



**Martin County
Hobe Sound
Neighborhood Advisory Committee
Meeting Minutes**

8980 SE Olympus St
Hobe Sound, FL

Wednesday, July 10, 2024

PRESENT

Position	Name	Term Expiration
Chair	Robert Krebs	September 11, 2026
Members	Christian Nelson	September 11, 2026
	Emily Thorsen	February 20, 2025
	Robin Sexner-Cole	April 18, 2026

ABSENT

Position	Name	Term Expiration
Vice Chair	Allyson Von Holten	September 11, 2025
Members	Suzanne Cromwell	February 22, 2027
	Mitchell E. Miller	January 28, 2027

STAFF PRESENT

Position	Name
CRA Program Manager	Jana Cox
CRA Specialist	Noehmi Lopez
Senior Assistant County Attorney	Sebastian Poprawski
Senior Planner	John Sinnott
Public Records Supervisor	Sangeeta Maragh
District 3 County Commissioner	Harold Jenkins
Commission Aide District 3	Colleen Pachowicz

*** 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: 24-1125 Draft Meeting Minutes – May 8, 2024
MOTION

- * E. Thorsen motioned to approve the proposed May 8, 2024, meeting minutes as presented
- ** R. Sexner-Cole seconded, and the motion carried UNANIMOUSLY

COMMENTS

1. PUBLIC
 - None

PRESENTATIONS

Agenda Item: 24-1135, Hobe Sound Village Duplexes – Minor Final Site Plan

Michael Houston, President of HJA Design Studio presented the committee the Hobe Sound Village Duplexes that consist of eight duplex buildings with a total of sixteen single-family units on approximately 2.15 undeveloped acres located south of SE Mars Street, North of SE Neptune Street, and approximately 260 feet west of SE Federal Highway.

E. Thorsen – Will lighting and sidewalk be included in this project?

M. Houston – Yes, those elements are included.

C. Nelson – Do any of the homes have garages?

M. Houston – Yes, some units have a 2 or 1-door garage.

B. Krebs – This seems like too many houses on a small parcel. I would like to see more landscape and if possible, get a retention pond for this area.

R. Sexner-Cole – This project is by the Banner Lake community and will increase their property taxes has it been brought up to the community?

E. Thorsen – It would be a good idea to do some sort of outreach for the Banner Lake community so they are aware of the upcoming project.

J. Cox – We will look into doing some outreach for the Banner Lake Community if this project moves down the path of approval with Growth Management

R. Sexner-Cole – After the project is completed who will be responsible for the maintenance of the vegetation around the homes?

M. Houston – Once the homes are purchased the new homeowners will be responsible for maintaining it.

B. McLaughlin – When there is rainfall where is the water going? Has it been addressed?

J. Sinnott – This project is still under review and will be required to follow Martin County stormwater standards and will be reviewed by all departments including Public Works.

F. D'Ambra – If the property owners of this parcel own the south and north areas, why are they not showing us the concepts for those lots too?

MOTION

* R. Sexner-Cole motioned to move forward with the project, provide the staff report to the committee, and bring back project updates at the next NAC meeting in September

** E. Thorsen seconded, and the motion carried UNANIMOUSLY

NEW BUSINESS

Agenda Item: 24-1126, Hobe Sound NAC – Public Records Training

Sangeeta Maragh, Martin County Public Records Supervisor, presented the Public Records Training and discussed how the Public Records Law applies to appointed committee members. The committee members who were present, completed and signed the Acknowledgment Receipt Form.

E. Thorsen – Can I delete the agenda packets for the NAC meetings?

S. Maragh – If the County produced the agenda and sent it over to you, we have those records, and it will not need to be forwarded back to the County. If you then send the agenda to someone else that will need to be forwarded to Noehmi.

OLD BUSINESS

Agenda Item: 24-1127, Hobe Sound NAC – Staff Updates

Jana Cox, CRA Program Manager, provided an update on various projects within the Hobe Sound CRA including SE Woillard Avenue, Train Station relocation status, Mural Program and an open discussion about wrapping utility boxes.

E. Thorsen – The Florida Memory State Library, Hobe Sound Coffee Shop, Harry and the Natives, and the Apollo School might have some historical pictures that could be used for some of the utility boxes.
R. Krebs – If there are utility boxes in residential areas, they should have wildlife pictures and if it's in a commercial/industrial area they should have historical pictures.
E. Thorsen –A Gopher tortoise would be nice as one of the wildlife pictures.
C. Pachowicz – All 24 trees that were knocked over from the tornado last month have been restored. On the Jenkins Landscape Facebook page, you can see a small clip of the timeline.

COMMENTS

- 1. PUBLIC
 - None
- 2. Members
 - R. Sexner-Cole – A representative from Banner Lake could benefit the HS NAC.
- 3. Staff
 - None

ADJOURN – Meeting adjourned at 7:25 PM.

Recorded and prepared by:

Noehmi Lopez, Community Development Specialist

Date

Robert Krebs, Chair

Date

ADA

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