



Martin County
Hobe Sound
Neighborhood Advisory Committee
Meeting Minutes

8980 SE Olympus St
Hobe Sound, FL

Wednesday, May 8, 2024

PRESENT

Position	Name	Term Expiration
Chair	Robert Krebs	September 11, 2026
Members	Christian Nelson	September 11, 2026
	Mitchell E. Miller	January 28, 2027
	Emily Thorsen	February 20, 2025

ABSENT

Position	Name	Term Expiration
Vice Chair	Allyson Von Holten	September 11, 2025
Members	Suzanne Cromwell	February 22, 2027
	Robin Sexner-Cole	April 18, 2026

STAFF PRESENT

Position	Name
CRA Program Manager	Jana Cox
CRA Specialist	Noehmi Lopez
Senior Planner	John Sinnott

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

CALL TO ORDER – Meeting was called to order at 6:00 PM.

DISCLOSURE OF CONFLICTS OF INTEREST – None

APPROVAL OF MINUTES – Agenda Item: 24-0900 Draft Meeting Minutes – March 13, 2024

MOTION

- * M. Miller motioned to approve the proposed March 13, 2024 meeting minutes as presented
- ** C. Nelson seconded, and the motion carried UNANIMOUSLY

COMMENTS

1. PUBLIC

- T. Fucigna – I am concerned that the new detached garage located at 12043 SE Juno Crescent is not in compliance with the Hobe Sound code standards. It does not fit with the architectural standards and the unique character of Zeus Park.
- J. Cox – Some of the confusion with this permit is that the permit is for an outbuilding, not a detached garage. The homeowner did apply for and receive alternative compliance for the width of the front porch prior to applying for building permits.

PRESENTATIONS

Agenda Item: 24-0903, Hobe Sound NAC – PBS Headquarters Proposed Development

Michael Nolan (CEO), Reilly Pelkey (Project Manager), Clint Larkan (Architect) and David Arizabaleta (Civil Engineer) presented to the committee a proposed project for PBS (Positive Behavior Supports Corp.) The plan is to relocate their Administrative Offices from Stuart to the Hobe Sound CRA. The project consists of North and South buildings near 9074 SE Antis Place and will be an approximately 18,000-square-foot complex.

M. Miller – This looks like a great project. I like how the areas are broken down for functionality. Will there be any people staying on-site? How many employees will you have on staff?

M. Nolan – We have about 40 employees, however on an average day, we would have about 30 since with some working remote.

E. Thorsen – Who would live in the residential apartments and for how long? How many parking spots do you have?

M. Nolan – Out-of-state staff would stay in the residential apartments for approximately one week. In our plans, we have about 31 parking spots. We are also working on relocating some staff members to reside in Hobe Sound and the hope is that they would walk or ride a bike to work.

B. Krebs – Does this project need any alternative compliance? Please add as much landscaping as possible.

J. Sinnott – We do not have a final site plan from the developer and now we do not have any Alternative Compliance. We are waiting for the next set of plans to come in for review.

D. Arizabaleta – We will be working with a landscape architect to come up with a plan for all landscape work on this project.

C. Nelson – Are there any buildings getting demolished?

C. Larkan – We were hoping to preserve one of the homes, but unfortunately it was infested with termites. As for the rest, they are outdated buildings that would need to be removed.

B. Krebs – Will this need to go to the Board of County Commissioners?

J. Sinnott – No, this falls under a minor site plan and will be reviewed and approved by the Growth Management Director.

E. Thorson – It would be great if this project would come back to this committee as it gets closer to final approval.

NEW BUSINESS

Agenda Item: 24-0901, Hobe Sound NAC – CRA Design Standards

Jana Cox, CRA Manager, presented to the committee the background and effort in updating the architectural standards for all 6 Community Redevelopment Areas.

C. Nelson – Will this come back to us in September?

J. Cox – Yes Rick Gonzalez from REG and the Treasure Coast Regional Planning Council will have a presentation for each NAC.

OLD BUSINESS

Agenda Item: 24-0904, Hobe Sound NAC – CRA Investment Program - Applicant 006 Completion Report

Jana Cox, CRA Program Manager, presented the completion report for Applicant #006, Property Improvement, located at 9014- 9054 SE Bridge Road.

C. Nelson – Are the other businesses in Hobe Sound aware of this program?

J. Cox – We are in the process of creating brochures and a marketing strategy to make businesses more aware of this program. Secondly, each approved project, we install a sign showing that this project is sponsored by the CRA. This sign brings awareness to the business owners and hopefully spurs on more applicants.

COMMENTS

- 1. PUBLIC
 - None
- 2. Members
 - None
- 3. Staff
 - None

ADJOURN – Meeting adjourned at 6:48 PM.

Recorded and prepared by:

Noehmi Lopez, Community Development Specialist

Date

Robert Krebs, Chair

Date

ADA

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