

SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD AND STERLING, PLLC

ATTORNEYS AND COUNSELORS AT LAW
500 FLEMING STREET
KEY WEST, FLORIDA 33040

JOHN M. SPOTTSWOOD, JR.
ERICA H. STERLING
WILLIAM B. SPOTTSWOOD
CRISTINA L. SPOTTSWOOD
WILLIAM B. SPOTTSWOOD, JR.
RICHARD J. McCHESNEY

Telephone | 305-294-9556
Facsimile | 305-504-2696

OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)
ROBERT A. SPOTTSWOOD (of Counsel)

VIA HAND DELIVERY
AND ELECTRONIC MAIL: mleto@cityofkeywest-fl.gov

December 13, 2016

Melissa Paul-Leto, Planner
City of Key West Planning Department
3140 Flagler Avenue
Key West, Florida 33040

RE: Request for Parcel Split – 2310 Staples Avenue, Key West, Florida 33040

Dear Mrs. Leto,

Please allow this letter to act as my client's, James Waddell, formal request for a lot split on his property located at 2310 Staples Avenue, Key West, Florida 33040 (the "Property"). The Property consists of two platted lots in the single family zoning district. Enclosed with this letter is a copy of a survey depicting the Property. I would like to discuss the location of the new boundary line with you as there are several mature trees situated on the prior boundary line.

Please contact me with any questions.,

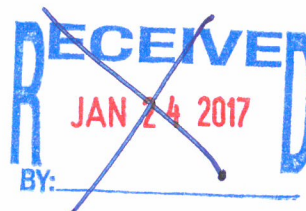
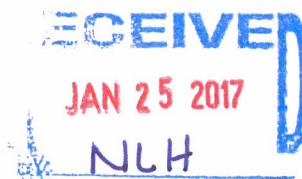
Sincerely,



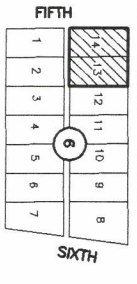
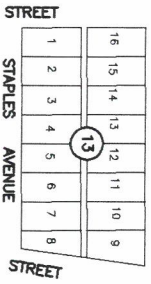
Richard J. McChesney, Esq.

For the Firm

Enc.
Survey



SEIDENBERG AVENUE



LOCATION MAP

Block No. 6 & 13, KEY WEST REALTY CO.'s
City of Key West

LEGAL DESCRIPTION:

On the Island of Key West and known as the KEY WEST REALTY COMPANY'S, SUBDIVISION No. 1 of Tracts 21 and SALT POND Lots 1 to 5, inclusive, as Lots numbered Thirteen (13) and Fourteen (14) in Block No. 6 (six) according to a diagram of said subdivision recorded in Plat Book No. 1, Page 43 of the Public records of Monroe County, Florida. Commencing at the corner of Staples Avenue and Fifth Street and running thence along a line of Staples Avenue in a Northeasterly direction One Hundred (100) feet; thence at right angles in a Southeasterly direction One Hundred (100) feet to an alley; thence at right angles in a Southwesterly direction along said Alley One Hundred (100) feet to Fifth Street; thence at right angles in a Northeasterly direction along Fifth Street One Hundred (100) feet to the point of beginning at the corner of Staples Avenue and Fifth Street.

SURVEYOR'S NOTES:

North arrow based on assumed median
Reference Bearing: R/W Staples Avenue
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.324

MONUMENTATION:

● = set 1/2" iron Pipe, P.L.S. No. 2749
● = Found 1/2" iron Bar
▲ = Set P.K. Nail, P.L.S. No. 2749
▲ = Found P.K. Nail

Abbreviations:

Sty = Story
R/W = Right-of-Way
Id. = Found
P. = Plot
M. = Measured
N.T.S. = Not to Scale
Elev = Elevation
B.M. = Bench Mark

o/h = Overhead
u/g = Underground
F.F.L. = Finish Floor Elevation
conc. = concrete
I.P. = Iron Pipe
I.B. = Iron Bar
C.B. = Concrete Block
C.B.S. = Concrete Block Stucco
cov'd = Covered
B = Concrete Utility Pole

P.O.C. = Point of Commence
P.O.B. = Point of Beginning
pg. = page
wd. = Wood
Bal. = Balcony
Pl. = Planter
A/C = Air Conditioner
P = Propane Tank
S = Sanitary Clean Out

CERTIFICATION:

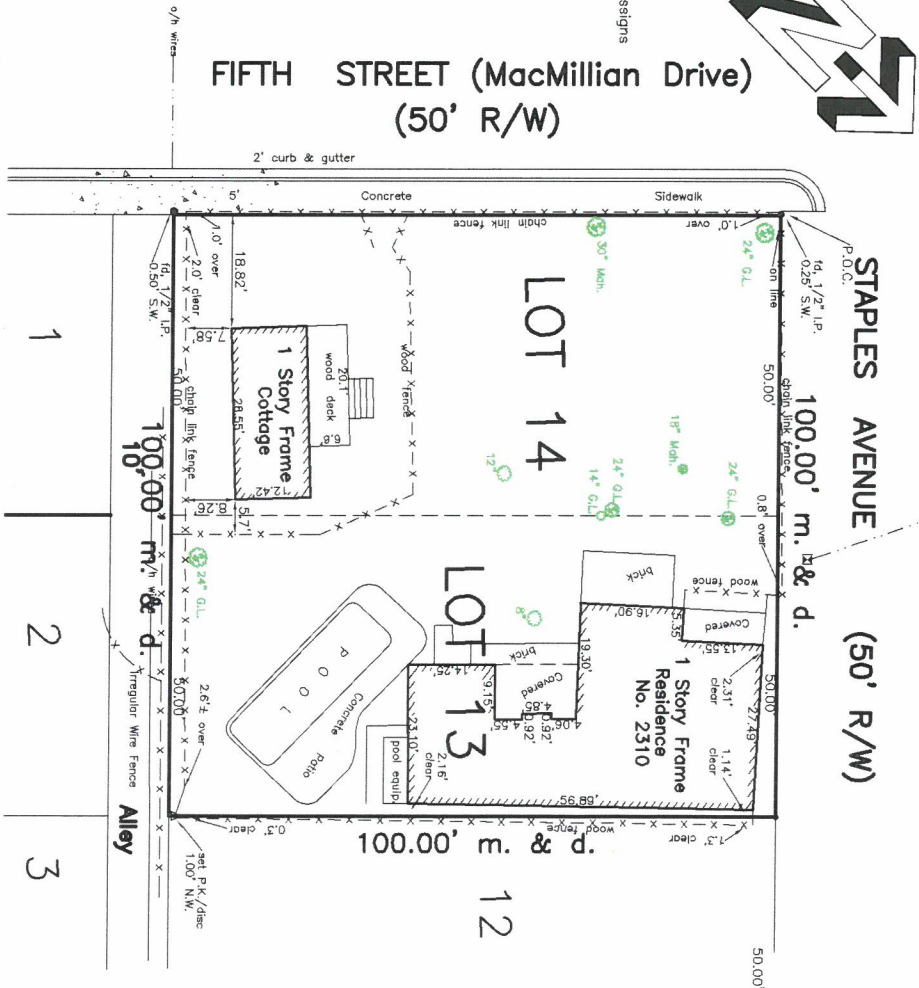
I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 35-17 Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Field Work performed on: 7/21/16

Note: All angles
are 90° unless noted



James H. Waddell, Jr.
2310 Staples Avenue, Key West, Florida

BOUNDARY SURVEY
Scale: 1"=20'
Date: 10/5/99

Ref.	Flood panel No.	Dwn. No.:
222-61	1517 K	16-297
Date:	Flood Zone:	Dwn. By: F.H.H.
10/5/99	AE	8.0'

REVISIONS AND/OR ADDITIONS

ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, FL 33040

(305) 293-0466
Fax: (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Website tested on IE8, IE9, & Firefox
Requires Adobe Flash 10.3 or higher

The Offices of the Property Appraiser will be closed Friday the 16th, Plantation Office all day, Marathon Office from 10AM to 3PM and Key West Office from 11:30AM to 1:30PM.

Maps are now launching the new map application version.

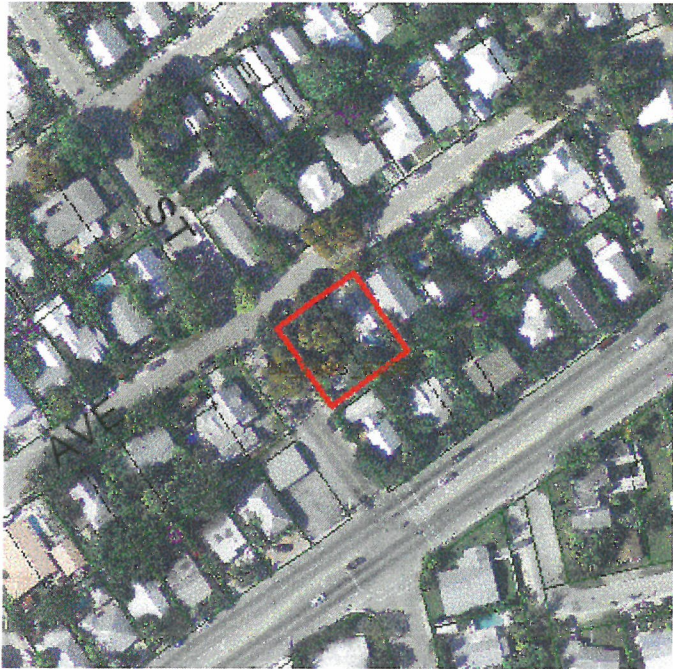
Alternate Key: 1046248 Parcel ID: 00045660-000000

Mailing Address:
WADDELL JAMES H JR
2310 STAPLES AVE
KEY WEST, FL 33040-3820

All Owners:
WADDELL JAMES H JR, WADDELL TRACEY L T/C

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS
 Millage Group: 10KW
 Affordable Housing: No
 Section-Township-Range: 04-68-25
 Property Location: 2310 STAPLES AVE KEY WEST
 Subdivision: Key West Realty Co's First Sub
 Legal Description: KW KW REALTY CO'S FIRST SUB PB1-43 LOT 13 AND 14 SQR 6 TR 21 G26-74 OR367-128/29 OR1279-1375/76

[Click Map Image to open interactive viewer](#)



Exemptions

Exemption	Amount
44 - ADDL HOMESTEAD	50,000.00
39 - 25000 HOMESTEAD	50,000.00

Land Details

Land Use Code	Frontage	Depth	Land Area
080D - MULTI RES DRY	100	100	10,000.00 SF

Building Summary

Number of Buildings: 2
 Number of Commercial Buildings: 0
 Total Living Area: 1922
 Year Built: 1928

Building 1 Details

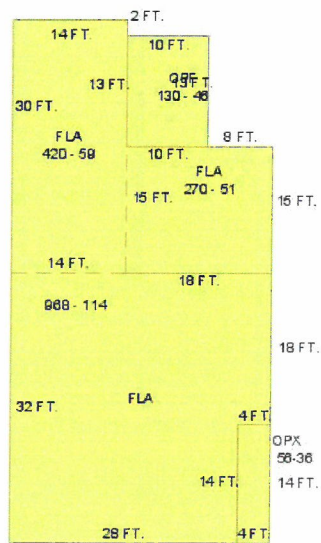
Building Type R1 Condition A Quality Grade 450
 Effective Age 28 Perimeter 224 Depreciation % 34
 Year Built 1928 Special Arch 0 Grnd Floor Area 1,658
 Functional Obs 0 Economic Obs 0

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP Roof Cover ASPHALT SHINGL Foundation CONCR FTR
 Heat 1 NONE Heat 2 NONE Bedrooms 2
 Heat Src 1 NONE Heat Src 2 NONE

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	1	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0



BUILDING # 1

Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	1:WD FRAME	1	1927	N	Y	0.00	0.00	968
2	FLA	1:WD FRAME	1	1927	N	Y			420

3	OPX		1	2001	N	Y	0.00	0.00	56
4	FLA	1:WD FRAME	1	2012	N	Y			270
5	OPF		1	2012					130

Building 2 Details

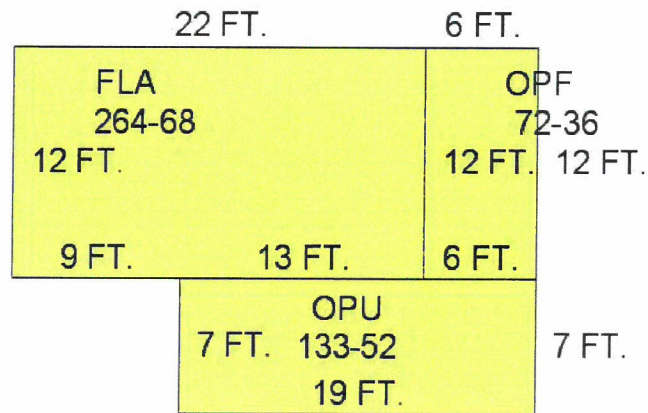
Building Type R1	Condition A	Quality Grade 450
Effective Age 28	Perimeter 68	Depreciation % 34
Year Built 1997	Special Arch 0	Grnd Floor Area 264
Functional Obs 0	Economic Obs 0	

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP	Roof Cover ASPHALT SHINGL	Foundation WD CONC PADS
Heat 1 NONE	Heat 2 NONE	Bedrooms 1
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0



BUILDING # 2

Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	2:B & B	1	1997	N	N	0.00	0.00	264
2	OPF	2:B & B	1	1997	N	N	0.00	0.00	72
3	OPU	2:B & B	1	1997	N	N	0.00	0.00	133

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
-----	------	---------	--------	-------	------------	-----------	-------	------

1	UB3:LC UTIL BLDG	144 SF	12	12	1979	1980	4	30
2	WD2:WOOD DECK	196 SF	14	14	1988	1989	2	40
3	FN2:FENCES	180 SF	30	6	1988	1989	2	30
4	AC2:WALL AIR COND	1 UT	0	0	1989	1990	2	20
5	CL2:CH LINK FENCE	1,000 SF	0	0	1964	1965	1	30
6	FN2:FENCES	120 SF	3	40	2001	2002	2	30
7	PO4:RES POOL	300 SF	10	30	2001	2002	4	50
8	PT4:PATIO	225 SF	0	0	2001	2002	4	50
9	PT2:BRICK PATIO	130 SF	0	0	2012	2013	2	50

Appraiser Notes

SENT PROPERTY LETTER ON 12/27/2011 REQUESTING SITE INSPECTION-NO RESPONSE. INSPECTION DONE BY AERIAL.

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
10-0493	02/25/2010	11/05/2012	2,250	Residential	INSTALL 4 TON MINI SPLIT SYSTEM.
10-0495	02/25/2010	11/05/2012	3,400	Residential	INSTALLATION OF BRANCH CIRCUITRY FOR TANKLESS WATER HEATER. SPLIT A/C SYSTEM AND RECEPTACLES AND SWITCH FOR REMODEL AND ROOM ADDITION.
10-0492	02/25/2010	11/05/2012	2,400	Residential	INSTALL 5 SQRS. VCRIMP ON NEW ADDITION.
10-0494	02/25/2010	11/05/2012	4,200	Residential	ROUGH AND TRIM TUB, SHOWER, W/C, 2 LAVS, 1 WASHER/DRYER, 1 TANKLESS HEATER.
10-0491	02/25/2010	11/05/2012	15,000	Residential	CONSTRUCT NEW 300SF BEDROOM ADDITION, 130SF COVERED PATIO, 130SF BRICK PAVERS WITH INTERIOR RENOVATIONS TO EXISTING.
11-3852	10/19/2011	11/05/2012	2,580	Residential	ENCLOSE 75 SF OF EXISTING DECK UNDER EXISTING ROOF WITH 2 X 6 WALLS, 1 IMPACT WINDOW, AND 75 SF OF TILE TO MATCH EXISTING.
2 9601589	04/01/1996	10/01/1997	10,500	Residential	NEW SINGLE FAMILY
9604200	10/01/1996	10/01/1997	1,500		ELECTRICAL
9803318	10/22/1998	11/19/1999	1,000		STORM DAMAGE/ROOF
00-3884	11/30/2000	10/23/2001	25,000		POOL
00-4538	01/25/2001	10/23/2001	49,500		RENOVATIONS
01-1203	03/16/2001	10/23/2001	1,750		ROOF

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2016	170,328	32,701	292,613	495,642	265,112	50,000	215,112
2015	176,486	28,221	243,000	447,707	263,269	50,000	213,269

2014	159,508	25,499	153,563	338,570	261,180	50,000	211,180
2013	159,348	26,103	148,500	333,951	257,320	50,000	207,320
2012	142,080	25,792	111,375	279,247	224,541	25,000	199,542
2011	144,140	26,428	121,500	292,068	221,982	25,000	196,983
2010	144,140	27,088	175,500	346,728	229,908	25,000	204,908
2009	160,657	27,727	175,500	363,884	228,855	25,000	203,856
2008	148,110	28,387	515,000	691,497	290,942	25,000	265,942
2007	171,083	22,804	500,000	693,887	239,678	25,000	214,678
2006	231,421	23,351	510,000	764,772	250,516	25,000	225,516
2005	238,033	23,875	382,500	644,408	269,168	25,000	244,168
2004	163,539	24,418	280,500	468,457	265,130	25,000	240,130
2003	212,277	24,939	150,000	387,216	246,411	25,000	221,411
2002	180,999	25,489	140,000	346,488	234,622	25,000	209,622
2001	132,029	3,414	140,000	275,443	194,385	25,000	169,385
2000	132,029	3,632	100,000	235,661	182,689	25,000	157,689
1999	127,437	3,619	100,000	231,055	178,188	25,000	153,188
1998	114,906	3,203	100,000	218,110	173,613	25,000	148,613
1997	64,727	5,350	80,000	150,077	129,747	25,000	104,747
1996	49,932	4,290	80,000	134,223	125,968	25,000	100,968
1995	48,083	3,773	80,000	131,856	122,896	25,000	97,896
1994	36,350	3,317	80,000	119,666	119,666	25,000	94,666
1993	36,400	2,974	80,000	119,375	119,375	25,000	94,375
1992	36,400	3,069	80,000	119,469	119,469	25,000	94,469
1991	36,400	1,928	80,000	118,328	118,328	25,000	93,328
1990	36,400	1,928	75,000	113,328	113,328	25,000	88,328
1989	33,091	1,753	72,500	107,344	107,344	25,000	82,344
1988	16,288	1,753	55,000	73,041	73,041	25,000	48,041
1987	14,709	1,753	39,100	55,562	55,562	25,000	30,562
1986	14,784	1,753	36,600	53,137	53,137	25,000	28,137
1985	14,343	1,753	36,500	52,596	52,596	25,000	27,596
1984	13,414	1,753	36,500	51,667	51,667	25,000	26,667
1983	13,467	1,753	36,500	51,720	51,720	25,000	26,720
1982	13,733	1,753	26,169	41,655	41,655	25,000	16,655

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
10/1/1993	1279 / 1375	155,000	WD	Q

This page has been visited 99,621 times.

Monroe County Property Appraiser
Scott P. Russell, CFA
P.O. Box 1176 Key West, FL 33041-1176