

City of Melbourne, Florida
Minutes - Historic and Architectural Review Board

City Hall Council Chamber
900 E. Strawbridge Avenue
Melbourne, FL 32901

July 15, 2026, 6:00 p.m.

A. OPENING

1. Call to Order
2. Pledge of Allegiance
3. Roll Call.

Present: Elizabeth Huy, Chairman
Krista Nakaishi, Vice Chairman
Delores Gore, Member
Kate Broderick, Alternate Member
Dianne Baumert-Moyik, Member
LuAnn Moyer, Member

Absent: Roderick Queen, Member (excused)

Also Present: Adam Conley, City Attorney
Sandy Ramseth, Planner
Mary Wolak, Recording Secretary

4. Declaration of Conflict
5. Approval of Minutes – June 17, 2026 meeting.

Moved by Moyer/Moyik to approve the minutes from the June 17, 2026 meeting, as presented.

Motion carried unanimously.

B. NEW ARCHITECTURAL REVIEW BUSINESS

6. **HARB2025-0044 Lynora's Citywide Mural**
529 E. New Haven Avenue
Exterior Improvements

The applicant seeks approval for the installation of a mural on the North building elevation, on the front façade of the business. It depicts a woman holding a glass of wine. The muralist is Cody Monahan.

Staff recommends that the Board find the application is consistent with the City of Melbourne Mural Guidelines and will require a Mural Permit.

Representative Philip Santo of Northboro Builders and muralist Cody Monahan were present.

Attorney Conley questioned if the mural will be painted over the brick at the bottom of the building, as depicted in the image.

Mr. Monahan said that was an image received from the applicant showing the brick texture. Mr. Santo said that the building area is completely smooth and that will not appear.

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Attorney Conley wanted to be clear that the brick texture is not an element of this mural application.

There were no further comments or questions regarding the mural.

Moved by Moyik/Moyer that the Board find that application HARB2025-0044 is consistent with the City of Melbourne Mural Guidelines and that the Board approve the application, as presented.

Motion carried unanimously.

The Board agreed to take the Agenda Items out of order and hear Item Number 8 next.

7. **HARB2026-0025 Lynora's Downtown CRA**
529 E. New Haven Avenue
Exterior Improvements

The applicant seeks approval to revise the exterior design of the proposed commercial building. The proposed revisions include modifications to the building elevations, patio design, architectural elements, and exterior finishes. The revisions include:

- adding two transom windows to the west elevation of the building;
- removing one three-panel window from the east elevation;
- removing two aluminum columns from the exterior patio and modifying the existing stucco columns to a square profile;
- replacing the original pergola with a larger pergola measuring approximately 8 feet 11 inches in height, 11 feet 10 inches in length, and 7 feet in width and relocating the building signage to the pergola;
- removing the fixed awning and secondary building entrance with stairs;
- relocating the proposed mural from the west elevation to the north elevation;
- adding two exterior umbrellas within the patio area;
- updating the exterior trim color to SW 7674 Peppercorn and adding stained fascia in MW 439 Walnut; and
- replace rope fence with a 3-foot black aluminum fence.

Staff recommends that the Board find the application consistent with the Downtown Architectural Guidelines.

The representative Philip Santo of Northboro Builders was present to answer questions from the Board.

Ms. Ramseth explained that this was a second review for this building, it came before the Board previously.

Ms. Gore wondered if the roof is new. Ms. Santo said it is a new metal roof.

Ms. Huy asked how is the sign attached to the pergola. Mr. Santo said that the metal sign is cut into the pergola so you can read it if you are walking from either side.

There was a discussion about the fencing, the pergola and the signage regarding City Code. An image was shown of the building and how it used to look with some changes that were already made.

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Ms. Nakaishi asked if the color of the pergola will match the fence. Ms. Ramseth said it is the same color.

Moved by Moyik/Nakaishi that the Board find that application HARB2026-0025 is consistent with the Downtown District Architectural Guidelines and that the Board approve the application, as presented.

Motion carried unanimously.

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| 8. | HARB2026-0021 | Calvary Chapel Eau Gallie
1591 Highland Avenue
Signage | Eau Gallie CRA |
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Ms. Ramseth said this application was not complete and is not consistent with the Eau Gallie Architectural Guidelines.

There was a discussion that the signs do not have any borders. The Board agreed that they would like to see what the signs would look like with and without the borders.

Moved by Moyik/Broderick to postpone HARB2026-0021 and request the applicant to submit renderings with the proposed signage with borders as contemplated with the Architectural Guidelines.

Motion carried unanimously.

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| 9. | HARB2026-0026 | Housing Authority of Brevard Co.
1401 Guava Avenue
Exterior Painting | Eau Gallie CRA |
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The applicant seeks approval to repaint the building in colors “Ethereal Mood” as the main body color, “Useful Gray” for the window trim and door trim and “Mount Etna” for the railings and poles.

Staff recommends that the Board find the application consistent with the Eau Gallie Architectural Guidelines, and no permit is needed.

The Board agreed that it will be a nice change.

Moved by Broderick/Nakaishi that the Board find that application HARB2026-0026 is consistent with the Eau Gallie Architectural Guidelines and that the Board approve the application, as presented.

Motion carried unanimously.

C. NEW HISTORICAL REVIEW BUSINESS

There was no new historical review business discussed.

D. FUTURE/ADDITIONAL BUSINESS

10. Board Members' Term Lengths (Requested by City Council)
Ms. Ramseth said the City Clerk's office requested to bring this item to each board of the City of Melbourne. This request does not apply to this Board since it is a 3-year term and always has been. City Council is not opposing term limits and just want to make the term limits equal.

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The Board agreed this made sense.

She announced that next month there will be a historical item and the Board will be a recommending board. This item will be advertised.

E. ADJOURNMENT

As the Board's business had been completed, Ms. Huy adjourned the meeting at 6:58p.m.

Mary Wolak
Mary Wolak
Recording Secretary

Mary Wolak
Approved by the
Historic & Architectural Review Board