



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Historic Architectural Review Commission

Wednesday, November 29, 2023

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 Powell

Present 6 - Commissioner Cognevich, Commissioner Oropeza, Commissioner Osborn, Commissioner Smith, Commissioner Thompson, and Chairman Burkee

Pledge of Allegiance to the Flag

Approval of Agenda - The agenda was unanimously approved as presented.

Approval of Minutes

1 October 30, 2023 (Special Meeting)

Attachments: [Minutes](#)

A motion was made by Commissioner Osborn to approve the Minutes. The motion was approved unanimously.

HARC Planner's Report

Declaration of Unsafe Condition by the Chief Building
Official - 1315 William Street

Attachments: [CBO Email to HARC Staff](#)
[Report From HARC Staff](#)
[Property Appraiser's Record](#)

Received and Filed

Action Items

2 Approving 2024 Meeting Schedule for the HARC

Attachments: [2024 HARC Schedule](#)

A motion was made by Commissioner Cognevich to approve the 2024 HARC Meeting Schedule. The motion was approved unanimously.

Old Business

3 Demolition of concrete bases of front porch columns and rear wall of principal building. ~~Demolition of shed and gazebo at rear-~~ **1113 Stump Lane- Serge Mashtakov (H2023-0035) Second Reading**

Attachments: [1113 Stump Lane - Demolition Second Reading](#)
[1113 Stump Lane - Demolition First Reading](#)

A motion was made by Commissioner Oropeza, seconded by Commissioner Smith, to approve the Action Item. The motion carried by the following vote:

Absent: 1 - Commissioner Powell

Yes: 6 - Commissioner Cognevich, Commissioner Oropeza, Commissioner Osborn, Commissioner Smith, Commissioner Thompson, and Chairman Burkee

New Business

4 New carport - **522 Elizabeth Street - Serge Mashtakov (H2023-0040)**

Attachments: [*Large File* 522 Elizabeth Street - Design](#)

A motion was made by Commissioner Osborn, seconded by Commissioner Cognevich, to approve the Action Item. The motion carried by the following vote:

Absent: 1 - Commissioner Powell

Yes: 6 - Commissioner Cognevich, Commissioner Oropeza, Commissioner Osborn, Commissioner Smith, Commissioner Thompson, and Chairman Burkee

5 Demolition of existing carport - 522 Elizabeth Street - Serge Mashtakov (H2023-0040)

Attachments: [*Large File* 522 Elizabeth Street - Demolition](#)

A motion was made by Commissioner Smith, seconded by Commissioner Cognevich, to approve the Action Item. The motion carried by the following vote:

Absent: 1 - Commissioner Powell

Yes: 6 - Commissioner Cognevich, Commissioner Oropeza, Commissioner Osborn, Commissioner Smith, Commissioner Thompson, and Chairman Burkee

6 After the Fact - New exterior walls at rear. New doors and windows and reconfiguration of doors and windows - 1023 Grinnell Street - Wayne Gracia (H2023-0041)

Attachments: [1023 Grinnell Street - Design](#)

A motion was made by Commissioner Osborn, seconded by Commissioner Smith, to approve the Action Item with the conditions that two wood windows matching the historic openings on the street facade are installed, and one new wood window to match a historic opening which is currently covered on the north facade, as proposed, is installed. The motion carried by the following vote:

Absent: 1 - Commissioner Powell

Yes: 6 - Commissioner Cognevich, Commissioner Oropeza, Commissioner Osborn, Commissioner Smith, Commissioner Thompson, and Chairman Burkee

7 After the Fact - Demolition of wall at rear of house - 1023 Grinnell Street - Wayne Garcia (H2023-0041)

Attachments: [1023 Grinnell Street - Demolition](#)

A motion was made by Commissioner Oropeza, seconded by Commissioner Cognevich, to approve the Action Item. The motion carried by the following vote:

Absent: 1 - Commissioner Powell

Yes: 6 - Commissioner Cognevich, Commissioner Oropeza, Commissioner Osborn, Commissioner Smith, Commissioner Thompson, and Chairman Burkee

- 8 New one and a half-story frame house on vacant lot. New pool and deck at rear yard - **521 Margaret Street - Seth Neal (H2023-0043)**

Attachments: [*Large File* 522 Margaret Street](#)

Commissioner Oropeza recused himself from this item and left the dais.

A motion was made by Commissioner Smith, seconded by Commissioner Cognevich, to Postpone the Action Item until the December 19 HARC meeting, based on the applicant's request. The motion carried by the following vote:

Recuse: 1 - Commissioner Oropeza

Absent: 1 - Commissioner Powell

Yes: 5 - Commissioner Cognevich, Commissioner Osborn, Commissioner Smith, Commissioner Thompson, and Chairman Burkee

- 9 Proposed text amendments to Chapter 114 of the Code of Ordinances entitled "Signs" by amending section 114-2 titled "Posting notices, signs or advertising matter on trees, poles, or public property" and by amending Section 114-103 titled "Prohibited signs" and amending corresponding HARC sign guidelines to provide for exceptions for non-profit temporary banner signs and open house real estate signs. Providing for repeal of inconsistent provisions; providing for an effective date.

Attachments: [Ordinance](#)
[Staff Report](#)

Commissioner Oropeza rejoined the meeting on the dais.

A motion was made by Commissioner Cognevich, seconded by Commissioner Smith, to approve the Action Item. The motion carried by the following vote:

Absent: 1 - Commissioner Powell

Yes: 6 - Commissioner Cognevich, Commissioner Oropeza, Commissioner Osborn, Commissioner Smith, Commissioner Thompson, and Chairman Burkee

Reports

Comments from Commissioners

Adjournment - 6:21 P.M.