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CITY OF FORT PIERCE CRA ADVISORY COMMITTEE

CRA Advisory Committee Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CRA ADVISORY COMMITTEE HELD ON WEDNESDAY, **SEPTEMBER 24, 2025**, IN FORT PIERCE 2ND FLOOR CONFERENCE ROOM, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present: Hoyt Murphy, Jr.; Amanda Geller; Donna Benton; Doug Miller; Charlie Hayek; Ed Becht

Absent: Phil Thompson; Daniel Lee; Patience Landers

Staff Present: Shyanne Harnage, Community and Economic Development Director
Willie Colon, Redevelopment Assistant
Sara Delgado, Redevelopment Specialist
Miriam Garcia, Redevelopment Specialist

Motion was made by Ed Becht, **and seconded by** Hoyt Murphy, Jr. to excuse the absences of Phil Thompson and Daniel Lee.

AYE: Amanda Geller, Charlie Hayek, Donna Benton, Doug Miller, Ed Becht, Hoyt Murphy, Jr.
Passed

4. **APPROVAL OF MINUTES**

- a. Approval of the Minutes from the July 30, 2025 Minutes

Motion was made by Ed Becht, **and seconded by** Hoyt Murphy, Jr. to approve the July minutes since the August meeting was canceled.

AYE: Amanda Geller, Charlie Hayek, Donna Benton, Doug Miller, Ed Becht, Hoyt Murphy, Jr.
Passed

5. PUBLIC COMMENT

Any person who wishes to comment on any subject on this agenda may be heard at this time. Please limit your comments to five (5) minutes or less, as directed by the Chairperson. The CRA Advisory Committee will not be able to take any official actions under Comments from the Public. Speakers will address the Chairperson, committee Members, and the Public with respect. Inappropriate language will not be tolerated.

6. OLD BUSINESS

7. NEW BUSINESS

- a. Review and Evaluate Commercial Facade application - 1217 Delaware Avenue

1217 Delaware Avenue (EJ09, LLC)

- Request: \$6,000 | Investment: \$12,000
- Proposed: Repair siding, repaint exterior, repair handicap ramp, install new sod, repair sprinkler system
- Decision: Denied with comments. Committee requested applicant add landscaping, submit paint colors, and enhance design (trees, signage, more impactful improvements)

Motion was made by Donna Benton, **and seconded by** Ed Becht to deny grant.

AYE: Amanda Geller, Charlie Hayek, Donna Benton, Doug Miller, Ed Becht, Hoyt Murphy, Jr.
Passed

- b. Review Commercial Sign Application - 2001 Orange Ave

2001 Orange Avenue (Owner: Jesus is King Church)

- Grant Type: Commercial Sign Grant
- Request: \$5,000
- Proposed: Installation of a new commercial sign for the property
- Decision: Approved unanimously

Motion was made by Ed Becht, **and seconded by** Donna Benton to approve grant.

AYE: Amanda Geller, Charlie Hayek, Donna Benton, Doug Miller, Ed Becht, Hoyt Murphy, Jr.
Passed

- c. Review and Evaluate Commercial Facade application - 616 Atlantic Avenue

616 Atlantic Avenue (Dance Ministries, LLC)

- Request: \$10,873.50 | Investment: \$21,746.99
- Proposed: Repave/restripe parking lot, add landscaping/irrigation (behind fence)
- Current Use: Vacant
- Decision: Denied with comments. Committee noted landscaping would not be visible, suggested more public-facing improvements.

Motion was made by Donna Benton, **and seconded by** Doug Miller to deny grant.

AYE: Amanda Geller, Charlie Hayek, Donna Benton, Doug Miller, Ed Becht, Hoyt Murphy, Jr.
Passed

- d. Review and Evaluate Commercial Facade application - 300 S 6th St

300 South 6th Street (Fort Pierce Charter Development, LLC)

- Request: \$25,000 | Investment: \$58,000
- Proposed: Repaving/restriping parking lot
- Current Use: Counseling office tenant
- Decision: Denied with comments. Committee noted proposal was primarily general maintenance and requested added beautification (landscaping, creative design).

Motion was made by Doug Miller, **and seconded by** Charlie Hayek to deny grant.

AYE: Amanda Geller, Charlie Hayek, Donna Benton, Doug Miller, Ed Becht, Hoyt Murphy, Jr.
Passed

- e. Review and Evaluate Commercial Facade application - 706 S US Hwy 1

706 South US Highway 1 (Blue Sky Property Holdings, LLC)

- Request: \$25,000 | Investment: \$193,550
- Proposed: Major exterior renovations including siding, framing, new roof, windows, paint, signage, landscaping, and irrigation
- Future Use: Office space
- Decision: Approved unanimously

Motion was made by Ed Becht, **and seconded by** Donna Benton to approve grant.

AYE: Amanda Geller, Charlie Hayek, Donna Benton, Doug Miller, Ed Becht, Hoyt Murphy, Jr.
Passed

- f. Review and Evaluate Commercial Facade application - 515 S Indian River Dr

515 South Indian River Drive (Crown Florida, LLC)

- Request: \$25,000 | Investment: \$64,800
- Proposed: Future luxury bed and breakfast with the following improvements: replacing two first-floor windows on the small building; completing minor soffit and trim repairs; painting the small building to match the main building; installing seven new light fixtures; constructing a new deck and restaining the existing deck; installing new sidewalks; repaving and restriping the parking lot, including the addition of one ADA parking space; installing a bike rack; and adding permanent landscaping.
- DECISION: Denied with comments. The property is described as a luxury bed and breakfast; however, according to the committee, the proposed plans do not reflect that standard. The Committee strongly recommended resubmitting with a true luxury landscaping plan that includes additional trees and enhanced landscaping. They also

emphasized the need for further façade improvements, such as wall shutters, canopies over windows, and/or Bahama shutters, to meet the level of quality expected for a luxury property on Indian River Drive.

Motion was made by Doug Miller, **and seconded by** Ed Becht to deny grant.

AYE: Amanda Geller, Charlie Hayek, Donna Benton, Doug Miller, Ed Becht, Hoyt Murphy, Jr.
Passed

- g. Review and Evaluate Commercial Facade application - 2210 Orange Ave

2210 Orange Avenue (Vedex, LLC, former Jabers Pharmacy)

- Request: \$25,000 | Investment: \$100,900
- Proposed: New stucco, windows/doors, roof/entry, security cameras, permanent landscaping, parking lot upgrades, awnings, ADA entrance
- Future Use: Childcare center (140 children)
- Decision: Approved unanimously

Motion was made by Hoyt Murphy, Jr., **and seconded by** Ed Becht to approve grant.

AYE: Amanda Geller, Charlie Hayek, Donna Benton, Doug Miller, Ed Becht, Hoyt Murphy, Jr.
Passed

8. STAFF AND COMMITTEE MEMBER COMMENTS

- a. September 2025 Programs and Activities Summary

9. ADJOURNMENT