



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Historic Architectural Review Commission

Tuesday, May 27, 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

Roll Call

Pledge of Allegiance to the Flag

Approval of Agenda

Administering the Oath by the Clerk of the Commission

Approval of Minutes

1 April 22, 2025

Attachments: [Minutes](#)

HARC Planner's Report

City Attorney's Report

Old Business

2 Two new carports at front and side of property over existing parking spaces - **1218 Duval Street - Moshe Gvili (C2025-0005)**

Attachments: [*Large Item* 1218 Duval Street](#)

Legislative History

3/25/25

Historic Architectural
Review Commission

Postponed

4/22/25 Historic Architectural Postponed
Review Commission

3 New diesel generator with pad and fence - 525 Southard Street - Kyle Kalwary (C2025-0025)

Attachments: [*Large Item* 525 Southard Street](#)

Legislative History

4/22/25 Historic Architectural Postponed
Review Commission

4 Demolition of existing pad and fence structure. Removal of temporary generator - 525 Southard Street - Kyle Kalwary (C2025-0025)

Attachments: [*Large Item* 525 Southard Street - Demolition](#)

Legislative History

4/22/25 Historic Architectural Postponed
Review Commission

5 Second Reading - Major Development Plan - Demolition of existing commercial buildings, parking lot, and pools - 1321-1325 Simonton Street & 625 South Street - Bender & Associates Architects (C2025-0032)

Attachments: [*Large Item* 1321-1325 SimontonSt & 625 South - Demolition](#)

Legislative History

4/22/25 Historic Architectural Approved
Review Commission

New Business

6 New single-family residence, pool, and site improvements - 1222 Seminary Street - Sandbar Design Studio, Inc (C2025-0036)

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

7 Demolition of historic one-story wood-frame residential structure, decks, walkways, and pool - 1222 Seminary Street - Sandbar Design Studio, Inc (C2025-0036)

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

8 New ticket booth and reconfiguration of existing brick pathway - 907 Whitehead Street - Nautilus Drafting & Design Services (C2025-0037)

Attachments: [*Large Item* 907 Whitehead Street](#)

- 9 Demolition of existing ticket booth - **907 Whitehead Street - Nautilus Drafting & Design Services (C2025-0037)**
Attachments: [*Large Item* 907 Whitehead Street - Demolition](#)
- 10 New gable roof and raised floor within same footprint - **726.5 Passover Lane - Sandbar Design Studio, Inc (C2025-0038)**
Attachments: [*Large Item* 726.5 Passover Lane](#)
- 11 Demolition of existing shed roof and partial demolition of north side of historic house - **726.5 Passover Lane - Sandbar Design Studio, Inc (C2025-0038)**
Attachments: [*Large Item* 726.5 Passover Lane - Demolition](#)
- 12 Elevation of existing historic two-story wood-frame residence about 3'9", new addition on north and east sides, vertical extension of roofline for increased ceiling height, new foundation, new porch stairs, and site improvements - **309 William Street - Sandbar Design Studio, Inc (C2025-0040)**
Attachments: [*Large Item* 309 William Street](#)
- 13 Demolition of existing non-historic rear shed structures and partial demolition of historic structure to accommodate new addition - **309 William Street - Sandbar Design Studio, Inc (C2025-0040)**
Attachments: [*Large Item* 309 William Street - Demolition](#)
- 14 After the fact - New one-story accessory structure in same footprint at rear of property - **620 Dey Street - Richard J. McChesney (C2025-0041)**
Attachments: [*Large Item* 620 Dey Street](#)
- 15 After the fact - Demolition of historic accessory structure in rear of property and removal of existing fence - **620 Dey Street - Richard J. McChesney (C2025-0041)**
Attachments: [*Large Item* 620 Dey Street - Demolition](#)
- 16 New cottage, cabana with open sides and louvered wall, decks, pool, and site improvements - **903 Frances Street - Bob Hulec (C2025-0042)**
Attachments: [*Large Item* 903 Frances Street](#)

- 17 New second story addition on south elevation of non-historic structure - **520 Emma Street - Serge Mashtakov, PE (C2025-0048)**
Attachments: [*Large Item* 520 Emma Street](#)
- 18 Demolition of existing non-historic second story porch - **520 Emma Street - Serge Mashtakov, PE (C2025-0048)**
Attachments: [*Large Item* 520 Emma Street - Demolition](#)
- 19 **Request for Postponement by Applicant** - Replacement of existing metal shingles with 5V-crimp metal roofing on historic structure - **402 South Street - Hugh J. Morgan (C2025-0049)**
Attachments: [*Large Item* 402 South Street](#)
- 20 After the fact - Bump out and staircase on north elevation - **1011 Windsor Lane - Jonathan Tavarez (C2025-0052)**

Attachments: [*Large Item* 1011 Windsor Lane](#)
- 21 **Proposed Add-On:** After the fact - Demolition of historic staircase on north elevation - **1011 Windsor Lane - Jonathan Tavarez (C2025-0052)**

Attachments: [*Large Item* 1011 Windsor Lane - Demolition](#)

Public Comments

Commissioner Comments

Adjournment