



# City of Key West, FL

City Hall  
1300 White Street  
Key West FL 33040

## Action Minutes - Final

### Historic Architectural Review Commission

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Tuesday, December 20, 2022

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:** Individuals are responsible to share their presentation at the meeting on their laptop through Zoom. For City Commission meetings the City Clerk's Office will need a copy for the agenda at least 6 days before the meeting.

**Call Meeting To Order - 5:00 P.M.**

#### Roll Call

**Absent** 1 - Commissioner Smith

**Present** 6 - Commissioner Cognevich, Commissioner Green, Commissioner Ingram, Commissioner Oropeza, Commissioner Powell, and Chairman Burkee

#### Pledge of Allegiance to the Flag

**Approval of Agenda - Approved as presented.**

**Administer the Oath by the Clerk of the Commission**

#### Approval of Minutes

1 November 29, 2022

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

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

#### HARC Planner's Report

#### Chief Assistant City Attorney's Report

## Old Business

- 2 Major Development Plan- Demolition of third floor walls.  
Partial demolition of east wall to accommodate elevator. -  
**#724 Truman Avenue - William P. Horn Architect**  
**(H2022-0045) Second Reading**

**Attachments:**    [\\*Large File\\* 724 Truman Avenue - Demolition Second Reading](#)  
[\\*Large File\\* 724 Truman Avenue - Demolition First Reading](#)

A motion was made by Commissioner Green, seconded by Commissioner Powell, that the Action Item be Passed. The motion carried by the following vote:

**Recuse:** 1 - Commissioner Oropeza

**Absent:** 1 - Commissioner Smith

**Yes:** 5 - Commissioner Cognevich, Commissioner Green, Commissioner Ingram, Commissioner Powell, and Chairman Burkee

- 3 New storefronts at La Concha Hotel - **#430 Duval Street - David Cera (H2022-0050)**

**Attachments:**    [\\*Large File\\* 430 Duval Street - Revised Design](#)  
[\\*Large File\\* 430 Duval Street - Design](#)  
[Architect's Presentation](#)

A motion was made by Commissioner Powell, seconded by Commissioner Green, that the Action Item be Passed. The motion carried by the following vote:

**Absent:** 1 - Commissioner Smith

**Yes:** 6 - Commissioner Cognevich, Commissioner Green, Commissioner Ingram, Commissioner Oropeza, Commissioner Powell, and Chairman Burkee

- 4 Partial demolition of storefronts at La Concha Hotel - **#430 Duval Street - David Cera (H2022-0050)**

**Attachments:**    [\\*Large File\\* 430 Duval Street - Revised Demolition](#)  
[\\*Large File\\* 430 Duval Street - Demolition](#)

A motion was made by Commissioner Green, seconded by Commissioner Powell, that the Action Item be Passed. The motion carried by the following vote:

**Absent:** 1 - Commissioner Smith

**Yes:** 6 - Commissioner Cognevich, Commissioner Green, Commissioner Ingram, Commissioner Oropeza, Commissioner Powell, and Chairman Burkee

## **New Business**

- 5** Major Development Plan - New affordable workforce housing development on vacant lot. Total of 126 units - **#918 Fort Street -Smith Hawks/ City of Key West (H2022-0046)**

**Attachments:** [\\*Large File\\* 918 Fort Street](#)

A motion was made by Commissioner Powell, seconded by Commissioner Cognevich, that the Action Item be Passed. Commissioner Powell amended her motion, incorporating the staff report and making a specific finding that the size, scale, and mass is proportional to the surrounding buildings and harmonious with the Historic District. The motion carried by the following vote:

**Recuse:** 2 - Commissioner Green, and Commissioner Oropeza

**Absent:** 1 - Commissioner Smith

**Yes:** 4 - Commissioner Cognevich, Commissioner Ingram, Commissioner Powell, and Chairman Burkee

- 6** Renovation to existing house and site improvements - **#1328 Duncan Street - T.S. Neal Architect (H2022-0052)**

**Attachments:** [1328 Duncan Street - Design](#)

A motion was made by Commissioner Cognevich, seconded by Commissioner Powell, that the Action Item be Passed. The motion carried by the following vote:

**Recuse:** 1 - Commissioner Oropeza

**Absent:** 1 - Commissioner Smith

**Yes:** 5 - Commissioner Cognevich, Commissioner Green, Commissioner Ingram, Commissioner Powell, and Chairman Burkee

- 7** Demolition of non-historic additions - **#1328 Duncan Street - T.S. Neal Architect (H2022-0052)**

**Attachments:** [1328 Duncan Street - Demolition](#)

A motion was made by Commissioner Ingram, seconded by Commissioner Powell, that the Action Item be Passed. The motion carried by the following vote:

**Recuse:** 1 - Commissioner Oropeza

**Absent:** 1 - Commissioner Smith

**Yes:** 5 - Commissioner Cognevich, Commissioner Green, Commissioner Ingram, Commissioner Powell, and Chairman Burkee

- 8                    New two-story single-family residence. New wood deck and pool. Site improvements - **#1324 Duncan Street - T.S. Neal Architect (H2022-0053)**

**Attachments:**     [1324 Duncan Street - Design](#)

A motion was made by Commissioner Green, seconded by Commissioner Ingram, that the Action Item be Passed. The motion carried by the following vote:

**Recuse:** 1 - Commissioner Oropeza

**Absent:** 1 - Commissioner Smith

**Yes:** 5 - Commissioner Cognevich, Commissioner Green, Commissioner Ingram, Commissioner Powell, and Chairman Burkee

- 9                    Demolition of main structure - **#1324 Duncan Street - T.S. Neal Architect (H2022-0053)**

**Attachments:**     [1324 Duncan Street - Demolition](#)

A motion was made by Commissioner Powell, seconded by Commissioner Cognevich, that the Action Item be Approved. The motion carried by the following vote:

**Recuse:** 1 - Commissioner Oropeza

**Absent:** 1 - Commissioner Smith

**Yes:** 5 - Commissioner Cognevich, Commissioner Green, Commissioner Ingram, Commissioner Powell, and Chairman Burkee

- 10                   Renovations of existing house. New rear addition, new accessory structure and pool. Site improvements - **#709 Whitehead Street - Serge Mashtakov P.E.(H2022-0051)**

**Attachments:**     [709 Whitehead Street - Design](#)

A motion was made by Commissioner Ingram, seconded by Commissioner Powell, that the Action Item be Approved. The motion carried by the following vote:

**Absent:** 1 - Commissioner Smith

**Yes:** 6 - Commissioner Cognevich, Commissioner Green, Commissioner Ingram, Commissioner Oropeza, Commissioner Powell, and Chairman Burkee

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**Demolition of rear wall, sheds, and carport - #709  
Whitehead Street - Serge Mashtakov P.E.(H2022-0051)**

**Attachments:** [709 Whitehead Street - Demolition](#)

**A motion was made by Commissioner Powell, seconded by Commissioner Ingram, that the Action Item be Approved. The motion carried by the following vote:**

**Absent:** 1 - Commissioner Smith

**Yes:** 6 - Commissioner Cognevich, Commissioner Green, Commissioner Ingram, Commissioner Oropeza, Commissioner Powell, and Chairman Burkee

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**Relocation of principal building and renovations. New rear addition and accessory structure. New pool and site improvements - #1230 South Street - Serge Mashtakov P.E.(H2022-0054)**

**Attachments:** [1230 South Street - Design](#)

**A motion was made by Commissioner Ingram, seconded by Commissioner Cognevich, that the Action Items be Approved. The motion carried by the following vote:**

**Absent:** 1 - Commissioner Smith

**Yes:** 6 - Commissioner Cognevich, Commissioner Green, Commissioner Ingram, Commissioner Oropeza, Commissioner Powell, and Chairman Burkee

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**Demolition of non-historic rear addition and front porch. Partial demolition of rear wall and sheds - #1230 South Street - Serge Mashtakov P.E.(H2022-0054)**

**Attachments:** [1230 South Street - Demolition](#)

**A motion was made by Commissioner Powell, seconded by Commissioner Green, that the Action Items be Approved. The motion carried by the following vote:**

**Absent:** 1 - Commissioner Smith

**Yes:** 6 - Commissioner Cognevich, Commissioner Green, Commissioner Ingram, Commissioner Oropeza, Commissioner Powell, and Chairman Burkee

### Discussion Items

- 14 Proposed text amendments to Sec.102- 217-Required public meetings and staff approval for demolitions, of the Land Development Regulations.

Attachments: [First draft](#)

Received and Filed

### Comments from Commissioners

Adjournment - 5:42 P.M.