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Martin County

Hobe Sound

Neighborhood Advisory Committee

Meeting Minutes

8980 South East Olympus Street, Hobe Sound, Florida

Wednesday, September 10, 2025

PRESENT

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

STAFF PRESENT

Position	Name
CRA Program Manager	Jana Cox
CRA Specialist	Dianne Racek
Assistant County Attorney	Frank Moehrle

* Indicates a motion

** Indicates a vote

*** For the record comment

CALL TO ORDER

Meeting was called to order at 6:01 PM.

DISCLOSURE OF CONFLICTS OF INTEREST

None

APPROVAL OF MINUTES

Agenda Item: 26-0045 HOBE SOUND NAC - APPROVAL OF MINUTES FROM JULY 9, 2025, MEETING

MOTION

* M. Gavin motioned to approve the proposed July 9, 2025; meeting minutes as presented

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

PRESENTATION

Agenda Item: 26-0046, HOBE SOUND NAC - E-BIKES AND GOLF CART REGULATIONS AND EDUCATION.

Joseph Angelico, Jake Blaszyk, and Master Sheriff Deputy Erick Day from the Martin County Sheriff's Office presented on the legal regulations pertaining to E-Bikes and Golf Cart usage in Martin County.

Agenda Item: 26-0047, HOBE SOUND NAC - 9025 SE BRIDGE ROAD PROJECT PRESENTATION.

George Missimer, AICP from Cotleur & Hearing along with the property owner presented the concept and site plan for 9025 SE Bridge Road a mixed-use development at the corner of SE Bridge Road and SE Lares Avenue in the Hobe Sound CRA.

COMMENTS

Discussion ensued with the NAC members, the presenter, and property owner regarding parking, building style, size, number of floors, and height of the structure.

PUBLIC –

K. Spurgeon- I have spent much of my life protecting the Apollo School, which shapes how I view this project. What is the target clientele for the apartments, and what is the price point?

C. Weisleder- We are still finalizing the price point. The target clientele includes anyone who lives or works in Hobe Sound.

K. Spurgeon- How many parking spaces are available for the public?

C. Weisleder - 26 spaces.

K. Spurgeon- Where are the spaces located?

C. Weisleder - Some are on the street and some inside on the backside of the project.

K. McCray- I would like to see e-charging stations and extra tall garages considered in the townhome designs.

C. Weisleder - The townhomes will include e-chargers in the garages, which will accommodate standard SUVs.

C. Pachowicz- This is a minor site plan, correct? Jana and Frank, will this be voted on by the Board of County Commissioners?

J. Cox- Minor Final Site plans do not go to the Board of County Commissioners for approval.

T. Sullivan- It feels like parking is already cramped and this might worsen it. How does traffic flow work for turning into the parking area?

G. Missimer- On Lares Road, if traveling north, you would turn right; if south, turn left.

T. Sullivan- I'm concerned about overall traffic and the size of the building. It does not fit the Hobe Sound character.

C. Weisleder- We're following the CRA guidelines and using the Anglo-Caribbean Architectural Style from the manual, but we'd like your input—what style do you feel would fit best here?

T. Sullivan- It needs to be toned down—it feels monstrous. I'd like to see the Winn Dixie site developed first.

C. Weisleder - My goal is to support the community by encouraging thoughtful development that includes good restaurants and new amenities.

Further discussion took place among NAC members, the presenter, and the property owner regarding floor heights, overall building height, building use, architectural style and features, alternative compliance, and parking.

J. Sinnott- Per Martin County code, 20 parking spaces are required; they are providing 26, which exceeds requirements, covering townhouses, apartments, retail, and restaurant spaces.

T. Sullivan- Does the CRA and the county consider the community's needs in all projects?

J. Cox- Departments within Martin County—such as Planning, Engineering, Utilities, and the CRA—work collaboratively to ensure each project complies with county codes, aligns with CRA guidelines, and considers the community's needs, preferences, and character.

MOTION

* M. Banas motioned to take a closer look at the proposed parking, particularly in relation to nearby businesses, due to concerns about overlapping spaces and overall adequacy. He also recommended that the applicant revisit certain architectural elements—such as the cupolas, building height, columns, and overall scale—to better reflect the character of the area. He suggested that, after addressing these issues, the applicant return as a member of the public.

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

Agenda Item: 26-0055, HOBE SOUND NAC - SAND RIDGE PINES TOWNHOMES PRESENTATION

George Missimer, AICP, from Cotleur & Hearing, presented a minor final site plan for a 47-unit townhome development. The site is located on the NW corner of the intersection of SE Dixie Hwy and SE Porter Blvd in the Hobe Sound CRA.

COMMENTS

R. Krebs- This is an opportunity for nice landscaping along Dixie Highway.

M. Banas- It should make alternative compliance easier to approve for the retention area.

E. Thorsen- What will the price point be?

G. Missimer- It will be market rate.

L. Panfili- Between \$650,000 and \$750,000.

M. Gavin- What other projects have they done?

G. Missimer- Tradewinds in Hobe Sound.

Discussion continued among the NAC members, the presenter, and the property owner regarding retention ponds, sidewalks, HOA presence, roadway enhancements, project amenities, townhome sizes, and coordination with other nearby developments.

L. Panfili- The project includes water main extension; SMRU is the provider.

E. Thorsen- What is the schedule for county presentations?

G. Missimer- No formal applications have been filed yet; it's too early to provide a timeline. Jana will keep everyone updated.

E. Thorsen- Will you return with renderings?

R. Krebs- We can recommend that.

J. Sinnott- This is a minor development, so it will not go before the BOCC.

R. Krebs- I recommend additional landscaping.

K. McCray- I recommend green roofs and tall garages.

MOTION

- *E. Thorsen motioned to exceed landscaping requirements, return with renderings, ensure roadway compliance with the county, and if possible, reduce the retention pond size.
- ** M. Gavin seconded, and the motion carried UNANIMOUSLY

OLD BUSINESS

Agenda Item: 26-0048, HOBE SOUND NAC – STAFF UPDATES

Colleen Pachowicz provided updates on behalf of Commissioner Capps, including the purchase of veteran and holiday banners funded by the district, with installation of the banners funded by the Hobe Sound CRA. A reminder was given about the Hobe Sound Christmas parade scheduled for December 6, 2025.

Jana Cox announced that the next NAC meeting could be held at the Banner Lake location to celebrate the installation of new lights, pending everyone's agreement. NAC members agreed to hold the meeting there and celebrate with the community.

Jana Cox also provided updates on the completion of the final two murals by Nadia, the train station landscaping, and the streetscape project.

NAC members briefly discussed the train landscaping project.

COMMENTS

1. Public-

K. Spurgeon- The Apollo School is turning 100! We are having a celebration on October 19, 2025, at 4:00 PM. The event is called Music, Memories, and Milestones—Everyone's invited.

2. Members-

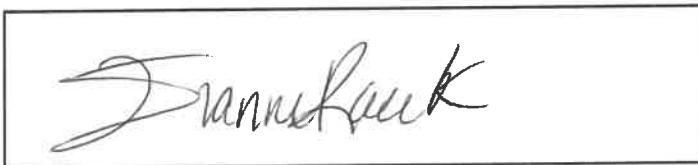
R. Krebs- I would like to see a future landscaping project along Dixie Highway here in Hobe Sound.

J. Cox- We can work on this and invite Sun Trail to a future meeting.

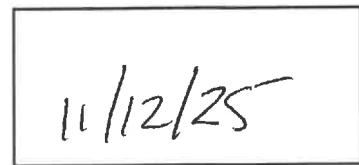
3. Staff- None

ADJOURN – Meeting adjourned at 7:39 PM.

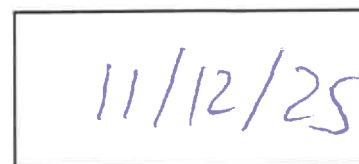
Recorded and prepared by:



Dianne Racek, Community Development Specialist



Date



Emily Thorson
~~Robert Krobs, Chair~~ Vice Chair

Date

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MARTIN COUNTY
Community Redevelopment Agency



Hobe Sound Neighborhood Advisory Committee- Sign in Sheet

8980 South East Olympus Street, Hobe Sound, Florida

Wednesday, September 10, 2025-6:00pm

Sign in and print your name.

Add your email address if you want to receive electronic communication.

NAME	EMAIL
T.J. Mikesh	TJmikesh@gmail.com
Lee Panfil	LPanfil@PRCGroup.com
Tracey Sullivan	Tracey.Sullivan@HCAFL.org
Kathy & Jim Spurgeon	JoAnn Simmons
Peggy Wagner	
H. Allen Holmes	
Court Weisleder	
MCSD	
A. COYLE	
Mike Moresey	HSLMoresey@gmail.com
Parker Morehead	

Golden Gate Hobe Sound Jensen Beach Old Palm City Port Salerno Rio

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