be the one to contact for an off-duty detail. It depends on what the top-level concern is. Can't really control those people avoiding traffic control devices. The only stop would be for traffic.

He introduced Chris Mauricio, new COPD for Hobe Sound.

COMMENTS

1. Member –

B. Krebs - Thanks to Sebastian and to Susan for the explanations on Floridays.

2. Public-

Commissioner Capps – Finished two unpaved roads, Elenor and Hammond. Next is Sagave.

Mark Scott – I have lived in Hobe Sound for 10 years. Zeus Park is a disaster, nothing but sand and dirt. I live on the park and pick up garbage in the park. It’s disgusting. It’s a gorgeous area. More development means more people in the park. We need a fence around the park. Every park has a split rail fence. We need a crosswalk so that cars don’t come into the park.

The irrigation doesn’t work, and Parks staff never call me back. The Park is going down the tubes.

J. Cox – Do you have an active RFS?

Commissioner Capps – We will follow up with them.

P. Mahardy - Is there CRA money for us to revitalize the park?

J. Cox – We will investigate it.

Commissioner Capps – The Reed family gave that park to MC and there are some restrictive covenants. We will need to look at that.

ADJOURN – Meeting adjourned at 8:30 PM.

Recorded and prepared by:

Susan Kores, Community Development Director

Date

Mike Banas, Chair

Date

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our [accessibility feedback form](http://martin.fl.us/accessibility-feedback) located at martin.fl.us/accessibility-feedback.