



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Historic Architectural Review Commission

Tuesday, September 23, 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

Absent 1 - Commissioner Perez

Present 6 - Commissioner Green, Commissioner Moody, Commissioner Nations, Commissioner Oropeza, Commissioner Osborn, 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 August 26, 2025

Attachments: [Minutes](#)

A motion was made by Commissioner Green, seconded by Commissioner Osborn, that the Minutes be Approved. The motion passed by unanimous vote.

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](#)

Chairman Burkee recused himself for Items 2 & 3 and left the dais. Chairman Burkee passed the gavel to Vice Chair Oropeza.

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

Recuse: 1 - Chairman Burkee

Absent: 1 - Commissioner Perez

Yes: 5 - Commissioner Green, Commissioner Moody, Commissioner Nations, Commissioner Oropeza, and Commissioner Osborn

- 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](#)

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

Recuse: 1 - Chairman Burkee

Absent: 1 - Commissioner Perez

Yes: 5 - Commissioner Green, Commissioner Moody, Commissioner Nations, Commissioner Oropeza, and Commissioner Osborn

- 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](#)

Chairman Burkee returned to the dais and took back the gavel.

A motion was made by Commissioner Green, seconded by Commissioner

Oropeza, that the Item be Approved. The motion carried by the following vote:

Absent: 1 - Commissioner Perez

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

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](#)

Chairman Burkee recused himself for this Item and left the dais. Chairman Burkee passed the gavel to Vice Chair Oropeza.

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

Recuse: 1 - Chairman Burkee

Absent: 1 - Commissioner Perez

Yes: 5 - Commissioner Green, Commissioner Moody, Commissioner Nations,
Commissioner Oropeza, and Commissioner Osborn

- 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](#)

Chairman Burkee returned to the dais and took back the gavel.

A motion was made by Commissioner Green, seconded by Commissioner Oropeza, that the Item be Approved with the condition that the existing shed proposed on the side yard shall be moved back a minimum of 3 feet behind the fence line. The motion carried by the following vote:

Absent: 1 - Commissioner Perez

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

- 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](#)
- A motion was made by Commissioner Oropeza, seconded by Commissioner Osborn, that the Item be Approved. The motion carried by the following vote:
- Absent:** 1 - Commissioner Perez
- Yes:** 6 - Commissioner Green, Commissioner Moody, Commissioner Nations, Commissioner Oropeza, Commissioner Osborn, and Chairman Burkee
- 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](#)
- A motion was made by Commissioner Oropeza, seconded by Commissioner Green, that the Item be Postponed to October 28, 2025. The motion carried by the following vote:
- Absent:** 1 - Commissioner Perez
- Yes:** 6 - Commissioner Green, Commissioner Moody, Commissioner Nations, Commissioner Oropeza, Commissioner Osborn, and Chairman Burkee
- 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](#)
- A motion was made by Commissioner Oropeza, seconded by Commissioner Osborn, that the Item be Postponed to October 28, 2025. The motion carried by the following vote:
- Absent:** 1 - Commissioner Perez
- Yes:** 6 - Commissioner Green, Commissioner Moody, Commissioner Nations, Commissioner Oropeza, Commissioner Osborn, and Chairman Burkee
- 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](#)

Chairman Burkee recused himself for Items 10 & 11 and left the dais. Chairman Burkee passed the gavel to Vice Chair Oropeza.

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

Recuse: 1 - Chairman Burkee

Absent: 1 - Commissioner Perez

Yes: 5 - Commissioner Green, Commissioner Moody, Commissioner Nations, Commissioner Oropeza, and Commissioner Osborn

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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](#)

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

Recuse: 1 - Chairman Burkee

Absent: 1 - Commissioner Perez

Yes: 5 - Commissioner Green, Commissioner Moody, Commissioner Nations, Commissioner Oropeza, and Commissioner Osborn

Chairman Burkee returned to the dais and took back the gavel.

Discussion Items

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Diesel Plant

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

Discussed

Public Comment

Commissioner Comment

Adjournment - 7:05 P.M.