



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final - Final

Historic Architectural Review Commission

Tuesday, November 27, 2018

5:30 PM

City Hall

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number 1-800-955-8771 or for voice 1-800-955-8770 or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

ALL VISUAL PRESENTATIONS FOR AGENDA ITEMS MUST BE RECEIVED (24) TWENTY-FOUR HOURS PRIOR TO THE MEETING.

Call Meeting To Order - 5:30 P.M.

Roll Call

Present 7 - Bender, Mr. Cognevich, Mr. Moody, Ms. Powell, Mr. Shepler, Vice Chair McChesney, and Chairman Green

Pledge of Allegiance to the Flag

Approval of Agenda

The Agenda was approved as presented unanimously

Approval of Minutes

1 October 23, 2018

Attachments: Minutes

A motion was made by Commissioner Letisia Powell, seconded by Commissioner Bert Bender, that the Minutes be Approved. The motion passed by an unanimous vote.

HARC Planner's Report

Chief Assistant City Attorney's Report

Action Items

2 Approving the proposed 2019 meeting schedule

Attachments: Meeting schedule

A motion was made by Commissioner Letisia Powell, seconded by Commissioner Joe Moody, that the Action Item be Approved. The motion passed by an unanimous vote.

Old Business

3 New one and a half and two-story wood frame house. New pool cabana, pool, decks, and site improvements - #903 Eaton Street - William Shepler (H18-03-0014)

Attachments: 903 Eaton Street- Revised design
 Public Comments
 903 Eaton Street - Previous submitted design
 Margaret Street Elevation- Previous submitted design
 Public Comments #1- Previous submitted
 Public Comments #2- Previous submitted

A motion was made by Commissioner Joe Moody, seconded by Commissioner Letisia Powell, that the Action Item be Postponed to December 19. Commissioner Shepler and Vice-Chairman McChesney were recused from this item. The motion passed by an unanimous vote.

4 Demolition of existing one-story cbs house, carport, stairs, decks and porches - #903 Eaton Street - William Shepler (H18-03-0014)

Attachments: 903 Eaton Street- Revised demolition plan
 903 Eaton Street - Previous submitted demolition plan
 Public Comments- Previous submitted

A motion was made by Commissioner Joe Moody, seconded by Commissioner Letisia Powell, that the Action Item be Postponed to December 19. Commissioner Shepler and Vice-Chairman McChesney were recused from this item. The motion passed by an unanimous vote.

5 Minor Development Plan - New two-story commercial building and new two-story residential duplex - #1028-1030 Truman Avenue - William Shepler (H18-03-0013)

Attachments: 1028-1030 Truman Avenue- Revised design
 1028-1030 Truman Avenue- Previous submitted design
 Public Comment- Previous submitted

A motion was made by Commissioner Powell, seconded by Commissioner Moody, that the Action Item be Approved. The motion carried by the following vote:

Recuse: 2 - Commissioner Shepler, and Vice Chair McChesney

Yes: 5 - Commissioner Bender, Commissioner Cognevich, Commissioner Moody, Commissioner Powell, and Chairman Green

6

Demolition of existing concrete porch. Demolition of side stairs. Demolition of rear roof, first floor rear wall and partial demolition of second floor rear wall - **#514 Louisa Street - T. Seth Neal (H2018-012) SECOND READING**

Attachments: [514 Louisa Street - Demolition second reading](#)
[514 Louisa Street - Demolition first reading](#)

A motion was made by Commissioner Moody, seconded by Commissioner Powell, that the Action Item be Approved. The motion carried by the following vote:

Yes: 7 - Commissioner Bender, Commissioner Cognevich, Commissioner Moody, Commissioner Powell, Commissioner Shepler, Vice Chair McChesney, and Chairman Green

7

Removal of enclosing walls at front porch. Demolition of attached garage and rear one-story addition - **#627 Caroline Street - William Rowan (H2018-010) SECOND READING**

Attachments: [627 Caroline Street - Second Reading](#)
[627 Caroline Street - Demolition](#)

A motion was made by Commissioner Moody, seconded by Commissioner Powell, that the Action Item be Approved. The motion carried by the following vote:

Yes: 7 - Commissioner Bender, Commissioner Cognevich, Commissioner Moody, Commissioner Powell, Commissioner Shepler, Vice Chair McChesney, and Chairman Green

New Business

8

Renovations to existing house including siding, windows, roof, and footings. New one-story rear addition and rear porch - **#514 Frances Street - Daniel Arroyo (H2018-0014)**

Attachments: 514 Frances Street - Design

A motion was made by Commissioner Powell, seconded by Commissioner Cognevich, that the Action Items be Approved. The motion carried by the following vote:

Yes: 7 - Commissioner Bender, Commissioner Cognevich, Commissioner Moody, Commissioner Powell, Commissioner Shepler, Vice Chair McChesney, and Chairman Green

9

Demolition of rear porch - #514 Frances Street - Daniel Arroyo (H2018-0014)

Attachments: 514 Frances Street - Demolition

A motion was made by Commissioner Letisia Powell, seconded by Commissioner Joel Cognevich, that the Action Item be Approved. The motion passed by an unanimous vote.

10

Renovations to existing non-historic gas station. New corner tower, new roof and new side addition - #1124 Truman Avenue - Robert Steele (H2018-0015)

Attachments: 1124 Truman Avenue - Design

A motion was made by Commissioner Moody, seconded by Commissioner Bender, that the Action Item be Approved. The motion carried by the following vote:

Yes: 7 - Commissioner Bender, Commissioner Cognevich, Commissioner Moody, Commissioner Powell, Commissioner Shepler, Vice Chair McChesney, and Chairman Green

11

Partial demolition of roof and exterior side wall. Demolition of existing accessory structure - #1124 Truman Avenue - Robert Steele (H2018-0015)

Attachments: 1124 Truman Avenue - Demolition

A motion was made by Commissioner Powell, seconded by Commissioner Cognevich, that the Action Item be Approved. The motion carried by the following vote:

Yes: 7 - Commissioner Bender, Commissioner Cognevich, Commissioner Moody, Commissioner Powell, Commissioner Shepler, Vice Chair McChesney, and Chairman Green

12

Major Development Plan - Five new residential single-family houses with swimming pools. Site improvements including

fences and driveways - #638 United Street - Robert Steele (H2018-0016)

Attachments: 638 United Street - Design
Public Comments
Public Comments
Public Comments
Public Comments

A motion was made by Commissioner Bert Bender, seconded by Commissioner Letisia Powell, that the Action Item be Postponed. Commissioner Shepler was recused from this item. The motion passed by an unanimous vote.

13

Major Development Plan - Demolition of existing one-story cbs structure - #638 United Street - Robert Steele (H2018-0016)

Attachments: 638 United Street - Demolition

A motion was made by Commissioner Letisia Powell, seconded by Commissioner Bert Bender, that the Action Item be Postponed. Commissioner Shepler was recused from this item. The motion passed by an unanimous vote.

14

New one-story front porch - #1108 Watson Street - Meridian Engineering (H2018-0017)

Attachments: 1108 Watson Street

A motion was made by Vice Chair McChesney, seconded by Commissioner Powell, that the Action Item be Approved. The motion carried by the following vote:

Yes: 7 - Commissioner Bender, Commissioner Cognevich, Commissioner Moody, Commissioner Powell, Commissioner Shepler, Vice Chair McChesney, and Chairman Green

15

New single-family residence on vacant lot. Site improvements including decks and fences - #622 Mickens Lane - Samuel Vogan (H2018-0019)

Attachments: 622 Mickens Lane

A motion was made by Commissioner Powell, seconded by Commissioner Moody, that the Action Item be Approved. The motion carried by the following vote:

Yes: 7 - Commissioner Bender, Commissioner Cognevich, Commissioner Moody, Commissioner Powell, Commissioner Shepler, Vice Chair McChesney, and Chairman Green

Commissioners Comments

Adjournment-7:25 PM

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME McChesney, Richard		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE HARC	
MAILING ADDRESS P.O. Box 1409		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY Key West	COUNTY Monroe	<input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED November 27, 2018		NAME OF POLITICAL SUBDIVISION: City of Key West	
		MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Richard McChesney, hereby disclose that on November 27, 20 18:

(a) A measure came or will come before my agency which (check one or more)

- ☐ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____;
- ☐ inured to the special gain or loss of my relative, _____;
- ☒ inured to the special gain or loss of Spottswood, Spottswood, Spottswood + Sterling, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

- 3) New one and a half and two-story wood frame house. New pool cabana, pool, decks and site improvements - 903 Eaton Street
- 4) Demolition of existing one-story cbs house, carport, stairs, decks and porches 903 Eaton Street - postponed
- 5) Minor Development plan - new two-story commercial Bldg and new two-story residential duplex - 1028-1030 Truman Avenue

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

Date Filed

November 27 / 2018

Signature

Richard McChesney

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Shepler, William		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE HARC	
MAILING ADDRESS P.O. Box 1409		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY	
CITY Key West	COUNTY Monroe	NAME OF POLITICAL SUBDIVISION: City of Key West	
DATE ON WHICH VOTE OCCURRED November 27, 2018		MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
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DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, WILLIAM SIEPLER, hereby disclose that on NOVEMBER 27, 2018:

(a) A measure came or will come before my agency which (check one or more)


- ☒ insured to my special private gain or loss;
- ☐ insured to the special gain or loss of my business associate, _____;
- ☐ insured to the special gain or loss of my relative, _____;
- ☐ insured to the special gain or loss of _____, by whom I am retained; or
- ☐ insured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

- 3) NEW ONE AND A HALF AND TWO-STORY WOOD FRAME HOUSE. NEW POOL CABANA, POOL, DECKS
ADD SITE IMPROVEMENTS 903 EATON STREET - POSTPONED
- 4) DEMOLITION OF EXISTING ONE-STORY CBS HOUSE, CARPORT, STAIRS, DECKS
& PORCHES - POSTPONED 903 EATON STREET
- 5) MINOR DEVELOPMENT PLAN - NEW TWO-STORY COMMERCIAL BUILDING AND
NEW TWO-STORY RESIDENTIAL DUPLEX - 1028-1030 TEJAMAN AVENUE
- 12) MAJOR DEVELOPMENT PLAN - 5 NEW RESIDENTIAL SINGLE-FAMILY HOUSES w/ SWIMMING POOLS. SITE
IMPROVEMENTS INCLUDING FENCES & DRIVEWAYS - 638 UNLAK STREET - POSTPONED
- 13) MAJOR DEVELOPMENT PLAN - DEMOLITION OF EXISTING 1-STORY CBS STRUCTURE -
POSTPONED

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

11/27/18
Date Filed


Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.