

# City of Melbourne, Florida

## Minutes - Historic and Architectural Review Board

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

December 17, 2025, 6:00 p.m.

### A. Opening

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

Present: Matthew Thomas, Chairman  
Elizabeth Huy, Vice-Chair  
Krista Nakaishi, Member  
Roderick Queen, Member  
Delores Gore, Member

Absent: Shane Sullivan, Member (Excused)  
Sarah Brangan (Excused)  
Kate Broderick, Alternate Member (Excused)

Also Present: Kellen Simmons, Assistant City Attorney  
Cheryl Dean, AICP, Planning Manager  
Carmin Velazquez, Planner  
Samantha Buck, Recording Secretary

### 4. Declaration of Conflict

There were no conflicts of interest declared at the November 19, 2025 meeting.

### 5. Approval of Minutes – November 19, 2025 meeting.

Moved by Huy/Queen to approve the minutes from the November 19, 2025 meeting, as presented.

Motion carried unanimously.

### B. Old Architectural Review Business

#### 6. HARB2025-0043 Thrift-n-Found, 1908 Municipal Ln.

Signage  
*Downtown CRA*

This application is being brought back to HARB as there was some concern about the illegible text on the lower right of the provided sign graphic. While sign “content” is not an

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item reviewed by this board, as it is “content neutral”, it is reasonable to ask what the “content” is. A new graphic has been provided that clearly shows the text.

At the previous meeting the applicant sought approval to install a vinyl “cling” window sign. The sign measures 3-foot-wide by 9-inches-high, with white lettering on a dark background and white border, as shown. The sign will be applied on the windows on either side of the front entrance.

The applicant John MacCalus, Melbourne was available to answer questions from the Board.

Ms. Dean showed the Board a new photograph of the sign provided by the applicant showing the illegible text (the applicant’s website address).

Mr. Thomas apologized to Mr. MacCalus for having to bring him back to a second meeting to review his sign and commented that the sign met all the guidelines.

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

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

Moved Gore/Queen that the Board find that application HARB2025-0043 is consistent with the Downtown District Architectural Guidelines and that the Board approve the application, as presented.

Motion carried unanimously.

## **C. New Architectural Review Business**

### **7. HARB2025-0045 – Redtail Four Brewery and Brick Oven Pizza**

New Construction and Signage

*Downtown CRA*

The applicant seeks approval for construction of a new, single-story building as a proposed microbrewery and pizzeria on a 1-acre property. The 4,950± square-foot building will also have 1,350± square-foot of covered patio seating areas. The proposed details include:

Front Elevation:

- The front wall will feature a stucco finish, painted “Techile” with a diagonally painted section in “Zen Retreat”, and a horizontal band along the bottom of the wall in “Subtle Shadow”, as shown. The stucco entrance will feature two columns painted “Techile”.

Side Elevations:

- The east and west side walls feature vertical metal panels beyond the outdoor/porch seating area, in “Light Gray”. Enclosing the outdoor/porch seating area is a grouping of 4ft. high aluminum railings in “Bright Red”, with 10ft. high steel “Bright Red” columns in combination with boxed-out vertical columns in stucco, painted “Techile”

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and “Subtle Shadow”.

Rear Elevation:

- The rear wall will feature vertical metal wall panels in “Light Gray”, with an overhead roll-up door in “Light Gray”, and a walk-through metal door and frame in “Techile”. The dumpster will be enclosed in a 6ft. high, white PVC fence.

Roofline:

- The building roof will be a standing seam metal roof and fascia in “Brite White”. The two covered patio areas will also feature a standing seam metal roof and fascia, also in “Brite White”. A stucco band painted “Techile” will separate the two roof heights. In addition, there is also a “Brite White” standing seam metal roof canopy over the front entrance way.

Door and trim:

- The aluminum front door with glass windows in the doors and to either side will be white.

Signage:

- The existing sign will be refurbished, painted red, and new acrylic/vinyl sign faces will be installed, as shown.

The applicants and business owner, Chelsea Woodard, Palm Bay; Lori Denis, Melbourne, and TJ Fowler, Melbourne, were available to answer questions from the Board.

Ms. Dean explained that she was very familiar with this project and the site as she had worked with the applicant on throughout the approval process. The existing building will be demolished and a new building constructed for a pizza restaurant and microbrewery. The proposed design incorporates two covered outside seating areas, along with a new parking lot and landscaping. She summarized the decorative features that will be used on each side of the building and provided photographs of the existing sign that will be refurbished with a new acrylic sign face installed.

The Board discussed the proposed design and its decorative features, along with the proposed access to the restaurant from the surrounding roads. The Board was in agreement that the application met all the guidelines and would be an exciting project for the Downtown area.

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

Before making a motion, the applicant, Lori Denis, asked the Board if they would consider the option of a metal finish panel being installed instead of the stucco band below the roof.

This option was discussed, and the consensus of the Board was that this would look better than the proposed stucco band. They were in agreement that this should be installed on both sides of the building.

As there were no further comments or questions from the Board, Mr. Thomas opened the floor for public comment.

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There was no public comment on this item.

Moved Nakaishi/Gore that the Board find that application HARB2025-0045 is consistent with the Downtown District Architectural Guidelines and that the Board approve the application, as presented, with the option to install a metal finish panel instead of the stucco band below the metal roof.

Motion carried unanimously.

**D. Future/Additional Business**

**F. Adjournment**

As the Board's business had been completed, Mr. Thomas adjourned the meeting at 6:18 p.m.

*Samantha Buck*

Samantha Buck  
Recording Secretary

01/21/2026

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Approved by the  
Historic & Architectural Review Board