



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Historic Architectural Review Commission

Tuesday, December 20, 2022

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: Individuals are responsible to share their presentation at the meeting on their laptop through Zoom. For City Commission meetings the City Clerk's Office will need a copy for the agenda at least 6 days before the meeting.

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

Roll Call

Absent 1 - Commissioner Smith

Present 6 - Commissioner Cognevich, Commissioner Green, Commissioner Ingram, Commissioner Oropeza, Commissioner Powell, and Chairman Burkee

Pledge of Allegiance to the Flag

Approval of Agenda - Approved as presented.

Administer the Oath by the Clerk of the Commission

Approval of Minutes

1 November 29, 2022

Attachments: [Minutes](#)

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

HARC Planner's Report

Chief Assistant City Attorney's Report

Old Business

- 2 Major Development Plan- Demolition of third floor walls. Partial demolition of east wall to accommodate elevator. - **#724 Truman Avenue - William P. Horn Architect (H2022-0045) Second Reading**

Attachments: [*Large File* 724 Truman Avenue - Demolition Second Reading](#)
[*Large File* 724 Truman Avenue - Demolition First Reading](#)

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

Recuse: 1 - Commissioner Oropeza

Absent: 1 - Commissioner Smith

Yes: 5 - Commissioner Cognevich, Commissioner Green, Commissioner Ingram, Commissioner Powell, and Chairman Burkee

- 3 New storefronts at La Concha Hotel - **#430 Duval Street - David Cera (H2022-0050)**

Attachments: [*Large File* 430 Duval Street - Revised Design](#)
[*Large File* 430 Duval Street - Design](#)
[Architect's Presentation](#)

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

Absent: 1 - Commissioner Smith

Yes: 6 - Commissioner Cognevich, Commissioner Green, Commissioner Ingram, Commissioner Oropeza, Commissioner Powell, and Chairman Burkee

- 4 Partial demolition of storefronts at La Concha Hotel - **#430 Duval Street - David Cera (H2022-0050)**

Attachments: [*Large File* 430 Duval Street - Revised Demolition](#)
[*Large File* 430 Duval Street - Demolition](#)

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

Absent: 1 - Commissioner Smith

Yes: 6 - Commissioner Cognevich, Commissioner Green, Commissioner Ingram, Commissioner Oropeza, Commissioner Powell, and Chairman Burkee

New Business

- 5 Major Development Plan - New affordable workforce housing development on vacant lot. Total of 126 units - **#918 Fort Street -Smith Hawks/ City of Key West (H2022-0046)**

Attachments: [*Large File* 918 Fort Street](#)

A motion was made by Commissioner Powell, seconded by Commissioner Cognevich, that the Action Item be Passed. Commissioner Powell amended her motion, incorporating the staff report and making a specific finding that the size, scale, and mass is proportional to the surrounding buildings and harmonious with the Historic District. The motion carried by the following vote:

Recuse: 2 - Commissioner Green, and Commissioner Oropeza

Absent: 1 - Commissioner Smith

Yes: 4 - Commissioner Cognevich, Commissioner Ingram, Commissioner Powell, and Chairman Burkee

- 6 Renovation to existing house and site improvements - **#1328 Duncan Street - T.S. Neal Architect (H2022-0052)**

Attachments: [1328 Duncan Street - Design](#)

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

Recuse: 1 - Commissioner Oropeza

Absent: 1 - Commissioner Smith

Yes: 5 - Commissioner Cognevich, Commissioner Green, Commissioner Ingram, Commissioner Powell, and Chairman Burkee

- 7 Demolition of non-historic additions - **#1328 Duncan Street - T.S. Neal Architect (H2022-0052)**

Attachments: [1328 Duncan Street - Demolition](#)

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

Recuse: 1 - Commissioner Oropeza

Absent: 1 - Commissioner Smith

Yes: 5 - Commissioner Cognevich, Commissioner Green, Commissioner Ingram, Commissioner Powell, and Chairman Burkee

- 8 **New two-story single-family residence. New wood deck and pool. Site improvements - #1324 Duncan Street - T.S. Neal Architect (H2022-0053)**

Attachments: [1324 Duncan Street - Design](#)

A motion was made by Commissioner Green, seconded by Commissioner Ingram, that the Action Item be Passed. The motion carried by the following vote:

Recuse: 1 - Commissioner Oropeza

Absent: 1 - Commissioner Smith

Yes: 5 - Commissioner Cognevich, Commissioner Green, Commissioner Ingram, Commissioner Powell, and Chairman Burkee

- 9 **Demolition of main structure - #1324 Duncan Street - T.S. Neal Architect (H2022-0053)**

Attachments: [1324 Duncan Street - 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:

Recuse: 1 - Commissioner Oropeza

Absent: 1 - Commissioner Smith

Yes: 5 - Commissioner Cognevich, Commissioner Green, Commissioner Ingram, Commissioner Powell, and Chairman Burkee

- 10 **Renovations of existing house. New rear addition, new accessory structure and pool. Site improvements - #709 Whitehead Street - Serge Mashtakov P.E.(H2022-0051)**

Attachments: [709 Whitehead Street - Design](#)

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

Absent: 1 - Commissioner Smith

Yes: 6 - Commissioner Cognevich, Commissioner Green, Commissioner Ingram, Commissioner Oropeza, Commissioner Powell, and Chairman Burkee

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**Demolition of rear wall, sheds, and carport - #709
Whitehead Street - Serge Mashtakov P.E.(H2022-0051)**

Attachments: [709 Whitehead Street - Demolition](#)

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

Absent: 1 - Commissioner Smith

Yes: 6 - Commissioner Cognevich, Commissioner Green, Commissioner Ingram, Commissioner Oropeza, Commissioner Powell, and Chairman Burkee

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Relocation of principal building and renovations. New rear addition and accessory structure. New pool and site improvements - #1230 South Street - Serge Mashtakov P.E.(H2022-0054)

Attachments: [1230 South Street - Design](#)

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

Absent: 1 - Commissioner Smith

Yes: 6 - Commissioner Cognevich, Commissioner Green, Commissioner Ingram, Commissioner Oropeza, Commissioner Powell, and Chairman Burkee

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Demolition of non-historic rear addition and front porch. Partial demolition of rear wall and sheds - #1230 South Street - Serge Mashtakov P.E.(H2022-0054)

Attachments: [1230 South Street - Demolition](#)

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

Absent: 1 - Commissioner Smith

Yes: 6 - Commissioner Cognevich, Commissioner Green, Commissioner Ingram, Commissioner Oropeza, Commissioner Powell, and Chairman Burkee

Discussion Items

- 14 Proposed text amendments to Sec.102- 217-Required public meetings and staff approval for demolitions, of the Land Development Regulations.

Attachments: [First draft](#)

Received and Filed

Comments from Commissioners

Adjournment - 5:42 P.M.