



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Historic Architectural Review Commission

Tuesday, April 22, 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 Osborn

Present 6 - Commissioner Green, Commissioner Moody, Commissioner Nations, Commissioner Oropeza, Commissioner Perez, 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 March 25, 2025

Attachments: [Minutes](#)

A motion was made by Commissioner Oropeza, seconded by Commissioner Perez, to approve the Minutes. The motion passed unanimously.

HARC Planner's Report

City Attorney's Report

Old Business

- 2 **New two-story residential unit and carport at rear of property
- 724 Olivia Street - T.S. Neal Architects (C2025-0004)**

Attachments: [Item 2 - 724 Olivia Street - Design](#)

Commissioner Oropeza recused himself from this item and left the dais.

A motion was made by Commissioner Green, seconded by Commissioner Perez, to approve the new two-story residential unit and carport at rear of property. The motion carried by the following vote:

Recuse: 1 - Commissioner Oropeza

Absent: 1 - Commissioner Osborn

Yes: 5 - Commissioner Green, Commissioner Moody, Commissioner Nations, Commissioner Perez, and Chairman Burkee

- 3 **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](#)

Commissioner Oropeza returned to the dais.

A motion was made by Commissioner Green, seconded by Commissioner Moody, to postpone this item to the May 27, 2025 HARC meeting. The motion carried by the following vote:

Absent: 1 - Commissioner Osborn

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

New Business

- 4 **Request for Postponement by Staff: New diesel generator
with pad and fence - 525 Southard Street - Kyle Kalwary
(C2025-0025)**

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

Postponed upon Agenda Approval to the May 27, 2025 HARC meeting.

- 5 **Request for Postponement by Staff: 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](#)

Postponed upon Agenda Approval to the May 27, 2025 HARC meeting.

- 6 New one and a half story concrete block structure with pool, pool deck, and lanai in rear as well as site improvements - **323 Petronia Street - Serge Mashtakov P.E. (C2025-0030)**

Attachments: [*Large Item* 323 Petronia Street](#)

A motion was made by Commissioner Moody, seconded by Commissioner Green, to approve the new one and a half story concrete block structure with pool, pool deck, and lanai in rear as well as site improvements. The motion carried by the following vote:

Absent: 1 - Commissioner Osborn

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

- 7 Demolition of existing one-story non-historic duplex, small portion of driveway, concrete wall, and deck - **323 Petronia Street - Serge Mashtakov P.E. (C2025-0030)**

Attachments: [*Large Item* 323 Petronia Street - Demolition](#)

A motion was made by Commissioner Oropeza, seconded by Commissioner Nations, to approve the demolition of existing one-story non-historic duplex, small portion of driveway, concrete wall and deck. The motion carried by the following vote:

Absent: 1 - Commissioner Osborn

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

- 8 New canopy over existing walkways - **700 Truman Ave - Robert Wright (C2025-0031)**

Attachments: [*Large Item* 700 Truman Ave](#)

A motion was made by Commissioner Green, seconded by Commissioner Perez, to approve the new canopy over existing walkways. The motion carried by the following vote:

Absent: 1 - Commissioner Osborn

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

9 Major Development Plan - New two and a half story building, new one-story building, pool and site improvements - **1321-1325 Simonton Street & 625 South Street - Bender & Associates Architects (C2025-0032)**

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

Chairman Burkee and Commissioner Perez recused themselves from Items 9 & 10 and left the dais.

A motion was made by Commissioner Nations, seconded by Commissioner Moody, to approve the new two and a half story building, new one-story building, pool and site improvements. The motion carried by the following vote:

Recuse: 2 - Commissioner Perez, and Chairman Burkee

Absent: 1 - Commissioner Osborn

Yes: 4 - Commissioner Green, Commissioner Moody, Commissioner Nations, and Commissioner Oropeza

10 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](#)

A motion was made by Commissioner Moody, seconded by Commissioner Nations, to approve the demolition of existing commercial building, parking lot, and pools. The motion carried by the following vote:

Recuse: 2 - Commissioner Perez, and Chairman Burkee

Absent: 1 - Commissioner Osborn

Yes: 4 - Commissioner Green, Commissioner Moody, Commissioner Nations, and Commissioner Oropeza

11 New open carport, dormer, and site improvements - **1300 Tropical Street - Richard J. McChesney (C2025-0033)**

Attachments: [*Large Item* 1300 Tropical Street](#)

Chairman Burkee and Commissioner Perez returned to the dais.

A motion was made by Commissioner Green, seconded by Commissioner Oropeza, to approve the new open carport and dormer as submitted, the exception being this is in front of a non-historic building and adjacent to other carports in the area. The motion carried by the following vote:

No: 1 - Commissioner Nations

Absent: 1 - Commissioner Osborn

Yes: 5 - Commissioner Green, Commissioner Moody, Commissioner Oropeza, Commissioner Perez, and Chairman Burkee

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**Partial demolition of roof for dormer installation - 1300
Tropical Street - Richard J. McChesney (C2025-0033)**

Attachments: [*Large Item* 1300 Tropical Street - Demolition](#)

A motion was made by Commissioner Moody, seconded by Commissioner Oropeza, to approve the partial demolition of roof for dormer installation. The motion carried by the following vote:

Absent: 1 - Commissioner Osborn

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

Public Comments

Commissioner Comments

Adjournment - 5:59 P.M.