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MARTIN COUNTY
Community Redevelopment Agency

Martin County
Hobe Sound
Neighborhood Advisory Committee
Meeting Minutes

8980 SE Olympus St
Hobe Sound, FL

Wednesday, January 13, 2021

PRESENT

Position	Name	Term Expiration
Chairperson	Michael Banas	September 11, 2022
Vice Chair	Audrey Capozzi	September 11, 2021
Members	Blake Capps	January 28, 2023
	Robert Krebs	September 11, 2022
	Tracey Sullivan	April 22, 2023

ABSENT

Position	Name	Term Expiration
Member	Allyson Von Holten	February 20, 2021
Member	Simone Scott	February 20, 2021

STAFF PRESENT

Position	Name
CRA Manager	Susan Kores
CRA Project Manager	James Clasby
CRA Development Specialist	Jana Cox

*** 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: 21-0321 Draft Meeting Minutes – November 18, 2020
MOTION

* A. Capozzi motioned to approve the proposed November 18, 2020 meeting minutes as presented
** T. Sullivan seconded, and the motion carried UNANIMOUSLY

COMMENTS

1. PUBLIC
   - Ray Gendron – I requested a Portable Toilet and a trash can at Greenfield Park and was denied. I would like to know what the NAC thinks about this. There is a trash can at Zeus Park.
   - Commissioner Jenkins – It is a new county policy that trash cans are not placed in the parks. The idea being that you take your own trash away and the trash cans are not overrun with debris. The parks are cleaner without trash cans. Also, we do not own Zeus Park.
   - M. Banas – The NAC is not against trash cans.
   - T. Sullivan – I live near that area and a Portable Toilet will not work.
   - Commissioner Jenkins – We have made it a point to improve playgrounds in Hobe Sound. Banner Lake playground is done, and we are working on the park here with a plan to replace equipment and make it ADA compliant.

NEW BUSINESS

Agenda Item: 21-0322, Hobe Sound CRA Capital Improvement Plan FY2022

James Clasby, CRA Project Manager presented the 2022 CIP.

- R. Krebs – Do these categories represent a sort of savings account?
- M. Banas – While we are saving, we can plan for projects to happen in the future.
- J. Clasby – Yes, you are correct.
- R. Krebs – Can we move the funds around?
- S. Kores – Explained the allocation of funds and the built-in flexibility this CIP has.
- T. Sullivan – Please explain incentives.
- J. Clasby – Explained incentives and the positive effects they would have on the businesses in the CRA.
- S. Kores – The incentives package is still in the planning stages and will be rolled out soon.
- T. Sullivan – How do you get the word out to the businesses?
- S. Kores – We have a good communication mechanism in place with our CRA businesses and will use social media, phone calls and email.
- Commissioner Jenkins – The idea of incentivizing the businesses to improve their appearance is how CRA's evolved back in the 1980's.
- B. Capps – I have been learning about roads in Martin County and am now more aware of the general condition of roads. What about the roads in the Hobe Sound CRA? Have we done any studies about road inventories and the which ones need to be repaved?
- S. Kores – That is a great question, we can look at the roads in our CRA.
- J. Clasby – Our Public Works Department performs general road maintenance and I can find out if any of our roads are in the future for paving. In the meantime, if you see a road that needs attention, you can always use our RFS (Request for Service) and notify the County about any issues.
- Commissioner Jenkins – Zeus Park roads are on the list for improvements in 2024.
- T. Sullivan – I know that I asked about this before, but have you heard anything about quiet zones?
- J. Clasby – I investigated this, and we are going to get better than a regular quiet zone. The settlement with Brightline qualifies us for $14 million in improvements.
- Commissioner Jenkins – The whole county qualifies as a quiet zone.
- R. Krebs – What about the septic to sewer conversion in Zeus Park, is that a project?
- Commissioner Jenkins – NO, there are too many environmental issues.
- B. Montefusco – The speed control in Pettway is great, but some are not respecting the speed limit and are continuing to go very fast.
- M. Banas – People will always speed no matter how many controls we put in place. There is not much more we can do. I encourage you to call the Sherriff's office and report these issues.
- B. Capps – What about stormwater issues in the CRA? What is the condition of flooding?
- J. Clasby – We are updating our stormwater masterplan and will be able to address what you are asking.
- B. Capps – We seem to have macro issues with flooding. Is the issue brought on by JD Park and the expansion of the McArthur golf course?
- Commissioner Jenkins – This issue goes back to the old days when farming was prevalent in Hobe Sound. The farmers pumped their own stormwater and kept the water tables low. Now that farming is not happening, we must find other ways to divert the water.

DEPARTMENTAL

Agenda Item: 21-0323, Hobe Sound CRA Project Updates

James Clasby, CRA Project Manager presented the Hobe Sound CRA Project Updates highlighting Gomez Affordable Housing and Bridge Road.

- B. Montefusco – Where is the Gomez project?
- J. Clasby – Explained where the project is.
- R. Krebs – What about affordable housing? How does the Habitat for Humanity work, who can apply?
- J. Clasby – I will get the Habitat for Humanity representative to answer those questions and possibly a FAQ sheet with answers for the community.
- R. Krebs – For the Bridge Road project, are all the sidewalks in?
- J. Clasby – Yes, except for the ones that will be placed where the power poles are.

COMMENTS

1. PUBLIC
   - Commissioner Jenkins – My intention is to reacquire and restore the train station. I am brining this up because I would like to collaborate with the NAC for a future project.
   - B. Capps – Do we need to have 2 or 3 potential spots to consider? Is the triangle property the only one we would consider? What if it does not work?
   - S. Kores – We would hire a consultant to make sure the area works.
   - J. Rogers – I came across this rain shelter that the owner wants to donate.
   - Commissioner Jenkins – I am aware of this and I have an entire folder on it. The structure is rotted and cannot be used. We would have to build a new one.
   - R. Krebs – Is there going to be a ribbon cutting for Bridge Road?
   - J. Clasby – Yes, we will send you the information.
   - M. Banas – Thank you all for attending this meeting.

ADJOURN – Meeting adjourned at 7:10 pm

Recorded and Prepared by:

J Cox
Jana Cox, Community Development Specialist — Date: 3-11-2021

B Capps (JC)
Blake Capps, Chair — Date: 3/11/21

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Hobe Sound Neighborhood Advisory Committee – Sign In

MARTIN COUNTY
Community Redevelopment Agency

HOBE SOUND COMMUNITY CENTER
Wednesday, January 13, 2021 – 6:00 pm

NAME	EMAIL ADDRESS
RAY Gendron	raymond.Gendron@yahoo.com
Darlene Van Riper	darlenevanriper@gmail.com
Tracey Sullivan	
Bruce Montefusco	brucemon1@comcast.net

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