

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

September 17, 2025 • 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

B. NEW ARCHITECTURAL REVIEW BUSINESS

- | | | | |
|----|----------------------|--|-----------------------|
| 6. | HARB2025-0026 | Space Coast Meets Butterfly Garden | City-wide |
| | | 1003 E. New Haven Ave.
Mural | |
| 7. | HARB2025-0033 | Pearl Pediatric Wave | City-wide |
| | | 1035 N. Apollo Blvd.
Mural | |
| 8. | HARB2025-0034 | Building Renovation | Eau Gallie CRA |
| | | 1182 N. Harbor City Blvd.
Exterior Improvements | |

C. FUTURE/ADDITIONAL BUSINESS

D. 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 20, 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-Chairman
Delores Gore, Member
Krista Nakaishi, Member
Roderick Queen, Member
Kate Broderick, Alternate Member

Absent: Sarah Brangan, Member (Excused)
Shane Sullivan, Member (Excused)

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

4. Declaration of Conflict

There were no conflicts of interest declared at the July 16, 2025 meeting.

5. Approval of Minutes – July 16, 2025 meeting.

Moved by Gore/Huy to approve the minutes from the July 16, 2025 meeting, as presented.

Motion carried unanimously.

B. New Architectural Review Business

6. HARB2025-0027 – The Syndicate

Exterior Painting & Signage
Eau Gallie CRA

The applicant seeks approval to repaint the north (front) and west facing walls. The building's main color will be "Salty Dog", a shade of navy blue, with the trim in white. The existing black window awnings will act as a second accent color.

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The front wall will feature a channel letter sign mounted near the roofline. The sign measures 13 ft. wide, by 3 ft. 7 in. high, will be internally LED-illuminated, and reverse halo-lit, in metallic gold. At night, the halo illumination effect will be in blue, as shown.

The applicant, Jackie Haywood, Melbourne, was available to answer questions from the Board.

The Board had no conflicts of interest on this item.

Ms. Ramseth summarized the application and showed photographs of the building. She confirmed that the applicant will be repainting the front and west walls in the color “Salty Dog”, with a white trim throughout. The mural located on the eastern wall will remain. Lastly, she showed a rendering of the proposed sign that will be internally illuminated and give a blue glow at night.

Mr. Thomas asked the Ms. Heywood if she had anything further to add following Ms. Ramseth’s summary of her application, and she replied that she did not.

Mr. Thomas liked the proposed colors, and felt that the color choice would tie in well with the existing mural. He asked if the Board had any concerns on the black awnings and following a brief discussion, Ms. Ramseth confirmed that the awnings can be considered as a second trim color for the building.

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

Leigh Hinton, Melbourne, said it was a nice color and very similar to the color that he had used for his business on Guava Avenue.

Mr. Thomas then brought the item back to the Board for a motion.

Moved Queen/Nakaishi that the Board find that application HARB2025-0027 is consistent with the Eau Gallie Architectural Guidelines and that the Board approve the application, as presented.

Motion carried unanimously.

7. HARB2025-0028 – Wicked Lobstah.

Exterior Improvements & Signage

Eau Gallie CRA

The applicant seeks approval to change a portion of the facades above the existing wall tile, and the parapet to “Super White”, with the trim, roof cap, and soffit, to be “Symphony Blue”. In addition, two, one-inch aluminum awnings over the two windows adjacent to the front door, with “Dickson Navy” and “Natural” striped fabric covers will be added. Also, two lantern-style, decorative sconces will be added to each side of the front door.

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Above the entrance, below the parapet, a red LED-illuminated lobster logo will be raceway mounted, and accompanied by non-illuminated, acrylic, flat cut-out letters in gold. The sign measures 7 ft. 6 in. wide, by 1 ft. 7 in. high, as shown.

Ms. Haywood returned to the podium as she was also the applicant for this item.

There were no conflicts of interest on this item.

Ms. Ramseth summarized the application. The proposed improvements were discussed and during this discussion, Ms. Ramseth asked the applicant to clarify if a siding would be added to the bottom half of the wall.

Ms. Haywood confirmed that it would not and the bottom half of the wall would be painted.

Mr. Thomas loved the company name and was impressed with the renderings that had been provided. He felt that the application met all the guidelines and that the improvements would look great on the building.

Ms. Huy asked for clarification where the sign will be placed. A brief discussion ensued, with Ms. Ramseth pointing out that there is a parapet and a building canopy that runs around the whole façade where the sign can be installed.

Ms. Broderick noted a difference in the two renderings provided for the façade improvements and the new sign and asked for clarification if the underside of the building canopy would be painted blue, and if the blue border shown in one rendering would be painted around the front door.

The two renderings were discussed, and the Board agreed that their preference was to see the entire canopy, including the underside, painted blue. During the conversation, the applicant confirmed that the blue stripe would not be painted around the front door as the bottom half of the wall is tiled.

Mr. Thomas reminded the Board that any motion they made could stipulate that the underside of the building canopy must be painted blue.

There was no public comment on this item.

Moved Nakaishi/Gore that the Board find that application HARB2025-0028 is consistent with the Eau Gallie Architectural Guidelines and that the Board approve the application, contingent on the underside of the building canopy being painted blue.

Motion carried unanimously.

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8. HARB2025-0029 Lamb & Co. Fishmongers

Signage

Eau Gallie CRA

The applicant seeks approval to refurbish the existing pylon sign, and replace the two-sided face plates, as shown. The sign faces measure 10 ft. wide by 5 ft. high in the colors of white and gold lettering on a dark blue background with a gold border. The new sign face will be 6mm aluminum composite board with full color laminated print.

The applicant, Leigh Hinton, Melbourne, was available to answer questions from the Board.

The Board had no conflicts of interest on this item.

Ms. Ramseth explained that the pole sign is located at the rear of Mr. Hinton's business on Guava Avenue and is facing US1; hence the applicant's request to be able to utilize this sign.

Mr. Hinton had nothing further to add following Ms. Ramseth's presentation.

Mr. Thomas asked the Board if they had any conflicts of interest. There were none.

A brief discussion ensued on the proposed sign, the Octopus logo and the wording on the sign. Mr. Hinton said his main objective is to bring awareness to his business. He hoped the emphasis on the text "Love Seafood?" would create interest and bring customers to his business.

As there were no comments from the Board, 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 Huy/Nakaishi that the Board find that application HARB2025-0029 is consistent with the Eau Gallie Architectural Guidelines and that the Board approve the application, as presented.

Motion carried unanimously.

9. HARB2025-0030 – Eau Gallie Civic Center

Exterior Painting

Eau Gallie CRA

The applicant seeks approval to repaint the Eau Gallie Civic Center in colors "High Reflective White" as the main body color, "Tricorn Black" for the window trim, doors, and door trim, "Electric Lime" for the window sills, "Calypso" for the roof edge, and "Dynamic Blue" for the lower band.

Ms. Ramseth presented the item on behalf of the City's Parks & Recreation Department. She showed the Board a panoramic photograph of the Eau Gallie Civic Center and told the Board

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that. The Parks & Recreation Department had chosen fun colors and had provided a detailed plan highlighting where each color would be used on the building.

There were no conflicts of interest on this item.

The Board discussed the proposed colors, the existing building trim, and what color the bump-outs on the building would be painted.

As there were no further comments or questions from the Board, and there were no members of the public present to provide public comment; Mr. Thomas asked for a motion from the Board.

Moved Gore/Nakaishi that the Board find that application HARB2025-0030 is consistent with the Eau Gallie Architectural Guidelines and that the Board approve the application, as presented.

Motion carried unanimously.

C. New Historical Review Business

10. HARB2025-0024 Robert & Lynn Maffie

The City's Historic Preservation Officer, Ms. Pat Tyjeski from Inspire Placemaking Collective, Orlando, had prepared a presentation for the Board regarding the local historic designation request received from Mr. & Mrs. Maffie for their property at 2015 Bryan Street.

Ms. Tyjeski provided the Board with information on the property including its size, use and ownership history dating back to 1925. The plat was created in 1924, with the house being built in 1925 on what was previously known as Magnolia Street. It has been used as a single-family home since its construction in the mid-1920s.

She explained that this meeting is the Board's opportunity for a preliminary consideration for a historic designation for the property. To help the Board, she explained the designation process along with the effect that designation will have on any future changes to the property. Ms. Tyjeski explained the four situations that a property must meet before it can be considered for designation.

Although the applicant had provided significant information on the property and its past owners, Ms. Tyjeski felt that the fact that a previous Mayor had lived in the property was not significant enough to qualify for designation, however, the property is considered significant for its role in Melbourne's early residential development as it exemplifies the Mediterranean Revival architecture of the time, and despite alterations over the years, the home has retained its original form, layout and architectural style. The property was surveyed in 1991 and at that time it was determined to have local significance.

Ms. Tyjeski then explained the options that the Board had for a recommendation as follows:

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- Accept the preliminary application, prepare designation report and schedule a public hearing;
- Deny the preliminary application.
- Request additional information to determine whether to order a designation report.

A very brief Board discussion ensued, and during this conversation, Mr. Thomas said that he felt Ms. Tyjeski had made an accurate determination on the property.

Ms. Tyjeski then took a moment to explain the extra steps that a historic designation places on a property for the benefit of new Board members who may not have reviewed a request for historic designation before.

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

Ms. Ramseth told the Board that if approved, this item will most likely come back to the Board to review the designation report at the October meeting.

Moved Nakaishi/Queen to approve that the City's Historic Preservation Office proceed with preparing a historic designation report on the property at 2015 Bryan Street.

Motion carried unanimously.

Mr. Thomas asked if the historic designation will remain on the property if the ownership changes, and Ms. Ramseth confirmed that it does and that local designation has far more teeth than a national designation, with many additional regulations and approval steps being placed on any work carried out on the property, or should it ever need to be demolished in the future.

C. Future/Additional Business

Ms. Ramseth presented Ms. Nakaishi with her 5-Year Service Pin and thanked her for her service on the Board.

D. Adjournment

As the Board's business had been completed, Mr. Thomas adjourned the meeting at 6:35 pm.



Samantha Buck, Recording Secretary – August 20, 2025

Approved by the Historic and Architectural Review Board: _____

Memorandum

To: Historic and Architectural Review Board (HARB)
From: Sandy Ramseth, AICP, Planner
Re: **HARB Meeting for September 17, 2025**
Date: September 12, 2025

NEW ARCHITECTURAL REVIEW BUSINESS

**HARB2025-0026 Space Coast Meets Butterfly Garden /
1003 E. New Haven Ave.**

Citywide Mural

The applicant seeks approval for the installation of a mural on the west building elevation, facing the business's parking. The depicted mural pays homage to the former floral shop at this location, and will be painted using black and white, with a touch of bright colors. The contrast and vibrance will add an overall aesthetic to this location. The muralist is Cody B. 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 B. 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 pays homage to the former floral shop at this location.*
- 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.

HARB2025-0033 Pearl Pediatric Wave/ 1035 N. Apollo Blvd.

Citywide Mural

The applicant requests to have the depicted mural of waves with “dental pearls” on the west wall, and “bleeding” onto the south wall, a distance no greater than the total west wall. The mural will serve as a way to connect a part of our town that is just a few miles away to what we know to be one of the many beautiful qualities of our state—its beaches. 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 mural will serve as a way to connect a part of our town that is just a few miles away to what we know to be one of the many beautiful qualities of our state—its beaches.*
- 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 (C1A) 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 the size of 100 percent of one wall; however, this mural will “bleed” onto the south wall. The total distance of the two walls combined will not exceed the distance of the total west wall.*

Recommendation:

Staff recommends that the Board find the application is **consistent** with the City of Melbourne Mural Guidelines with the condition, that the total mural length (west and south walls) will not exceed the total distance of the west wall.

Additional Approvals Required:

Mural Permit.

HARB2025-0034 Building Renovation / 1182 N. Harbor City Blvd. Eau Gallie CRA

The applicant seeks approval to renovate an existing car service business. The improvements include new paint, removing four windows, adding three new overhead doors, replacing one window and one entrance door, and adding a dumpster enclosure.

The building's main color will be “Reef Blue” with “Ultra Pure White” trim. The three overhead rollup doors on the front and side are each 10 ft. wide by 10 ft. high aluminum, in

white. The replacement windows are two, 36 inches wide by 48 inches high aluminum frame, fixed-glass storefront window units, in white. The new exterior door is 36 inches wide by 80 inches high, metal door/frame in white, and the dumpster enclosure is two 6 ft. tall block walls, with two 6 ft. tall opaque gates abutting the building.

Summary:

Exterior Improvements

Guidelines to Consider:

- Whites, pastels and earth tones shall be used as the main building color.
 - *“Reef Blue” will be used as the main building color throughout on all walls.*
- Single-story buildings shall have up to two accent trim colors.
 - *“Ultra Pure White” will be the trim and accent color.*

Recommendation:

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

Additional Approvals Required:

Building permits.