



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

Blake Library
Stuart, FL

Wednesday, November 18, 2020

PRESENT

Position	Name	Term Expiration
Chairperson	Michael Banas	September 11, 2022
Vice Chair	Allyson Von Holten via phone	February 20, 2021
Members	Blake Capps	January 28, 2023
	Simone Scott via phone	February 20, 2021
	Tracey Sullivan via phone	April 22, 2023

ABSENT

Position	Name	Term Expiration
Member	Audrey Capozzi	September 11, 2021
Member	Robert Krebs	September 11, 2022

STAFF PRESENT

Position	Name
CRA Project Manager	James Clasby
CRA Development Specialist	Jana Cox
Principal Planner	Irene Szeldmayer

* 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: 21-0154 Draft Meeting Minutes – September 9, 2020

MOTION

- * B. Capps motioned to approve the proposed September 9, 2020 meeting minutes as presented
- ** T. Sullivan seconded, and the motion carried UNANIMOUSLY

COMMENTS

1. PUBLIC

- Deputy Joe Angelico introduced Yero Todman the new community policing officer for Hobe Sound. Mr. Todman told us a little bit about his history in Hobe Sound and shared his contact information with us.

NEW BUSINESS

Agenda Item: 21-0155, 2021 Hobe Sound NAC Schedule of Meeting Dates

James Clasby, Project Manager, CRA presented the 2021 Hobe Sound NAC Schedule of Meeting Dates

MOTION

- * B. Capps motioned to approve the proposed 2021 Hobe Sound NAC meeting dates as presented
- ** T. Sullivan seconded, and the motion carried UNANIMOUSLY

NEW BUSINESS

Agenda Item: 21-0156, 2021 Hobe Sound NAC Chair / Vice-Chair Elections

The committee discussed the Chair and Vice-Chair positions and it was decided unanimously that M. Banas would continue as Chair and A. Von Holten would continue as Vice-Chair for 2021.

NEW BUSINESS

Agenda Item: 21-0157, Alternative Compliance 9181 SE Apollo Street Hobe Sound

Irene A. Szedlmayer, Principal Planner, presented the alternative compliance and recommended denying it based on the new LDR's that were in effect when the permit was applied for.

- B. Capps – So the applicant would prefer to use a regular slab instead of a stem wall correct?
- I. Szedlmayer – Yes, this is a single-family two-story dwelling. They are not complying with the stem wall requirement.
- M. Banas – I tend to agree with denial. Going forward they will need to comply with the new code when building their additional homes, why not start now?
- J. Clasby – They have designed and built homes without stem walls that were approved under the old code. They are asking for alternative compliance on this one, but this is not the last home they are building. Our department believes we should enforce the current code today.
- B. Capps – Why do we recommend stem walls in the first place? Is it more expensive to build a stem wall?
- I. Szedlmayer – The stem wall will minimize the fill needed on the lot and work to keep the stormwater from going into the dwelling. My understanding is that it adds about \$5,000 to the cost of the house.
- J. Clasby – There is an increase for additional engineering and construction costs; however, in some cases less fill may be required. This may help to offset the potential increase.
- B. Capps – It seems like stem walls are a new thing. I am concerned about the elderly and having to step up into their dwelling.

MOTION

- * T. Sullivan motioned to deny the proposed Alternative Compliance for 9181 SE Apollo Street
- ** A. Von Holten seconded, and the motion carried 4-1 with B. Capps dissenting

- B. Capps - My concern is the cost and the added expense to building homes in Florida. I would like to learn more about stem walls, and this is my reason for not agreeing with this denial.

NEW BUSINESS

Agenda Item: 21-0158, Alternative Compliance 8891 SE Bridge Road Hobe Sound

Irene A. Szedlmayer, Principal Planner reported on the alternative compliance concerning the sign for a business located in the Winn Dixie Shopping Plaza. This has already been approved and the sign is installed.

COMMENTS

1. PUBLIC - none

2. MEMBERS

- B. Capps – Could we get an update on the Bridge Road project?

- J. Clasby – The project has experienced some FPL delays due to storms out of our area.. We should see quite a bit of movement in November with the undergrounding of power lines and we still anticipate a substantial completion before the end of the year.

3. STAFF

- J. Clasby – The Gomez/Habitat project is currently being advertised, and the bid opening will be on December 9th. It is possible that we will have a second groundbreaking event. We will keep you updated.
- J. Clasby – There is a video explaining the advantages and instructions for head out angled parking on Bridge Road, you can find it on the Martin County YouTube page.
- J. Clasby – The Glitch Bill referenced earlier in this meeting refers to a list of edits that staff and our consultant have been creating as we use the new code and create / adopt the various divisions. The changes will help to clarify the intent of the code and are not likely to substantially change it. We can provide a brief update on that process at the next NAC meeting.
- M. Banas – I would like to be briefed on any changes that come as a result of the Glitch Bill.
- J. Cox – As of January 2021, the NAC meetings will be held back in the community centers.

ADJOURN – Meeting adjourned at 7:05 pm

Recorded and Prepared by:

Jana Cox, Community Development Specialist

Date

Michael Banas, Chair

Date

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