

# City of Melbourne



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## AGENDA HISTORIC AND ARCHITECTURAL REVIEW BOARD

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

**September 16, 2026 • 6:00 PM**

### A. OPENING

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Roll Call
4. Declaration of Conflict
5. Approval of Minutes – August 19, 2026

### B. NEW ARCHITECTURAL REVIEW BUSINESS

- |    |                      |                                                                                                  |                       |
|----|----------------------|--------------------------------------------------------------------------------------------------|-----------------------|
| 6. | <b>HARB2026-0034</b> | <b>Guess What LLC</b><br>1458 Cypress Ave.<br>New Construction                                   | <b>Eau Gallie CRA</b> |
| 7. | <b>HARB2026-0035</b> | <b>Atlantic Furniture</b><br>832 W. Eau Gallie Blvd.<br>Building Paint & Overhead Door           | <b>Eau Gallie CRA</b> |
| 8. | <b>HARB2026-0038</b> | <b>Palm Verde Florida</b><br>849 E. New Haven Ave.<br>Signage                                    | <b>Downtown CRA</b>   |
| 9. | <b>HARB2026-0039</b> | <b>American Air, Plumbing &amp; Electric</b><br>2809 S. Harbor City Blvd.<br>Façade Improvements | <b>Downtown CRA</b>   |

### C. NEW HISTORICAL REVIEW BUSINESS

### D. FUTURE/ADDITIONAL BUSINESS

### E. ADJOURNMENT

Note: more than one member of the City Council may be in attendance at the meeting and may participate in discussions.

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public that if a person decides to appeal any decision made by this Board, agency or meeting or hearing, he will need a record of the proceedings, and that for such purpose, affected persons may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the Community Development Department at (321/608-7500), no later than 5:00 p.m., at least 48 hours prior to the meeting.

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

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

**August 19, 2026, 6:00 p.m.**

**A. Opening**

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

Present: Krista Nakaishi, Vice Chairman  
Roderick Queen, Member  
Dianne Baumert-Moyik, Member  
LuAnn Moyer, Member  
Delores Gore, Member

Absent: Elizabeth Huy, Chairman (excused)

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

**4. Declaration of Conflict**

There were no conflicts of interest declared.

**5. Approval of Minutes:**

- March 18, 2026

Moved by Moyer/Gore to approve the minutes from the March 18, 2026 meeting, as presented.

Motion carried unanimously.

- July 15, 2026

Moved by Moyik/Queen to approve the minutes from the July 15, 2026 meeting, as presented.

Motion carried unanimously.

**B. New Architectural Review Business**

6. **HARB2026-0028 Essential Elements, 912 E. New Haven Ave.**  
Signage  
*Downtown CRA*

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The applicant is requesting approval to install a single-sided, non-illuminated detached sign measuring approximately 89 inches by 32.75 inches and will feature blue lettering on a white background with a gold decorative design. The applicant is also requesting approval for a 44-inch by 25-inch window vinyl graphic displaying the business name and decorative design.

The applicant, Angelene Clark, Melbourne, was available to answer questions from the Board.

Ms. Domingue summarized the application for the Board and presented photos.

There were no conflicts of interest on this item.

Ms. Moyik asked why the sign was not centered between the 2 windows. The applicant said it is set to match the adjacent sign so it is aesthetically pleasing.

Ms. Domingue asked what type of material the sign will be made of. Ms. Clark replied that the letters will be vinyl and the sign will be aluminum.

Ms. Nakaishi said the sign meets all the criteria.

There was no further public comment, so Ms. Nakaishi brought the item back to the Board for a motion.

Moved by Queen/Moyik that the Board find that application HARB2026-0028 is consistent with the Downtown District Architectural Guidelines and that the Board approve the application, as presented.

Motion carried unanimously.

**7. HARB2026-0029 – Asian Time II, 841 E. New Haven Ave.**

Signage

*Downtown CRA*

The applicant is requesting approval to remove the existing channel letter sign and install a new channel letters displaying "ASIAN TIME II," with the replacement letters matching the existing sign. The applicant is also requesting approval to reface the two existing capsule-shaped channel letter logo boxes while retaining their current size and location.

The applicant was not present to answer questions from the Board.

Ms. Domingue explained the details of the signage.

There were no conflicts of interest on this item.

There were no further comments or questions from the Board.

As there was no further discussion on this item, Ms. Nakaishi opened the floor for public comment.

There was no public comment, so Ms. Nakaishi brought the item back to the Board for a motion.

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Moved by Moyik/Gore that the Board find that application HARB2026-0029 is consistent with Downtown District Architectural Guidelines and that the Board approve the application, as presented.

Motion carried unanimously.

8. **HARB2026-0030 Den, 1419 Highland Ave.**  
Façade Improvements  
*Eau Gallie CRA*

The applicant is requesting approval to renovate an existing vacant commercial building, including updates to the front façade materials, soffit, exterior lighting, and entrance door. The existing building footprint, roofline, and storefront window configuration will remain unchanged

The proposed exterior improvements include the following:

- **Exterior Siding:** Installation of new composite vertical siding on the front façade with a black Shou Sugi Ban-style finish.
- **Soffit:** Installation of new composite, wood-look soffit material on the underside of the existing front canopy/overhang, featuring a natural wood appearance.
- **Exterior Lighting:** Installation of new black metal wall sconces on the front façade to provide architectural accent and entrance lighting.
- **Entrance Door:** Replacement of the existing entrance door with a new fiberglass door featuring a natural wood-look finish.
- **Existing Building Elements:** The existing building footprint, roofline, and storefront window configuration will remain unchanged.
- **Landscaping:** No exterior landscaping improvements are proposed as part of this application.

The applicant was not available to answer questions from the Board.

Ms. Domingue provided the Board with a summary of the application presenting photos of the work proposed.

There were no conflicts of interest on this item.

The Board agreed that it will be a nice change.

Ms. Nakaishi asked if the location is in Eau Gallie CRA, Ms. Domingue said it was.

Ms. Domingue clarified that it will only be this storefront making the change, there are multiple units within the same building with the existing style tiling storefronts.

Ms. Moyik said the change compliments the existing tiling already existing there.

Mr. Queen asked what type of business it was and Ms. Domingue replied that it would be a sushi restaurant.

Amy Cryderman, of 766 St. Clair Street, asked if the other business owners in the same building will be expected to follow the same style color changes that this applicant is making.

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Mr. Queen said he did not believe so, the applicant would just need to meet the Eau Gallie CRA District Architectural Guidelines.

Since there were no further comments or questions from the Board, Ms. Nakaishi opened the floor for public comment.

There was no public comment, so Ms. Nakaishi brought the item back to the Board for a motion.

Moved by Queen/Moyer that the Board find that application HARB2026-0030 is consistent with the Eau Gallie CRA District Architectural Guidelines and that the Board approve the application, as presented.

Motion carried unanimously.

**9. HARB2026-0031 Dollar Thrifty Car Rental, 1620 S. Harbor City Blvd.**

New Construction

*Downtown CRA*

The applicant seeks approval for the development of a vehicle rental office on a site with an existing conditional use allowing vehicle service uses. The proposed development will consist of a two-story office building containing five offices, one meeting room, two reception areas, a utility room, two bathrooms, and balcony infrastructure.

The proposed building will be constructed of concrete reinforced with steel and will feature a flat roof with a parapet finished to match the building trim. A black membrane underlayment is also proposed.

As shown on the submitted site plan, the proposed two-story building will be visible from the adjacent public rights-of-way. The primary building color will be "Polar Bear," a shade of white. Accent sections of the building will be finished in "Tricorn Black," a shade of black.

The applicant also proposes an illuminated channel-lettering sign at the main entrance. The proposed sign will measure approximately 48 inches by 36 inches and will display "Thrifty Dollar Car Rental."

Ms. Domingue summarized the application and displayed photos.

There were no conflicts of interest on this item.

The applicant, Farris Soboh of 1620 S. Harbor City Blvd., was present to answer questions from the Board.

Ms. Nakaishi commented that the elevations do not match the rendering. Mr. Soboh said the veranda is not captioned in the renderings but intends to use a black metal product to be aesthetically consistent.

Ms. Domingue asked Mr. Soboh if this would be an awning/canopy. Mr. Soboh said it is essentially a balcony/veranda; there will be no shading.

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Ms. Moyik asked if there will be an elevator in the building and he said they are going through the first permitting stage with the Building Department so that is preliminary at this time.

Ms. Nakaishi pointed out that this Board is not reviewing the internal floor plan by any means; HARB is to focus on aesthetics review.

There was clarification on the Thrifty logo and the material being used. There is a discrepancy with the application regarding the sign material and the scale of the lettering.

There was a discussion on the signage materials and channel lettering size measuring 48 x 36 – The applicant agreed to go back and review the signage specifications.

Mr. Conley noted that the signage can be excluded from the overall project approval.

There were no further questions from the Board, so Ms. Nakaishi opened the floor for public comment.

There was no public comment, so Ms. Nakaishi brought the item back to the Board for a motion.

Moved by Queen/Moyik that the Board find that application HARB2026-003, except for the presented signage, is consistent with the Downtown District Architectural Guidelines and that the Board approve the application, without the signage.

Motion carried unanimously.

**10. HARB2026-0032 Cryderman's Barbecue, 766 St. Clair St.**

Awning & Lighting  
*Eau Gallie CRA*

This is a partial after-the-fact application for exterior improvements to the existing commercial building. The applicant is requesting approval for the installation of a black rigid aluminum awning over the existing patio area. The proposed awning measures approximately 27 feet X 30 feet and is located as shown on the submitted plans.

The applicant is also proposing the installation of gooseneck-style lighting fixtures around the building to provide exterior illumination.

Ms. Domingue summarized the application and showed renderings of the proposed changes.

There were no conflicts of interest on this item from the Board.

The applicant was present to answer any questions from the Board.

The Board had minimal discussion and agreed that the proposed improvements met the applicable guidelines.

As there was no further discussion on this item, Ms. Nakaishi opened the floor for public comment.

There was no public comment.

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Moved by Gore/Queen that the Board find that application HARB2026-0032 is consistent with the Eau Gallie CRA District Architectural Guidelines and that the Board approve the application, as presented.

Motion carried unanimously.

11. **HARB2026-0033 The Burger Place/Debauchery, 811 E. New Haven Ave.**  
Façade Improvements  
Downtown CRA

The applicant seeks approval for exterior improvements to the existing Burger Place and Debauchery buildings, including repainting, modifications to the existing fence and railing, installation of new window awnings, and replacement of the existing signage.

The Burger Place building will be repainted using “Ceiling Bright White” as the primary building color. The Debauchery building will be repainted using “Jogging Path,” a brown tone, as the primary building color.

New awnings will be installed over the windows along the front elevation. The proposed awnings will be constructed of aluminum and finished in color “Night Owl.”

The applicant also proposes a new sign above the entrance. The proposed sign is an LED, internally illuminated, single-sided, wall-mounted sign measuring approximately 5 feet by 5 feet high round, with yellow, blue, and white colors as shown in the submitted plans.

The applicant intends to apply for the Downtown CRA Façade Improvement Grant after it has been brought before both HARB and Melbourne Main Street Design Committee.

There were no conflicts of interest on this item from the Board.

The applicant was present to answer any questions from the Board.

The Board briefly discussed the proposed sign placement and dimensions and expressed support for the proposed improvements. The Board all agreed that it will look nice.

There was no public comment.

Moved by Moyik/Gore that the Board find that application HARB2026-0033 is consistent with the Downtown District Architectural Guidelines and that the Board approve the application, as presented.

Motion carried unanimously.

Staff recommended that Item 13 be heard before Item 12 due to the anticipated length of discussion regarding the rescission item. The Board agreed.

**C. New Historical Review Business**

12. **HARB2026-0027, 1296 Houston St.**  
Pavers  
Olde Eau Gallie CRA

Ms. Tyjeski of Inspire Placemaking Collective presented the application for 1296 Houston Street, a 1934 single-family residence and contributing structure within the Eau Gallie

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Historic District. The applicant is proposing to replace the existing concrete driveway with “Boca” style two-piece pavers in “Harvest Blend,” while maintaining the existing driveway dimensions.

Ms. Tyjeski reviewed with the Board the Eau Gallie Historic District Guidelines and the US Secretary of Interior Standards.

The applicant, John Ludwig, was present and stated that the proposed pavers would help tie the property’s existing elements together.

There were no questions or comments from the Board. There were no questions or comments from the public.

Moved by Queen/Moyik that the Board find that application HARB2026-0027 is consistent with the Olde Eau Gallie Historic District Guidelines and that the Board approve the application, as presented.

Motion carried unanimously.

**13. HARB2026-0015, 1248 Highland Ave.**

Historic Rescission Request  
Olde Eau Gallie CRA

Ms. Domingue noted that the Board received an additional handout and two supporting emails regarding the application. The Board took a moment to review the information.

Ms. Tyjeski, Historic Preservation Officer with Inspire Placemaking Collective, presented the City’s Recission Report for 1248 Highland Avenue. She provided an overview of the property’s history, designation as a contributing structure to the Eau Gallie Historic District in 2013, and the recission process. She explained that approval of the recission would remove the requirement for a Certificate of Appropriateness for exterior changes requiring a building permit, while the district boundaries would remain unchanged and the property would become a noncontributing resource.

Ms. Tyjeski reviewed the applicant’s justification, the property’s designation history and criteria, and its architectural integrity. She concluded that Inspire Placemaking Collective recommends denial of the recission, noting that the property retains the design and construction features that supported its original designation.

The Board had a discussion on whether it was public record that this was a historic property at the time of the purchase. Mr. Conley clarified that it was.

Ms. Nakaishi commented that property owners should be accountable on doing their due diligence before making such an investment.

The applicant, Gerard Gruber, and his attorney, Lacey Rezanka, were present and provided information in support of the request. Ms. Rezanka stated that the designation creates additional procedural requirements, costs, and limitations for the property owner without providing a corresponding benefit. She maintained that the property could be responsibly maintained without historic designation.

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There was a discussion among the Board members regarding the rescission and how City Council will have the final decision for approval or denial.

Ms. Nakaishi had a question on tax exemption for historical sites and the application process to receive such benefits. It was confirmed that this would have to be applied for and this property never applied for any benefits in the past.

Mr. Queen thought the house was a positive contributing structure to the area.

Ms. Nakaishi said that HARB are considerate to adjustments to Historic designated homes and she does not think rescinding the entire property just to eliminate an extra step of requirements and seeking approval would have any benefit.

Mr. Queen said he can only base his recommendation on the City's consultant's facts and not an argument presented.

Ms. Moyik appreciated and sees the vision of the applicant but it all falls down on the historical architectural integrity of the district.

There was no public comment.

Moved by Moyik/Moyer to recommend the denial of the Rescission request for 1248 Highland Avenue (HARB2026-0015), recommending that City Council deny a resolution to approve for Rescission of the historic designation.

Motion carried unanimously.

**D. Future/Additional Business**

There was no future/additional business heard.

**E. Adjournment**

As the Board's business had been completed, Ms. Naikashi adjourned the meeting at 8:00 p.m.

*Mary Wolak*  
Mary Wolak  
Recording Secretary

\_\_\_\_\_  
Approved by the  
Historic & Architectural Review Board

## Memorandum

**To:** Historic and Architectural Review Board (HARB)  
**From:** Carmin V. Domingue, Redevelopment Planner  
**Re:** **HARB Meeting for September 16, 2026**  
**Date:** September 11, 2026

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### NEW ARCHITECTURAL REVIEW BUSINESS

**HARB2026-0034    Guess What LLC. / 1458 Cypress Ave.**

**Eau Gallie CRA**

The applicant seeks approval for the development of a new indoor recreation facility. The proposed development will consist of a one-story recreation center.

The proposed building will be constructed with metal building wall panels and will feature a metal roof. A blue metal trim band is proposed along the lower four feet of the building.

As shown on the submitted site plan, the proposed building will be visible from the adjacent public rights-of-way. The primary building color will be “Parchment,” a shade of ivory. Accent sections of the building will be finished in “Slate Blue,” a shade of blue.

The applicant is also proposing the installation of bronze W2LED wall pack traditional lighting fixtures around the building to provide exterior illumination.

#### ***Summary:***

New Construction

#### ***Guidelines to Consider:***

- Exterior building materials contribute significantly to the visual impact of the building. The “visible elevations” of every building should incorporate recesses and projections, and architectural elements such as columns, arches, etc.
  - *Recesses, projections, and columns have been utilized throughout.*
- An overall unified architectural character and image should be created by the use of common elements such as consistent forms, colors, materials, and details.
  - *Consistent colors, materials and details are used on all visible sides of the building giving the site and building a unified look.*

- Corrugated metal panels, used as a finish material, shall be prohibited on “visible elevations”. Exceptions for architectural metal panels that change the visual appearance of a building may be considered.
  - *The proposed building utilizes metal building panels as the primary exterior wall material on the visible elevations.*
- Architectural features or details such as windows, awnings, covered arcades, sills, shutters, reliefs, trims, columns, pilasters, quoins, reveals, cornices, horizontal banding arches, decorative vents, and/or accent tile, shall be integrated into the façade to avoid the appearance of a blank wall on all “visible elevations”.
  - *Multiple architectural features are utilized throughout all façades to avoid the appearance of a blank wall on all “visible elevations”.*
- Whites, pastels and earth tones shall be used as the main building color.
  - *“Parchment,” a shade of ivory, is proposed as the primary building color, with “Slate Blue” used as an accent color.*
- Exterior building lighting shall be required for new buildings. Ornamental or decorative lights mounted with brackets and emblem sign lights shall be used.
  - *The proposed fixture is a wall-mounted exterior light; however, the fixture is primarily functional in appearance and does not appear to meet the guideline requirement for ornamental or decorative lighting mounted with brackets.*

**Recommendation:**

Staff recommends that the Board find the application **NOT consistent** with the Eau Gallie Architectural Guidelines because the proposed use of metal building panels as the primary exterior wall material is not consistent with the guideline prohibiting corrugated metal panels on visible elevations. Additionally, the proposed exterior lighting does not appear to meet the guidelines requiring ornamental or decorative lighting mounted with brackets.

**Additional Approvals Required:**

Building permits.

**HARB2026-0035    Atlantic Furniture / 832 W. Eau Gallie Blvd.    Eau Gallie  
CRA**

The applicant is proposing exterior improvements to the existing fire-damaged building. The proposed improvements consist of refreshing the exterior stucco and paint and adding an overhead door along the side elevation. The existing storefront, stone veneer, projecting canopy, and decorative architectural detailing will remain.

The applicant proposes to repaint the existing trim, diamond-pattern details, and awning edge and underside using “Extra White.” The existing painted finish will be repainted using “Softer Tan.”

The applicant also proposes to install a new aluminum overhead door on the west side of the building.

**Summary:**

Building Paint and Overhead Door

**Guidelines to Consider:**

- Whites, pastels and earth tones shall be used as the main building color.
  - *“Softer Tan,” a shade of tan, is proposed as the primary building finish color. The existing stone finish will remain and will not be painted.*
- Single-story buildings shall have up to two accent trim colors.
  - *“Extra White” is proposed as the accent and trim color for the existing trim, diamond-pattern details, and awning edge and underside.*

**Recommendation:**

Staff recommends that the Board find the application **consistent** with the Eau Gallie Architectural Guidelines.

**Additional Approvals Required:**

Building permit for overhead door; Painting does not require a permit.

**HARB2026-0038    Palm Verde Florida / 849 E. New Haven Ave.                      Downtown CRA**

The applicant is requesting approval to install a single-sided, non-illuminated sign. The proposed sign will measure approximately 7 ft. -11 in. W × 4 ft. -6 in. H and will feature brown channel lettering. The sign copy includes the business name, "Palm Verde Florida," and a decorative palm tree.

**Summary:**

Signage

**Guidelines to Consider:**

- Signs should be a combination of identification, information, and image making.
  - *The sign provides information.*
- All signs should be defined by use of borders around the sign area when it is contained within a distinct shape.
  - *The sign is channel lettering and does not require a border*
- Signs shall meet all requirements of the City's sign regulations.

**Recommendation:**

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

**Additional Approvals Required:**

Sign Permit.

**HARB2026-0039 American Air and Plumbing / 2809 South Harbor City Blvd  
Downtown CRA**

The applicant seeks approval for exterior improvements to the existing ABC Supply Co. Inc. building, including repainting and installation of a new sign.

The applicant is requesting approval to repaint the building using “Ultra White” as the primary body color and “Caviar” for the trim and accent features.

The applicant is also proposing to replace the existing prominent “ABC” wall signage with new “American Air, Plumbing & Electric” signage. The proposed signage includes two wall-mounted signs: one measuring approximately 5 feet by 8 feet, totaling 40 square feet, and one measuring approximately 6 feet by 20 feet, totaling 120 square feet. Both signs feature the “American Air, Plumbing & Electric” business name and logo in blue and red lettering, along with a graphic representation of the State of Florida incorporating an American flag design.

**Summary:**

Building Paint and Overhead Door

**Guidelines to Consider:**

- Whites, pastels and earth tones shall be used as the main building color.
  - *“Ultra White,” a shade of white, is proposed as the primary building finish color.*
- Single-story buildings shall have up to two accent trim colors.
  - *“Caviar” is proposed as the accent and trim color.*
- Signs should be a combination of identification, information, and image making.
  - *The sign provides information.*
- All signs should be defined by use of borders around the sign area when it is contained within a distinct shape.
  - *The sign is channel lettering and does not require a border*
- Signs shall meet all requirements of the City’s sign regulations.

**Recommendation:**

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

***Additional Approvals Required:***

Sign Permit; Painting does not require a permit.