



Historic Architectural Review Commission Staff Report for Item 6

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Daniela Salume, MFA
Historic Preservation Manager

Meeting Date: February 24, 2026

Applicant: David Ribbans, Brian Ribbans, Anne Druesedow

Application Number: C2025-0111

Address: 314 Southard Street

Description of Work:

Demolition of enclosed porches on historic buildings to be reconstructed. Removal of lattice on west wing, metal gate, and side entry. Demolition of hyphen and all flat roofs to install new gable roofs.

Site Facts:

The buildings under review are contributing structures within the historic district, constructed circa 1901. However, staff research indicates the structures appear as early as the 1899 Sanborn Map. The site consists of two one-story wood-frame buildings that were connected by a small hyphen between 1965 and 1968 based on maps and historic photographs. This small hyphen is still present but shows signs of deterioration. The porches on both structures are currently enclosed. The buildings are elevated on piers and are located within an X flood zone.



Photo taken by Property Appraiser's office c1965. Monroe County Library. (314 Southard)



Photo taken by Property Appraiser's office c1965. Monroe County Library. (312 Southard)



Photo taken by Property Appraiser's office on 12/30/25.



Current photo of property under review.



1968 aerial photo.



1972 aerial photo.



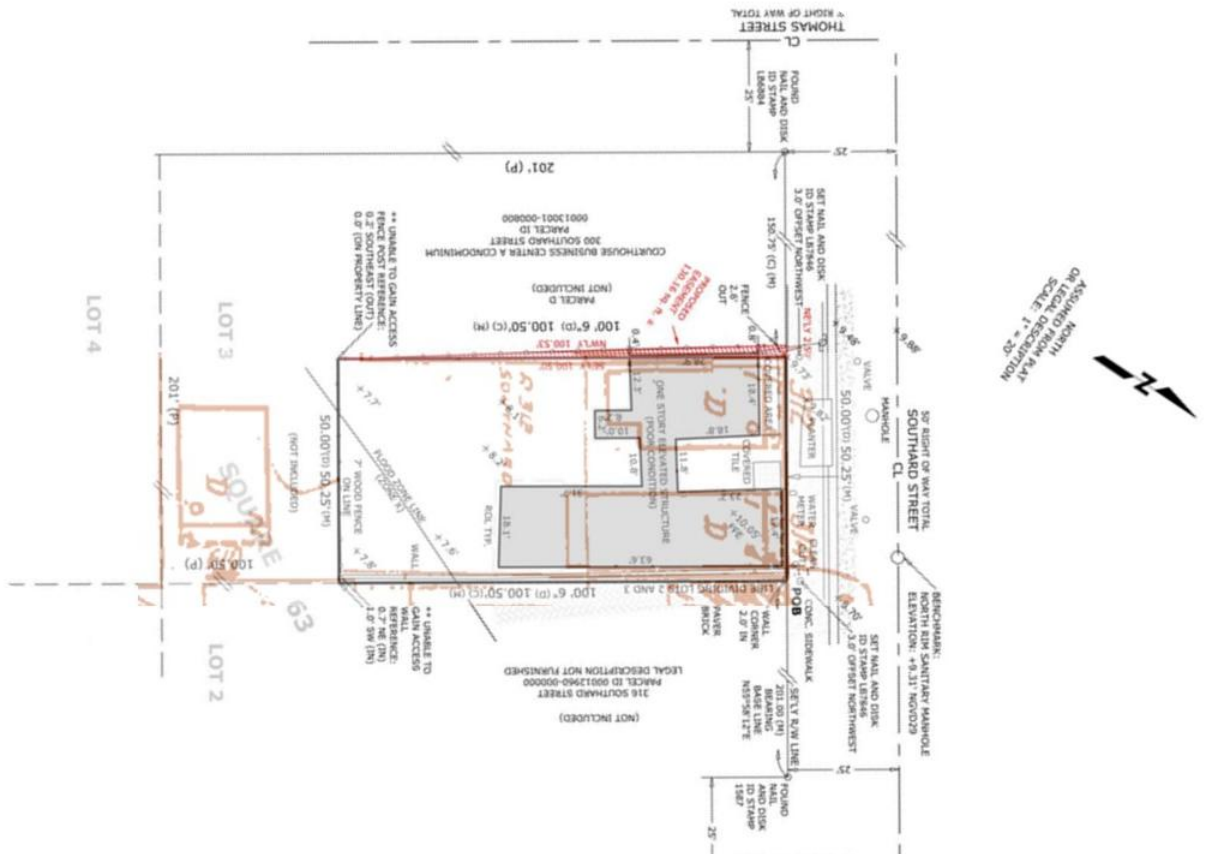
1975 aerial photo.



1981 aerial photo.



1994 aerial photo.



Current survey and 1962 Sanborn Map.

Guidelines Cited on Review:

- Guidelines for Building Exteriors-wood (page 24), specifically guidelines 1 and 2.
- Guidelines for Roofing (page 26-26a), specifically guidelines 2, 3, 4 (first sentence), and 6.
- Guidelines for Windows (pages 29a-29k), specifically guidelines A (3, 4, 5, 6, 7, 9) and B (1 and 3-first sentence).
- Guidelines for Shutters (pages 30a-30c), specifically guidelines 1, 2, 3, 4, and 5.
- Guidelines for Entrances, Porches, Doors, and exterior staircases (pages 32-33), specifically guidelines 1, 3, 4, 5, 7, 9, 11, 12, 15 and 16.
- Guidelines for Foundations & Lattice Infill (page 34), specifically guidelines 1, 2, 3, and 4.
- Guidelines for Additions (pages 37a-37k), specifically guidelines 1, 2, 4, 5, 6 (first two sentences), 11, 12, 13, 14, 17, 18, 19, 22, 23, 24, 26 (first sentence), 29, 30, 31, 32, and 33.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 6, 7, 8, 9, 11, 12, 13 (first sentence), 14, 17, 18, 22, 23, 24, and 25.
- Guidelines for Decks, Patios, Hot Tubs, Spas, Pools, and Related Equipment (page 39a), specifically first paragraph and guidelines 1 and 2.
- Guidelines for Fences & Walls (pages 41-42), specifically guidelines 1, 2, 3, 4, 5, 6, 8, 9, and 10.
- Guidelines for HVAC (pages 42-43), specifically guidelines 1 (first sentence), 4, 5, and 6.

Ordinance Cited on Review:

- Section 102-217 (4), demolition for contributing and historic structures of the Land Development Regulations.
- Section 102-218 - Criteria for Demolition.

Staff Analysis:

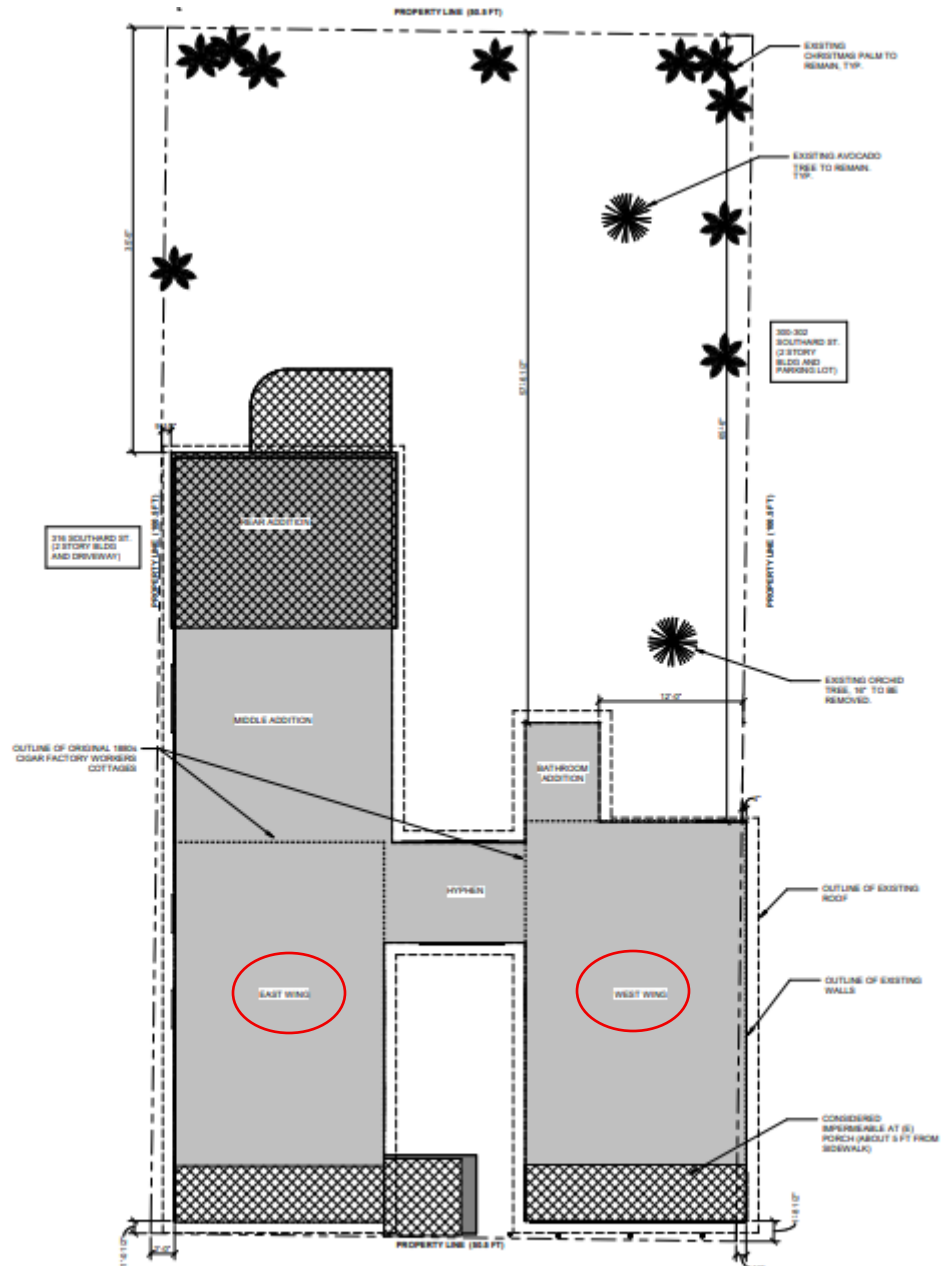
A Certificate of Appropriateness is currently under review for renovations to the contributing structures on site. The proposed plans include reconstruction of the front porches on both buildings and reconstruction of the one-story hyphen with a new gable roof. A new one-story rear addition, a new wood deck, and site improvements are also proposed.

Windows on both structures will be replaced with 6 over 6 windows, wood on the front elevations and aluminum on the side elevations. The front doors will be wood with a six-panel configuration. Siding and trim will be wood. While both structures currently show a mix of lap and novelty siding, staff believes the original siding was lap siding, as reflected in sections of the homes visible in the 1965 historic photograph. Wood operable shutters are also proposed in the front elevation. The existing roof is 5V-crimp metal and will be replaced in-kind. New wood railings and wood decking will be installed on both reconstructed front porches.

The rear elevation will include an aluminum accordion-style door and aluminum windows; these elements will not be visible from the public right-of-way. All proposed additions will feature gable roofs and will remain lower in height than the existing contributing structures. Gravel is proposed between the two structures to accommodate a driveway, and a new wood deck will be constructed at the rear of the property.

Staff's only comment is that the proposed condenser unit is located within the required 5-foot setback and must be relocated outside of the setback area.

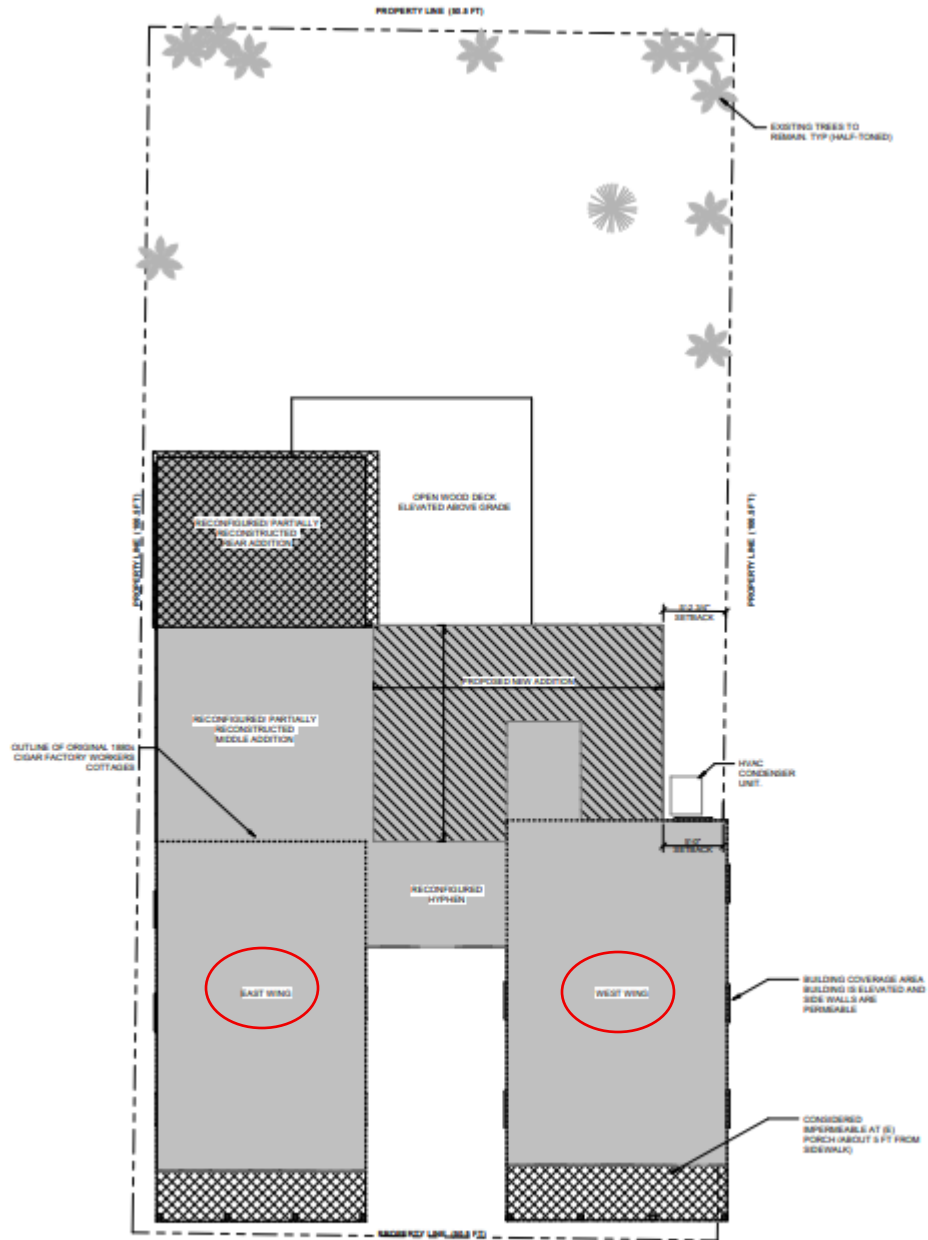
The proposed demolition includes removal of the enclosed porches, which will be reconstructed to reflect their historic appearance; removal of the side entry roof at the front, the existing gate, and lattice at the west wing; and demolition of the existing hyphen and flat roofs, which will be replaced with new gable roofs.



EXISTING SITE PLAN

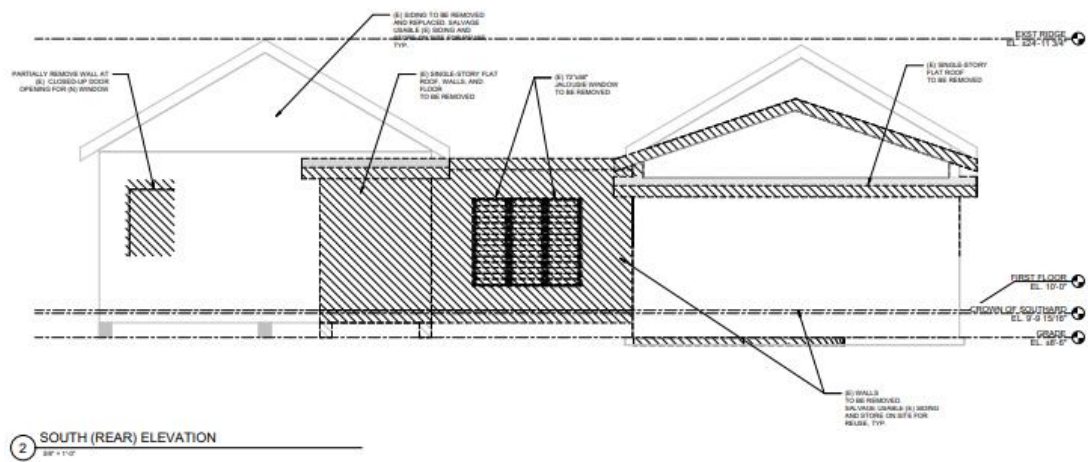
SCALE: 3/16" = 1'-0"

Existing Site Plan indicating East and West wing.

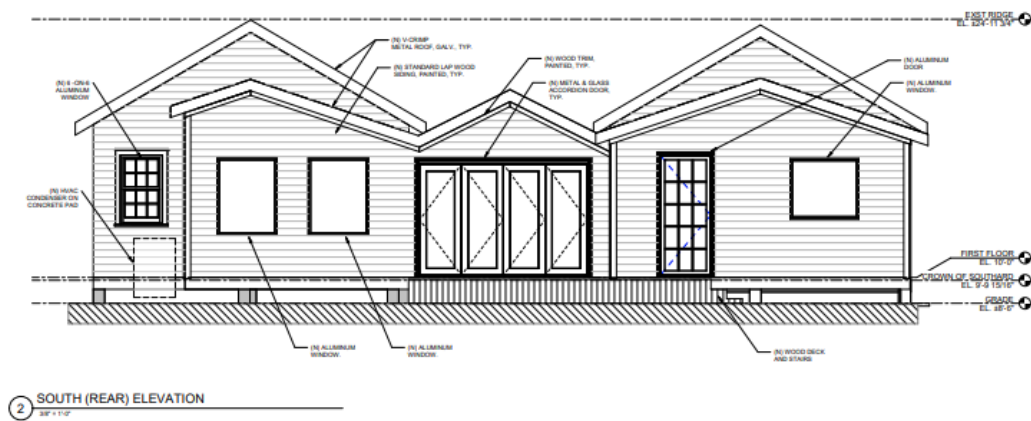


SITE PLAN SCALE: 3/16" = 1'-0"

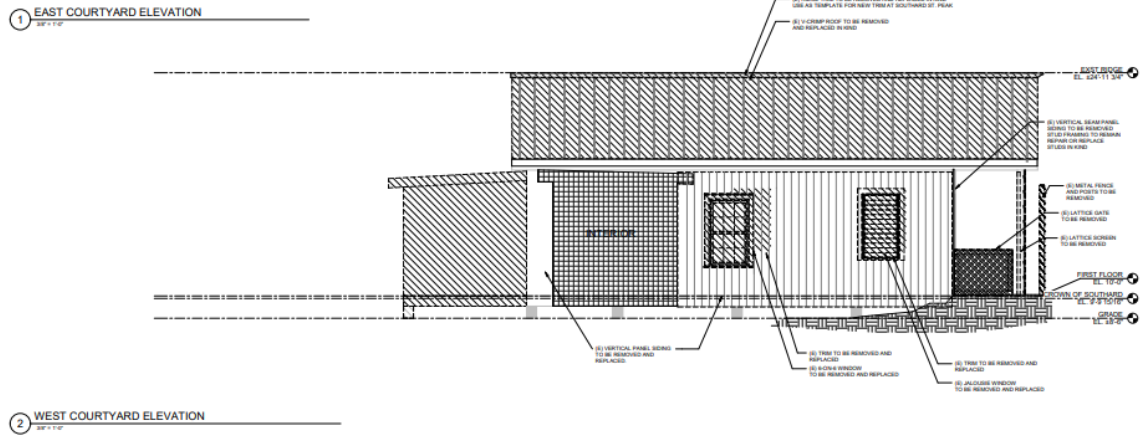
Proposed Site Plan indicating East and West wing.



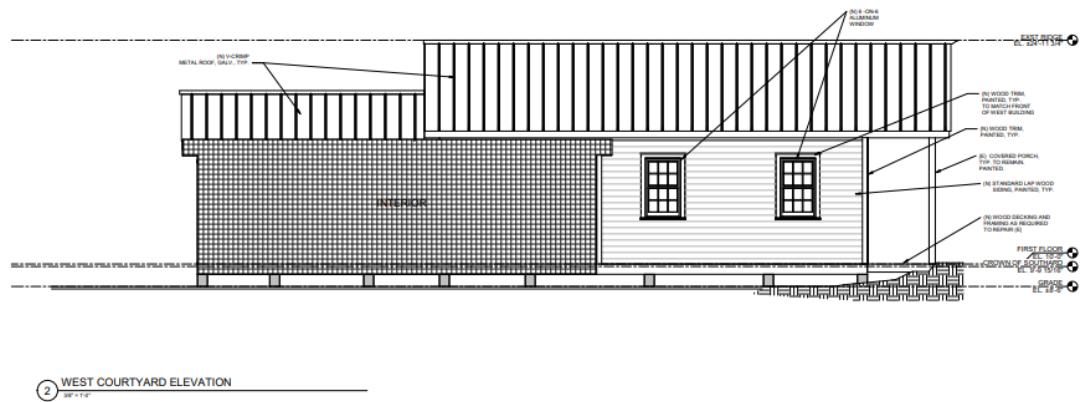
Existing South (rear) Elevation.



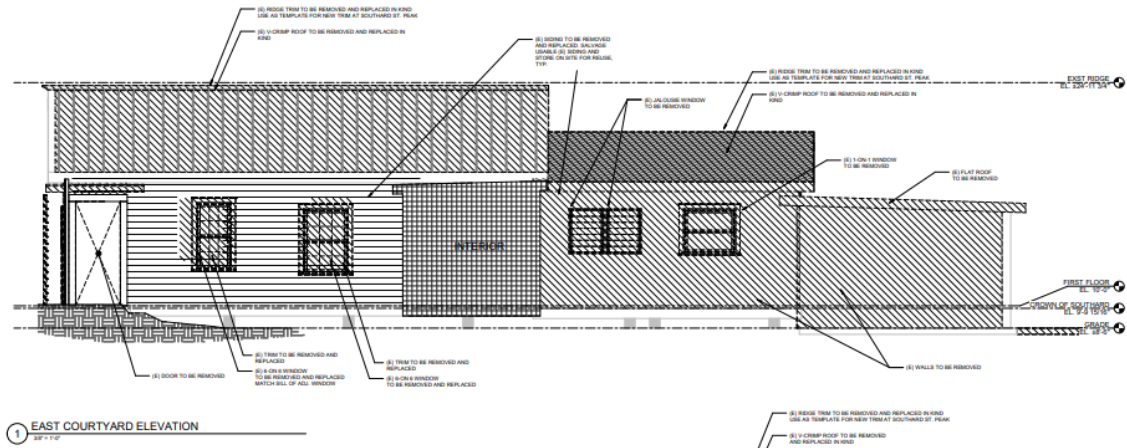
Proposed South (rear) Elevation.



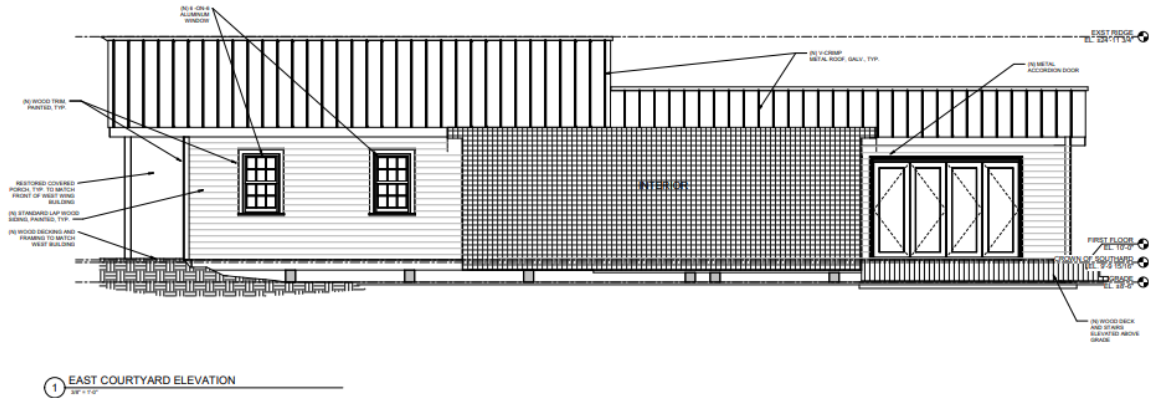
Existing West Elevation on West wing.



Proposed West Elevation on West wing.



Existing East Elevation on East wing.



Proposed East Elevation on East wing.



3D render.

Consistency with Cited Guidelines:

The proposed renovations are consistent with the HARC Guidelines for contributing structures. The reconstruction of the front porches restores previously enclosed character-defining features, and the new one-story hyphen and rear addition remain subordinate in height and scale to the historic buildings.

The replacement windows maintain a traditional 6 over 6 configuration appropriate to the circa 1899 construction date, with wood windows on the front elevations preserving the historic appearance. The proposed six-panel wood front doors, wood siding and trim, and operable wood shutters are compatible with the historic character. Staff's support for lap siding is based on historic photographic evidence and construction practices of the period.

The proposed demolition is limited to additions that are not original and their replacement with historically compatible features. Overall, the project maintains the historic scale, materials, and architectural character of the contributing structures.

The only item not currently in compliance is the location of the proposed condenser unit, which is shown within the required setbacks and must be relocated outside of the 5 foot setback area.

Criteria for Demolition:

It is staff's opinion that the request for this demolition shall be based on the demolition criteria of Chapter 102 Section 218 (a) of the LDR's. The criteria for demolition of historic structures state the following:

(a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:

- (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration, or it does not meet any of the criteria of section 102-125(1) through (9).*

It is staff's understanding that some elements proposed for demolition exhibit significant deterioration, specifically the rear addition on the east wing where areas are covered with plywood.

The following is the criteria of section 102-125:

- 1 Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.*

The elements proposed for demolition do not exhibit significant architectural characteristics.

- 2 *Is not specifically associated with events that have made a significant contribution to local, state, or national history.*

It is staff understanding that no significant events have ever happened on the site relevant to local, state, or national history.

- 3 *Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state, or nation, and is not associated with the life of a person significant in the past.*

It is staff's understanding that the elements under review have no significant character and are not associated with the life of a significant person in the past.

- 4 *Is not the site of a historic event with a significant effect upon society.*

It is staff's understanding that the site is not associated with any significant event.

- 5 *Does not exemplify the cultural, political, economic, social, or historic heritage of the city.*

It is staff's understanding that the elements under review do not exemplify the cultural, political, economic, social or historic heritage of the city.

- 6 *Does not portray the environment in an era of history characterized by a distinctive architectural style.*

It is staff's understanding that the elements proposed for demolition do not exhibit a distinctive architectural style.

- 7 *If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed, or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.*

This is not the case.

- 8 *Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its*

neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood; and

The elements under review do not have a unique location or physical characteristics which represent an established and familiar visual feature of its neighborhood or of the city.

- 9 *Has not yielded, and is not likely to yield, information important in history.*

Staff believes that based on current documentation, the elements under review have not yielded, and are unlikely to yield, any historically significant information.

Based on the above criteria, staff finds the proposed work meets the criteria for demolition. If approved, this will be the only required reading. Staff will review submitted construction plans for demolition and design to assure consistency with submitted drawings.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # COAC2025-0111	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:

314 Southard Street, Key West, FL 33040

NAME ON DEED:

David Ribbans, Brian Ribbans, Anne Druessedow

PHONE NUMBER 802 353 6967

OWNER'S MAILING ADDRESS:

314 Southard Street, Key West, FL 33040

EMAIL david.ribbans@gmail.com

APPLICANT NAME:

David Ribbans, Brian Ribbans, Anne Druessedow

PHONE NUMBER 802 353 6967

APPLICANT'S ADDRESS:

314 Southard Street, Key West, FL 33040

EMAIL david.ribbans@gmail.com

APPLICANT'S SIGNATURE:

[Handwritten signatures of David Ribbans, Brian Ribbans, and Anne Druessedow]

DATE 12/22/2025

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 Y RELOCATION OF A STRUCTURE N ELEVATION OF A STRUCTURE N

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES X NO INVOLVES A HISTORIC STRUCTURE: YES X NO

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:

The project is to renovate the original buildings and extend an addition to the rear of the buildings at 314 Southard Street. This home was originally two separate cigar factory worker cottages built in the late 1800s. In the 1960s, a hyphen structure was constructed joining the two cottages a single home. In addition, multiple single story additions were added to the rear of the original cottage buildings. The current home is a 1,500 square foot single story, wood framed home on stone and concrete pier foundations.

MAIN BUILDING:

The proposed renovation of the main building(s) is a full structural and envelope rehabilitation, which will include replacement of all electrical items, replacement of windows, siding, doors and addition of an HVAC system. The lower portion of the existing front facade of the east building will be demolished and reconstructed set back to the original porch location, matching the construction of the west elevation.

The connecting hyphen will be renovated with a gable roof to similar the two existing 1880s roof lines. The new rear addition and the existing rear addition roof will also be reconstructed to match the gable roof form of the existing middle addition.

DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): Demolition Appendix Attached

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

ACCESSORY STRUCTURE(S):	
There are no additional accessory structures being added to the property.	
PAVERS: Not in scope	FENCES: Existing front iron fence & gate to be removed. Existing front lattice at west building to be removed. No proposed changes to other fences.
DECKS: Lower portion of front wall & facade of east building to be demolished. Porch to be restored to replicate original, matching west building. Lattice and screen of front porch of west building to be removed. Porch to be restored to original. New rails to be added.	PAINTING: Main paint to be pastel, aqua green (or similar) Trim to be white Solid board shutters to be white Ceiling of porch to be light blue Lattice apron to be white
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
Addition of gravel driveway between two buildings. Orchid tree to be removed in back yard (unprotected by KWTC).	Not in scope.
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
Ductless, mini-split units to be installed in new bedrooms of original buildings.	

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	☐ APPROVED ☐ NOT APPROVED ☐ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	☐ APPROVED ☐ NOT APPROVED ☐ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	☐ APPROVED ☐ NOT APPROVED ☐ 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.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:

314 Southard Street, Key West, FL 33040

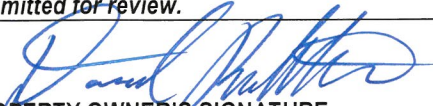
PROPERTY OWNER'S NAME:

David Ribbans, Brian Ribbans, Anne Druessedow

APPLICANT NAME:

David Ribbans, Brian Ribbans, Anne Druessedow

I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval **PRIOR to proceeding with the work outlined above** and that a final inspection is required under this application. I also understand that **any changes to an approved Certificate of Appropriateness must be submitted for review.**


PROPERTY OWNER'S SIGNATURE

12/22/25
DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

- Existing lower portion of front facade of east building to be demolished. Front wall to be moved back to restore front porch. Front porch to be restored back to original to match the porch of the west building.
- Existing connecting hyphen at rear of buildings will be demolished and replaced, with gable roof creating sawtooth roofline.
- Existing front metal gate, screen and lattice will be demolished, replaced with wood fence and rails.
- Existing exterior siding, windows and roofing to be demolished and replaced.
- Existing foundations, framing, finished floors and all other interior finishes to be demolished and replaced.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies):

(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

Entire systems or elements of existing framing (walls and floor), foundations, siding, exterior paint, windows, flooring, and interior finishes are compromised by extreme deterioration (rot and insect damage).

(2) Or explain how the building or structure meets the criteria below:

(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

The existing front porches are closed-in or covered by facade that is not original to the late 1880s. These are believed to be added in the late 60s or 70s. The previous owner recalls when they were open porches prior to enclosure. This application proposes to restore them back to their original.

The existing connecting hyphen and rear additions are also believed to be added in the late 60s or 70s, therefore, lack historic significance. Proposed modifications aim to improve aesthetic from the street of non-1880s building components. This application proposes to update the hyphen roof-line to a gable roof, with a peak and cornice that is lower than the two original buildings. See drawings provided with application.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

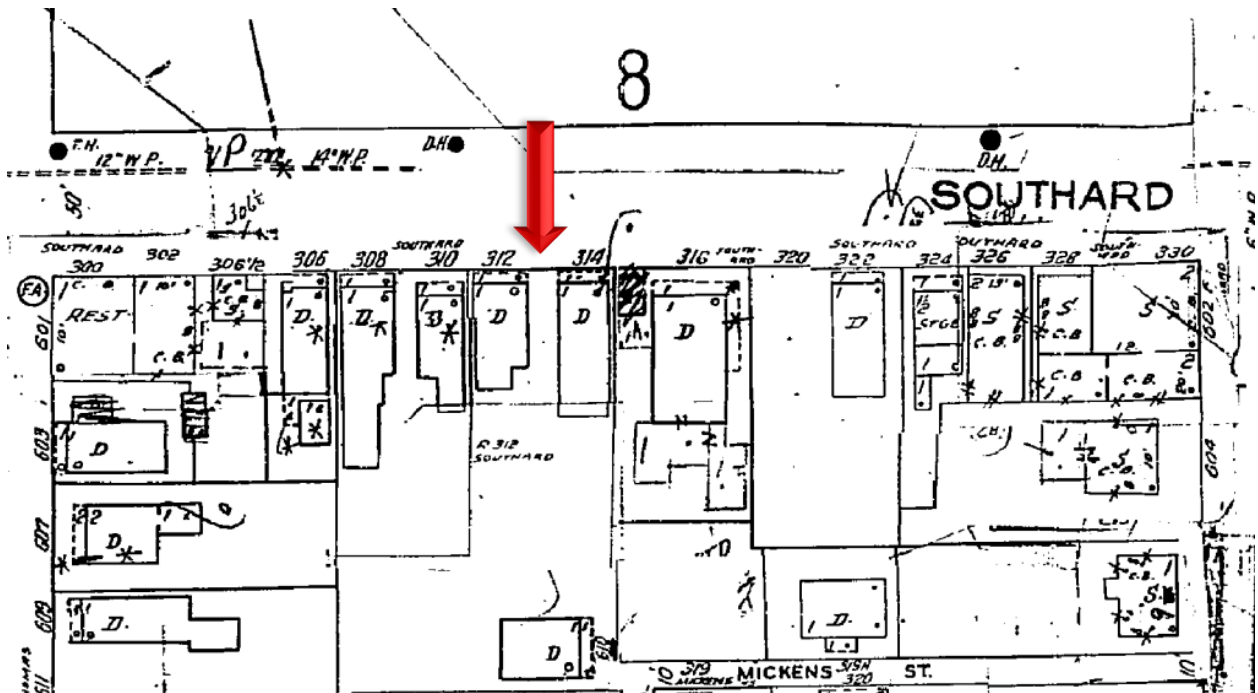
(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
N/A
(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
The original structures architecturally contribute to the historic downtown area as a "cigar factory workers cottages". The later additions proposed to be demolished/modified do not contribute.
(d) Is not the site of a historic event with significant effect upon society.
N/A
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
N/A
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
N/A
(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.
N/A
(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.
N/A

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

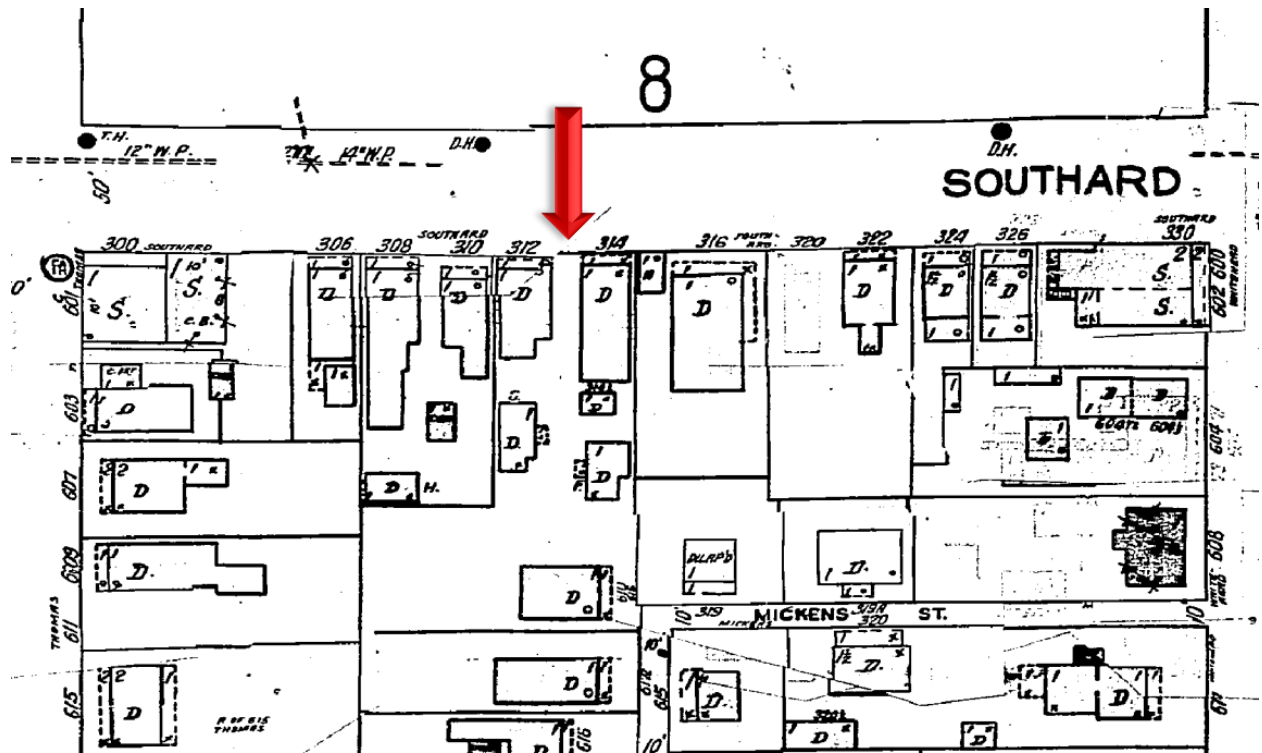
(i) Has not yielded, and is not likely to yield, information important in history,
N/A

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:
The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):
(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.
(4) Removing buildings or structures that would otherwise qualify as contributing.

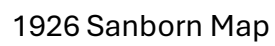
SANBORN MAPS



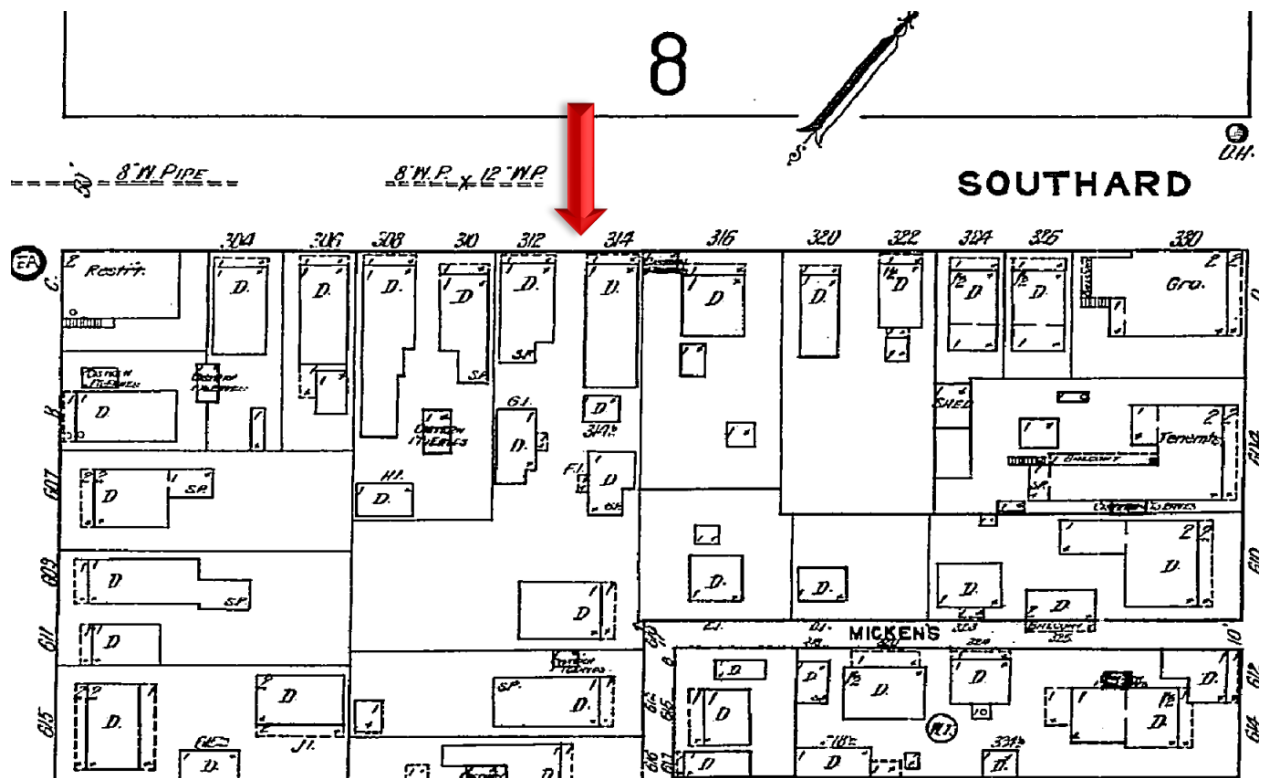
1962 Sanborn Map



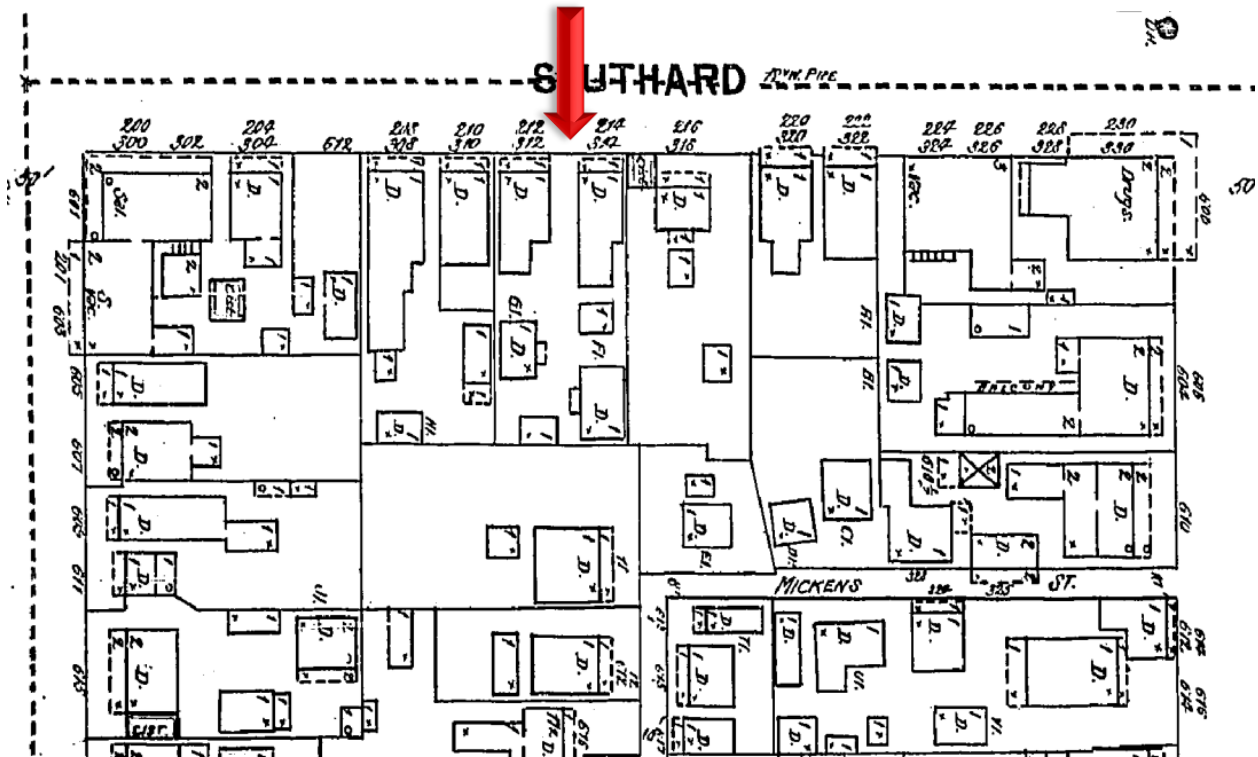
1948 Sanborn Map



1926 Sanborn Map



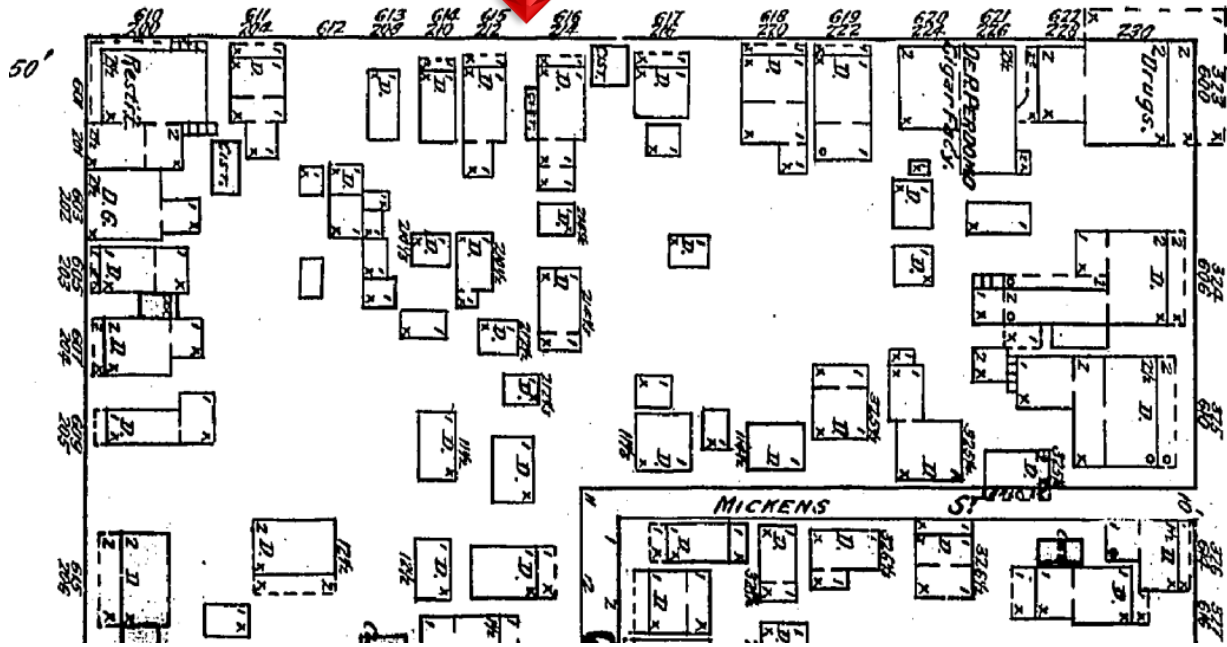
1912 Sanborn Map



1899 Sanborn Map

SHEET

SOUTHARD



1892 Sanborn Map

1889 Sanborn Map

PROJECT PHOTOS

HARC APPLICATION PHOTOS

314 SOUTHARD STREET



WEST WING

EAST WING

CONNECTING
HYPHEN

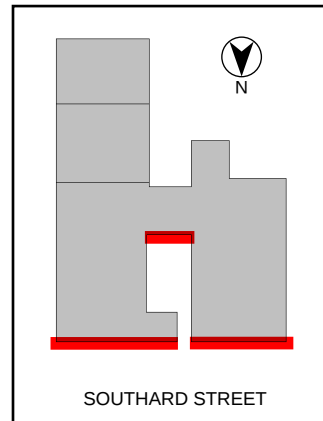


PHOTO 1: FRONT ELEVATION FROM SOUTHARD ST.

NOTE: ALL TRIMS (AT WINDOWS, DOORS, EAVES, EDGES, CORNERS, AND BASE TO BE REPLACED WHERE NOT SALVAGEABLE WITH NEW WOOD TRIM MATCHING EXISTING.



V-CRIMP METAL ROOF TO BE REPLACED IN KIND.

STANDARD WOOD SIDING TO BE PRESERVED/RESTORED & PAINTED

LATTICE & SCREEN TO BE REMOVED & REPLACED WITH GUARD RAIL

METAL GATE (TO BE REMOVED)

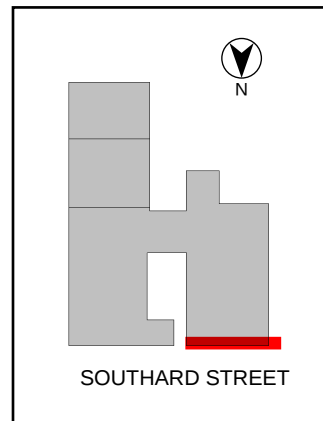


PHOTO 2: WEST WING FRONT



STANDARD WOOD SIDING TO BE PRESERVED/RESTORED & PAINTED

DOOR TO BE REPLACED WITH WOOD DOOR & STAINED.

INOPERABLE SHUTTERS TO BE REPLACED WITH OPERABLE WOOD SHUTTERS

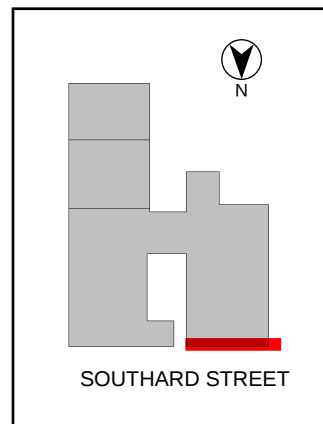


PHOTO 3: WEST WING FRONT



6-ON-6 WINDOWS TO BE RESTORED/REUSED, IF SALVAGEABLE.

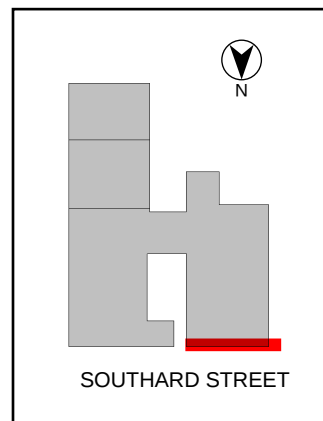


PHOTO 4: WEST WING FRONT INTERIOR



VERTICAL SLAT SIDING
TO BE REPLACED WITH
STANDARD LAP WOOD
SIDING & PAINTED.

WINDOWS TO BE
REMOVED AND
REPLACED.

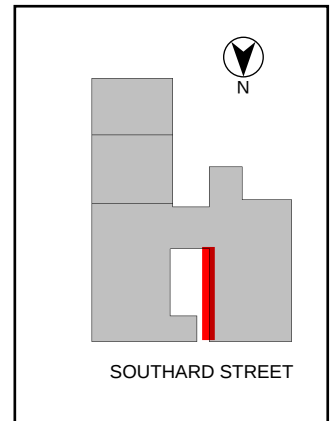


PHOTO 5: WEST WING, EAST ELEVATION



REAR LIMIT OF WEST WING
(ORIGINAL 1880s BUILDING)
AND EXTENT OF DEMOLITION
AT BATHROOM.

VERTICAL SLAT
SIDING

BATHROOM ADDITION TO
BE DEMOLISHED FOR
PROPOSED ADDITION.

EXISTING
NOVELTY WOOD
SIDING

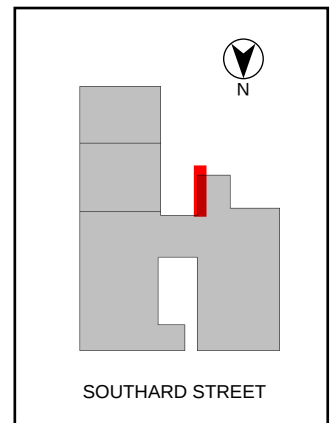


PHOTO 6: WEST WING, EAST SIDE (REAR)



V-CRIMP METAL ROOF TO
BE REPLACED IN KIND.

NOVELTY WOOD
SIDING

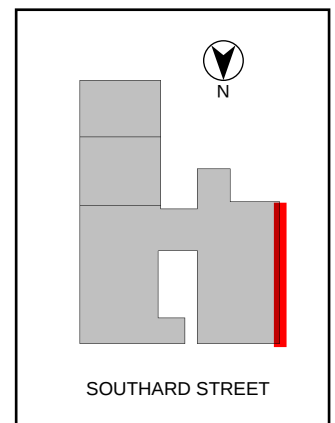


PHOTO 7: WEST WING, WEST ELEVATION



REAR OF WEST WING
(ORIGINAL 1880s BUILDING).
GABLE END. EXISTING
NOVELTY WOOD SIDING

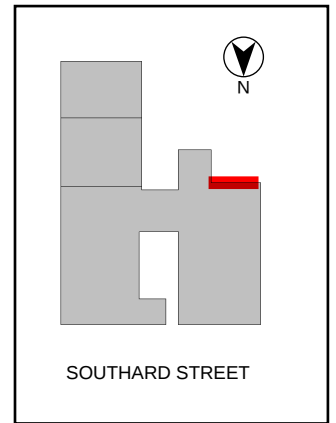


PHOTO 8: WEST WING REAR ELEVATION



REAR OF WEST WING
(ORIGINAL 1880s BUILDING).
GABLE END. EXISTING
NOVELTY WOOD SIDING

REAR LIMIT OF WEST WING
(ORIGINAL 1880s BUILDING)
AND EXTENT OF DEMOLITION
AT BATHROOM.

BATHROOM ADDITION.
TO BE DEMOLISHED FOR
PROPOSED ADDITION.

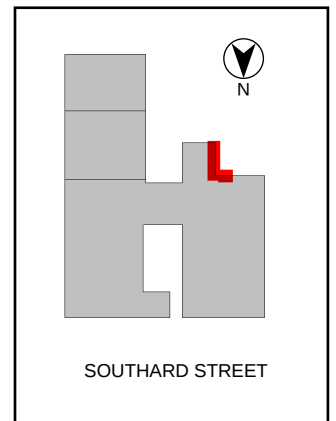


Photo 9: WEST WING REAR



REAR OF WEST WING
(ORIGINAL 1880s BUILDING).
GABLE END. EXISTING
NOVELTY WOOD SIDING

BATHROOM ADDITION.
TO BE DEMOLISHED
FOR PROPOSED
ADDITION.

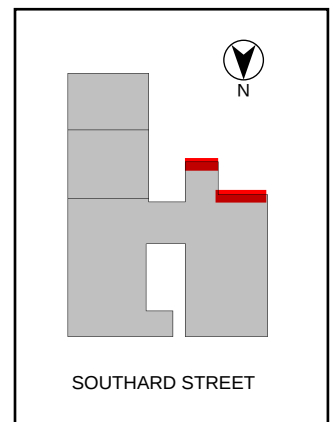


Photo 10: WEST WING REAR



PHOTO 11: EAST WING FRONT ELEVATION

V-CRIMP METAL ROOF TO BE REPLACED IN KIND.

STANDARD LAP WOOD SIDING, PAINTED, ABOVE

NOVELTY WOOD SIDING, PAINTED, BELOW

ENTRY CANOPY TO BE DEMOLISHED

METAL GATE TO BE DEMOLISHED.

LOWER PORTION OF FRONT ELEVATION TO BE DEMOLISHED AND RECONSTRUCTED TO RESTORE ORIGINAL PORCH (~4 FT BACK),. MATCH CONSTRUCTION AND FINISHES OF WEST WING.

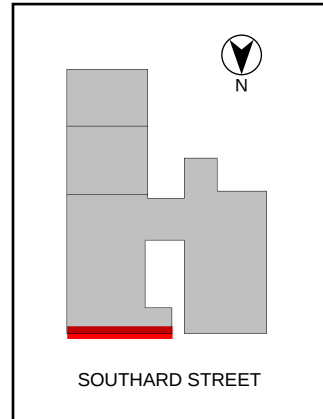
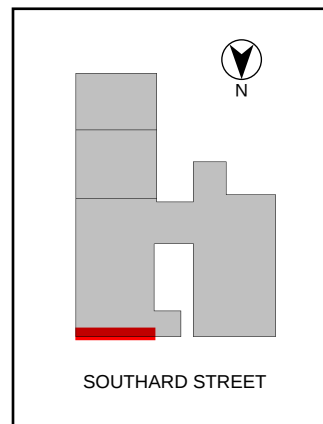


PHOTO 12: EAST WING FRONT (INTERIOR)

SEAMS IN INTERIOR CEILING AT BOUNDARY OF ORIGINAL PORCH.

FRONT FACADE TO BE DEMOLISHED AND RECONSTRUCTED TO RESTORE ORIGINAL PORCH (~4 FT BACK),. MATCH CONSTRUCTION AND FINISHES OF WEST WING.



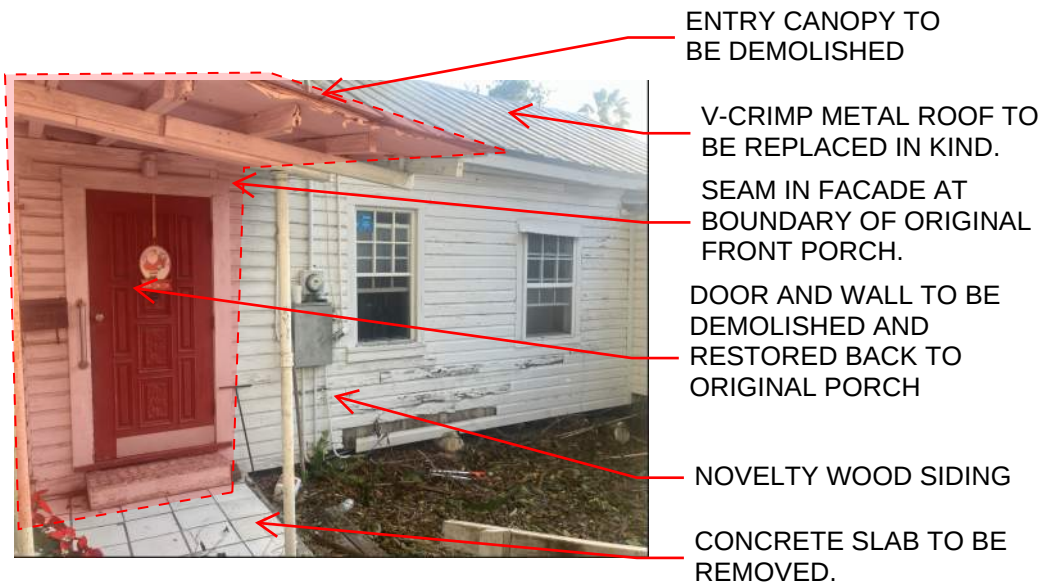


PHOTO 13: EAST WING, WEST SIDE

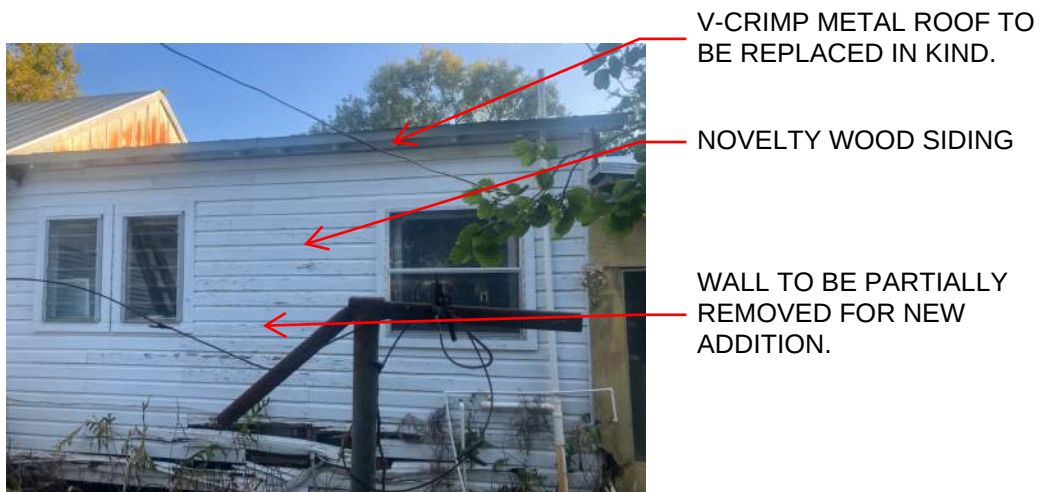
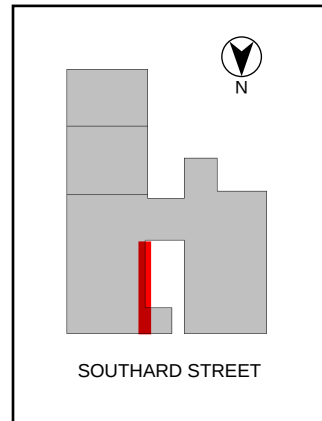


PHOTO 14: EAST WING, WEST SIDE, EXISTING ADDITION

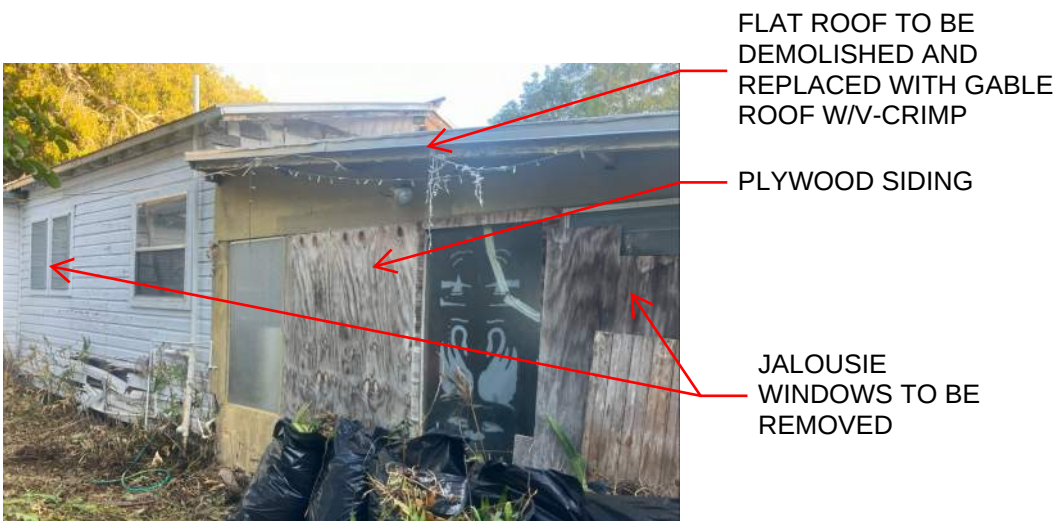
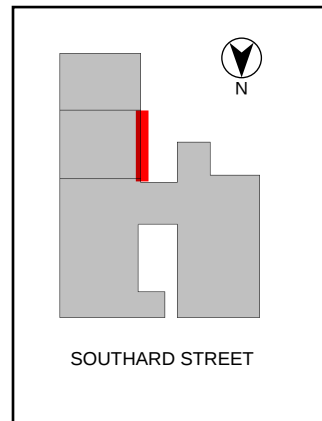
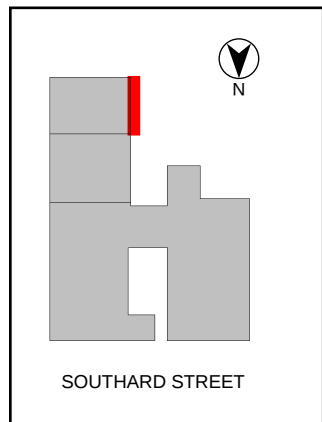


PHOTO 15: EAST WING, WEST SIDE, REAR ADDITION





V-CRIMP METAL ROOF TO BE REPLACED IN KIND.

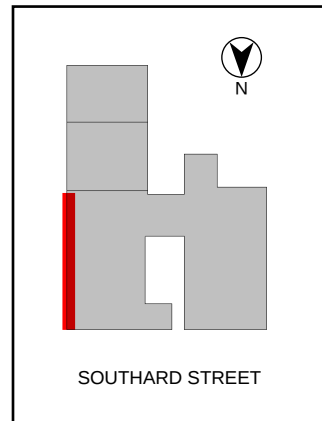
WINDOWS TO BE REPLACED

SEAM IN FACADE AT BOUNDARY OF ORIGINAL FRONT PORCH.

WALL TO BE DEMOLISHED AND RESTORED BACK TO ORIGINAL PORCH

NOVELTY WOOD SIDING

PHOTO 16: EAST WING, EAST SIDE

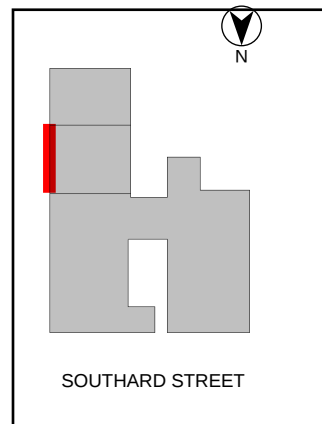


V-CRIMP METAL ROOF TO BE REPLACED IN KIND.

NOVELTY WOOD SIDING

JALOUSIE WINDOWS TO BE REMOVED

PHOTO 17: EAST WING, EAST SIDE, MIDDLE ADDITION



PLYWOOD SIDING

PHOTO 18: EAST WING, EAST SIDE, REAR ADDITION

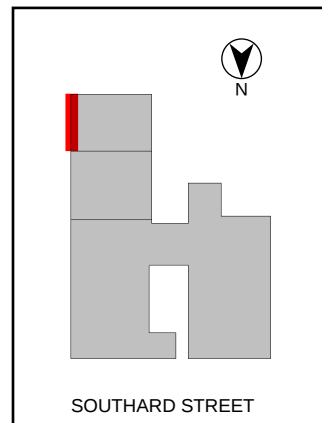


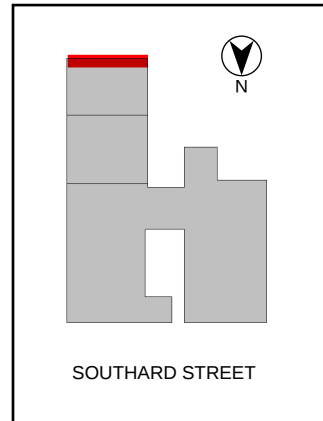


PHOTO 19: EAST WING, REAR, ADDITION

FLAT ROOF TO BE
REMOVED.AND
REPLACED WITH
PITCHED GABLE ROOF
MATCHING PITCH OF
MIDDLE ADDITION.

JALOUSIE
WINDOWS TO BE
REMOVED

CONCRETE SLAB
AND BRICK
PAVERS



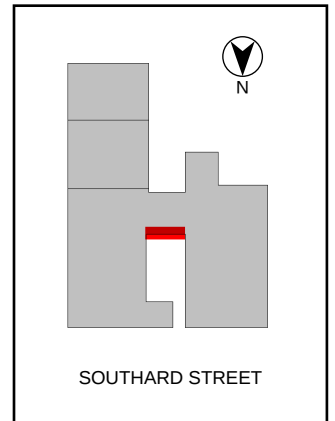
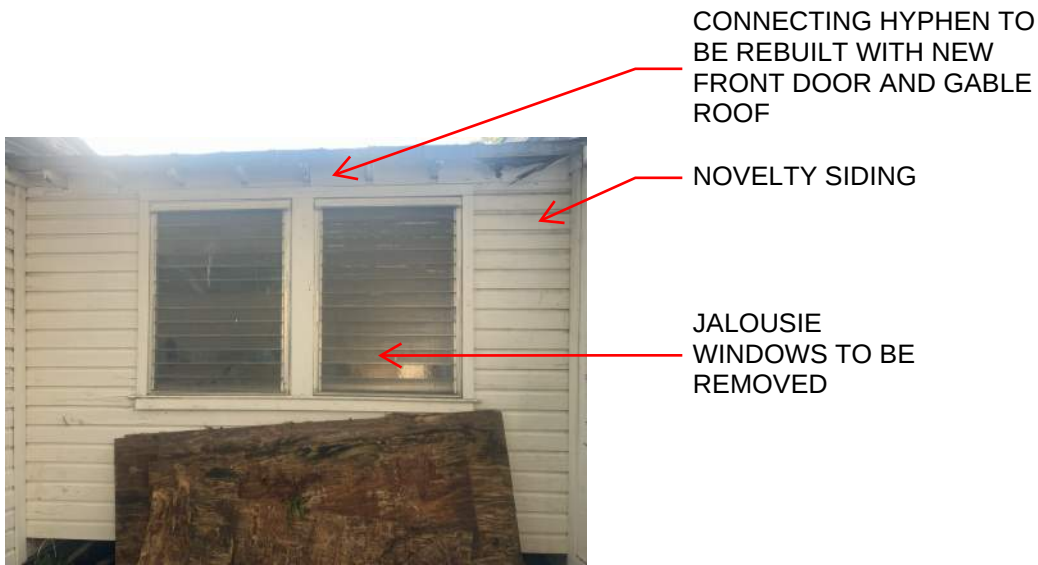


Photo 20: CONNECTING HYPHEN, FRONT ELEVATION

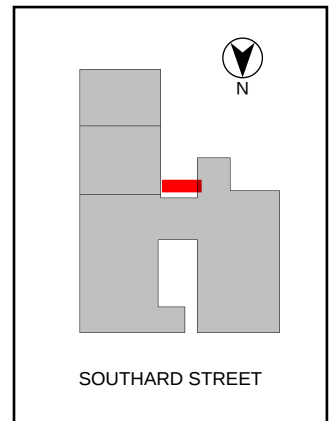


Photo 21: CONNECTING HYPHEN, REAR ELEVATION



Photo 22: EAST NEIGHBORING PROPERTY - 316 SOUTHARD STREET



Photo 23: WEST NEIGHBORING PROPRTY - 308 SOUTHARD STREET

SURVEY

LEGAL DESCRIPTION (Official Records Book 2904, Page 569):

A part of Lot Three (3), Square Sixty-Three (63), and having a frontage of Fifty (50) feet on Southard Street and a depth of One Hundred (100) feet and Six (6) inches, lying between Whitehead and Thomas Streets, also known as 312 and 314 Southard Street in the City of Key West.

LEGAL DESCRIPTION (From: Chicago Title Insurance Company Commitment Number: 12682917; Dated: 11/25/2025 revision D)

ON THE ISLAND OF KEY WEST AND KNOWN ON WILLIAM A. WHITEHEAD'S MAP OF SAID ISLAND DELINEATED IN FEBRUARY, 1829 AS A PART OF LOT THREE (3) SQUARE SIXTY-THREE (63), AND HAVING A FRONTAGE OF FIFTY (50) FEET ON SOUTHARD STREET AND A DEPTH OF ONE HUNDRED (100) FEET AND SIX (6) INCHES, LYING BETWEEN WHITEHEAD AND THOMAS STREETS AND BETTER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SOUTHARD STREET, AT THE INTERSECTION OF THE LINE DIVIDING LOT 2 AND SAID LOT 3 IN SQUARE 63, SAID POINT ALSO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE IN A SOUTHEASTERLY DIRECTION AND ALONG SAID LINE DIVIDING LOT 2 AND LOT 3, 100.5 FEET TO A POINT; THENCE IN A SOUTHWESTERLY DIRECTION, PARALLEL TO SOUTHARD STREET, 50 FEET, MORE OR LESS TO A POINT; THENCE IN A NORTHWESTERLY DIRECTION AND PARALLEL TO THE LINE DIVIDING LOT 2 AND LOT 3, 100.5 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SOUTHARD STREET SAID POINT BEING 150 FEET 9 INCHES NORTHEASTERLY FROM THE CORNER OF SOUTHARD STREET AND THOMAS STREET; THENCE IN A NORTHEASTERLY DIRECTION, ALONG SAID RIGHT-OF-WAY LINE, 50 FEET, MORE OR LESS, BACK TO THE POINT OF BEGINNING.

AFORESAID LYING AND BEING IN SECTION 6, TOWNSHIP 68S., RANGE 25E., IN THE CITY OF KEY WEST, MONROE COUNTY, FLORIDA

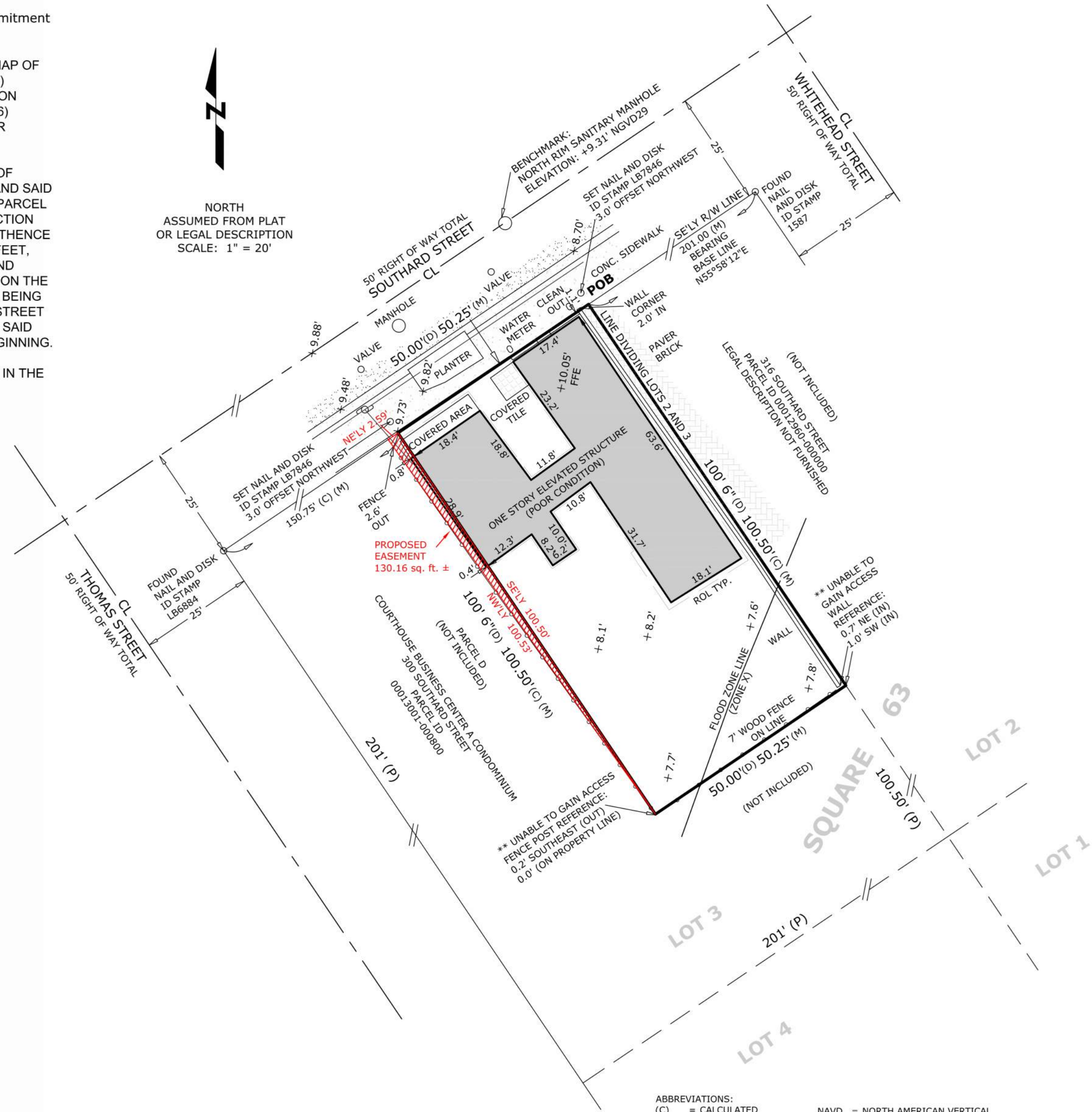
TOGETHER WITH PROPOSED EASEMENT
LEGAL DESCRIPTION
(AS NEWLY WRITTEN BY THE UNDERSIGNED)

A PORTION OF PARCEL D, ACCORDING TO THE DECLARATION OF CONDOMINIUM FOR THE COURTHOUSE BUSINESS CENTER AS RECORDED IN OFFICIAL RECORDS BOOK 2195, PAGE 99 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA. SAID PARCEL D LOCATED ON THE ISLAND OF KEY WEST, AND KNOWN AS A PART OF LOT 3 IN SQUARE 63 OF TIFT'S MAP OF THE CITY OF KEY WEST AND WILLIAM A. WHITEHEAD'S MAP OF SAID ISLAND AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THOMAS STREET AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SOUTHARD STREET; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SOUTHARD STREET, A DISTANCE OF 150.75 TO THE NORTHEAST CORNER OF SAID PARCEL D, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2904, PAGE 569 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE BOUNDARY LINE COMMON TO SAID PARCEL D AND SAID PARCEL RECORDED IN OFFICIAL RECORDS BOOK 2904, PAGE 569, A DISTANCE OF 100.50 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2904, PAGE 569; THENCE IN A NORTHWESTERLY DIRECTION AND ALONG A WOOD FENCE 100.53 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SOUTHARD STREET THAT IS 2.59 FEET SOUTHWESTERLY OF THE POINT OF BEGINNING; THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID SOUTHARD STREET, A DISTANCE OF 2.59 FEET BACK TO THE POINT OF BEGINNING.

CONTAINING 130.16 SQUARE FEET, MORE OR LESS

MAP OF BOUNDARY SURVEY
A PART OF LOT 3, SQUARE 63
WILLIAM A. WHITEHEAD MAP
KEY WEST, MONROE COUNTY, FLORIDA

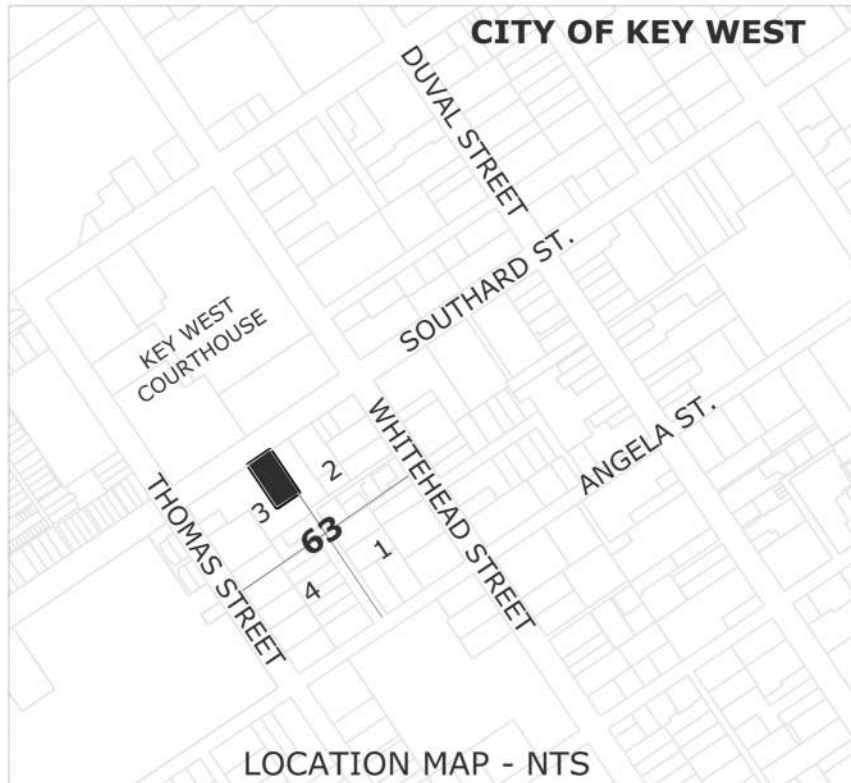


ABBREVIATIONS:
(C) = CALCULATED
CL = CENTERLINE
CGS = COAST AND GEODETIC SURVEY
CLF = CHAINLINK FENCE
(D) = DEED
EB = ELECTRIC BOX
EM = ELECTRIC METER
(F) = FIELD
PFE = FINISHED FLOOR ELEVATION
LB = LICENSE BUSINESS
LS = LICENSE SURVEYOR
(M) = MEASURED

NAVD = NORTH AMERICAN VERTICAL DATUM 1988
NGS = NATIONAL GEODETIC SURVEY
NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
P = PLAT
PID = PERMANENT IDENTIFIER
POB = POINT OF BEGINNING
R = RADIUS
ROL = ROOF OVERHANG LINE
SCO = SANITARY CLEAN-OUT
SMH = SANITARY MANHOLE
SV = SEWER VALVE
WM = WATER METER
WV = WATER VALVE

PLASTIC FENCE
WOOD FENCE
CHAIN LINK FENCE
OVERHEAD WIRES

FIRE HYDRANT
UTILITY POLE CONC.
UTILITY POLE METAL
UTILITY POLE WOOD



ADDRESS:
314 SOUTHARD STREET
KEY WEST, FLORIDA 33040

BEARING BASE:
N55°58'12"E ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF SOUTHARD STREET ASSUMED

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

ELEVATIONS SHOWN AS
X.XX REFER TO NGVD 1929

BENCHMARK USED: NGS PID AA0008
STAMPING: 14.324
MARK LOGO: CGS
ELEVATION: 14.32' NGVD29

FLOOD ZONE DATA:
COMMUNITY NUMBER: 120168
MAP NUMBER: 12087C-1516K
MAP DATE: 02/18/05
REVISED EFFECTIVE DATE: 02/18/05
FLOOD ZONE: X
BASE FLOOD ELEVATION: NONE

GENERAL NOTES:
1. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
2. THE UNDERSIGNED SURVEYOR & MAPPER.
3. ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
4. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
5. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES.
6. PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
8. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.
9. THE EXPECTED USE OF THE PROPERTY IS RESIDENTIAL WITH AN ACCURACY STANDARD OF ONE FOOT IN 7,500 FEET. ACCURACY WAS VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS TO MEET OR EXCEED CLOSURE.
SYMBOLS SHOWN HEREON AND IN THE LEGEND MAY HAVE BEEN ENLARGED FOR CLARITY. THESE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.

REECE & ASSOCIATES
PROFESSIONAL SURVEYORS AND MAPPERS
LICENSED BUSINESS (LB) NO. 7846
31193 AVENUE A, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
EMAIL: INFO@REECESURVEYING.COM

CERTIFIED TO:

Brian Ribbans and Anne Druesedow, husband and wife and David Ribbans
First State Bank of the Florida Keys
Chicago Title Insurance Company
Spottswood, Spottswood, Spottswood & Sterling, PLLC

REVISION 10/24/25: WRITE LEGAL DESCRIPTION
REVISION 12/1/25: ADD PROPOSED EASEMENT
REVISION 12/2/25: LEGAL DESCRIPTION FROM TITLE COMMITMENT

SCALE: 1"=20'
FIELD DATE: 10/13/25
REVISION DATE: 12/2/25
SHEETS: 1 OF 1
FIELD CREW: RB/BH
DRAWN BY: GF
CHECKED BY: KB
INVOICE NO.: 25100601

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 5-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) (SETBACKS), 1(B)(3) (ENCROACHMENTS), & 1(B)(4) (EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

Gino Furlano
Digitally signed by Gino Furlano
Date: 2025.12.02 09:29:41 -05'00'

GINO FURLANO
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 5044

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



** FLORIDA ADMINISTRATIVE CODE
CHAPTER 5-17.052 STANDARDS OF PRACTICE:
SPECIFIC SURVEY, MAP, AND REPORT REQUIREMENTS.

2 BOUNDARY MONUMENTS:
(B) 6. WHEN A CORNER FALLS IN A HARD SURFACE SUCH AS ASPHALT OR CONCRETE, ALTERNATE MONUMENTATIONS MAY BE USED THAT IS DURABLE AND IDENTIFIABLE. (EXAMPLES: FENCE POST, BLDG. CORNERS, ETC.)

PROPOSED DESIGN

PROJECT PARROT'S PERCH

RESIDENTIAL REHABILITATION AND RENOVATION

314 SOUTHARD STREET
KEY WEST, FL 33040

ZONING DATA

ADDRESS: 312-314 SOUTHARD STREET, KEY WEST, FL 33040
Occupancy Classification: SINGLE FAMILY RESIDENTIAL
Zoning Classification: HRO - HISTORIC RESIDENTIAL/OFFICE

SCOPE OF WORK

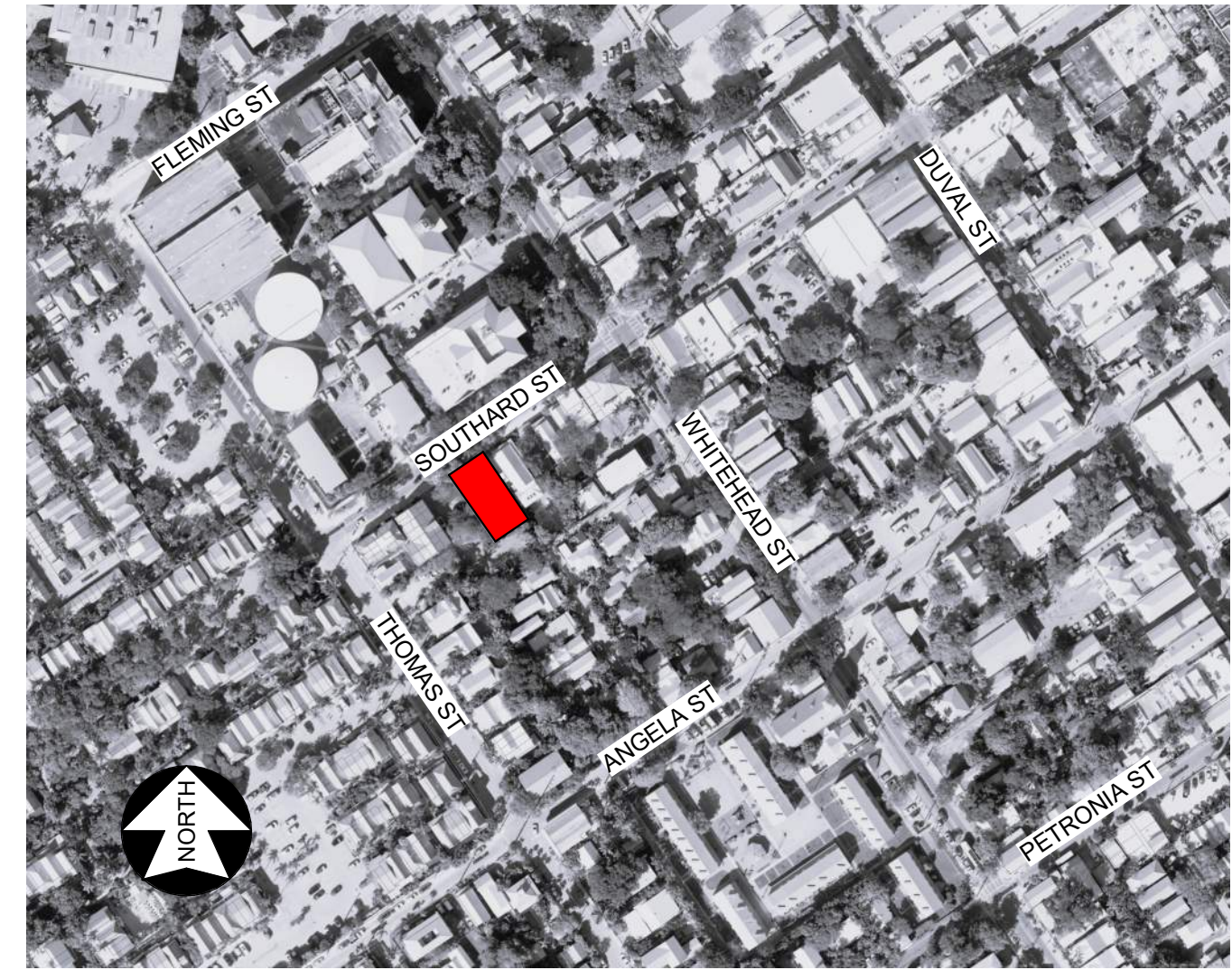
RENOVATION OF CONTRIBUTING HISTORIC RESIDENTIAL BUILDING IN KEY WEST, FLORIDA. THE HISTORIC BUILDING CONSISTS OF TWO CIGAR FACTORY WORKER COTTAGES. RENOVATION WORK INCLUDES RESTORATION OF EAST WING PORCH, REPLACEMENT OF EXISTING WINDOWS, WHERE NOT SALVAGEABLE, AND A NEW REAR ADDITION.

SHEET LIST

SHEET NO.	NAME
A0.0	TITLE SHEET
A0.2	HARC PERIMETER AND PARCELS
A0.3	HARC PERIMETER AND PARCELS
A0.4	MONROE COUNTY PROPERTY APPRAISER PROPERTY RECORDS CARD
A0.5	EXISTING SURVEY
A0.10	EXISTING SITE PLAN
A0.11	PROPOSED SITE PLAN & SITE DATA TABLE
D1.0	FIRST FLOOR DEMOLITION PLAN
D2.0	EXTERIOR DEMOLITION ELEVATIONS
D2.1	EXTERIOR DEMOLITION ELEVATIONS
D2.2	EXTERIOR DEMOLITION ELEVATIONS
A1.0	FIRST FLOOR PLAN
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS



SITE LOCATION



Brian Ribbens
David Ribbens
314 Southard Street
Key West, FL 33040

314 SOUTHARD STREET
KEY WEST, FLORIDA

Project

TITLE SHEET

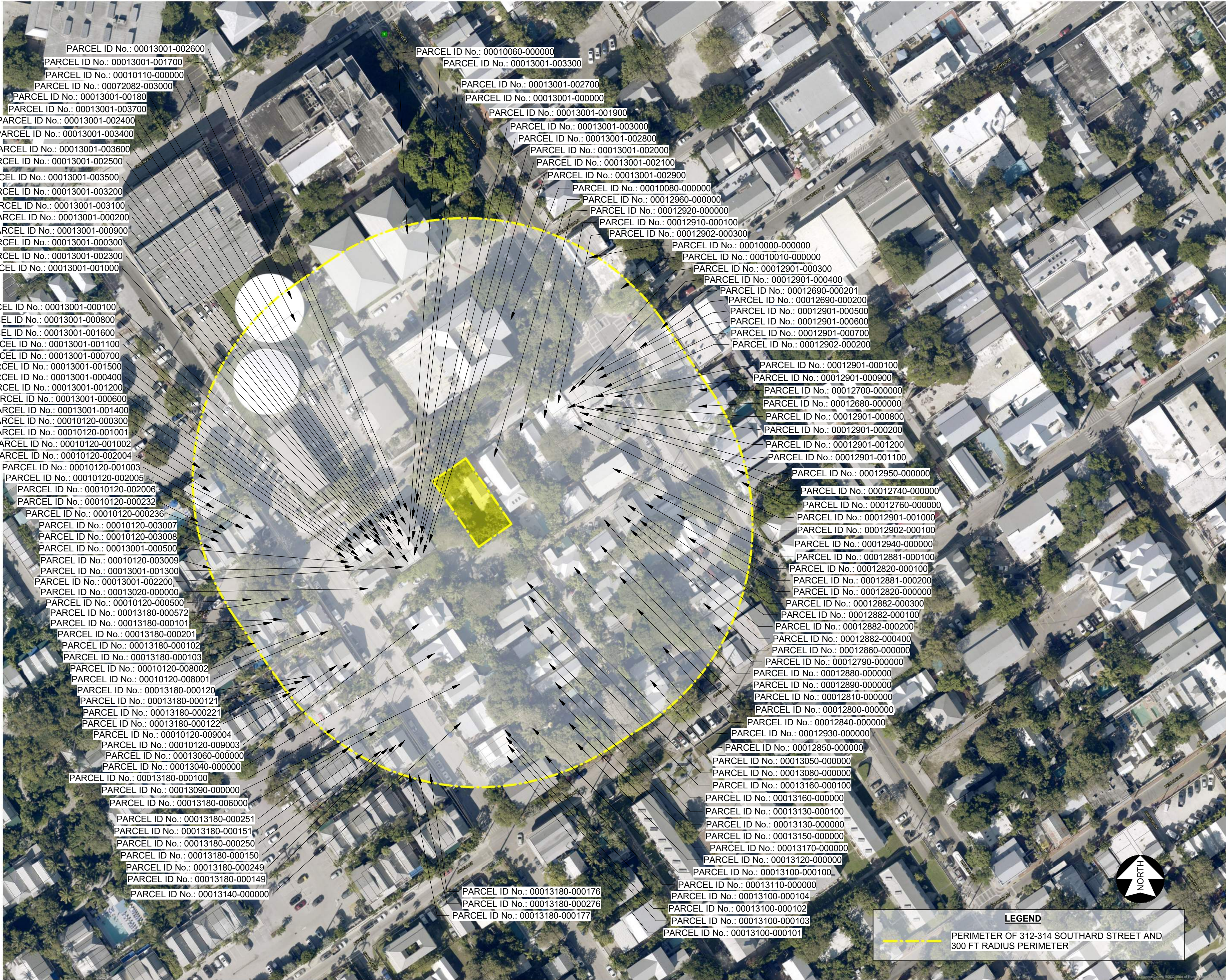
Drawing Title

Commission	Checked ASR	Date 12/31/19
Drawn DAR	Approved BPR	Scale As indicated

Drawing No.

A0.0

Seal



AERIAL MAP - PARCELS WITHIN 300 FT
SCALE: 1" = 80'-0"

Brian Ribbens
David Ribbens
314 Southard Street
Key West, FL 33040

No.	12/22/2025	HARC SUBMISSION	By
	Date	Description	

314 SOUTHARD STREET
KEY WEST, FLORIDA

Project

HARC PERIMETER AND
PARCELS

Drawing Title

Commission	Checked ASR	Date 09/20/25
Drawn DAR	Approved BPR	Scale 1" = 80'-0"

A0.2

Seal

Parcel ID No.	Owner	Address
00010060-000000	Monroe County	500 Whitehead St. Key West, FL
00013001-003300	CODE 74 LLC	302 Southard St. Unit 208 Key West, FL
00013001-002700	COLL CPA Solutions PA	302 Southard St. Unit 202 Key West, FL
00013001-000000	Courthouse Business Center Condominium	300-302 Southard St. Key West, FL
00013001-001900	McGrath Patricia Louzan	302 Southard St. Unit 103 Key West, FL
00013001-003000	Eden Holdings Key West LLC	302 Southard St. Unit 205 Key West, FL
00013001-002800	Eden Holdings Key West LLC	302 Southard St. Unit 203 Key West, FL
00013001-002000	CODE 74 LLC	302 Southard St. Unit 104 Key West, FL
00013001-002100	Figurit Inc	302 Southard St. Unit 105 Key West, FL
00013001-002900	Eden Holdings Key West LLC	302 Southard St. Unit 204 Key West, FL
00010080-000000	County of Monroe	530 Whitehead St. Key West, FL
00012960-000000	Vazquez, Raymond J	316 Southard St. Key West, FL
00012920-000000	Parker, Brian J; Parker, Paula M; Parker Jr, Brian J; Parker, Scott J	322 Southard St. Key West, FL
00012910-000100	Hands of Key West LLC	324 Southard St. Key West, FL
00012902-000300	We Cycle Inc	326 Southard St. Unit 3 Key West, FL
00010000-000000	531 Whitehead Street LLC	529 Whitehead St. Key West, FL
00010010-000000	1100 Duval Building LLC	533 Whitehead St. Key West, FL
00012901-000300	Donahue, Robert J	600 Whitehead St. Unit C-3 Key West, FL
00012901-000400	Peace Love & Custard LLC	600 Whitehead St. Unit C-4 Key West, FL
00012690-000201	Whitehead Ventures LLC	601 Whitehead St. Unit 1 Key West, FL
00012901-000500	Apps 47 Inc	600 Whitehead St. Unit 201 Key West, FL
00012901-000600	Sidman Properties LLC	600 Whitehead St. Unit 202 Key West, FL
00012901-000700	Vaught, Bill; Vaught, Sandra; Vaught, Karen	600 Whitehead St. Unit 203 Key West, FL
00012690-000200	Southard and Whitehead Condominium	601 Whitehead St. Key West, FL
00012902-000200	We Cycle Inc	326 Southard St. Unit 2 Key West, FL
00012901-000100	600 Whitehead LLC	600 Whitehead St. Unit C-1 Key West, FL
00012901-000900	Bism Rabbik Foundation Inc	600 Whitehead St. Unit 204 Key West, FL
00012700-000000	Whitehead Ventures LLC	609 Whitehead St. Key West, FL
00012680-000000	Coco Plum Key West LLC	615 Whitehead St. Key West, FL
00012901-000800	Bism Rabbik Foundation Inc	600 Whitehead St. Unit 205 Key West, FL
00012901-000200	Niu Dianhong	600 Whitehead St. Unit C-2 Key West, FL
00012901-001200	Alan Fowler Law PLLC	600 Whitehead St. Unit 208 Key West, FL
00012901-001100	Alan Fowler Law PLLC	600 Whitehead St. Unit 207 Key West, FL
00012950-000000	Cara Higgins PA	604 Whitehead St. Key West, FL
00012740-000000	Leesfield, Cynthia W	615 1/2 Whitehead St. Key West, FL
00012760-000000	Cand K Property Inc	617 Whitehead St. Key West, FL
00012901-001000	Bism Rabbik Foundation Inc	600 Whitehead St. Unit 206 Key West, FL
00012902-000100	We Cycle Inc	326 Southard St. Unit 1 Key West, FL
00012940-000000	Horan Law LLP	608 Whitehead St. Key West, FL
00012881-000100	Rew Property Enterprises LLC	608 Whitehead St. Unit C-1 Key West, FL
00012820-000100	Eid, Steven A Rev Trust 4/24/1992 and 2/5/2000	616 1/2 Whitehead St. Key West, FL
00012881-000200	Rew Property Enterprises LLC	614 Whitehead St. Unit C-2 Key West, FL
00012820-000000	Krachinski, Zachary	618 Whitehead St. Key West, FL
00012882-000300	Rew Property Enterprises LLC	614 Whitehead St. Unit R-3 Key West, FL
00012882-000100	Rew Property Enterprises LLC	614 Whitehead St. Unit R-1 Key West, FL
00012882-000200	Rew Property Enterprises LLC	614 Whitehead St. Unit R-2 Key West, FL
00012882-000400	Rew Property Enterprises LLC	614 Whitehead St. Unit R-4 Key West, FL
00012860-000000	Davidson, Judith H Living Trust 02/24/2021	624 Whitehead St. Key West, FL
00012790-000000	327 Angela LLC	632 Whitehead St. Key West, FL
00012880-000000	614 Whitehead Master Property Owners	Parking SP Whitehead St. Key West, FL

Parcel ID No.	Owner	Address
00012890-000000	Soboleski, Edward; O'Neil, Suzanne	
00012810-000000	Smith, Garrett; Smith, Paige	617 Mickens Ln. Key West, FL
00012800-000000	Long, Juanita M	619 Mickens Ln. Key West, FL
00012840-000000	Chatman, Anthony Wade	323 Angela St. Key West, FL
00012930-000000	White, J Larry; Sturtevant, Susan R	615 Mickens Ln. Key West, FL
00012850-000000	317 Angela LLC	317 Angela St. Key West, FL
00013050-000000	Wright, Gabriel; Fitzke, Kim	612 Mickens Ln. Key West, FL
00013080-000000	Zurheide, Jack A	616 Mickens Ln. Key West, FL
00013160-000100	Grannis, Jane G Trust 03/03/2022	620 Mickens Ln. Key West, FL
00013160-000000	Thompson, James G	618 Mickens Ln. Key West, FL
00013130-000100	Vogan, Samuel W; Vogan, Silvina	622 Mickens Ln. Key West, FL
00013130-000000	Martin, Joshua; Kaehn, Ashley	624 Mickens Ln. Key West, FL
00013150-000000	Pinkhouse of Key West Inc	626 Mickens Ln. Key West, FL
00013170-000000	Pinkhouse of Key West Inc	628 Mickens Ln. Key West, FL
00013120-000000	631 Thomas Associates LTD	630 Mickens Ln. Key West, FL
00013100-000100	Old Town Condominium	623 Thomas St. Unit A-D Key West, FL
00013110-000000	631 Thomas Associates LTD	631 Thomas St. Key West, FL
00013100-000104	Fischl, Mark	623 Thomas St. Unit D Key West, FL
00013100-000102	Young, Julie	623 Thomas St. Unit B Key West, FL
00013100-000103	Sharpe, Audrey R Article 8 Trust 08/06/2012	623 Thomas St. Unit C Key West, FL
00013100-000101	Bigelow III, John; Bigelow, Deborah	623 Thomas St. Unit A Key West, FL
00013180-000176	Kling, Randall S	620 Thomas St. Unit 176 Key West, FL
00013180-000276	Waddell, Jack and Ellis Jo Anne Revocable Trust	620 Thomas St. Unit 276 Key West, FL
00013180-000177	Gittins, Francine Lecompte	620 Thomas St. Unit 177 Key West, FL
00013140-000000	Pope, Russell J; Pope, Michelle J	621 Thomas St. Key West, FL
00013180-000149	Moore, Kathleen L	620 Thomas St. Unit 149 Key West, FL
00013180-000249	Jackson, Michelle N; Duignan, Faith R	620 Thomas St. Unit 249 Key West, FL
00013180-000150	Clifton, Jonathan W III Rev TR 03/21/2013	620 Thomas St. Unit 150 Key West, FL
00013180-000250	Moon, Eileen	620 Thomas St. Unit 250 Key West, FL
00013180-000151	Duffy, Daniel A; Duffy, Deeann L	620 Thomas St. Unit 151 Key West, FL
00013180-000251	Hunt, Stacey W	620 Thomas St. Unit 251 Key West, FL
00013180-006000	Truman Annex Master Property Owners Association Inc	616 Thomas St. Key West, FL
00013090-000000	Dobson, Thomas	619 Thomas St. Key West, FL
00013180-000100	Shipyard A Condominium	620 Thomas St. Unit 101-299 Key West, FL
00013040-000000	Merrill, Susan L Revocable Trust 02/29/2024	615 Thomas St. Key West, FL
00013060-000000	Mobley Sr, Patrick; Mobley Sr, Aly; Mobley Jr, Horace; Mobley, Rickey W; Bain, Denise Kimberly	609 Thomas St. Key West, FL
00010120-009003	Truman South LLC	218 Southard St. Key West, FL
00010120-009004	Lee, Christopher A; Lee, Dannen G	214 Southard St. Key West, FL
00013180-000122	Leneve, Richard K; Leneve, Cheryl A	210-11 Southard St. Key West, FL
00013180-000221	Georgen, William P; Georgen, Kathy J	210-14 Southard St. Key West, FL
00013180-000121	Chapa, Teofilo	210-13 Southard St. Key West, FL
00013180-000120	Johnson, Daniel K; Johnson, Corinne	210-15 Southard St. Key West, FL
00010120-008001	Romare, Joseph	216 Southard St. Key West, FL
00010120-008002	Bowman, James E; Bowman, Colleen M	212 Southard St. Key West, FL
00013180-000103	Hall, Michael and Debra Joint Trust 10/02/2013	208-6 Southard St. Key West, FL
00013180-000102	Agnew, Jack F Revocable Trust 03/02/2012	208-8 Southard St. Key West, FL
00013180-000201	Dubesky, Haroldd J; Dubensky, Tracy L, Dubensky, Tracy Lynn Mundorf Trust	208 Southard St. Unit 10 Key West, FL
00013180-000101	Bowman, James E; Bowman, Colleen M	208-9 Southard St. Key West, FL
00013180-000572	Truman Annex Master Property Owners Association Inc	Vacant Land. Key West, FL
00010120-000500	Truman Annex Master Property Owners Association Inc	R/W Southard St. Key West, FL

Parcel ID No.	Owner	Address
00013020-000000	603 Thomas and Associates LLC	603 Thomas St. Key West, FL
00013001-002200	Schmidt, Anthony R; Schmidt, Maria A	302 Southard St. Unit 106 Key West, FL
00013001-001300	CL Partners LLC	300 Southard St. Unit 206 Key West, FL
00010120-003009	Polhemus, Diane E Declaration of Trust 6/18/2008	241 Southard St. Key West, FL
00013001-000500	RCAMAX LLC	300 Southard St. Unit 106 Key West, FL
00010120-003008	Polhemus, Diane E Declaration of Trust 6/18/2008	245 Southard St. Key West, FL
00010120-003007	Arnold, Beverly C	249 Southard St. Key West, FL
00010120-000236	Truman Annex Master Property Owners Association Inc	Vacant Land. Key West, FL
00010120-000232	Truman Annex Master Property Owners Association Inc	273 Thomas St. Key West, FL
00010120-002006	Robinson, David Charles Guthrie	253 Southard St. Key West, FL
00010120-002005	Civil Properties South LLC	257 Southard St. Key West, FL
00010120-001003	McLauchlan, Patricia C Declaration Trust 11/14/01	277 Southard St. Key West, FL
00010120-002004	Horrocks, William L Trust 01/06/2005	261 Southard St. Key West, FL
00010120-001002	Smith, Robert L	273 Southard St. Key West, FL
00010120-001001	Ingley, David M; Ingley, Linda K	269 Southard St. Key West, FL
00010120-000300	Monroe County	500 Thomas St. Key West, FL
00013001-001400	Hylarides Conch LLC	300 Southard St. Unit 207 Key West, FL
00013001-000600	Truman Annex Master Property Owners Association Inc	300 Southard St. Unit 107 Key West, FL
00013001-001200	Community Foundation of the Florida Keys Inc	300 Southard St. Unit 205 Key West, FL
00013001-000400	RCAMAX LLC	300 Southard St. Unit 105 Key West, FL
00013001-001500	Dapser, Wayne	300 Southard St. Unit 208 Key West, FL
00013001-000700	Truman Annex Master Property Owners Association Inc	300 Southard St. Unit 108 Key West, FL
00013001-001100	Community Foundation of the Florida Keys Inc	300 Southard St. Unit 204 Key West, FL
00013001-001600	Key West Key Inc	300 Southard St. Unit 209 Key West, FL
00013001-000800	Community Foundation of the Florida Keys Inc	300 Southard St. Unit 201 Key West, FL
00013001-000100	Henkel, Robert	300 Southard St. Unit 101 Key West, FL
00013001-001000	Manz, David; Manz Sally	300 Southard St. Unit 203 Key West, FL
00013001-002300	Dyson, Marianna G	302 Southard St. Unit 107 Key West, FL
00013001-000300	300 Southard 103 LLC	300 Southard St. Unit 103 Key West, FL
00013001-000900	Community Foundation of the Florida Keys Inc	300 Southard St. Unit 202 Key West, FL
00013001-000200	Dooley, Coleen L	300 Southard St. Unit 102 Key West, FL
00013001-003100	Code 74 LLC	302 Southard St. Unit 206 Key West, FL
00013001-003200	HSI CBC LLC	302 Southard St. Unit 207 Key West, FL
00013001-003500	Cheri A Shapiro PA	302 Southard St. Unit 210 Key West, FL
00013001-002500	CODE 74 LLC	302 Southard St. Unit 110 Key West, FL
00013001-003600	GMFG Southard St LLC	302 Southard St. Unit 211 Key West, FL
00013001-003400	Sanchez, Yaiza	302 Southard St. Unit 209 Key West, FL
00013001-002400	CODE 74 LLC	302 Southard St. Unit 109 Key West, FL
00013001-003700	CODE 74 LLC	302 Southard St. Unit 212 Key West, FL
00013001-001800	Watkins Group Holdings LLC	302 Southard St. Unit 102 Key West, FL
00072082-003000	City of Key West	301 Southard St. Key West, FL
00010110-000000	Florida Keys Aqueduct Commission	521 Thomas St. Key West, FL
00013001-001700	Henkel, Robert K	302 Southard St. Unit 101 Key West, FL
00013001-002600	Wikiarms Inc	302 Southard St. Unit 201 Key West, FL

Brian Ribbans
David Ribbans
314 Southard Street
Key West, FL 33040

[illegible]

314 SOUTHARD STREET
KEY WEST, FLORIDA

Project

HARC PERIMETER AND PARCELS

Drawing Title

Commission	Checked ASR	Date 09/20/25
Drawn DAR	Approved BPR	Scale 12" = 1'-0"
Seal		Drawing No. A0.3

A0.3

A part of Lot Three (3), Square Sixty-Three (63), and having a frontage of Fifty (50) feet on Southard Street and a depth of One Hundred (100) feet and Six (6) inches, lying between Whitehead and Thomas Streets, also known as 312 and 314 Southard Street in the City of Key West.

ON THE ISLAND OF KEY WEST AND KNOWN ON WILLIAM A. WHITEHEAD'S MAP OF SAID ISLAND DELINEATED IN FEBRUARY, 1829 AS A PART OF LOT THREE (3) SQUARE SIXTY-THREE (63), AND HAVING A FRONTAGE OF FIFTY (50) FEET ON SOUTHARD STREET AND A DEPTH OF ONE HUNDRED (100) FEET AND SIX (6) INCHES, LYING BETWEEN WHITEHEAD AND THOMAS STREETS AND BETTER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

AFORESAID LYING AND BEING IN SECTION 6, TOWNSHIP 68S., RANGE 25E., IN THE CITY OF KEY WEST, MONROE COUNTY, FLORIDA

LEGAL DESCRIPTION
(AS NEWLY WRITTEN BY THE UNDERSIGNED)

COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY
RIGHT-OF-WAY LINE OF THOMAS STREET AND THE SOUTHEASTERLY
RIGHT-OF-WAY LINE OF SOUTHDARD STREET; THENCE IN A
NORTHEASTERLY DIRECTION ALONG THE SOUTHWESTERLY
RIGHT-OF-WAY LINE OF SOUTHDARD STREET, A DISTANCE OF 150.75
TO THE NORTHEAST CORNER OF SAID PARCEL D, SAID CORNER ALSO
BEING THE NORTHWEST CORNER OF THE PARCEL OF LAND
DESCRIBED IN OFFICIAL RECORDS BOOK 2904, PAGE 569 OF THE
PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND THE POINT OF
BEGINNING;
THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE BOUNDARY
LINE COMMON TO SAID PARCEL D AND SAID PARCEl RECORDED IN
OFFICIAL RECORDS BOOK 2904, PAGE 569, A DISTANCE OF 100.50
FEET TO THE SOUTHWEST CORNER OF SAID PARCEL DESCRIBED IN
OFFICIAL RECORDS BOOK 2904, PAGE 569; THENCE IN A
NORTHWESTERLY DIRECTION AND ALONG A WOOD FENCE 100.53
FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF
SOUTHDARD STREET THAT IS 2.59 FEET SOUTHWESTERLY OF THE
POINT OF BEGINNING; THENCE IN A NORTHEASTERLY DIRECTION
ALONG SAID SOUTHDARD STREET, A DISTANCE OF 2.59 FEET BACK TO
THE POINT OF BEGINNING.

CERTIFIED TO:

REVISION 10/24/25: WRITE LEGAL DESCRIPTION
REVISION 12/1/25: ADD PROPOSED EASEMENT
REVISION 12/2/25: LEGAL DESCRIPTION FROM TITLE COMMITMENT

HEREBY CERTIFY THAT THIS SUR 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 CHAPTERS 55-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.007, FLORIDA STATUTES. WHEN THIS SCHEDULE HAS BEEN PROVIDED TO THE PROVISIONS OF FLORIDA STATUTE 472.007, ENDORSEMENT FORM 9, SUBPARAGRAPH (1)(b) (SETBACKS), (1)(b)(3) (ENCROACHMENTS), & (1)(b)(4) (EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

Gino Furlano
Digitally signed by Gino Furlano
Date: 2025.12.02
09:29:41 -05'00'

GINO FURLANO
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 5644

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



2 BOUNDARY MONUMENTS:
(B) 6. WHEN A CORNER FALLS IN A HARD SURFACE SUCH AS ASPHALT OR CONCRETE, ALTERNATE MONUMENTATIONS MAY BE USED THAT IS DURABLE AND IDENTIFIABLE. (EXAMPLES: FENCE POST, BLDG CORNERS, ETC.)

PLASTIC FENCE □ — □ — □ —
WOOD FENCE — // — // — // — // —
CHAIN LINK FENCE ○ — ○ — ○ —
OVERHEAD WIRES ~ ~ ~ ~

FIRE HYDRANT
UTILITY POLE CONC.
UTILITY POLE METAL 
UTILITY POLE WOOD

REECE & ASSOCIATES
PROFESSIONAL SURVEYORS AND MAPPERS
LICENSED BUSINESS (LB) NO. 7846
31193 AVENUE A, BIG PINE KEY, FL. 33043
OFFICE (305) 872 - 1348
EMAIL: INFO@REECESURVEYING.COM

BEARING BASE:
N55°58'12"E ALONG THE SOUTHEASTERLY RIGHT
OF WAY LINE OF SOUTHARD STREET ASSUMED

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

ELEVATIONS SHOWN AS
X.XX REFER TO NGVD 1929

BENCHMARK USED: NGS PID AA0008
STAMPING: 14.324
MARK LOGO: CGS
ELEVATION: 14.32' NGVD29

FLOOD ZONE DATA:
COMMUNITY NUMBER: 120168
MAP NUMBER: 12087C-1516K
MAP DATE: 02/18/05
REVISED EFFECTIVE DATE: 02/18/05
FLOOD ZONE: X
BASE FLOOD ELEVATION: NONE

1. GENERAL NOTES:
2. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR PERSON. NO OTHER RIGHTS OR INTERESTS ARE CLAIMED BY THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH IS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE VALID. THIS SURVEY SHALL BE VALID FOR THE UNDERSIGNED SURVEYOR & MAPPER.
3. THE UNDERSIGNED SURVEYOR & MAPPER:
4. LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE BEEN RESEARCHED BY THE UNDERSIGNED SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS OR NOT.
5. ADJOINING PROPERTIES BEING RESEARCHED TO DETERMINE OVERLAPS OR FENCES.
6. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.
7. ADDITIONAL INFORMATION TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
8. ALL PROPERTY LINES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. FOUNDATIONS BEARING SURFACE ARE NOT SHOWN.
10. MEASURED DIMENSIONS (EQU PLATTED OR DESCRIBED DIMENSIONS UNLESS OTHERWISE INDICATED).
11. DIMENSIONS ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
12. THE EXPECTED USE OF THE PROPERTY IS RESIDENTIAL WITH AN ACCURACY STANDARD OF ONE FOOT IN 7,500 FEET. ACCURACY WAS VERIFIED THROUGH A FIELD CHECK OF THE PROPERTY. THE PROPERTY IS NOT BEING USED FOR ANY PURPOSES SHOWN HEREON AND IN THE LEGEND MAY HAVE BEEN ENLARGED FOR CLARITY. THESE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE PROPERTY.

314 SOUTHARD STREET
KEY WEST, FLORIDA

Project

EXISTING SURVEY

Drawing Title

Commission	Checked ASR	Date 09/20/25
Drawn DAR	Approved BPR	Scale 12" = 1'-0"

A0.5



SCALE: 3/16" = 1'-0"

Brian Ribbens
David Ribbens
314 Southard Street
Key West, FL 33040

[illegible]

314 SOUTHARD STREET
KEY WEST, FLORIDA

	Project
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EXISTING SITE PLAN

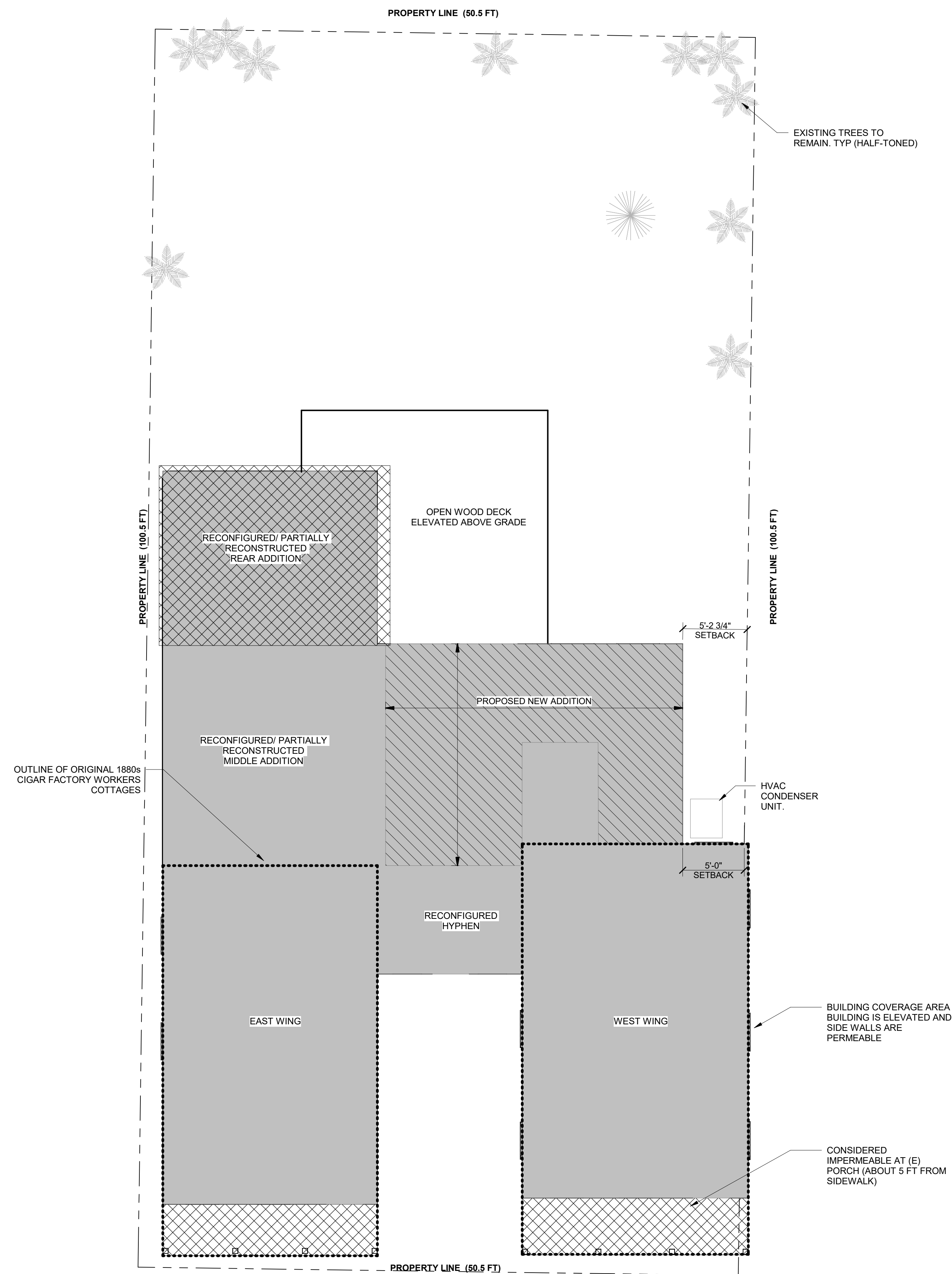
	Drawing Title
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Commission	Checked ASR	Date 09/19/25
Drawn DAR	Approved BPR	Scale 3/16" = 1'-0"

	Drawing No.	

Seal

A0.10



SITE DATA TABLE					
DISTRICT: HRO - HISTORIC RESIDENTIAL/OFFICE					
	REQUIRED	EXISTING		PROPOSED	
LOT AREA (SQ.FT)	5000 (MIN)	50.5 × 100.5	5075.25	5075.25 (NO CHANGE)	
WIDTH (FT)	50 (MIN)		50.5	50.5 (NO CHANGE)	
DEPTH (FT)	100 (MIN)		100.5	100.5 (NO CHANGE)	
IMPERVIOUS RATIO	60% (MAX)	565 ÷ 5075.25	11.13%	434 ÷ 5075.25	8.55%
BUILDING COVERAGE	50% (MAX)	1810 ÷ 5075.25	36.02%	2090 ÷ 5075.25	41.2%
OPEN SPACE	50% (MIN)	(5075.25-1810) ÷ 5075.25	63.98%	(5075.25-2090) ÷ 5075.25	58.8%
SETBACKS					
FRONT (FT)	5	1	(AS IS)	1	(NO CHANGE)
EAST SIDE (FT)	5	1	(AS IS)	1	(NO CHANGE)
WEST SIDE (FT)	5	-0.8	(EASEMENT - AS IS)	-0.8	(EXISTING - NO CHANGE)
				5	(AT ADDITION)
REAR (FT)	10	34.8	(AS IS)	34.8	(NO CHANGE)
HEIGHT	30	(+/-) 15	(AS IS)	(+/-) 15	(NO CHANGE)
FLOOR HEIGHT FROM CROWN		0.17 FT	(AS IS)	0.17 FT	(NO CHANGE)
DENSITY (DU/ACRE)	16	8.7	(1 DU)	8.7	(NO CHANGE)

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314 SOUTHARD STREET
KEY WEST, FLORIDA

PROPOSED SITE PLAN & SITE DATA TABLE

Drawing Title

Commission	Checked ASR	Date 09/19/25
Drawn DAR	Approved BPR	Scale As indicated

A0.11



- REMOVE (E) CONC
SLAB ON GRADE

- WALL TO REMAIN,
TYP.

WALL TO BE
REMOVED, TYP.

BEDROOM NO.2

KITCHEN

DEMOLISH AND
RECONSTRUCT
(E) HYPHEN
STRUCTURE AS
REQUIRED.
RESTORE SIDING

CLOSET

DINING ROOM

BATHROOM

BEDROOM NO.1

FALL

~~BATHROOM No. 2~~

774

BEDROOM NO. 3

LIVING ROOM NO. 2

- REMOVE (E)
ENTRY DOOR

D2.2
1

D2.2

PROPERTY LINE (50.5 FT)



- REMOVE (E) ENTRY SLAB, POSTS, AND ROOF.

- REMOVE (E) METAL FENCE AND GATE.

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[illegible]

314 SOUTHARD STREET
KEY WEST, FLORIDA

	Project
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FIRST FLOOR DEMOLITION PLAN

	Drawing Title
--	---------------

Commission	Checked ASR	Date 09/20/25
Drawn DAR	Approved BPR	Scale 1/4" = 1'-0"

	Drawing No.
--	-------------

Seal

D1.0

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Key West, FL 33040

314 SOUTHARD STREET
KEY WEST, FLORIDA

Project

**EXTERIOR DEMOLITION
ELEVATIONS**

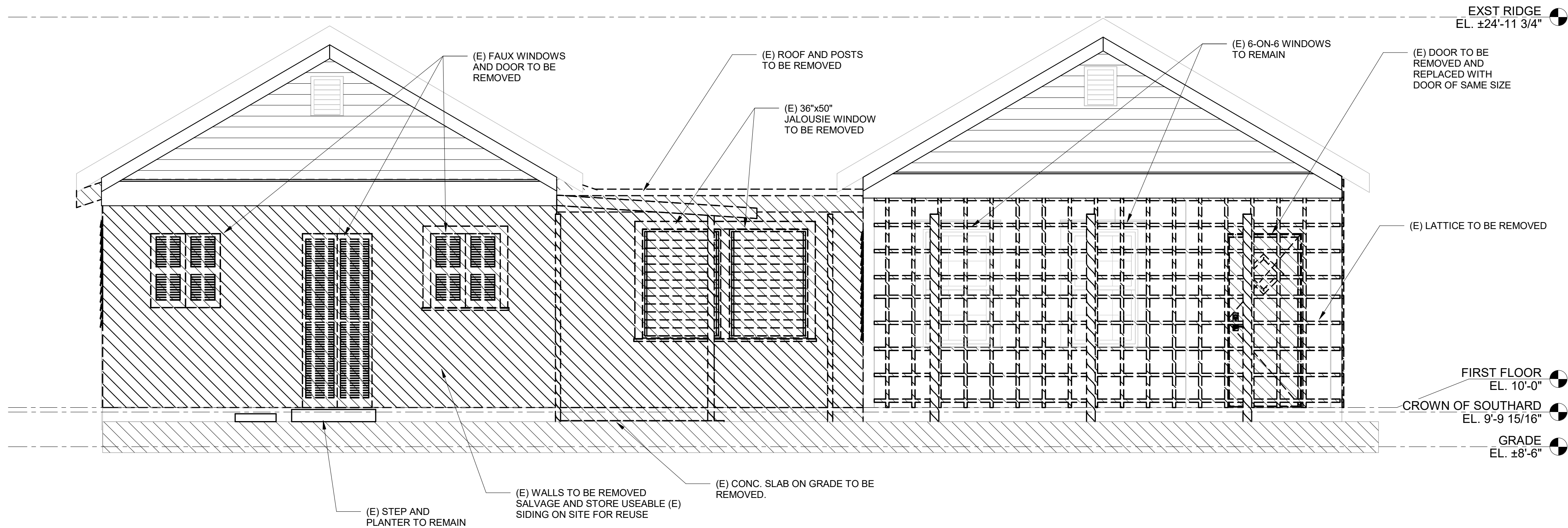
Drawing Title

Commission DAR	Checked ASR Approved BPR	Date 09/20/25 Scale 3/8" = 1'-0"
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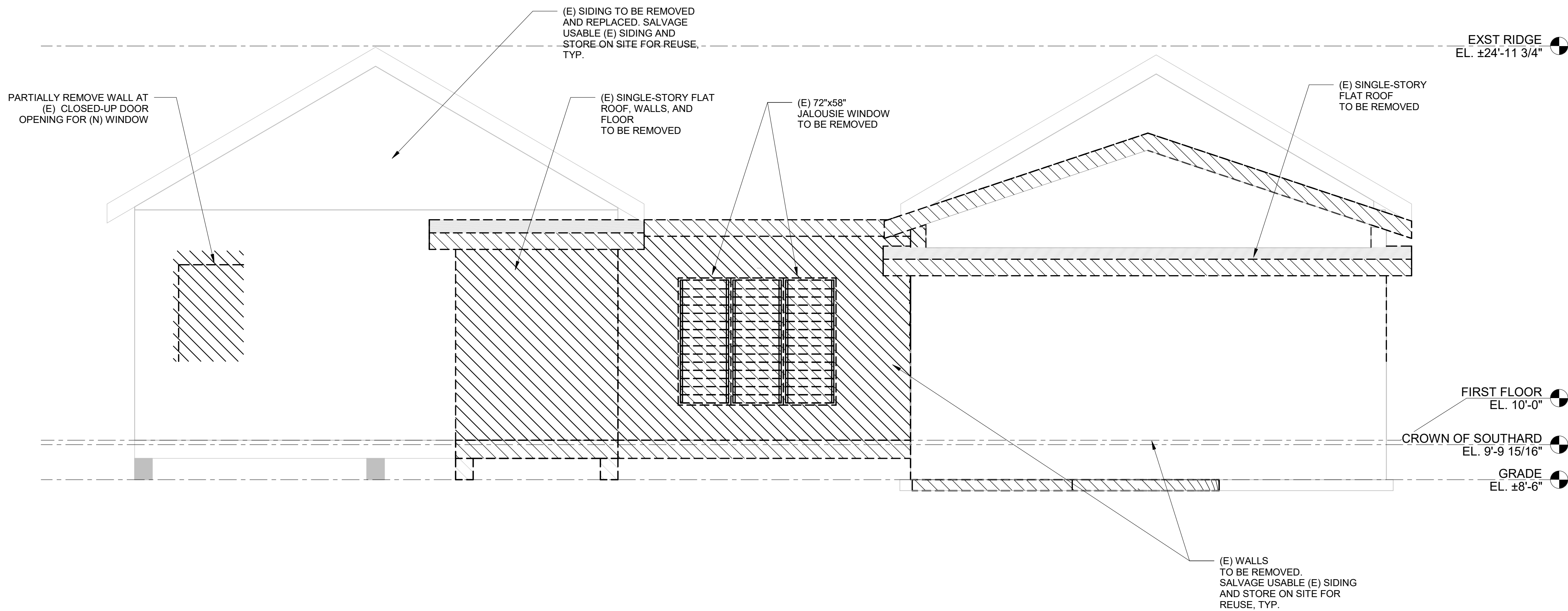
Drawing No.

D2.0

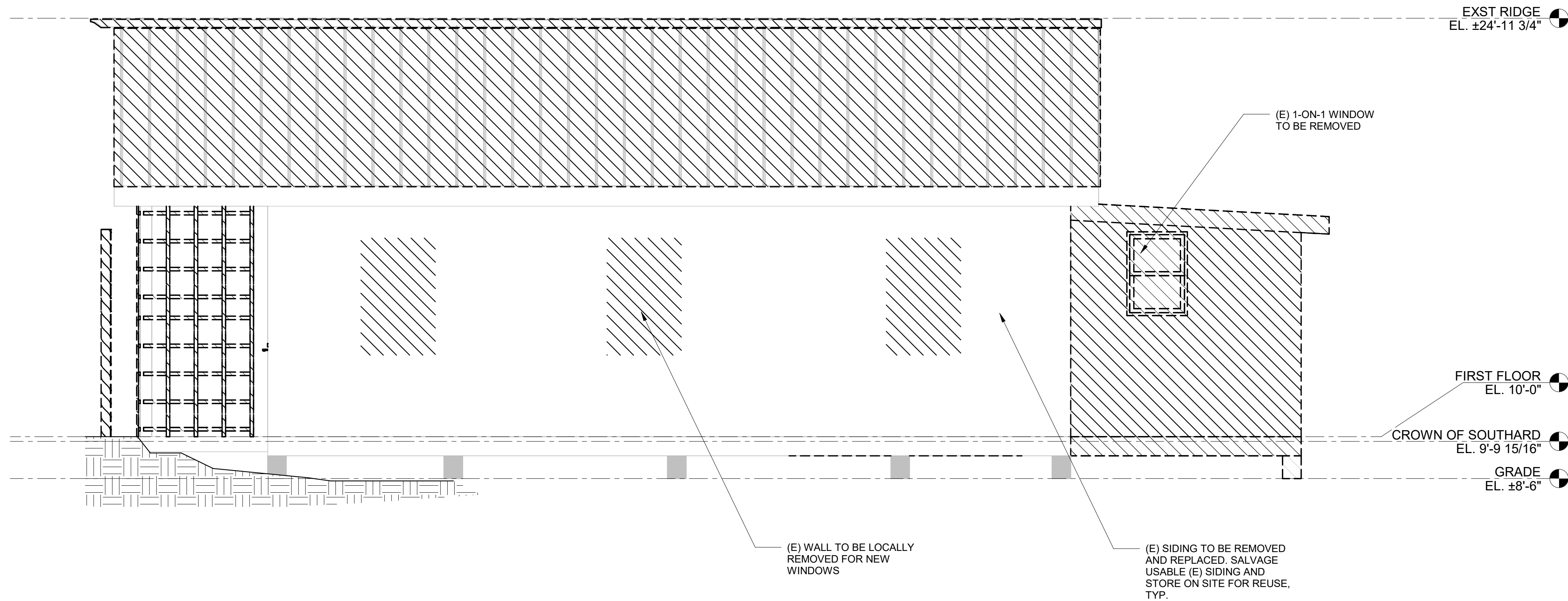
Seal



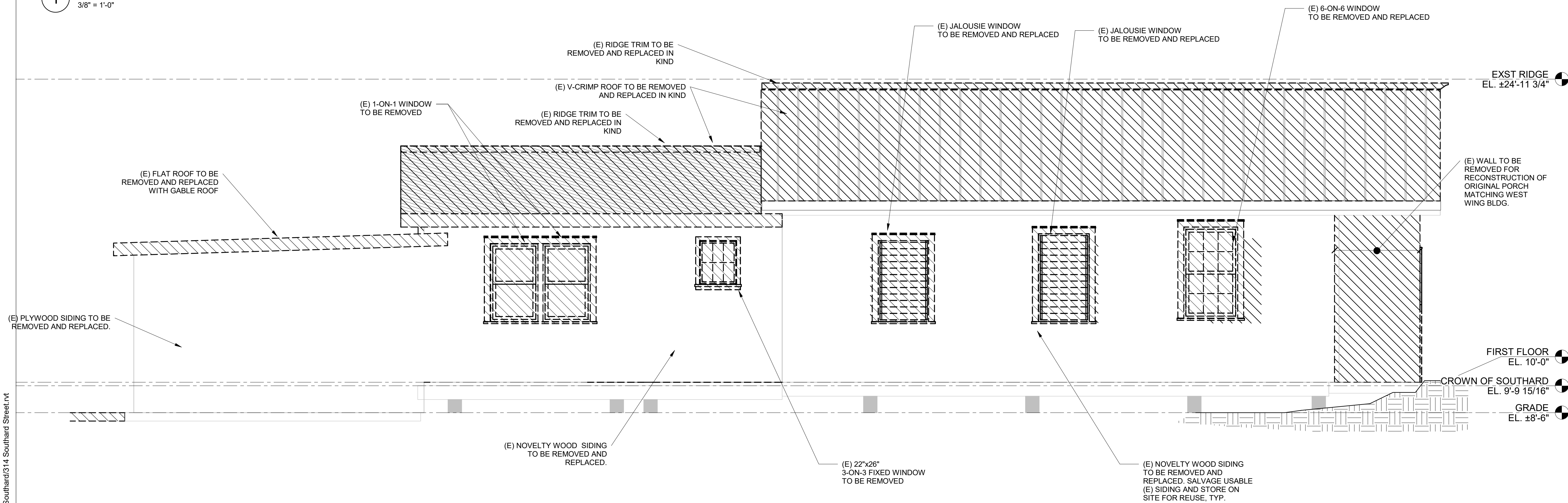
1 NORTH (FRONT) ELEVATION
3/8" = 1'-0"



2 SOUTH (REAR) ELEVATION
3/8" = 1'-0"



1 EAST (SIDE) ELEVATION
3/8" = 1'-0"



2 WEST (SIDE) ELEVATION
3/8" = 1'-0"

Brian Ribbens
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314 Southard Street
Key West, FL 33040

No.	Date	Description	By
12/22/2025		HARC SUBMISSION	

314 SOUTHARD STREET
KEY WEST, FLORIDA

Project

EXTERIOR DEMOLITION
ELEVATIONS

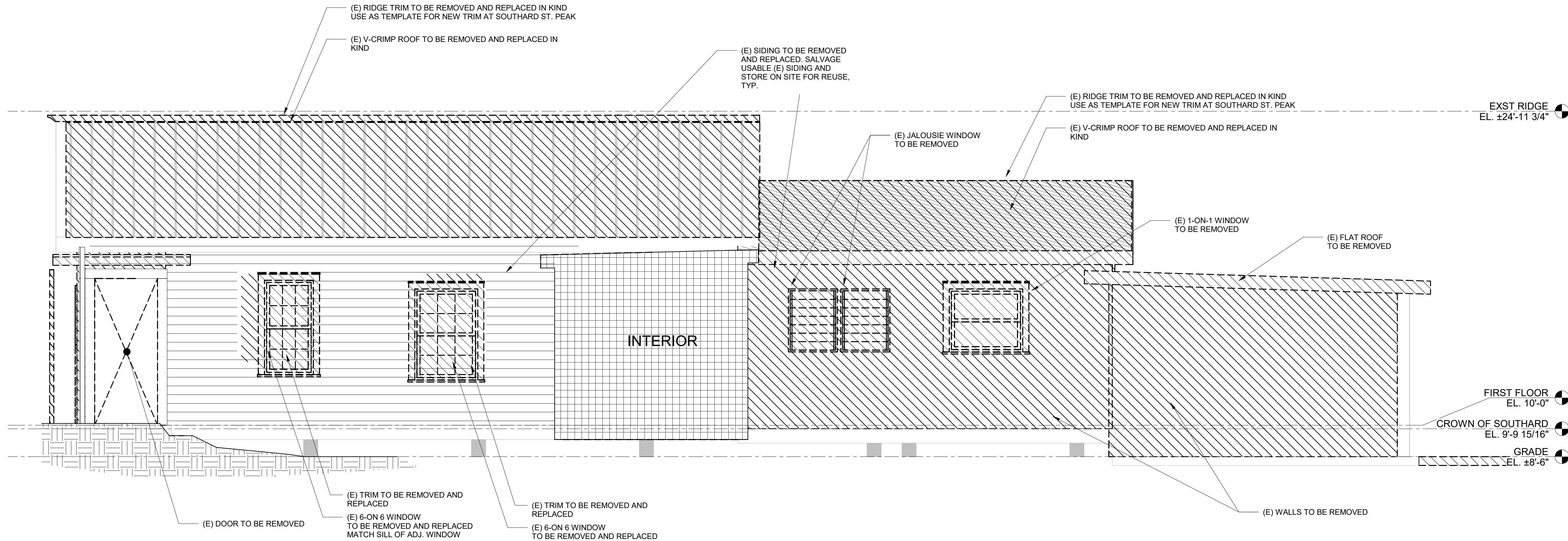
Drawing Title

Commission DAR	Checked ASR Approved BPR	Date 09/20/25 Scale 3/8" = 1'-0"
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Drawing No.

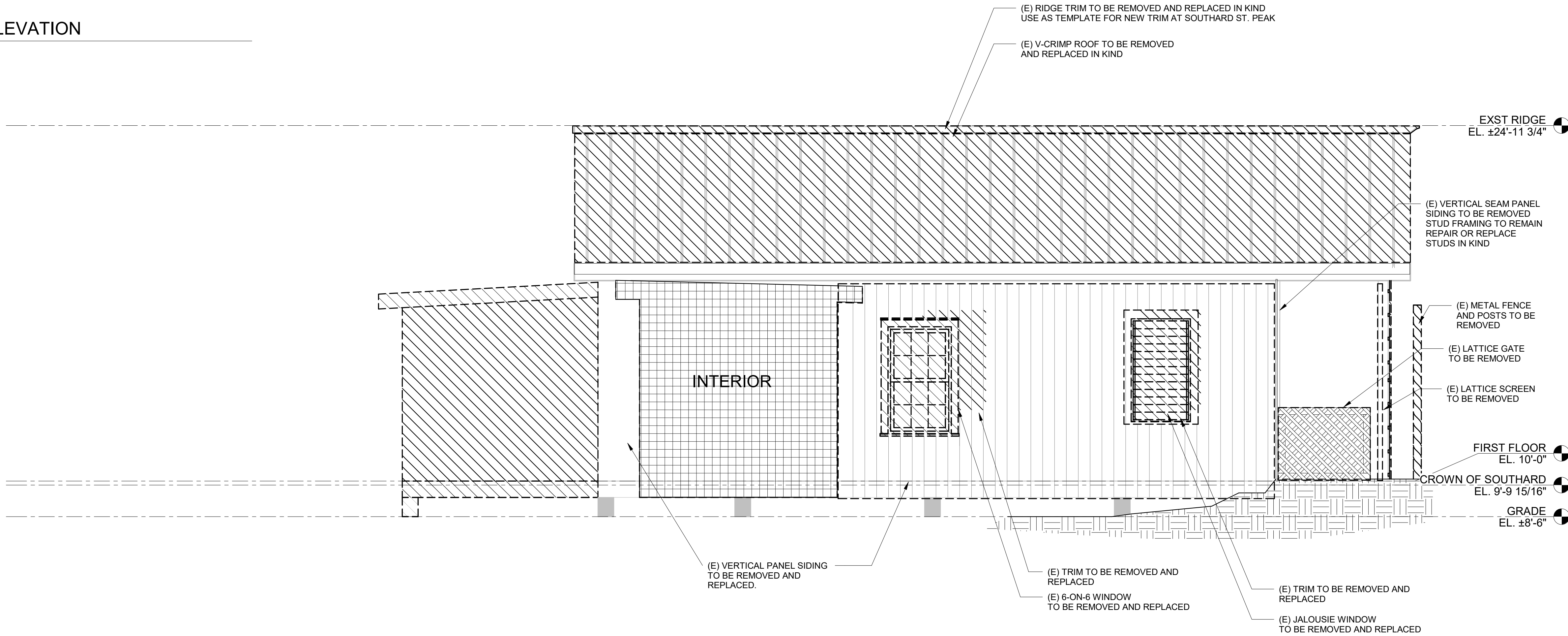
D2.1

Seal



1 EAST COURTYARD ELEVATION

3/8" = 1'-0"



2 WEST COURTYARD ELEVATION

3/8" = 1'-0"

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David Ribbens
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Key West, FL 33040

No.	Date	Description	By
12/22/2025		HARC SUBMISSION	

314 SOUTHARD STREET
KEY WEST, FLORIDA

Project

EXTERIOR DEMOLITION
ELEVATIONS

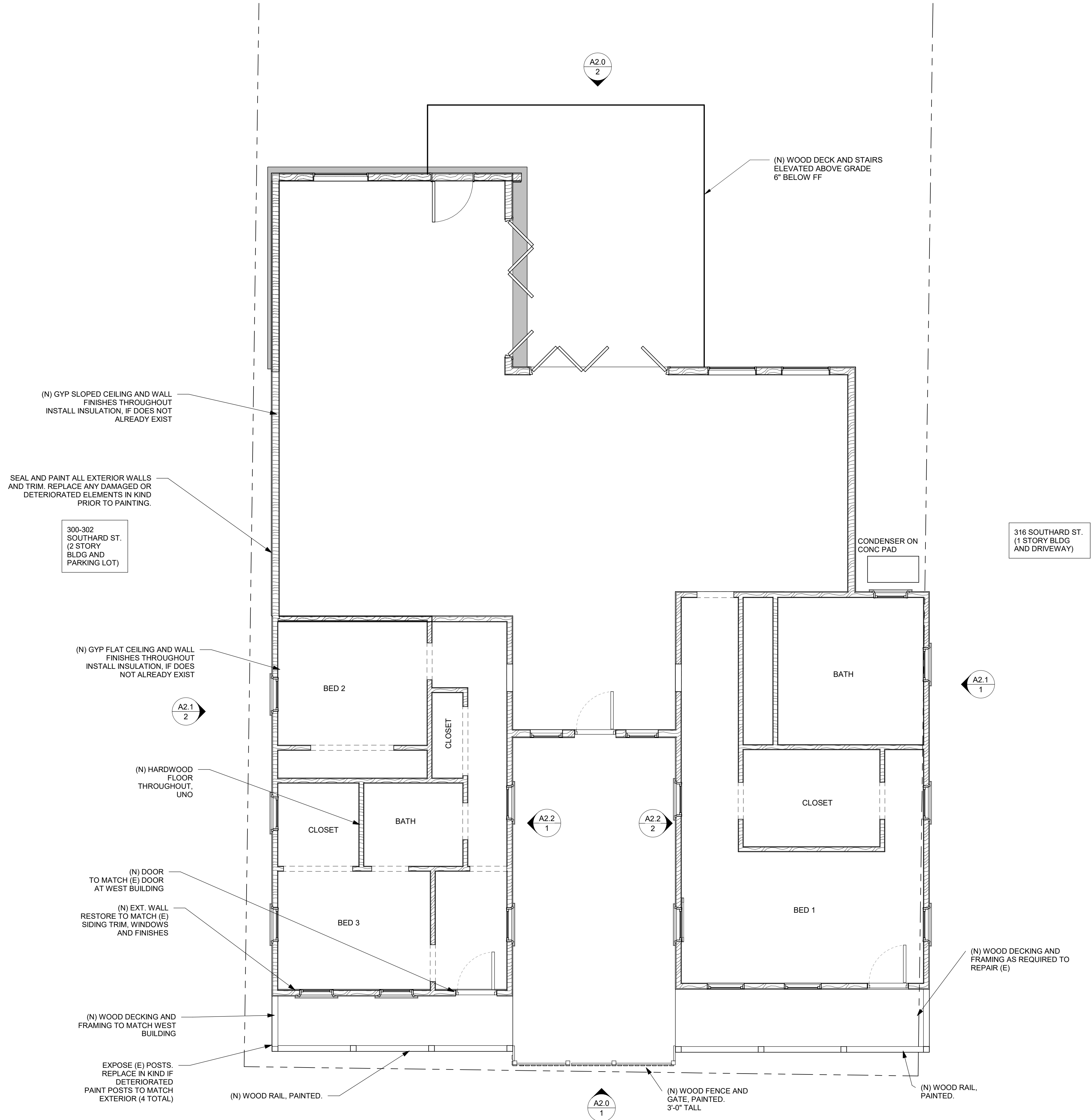
Drawing Title

Commission DAR	Checked ASR Approved BPR	Date 09/20/25 Scale 3/8" = 1'-0"
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Drawing No.

D2.2

Seal



- NOTES:
1. THE PROJECT AT 314 SOUTHARD IS NOT LOCATED IN FLOOD HAZARD ZONE.
 2. ALL CONSTRUCTION TO CONFORM TO THE 2023 FLORIDA RESIDENTIAL BUILDING CODE, ALL BUILDING ORDINANCES OF THE CITY OF KEY WEST, AND THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.
 3. CONTRACTOR TO PROVIDE ALL TEMPORARY BRACING AND SHORING, AS REQUIRED, AS UNTIL STRUCTURE IS CONSTRUCTED AS SHOWN IN PERMANENT CONDITION. CONTRACTOR TO NOTIFY OWNER IF ANY DISCREPANCIES EXISTS.
 5. CONTRACTOR TO INSPECT FOR ROT AND INSECT DAMAGE AND REPLACE OR STRENGTHEN AS REQUIRED.
 6. OWNER TO RETAIN A BUILDING INSPECTOR UPON COMPLETION OF MEP AND STRUCTURAL COMPLETION, PRIOR TO ENCLOSING WITH GYPSUM AND PLASTER FINISHES.

Brian Ribbens
David Ribbens
314 Southard Street
Key West, FL 33040

No.	Date	Description	By
	12/22/2025	HARC SUBMISSION	

**314 SOUTHARD STREET
KEY WEST, FLORIDA**

Project

FIRST FLOOR PLAN

Drawing Title

Commission	Checked ASR	Date 09/20/25
Drawn DAR	Approved BPR	Scale 1/4" = 1'-0"

Drawing No.

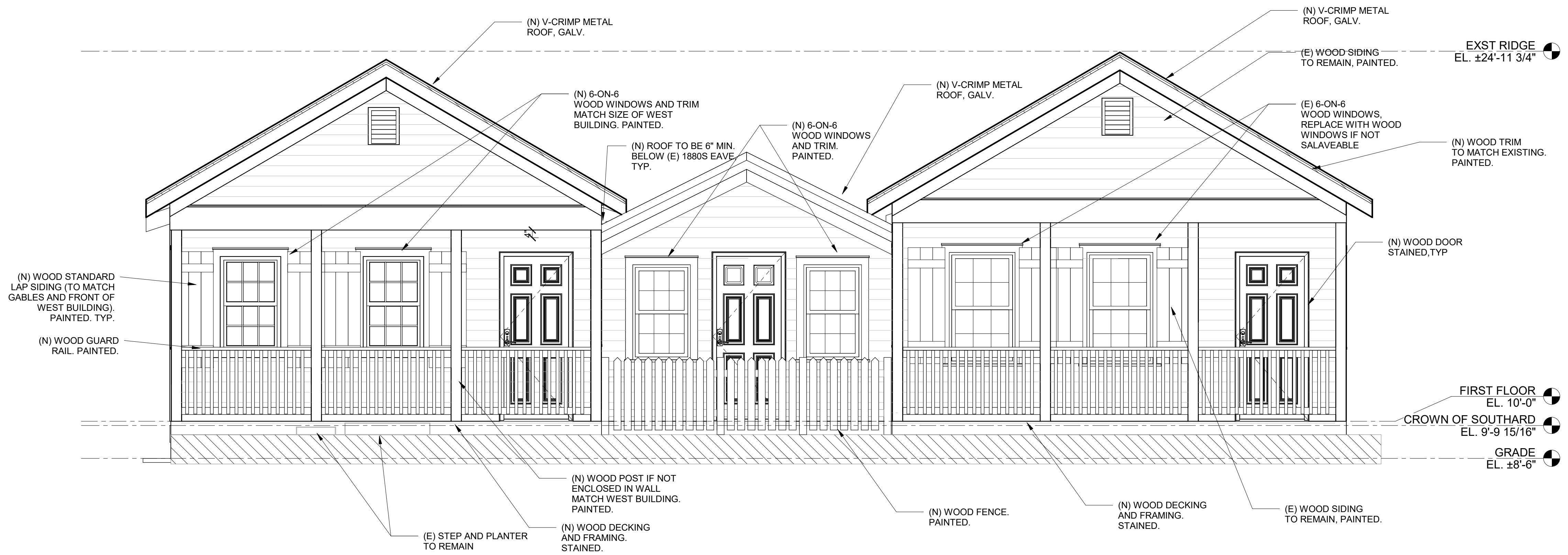
A1.0

Seal

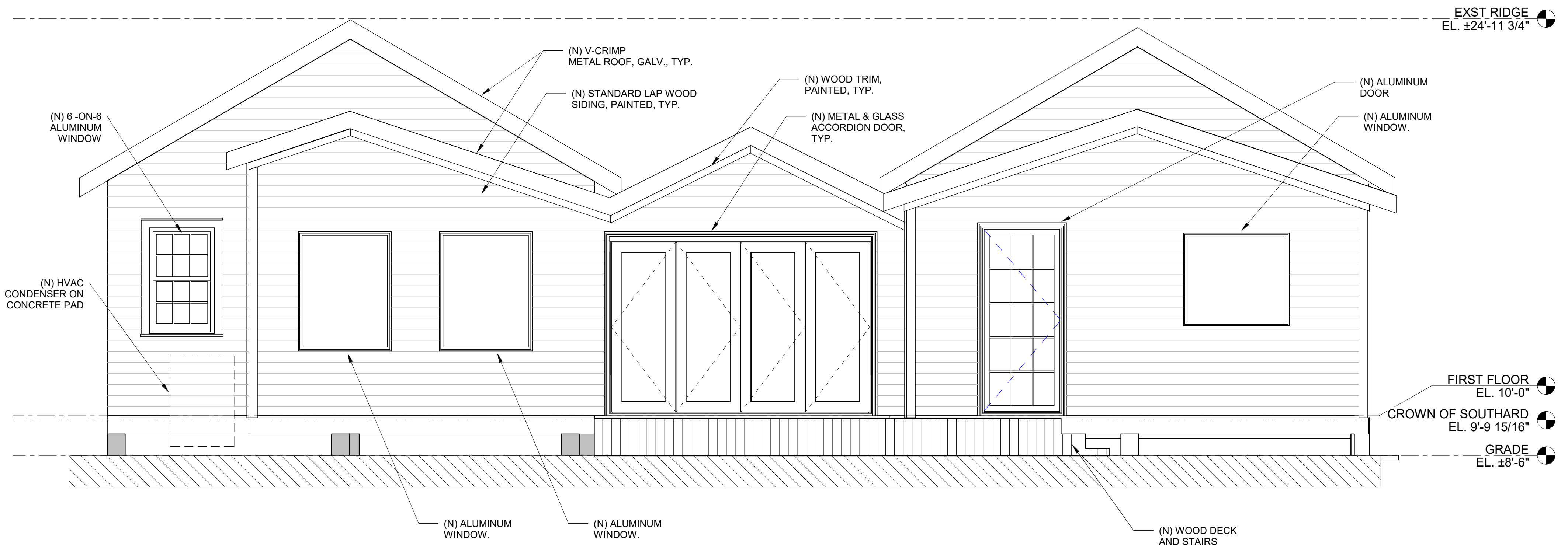


FLOOR PLAN

SCALE: 1/4" = 1'-0"



1 NORTH (FRONT) ELEVATION
3/8" = 1'-0"



2 SOUTH (REAR) ELEVATION
3/8" = 1'-0"

Brian Ribbens
David Ribbens
314 Southard Street
Key West, FL 33040

No.	Date	Description	By
12/22/2025		HARC SUBMISSION	

314 SOUTHARD STREET
KEY WEST, FLORIDA

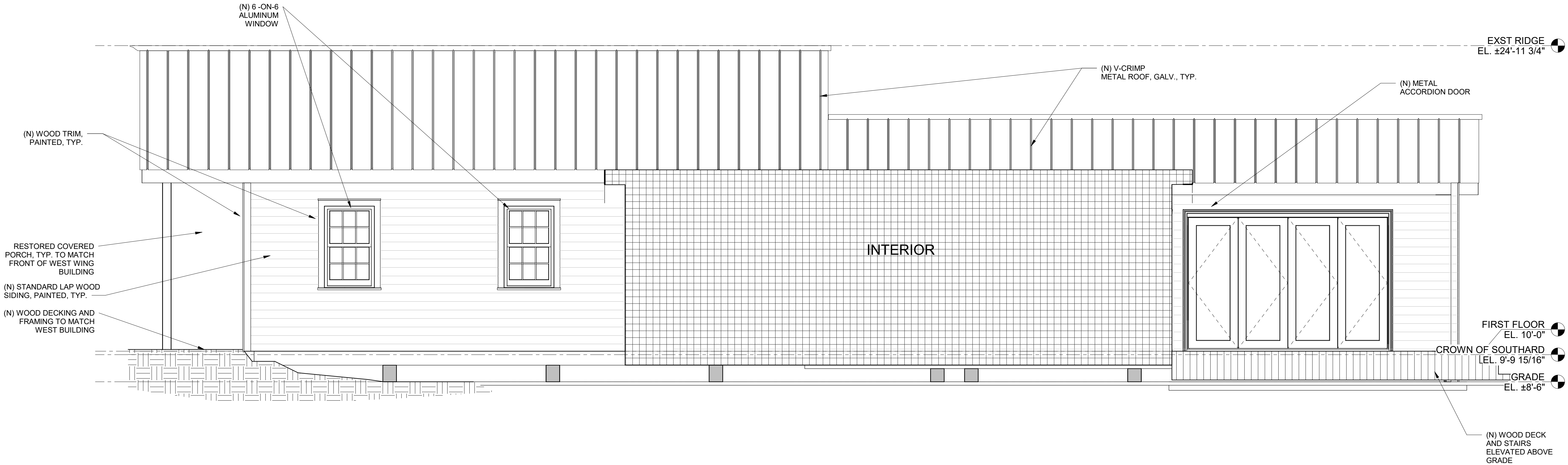
Project

EXTERIOR ELEVATIONS

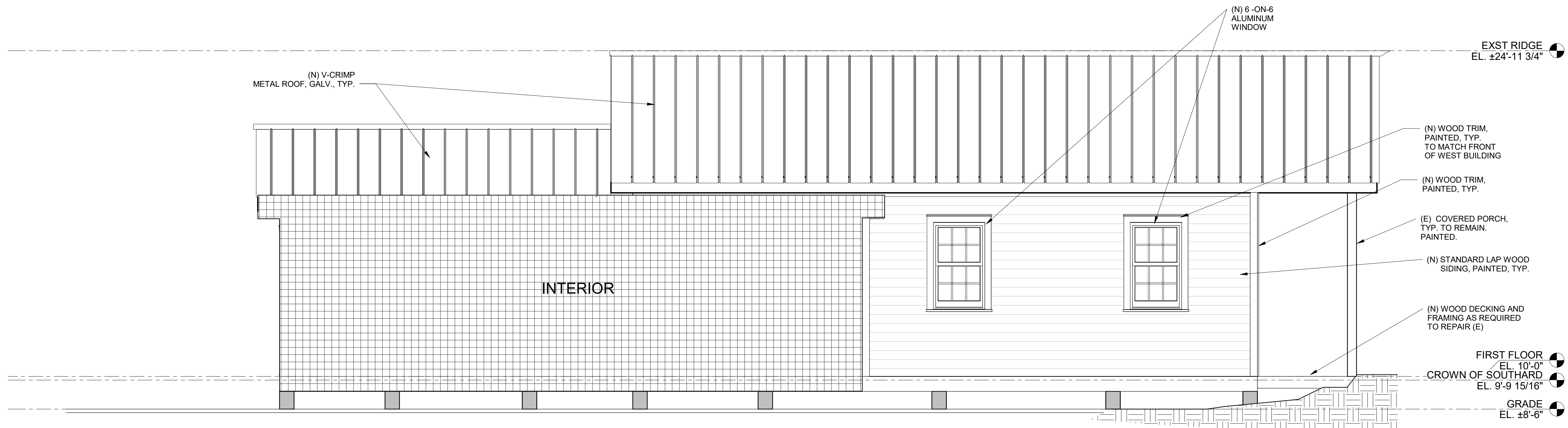
Drawing Title

Commission	Checked ASR	Date 12/22/25
Drawn DAR	Approved BPR	Scale 3/8" = 1'-0"

Seal	Drawing No. A2.0
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1 EAST COURTYARD ELEVATION
3/8" = 1'-0"



2 WEST COURTYARD ELEVATION
3/8" = 1'-0"

Brian Ribbens
David Ribbens
314 Southard Street
Key West, FL 33040

No.	Date	Description	By
12/22/2025		HARC SUBMISSION	

314 SOUTHARD STREET
KEY WEST, FLORIDA

Project

EXTERIOR ELEVATIONS

Drawing Title

Commission	Checked ASR	Date 09/20/25
Drawn DAR	Approved BPR	Scale 3/8" = 1'-0"
Seal		Drawing No.

A2.2



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., February 24, 2026, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO HISTORIC STRUCTURES. RECONSTRUCTION OF FRONT PORCHES ON BOTH STRUCTURES. RECONSTRUCTION OF ONE-STORY HYPHEN WITH NEW GABLE ROOF. NEW ONE-STORY ADDITION ON REAR, NEW WOOD DECK, AND SITE IMPROVEMENTS. DEMOLITION OF ENCLOSED PORCHES ON HISTORIC BUILDINGS TO BE RECONSTRUCTED. REMOVAL OF LATTICE ON WEST WING, METAL GATE, AND SIDE ENTRY. DEMOLITION OF HYPHEN AND ALL FLAT ROOFS TO INSTALL NEW GABLE ROOFS.

#314 SOUTHARD STREET

Applicant – David Ribbans, Brian Ribbans, Anne Druesedow Application #C2025-0111

If you wish to see the application or have any questions, you may visit the Growth Management Division during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at 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 Anne Druesedow, 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:
314 Southard Street, Key West, FL 33040 on the
13th day of February, 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 February 24th, 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 C2025-0111.

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

Signed Name of Affiant:

Anne Druesedow
Date: 2/13/24
Address: 314 Southard St
City: Key West
State, Zip: FL 33040

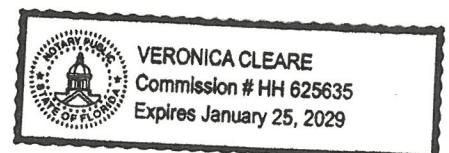
The forgoing instrument was acknowledged before me on this 13 day of February, 2024.

By (Print name of Affiant) Druesedow Anne Sutton who is personally known to me or has produced FL, DL as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: [Signature]
Print Name: Veronica Cleare

Notary Public - State of Florida (seal)
My Commission Expires: 1/25/2029





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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 00012990-000000
 Account# 1013382
 Property ID 1013382
 Millage Group 10KW
 Location Address 314 SOUTHARD St, KEY WEST
 Legal Description KW PT LOT 3 SQR 63 G39-255 OR154-56 OR2904-569 OR3356-1191 OR3356-1193
 (Note: Not to be used on legal documents.)
 Neighborhood 6021
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

RIBBANS DAVID A
 6975 Overseas Hwy
 Apt 43
 Marathon FL 33050

RIBBANS BRIAN P
 6975 Overseas Hwy
 Apt 43
 Marathon FL 33050

DRUESEDOW ANNE SUTTON
 6975 Overseas Hwy
 Apt 43
 Marathon FL 33050

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$204,615	\$199,515	\$189,765	\$192,515
+ Market Misc Value	\$1,260	\$1,150	\$1,150	\$1,150
+ Market Land Value	\$981,383	\$1,044,698	\$1,072,838	\$650,738
= Just Market Value	\$1,187,258	\$1,245,363	\$1,263,753	\$844,403
= Total Assessed Value	\$503,752	\$489,555	\$475,297	\$461,454
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$478,752	\$464,555	\$450,297	\$436,454

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,044,698	\$199,515	\$1,150	\$1,245,363	\$489,555	\$25,000	\$464,555	\$500,000
2023	\$1,072,838	\$189,765	\$1,150	\$1,263,753	\$475,297	\$25,000	\$450,297	\$500,000
2022	\$650,738	\$192,515	\$1,150	\$844,403	\$461,454	\$25,000	\$436,454	\$382,949
2021	\$527,625	\$164,419	\$1,169	\$693,213	\$448,014	\$249,007	\$199,007	\$245,199
2020	\$510,038	\$169,116	\$1,187	\$680,341	\$441,829	\$245,915	\$195,914	\$238,512
2019	\$543,454	\$171,465	\$1,205	\$716,124	\$465,067	\$25,000	\$440,067	\$251,057
2018	\$535,690	\$152,675	\$1,224	\$689,589	\$210,020	\$25,000	\$185,020	\$479,569

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)	5,025.00	Square Foot	50	100.5

Buildings

Building ID	906	Exterior Walls	ABOVE AVERAGE WOOD		
Style	1 STORY ELEV FOUNDATION	Year Built	1901		
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1999		
Building Name		Foundation	WD CONC PADS		
Gross Sq Ft	1744	Roof Type	GABLE/HIP		
Finished Sq Ft	1451	Roof Coverage	METAL		
Stories	1 Floor	Flooring Type	SFT/HD WD		
Condition	AVERAGE	Heating Type	NONE with 0% NONE		
Perimeter	248	Bedrooms	2		
Functional Obs	0	Full Bathrooms	2		
Economic Obs	0	Half Bathrooms	0		
Depreciation %	33	Grade	450		
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0		
Code	Description	Sketch Area	Finished Area	Perimeter	
FLA	FLOOR LIV AREA	1,451	1,451	0	
OPF	OP PRCH FIN LL	72	0	0	
PUF	SC PRCH FIN UL	221	0	0	
TOTAL		1,744	1,451	0	

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
WALL AIR COND	1978	1979	0 x 0	1	2 UT	1
WALL AIR COND	1979	1980	0 x 0	1	1 UT	3
WROUGHT IRON	1986	1987	7 x 13	1	91 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
12/1/2025	\$900,000	Warranty Deed	2524382	3356	1193	03 - Qualified	Improved		
4/30/2018	\$100	Quit Claim Deed	2166927	2904	569	14 - Unqualified	Improved		

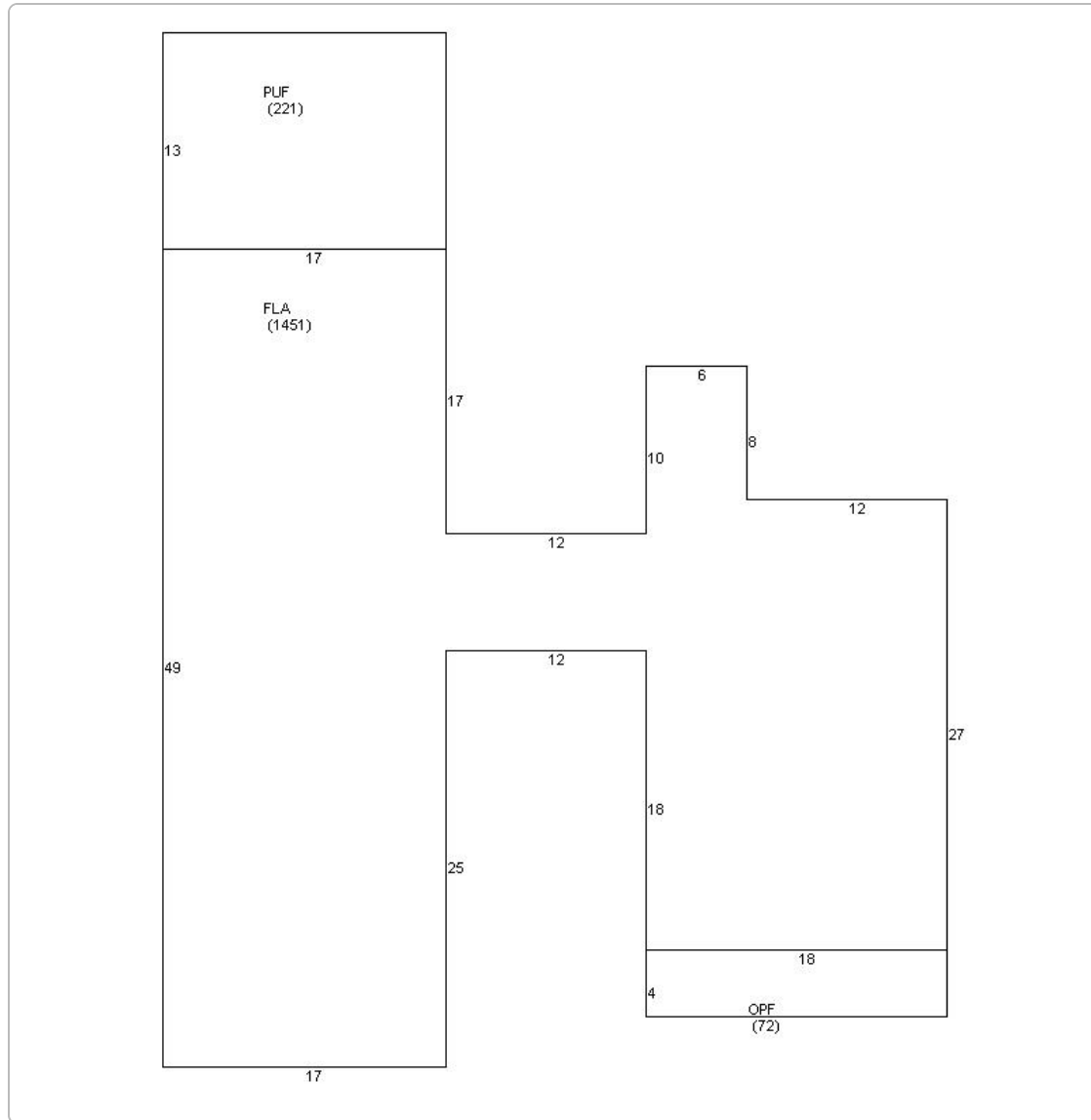
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
25-3221	12/31/2025	Active	\$1,000	Residential	Partial interior finishes and exploratory demo
07-2070	05/01/2007	Completed	\$1,800		INSTALL 600 SF OF PLYWOOD FOR NEW ROOF
07-1971	04/23/2007	Completed	\$4,900	Residential	REPLACE 10 SQS V-CRIMP,ALSO 312 SOUHARD ST
07-1847	04/17/2007	Completed	\$4,400	Residential	INSTALL 8 SQS V-CRIMP ROOFING
02-0891	04/17/2002	Completed	\$1,800	Residential	LATERAL PLUMBING REPAIR

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

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

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