



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Historic Architectural Review Commission

Tuesday, April 23, 2024

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 Nations, Commissioner Oropeza, Osborn, Commissioner Powell, Commissioner Thompson, and Chairman Burkee

Pledge of Allegiance to the Flag

Approval of Agenda

The agenda was unanimously approved as amended by acclamation.

Administering the Oath by the Clerk of the Commission

Approval of Minutes

1 March 26, 2024

Attachments: [Minutes](#)

The Minutes were unanimously approved as presented by acclamation.

HARC Planner's Report

Assistant City Attorney's Report

Old Business

- 2 **After the fact - Demolition of historic and contributing house
- 1208 Virginia Street - Smith - Hawks, PL (H2023-0050)
Postponed from March 26, 2024**

Attachments: [1208 Virginia Street - Demolition](#)
[1208 Virginia Street - Demolition For March 26, 2024](#)
[*Large File* 1208 Virginia Street - Demolition For February 27, 2024](#)
[Request to Postpone](#)
[*Large File* 1208 Virginia Street - Demolition For January 23, 2024](#)
[meeting](#)
[1208 Virginia Footprint-Facade Comparison \(00286762xDBB48\)](#)
[*Large File* 4.6.2023 1208 Virginia Atlantic Engineering Structural](#)
[Report ss \(00283828xDBB48\)](#)
[Northstar Engineering Report - 1208 Virginia 3.30.23](#)
[\(00283827xDBB48\)](#)

Chairman Burkee recused himself from this item, passed the gavel to Vice-Chair Oropeza, and left the dais.

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

Yes: 6 - Commissioner Nations, Commissioner Oropeza, Commissioner Osborn, Commissioner Powell, Commissioner Thompson, and Chairman Burkee

- 3 **PROPOSED TO BE POSTPONED INDEFINITELY: New
unit at rear. New exterior staircase - 1011 Windsor Lane -
Nautilus Drafting and Design Services (H2024-0012) -
Postponed from March 26, 2024. Request to postpone
by staff.**

Postponed

- 4 **PROPOSED TO BE POSTPONED INDEFINITELY:
Demolition of exterior staircase - 1011 Windsor Lane -
Nautilus Drafting and Design Services (H2024-0012)
Postponed from March 26, 2024. Request to postpone
by staff.**

Postponed

New Business

5 Request for exception of outdoor display - **1075 Duval Street Unit C9 - Maurizio Nardi (H2024-0013)**

Attachments: [1075 Duval Street Unit C 9](#)

Vice-Chair Oropeza passed the gavel back to Chairman Burkee as he rejoined the meeting on the dais.

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

Yes: 6 - Commissioner Nations, Commissioner Oropeza, Commissioner Osborn, Commissioner Powell, Commissioner Thompson, and Chairman Burkee

6 New front porch on principal house. New accessory structure at rear of main house -**1104 Margaret Street - Pope-Scarborough Architects (H2024-0015)**

Attachments: [*Large File* 1104 Margaret Street - Design](#)

A motion was made by Commissioner Thompson, seconded by Commissioner Oropeza, to approve the Action Item, based on the fact that the accessory structure is single-level, and that the land use is consistent with the surrounding area. The motion carried by the following vote:

No: 1 - Commissioner Osborn

Yes: 5 - Commissioner Nations, Commissioner Oropeza, Commissioner Powell, Commissioner Thompson, and Chairman Burkee

7 Demolition of non-historic front porch on principal house -**1104 Margaret Street - Pope-Scarborough Architects (H2024-0015)**

Attachments: [*Large File* 1104 Margaret Street - Demolition](#)

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

Yes: 6 - Commissioner Nations, Commissioner Oropeza, Commissioner Osborn, Commissioner Powell, Commissioner Thompson, and Chairman Burkee

8 New house on vacant lot - **1315 William Street - Rumac Construction Group (H2024-0016)**

Attachments: [1315 William Street](#)

A motion was made by Commissioner Oropeza, seconded by Commissioner Osborn, to approve with the revised plans presented by the applicant as detailed on the sheet labeled "A-2" and with the condition that the applicant clarifies with HARC staff that the dormer height is lower than the main ridge line. The motion carried by the following vote:

Yes: 6 - Commissioner Nations, Commissioner Oropeza, Commissioner Osborn, Commissioner Powell, Commissioner Thompson, and Chairman Burkee

9

Demolition of cistern with no build back - 700 Elizabeth Street - Key West Closets Inc (BLD2024-0855)

Attachments: [700 Elizabeth Street](#)

Chairman Burkee recused himself from this item, passed the gavel to Vice-Chair Oropeza, and left the dais.

A motion was made by Commissioner Osborn, seconded by Commissioner Thompson, to approve the Action Item with HARC staff recommendations on exact locations as requested. The motion carried by the following vote:

No: 1 - Commissioner Nations

Yes: 5 - Commissioner Oropeza, Commissioner Osborn, Commissioner Powell, Commissioner Thompson, and Chairman Burkee

Commissioner Powell left the meeting at 6:00 P.M.

Old Business (cont.)

10

Proposed text amendments to Chapter 102, Article 1- In General and Article IV, Division 3- Demolitions, of the Land Development Regulations - Postponed from March 26, 2024

Attachments: [Staff Report Text Amendments to Chapter 102](#)
[Staff Report Changes to Chapter 102, Article 1 In General and Article IV- Division 3 Demolitions March 26, 2024](#)
[Staff Report- After-The-Fact Demolition From February 27, 2024](#)

Vice-Chair Oropeza passed the gavel back to Chairman Burkee as he rejoined the meeting on the dais.

A motion was made by Commissioner Osborn, seconded by Commissioner Oropeza, to approve the Text Amendments with recommended modifications to the presented language contained in the Chief Building Official's memorandum.

Absent: 1 - Commissioner Powell

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

11

Proposed text amendments to Sec. 122 Article II of the Land Development Regulations. - **Postponed from March 26, 2024**

Attachments: [Staff Report Text Amendments to Chapter 122](#)
[Staff Report for Text Amendments to Sec. 122 of the Land Development Regulations March 26, 2024](#)
[New approved Text Amendment by Planning Board](#)
[Staff Report for Text Amendments for Non Conformities - From February 27, 2024](#)

A motion was made by Commissioner Osborn, seconded by Commissioner Oropeza, to recommend that the City Commission approve specific items brought forth related to involuntary demolition buildback contained in Section 122, but that the City Commission postpone this item at the May 9, 2024 City Commission meeting so that workshops and further conversation with the City Commission may occur, based on e-mailed descriptions of the Historic Architectural Review Commission's concerns about various sections that have an impact on the historic district. The motion carried by the following vote:

No: 2 - Commissioner Oropeza, and Commissioner Thompson

Absent: 1 - Commissioner Powell

Yes: 3 - Commissioner Nations, Commissioner Osborn, and Chairman Burkee

Public Comments

Comments from Commissioners

Adjournment - 7:35 P.M.