



Martin County
Hobe Sound
Neighborhood Advisory Committee
Meeting Minutes
8980 South East Olympus Street, Hobe Sound, Florida

Wednesday, March 11, 2026

PRESENT

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

ABSENT

Position	Name	Term Expiration
Vice Chair	Emily Thorsen	September 11, 2029

STAFF PRESENT

Position	Name
CRA Program Manager	Jana Cox
CRA Specialist	Dianne Racek
Assistant County Attorney	Frank Moehrle
Commission Aide-District 3	Colleen Pachowicz
District 3 Commissioner	Blake Capps
Principal Planner	John Sinnott

* Indicates a motion

** Indicates a vote

*** For the record comment

CALL TO ORDER

Meeting was called to order at 6:03 PM.

DISCLOSURE OF CONFLICTS OF INTEREST

None

APPROVAL OF MINUTES

Agenda Item: 26-0657 HOBE SOUND NAC - APPROVAL OF MINUTES FROM January 14, 2026, MEETING

MOTION

*S. Butler motioned to approve the proposed January 14, 2026; meeting minutes as presented

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

COMMENTS

1. PUBLIC

J. Aderman– Stated that he has met with Commissioners Blake Capps and Stacey Hetherington, as well as Don Donaldson and Jim Gorton, regarding the establishment of train quiet zones. He expressed support for quiet zones and noted that train horns sounding at all hours since Brightline began operating have negatively affected residents' quality of life and property values. He added that approximately 3,000 signatures have been collected in support of the initiative and expressed hope for additional support from the County Commission.

P. Martin- representing the Hobe Sound Historical Society, stated that the organization is seeking funding to restore the historic train station, maintain its historical accuracy, and host a museum inside, with a possible connected park. He noted that approximately \$1.2 million must be raised within three years under the lease agreement, with all funds secured before the project can begin.

P. Cooper- stated that allowing the project to begin before all funds are raised could make fundraising easier, as visible progress might encourage additional support.

PRESENTATIONS

Agenda Item: 26-0658, HOBE SOUND NAC - PRESENTATION HOBE SOUND BOATHOUSE

Jeremy Stauffer, one of the property owners, presented a proposed commercial marina project for the site located at 12450 SE Dixie Highway in the Hobe Sound CRA.

COMMENTS

M. Banas –Are any buildings included in the proposed plan?

J. Stauffer – No.

M. Gavin – How many spaces?

J. Stauffer – 19.

R. Krebs – What type of paving is proposed?

J. Stauffer – Pebbles and gravel, including pervious and stabilized gravel.

R. Krebs- Is there proper drainage?

J. Stauffer – Yes, it is included in the plans. The goal is to protect boats from stormwater.

M. Gavin – What is the zoning?

J. Stauffer – General Subdistrict; marina is a permitted use.

M. Miller – The site seems sloped.

J. Stauffer – We are adjusting elevations with retaining walls, lowering the grade, and raising the area near the road. Alternate compliance is being requested for the height of the fence.

Landscaping and tree hedges will screen the boats from view.

M. Miller – What about lighting?

J. Stauffer – Security lighting, approximately 20 feet high, with 4–6 lights and motion sensors.

M. Gavin- What size boats will be stored, and is it self-service?

J. Stauffer- Typical boats are 35 feet long and 12 feet wide, backing into each space and yes, it is self-service.

R. Krebs- Where is the gate?

J. Stauffer- Water Street.

M. Gavin- What is the cost per for storage per boat?

J. Stauffer- \$500–\$600 per month.

M. Gavin- Is there a hurricane plan?

J. Stauffer- Hurricane plan options include storing boats inland, floating on water, or on trailers. Extra community boats could also be stored during a hurricane.

M. Banas- Have you considered anchors?

J. Stauffer- Yes. It is on our radar.

R. Krebs- We want nice trees.

J. Stauffer- Our plan exceeds the required trees for this project. About 21 large trees will be planted.

M. Gavin- Will there be security cameras?

J. Stauffer- Yes.

M. Gavin- Is the area just for boats, or can trailers be stored?

J. Stauffer- Just boats.

MOTION

*R Sexner-Cole motioned to recommend moving the Hobe Sound Boat House Project forward.

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

OLD BUSINESS

Agenda Item: 26-0659, HOBE SOUND NAC - STAFF UPDATES

Jana Cox, CRA Program Manager presented Hobe Sound CRA project updates including Train Station, Traffic Calming, Crosswalk Inquiry, Development Review and Floridays.

COMMENTS

M. Gavin – Can speed bumps be installed?

J. Cox – Approval would require that a Neighborhood Traffic Study Petition Form be filled out and signed by 50% +1 of the homeowners who would need to agree to the assessment for speed tables.

M. Banas – Perhaps another deputy would help. The NAC and residents could contribute funds.

Deputy Mauricio– We are aware of the issue and have been issuing citations. We must be careful due to drivers bypassing traffic devices. Residents may not support speed bumps.

M. Banas – The Sheriff’s Department is doing a good job, and the new townhouse development may help reduce the problem.

M. Mitchell– There is a boat on Vulcan Street in the middle of the right-of-way that needs to be removed. It has been there for some time.

J. Cox- I will submit a request for service to investigate.

R. Krebs – Shade trees are needed at the library.

MOTION

*R. Krebs motioned to recommend providing funds for shade trees at the Hobe Sound Library book bench location.

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

COMMENTS

Commissioner Capps- I recommend inviting Jim Gorton to your next NAC meeting to present on Quiet Zones and explain the process in detail. Meetings with expert groups indicate that it is a long, complex process. The crossings are dangerous, and data shows that train horns provide safety and save lives. A grant is being sought to fund additional safety features at Hobe Sound crossings.

J. Cox- I will speak to Jim and invite him to present at a future NAC meeting.

M. Banas – Everything needs to be carefully considered and follow the proper process.

M. Gavin – If you buy a house near the tracks, you must expect the noise and know traffic will increase.

M. Mitchell- There are fewer freight trains since Brightline began operating. I do not see it as a major inconvenience.

COMMENTS

- 1. Member – None
- 2. Public- None
- 3. Staff-None

ADJOURN – Meeting adjourned 7:08 PM.

Recorded and prepared by:

Dianne Racek, Community Development Specialist

Date

Mike Banas, Chair

Date

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