

City of Melbourne



Community Development • 900 E. Strawbridge Avenue, Melbourne, FL 32901
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AGENDA

HISTORIC AND ARCHITECTURAL REVIEW BOARD

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

February 18, 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 : January 21, 2026

B. NEW ARCHITECTURAL REVIEW BUSINESS

- | | | | |
|-----|----------------------|--|-----------------------|
| 6. | HARB2026-0004 | Dunkin Donuts 1209 N. Harbor City Blvd. Building Renovation and Signage | Eau Gallie CRA |
| 7. | HARB2026-0005 | Renew Aesthetics 833 E. New Haven Ave. Mural | Downtown CRA |
| 8. | HARB2026-0006 | Ocean Bay Grill 411 E. New Haven Ave. Fence/Railing and Signage | Downtown CRA |
| 9. | HARB2026-0007 | 905 Cafe 908 E. New Haven Ave. Signage | Downtown CRA |
| 10. | HARB2026-0008 | 408 E. Strawbridge Ave. Building | Downtown CRA |



408 E. Strawbridge Ave.
Exterior Improvements and New Construction

C. OLD HISTORICAL REVIEW BUSINESS

11. HARB2025-0025: Update on Historic Designation Request for 2015 Bryan Street

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.

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Minutes - Historic and Architectural Review Board

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

January 21, 2026, 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
Shane Sullivan, Member
Kate Broderick, Alternate Member

Absent: Sarah Brangan (Excused)
Shane Sullivan

Also Present: Adam Conley, City Attorney
Sandy Ramseth, AICP, Planner
Samantha Buck, Recording Secretary

4. Declaration of Conflict

There were no conflicts of interest declared at the December 17, 2025 meeting.

5. Approval of Minutes – December 17, 2025 meeting.

Moved by Gore/Queen to approve the minutes from the December 17, 2025 meeting, as presented.

Motion carried unanimously.

B. New Architectural Review Business

6. HARB2025-0035 Budzburn, 1682 N. Harbor City Blvd., Unit 101

Signage
Eau Gallie CRA

This is an “after-the-fact” application. The applicant seeks approval to install gold vinyl window and door lettering and graphics. The window graphics and lettering are applied to

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both the front-facing and side-facing windows, as shown. The door lettering will be applied to the center of the entrance door, as shown.

Ms. Ramseth said that the applicant had contacted her prior to the meeting to advise that he was unable to attend the meeting. She confirmed that she would present the item and answer any questions the Board had. She showed the Board images of the signage that had already been installed on the windows and explained that the color shown in the photographs was not a true color as she had to adjust the exposure in order to make the graphics more visible in the photographs. The signage does not require a border as it is vinyl lettering.

Mr. Thomas agreed that the color of the graphics made it difficult to read the lettering from the road.

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

Danny Priore, Kendal Signs, Rockledge, agreed with the Board's comments and said that ideally, the graphics should have been white as it was on a black window. In his opinion, the signage was a waste of money.

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

Moved Huy/Queen that the Board find that application HARB2025-0035 is consistent with the Eau Gallie District Architectural Guidelines and that the Board approve the application, as presented.

Motion carried unanimously.

7. HARB2025-0046 The Office – Cigar & Whiskey Lounge, 587 W. Eau Gallie Blvd., #103
Signage
Eau Gallie CRA

The applicant seeks approval to install an internally-illuminated, double-sided, cantilever wall sign. The 7-foot-high by 2.5-foot-wide sign is of aluminum construction, with a satin acrylic finish, and an ornamental scroll decoration at the base of the sign. All letters and logo are to be internally illuminated. The sign is in the colors black, white and gold, and will be mounted to the corner of the building, as shown.

Ms. Ramseth agreed to answer any questions that the Board had on this application as the applicant was not present.

Ms. Ramseth showed the Board photographs of the proposed sign, and the Board briefly discussed its design and content.

The Board asked what the "BB" logo on the sign stood for, and Ms. Ramseth replied that there was nothing in the application to explain the significance of this lettering.

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She confirmed that a right-of-way permit would also be required as this sign hangs over a sidewalk.

There were no conflicts of interest on this item.

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 Nakaishi/Gore that the Board find that application HARB2025-0046 is consistent with the Eau Gallie District Architectural Guidelines and that the Board approve the application, as presented.

Motion carried unanimously.

8. **HARB2026-0001 Moia Law, 400 E. Strawbridge Ave.**

Signage

Downtown CRA

The applicant seeks approval to install a double-sided pylon sign to replace the existing sign. The 12-foot-high by 8-foot-wide sign is of aluminum construction. The top portion will have acrylic faces for digitally printed vinyl graphics, and the lower portion will have tracking for 6-inch changeable letters. The sign is in the colors black, white and blue, as shown.

The applicant, Danny Priore from Kendal Signs, Rockledge, was available to answer questions from the Board.

Ms. Ramseth showed a photograph of the proposed sign and its location for the Board to discuss.

There were no conflicts of interest on this item.

Mr. Thomas asked the applicant if he had anything further to add following Ms. Ramseth's presentation, and Mr. Priore explained that the new sign will be installed in the same location. The existing pole is in good condition, so a decision was made to install the new sign over the existing pole.

There were no further comments or questions from the Board so 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 Queen/Nakaishi that the Board find that application HARB2026-0001 is consistent with the Downtown District Architectural Guidelines and that the Board approve the application, as presented.

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Motion carried unanimously.

9. **HARB2026-0002 Stand Up Paddleboards, 1225 E. New Haven Ave.**

Signage

Downtown CRA

The applicant seeks approval to install perforated window cling on the north, front-facing, window depicting paddleboarders on the local waterways, with the name of the business “Stand Up Paddleboards” in 4-inch black letters on a 6-inch-wide whiteboard above the window. On the east side overhang, 3-inch black letters on a 4-inch-wide whiteboard of the business name will be added.

In addition, they would like to add a solar powered light over the window, and to the east side of the building for added light and security after hours. Finally, the applicant would like to display two paddleboards, one under the front window and one on the east side. Both would be brought out on a rolling rack during business hours.

The applicant, Jim Voeste, Melbourne, was available to answer questions from the Board.

Ms. Ramseth showed the Board a rendering of the proposed window graphics, solar powered lights, and the location of the rolling racks for the paddleboard stands.

There were no conflicts of interest on this item.

Mr. Thomas asked Mr. Voeste if he had anything further to add, and he replied that he did not.

The Board briefly discussed the application and during this discussion, Mr. Voeste confirmed that the rolling racks will be located on their property, and not the right-of-way.

There were no further questions from the Board, so 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 HARB2026-0002 is consistent with the Downtown District Architectural Guidelines and that the Board approve the application, as presented.

Motion carried unanimously.

10. **HARB2026-0002 Trinity Towers West, 650 E. Strawbridge Ave.**

Awning

Downtown CRA

The applicant would like to install a white, rigid aluminum awning on the west side of the building over the existing patio to provide shade for the patio users. The 26-foot-wide by

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19-foot-deep by 8.3-foot-high awning will be located at the southwest corner of the building, as shown.

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

Ms. Ramseth showed where the awning will be installed on the property, along with a photograph of the style of awning to be installed.

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

The Board briefly discussed the application and agreed that the new awning would be a nice feature for the residents of Trinity Towers to utilize.

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

The only comment came from Mr. Voeste, who agreed that would be a good addition for the residents.

As this was the only public comment on this item, Mr. Thomas brought the item back to the Board for a motion.

Moved Queen/Nakaishi that the Board find that application HARB2026-0003 is consistent with the Downtown District Architectural Guidelines and that the Board approve the application, as presented.

Motion carried unanimously.

D. Future/Additional Business

11. Election of Chairman and Vice-Chairman

Ms. Ramseth said that the Board is always given the opportunity to discuss and vote for a new Chairman and Vice-Chairman every January.

A brief discussion ensued between Board members, and the consensus of the Board was that they were happy for Mr. Thomas to continue in the role of Chairman. As there were no other nominees, a motion was made to this effect.

Moved Queen/Nakaishi to nominate Mr. Thomas for the position of Chairman for a further year.

Motion carried unanimously.

The Board then moved on to discuss the position of Vice-Chairman. Ms. Huy confirmed that she would be happy to continue as Vice-Chairman if she was nominated. As there were no other nominees, a motion was made as follows.

Moved Queen/Nakaishi to nominate Ms. Huy for the position of Vice-Chairman for a further year.

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Motion carried unanimously.

F. Adjournment

As the Board's business had been completed, Mr. Thomas adjourned the meeting at 6:24 p.m.

Samantha Buck
Recording Secretary

Approved by the
Historic & Architectural Review Board

Memorandum

To: Historic and Architectural Review Board (HARB)
From: Sandy Ramseth, AICP, Planner
Re: **HARB Meeting for February 18, 2026**
Date: February 13, 2026

NEW ARCHITECTURAL REVIEW BUSINESS

HARB2026-0004 Dunkin Donuts / 1209 N Harbor City Blvd.

Eau Gallie CRA

The applicant seeks approval to renovate an (old) former drive-thru restaurant building into a new Dunkin Donuts with drive-thru, and associated site improvements. The proposed renovation will demolish the previous roofline and replace it with the flat, parapet enhanced roofline, as shown.

The walls will have a smooth sand float stucco finish in a variety of colors to visually break up the wall sections. The colors to be used are “Gauntlet gray”, “Nebulous White”, “Iron Ore” “Camelback”, and a custom Sherwin Williams “DD Pink”, as shown. The majority of existing windows will be retained, and those that are to be replaced will use new windows to match the existing ones. New glass entrance doors will match the windows.

Seven new metal awnings, in orange or black, will cover entrance doors, order windows, and three of the six windows sets. Finally, proposed signs will include two illuminated, logo wall signs, as shown.

Summary:

Building Renovation with Signage.

Guidelines to Consider:

- 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 four sides of the building giving the site and building a unified look.*
- The building orientation shall be towards a public right-of-way. Similar architectural composition and treatment shall be provided on all sides of the building that are visible from a public right-of-way, thus referred to as “visible elevations”. For corner lots, this may require all four sides to meet the requirements.
 - *This has been done.*

- Exterior finishes shall be used on all building materials to provide an aesthetic look. Unfinished concrete block shall have a stucco or other decorative finish on all “visible elevations”.
 - *The building is finished and is treated with aesthetic appeal in mind.*
- The roofline along each elevation should incorporate a minimum of one design feature from: decorative roof details, such as dormers, cupolas, rafter tails, balconies, terraces, or small beams, cornices with decorative detail; or pediment, porticos, architectural features at entryways, or decorative towers.
 - *The building features multiple design features including a canopied entranceway; and multiple heights, material and color changes within the façade.*
- 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.
 - *This building incorporates many architectural features and details. There is no notion of a blank wall anywhere within this building.*
- Rigid or retractable architectural canopies or flexible, fabric awnings shall be used.
 - *The proposed awning is rigid aluminum.*
- Awnings shall be attached directly to the building.
 - *The awning is attached to the fascia.*
- Simple, traditional designs that fit in well with the building’s overall image will look good years later.
 - *The awning does not detract from the modern architecture of the building.*
- Single story buildings shall have up to two accent trim colors. Whites, pastels and earth tones shall be used as the main building color.
 - *The main color of this single-story building is “Gauntlet gray” and Nebulous White”, with “Iron Ore” “Camelback”, and a custom Sherwin Williams “DD Pink” as trim colors.*
- Signs should be a combination of identification, information, and image making.
 - *The sign provides information and image.*
- All signs should be defined by use of borders around the sign area when it is contained within a distinct shape.
 - *The individual letters do not require a border.*
- Signs shall meet all requirements of the City’s sign regulations.

Recommendation:

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

Additional Approvals Required:

Building and Sign Permits.

HARB2026-0005 Renew Aesthetics / 833 E. New Haven Ave.**Citywide Mural**

The applicant seeks approval for the installation of a mural on the north building elevation, on the front façade of the business. The depicted mural painted which will turn a plain commercial space into a branded destination. It tells a story about rejuvenation in that it naturally represents vitality and growth. It positions RENEW as a modern and vibrant aesthetic practice. The muralist is Mark Gilliam.

Summary:

Mural.

Guidelines to Consider:

- The proposed mural must exhibit high quality materials that will enhance the overall development and appearance of the site. The proposed mural must exhibit skilled application or installation standards.
 - *Mural grade acrylic paint.*
- Materials used for murals may include, but are not limited to, paint and other artistic mediums such as tile or mosaic, and low-relief sculpture.
 - *The mural is painted.*
- The proposed mural shall be an original composition of art.
 - *The mural is an original composition.*
- The proposed mural must exhibit a skilled design, and shall be designed under the supervision of a qualified artist/muralist or other qualified professional who has sufficient knowledge and experience in the design and execution of such project, as evidenced by examples of previous art projects.
 - *Mark Gilliam is the muralist.*
- The mural shall be an appropriate design for the view and vantage points of the mural's intended audience.
 - *The mural is an appropriate design for the intended audience.*
- Proposed murals shall be considered in the context of their placement in the surrounding neighborhood due to the significant and important interest of the City of Melbourne in preserving the business and economic interests of the City.
 - *The depicted mural painted which will turn a plain commercial space into a branded destination.*
- The mural shall not contain text or images that constitute obscenity, fighting words, or incitements to violence.
 - *The mural does not contain any of these elements.*
- One mural per building is permitted citywide in non-residential zoning districts only.
 - *This is the only mural on the building. The building is in a non-residential (C3) zoning district.*
- Single-family and two-family structures are not permitted a mural.
 - *This building is not a residential building.*
- Text, lettering, or logo on a mural shall not exceed ten percent of the sign area of the mural, or 200 square feet, whichever is less.
 - *There is no text on the mural.*
- Murals shall not exceed 100 percent of the size of one wall.

- *This mural will not exceed 100 percent of one wall.*

Recommendation:

Staff recommends that the Board find the application is **consistent** with the City of Melbourne Mural Guidelines.

Additional Approvals Required:

Mural Permit.

HARB2026-0006 Ocean Bay Grill / 411 E. New Haven Ave.

Downtown CRA

This is a partial “after-the-fact” application. The applicant seeks approval for a wood railing to separate pedestrian traffic from parked cars that has been installed, as shown. In addition, the applicant seeks approval to change the vinyl graphics on an existing pole sign. The round sign is 5 ft. in diameter, with the graphics in a variety of bright colors and has a “rope” border as shown.

Summary:

Fence/railing and Signage

Guidelines to Consider:

- Signs should be a combination of identification, information, and image making.
 - *The sign provides information and image.*
- All signs should be defined by use of borders around the sign area when it is contained within a distinct shape.
 - *The sign is made up of individual vinyl letters and therefore 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:

Building Permit; no permit required for face change,

HARB2025-0007 / 908 E. New Haven / 905 Café

Downtown CRA

The applicant seeks approval to install new vinyl graphics and lettering on each side of an existing double-sided monument sign. Each sign measures 30.70 inches high by 34.34 inches wide, in the colors black and white, as shown. The monument sign is located on the north end of Meehan’s parking lot, facing Strawbridge Ave.

Summary:

Signage

Guidelines to Consider:

- Signs should be a combination of identification, information, and image making.

- *The sign provides information and image.*
- All signs should be defined by use of borders around the sign area when it is contained within a distinct shape.
 - *The sign is rectangular in shape and has border via the sign frame.*
- 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:

No permit required for face changes.

HARB2026-0008 408 E. Strawbridge Ave. / 408 E. Strawbridge Ave. Downtown CRA

The applicant seeks approval to renovate an existing 1950's residential building, currently used as an office building. The building is in rough condition needing structural improvements, new windows and doors, stucco, paint, and a complete interior renovation. The renovation is to include installation of:

- white vinyl impact windows;
- wood grain fiberglass impact exterior doors;
- Stone Veneer on the existing fireplace;
- raw pine board and batten on the gable ends; and
- stuccoing the exterior of the building with sand finish stucco then repainting in "Shoji White".

In addition, a new block accessory storage building measuring 21 ft. 3-in. x 30 ft. 0-in. will be built on site. The new building will feature:

- Terratone ribbed panel garage doors;
- Sand finish stucco over block;
- Exterior paint color in "Shoji White";
- Raw pine board and batten on wood framed sections;
- One Wood grain fiberglass impact exterior door (1); and
- Roof to be a white, flat, TPO (thermoplastic polyolefin)

Summary:

Exterior Improvements and New Construction

Guidelines to Consider:

- 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 four sides of the building giving the site and building a unified look.*

- Exterior finishes shall be used on all building materials to provide an aesthetic look. Unfinished concrete block shall have a stucco or other decorative finish on all “visible elevations”.
 - *The building is finished and is treated with aesthetic appeal in mind.*
- Whites, pastels and earth tones shall be used as the main building color.
 - *“Shoji White” will be used as the main building color throughout on all walls of both buildings.*
- Single-story buildings shall have up to two accent trim colors.
 - *The raw pine and stone veneer will act as the trim and accent colors.*

Recommendation:

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

Additional Approvals Required:

Building permits.