



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

8980 SE Olympus St
Hobe Sound, FL

Wednesday, January 11, 2023

PRESENT

Position	Name	Term Expiration
Chairperson	Blake Capps	January 28, 2023
Vice Chair	Allyson Von Holten	September 11, 2025
Members	Robert Krebs	September 11, 2022
	Christian Nelson	November 11, 2022
	Robin Sexner-Cole	April 18, 2026

ABSENT

Members	Emily Thorsen	February 20, 2025
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STAFF PRESENT

Position	Name
CRA Program Manager	Jana Cox
CRA Manager	Susan Kores
CRA Specialist	Noehmi Felix
Assistant County Attorney	Sebastian Fox

* Indicates a motion

** Indicates a vote

*** For the record comment

CALL TO ORDER – Meeting was called to order at 6:02 PM.

DISCLOSURE OF CONFLICTS OF INTEREST – None

APPROVAL OF MINUTES – Agenda Item: 23-0239 Draft Meeting Minutes – September 14, 2022

MOTION

* A. Von Holten motioned to approve the proposed September 14, 2022, meeting minutes as presented

** R. Krebs seconded, and the motion carried UNANIMOUSLY

COMMENTS

PUBLIC – D/S A. Olson spoke about legal golf carts and that law enforcement will be enforcing these.

NEW BUSINESS

Agenda Item: 23-0244, Hobe Sound NAC

Dana Little, Urban Design Director, Treasure Coast Regional Planning Council presented the updates and concepts for the updates to the SPARC program.

R. Krebs – Where does the funds go?

D. Little – The money will stay in each of the CRA areas and could be used for other projects within the CRA boundaries.

PRESENTATIONS

Agenda Item: 23-0244, Hobe Sound NAC – Dunworth Mixed Use Development Project Summary

Marjorie Carrillo, Architect, PLLC with MCA Studio presented proposed development project that will be located on SE Dixie Highway in the Hobe Sound CRA. Applicant is proposing 2 buildings one for mixed use with office on the ground floor and 2 residential apartment units on the second floor. The second building will be a 1 story commercial building comprised of 4 rental units.

R. Sexner-Cole – Has there been a traffic study for this project?

E. Nagal – CRA areas are exempted from conducting a traffic study.

C. Nelson – What is the timeline for this project?

R Dunworth – We are expecting it to be a 1-year project.

Agenda Item: 23-0247, Hobe Sound NAC – Caliber Car Wash Concept and Design

Kristhian Morales, Senior Civil Engineer with Bowman Consulting presented the proposed Caliber Car Wash concept that will be located on US 1 in the Hobe Sound CRA.

R. Krebs – Please add as much a landscape as possible. Will there be sewer connected?

K. Morales – Yes, we will have to connect.

C. Nelson – Will this be a full or self-service car wash?

K. Morales – The driver will go through the car wash and will exit out for the driver to vacuum or self-dry their cars.

D. Mark – This car wash is right near residential homes. What will you do about the noise?

D. Bernhardt – Where do you live, and would you like this in your neighborhood?

K. Morales – This is a pleasing, neighborhood friendly facility, yes.

K. Morales – There should almost be no noise coming from the machines. The equipment being used will minimize the noise for the residence nearby.

J. Logan – Do you know the hours of operation?

K. Morales – Hours of operation will be Monday thru Saturday 7AM – 8PM and Sunday from 8AM – 6PM.

D. Owen – Will there be a mat cleaner?

K. Morales – Yes there will be one.

B. Krebs – Does the glazing of the windows and coverings follow the code?

K. Morales – Yes, we are following the Florida Vernacular Architectural Style.

B. Krebs – I would like to see rafted tails on the north elevation to shield the homes there and coverings on the doors.

Agenda Item: 23-0415, Hobe Sound NAC – Sand Pine Ridge Residential Apartment Units Project Summary

Leah Heinzelmann from Cotleur - Hearing presented the proposed development on the undeveloped parcel located on the northwest corner of SE Dixie Highway and SE Porter Boulevard in the Hobe Sound CRA.

R. Krebs – The apartments look great, but please add more landscape. Also, how many units will there be and how much will the apartments cost?

L. Heinzelmann – There will be 56 units and cost for the apartment will be based on market rate.

C. Nelson – How small are the apartments and will the community be gated?

L. Heinzelmann – 700 sq. ft. for the smallest apartment and it won't be gated.

Agenda Item: 23-0421, Hobe Sound NAC – Wawa gas station project summary

Scott Kearney, Real Estate Engineer, with Wawa's Oviedo Office presented the proposed Wawa gas station that would be located on the corner of US 1 and Bridge Road in the Hobe Sound CRA.

R. Sexner-Cole – Are you aware of the flooding that happens in the back of this property?

R. Krebs – Please add as much a landscape as possible and the road in the back needs to be paved. How many pumps will be there?

S. Kearney – There will be 8 pumps located in the back.

D. Brocheco – How big is the tank and will there be a charging station like other Wawa gas stations?

S. Kearney – It's a 64,000-gallon tank and we are still working with Tesla to get a charging station, but they are interested in this location.

B. Krebs – Is the trellis a visual that serves as frontage.

S. Kearney – Yes

B. Capps – How will this impact traffic? It is a one way turn in, correct?

S. Kearney -We feel that the traffic is significant on Bridge Road and the cars will find a way to enter the gas station. The fact that there is one entrance will not cause any backups.

NEW BUSINESS

Agenda Item: 23-0241, Hobe Sound 2023 Meeting Dates

Committee reviewed, discussed, and approved the Hobe Sound meeting dates for 2023. All votes were unanimous.

Meeting dates: (2nd Wednesday every other month)

January 11th

March 8th

May 10th

July 12th

September 13th

November 8th

Agenda Item: 23-0242, Hobe Sound NAC 2023 Chair and Vice Chair

Committee motioned to reinstate Blake Capps as Chair and Allyson Von Holten Vice-Chair for the Hobe Sound Neighborhood Advisory Committee in 2023. Motions carried unanimously.

Agenda Item: 23-0243, Hobe Sound Capital Improvement Plan Fiscal Year 2024

Susan Kores, Office of Community Development Manager, presented the Capital Improvement Plan and update for Hobe Sound fiscal year 2024.

MOTION

* A. Von Holten motioned to approve the Hobe Sound CIP plan for fiscal year 2024

** R. Krebs seconded, and the motion carried unanimously

COMMENTS

PUBLIC - none

MEMBERS - none

STAFF - none

ADJOURN – Meeting adjourned at 8:57 PM.

Recorded and Prepared by:

Noehmi Felix, Community Development Specialist

Date

Blake Capps, Chair

Date

ADA

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