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Martin County
Hobe Sound
Neighborhood Advisory Committee
Meeting Minutes

8980 SE Olympus St
Hobe Sound, FL

Wednesday, March 12, 2025

Table with 3 columns: Position, Name, Term Expiration. Section: PRESENT. Rows include Chair (Robert Krebs) and Members (Mitchell E. Miller, Mike Banas, Emily Thorsen, Robin Sexner-Cole, Mary Gavin, Susan Butler).

Table with 2 columns: Position, Name. Section: STAFF PRESENT. Rows include CRA Program Manager (Jana Cox), CRA Specialist (Noehmi Lopez), Assistant County Attorney (Frank Moehrle), District 3 Commissioner (Blake Capps).

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

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

DISCLOSURE OF CONFLICTS OF INTEREST – None

APPROVAL OF MINUTES – Agenda Item: 25-0777 Draft Meeting Minutes – November 13, 2024 MOTION

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

APPROVAL OF MINUTES – Agenda Item: 25-0778 Draft Meeting Minutes – January 8, 2025 MOTION

- * M. Banas motioned to approve the proposed January 8, 2025, meeting minutes as presented
**R. Sexner-Cole seconded, and the motion carried UNANIMOUSLY

COMMENTS

- 1. PUBLIC
• None

PRESENTATION

Agenda Item: 25-0779, Hobe Sound NAC – Minor Final Site Plan Presentation - Wisteria Place
Dan Siemsen, Principal for 2GHO, presented the concept of a Minor Final Site Plan Application for a 17-unit townhouse development in the Hobe Sound CRA area. The applicant Steve Thompson was also present.

M. Miller – Has this project gone to the County?

J. Cox – This has recently been submitted to the Growth Management Department.

R. Krebs – Has the drainage plan been reviewed?

D. Siemsen – We will be working on it with Martin County, but all the discharges will be held on-site and go to the dry retention area west of the property.

E. Thorsen – Will the homes have balconies? Please use native planting and keep any trees you can.

D. Siemsen – None will have balconies.

R. Krebs – Will the shrub area be left?

D. Siemsen – Yes it will be preserved.

M. Mathews – I live near this area, and we were not notified. I like that these homes have garages, but what about overflow parking?

D. Siemsen – There will be guest parking on the property.

M. Mathews – These two-story homes are great, but not the best place for the area. There will be a lot of noise produced especially with the clubhouse pool. I am strongly objecting to this project. I would like to see this somewhere else. Has there been a water development study done for this? I am worried I must dig deeper for my well.

J. Sinnott – We will be reaching out to South Martin Region Utility about the study.

R. Krebs – Ms. Mathews, the developer demonstrates on their plan that the discharge water will stay onsite which will go back underground.

B. Capps – Some private roads like Gold Avenue are dirt roads that you'll be using once it goes into construction. This will cause stress on the roads. What will you be doing about that?

E. Thorsen – Will you be able to pave Gold Avenue as part of the project? As for the pool noise perhaps, there could be pool rules. What is the targeted home cost?

D. Siemsen – We will investigate what could be done for Gold Avenue. These homes are for middle-class homeowners.

C. Weisleder – This project could improve property value.

M. Gavin – What kind of notices will there be for the nearby neighborhood?

J. Sinnott – There will be a yellow sign that has the permit number on the property during the process.

M. Miller – This looks like a great project and the applicant has been going by all CRA guidelines.

M. Gavin – Take a look at Tradewinds in Hobe Sound they did a great job. I would recommend adding landscape to the houses all the way up.

D. Siemsen – Thank you, we could add more.

MOTION

* R. Sexner-Cole motioned to recommend approval for the Wisteria Place project with the addition to adding more landscape to the plan and paving Gold Road

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

NEW BUSINESS

Agenda Item: 25-0780, Hobe Sound NAC – FY2026 Capital Improvement Plan (CIP)

Jana Cox, Program Manager, presented the Capital Improvement Plan and update for Hobe Sound fiscal year 2026.

M. Gavin – I am not sure how will the unpaved roads impact the entire Hobe Sound CRA area.
B. Capps – There will be two roads, Sagava and Elenor Avenue that will be paved in the summer. My goal is to have all dirt roads paved.

MOTION

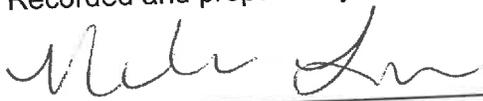
- * R. Sexner-Cole motioned to approve the Hobe Sound CIP for fiscal year 2026
- ** M. Miller seconded, and the motion carried unanimously

COMMENTS

1. PUBLIC - None
2. MEMBERS
 - R. Krebs – Please welcome our new committee members Mary Gavin and Susan Butler to the Hobe Sound NAC.
 - M. Banas – Behind the new restaurant Sophia's there have been concerns about right-of-way parking. Also is seems they are leaving the sandwich board signs out during non-business hours.
 - J. Cox – They are allowed to have them out but must take it in during non-business hours. Code Enforcement is investigating this issue.
3. STAFF - None

ADJOURN – Meeting adjourned at 7:18 PM.

Recorded and prepared by:



Noehmi Lopez, Community Development Specialist



Robert Krebs, Chair *vice chair*

EMILY THORSEN

14
5/14/25
Date

14
5/14/25
Date

ADA

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