

# City of Melbourne, Florida

## Minutes - Historic and Architectural Review Board

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

February 18, 2026, 6:00 p.m.

### A. Opening

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

Present: Matthew Thomas, Chairman  
Krista Nakaishi, Member  
Roderick Queen, Member  
Delores Gore, Member  
Kate Broderick, Alternate Member

Absent: Sarah Brangan (Excused)  
Elizabeth Huh (Excused)  
Shane Sullivan (Excused)

Also Present: Kellen Simmons, Assistant City Attorney  
Sandy Ramseth, AICP, Planner  
Samantha Buck, Recording Secretary

### 4. Declaration of Conflict

There were no conflicts of interest declared at the January 21, 2026 meeting.

### 5. Approval of Minutes – January 21, 2026 meeting.

Moved by Nakaishi/Gore to approve the minutes from the January 21, 2026 meeting, as presented.

Motion carried unanimously.

### B. New Architectural Review Business

6. **HARB2026-0004 Dunkin Donuts, 1209 N. Harbor City Blvd.**  
Building Renovation with Signage  
*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.

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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.

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

Ms. Ramseth summarized the application for the Board.

There were no conflicts of interest on this item.

Mr. Thomas asked Mr. Roman if he had anything further to add and he replied that Ms. Ramseth had covered all of the main points in her presentation.

Mr. Thomas said that it would be a good use for an old empty building and that the application met all the guidelines.

There were no further comments or questions from the Board on this item, so Mr. Thomas opened the floor for public comment.

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

Moved Queen/Gore that the Board find that application HARB2026-0004 is consistent with the Eau Gallie District Architectural Guidelines and that the Board approve the application, as presented.

Motion carried unanimously.

**7. HARB2026-0005 – Renew Aesthetics, 833 E. New Haven Ave.**

Mural  
*City-wide*

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.

The applicant, Emily McPherson, Melbourne, was available to answer questions from the Board.

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Ms. Ramseth summarized the application and confirmed that an existing mural on this building will be removed. The new mural will be expanded along the top and front of the façade. She confirmed the zoning of the property and showed the Board examples of the artist’s work. A public hearing notice was posted on the property along with a mailed notice to residents within 250 ft. of the business address.

There were no conflicts of interest on this item.

Mr. Thomas asked Ms. McPherson if she had anything further to add following the presentation, and she replied that she did not.

Mr. Thomas thought mural looked great, noting that the artist’s work is always of a high standard.

There were no further comments or questions from the Board.

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/Nakaishi that the Board find that application HARB2026-0005 is consistent with City’s Mural Guidelines and that the Board approve the application, as presented.

Motion carried unanimously.

**8. HARB2026-0006 Ocean Bay Grill, 411 E. New Haven Ave.**  
Fence/Railing and Signage  
*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.

The applicant, Angel Morales, Melbourne, was available to answer questions from the Board.

Ms. Ramseth provided the Board with a brief summary of the application showing photos of the recently installed railings and proposed signage. The railings have been installed to separate pedestrian traffic from the parking spaces and outdoor bar and seating area. She confirmed that there are no guidelines addressing railings, however, the applicant will require a building permit to review the installation of the railing.

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There were no conflicts of interest on this item.

Mr. Morales confirmed that he had nothing further to add following Ms. Ramseth's presentation.

Mr. Thomas asked if the railing would be painted and Mr. Morales answered that he intended to torch and stain the wood to match the wood trim on the building.

Mr. Thomas agreed that the fence/railing would need to be inspected for safety.

Mr. Queen agreed that the railing should be treated to match the existing wood.

Ms. Broderick noted that one section of the railing was missing a cross-member. After a brief discussion the Board agreed that the missing cross-member needed to be replaced.

A brief discussion ensued on the new sign and as 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 Nakaishi/Gore that the Board find that application HARB2026-0006 is consistent with the Downtown District Architectural Guidelines and that the Board approve the application, with the stipulation that the fence/railing is treated to match the existing wood on the building and that a missing cross-member is added to one section of fence/railing.

Motion carried unanimously.

9. **HARB2026-0007 905 Café, 908 E. New Haven Ave.**

Signage

*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.

The applicant Heather Tyner, Melbourne, was available to answer questions from the Board. She had nothing further to add.

Ms. Ramseth summarized the application and explained that this is an off-premise sign that is situated near the rear access of the business. She confirmed that a permit is not required for a face place change to a sign, and the frame can act as a border on the new sign.

There were no conflicts of interest on this item.

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The Board briefly discussed the business, how long they had been in Downtown Melbourne, and the proposed sign.

There was very little discussion on this item, and the Board agreed that the sign met the guidelines.

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 Queen/Nakaishi that the Board find that application HARB2026-0007 is consistent with the Downtown District Architectural Guidelines and that the Board approve the application, as presented.

Motion carried unanimously.

10. **HARB2026-0008 408 E. Strawbridge Avenue**

Exterior Improvements and New Construction  
*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)

The applicant, Carl Brunosson, Melbourne was available to answer questions from the Board.

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Ms. Ramseth summarized the application and showed renderings of the proposed changes and decorative trim that will be added to the building which is currently being used as an office. She also provided photos of existing building and new schematic showing proposed improvements to each side of the building and the new storage building/garage that will be constructed on the site.

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

Mr. Thomas said the changes will be a great improvement to the building, and asked Mr. Brunosson if any work would be done to the roof.

Mr. Brunosson replied that no work was planned at the moment, however, it may be something that may be replaced in the future.

A brief discussion ensued on the on the building improvements, landscaping and water retention. The Board all agreed that it was a nice construction.

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

There was no public comment.

Moved Gore/Queen that the Board find that application HARB2026-0008 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. Update on Historic Designation Request for 2015 Bryan Street**

Ms. Ramseth confirmed that City Council approved the historic designation of the property on Bryan Street at their 10<sup>th</sup> February meeting. Staff will now start working on the content for the brass plaque. The property owners, Mr. & Mrs. Maffie are thrilled to receive the designation on their property.

Mr. Thomas told the Board that he and his family will be moving out of state, and that sadly, this may be his last meeting, as he may be relocating before the March 18<sup>th</sup> meeting.

Ms. Ramseth and the Board were shocked to hear this news, but wished him well with the move.

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**F. Adjournment**

As the Board's business had been completed, Mr. Thomas adjourned the meeting at 6:30 p.m.

Samantha Buck  
Recording Secretary

March 18, 2026

Approved by the  
Historic & Architectural Review Board