

Hobe Sound NAC

March 12, 2025



GOLDEN GATE

HOBE SOUND

JENSEN BEACH

OLD PALM CITY

PORT SALERNO

RIO





CIP → a **PLANNING** and **BUDGETING** document

Capital Budget Capital Program

- Identify and prioritize capital projects
- Identify sources of funding
- Opportunity for public participation
- Aligns improvements with resources

Community Redevelopment Plan

NAC ADVISES → **CRA RECOMMENDS** → **BOCC FINALIZES**



GOLDEN GATE

HOBE SOUND

JENSEN BEACH

OLD PALM CITY

PORT SALERNO

RIO





How Does TIF Work?

Tax Increment Financing is one of the tools available to encourage investment in the CRA.

- *Step 1:* The dollar value of all real property in the CRA Area is determined as of a fixed date → “base value” Hobe Sound was 2000.
- *Step 2:* Taxing authorities continue to receive property tax revenues in the subsequent years based on the base value.
- *Step 3:* Increases in real property value (the *increment*), are deposited into the Community Redevelopment Agency Trust Fund at a percentage rate established by BOCC. Right now, that is 65%.
- *Step 4:* Funds are used for redevelopment in the designated CRA area.

NOT AN EXTRA TAX



GOLDEN GATE

HOBE SOUND

JENSEN BEACH

OLD PALM CITY

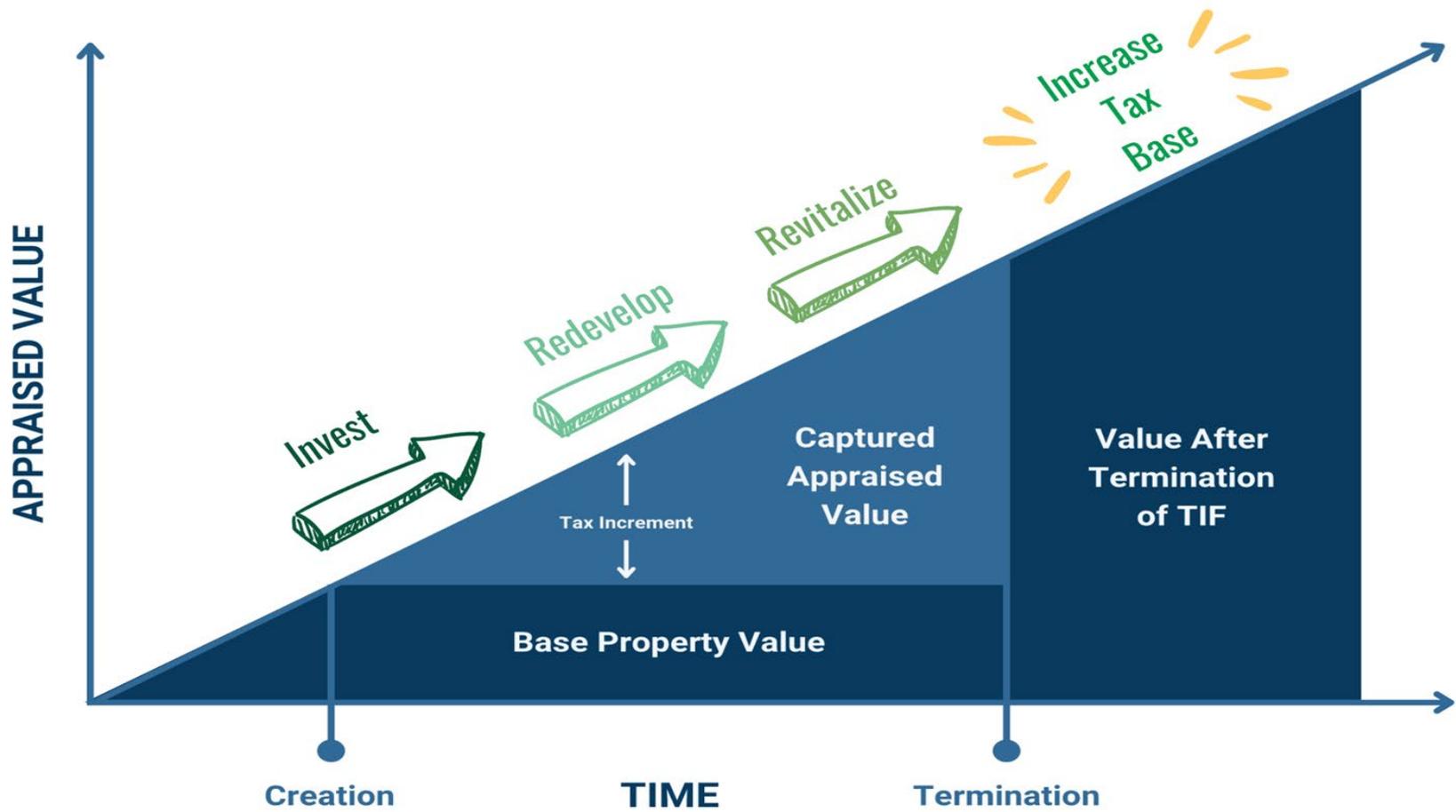
PORT SALERNO

RIO





FY2026 Capital Improvement Plan



GOLDEN GATE

HOBE SOUND

JENSEN BEACH

OLD PALM CITY

PORT SALERNO

RIO





FY2026 Capital Improvement Plan

Vision Plan

1. Design Guidelines
2. Overlay Zoning
3. Bridge Road “Main Street”
4. US-1 Design Concepts
5. Gateways
6. Housing Development Initiatives
7. Master Utility Plan
8. Comprehensive Sidewalks within the HS CRA
9. Banner Lake Square



GOLDEN GATE

HOBE SOUND

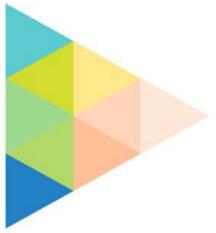
JENSEN BEACH

OLD PALM CITY

PORT SALERNO

RIO





FY2026 Current Projects

CRA Investment Program: A program that combines private investment and increment funding to eliminate slum/blight

Neighborhood Enhancements: Banner Lake Lighting.

Creative Placemaking: Wrap Utility Boxes.

Dixie Stormwater & Streetscape Project: Underground Utilities, Stormwater Solutions, Improved Roadway, Widen Sidewalks, Landscaping, Drainage, Railway Park.

Unpaved Roads: Paving Two Roads In Partnership With Public Works Gomez/Pettway Water Project and partnering with Commissioner Capps to pave additional roads within the Hobe Sound CRA.



GOLDEN GATE

HOBE SOUND

JENSEN BEACH

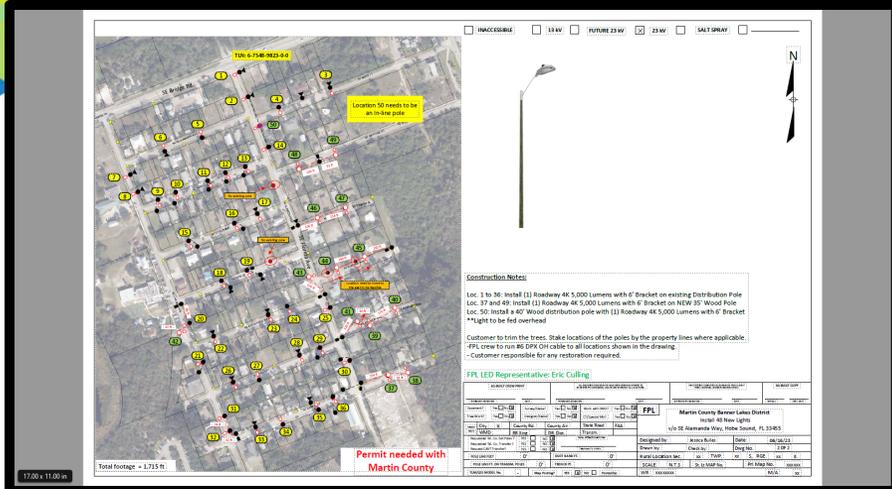
OLD PALM CITY

PORT SALERNO

RIO



CIP FY2026: Proposed/Continued Projects



Habitat for Humanity of Martin County, Inc.
Pettway Village
 A Habitat for Humanity Homeownership Development

In partnership with:

- Saks Kavanaugh Foundation
- Loblolly Community Foundation
- St. Christopher Catholic Church
- Hobe Sound Community Chest, Inc. (Helping • Caring • Sharing)

www.HabitatMartin.org | (772) 223-9940



GOLDEN GATE

HOBE SOUND

JENSEN BEACH

OLD PALM CITY

PORT SALERNO

RIO





FY 2026 Hobe Sound CIP

CIP FY-2025

Gomez Affordable Housing	\$ 65,000.00
Neighborhood Enhancements	\$ 405,800.00
Stormwater Solutions	\$1,224,000.00
CRA Investment Program	\$ 108,000.00
Creative Placemaking	\$ 65,000.00
Roadway Improvements	\$1,336,000.00
Unpaved Roads	\$ 400,000.00
Dixie Stormwater Streetscape	\$2,574,500.00

\$6,178,300.00

TIF FY-2026

Roadway Improvements	\$ 0
Unpaved Roads	\$ 300,000.00
Stormwater Solutions	\$ 0
Dixie Stormwater Streetscape	\$1,301,500.00
Bridge Road Debt Service	\$ (212,000.00)

\$1,813,500.00



GOLDEN GATE

HOBE SOUND

JENSEN BEACH

OLD PALM CITY

PORT SALERNO

RIO





Further Explanation

TIF FY 2025 (CURRENT)

Gomez Affordable Housing/Habitat	\$ 65,000.00
Neighborhood Enhancements	\$ 405,800.00
Stormwater Solutions	\$1,224,000.00
CRA Investment Program	\$ 108,000.00
Creative Placemaking	\$ 65,000.00
Roadway Improvements	\$1,336,000.00
Unpaved Roads	\$ 400,000.00
Dixie Stormwater & Streetscape.....	\$2,574,500.00
	<hr/>
	\$6,178,300.00

Dixie Stormwater & Streetscape
\$ 5,134,500.00
 (This will become one line item)

TIF FY 2026	\$1,813,500.00
<i>Bridge Road Debt Service</i>	\$ 212,000.00
<hr/>	
TIF FY 2026 Available for Projects	\$1,601,500.00

TIF FY 2026 Available for Projects	\$1,601,500.00
Unpaved Roads	\$ 300,000.00
Dixie Stormwater & Streetscape	\$1,301,500.00

STAFF RECOMMENDATIONS FOR TIF FY 2026

- Unpaved Roads \$ 300,000.00
- Dixie Stormwater & Streetscape
\$5,134,500 + **\$1,301,500** = \$ 6,463,000.00



GOLDEN GATE

HOBE SOUND

JENSEN BEACH

OLD PALM CITY

PORT SALERNO

RIO





Next Hobe Sound NAC Meeting

Date: May 14, 2025

Location: Hobe Sound Civic Center

Time: 6 PM



GOLDEN GATE

HOBE SOUND

JENSEN BEACH

OLD PALM CITY

PORT SALERNO

RIO

