



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Historic Architectural Review Commission

Tuesday, September 23, 2025

5:00 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.

FOR VISUAL PRESENTATIONS: For City Commission meetings the City Clerk's Office will need a copy of all presentations for the agenda at least 7 days before the meeting.

Call Meeting to Order - 5:00 P.M.

Roll Call

Absent 1 - Commissioner Perez

Present 6 - Commissioner Green, Commissioner Moody, Commissioner Nations, Commissioner Oropeza, Commissioner Osborn, and Chairman Burkee

Pledge of Allegiance to the Flag

Approval of Agenda

The agenda was unanimously approved as presented

Administering the Oath by the Clerk of the Commission

Approval of Minutes

1 August 26, 2025

Attachments: [Minutes](#)

A motion was made by Commissioner Green, seconded by Commissioner Osborn, that the Minutes be Approved. The motion passed by unanimous vote.

HARC Planner's Report

City Attorney's Report

Old Business

- 2 New two-story single-family residence, ~~one and a half story~~
accessory structure, pool, and site improvements - **704**
Russell Lane - Bert Bender, Architect (C2025-0062)

Attachments: [*Large Item* 704 Russell Lane - Design](#)

[Public Comment - Support](#)

[Public Comment - Opposition](#)

Chairman Burkee recused himself for Items 2 & 3 and left the dais. Chairman Burkee passed the gavel to Vice Chair Oropeza.

A motion was made by Commissioner Green, seconded by Commissioner Nations, that the Item be Approved. The motion carried by the following vote:

Recuse: 1 - Chairman Burkee

Absent: 1 - Commissioner Perez

Yes: 5 - Commissioner Green, Commissioner Moody, Commissioner Nations, Commissioner Oropeza, and Commissioner Osborn

- 3 Demolition of non-historic carport and brick paving - **704**
Russell Lane - Bert Bender, Architect (C2025-0062)

Attachments: [*Large Item* 704 Russell Lane - Demolition.pdf](#)

[Public Comment - Support](#)

[Public Comment - Opposition](#)

A motion was made by Commissioner Green, seconded by Commissioner Osborn, that the Item be Approved. The motion carried by the following vote:

Recuse: 1 - Chairman Burkee

Absent: 1 - Commissioner Perez

Yes: 5 - Commissioner Green, Commissioner Moody, Commissioner Nations, Commissioner Oropeza, and Commissioner Osborn

- 4 Second Reading - Demolition of rear sawtooths and shed
roofs. Demolition of rear shed, concrete pad, and cistern -
1118 Watson Street - Sandbar Design Studio Inc.
(C2025-0074)

Attachments: [*Large Item* 1118 Watson Street - Demolition - Second Reading.pdf](#)

Chairman Burkee returned to the dais and took back the gavel.

A motion was made by Commissioner Green, seconded by Commissioner

Oropeza, that the Item be Approved. The motion carried by the following vote:

Absent: 1 - Commissioner Perez

Yes: 6 - Commissioner Green, Commissioner Moody, Commissioner Nations,
Commissioner Oropeza, Commissioner Osborn, and Chairman Burkee

New Business

- 5 Renovations to contributing structure. New addition at rear, new accessory storage structure and site improvements at Lighthouse Museum - **938 Whitehead Street - T.S. Neal Architects (C2025-0072)**

Attachments: [Item 5 - 938 Whitehead Street-Design](#)

Chairman Burkee recused himself for this Item and left the dais. Chairman Burkee passed the gavel to Vice Chair Oropeza.

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

Recuse: 1 - Chairman Burkee

Absent: 1 - Commissioner Perez

Yes: 5 - Commissioner Green, Commissioner Moody, Commissioner Nations,
Commissioner Oropeza, and Commissioner Osborn

- 6 New addition at rear of main structure. New covered porch addition to existing accessory structure. New accessory structure with new covered porch at rear. New lean-to shed on north elevation. New pool and pool deck at rear and site improvements. Relocation of existing shed from rear yard to side yard - **1421 White Street - Matthew Stratton (C2025-0076)**

Attachments: [*Large Item* 1421 White Street - Design.pdf](#)

Chairman Burkee returned to the dais and took back the gavel.

A motion was made by Commissioner Green, seconded by Commissioner Oropeza, that the Item be Approved with the condition that the existing shed proposed on the side yard shall be moved back a minimum of 3 feet behind the fence line. The motion carried by the following vote:

Absent: 1 - Commissioner Perez

Yes: 6 - Commissioner Green, Commissioner Moody, Commissioner Nations,
Commissioner Oropeza, Commissioner Osborn, and Chairman Burkee

- 7 Demolition of shed roof structure at covered porch.
Demolition of existing pool and pool deck - **1421 White Street - Matthew Stratton (C2025-0076)**
- Attachments:** [*Large Item* 1421 White Street - Demolition.pdf](#)
- A motion was made by Commissioner Oropeza, seconded by Commissioner Osborn, that the Item be Approved. The motion carried by the following vote:
- Absent:** 1 - Commissioner Perez
- Yes:** 6 - Commissioner Green, Commissioner Moody, Commissioner Nations, Commissioner Oropeza, Commissioner Osborn, and Chairman Burkee
- 8 New two-story single-family residence, new pool, pool deck, and site improvements - **309 William Street - Sandbar Design Studio Inc (C2025-0077)**
- Attachments:** [*Large Item* 309 William Street - Design.pdf](#)
 [309 William Street - Structural Report - 9.1.2025 SS.pdf](#)
- A motion was made by Commissioner Oropeza, seconded by Commissioner Green, that the Item be Postponed to October 28, 2025. The motion carried by the following vote:
- Absent:** 1 - Commissioner Perez
- Yes:** 6 - Commissioner Green, Commissioner Moody, Commissioner Nations, Commissioner Oropeza, Commissioner Osborn, and Chairman Burkee
- 9 Demolition of existing contributing single-family residence and rear sheds - **309 William Street - Sandbar Design Studio Inc (C2025-0077)**
- Attachments:** [309 William Street - Structural Report - 9.1.2025 SS.pdf](#)
 [*Large Item* 309 William Street - Demolition.pdf](#)
- A motion was made by Commissioner Oropeza, seconded by Commissioner Osborn, that the Item be Postponed to October 28, 2025. The motion carried by the following vote:
- Absent:** 1 - Commissioner Perez
- Yes:** 6 - Commissioner Green, Commissioner Moody, Commissioner Nations, Commissioner Oropeza, Commissioner Osborn, and Chairman Burkee
- 10 New bathroom structures for pool and bar area - **1400 Duval Street - Bender & Associates Architects (C2025-0079)**
- Attachments:** [*Large Item* 1400 Duval Street - Design.pdf](#)

Chairman Burkee recused himself for Items 10 & 11 and left the dais. Chairman Burkee passed the gavel to Vice Chair Oropeza.

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

Recuse: 1 - Chairman Burkee

Absent: 1 - Commissioner Perez

Yes: 5 - Commissioner Green, Commissioner Moody, Commissioner Nations, Commissioner Oropeza, and Commissioner Osborn

11

Demolition of non-historic existing structure on west elevation - **1400 Duval Street - Bender & Associates Architects (C2025-0079)**

Attachments: [*Large Item* 1400 Duval Street - Demolition.pdf](#)

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

Recuse: 1 - Chairman Burkee

Absent: 1 - Commissioner Perez

Yes: 5 - Commissioner Green, Commissioner Moody, Commissioner Nations, Commissioner Oropeza, and Commissioner Osborn

Chairman Burkee returned to the dais and took back the gavel.

Discussion Items

12

Diesel Plant

Attachments: [Cover Memo - Direction for diesel plant.pdf](#)

Discussed

Public Comment

Commissioner Comment

Adjournment - 7:05 P.M.

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

LAST NAME—FIRST NAME—MIDDLE NAME <i>Buller Hamed</i>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>HARC</i>	
MAILING ADDRESS <i>410 ALBERTA ST. <i>22000000</i></i>		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY <i>KEY WEST</i>	COUNTY	☒ CITY	☐ COUNTY ☐ OTHER LOCAL AGENCY
DATE ON WHICH VOTE OCCURRED <i>9.23.25</i>		NAME OF POLITICAL SUBDIVISION:	
		MY POSITION IS: ☐ ELECTIVE ☒ 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, HARVEY BULWKE, hereby disclose that on SEPTEMBER 23RD, 20 25:

(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 _____, 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:

Items 2, 3, 8, 10, 11:

ABSENTEE OF RECORD FOR EAST PROJECT

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.

9.23.25
Date Filed

[Signature]
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.