

RESOLUTION NUMBER 2024-023

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 FENCES, SPECIFICALLY GUIDELINE NUMBER NINE, 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, previously known as Old Island Restoration Commission, adopted for more than forty years specific language on their guidelines establishing sidewalks and natural grade as the base point for measuring heights of fences and walls in the historic district; and

WHEREAS, the Historic Architectural Review Commission initiated the proposed amendments to update the Historic Architectural Guidelines relevant to fences and walls, more specifically guideline nine which establishes how fences and walls heights are measured in the historic zoning districts; and

WSA Chairman

KPH Planning Director

WHEREAS, the Historic Architectural Review Commission finds that guideline number nine under fences and walls shall include specific language as to where on a property site the height of a fence or wall shall be measured, taking into consideration properties where city sidewalks are non existing; and

WHEREAS, the Historic Architectural Review Commission held a noticed public meeting on March 26, 2024, where the proposed text amendment to guideline nine under fences and walls 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 May 16, 2024, and based on the consideration of recommendations by

WSH Chairman

KPH Planning Director

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 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

WLL Chairman

KPH Planning Director

Architectural Review Commission Design Guidelines for fences, are recommended for approval hereby as follows*:

FENCES & WALLS

Fences are important elements of the design and character of historic structures and districts. The scale and character of a fence, posts and gates must be compatible with the house and the neighboring structures. Chain link, unfinished block walls, reed fencing and non-vertical fencing are not allowed.

1. Fencing shall be constructed so the finished face is toward the street or neighboring property.
2. Design and construction of fences or changes to existing fences must be approved and permitted.
3. A picket fence up to 4 feet in height is permitted at the front of the structure; if a building is located on a corner lot, this height should be consistent on both front and side elevations, at least to the rear edge of the structure. Picket fences should be constructed in proportion to historic dimensions.

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

WSH Chairman

KPH Planning Director

4. Six-foot high picket fences may be permitted on side and rear property lines only. All front elevation fences shall not exceed four feet in height, unless there is a previous masonry and wood or iron picket combination fence.
5. Solid six-foot fences with abutting vertical boards are permissible on side and rear elevations if adjacent owners have signed notarized statements of agreement.
6. Six-foot fences may begin from the rear of where the façade of the house joins the front porch, or at least ten (10) feet from the front property line.
7. New decorative wooden fences (solid with patterns cut out of the top portion) are discouraged.
8. Traditional historic fencing included wood pickets, wrought iron, concrete and combinations of these materials. Fencing should be designed with respect for the site land environment.
9. Fence heights will be measured from the sidewalk on the front property line. If no sidewalk exists at the front property line, fence height shall be measured from

WJH Chairman

KPH Planning Director

the natural grade from the public right-of-way
immediately adjacent to the front property line ~~or from~~
~~the level of the natural grade, whichever is highest.~~

10. Fences erected within the required setback area
(i.e., between the property line and the setback line)
are subject to the same height restrictions as fences
erected on the property line.

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
May 16, 2024.

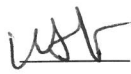

Authenticated by the Chairman of the Planning Board and the
Planning Director.



Sam Holland Jr., Planning Board Chairman



Date

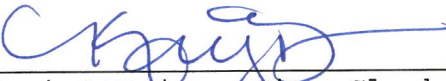
 Chairman
 Planning Director

Attest:

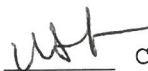

Katie P. Halloran, Planning Director


5/20/2024
Date

Filed with the Clerk:


Keri O'Brien, City Clerk
Kiyā Tallo, Deputy

5/20/2024
Date

 Chairman

 Planning Director