



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Historic Architectural Review Commission

Tuesday, February 25, 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

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

Pledge of Allegiance to the Flag

Approval of Agenda

The agenda was unanimously approved as amended, to include the proposed add-on presentation

Administering the Oath by the Clerk of the Commission

Approval of Minutes

1 January 28, 2025

A motion was made by Commissioner Osborn, seconded by Commissioner Nations, to approve the Minutes. The motion passed by a unanimous vote.

HARC Planner's Report

City Attorney's Report

Presentations

- 2 Mallory Square Master Plan Presentation - The Sasaki Group

Received and Filed

New Business

- 3 Resolution to approve the proposed Mallory Square Master Plan - Sasaki Group / City of Key West

This item was postponed indefinitely upon agenda approval.

- 4 Major Development Plan - New additions and entryway including stairs and elevator. Extension of northwest second-floor porch. New pergola and parking entry reconfiguration - **0 Duval Street - Johan Amneus (H2025-0001)**

Commissioner Perez recused himself from items 4, 5, 6 & 7 and left the dais.

A motion was made by Commissioner Green, seconded by Commissioner Oropeza, to approve the Major Development Plan, subject to further staff review and approval of detailed materials and design of slats. The motion carried by the following vote:

Recuse: 1 - Commissioner Perez

Yes: 5 - Commissioner Green, Commissioner Nations, Commissioner Oropeza, Commissioner Osborn, and Chairman Burkee

- 5 Major Development Plan - Demolition of one-story front lobby and retail structure and partial demolition of second floor of north elevation - **0 Duval Street - Johan Amneus (H2025-0001)**

A motion was made by Commissioner Osborn, seconded by Commissioner Oropeza, to approve the Demolition. The motion carried by the following vote:

Recuse: 1 - Commissioner Perez

Yes: 5 - Commissioner Green, Commissioner Nations, Commissioner Oropeza, Commissioner Osborn, and Chairman Burkee

- 6 Major Development Plan - New two-story mixed-use building with housing on second floor - **907 Caroline Street -**

**Bender & Associates Architects / City of Key West
(H2025-0002)**

Chairman Burkee recused himself from items 6 & 7, passed the gavel to Vice-Chair Oropeza and left the dais.

A motion was made by Commissioner Osborn, seconded by Commissioner Nations, to approve the Major Development Plan. The motion carried by the following vote:

Recuse: 2 - Commissioner Perez, and Chairman Burkee

Yes: 4 - Commissioner Green, Commissioner Nations, Commissioner Oropeza, and Commissioner Osborn

**7 Major Development Plan - Demolition of existing building -
907 Caroline Street - Bender & Associates Architects /
City of Key West (H2025-0002)**

A motion was made by Commissioner Green, seconded by Commissioner Osborn, to approve the Demolition. The motion carried by the following vote:

Recuse: 2 - Commissioner Perez, and Chairman Burkee

Yes: 4 - Commissioner Green, Commissioner Nations, Commissioner Oropeza, and Commissioner Osborn

**8 Raise existing building 2 feet to meet current FEMA
regulations. Renovations to building including restitution of
front porch and modifications to existing second story
balcony and site improvements - 409 Frances Street -
A2O Architecture (H2025-0003)**

Chairman Burkee and Commissioner Perez returned to the dais.

Commissioner Osborn recused herself from items 8, 9, 10 & 11 and left the dais.

A motion was made by Commissioner Green, seconded by Commissioner Oropeza, to approve to Raise and Renovate the existing building. The motion carried by the following vote:

Recuse: 1 - Commissioner Osborn

Yes: 5 - Commissioner Green, Commissioner Nations, Commissioner Oropeza, Commissioner Perez, and Chairman Burkee

**9 Demolition of sheds and partial demolition of front elevation.
Partial demolition of second floor side porch. Partial**

demolition of rear roof over property line - 409 Frances Street - A2O Architecture (H2025-0003)

A motion was made by Commissioner Oropeza, seconded by Commissioner Perez, to approve the Demolition and Partial Demolitions. The motion carried by the following vote:

Recuse: 1 - Commissioner Osborn

Yes: 5 - Commissioner Green, Commissioner Nations, Commissioner Oropeza, Commissioner Perez, and Chairman Burkee

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Renovations to existing house. New second-story porch at side elevation with new door and shed roof - 210 Elizabeth Street - A2O Architecture (H2025-0004)

A motion was made by Commissioner Green, seconded by Commissioner Perez, to approve renovations to existing house. New second-story porch at side elevation with new door and shed roof, subject to the narrative that the second-story porch is being relocated and is not a new addition. The motion carried by the following vote:

Recuse: 1 - Commissioner Osborn

Yes: 5 - Commissioner Green, Commissioner Nations, Commissioner Oropeza, Commissioner Perez, and Chairman Burkee

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Demolition of front façade roof deck and partial demolition of gable roof on north elevation - 210 Elizabeth Street - A2O Architecture (H2025-0004)

A motion was made by Commissioner Oropeza, seconded by Commission Nations, to approve the Demolition. The motion carried by the following vote:

Recuse: 1 - Commissioner Osborn

Yes: 5 - Commissioner Green, Commissioner Nations, Commissioner Oropeza, Commissioner Perez, and Chairman Burkee

Discussion Items

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Revisions to doors guidelines

Postponed upon Agenda Approval to the March 25, 2025 HARC meeting.

Commissioner Comments

Adjournment - 6:05 P.M.