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## Historic Architectural Review Commission Staff Report for Item 7

To: Chairman Haven Burkee and Historic Architectural Review  
Commission Members

From: Matthew Crawford  
Historic Architectural Preservationist

Meeting Date: April 28, 2026

Applicant: Michael Lepine

Applicant Number: C2026-0018

Address: 328 Whitehead Street

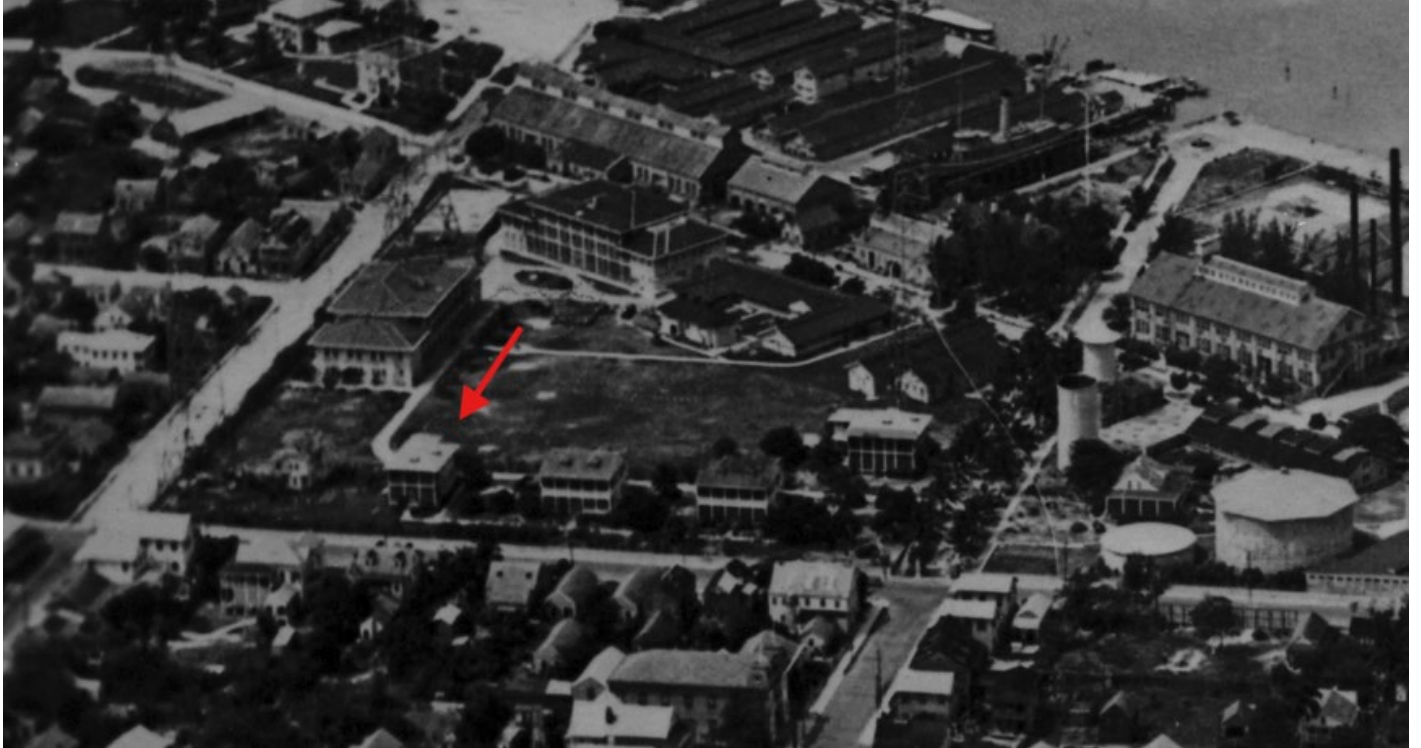
### **Description of Work:**

New 8' fence from carport along entire rear of property.

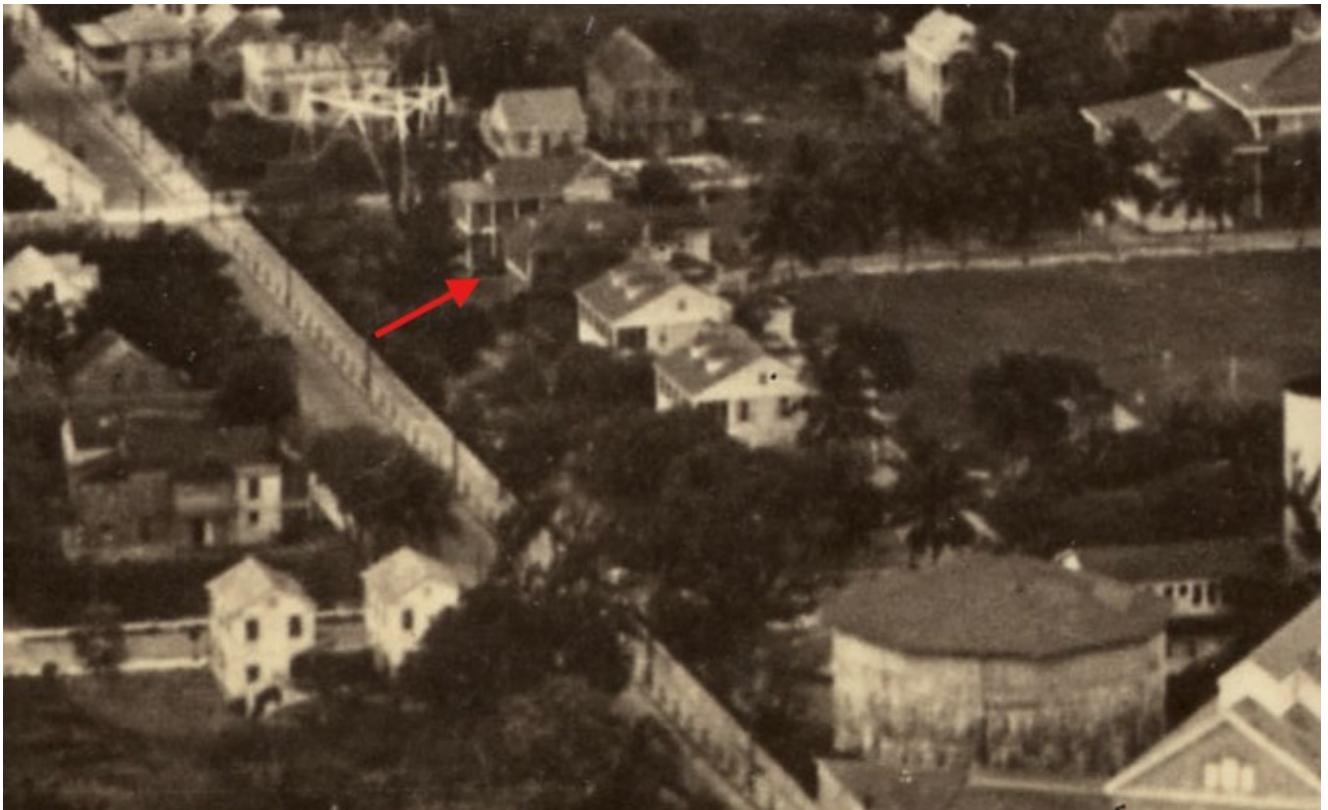
### **Site Facts:**

The site under review is located at 328 Whitehead Street in Truman Annex. The building under review is listed as being constructed in 1942 according to the Property Appraisers website; however this date is not supported by other sources. The building can be seen in a c. 1920 aerial photo. As this property was formerly part of Navy land, it is not on any Sanborn Maps. The property also has non-historic features including a carport, shed, and accessory structure.

Currently the property is located within an X flood zone.



*c. 1920 Aerial Photo of property under review.*



*c. 1940 Aerial Photo of property under review.*



*1968 Aerial Photo of property under review.*



*1975 Aerial Photo of property under review.*



*1994 Aerial Photo of property under review.*



*Current Aerial Photo of property under review.*



*Photo showing current fence between 328 Whitehead Street and neighboring property.*



*Photo showing current fence between 328 Whitehead Street and neighboring property.*



*Photo showing current fence between 328 Whitehead Street and neighboring property.*



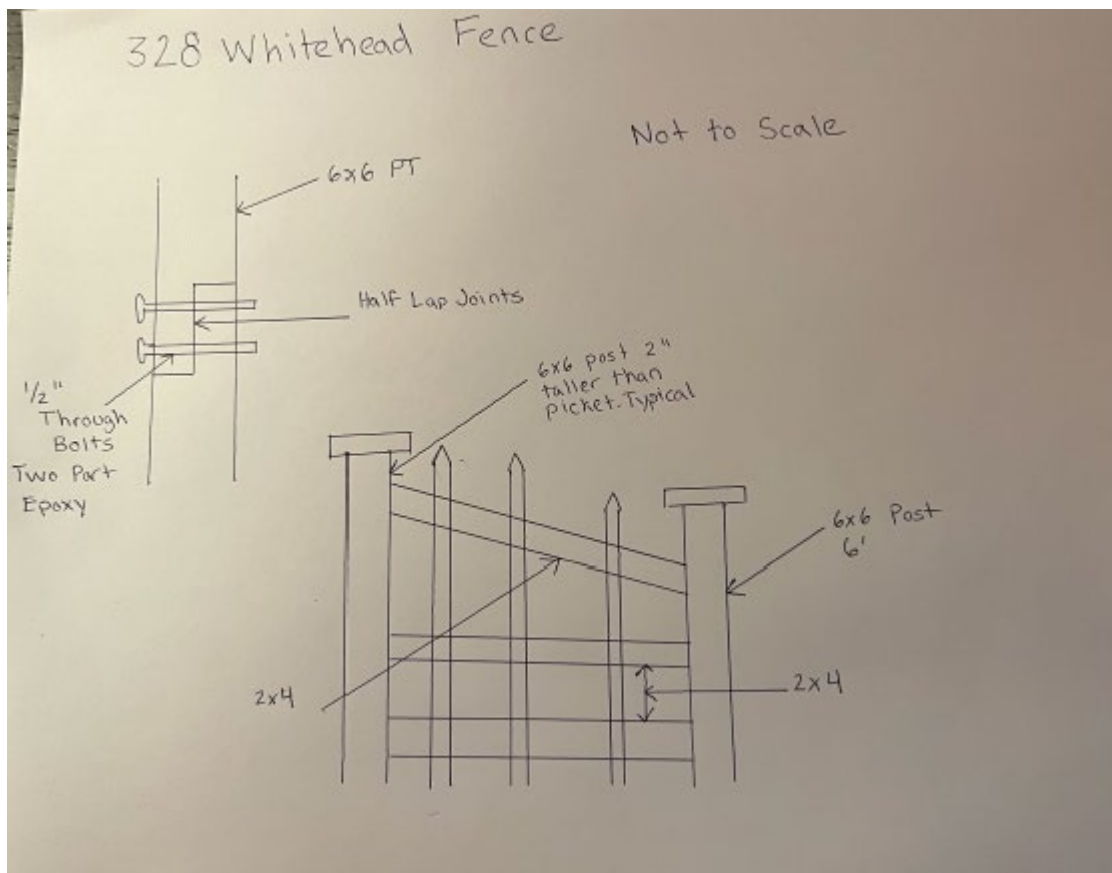
*Example of 8 foot wood fence currently on Admirals Lane.*

## Guidelines Cited on Review:

- Guidelines for Fences & Walls (pages 41-42), specifically guidelines 1, 2, 3, 4, 5, 6, 8, 9, and 10.

## Staff Analysis:

A Certificate of Appropriateness is currently under review for the construction of a new 8-foot fence from the carport on the property along the entire rear of the property. The new fence will be a wood picket fence with similar spacing to the existing fence. The new fence will also be painted white.



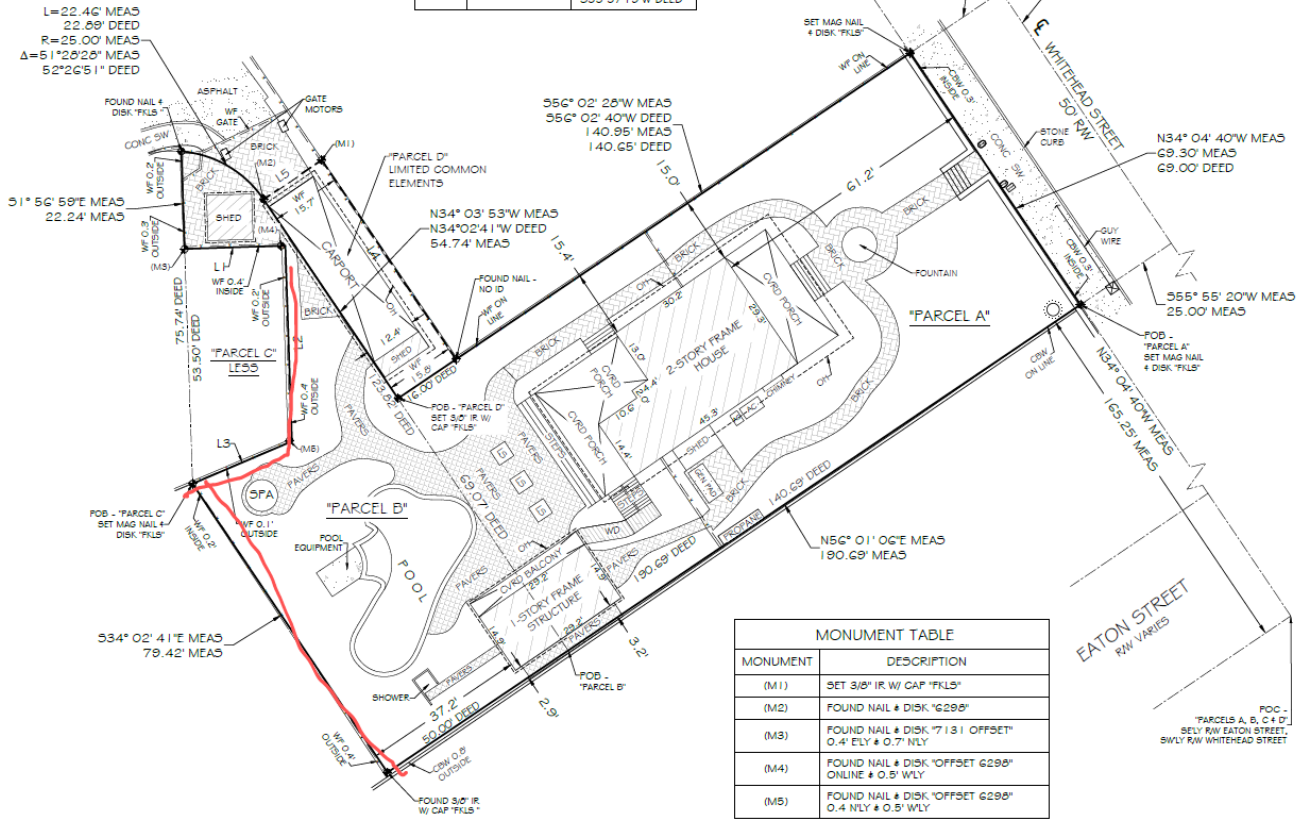
*Sketch of proposed 8-foot fence.*

328 WHITEHEAD STREET  
KEY WEST, FL 33040

COMMUNITY NO.: 120168  
MAP NO.: 12087C-151GK  
MAP DATE: 02-18-2005  
FLOOD ZONE: ZONE X-SHADED  
BASE ELEVATION: N/A

L1	22.88' MEAS	N88°09'17"E MEAS N88°03'01"E DEED
L2	44.61' MEAS	S01°56'59"E MEAS
L3	24.64' MEAS	S66°54'12"W MEAS S66°54'38"W DEED
L4	54.74' MEAS 54.77' DEED	S34°02'53"E MEAS S34°02'41"E DEED
L5	16.00' MEAS	S56°02'28"W MEAS S55°57'19"W DEED

LOCATION MAP - NT3  
SEC. 06-T685-R25E



MONUMENT TABLE	
MONUMENT	DESCRIPTION
(M1)	SET 3/8" IR W/ CAP "FKLS"
(M2)	FOUND NAIL & DISK "G298"
(M3)	FOUND NAIL & DISK "7.131 OFFSET" 0.4' ELY & 0.7' NLY
(M4)	FOUND NAIL & DISK "OFFSET G298" ONLINE & 0.5' WLY
(M5)	FOUND NAIL & DISK "OFFSET G298" 0.4' NLY & 0.5' WLY

Survey showing area of proposed 8-foot fence.

### **Consistency with Cited Guidelines:**

Staff finds the design to be generally incompatible with the Guidelines for Fences and Walls. The proposed fence only complies with guidelines 1 and 8, as the proposed fence will be wood and will be constructed so the finished face is toward the neighboring property. The proposed fence does not meet guidelines 4 or 6. Both guidelines establish 6 feet as the maximum allowable fence height, and do not provide for fences exceeding this height within the historic district. The increased height alters the scale relationship between the structure, site features, and surrounding properties, and is not compatible with the historic character of the district. However, staff would like to note that there is 8-foot fencing currently along a portion of Admirals Lane, a lane that abuts the property. There are also multiple other 8-foot fences within Truman Annex. Staff would also like to note that the fence will be mainly at the rear of the property and not visible from the ROW.

# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$536.03 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE



**City of Key West**

1300 White Street  
Key West, Florida 33040

HARC COA # <i>C2026-0018</i>	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

**A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL**

ADDRESS OF PROPOSED PROJECT:	<i>328 WHITEHEAD</i>	
NAME ON DEED:	<i>KEY WEST 328 WHITEHEAD LLC</i>	PHONE NUMBER <i>256-335-4030</i>
OWNER'S MAILING ADDRESS:	<i>328 WHITEHEAD ST.</i>	EMAIL <i>ARAPP@HARC@CITYOFKEYWEST.FL.GOV</i>
APPLICANT NAME:	<i>MICHAEL LEPIKA</i>	PHONE NUMBER <i>305-304-0202</i>
APPLICANT'S ADDRESS:	<i>1107 KEY PLAZA # 240</i> <i>KEY WEST, FL. 33040</i>	EMAIL <i>LEPIKA310@GMAIL.COM</i>
APPLICANT'S SIGNATURE:	<i>[Signature]</i>	DATE <i>3/31/22</i>

**ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.**

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND-DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS NO RELOCATION OF A STRUCTURE NO ELEVATION OF A STRUCTURE NO  
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES \_\_\_ NO X INVOLVES A HISTORIC STRUCTURE: YES \_\_\_ NO X  
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES \_\_\_ NO X

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL: <i>REMOVE APP 200 LF of 6' WHITE PICKETS - REPLACE w/ 8' PICKETS PAINTED WHITE (APP 400 PICKETS)</i> <i>NOTE OF THIS WORK WILL BE SEEN BY AVE STREET</i>
MAIN BUILDING: <i>N/A</i>
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
<i>REMOVE APP 200 LF of 6' PICKETS (400 PICKETS)</i>

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE  
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS [CITY\\_HARC@CITYOFKEYWEST-FL.GOV](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)

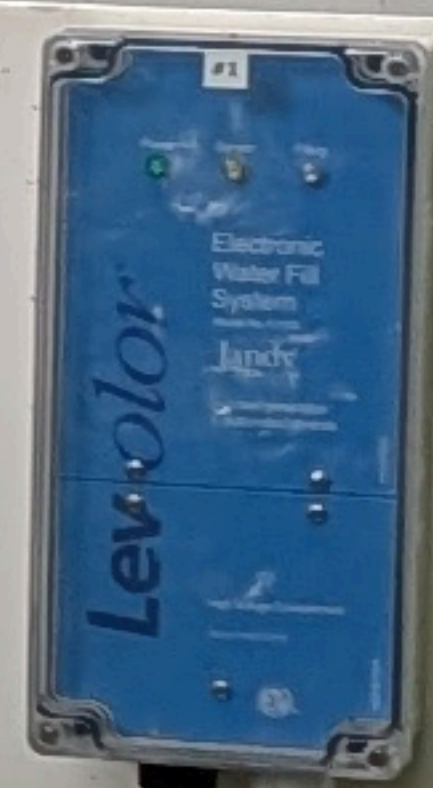
ACCESSORY STRUCTURE(S):	
PAVERS:	FENCES:
	REMOVE / REPLACE APPROX 200 LF OF 6' PICKETS - REPLACE W/ 8' PICKETS WITH
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
NO TREES INVOLVED	
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

# PROJECT PHOTOS













# SURVEY

# MAP OF BOUNDARY SURVEY

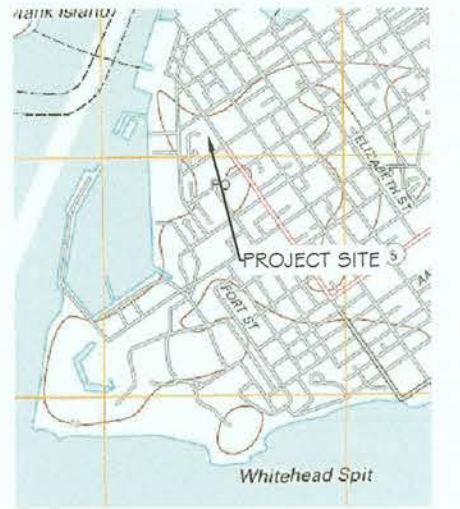
BEARING BASE:  
ALL BEARINGS ARE BASED ON THE DEED BEARING OF N34°04'40"W, ALONG THE SOUTHWESTERLY R/W OF WHITEHEAD STREET

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN U.S. SURVEY FEET

ADDRESS:  
328 WHITEHEAD STREET  
KEY WEST, FL 33040

COMMUNITY NO.: 120168  
MAP NO.: 12087C-1516K  
MAP DATE: 02-18-2005  
FLOOD ZONE: ZONE X-SHADED  
BASE ELEVATION: N/A

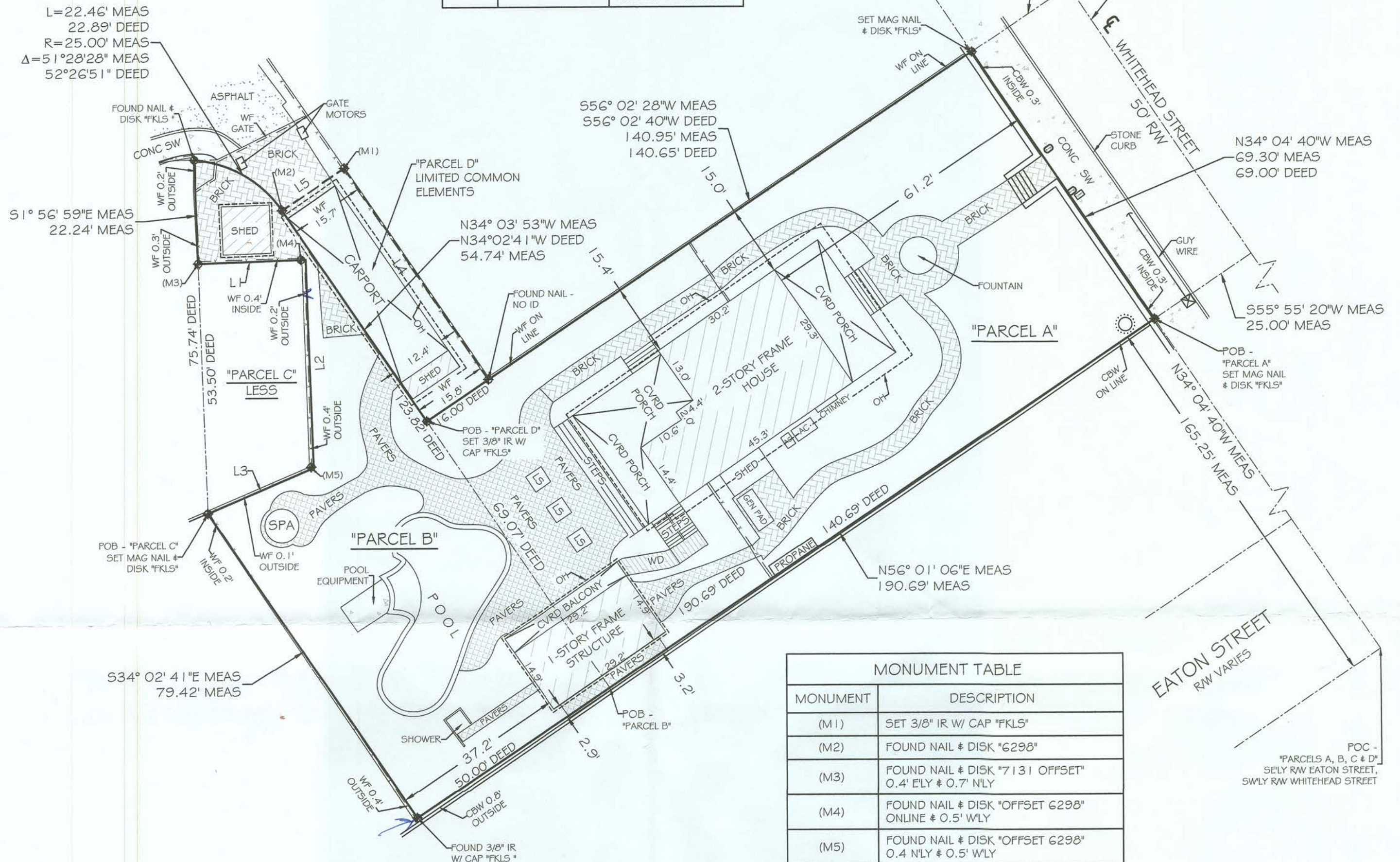


LOCATION MAP - NTS  
SEC. 06-T685-R25E

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DEED



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**PARCEL A:**  
A parcel of land on the Island of Key West, Monroe County, Florida being a Portion of Lot 1, Block 26 as shown on the unrecorded "Map of the Town of Key West together with the Island as surveyed and delineated February 1829 by W.A. Whitehead" and being more particularly described as follows: Commence at the intersection of the Southeastery right-of-way line of Eaton Street and the Southwesterly right-of-way line of Whitehead Street, said intersection point marked with a pipe and plug stamped #3026; thence run along the Southwesterly right-of-way line of Whitehead Street N 34°04'40" W - 165.25 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue along said R/W line N 34°04'40" W - 69.00 feet; thence run S 56°02'40" W - 140.65 feet; thence run S 34°02'41" W for 79.42 feet to a point; thence run N56°01'06" E - 140.69 feet to the POINT OF BEGINNING.

**AND ALSO - PARCEL B:**  
A parcel of land on the Island of Key West, Monroe County, Florida being a portion of Lots 1, 2, 3, and 4, Block 26, as shown on the unrecorded "Map of the Town of Key West together with the Island as surveyed and delineated February 1829 by W.A. Whitehead" and being more particularly described as follows: Commence at the intersection of the Southeastery right-of-way line of Eaton Street and the Southwesterly right-of-way line of Whitehead Street, said intersection point marked with a pipe and plug stamped 3026; thence run along the Southwesterly right-of-way line of Whitehead Street N 34°04'40" W for 165.25 feet; thence S 56°01'06" W for 140.69 feet to the Point of Beginning; thence continue S 56°01'06" W for 50.00 feet; thence N 34°02'41" W for 79.42 feet; thence N 01°56'59" W for 75.74 feet to a point on a circular curve, concave to the Southwest, said radius point bearing S 03°30'28" W; thence Easterly and Southeastery along the said curve, having for its elements a central angle of 52°26'51" and a radius of 25.00 feet for 22.89 feet to a point of tangency, said curve also lying on the Southerly right-of-way line of Admirals Lane; thence S 34°01'41" E for 123.82 feet to the Point of Beginning.

**LESS AND EXCEPT - PARCEL C:**  
A parcel of land on the Island of Key West, Monroe County, Florida being a portion of Lots 1, 2, 3, and 4, Block 26, as shown on the unrecorded "Map of the Town of Key West together with the Island as surveyed and delineated February, 1829 by W.A. Whitehead" and being more particularly described as follows: Commence at the intersection of the Southeastery right-of-way line of Eaton Street and the Southwesterly right-of-way line of Whitehead Street, said intersection point marked with a pipe and plug stamped 3026; thence run along the Southwesterly right-of-way line of Whitehead Street N 34°04'40" W for 165.25 feet; thence S 56°01'06" W for 140.69 feet; thence N 34°02'41" W for 79.42 feet to the Point of Beginning; thence N 01°56'59" W for 53.50 feet; thence N 88°03'01" E for 22.98 feet; thence S 01°56'59" E for 44.61 feet; thence S 66°54'39" W for 24.64 feet to the said Point of Beginning.

**AND ALSO - PARCEL D: (Limited Common Elements (Perpetual Easement):**  
A parcel of land on the Island of Key West, Monroe County, Florida, being a portion of Lots 1, 2, 3 and 4, Block 26, as shown on the unrecorded "Map of the Town of Key West together with the Island as surveyed and delineated February, 1829 by W.A. Whitehead" and being more particularly described as follows: Commence at the intersection of the Southeastery right-of-way line of Eaton Street and the Southwesterly right-of-way line of Whitehead Street, said intersection point marked with a pipe and plug stamped 3026; thence run along the Southwesterly right-of-way line of Whitehead Street N 34°04'40" W for 165.25 feet; thence S 56°01'06" W for 140.69 feet; thence N 34°02'41" W for 69.07 feet to the Point of Beginning of the Limited Common Element; thence N 56°02'40" E for 16.00 feet; thence N 34°02'41" W for 54.77 feet; thence S 55°57'19" W for 16.00 feet to the Northeasterly line of Lot 170; thence S 34°02'41" E along the said Northerly line of Lot 170 for 54.75 feet to the Point of Beginning.

CERTIFIED TO -

Key West 328 Whitehead, LLC, a Florida limited liability company;  
First American Title Insurance Company  
Holland & Knight LLP;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

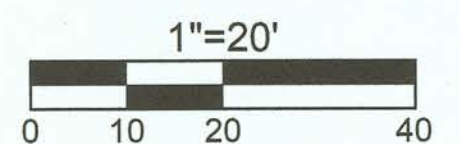
BFP = BACK-FLOW PREVENTER  
BO = BLOW OUT  
C & G = CONCRETE CURB & GUTTER  
CB = CONCRETE BLOCK  
CBW = CONCRETE BLOCK WALL  
CL = CENTERLINE  
CLF = CHAINLINK FENCE  
CM = CONCRETE MONUMENT  
CONC = CONCRETE  
CPF = CONCRETE POWER POLE  
CYVD = COVERED  
DELTA = CENTRAL ANGLE  
DEASE = DRAINAGE EASEMENT  
EL = ELEVATION  
ENCL = ENCLOSURE  
EP = EDGE OF PAVEMENT  
FF = FINISHED FLOOR ELEVATION  
FI = FIRE HYDRANT  
FI = FENCE INSIDE  
FND = FOUND  
FO = FENCE OUTSIDE  
FOL = FENCE ON LINE

GLY = GUY WIRE  
HIS = HOSE BIB  
IP = IRON PIPE  
IR = IRON ROD  
L = ARC LENGTH  
LS = LANDSCAPING  
MID = MAILBOX  
MEAS = MEASURED  
MF = METAL FENCE  
MHWL = MEAN HIGH WATER LINE  
NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)  
NTS = NOT TO SCALE  
OH = ROOF OVERHANG  
OHW = OVERHEAD WIRES  
PC = POINT OF CURVE  
PM = PARKING METER  
PCP = POINT OF COMPOUND CURVE  
PCP = PERMANENT CONTROL POINT  
PK = PARKER KALON NAIL  
POB = POINT OF BEGINNING  
PI = POINT OF INTERSECTION

POC = POINT OF COMMENCEMENT  
PRC = POINT OF REVERSE CURVE  
PRM = PERMANENT REFERENCE MONUMENT  
PT = POINT OF TANGENT  
R = RADIUS  
RW = RIGHT OF WAY LINE  
SSCO = SANITARY SEWER CLEAN-OUT  
SW = SIDE WALK  
TBM = TEMPORARY BENCHMARK  
TOB = TOP OF BANK  
TOS = TOP OF SLOPE  
TS = TRAFFIC SIGN  
TYP = TYPICAL  
UR = UNREASONABLE  
UE = UTILITY EASEMENT  
WD = WOOD DECK  
WF = WOOD FENCE  
WL = WOOD LANDING  
WM = WATER METER  
WPP = WOOD POWER POLE  
WRACK LINE = LINE OF DEBRIS ON SHORE  
WV = WATER VALVE

## SYMBOL LEGEND

- - WATER METER
- - SANITARY SEWER CLEAN OUT
- - MAILBOX
- ⊙ - WOOD POWER POLE
- ⊗ - CONCRETE POWER POLE
- ⊗ - WATER VALVE



TOTAL AREA "PARCELS A, B & C" = 14,434.92 SQFT ±  
TOTAL AREA "COMMON ELEMENTS" = 875.40 SQFT ±

SCALE:	1" = 20'
FIELD WORK DATE:	09/07/2023
MAP DATE:	09/14/2023
REVISION DATE:	XX/XX/XXXX
SHEET:	1 OF 1
DRAWN BY:	MPB
JOB NO.:	23-221

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED:   
ERIC A. ISAACS, PS 116783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER



**FLORIDA KEYS  
LAND SURVEYING**  
21460 OVERSEAS HWY, SUITE 4  
CUDJOE KEY, FL 33042  
PHONE: (305) 394-3690  
EMAIL: FKL5email@gmail.com

# PROPOSED DESIGN

BEARING BASE:  
ALL BEARINGS ARE BASED  
ON THE DEED BEARING OF  
N34°04'40"W, ALONG THE  
SOUTHWESTERLY RAW OF  
WHITEHEAD STREET

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN  
U.S. SURVEY FEET

ADDRESS:  
328 WHITEHEAD STREET  
KEY WEST, FL 33040

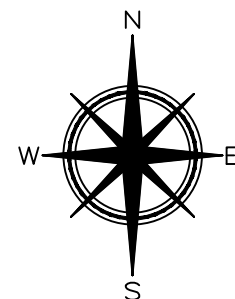
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MAP DATE: 02-18-2005  
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BASE ELEVATION: N/A

# MAP OF BOUNDARY SURVEY

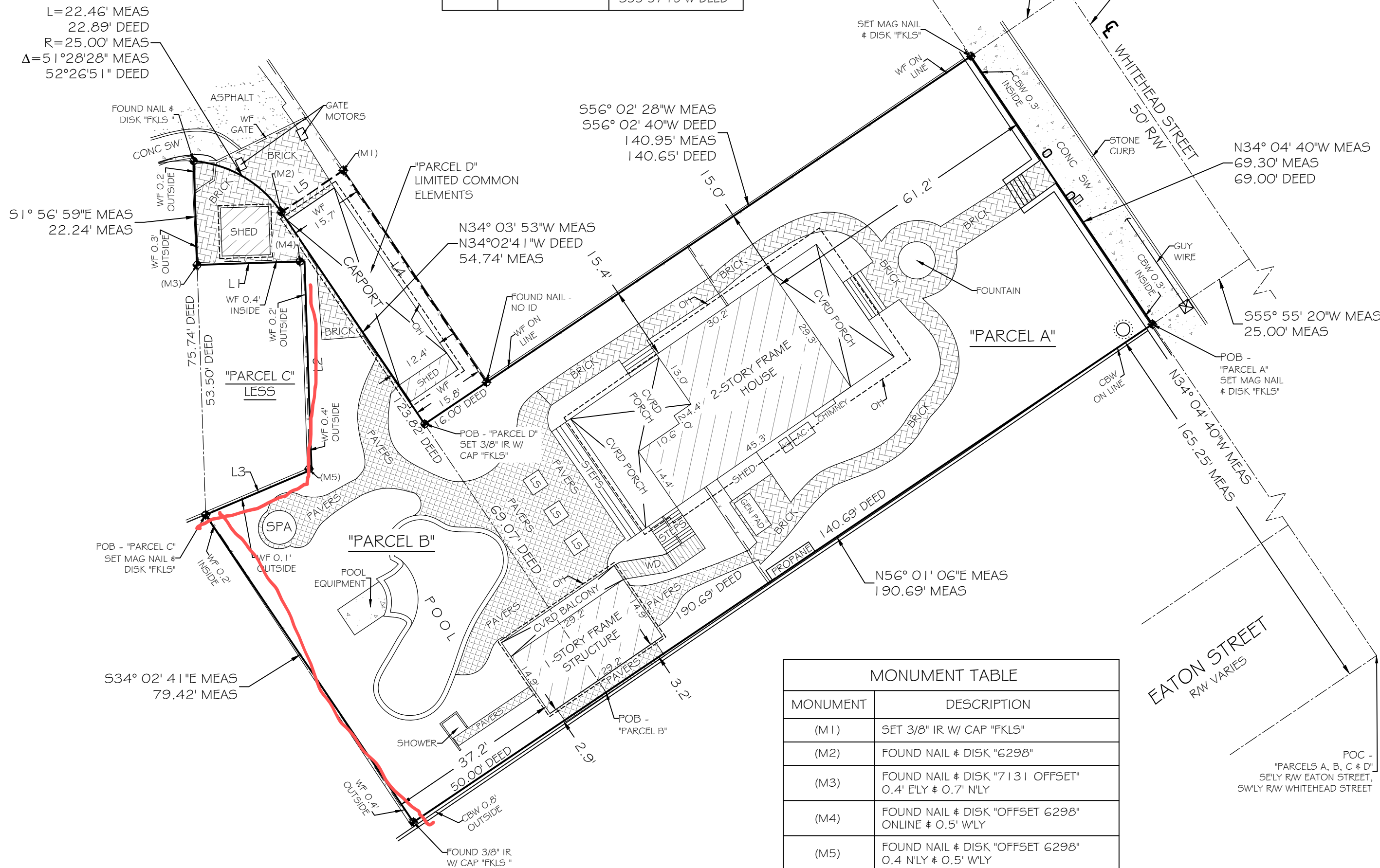


LOCATION MAP - NTS  
SEC. 06-T685-R25E

PARCEL LINE TABLE		
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DEED



**PARCEL A:**

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**AND ALSO - PARCEL B:**

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**LESS AND EXCEPT - PARCEL C:**

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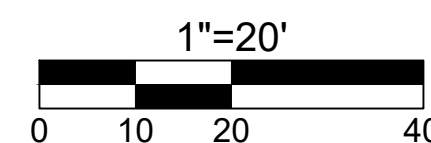
Key West 328 Whitehead, LLC, a Florida limited liability company;  
First American Title Insurance Company  
Holland & Knight LLP;

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.  
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACKFLOW PREVENTER	GLY = GUY WIRE	POC = POINT OF COMMENCEMENT
BO = BLOW OUT	HB = HOSE BIB	PRC = POINT OF REVERSE CURVE
C & G = 2" CONCRETE CURB & GUTTER	IP = IRON PIPE	PRM = PERMANENT REFERENCE MONUMENT
CB = CONCRETE BLOCK	IR = IRON ROD	PT = POINT OF TANGENT
CBW = CONCRETE BLOCK WALL	L = ARC LENGTH	R = RADIUS
CL = CENTERLINE	LS = LANDSCAPING	RAW = RIGHT OF WAY LINE
CLF = CHAINLINK FENCE	MB = MAILBOX	SSCO = SANITARY SEWER CLEAN-OUT
CM = CONCRETE MONUMENT	MEAS = MEASURED	SW = SIDE WALK
CONC = CONCRETE	MF = METAL FENCE	TBM = TEMPORARY BENCHMARK
CPI = CHARLINK POWER POLE	MFW = MEAN HIGH WATER LINE	TOS = TOP OF BANK
CVRD = COVERED	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TS = TOP OF SLOPE
DELT = CENTRAL ANGLE	NTS = NOT TO SCALE	TRF = TRAFFIC SIGN
DEASE = DRAINAGE EASEMENT	OH = ROOF OVERHANG	UR = UNREADABLE
EL = ELEVATION	OW = OVERHEAD WIRES	UE = UTILITY EASEMENT
ENCL = ENCLOSURE	PC = POINT OF CURVE	WD = WOOD DECK
EP = EDGE OF PAVEMENT	PM = PARKING METER	WL = WOOD LANDING
FF = FINISHED FLOOR ELEVATION	POC = POINT OF COMPOUND CURVE	WM = WATER METER
FI = FIRE HYDRANT	PCP = PERMANENT CONTROL POINT	WPP = WOOD POWER POLE
FI = FENCE INSIDE	PS = PARKER SALON NAIL	WRACK LINE = LINE OF DEBRIS ON SHORE
FO = FOUND	POB = POINT OF BEGINNING	WV = WATER VALVE
FO = FENCE OUTSIDE	PI = POINT OF INTERSECTION	
FOL = FENCE ON LINE		

**SYMBOL LEGEND**

- - WATER METER
- - SANITARY SEWER CLEAN OUT
- - MAILBOX
- ⊙ - WOOD POWER POLE
- ⊠ - CONCRETE POWER POLE
- ⊕ - WATER VALVE



NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=20'
FIELD WORK DATE:	09/07/2023
MAP DATE:	09/14/2023
REVISION DATE:	XXXX/XXXX
SHEET:	1 OF 1
DRAWN BY:	MPB
JOB NO.:	23-221

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED:   
ERIC A. ISAACS, PSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

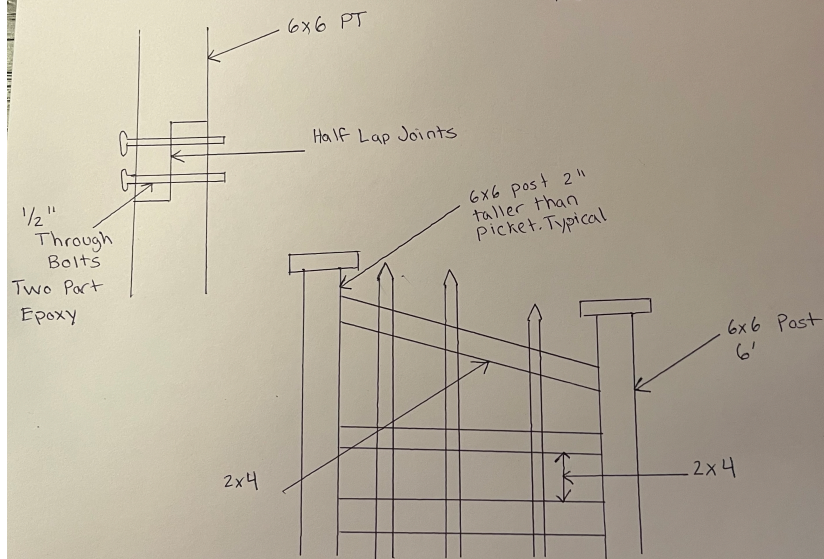


**FLORIDA KEYS  
LAND SURVEYING**  
21460 OVERSEAS HWY, SUITE 4  
CUDJOE KEY, FL 33042  
PHONE: (305) 394-3690  
EMAIL: FKL5email@gmail.com

TOTAL AREA "PARCELS A, B & C" = 14,434.92 SQFT±  
TOTAL AREA "COMMON ELEMENTS" = 875.40 SQFT±

# 328 Whitehead Fence

Not to Scale



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m. April 28, 2026, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

## NEW 8' FENCE FROM CARPORT ALONG ENTIRE REAR OF PROPERTY.

### #328 WHITEHEAD STREET

Applicant –Michael Lepine Application #C2026-0018

If you wish to see the application or have any questions, you may visit the Growth Management Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).

**THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION**

**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 at 800-955-8771 or 800-955-8770 (Voice) 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.

# HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Michael Lepine, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address: 328 WHITEHEAD ST. Key West FL 33040 on the 20<sup>th</sup> day of APRIL, 2026.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on APRIL 28<sup>th</sup>, 2026.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is 2026-0018.

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant:

Michael Lepine

Date: 4/20/26

Address: 1104 Key Plaza #24A

City: Key West

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 20 day of April, 2026.

By (Print name of Affiant) Michael Lepine who is personally known to me or has produced ID as identification and who did take an oath.

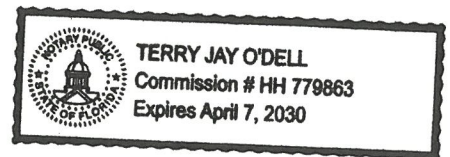
NOTARY PUBLIC

Sign Name: Terry O'Dell

Print Name: Terry O'Dell

Notary Public - State of Florida (seal)

My Commission Expires: April 7, 2030





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# PROPERTY APPRAISER INFORMATION

# Monroe County, FL

## \*\*PROPERTY RECORD CARD\*\*

### Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

### Summary

**Parcel ID** 00004590-002100  
**Account#** 8732678  
**Property ID** 8732678  
**Millage Group** 10KW  
**Location** 328 WHITEHEAD St, KEY WEST  
**Address**  
**Legal** KW PTS LOT 1 AND PT LOTS 2-3-4 SQR 26 (A/K/A PT LOT 170) OR1005-78 OR1005-190 OR1033-981 OR1072-1673  
**Description** OR1135-991 OR1196-2375 OR1206-431 OR1512-2022 OR1512-2026 OR1792-1980 OR2714-1047 OR2892-1893  
 OR3099-0247 OR3105-0253 OR3105-0260 OR3105-0284 OR3242-1422  
 (Note: Not to be used on legal documents.)  
**Neighborhood** 6278  
**Property Class** SINGLE FAMILY RESID (0100)  
**Subdivision**  
**Sec/Twp/Rng** 06/68/25  
**Affordable** No  
**Housing**



### Owner

KEY WEST 328 WHITEHEAD LLC  
 328 Whitehead St  
 Key West FL 33040

### Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$942,670	\$955,379	\$1,308,125	\$1,337,855
+ Market Misc Value	\$95,765	\$93,497	\$95,575	\$97,652
+ Market Land Value	\$3,733,570	\$3,733,570	\$5,017,116	\$3,269,487
= Just Market Value	\$4,772,005	\$4,782,446	\$6,420,816	\$4,704,994
= Total Assessed Value	\$4,772,005	\$4,782,446	\$5,175,493	\$4,704,994
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$4,772,005	\$4,782,446	\$6,420,816	\$4,704,994

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$3,733,570	\$955,379	\$93,497	\$4,782,446	\$4,782,446	\$0	\$4,782,446	\$0
2023	\$5,017,116	\$1,308,125	\$95,575	\$6,420,816	\$5,175,493	\$0	\$6,420,816	\$0
2022	\$3,269,487	\$1,337,855	\$97,652	\$4,704,994	\$4,704,994	\$0	\$4,704,994	\$0
2021	\$2,742,690	\$1,275,565	\$85,617	\$4,103,872	\$4,103,872	\$0	\$4,103,872	\$0
2020	\$2,926,651	\$1,275,565	\$88,307	\$4,290,523	\$4,290,523	\$0	\$4,290,523	\$0
2019	\$2,926,651	\$1,204,730	\$51,578	\$4,182,959	\$3,570,778	\$25,000	\$3,545,778	\$500,000
2018	\$2,884,842	\$1,217,684	\$52,903	\$4,155,429	\$3,504,199	\$25,000	\$3,479,199	\$500,000

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

## Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	14,417.00	Square Foot	0	0

## Buildings

<b>Building ID</b>	33580	<b>Exterior Walls</b>	HARDIE BD with 5% C.B.S.
<b>Style</b>	2 STORY ELEV FOUNDATION	<b>Year Built</b>	1942
<b>Building Type</b>	S.F.R. - R1 / R1	<b>EffectiveYearBuilt</b>	2006
<b>Building Name</b>		<b>Foundation</b>	WD CONC PADS
<b>Gross Sq Ft</b>	5098	<b>Roof Type</b>	GABLE/HIP
<b>Finished Sq Ft</b>	2484	<b>Roof Coverage</b>	METAL
<b>Stories</b>	2 Floor	<b>Flooring Type</b>	SFT/HD WD
<b>Condition</b>	AVERAGE	<b>Heating Type</b>	FCD/AIR DUCTED
<b>Perimeter</b>	478	<b>Bedrooms</b>	5
<b>Functional Obs</b>	0	<b>Full Bathrooms</b>	2
<b>Economic Obs</b>	0	<b>Half Bathrooms</b>	2
<b>Depreciation %</b>	27	<b>Grade</b>	650
<b>Interior Walls</b>	WD PANL/CUSTOM	<b>Number of Fire Pl</b>	2

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	1,644	0	376
DCF	F DET CARPORT	312	0	74
FLA	FLOOR LIV AREA	2,484	2,484	388
OPF	OP PRCH FIN LL	344	0	112
OUF	OP PRCH FIN UL	112	0	64
SBF	UTIL FIN BLK	202	0	90
<b>TOTAL</b>		<b>5,098</b>	<b>2,484</b>	<b>1,104</b>

## Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1988	1989	3 x 69	1	207 SF	4
WROUGHT IRON	1988	1989	3 x 69	1	207 SF	2
FENCES	1988	1989	6 x 125	1	750 SF	2
UTILITY BLDG	1997	1998	10 x 10	1	100 SF	3
FENCES	1992	1993	6 x 194	1	1164 SF	2
BRICK PATIO	1997	1998	0 x 0	1	855 SF	2
HOT TUB	1997	1998	0 x 0	1	1 UT	4
WATER FEATURE	1997	1998	0 x 0	1	1 UT	2
CUSTOM PATIO	1997	1998	0 x 0	1	1220 SF	4
RES POOL	1997	1998	0 x 0	1	420 SF	4

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Grantor	Grantee
9/14/2023	\$5,800,100	Warranty Deed	2431890	3242	1422	01 - Qualified		
6/11/2021	\$4,995,000	Warranty Deed	2324963	3105	0284	01 - Qualified		
6/11/2021	\$0	Quit Claim Deed	2324958	3105	0253	11 - Unqualified		
6/9/2021	\$0	Quit Claim Deed	2324960	3105	0260	11 - Unqualified		
5/18/2021	\$100	Quit Claim Deed	2320773	3099	247	11 - Unqualified		
1/26/2018	\$100	Warranty Deed	2156179	2892	1893	30 - Unqualified	NESTEGG DEVELOPMENT LLC	
12/1/2014	\$3,700,000	Warranty Deed		2714	1047	01 - Qualified		
4/1/1998	\$975,000	Warranty Deed		1512	2026	M - Unqualified		
1/1/1992	\$621,300	Warranty Deed		1196	2375	U - Unqualified		
6/1/1990	\$619,600	Warranty Deed		1135	991	Q - Qualified		
2/1/1988	\$225,000	Warranty Deed		1072	1673	U - Unqualified		

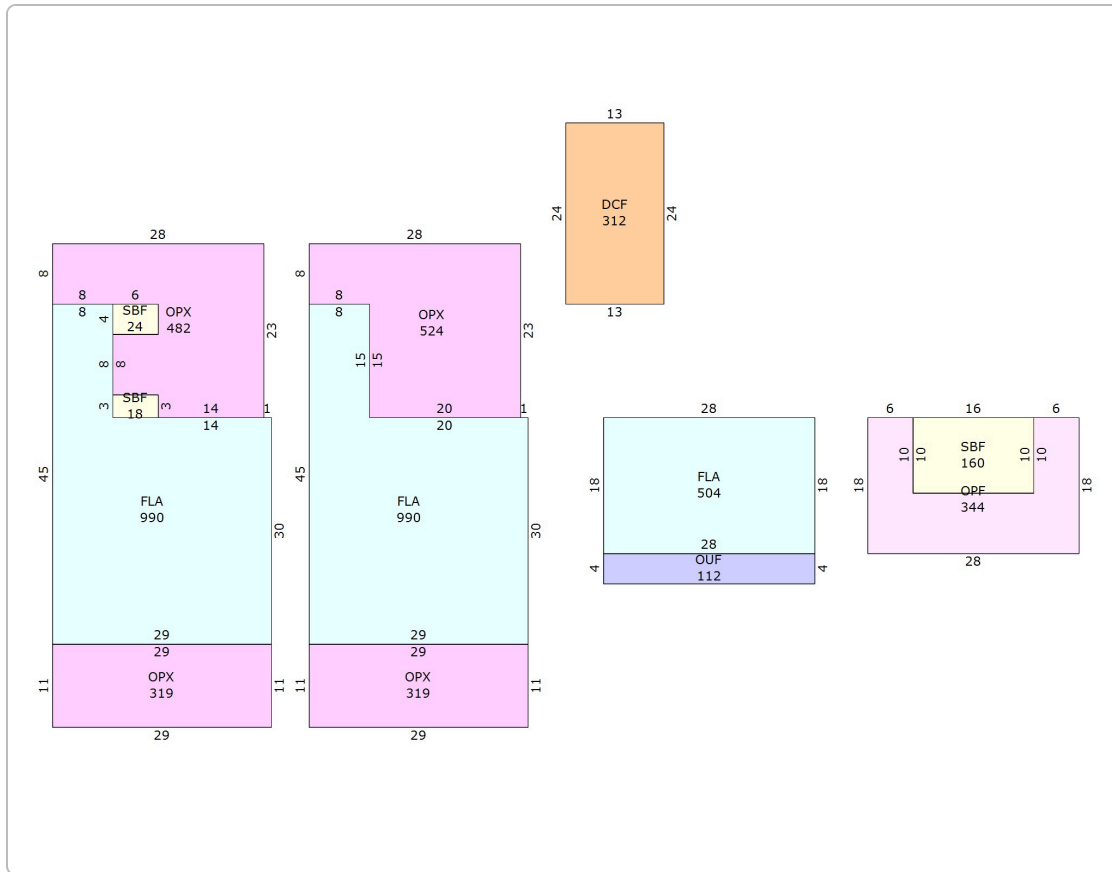
## Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
25-1300	05/19/2025	Completed	\$64,000	Residential	Refinish pool and spa
24-0211	01/25/2024	Completed	\$9,500	Residential	replacement of fixtures in guest bath. Relocate one toilet, one shower , and two lavatory sinks, one clothes washer in master bath
24-0119	01/17/2024	Completed	\$2,000	Residential	Relocate Dryer duct, & add (3) new 4" Bathroom Exhaust fans. Relocate Dryer duct, & add (3) new 4" Bathroom Exhaust fans
24-0006	01/08/2024	Completed	\$5,500	Residential	Demo 2nd floor primary and guest bathroom fixtures and tile Remove bathroom fixtures and tile in 2nd floor primary and guest bathrooms
15-2688	07/02/2015	Completed	\$2,300		ELECTRICAL WIRING FOR CARPORT, PER DRAWINGS.
15-2391	06/29/2015	Completed	\$30,000		NEW CARPORT STRUCTURE. APPROX. 50' LONG X 15' WIDE X 14' TALL WITH SMALL STORAGE SHED LOCATED ON ONE END.
15-0842	03/11/2015	Completed	\$2,500		REMOVE AND REPLACE V-CRIMP TO PORCH AT REAR.FOR REAR PORCH ROOF ONLY.
10-1411	05/10/2010	Completed	\$2,100	Residential	REPLACE ROTTED DECKING: 48 SQ FT AND STAIR TREADS- REAR OF BUILDING 1ST FLOOR
10-1411	05/10/2010	Completed	\$2,100	Residential	REPLACE ROTTED DECKING: 48 SQ FT AND STAIR TREADS REAR OF BUILDING, 1ST FLOOR
09-2260	08/05/2009	Completed	\$135,000	Residential	CONSTRUCTION OF 459 SF 2ND STORY OF POOL CABANA
09-2266	08/05/2009	Completed	\$3,300	Residential	INSTALL GRACE AND V-CRIMP TO NEW ROOF
09-2268	08/05/2009	Completed	\$1,700	Residential	DEMO ROOF STRUCTURE, 320 SF OF POOL CABANA, PILLARS AND KEYSTONE PAVERS
06-3739	09/12/2006	Completed	\$100	Residential	STRUCTUAL PLANS FOR DAMAGED PORCH FLOOR.
06-2353	04/13/2006	Completed	\$1,800	Residential	INSTALL 12 LF OF 6' BLOCK FENCE.
06-1494	03/06/2006	Completed	\$12,000	Residential	INSTALL 20 DECORATIVE SHUTTERS.
05-4109	09/16/2005	Completed	\$1,500	Residential	TEMPORARY EMERGENCY REPAIRS
98-2226	07/24/1998	Completed	\$1,000	Residential	REPLACE FIXTURES
98-1856	06/26/1998	Completed	\$47,000	Residential	RENOVATIONS
9801789	06/05/1998	Completed	\$500	Residential	ELECTRIC
98-1764	06/04/1998	Completed	\$1,500	Residential	GUTTERS
98-1775	06/04/1998	Completed	\$1,500	Residential	WAINSCOTTING OVER PLASTER
98-1436	06/01/1998	Completed	\$16,500	Residential	REPAIRS/RENOVATIONS
98-1707	06/01/1998	Completed	\$4,000	Residential	CLEAN/PAINT ROOF
98-1538	05/15/1998	Completed	\$500	Residential	ELECTRIC
M953986	11/01/1995	Completed	\$2,500	Residential	3 TON A/C

## View Tax Info

[View Taxes for this Parcel](#)

## Sketches (click to enlarge)



Photos



## Map



## TRIM Notice

[2025 TRIM Notice \(PDF\)](#)

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

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