

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF KEY WEST,  
FLORIDA, TO AMEND THE HISTORIC  
ARCHITECTURAL REVIEW COMMISSION  
GUIDELINES FOR FOUNDATIONS & LATTICE  
INFILL, SPECIFICALLY SECTION VI (M.)  
FOUNDATIONS & LATTICE INFILL, AS  
REFERENCED IN CHAPTER 90  
(ADMINISTRATION), ARTICLE II, DIVISION 4  
- HISTORIC ARCHITECTURAL REVIEW  
COMMISSION OF THE CITY OF KEY WEST LAND  
DEVELOPMENT REGULATIONS; PROVIDING FOR  
SEVERABILITY; PROVIDING FOR REPEAL OF  
INCONSISTENT PROVISIONS; PROVIDING FOR  
AN EFFECTIVE DATE.

**WHEREAS**, the Historic Architectural Review Commission initiated the proposed amendments to update the Historic Architectural Guidelines relevant to Foundations & Lattice Infill; and

**WHEREAS**, the Historic Architectural Review Commission finds that the guidelines for Foundations and Lattice Infill shall include specific language to ensure historically appropriate pier materials, design, and lattice screening, as the Commission has previously reviewed projects involving building elevations and foundation modifications; and

**WHEREAS**, amendments to the Historic Architectural Guidelines are initiated by the HARC Commission from time to

time to better preserve the character and appearance of the historic preservation districts and other designated historic sites or resources; and

**WHEREAS**, Section 90-142 of the Land Development Regulations incorporates the Historic Architectural Guidelines by reference; and

**WHEREAS**, amendments to the Historic Architectural Guidelines must follow the same procedural requirements as amendments to the Land Development Regulations as specified in Sections 90-516 - through 90-524 of the Code of Ordinances; and

**WHEREAS**, the City's Comprehensive Plan, includes under the Historic Preservation element Policy 1A-1.2.1: HARC Guidelines, the City and HARC shall continue to protect all historically significant structures and historic districts by periodically updating the HARC Guidelines; and

**WHEREAS**, the Historic Architectural Review Commission finds that strengthening the Historic Architectural Guidelines with clear standards for foundation treatments and

lattice infill will benefit both the public and the preservation of the character of the historic district and its streetscapes; and

**WHEREAS**, the Historic Architectural Review Commission held a noticed public hearing on December 17, 2024, where they approved the proposed text amendments; and

**WHEREAS**, the planning board held a noticed public hearing on February 20, 2025, where based on the consideration of recommendations by the Historic Architectural Review Commission, their staff, and planning director recommended approval of the proposed amendments; and

**WHEREAS**, the City determined that the proposed amendments to the Historic Architectural Guidelines, specifically for Foundations & Lattice Infill, are consistent with the Comprehensive Plan; in conformance with all applicable requirements of the Code of Ordinances; are stimulated by changed conditions after the effective date of the existing regulation; will promote land use compatibility; will not result in additional demand on public facilities; will have no impact on the natural environment; will not

negatively impact property values or the general welfare;  
will result in more orderly and compatible land use patterns;  
and are in the public interest.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COMISSION OF  
KEY WEST, FLORIDA, AS FOLLOWS:**

Section 1. Chapter VI entitled Design Guidelines in  
Key West's Historic District, section (m) Foundations &  
Lattice Infill, of the Historic Architectural Guidelines  
dated May 14, 2002, are amended as follows:

**FOUNDATIONS & LATTICE INFILL**

*Traditional Key West ~~houses~~ frame buildings were built off-  
grade ~~on a foundation~~ raised on piers, which were usually  
constructed of limestone, brick or concrete. Wood lattice  
or vertical strip infill was used to screen the crawlspace  
beneath the flooring and between the piers at the perimeter  
of the structure.*

1. Infill between piers shall be of *standard diagonal or  
box wood lattice or of vertical wood strip design. Lath*

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[\*Coding: Added language is underlined; deleted language is  
~~struck through.~~]

width of the wood lattice shall not exceed 2" and square openings shall not be less than 1.6" or greater than 2 ¼".

The lattice must be fully supported and secured to a frame and fastened to piers.

2. ~~Typically~~ ~~Only one type of~~ wood lattice infill per site is ~~appropriate~~ allowed.

3. Solid infill is ~~not historically appropriate for most historic structures~~ allowed on historic buildings or new construction.

4. New construction and any addition or renovation project shall also incorporate wood lattice or vertical wood strip infill between piers.

5. ~~Foundations~~ Exposed piers should be ~~repaired or replaced to match original foundation~~ piers in size and appearance to the greatest extent possible in projects not requiring elevation of a building.

6. Requests that include elevation of a building shall be submitted for Commission review. If existing piers are limestone, the new piers can be concrete. Request for buildings to be elevated that currently have brick piers shall use the same material and match to the greatest

extent possible in accordance with engineering requirements.

7. Requests for buildings to be elevated that have specific pier forms, and for which such form will be altered in proportions due to new height or width requirements shall use same pier form found in adjacent historic buildings.

8. Acceptable pier materials are concrete, stone and brick. Unacceptable materials or pier finishes include, but are not limited to veneer of any type, stamped concrete, tinted concrete and exposed aggregate.

Section 2: If any section, provision, clause, phrase, or application of this Ordinance is held invalid or unconstitutional for any reason by any court of competent jurisdiction, the remaining provisions of this Ordinance shall be deemed severable therefrom and shall be construed as reasonable and necessary to achieve the lawful purposes of this Ordinance.

Section 3: All Ordinances or parts of Ordinances of said City in conflict with the provisions of this Ordinance are hereby superseded to the extent of such conflict.

Section 4: This Ordinance shall go into effect immediately upon its passage and adoption and authentication by the signature of the presiding officer and the Clerk of the Commission and approval by the Florida Department of Economic Opportunity, pursuant to Chapter 380, Florida Statutes.

Read and passed on first reading at a regular meeting held this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Read and passed on final reading at a regular meeting held this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Authenticated by the presiding officer and Clerk of the Commission on \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Filed with the Clerk \_\_\_\_\_, 2025.

Mayor Danise Henriquez	_____
Vice Mayor Lissette Carey	_____
Commissioner Aaron Castillo	_____
Commissioner Monica Haskell	_____
Commissioner Mary Lou Hoover	_____
Commissioner Sam Kaufman	_____
Commissioner Donald "Donnie" Lee	_____

DANISE HENRIQUEZ, MAYOR

ATTEST:

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KERI O'BRIEN, CITY CLERK