



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Historic Architectural Review Commission

Tuesday, October 28, 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 7 - Commissioner Green, Commissioner Moody, 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 presented

Administering the Oath by the Clerk of the Commission

Approval of Minutes

1 September 23, 2025

Attachments: [Minutes](#)

A motion was made by Commissioner Moody that the Minutes be Approved.
The motion passed by unanimous vote.

HARC Planner's Report

City Attorney's Report

Old Business

- 2 **Request for Postponement by Applicant** - New two-story single-family residence, new pool, pool deck, and site improvements - **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](#)
- This Item was Postponed to the November 18, 2025 meeting upon agenda approval.
- 3 **Request for Postponement by Applicant** - 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](#)
- This Item was Postponed to the November 18, 2025 meeting upon agenda approval.

New Business

- 4 New two-story structure in rear of property - **1011 Windsor Lane - Nautilus Drafting & Design Services (H2024-0012)**
- Attachments: [*Large Item* 1011 Windsor Lane](#)
- A motion was made by Commissioner Moody, seconded by Commissioner Oropeza, that the Item be Approved. The motion carried by the following vote:
- Yes: 7 - Commissioner Green, Commissioner Moody, Commissioner Nations, Commissioner Oropeza, Commissioner Osborn, Commissioner Perez, and Chairman Burkee
- 5 **Request for Postponement by Staff** - New one-story accessory structure, new pool, pool deck, and concrete driveway. Demolition of one-story non-historic shed. Demolition of pool and pool deck - **1100 Grinnell Street - Heather Korth (C2025-0080)**

This Item was Postponed to the November 18, 2025 meeting upon agenda approval.

- 6 New prefabricated modular administrative building.
Demolition of existing modular administrative building - **601 Howard England Way - CPH Consulting, LLC (C2025-0081)**

Attachments: [*Large Item* 601 Howard England Way](#)

A motion was made by Commissioner Green, seconded by Commissioner Oropeza, that the Item be Postponed indefinitely. The motion carried by the following vote:

Yes: 7 - Commissioner Green, Commissioner Moody, Commissioner Nations, Commissioner Oropeza, Commissioner Osborn, Commissioner Perez, and Chairman Burkee

- 7 Change to previous design. Extension of left side of north elevation of house. Elevation increase by 7.5" ~~2'5"~~. Pool size reduction to 16' x 9' - **1222 Seminary Street - Sandbar Design Studio Inc. (C2025-0082)**

Attachments: [*Large Item* 1222 Seminary Street](#)

Commissioner Oropeza recused himself for this Item and left the dais.

A motion was made by Commissioner Green, seconded by Commissioner Moody, that the Item be Approved with the condition that the applicant install screening around the air conditioning unit. The motion carried by the following vote:

Recuse: 1 - Commissioner Oropeza

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

- 8 New one-story accessory structure on side of contributing structure - **1410 Olivia Street - Serge Mashtakov, PE (C2025-0084)**

Attachments: [*Large Item* 1410 Olivia Street](#)

Commissioner Oropeza returned to the dais.

A motion was made by Commissioner Moody, seconded by Commissioner Green, that the Item be Postponed to the November 18, 2025 meeting. The motion carried by the following vote:

Yes: 7 - Commissioner Green, Commissioner Moody, Commissioner Nations, Commissioner Oropeza, Commissioner Osborn, Commissioner Perez, and Chairman Burkee

- 9 Renovations to contributing structure. Extension of portion of rear wall. New pool pavers and site improvements. Demolition of existing wood deck, brick driveway, brick walkway, and rear walls. Relocation of A/C unit - **1122 Margaret Street - Sandbar Design Studio Inc. (C2025-0085)**

Attachments: [*Large Item* 1122 Margaret Street](#)

A motion was made by Commissioner Oropeza, seconded by Commissioner Perez, that the Item be Approved with the condition that the applicant install a window at bath # 2. The motion passed unanimously.

Subsequently, a motion was made by Commissioner Green, seconded by Commissioner Oropeza, that the demolition be Approved. The motion carried by the following vote:

Yes: 7 - Commissioner Green, Commissioner Moody, Commissioner Nations, Commissioner Oropeza, Commissioner Osborn, Commissioner Perez, and Chairman Burkee

- 10 New mural at Ocean Key Resort - **0 Duval Street - Ocean Key Resort (C2025-0087)**

Attachments: [*Large Item* 0 Duval Street](#)

Commissioner Perez recused himself for this Item and left the dais.

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

Recuse: 1 - Commissioner Perez

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

- 11 After the fact - New outdoor display for two t-shirt racks - **407 Front Street Unit C - Aidan Wilcox (C2025-0089)**

Attachments: [*Large Item* 407 Front St Unit C](#)

Commissioner Perez returned to the dais.

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

Yes: 7 - Commissioner Green, Commissioner Moody, Commissioner Nations, Commissioner Oropeza, Commissioner Osborn, Commissioner Perez, and Chairman Burkee

- 12 After the fact - New outdoor display for t-shirt rack - **122**

Duval Street - Ana Maximciuc (C2025-0090)

Attachments: [*Large Item* 122 Duval Street](#)

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

Yes: 7 - Commissioner Green, Commissioner Moody, Commissioner Nations,
 Commissioner Oropeza, Commissioner Osborn, Commissioner Perez, and
 Chairman Burkee

Discussion Item

13

New arch at Duval Street and Petronia Street

Attachments: [Discussion - New arch on Duval and Petronia Street](#)

Discussed

Public Comments

Commissioner Comments

Adjournment - 6:44 P.M.