

RESOLUTION NUMBER 2025-012

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD RECOMMENDING AN ORDINANCE TO THE CITY COMMISSION TO AMEND THE HISTORIC ARCHITECTURAL REVIEW COMMISSION DESIGN GUIDELINES FOR FOUNDATIONS & LATTICE INFILL, AS REFERENCED IN SECTION 90-142 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 Foundations & Lattice Infill guidelines shall incorporate specific language to establish clear standards for foundation pier materials, design, and lattice screening, ensuring historically appropriate treatments that maintain the district's architectural character; and

WHEREAS, the Historic Architectural Review Commission held a

_____ Chairman

KRH Planning Director

noticed public meeting on December 17, 2024, where the proposed text amendment to the Foundations & Lattice Infill guidelines was approved; and

WHEREAS, Section 90-142 of the City of Key West Land Development Regulations adopted the Historic Architectural Guidelines by ordinance; 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; and

WHEREAS, the Planning Board held a noticed public hearing on February 20, 2025, and based on the consideration of recommendations by the City Planner, City Attorney, and the Historic Architectural Review Commission the board recommended approval of the proposed amendments; and

WHEREAS, the Planning Board determined that the proposed amendments are consistent with the Comprehensive Plan; in

City Clerk

Chairman
KPH Planning Director

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 PLANNING BOARD OF THE CITY OF KEY WEST, FLORIDA:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. That the proposed amendments to the Historic Architectural Review Commission Design Guidelines for Foundations & Lattice Infill, are recommended for approval hereby as follows*:

_____ Chairman
KH Planning Director

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 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~~ ~~o~~ 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

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

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.

_____ Chairman

KPH Planning Director

Section 3. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the city clerk.

Read and passed on first reading at a regular meeting held this February 20, 2025.

Authenticated by the Chairman of the Planning Board and the Planning Director.

Peter Batty Jr., Planning Board Chairman Date

Attest:



Katie P. Halloran, Planning Director 3/13/2025
Date

Filed with the Clerk:

Keri O'Brien, City Clerk Date

_____ Chairman
KPH Planning Director