

City of Melbourne

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AGENDA HISTORIC AND ARCHITECTURAL REVIEW BOARD

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

July 15, 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 – June 17, 2026

B. NEW ARCHITECTURAL REVIEW BUSINESS

- | | | | |
|----|----------------------|---|-----------------------|
| 6. | HARB2025-0044 | Lynora's
529 E. New Haven Ave.
Exterior Improvements | Citywide Mural |
| 7. | HARB2026-0021 | Calvary Chapel Eau Gallie
1591 Highland Avenue
Signage | Eau Gallie CRA |
| 8. | HARB2026-0025 | Lynora's
529 E. New Haven Ave.
Exterior Improvements | Downtown CRA |
| 9. | HARB2026-0026 | Housing Authority of Brevard Co.
1401 Guava Avenue
Exterior Painting | Eau Gallie CRA |

C. NEW HISTORICAL REVIEW BUSINESS

D. FUTURE/ADDITIONAL BUSINESS

10. Board Members' Term Lengths (Requested by City Council)

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 ensure 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

June 17, 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
Kate Broderick, Member
Roderick Queen, Member
Dianne Baumert-Moyik, Member
LuAnn Moyer, Member

Absent: Delores Gore, Member (excused)

Also Present: Kellen Simmons, Assistant City Attorney
Carmin Velasquez, Redevelopment Planner
Sandy Ramseth, Planner
Mary Wolak, Recording Secretary

4. Declaration of Conflict

There were no conflicts of interest declared.

5. Approval of Minutes:

- April 15, 2026

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

Motion carried unanimously.

- May 20, 2026

Moved by Queen/Nakaishi to approve the minutes from the May 20, 2026 meeting, as presented.

Motion carried unanimously.

B. New Architectural Review Business

6. **HARB2026-0014 Baked by Chelle, 2002 S. Harbor City Blvd.**
Signage
Downtown CRA

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The applicant is requesting approval to change the signage on the exterior of the existing commercial structure.

The proposed rectangular sign measures 95 inches in width by 46.25 inches in height and includes a white border. It will be constructed from PVC (Sintra Board) and installed as a face replacement on the existing wood backing.

The applicant, Michelle Franzen, Melbourne, was available to answer questions from the Board.

Ms. Velasquez summarized the application for the Board.

There were no conflicts of interest on this item.

Mr. Queen wondered what type of business this will be, Ms. Franzen answered and said it will be an Italian bakery shop.

Ms. Huy said the sign meets all the criteria.

Ms. Moyik asked for clarification on the rendering. She said it looked very complimentary for the type of business.

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

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

Moved by Queen/Moyik that the Board find that application HARB2026-0014 is consistent with the Downtown District Architectural Guidelines and that the Board approve the application, as presented.

Motion carried unanimously.

7. HARB2026-0016 – Trinity Towers East, 700 E. Strawbridge Ave.

*Awning/Canopy
Downtown CRA*

The applicant would like to install a white, rigid aluminum awning on the East and West side of the building over the existing patio to provide shade for the patio users. The 26-foot-wide by -19-foot-deep by 8.3-foot-high awning will be located at the East and West corner side of the building, as shown.

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

Ms. Velasquez explained the details of the awning that will provide shade to the patio users.

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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. Huy opened the floor for public comment.

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

Moved by Moyik/Queen that the Board find that application HARB2026-0016 is consistent with Downtown District Architectural Guidelines and that the Board approve the application, as presented.

Motion carried unanimously.

8. HARB2026-0017 Eve La Cubanita LLC, 2001 S. Harbor City Blvd.

Signage

Downtown CRA

This is an “after-the-fact” application. The applicant seeks approval to change the graphics on an existing pole sign. The square sign is 4 ft. by 4 ft, with graphics in a variety of bright colors.

The applicant, Alex Gonzalez, Melbourne, was available to answer questions from the Board.

Ms. Valasquez provided the Board with a brief summary of the application showing photos of the recently installed sign.

There were no conflicts of interest on this item.

Mr. Gonzalez had nothing further to add following Ms. Velasquez’s presentation. He did add that the sign was hand painted.

Ms. Moyik asked if the lower part of the sign was going to display promotions. Mr. Gonzalez said that was the plan.

A brief discussion ensued on the new sign and as there were no further comments or questions from the Board so Ms. Huy opened the floor for public comment.

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

Moved by Nakaishi/Moyer that the Board find that application HARB2026-0017 is consistent with the Downtown District Architectural Guidelines and that the Board approve the application, as presented.

Motion carried unanimously.

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9. **HARB2026-0018 Image & Ink LLC, 306 E. Strawbridge Ave.**

Signage

Downtown CRA

The applicant is requesting approval to install a single-sided, non-illuminated detached sign. The sign will measure 5 ft 1 in. in height and will feature white lettering on a black background, topped with a decorative greenhouse containing black lettering.

The applicant, Danny Priore from Kendal Signs, Rockledge, was available to answer questions from the Board. He added that the owners did a really good job at renovating the property.

Ms. Velasquez summarized the application and displayed photos.

There were no conflicts of interest on this item.

Ms. Moyik said there seemed to be a lot of thought into the tone and design of the house and sign, and it looked very nice. Ms. Huy said it looked very nice and adds to improvements to the neighborhood.

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 Ms. Huy opened the floor for public comment.

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

Moved by Queen/Moyik that the Board find that application HARB2026-0018 is consistent with the Downtown District Architectural Guidelines and that the Board approve the application, as presented.

Motion carried unanimously.

10. **HARB2026-0020 Lowndes Law Firm, 730 E. Strawbridge Ave.**

Signage

Downtown CRA

The applicant is requesting approval to install one (1) set of halo-illuminated channel letters. The proposed sign will be connected to the existing electrical.

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

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

Ms. Huy said it looked very nice and seemed to be connecting to existing electrical.

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There were questions on why there was no signage in the front of the building and why this sign was facing east. There was a discussion on the placement of the sign on the building due to the drainage and power lines, it has to be a bit off centered but agreed it still looks good.

Mr. Priore added that the letters were halo lite so the lighting displays will be on the back of the letters, glowing on the facade. He also said there are several businesses occupying the building so it made sense to place the sign on the east side. It is a difficult building to add signage because the building's frontage is close to the street.

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

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

There was no public comment.

Moved by Nakaishi/Broderick that the Board find that application HARB2026-0020 is consistent with the Downtown District Architectural Guidelines and that the Board approve the application, as presented.

Motion carried unanimously.

11. **HARB2026-0021 Calvary Baptist Church, 1591 Highland Ave.**
Signage
Olde Eau Gallie CRA

This item was been postponed to the July 15, 2026 meeting.

12. **HARB2026-0023 1 Source Insurance Agency, Inc., 1701 S. Harbor City Blvd.**
Building Color
Downtown CRA

The applicant is requesting approval to repaint the building using "Tricorn Black" as the primary body color, "Iron Ore" for the trim and accent features, and a dark stain finish for the entry door.

A representative of 1 Source Insurance Agency, Mary Murray, Melbourne was available to answer questions from the Board.

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

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

A brief discussion ensued on the on how warm and inviting the paint colors were and how they complement each other giving it an "earthy" look. The Board all agreed that it will look nice.

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

There was no public comment.

Moved by Moyik/ _____ that the Board find that application HARB2026-0023 is consistent with the Downtown District Architectural Guidelines and that the Board approve the application, as presented.

Motion carried unanimously.

C. New Historical Review Business

13. HARB2026-0015, 1248 Highland Ave.

Historic Rescission Request
Olde Eau Gallie CRA

This item was postponed to the August 19, 2026 meeting.

14. HARB2026-0022, 555 Montreal Ave.

Preserve Front Elevation
Olde Eau Gallie CRA

A request was received from David Drake and Jacqueline Llinas asking to make changes to the front of a designated City of Melbourne contributing structure in the Eau Gallie Historic District. The property was designated on April 19, 2013 (Ordinance 2013-23), located at 555 Montreal Avenue.

The applicants were present and available to answer any questions that the Board may have.

The owners are requesting approval for the following upgrades:

- Change roof shape to accommodate rear porch
- Add gutters
- Install new roof shingles
- Replace garage wood panels to cement block
- Replace all windows
- Convert garage into living space
- Replace front door
- Repaint entire house
- Add new fencing
- Construct a circular driveway
- Relocate parking from garage to pad on west side

Pat Tyjeski, Historic Preservation Office (HPO), Inspire Placemaking Collective, explained the Eau Gallie Historic District Guidelines including replacement features should match the original feature in composition, color, texture, and other visual qualities. She went over the US Secretary of Interior Standards as well.

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After reviewing this case, Ms. Tyjeski was in approval of all the changes requested except had conditions on the following items:

1. **Garage Door Configuration:** The garage door opening may be modified in one of the following two ways:
 - **Option A:** Install an engineered drainage system (such as a trench drain) to intercept stormwater before it reaches the entrance and replace the existing garage door with an impact-rated garage door matching the same exact dimensions and multi-panel style of the current door; or
 - **Option B:** Enclose the garage space on the inside using a structurally reinforced concrete block wall, and install a historically compatible non-operable garage door assembly on the exterior face of the new wall.
2. **Openings and Trim:** The physical dimensions of all existing windows and door openings shall be fully preserved. No non-historic, decorative window or door surrounds/casings shall be installed. The front door shall be painted white to match the existing exterior trim work.
3. **Wall Materials:** The deteriorated plywood enclosure panel may be replaced with cement block provided the new blocks match the dimensions of the existing concrete blocks on the rest of the house. The mortar joints must be left exposed to match the existing masonry pattern (rather than finished with a smooth stucco skim coat). There shall be no replication of a vertical wood board pattern on the block substrate.
4. **Roofing Materials:** Replacement roof shingles shall be Owens-Corning Duration series architectural shingles in the in Brownwood, Driftwood, or Desert Rose color.
5. **Driveway Materials:** In accordance with City Code, the new semicircular driveway shall be paved with asphalt, concrete, or approved pavers. Loose #57 stone or gravel is prohibited.

There was a discussion among the Board members regarding the roof replacement, extension to the rear, the gutters and downspouts. They were in agreement of being against the idea of the extension at the back of the house and have the roof extend that far out. They felt the shape of the roof would not look proportionate to the house, and it would stick way out in the back. They agreed that a separate addition should be added to accommodate an additional porch shade section, and not connect it to the roof itself.

Mr. Drake and Ms. Llinas thought as long as the roof was not seen from the front of the house it would not affect the historical integrity of the original home design. Ms. Tyjeski said the goal is to keep the form of the house and rectangular shape.

Ms. Tyjeski added that if the cover was added in the backside it would be considered as an addition, not a change to the roof. She suggested that the applicants get in touch with their engineer and get some ideas on the addition to the porch with a crow gable, come back to staff and be reviewed administratively.

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The Board continued on to discuss the front look of the house and the request for the garage door to be removed and replaced with windows. Ms. Tyjeski said when the house was original surveyed to be a historical valued house, there was a garage door in place.

The applicants explained the different options that can be done to remove the garage door from the front of the house.

The Board agreed that the circular driveway was a great addition due to traffic safety reasons.

Moved by Nakaishi/Queen to recommend approval of the HPO recommendations for requests for gutters and downspouts, exterior materials, window replacement, door replacement and repainting of the exterior at 555 Montreal Avenue. Request for roof replacement must utilize a “cross gable” roof configuration to the rear, and the new roof design must be reviewed by the HPO prior to permitting and installation. In addition, the replacement of the existing garage door, with a new exterior wall must include concrete block masonry matching the existing structure, and two new double hung windows. This also must be reviewed by HPO prior to permitting and installation.

Motion carried unanimously.

D. Future/Additional Business

Ms. Velasquez reported that City Council is seeking each City Board’s feedback on a proposed idea to make all volunteer board member terms, where possible, to three years in length. Council is considering how this change might provide more opportunity to review board member attendance and make more efficient decisions with regarding to the reappointment of volunteer board members.

The Board agreed and thought this was a good idea.

Ms. Velasquez reminded the board that it is time to fill out their Annual Financial Disclosure Forms. She added if this was not complete by the fall, late filing penalties will be enforced. She encouraged them to fill the form out to avoid the fines.

E. Adjournment

As the Board’s business had been completed, Ms. Huy adjourned the meeting at 7:58 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 Velasquez, Redevelopment Planner
Re: **HARB Meeting for July 15, 2026**
Date: July 10, 2026

NEW ARCHITECTURAL REVIEW BUSINESS

HARB2025-0044 Lynora's / 529 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. It depicts a woman holding a glass of wine. The muralist is Cody Monahan.

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.

- *Cody Monahan 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.

HARB2026-0021 Calvary Chapel Eau Gallie / 1591 Highland Ave Eau Gallie CRA

The applicant is requesting approval to install the following signage:

Three (3) single-sided, non-illuminated canvas signs measuring 16 feet by 3 feet. The banners will be mounted to the exterior brick façade using wall-mounted fasteners.

One (1) double-sided, non-illuminated panel sign measuring 5 feet in height by 2 feet in width.

One (1) single-sided, internally illuminated LED wall sign measuring 2 feet 6 inches in height by 28 feet 6 inches in width.

The proposed signage features white lettering on a Tricorn Black background.

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 cabinet for the panel sign acts as a border.*
 - *The canvas sign and LED wall sign are of rectangular shape and do not have a border*
- Signs shall meet all requirements of the City's sign regulations.

Recommendation:

- Staff recommends that the Board find the application **NOT consistent** with the Eau Gallie Architectural Guidelines in that all signs should be defined by use of borders around the sign area when it is contained within a distinct shape.

Additional Approvals Required:

Sign Permit.

HARB2026-0025 Lynora's / 529 E. New Haven Ave. Downtown CRA

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;
- Finally, the existing rope fence will be replaced with a 3-foot black aluminum fence, as shown.

Summary:

Exterior Improvements

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.
 - *“Ice Cube” will be used as the main building color throughout on all walls.*
- Single-story buildings shall have up to two accent trim colors.
 - *“Peppercorn” and “Walnut” 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.

HARB2026-0026 Housing Authority of Brevard Co / 1401 Guava Ave. Eau Gallie CRA

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.

Summary:

Exterior Painting

Guidelines to Consider:

- Whites, pastels and earth tones shall be used as the main building color.
 - *“Ethereal Mood” will be used as the main building color throughout on all walls.*
- Multi-story buildings shall have two accent trim colors.
 - *“Useful Gray” will be trim and accent colors.*
 - *“Mount Etna” will be railings and poles*

Recommendation:

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

Additional Approvals Required:

No permit required for building painting.