

# City of Melbourne



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## AGENDA

### HISTORIC AND ARCHITECTURAL REVIEW BOARD

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

**October 15, 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: September 17, 2025

#### B. NEW ARCHITECTURAL REVIEW BUSINESS

6. **HARB2025-0036**      **Cleopatra Ink Tattoo & Piercing**      **Downtown CRA**  
924 E. New Haven Ave.  
Signage
7. **HARB2025-0037**      **Mimmos Pizza & Ristorante**      **Downtown CRA**  
837 E. New Haven Ave.  
Signage
8. **HARB2025-0038**      **Flora Dispensary**      **Downtown CRA**  
2637 S. Harbor City Blvd.  
Signage

#### C. FUTURE/ADDITIONAL BUSINESS

9. Sunshine Law

#### 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

September 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-Chairman  
Delores Gore, Member  
Krista Nakaishi, Member  
Roderick Queen, Member  
Sarah Brangan, Member  
Kate Broderick, Alternate Member

Absent: Shane Sullivan, Member

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 August 20, 2025 meeting.

### 5. Approval of Minutes – August 20, 2025 meeting.

Moved by Huy/Brangan to approve the minutes from the August 20, 2025 meeting, as presented.

Motion carried unanimously.

### B. New Architectural Review Business

6. **HARB2025-0026 – Space Coast Meets Butterfly Garden, 1003 E. New Haven Ave.**  
Mural  
*City-wide*

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.

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The contrast and vibrance will add an overall aesthetic to this location. The muralist is Cody B. Monahan.

The applicant and artist, Cody Monahan, Melbourne, was available to answer questions from the Board.

The Board had no conflicts of interest on this item.

Ms. Ramseth gave a brief summary of the application, showing photographs of the location and proposed mural. She also show examples of Mr. Monahan’s previous murals in Melbourne and neighboring cities.

Mr. Monahan confirmed that he had nothing further to add following Ms. Ramseth’s presentation.

A brief discussion ensued on the building and Mr. Thomas recalled a previous painted sign that the Board had approved for this property.

Mr. Monahan confirmed that the painted sign had now been removed.

Mr. Thomas agreed that the proposed mural was very bright and vibrant would be a nice view when driving through the downtown area.

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

Moved Queen/Gore that the Board find that application HARB2025-0026 is consistent with the City of Melbourne Mural Guidelines approve the application, as presented.

Motion carried unanimously.

**7. HARB2025-0033 – Pearl Pediatric Wave, 1035 N. Apollo Blvd.**

Mural

*City-wide*

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.

The applicant, Carlton Kihm, Melbourne was available to answer questions from the Board.

Ms. Ramseth showed the Board several renderings of the proposed mural and the two walls where this mural would be painted on the building. The majority of the mural will face Apollo Boulevard, with a smaller section wrapping around the corner onto the south-facing wall of the building.

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She reminded the Board and the applicant that the total length of the mural cannot exceed the length of the west facing wall.

Mr. Thomas asked Mr. Kim if he wished to add anything following Ms. Ramseth's presentation, and his only comment was that he is trying to provide color to a kid's dental practice.

There were no conflicts of interest on this item.

Mr. Thomas asked Ms. Ramseth if the application had included examples of previous work by the artist, and Ms. Ramseth showed several examples that had been submitted with the application.

Mr. Thomas said that it would look great and worked well for a kid's dental practice. He noted for the record again that the mural (including the portion wrapped around to the southern wall) cannot exceed the length of the western wall of the building.

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

There was no public comment on this item.

Moved Brangan/Nakaishi that the Board find that application HARB2025-0026 is consistent with the City of Melbourne Mural Guidelines approve the application, as presented. With caveat that it does not exceed length of west wall.

Motion carried unanimously.

**8. HARB2025-0034 Building Renovation, 1182 N. Harbor City Blvd.**

Exterior Improvements

*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.

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The applicant, Amaury Luzardo, North American General Contractors, Inc., Plant City, was available to answer questions from the Board.

Ms. Ramseth pointed out the unusual layout of this building, with the three bays at the northern end of the building being actually being part of a separate property. She gave a brief overview of the improvements that will be made to this property, including the addition of a dumpster enclosure on the front façade.

Ms. Ramseth then discussed the dumpster enclosure which will be built with two block walls and a gate to shield the dumpster. This dumpster enclosure will cover up one of the windows on the front of the building. She then showed the Board photographs of the south side of the building which has already been renovated in order to show how the proposed colors will look.

Ms. Ramseth said that staff find that the applicant is consistent with the district architectural guidelines, however, the chain link on the gates for the dumpster enclosure proposed by the applicant do not meet Code and must be changed. The applicant has been made aware of this, and is happy to go with whatever the Board recommends, so she asked that the Board discuss what they would like to see so that it can be included in the motion.

A brief discussion ensued, and Mr. Thomas said that the Board will have to address the gates for the dumpster enclosure.

Ms. Ramseth confirmed that the dumpster enclosure will be painted blue to match the building. The gates for this enclosure must be solid and can be in either vinyl, wood or metal.

Mr. Thomas said that his primary concern was the separate property at the northern end of the building. He asked the applicant if this property would be improved at some point.

Mr. Luzardo replied that he believed that that property owner would be painting their section of the building the same color.

The various options for a gate were discussed. Ms. Broderick felt that a wooden gate was not a good option as it would be porous. A vinyl gate was also discussed, but the Board agreed that a vinyl gate would be easily broken. The consensus of the Board was that a metal gate would be the best option and that they were happy for the gate to be painted in either white or blue.

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 Queen/Gore that the Board find that application HARB2025-0034 is consistent with the Eau Gallie Architectural Guidelines and that the application is approved with the

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stipulation that metal gates are installed on the dumpster enclosure. The gates can be painted in either “Reef Blue” or “Ultra-Pure White”.

Motion carried unanimously.

**C. Future/Additional Business**

Ms. Ramseth told the Board that staff has heard from the State regarding the cemetery grant. The City has until June 30, 2026 to get the fence and signage installed and access to the cemetery finished.

Finally, Ms. Ramseth presented Ms. Brangan with her 5-year service pin.

**D. Adjournment**

As the Board’s business had been completed, Mr. Thomas adjourned the meeting at 6:27pm.

Samantha Buck  
Recording Secretary

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Approved by the  
Historic & Architectural Review Board

## Memorandum

**To:** Historic and Architectural Review Board (HARB)  
**From:** Sandy Ramseth, AICP, Planner  
**Re:** **HARB Meeting for October 15, 2025**  
**Date:** October 10, 2025

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### **NEW ARCHITECTURAL REVIEW BUSINESS**

#### **HARB2025-0036 Cleopatra Ink Tattoo & Piercing / 924 E. New Haven Ave. Downtown CRA**

The applicant seeks approval to install a new, internally illuminated, single-sided wall sign. The sign measures 17-foot-wide by 1-foot, 11.5-inches-high, with a black background and white lettering, and a color Cleopatra logo, as shown. The sign will be installed over the front windows.

**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 has a white 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:**

Sign permit.

**HARB2025-0037 Mimmo's Pizza & Ristorante / 837 E. New Haven Ave.  
Downtown CRA**

The applicant seeks approval to install a new, internally illuminated, single-sided wall sign. The sign measures 9-foot-wide by 2-foot-high, with a black background and white lettering, and colored banding and logo, as shown. The sign will be installed over the front windows/entrance.

**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 has white horizontal borders above and below the text and colored banding to either side.*
- 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:**

Sign Permit

**HARB2025-0038 Flora Dispensary / 2637 S. Harbor City Blvd.  
Downtown CRA**

The applicant seeks approval to install a new, internally illuminated, channel letters. The sign measures 32-foot-wide by 4-foot-high, in the colors green, black with a colored logo, as shown. The sign will be installed on the upper façade of the front of the building.

**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 contains individual channel letters which do 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:***

Sign permit.