



# City of Key West, FL

City Hall  
1300 White Street  
Key West FL 33040

## Meeting Agenda Full Detail

### Historic Architectural Review Commission

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Tuesday, September 23, 2025

5:00 PM

City Hall

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**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 August 26, 2025

**Attachments:** [Minutes](#)

**HARC Planner's Report**

**City Attorney's Report**

**Old Business**

2 New two-story single-family residence, ~~one and a half story-~~  
accessory structure, pool, and site improvements - **704**  
**Russell Lane - Bert Bender, Architect (C2025-0062)**

**Attachments:** [\\*Large Item\\* 704 Russell Lane - Design](#)

[Public Comment - Support](#)

[Public Comment - Opposition](#)

Legislative History

6/24/25	Historic Architectural Review Commission	Postponed
7/22/25	Historic Architectural Review Commission	Postponed

**3 Demolition of non-historic carport and brick paving - 704  
Russell Lane - Bert Bender, Architect (C2025-0062)**

Attachments: [\\*Large Item\\* 704 Russell Lane - Demolition.pdf](#)

[Public Comment - Support](#)

[Public Comment - Opposition](#)

Legislative History

6/24/25	Historic Architectural Review Commission	Postponed
7/22/25	Historic Architectural Review Commission	Postponed

**4 Second Reading - Demolition of rear sawtooths and shed  
roofs. Demolition of rear shed, concrete pad, and cistern -  
1118 Watson Street - Sandbar Design Studio Inc.  
(C2025-0074)**

Attachments: [\\*Large Item\\* 1118 Watson Street - Demolition - Second Reading.pdf](#)

Legislative History

8/26/25	Historic Architectural Review Commission	Approved
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**New Business**

**5 Renovations to contributing structure. New addition at rear,  
new accessory storage structure and site improvements at  
Lighthouse Museum - 938 Whitehead Street - T.S. Neal  
Architects (C2025-0072)**

Attachments: [Item 5 - 938 Whitehead Street-Design](#)

**6 New addition at rear of main structure. New covered porch  
addition to existing accessory structure. New accessory  
structure with new covered porch at rear. New lean-to shed  
on north elevation. New pool and pool deck at rear and site  
improvements. Relocation of existing shed from rear yard to  
side yard - 1421 White Street - Matthew Stratton  
(C2025-0076)**

Attachments: [\\*Large Item\\* 1421 White Street - Design.pdf](#)

- 7 Demolition of shed roof structure at covered porch.  
Demolition of existing pool and pool deck - **1421 White Street - Matthew Stratton (C2025-0076)**  
Attachments: [\\*Large Item\\* 1421 White Street - Demolition.pdf](#)
- 8 New two-story single-family residence, new pool, pool deck, and site improvements - **309 William Street - Sandbar Design Studio Inc (C2025-0077)**  
Attachments: [\\*Large Item\\* 309 William Street - Design.pdf](#)  
[309 William Street - Structural Report - 9.1.2025 SS.pdf](#)
- 9 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.pdf](#)
- 10 New bathroom structures for pool and bar area - **1400 Duval Street - Bender & Associates Architects (C2025-0079)**  
Attachments: [\\*Large Item\\* 1400 Duval Street - Design.pdf](#)
- 11 Demolition of non-historic existing structure on west elevation - **1400 Duval Street - Bender & Associates Architects (C2025-0079)**  
Attachments: [\\*Large Item\\* 1400 Duval Street - Demolition.pdf](#)

#### Discussion Items

- 12 Diesel Plant  
Attachments: [Cover Memo - Direction for diesel plant.pdf](#)

#### Public Comment

#### Commissioner Comment

#### Adjournment