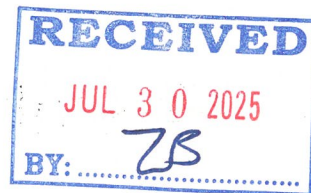




T2025-0174

TC



## Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 7-30-2025

Tree Address 600 Frances St.

Cross/Corner Street Southard St.

List Tree Name(s) and Quantity 1 almond tree

Reason(s) for Application:

☒ Remove ☐ Tree Health ☒ Safety ☒ Other/Explain below

☐ Transplant ☐ New Location ☐ Same Property ☐ Other/Explain below

☐ Heavy Maintenance Trim ☐ Branch Removal ☐ Crown Cleaning/Thinning ☐ Crown Reduction

Additional Information and Explanation

This tree has been trimmed many times but nothing can prevent the damage its causing by growing into the side of the roof. Its roots are also lifting the floor.

Property Owner Name

600 Frances Street Building LLC

Property Owner email Address

Tenri@tenrispottswood.com

Property Owner Mailing Address

522 Caroline St.

Property Owner Phone Number

305-587-3407

Property Owner Signature

\*Representative Name

Kenneth King

Representative email Address

Representative Mailing Address

1602 Laird St.

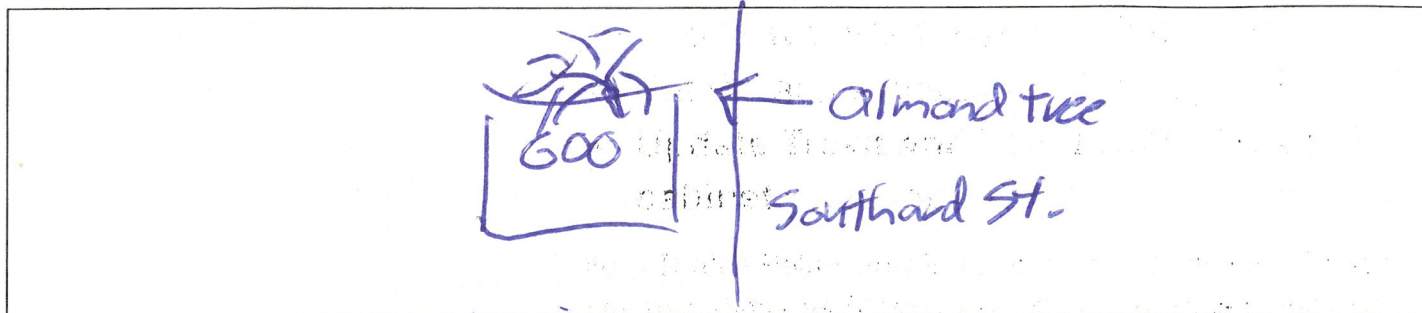
Representative Phone Number

305-296-8101

\*NOTE: A Tree Representation Authorization form must accompany this application if someone other than the owner will be representing the owner at a Tree Commission meeting or picking up an issued Tree Permit.

As of August 1, 2022, application fees are required. [Click here for the fee schedule.](#)

Sketch location of tree (aerial view) including cross/corner street. Please identify tree(s) on the property regarding this application with colored tape or ribbon.



Frances St.



## Tree Representation Authorization

**Attendance at the Tree Commission meeting on the date when your request will be discussed is necessary in order to expedite the resolution of your application.** This **Tree Representation Authorization form** must accompany the application if the property owner is unable to attend or will have someone else pick up the Tree Permit once issued. Please Clearly Print All Information unless indicated otherwise.

Date 7/27/2025  
Tree Address 600 FRANCES ST  
Property Owner Name 600 FRANCES STREET Building LLC  
Property Owner Mailing Address 522 CAROLINE ST.  
Property Owner Mailing City, State, Zip KEYWEST, FL 33040  
Property Owner Phone Number 305-587-3407 305-587-1055  
Property Owner email Address TERRI @ TERRI SPOTTSWOOD.COM  
Property Owner Signature Terri Spottswood  
  
Representative Name Kenneth King  
Representative Mailing Address 1602 LAIRD ST.  
Representative Mailing City, State, Zip Key West FL 33040  
Representative Phone Number 305-296-8181  
Representative email Address \_\_\_\_\_

TERRI SPOTTSWOOD hereby authorize the above listed agent(s) to represent me in the matter of obtaining a Tree Permit from the City of Key West for my property at the tree address above listed. You may contact me at the telephone listed above if there are any questions or need access to my property.

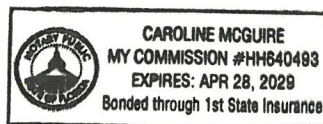
Property Owner Signature Terri Spottswood

The forgoing instrument was acknowledged before me on this 29 day July, 2025.  
By (Print name of Affiant) Terri Spottswood who is personally known to me or has produced as identification and who did take an oath.

### Notary Public

Sign name: Caroline McGuire  
Print name: Caroline McGuire

My Commission expires: 4/28/2029 Notary Public-State of FLORIDA (Seal)





## 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 00010670-000000  
 Account# 1010961  
 Property ID 1010961  
 Millage Group 10KW  
 Location Address 600 FRANCES St, KEY WEST  
 Legal Description KW PT LOT 2 SQR 56 OR300-476 OR622-667 OR775-1002 OR2426-1142/43  
 OR2696-1799/1800 OR3039-1741  
 (Note: Not to be used on legal documents.)  
 Neighborhood 32090  
 Property Class STORE COMBO (1200)  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing

**Owner**

600 FRANCES STREET BUILDING LLC  
 522 Caroline St  
 Key West FL 33040

**Valuation**

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$364,347	\$355,484	\$355,484	\$362,840
+ Market Misc Value	\$530	\$530	\$530	\$530
+ Market Land Value	\$584,640	\$584,640	\$409,248	\$389,760
= Just Market Value	\$949,517	\$940,654	\$765,262	\$753,130
= Total Assessed Value	\$925,966	\$841,788	\$765,262	\$753,130
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$949,517	\$940,654	\$765,262	\$753,130

**Historical Assessments**

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$584,640	\$364,347	\$530	\$949,517	\$925,966	\$0	\$949,517	\$0
2023	\$584,640	\$355,484	\$530	\$940,654	\$841,788	\$0	\$940,654	\$0
2022	\$409,248	\$355,484	\$530	\$765,262	\$765,262	\$0	\$765,262	\$0
2021	\$389,760	\$362,840	\$530	\$753,130	\$753,130	\$0	\$753,130	\$0
2020	\$414,120	\$362,840	\$530	\$777,490	\$777,490	\$0	\$777,490	\$0
2019	\$493,000	\$367,011	\$530	\$860,541	\$860,541	\$0	\$860,541	\$0
2018	\$493,000	\$343,985	\$530	\$837,515	\$644,111	\$0	\$837,515	\$0

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
(1200)	2,000.00	Square Foot	40	50.3

## Buildings

Building ID	39514	Exterior Walls	AB AVE WOOD SIDING
Style		Year Built	1928
Building Type	1 STY STORE-A / 11A	EffectiveYearBuilt	2010
Building Name		Foundation	
Gross Sq Ft	3746	Roof Type	
Finished Sq Ft	2624	Roof Coverage	
Stories	2 Floor	Flooring Type	
Condition	GOOD	Heating Type	
Perimeter	304	Bedrooms	0
Functional Obs	0	Full Bathrooms	3
Economic Obs	0	Half Bathrooms	0
Depreciation %	19	Grade	400
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CAN	CANOPY	522	0	0
FLA	FLOOR LIV AREA	2,624	2,624	0
OUU	OP PR UNFIN UL	568	0	0
OPF	OP PRCH FIN LL	8	0	0
SBU	UTIL UNFIN BLK	24	0	0
TOTAL		3,746	2,624	0

## Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1983	1984	6 x 50	1	300 SF	2

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
8/20/2020	\$915,000	Warranty Deed	2278715	3039	1741	01 - Qualified	Improved		
7/24/2014	\$875,000	Warranty Deed		2696	1799	01 - Qualified	Improved		
7/31/2009	\$700,000	Warranty Deed		2426	1142	01 - Qualified	Improved		
10/1/1978	\$45,000	Conversion Code		775	1002	Q - Qualified	Improved		

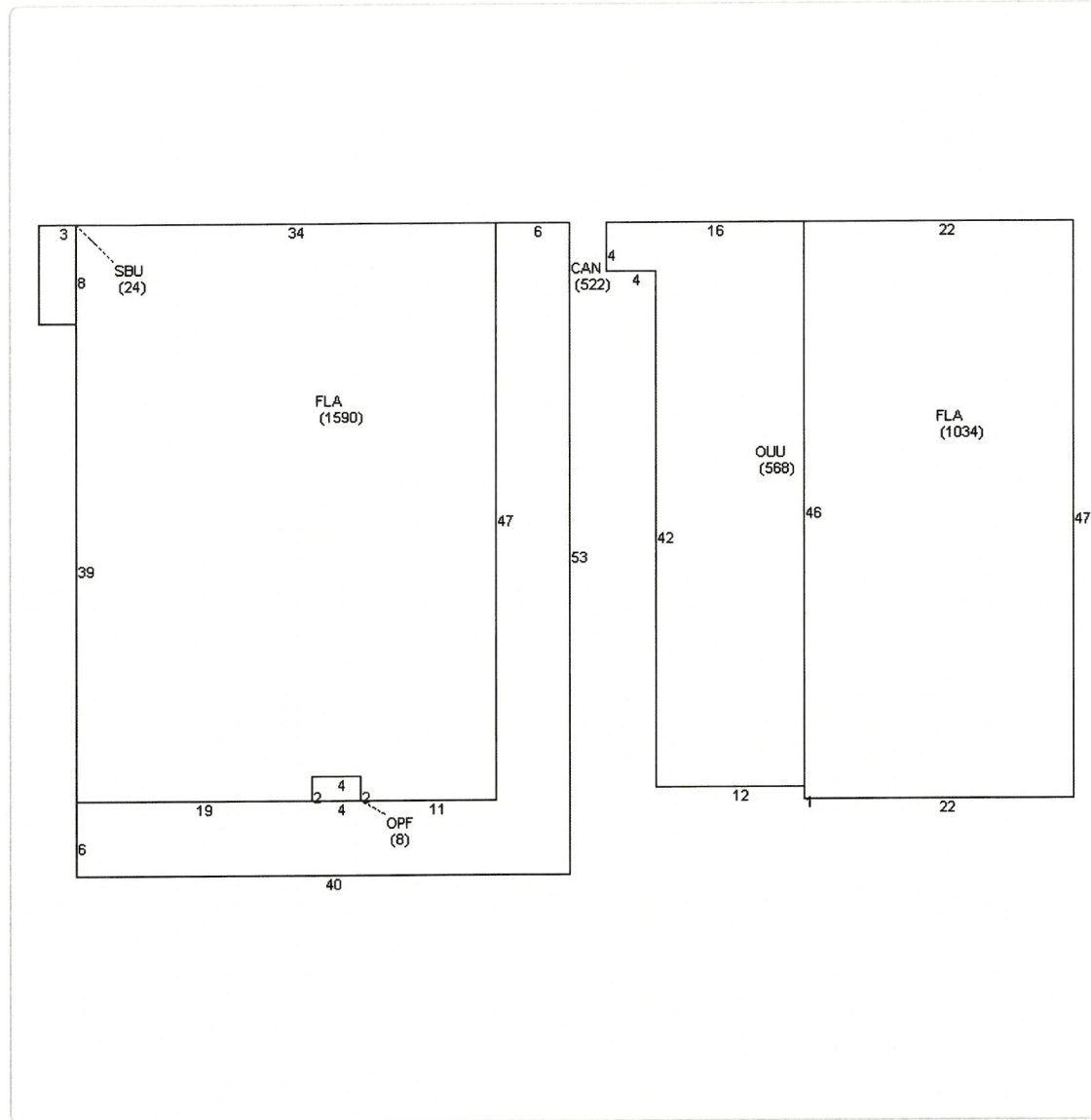
## Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
09-4223	12/16/2009	Completed	\$400	Commercial	REMOVING/DEMO SECOND FLOOR ROTTEN DECK AND REPLACE WITH NEW.
09-4188	12/09/2009	Completed	\$20,124	Commercial	INSTALL 900SF PVC SINGLE PLY ROOFING AND 1500SF GALVALUME VICTORIAN SHINGLES.
09-00003640	11/17/2009	Completed	\$4,000		CREATION OF ADA NEW BATHROOM
09-00003641	11/17/2009	Completed	\$500		CREATION OF NEW ADA BATHROOM AS PER PLANS 1 TOILET AND ONE LAVATORY (2 NEW FIXTURES)
09-3801	11/10/2009	Completed	\$100	Commercial	ROTTED 3 X 5 LIGHTS WOOD DOOR WITH NEW ONE
09-3654	10/23/2009	Completed	\$500	Commercial	MOVE AIR HANDLER 3' TO THE RIGHT USING EXISTING ELECTRICAL CONNECTION
09-3221	10/19/2009	Completed	\$400	Commercial	REPLACE TWO ALUMINUM JALOUSIE WINDOWS WITH WOOD DOUBLE HUNG WINDOWS 6 OVER 6. REPLACE 10 LIGHT DOOR WITH 15 LIGHT FIR DOOR
09-3481	10/19/2009	Completed	\$1,800	Commercial	SISTERING OLD WOOD JOISTS. REPLACE ROTTED SILL WITH 6" X 6" PT. REPLACE TERMITE DAMAGE CEILING BEAM WITH STEEL 5" X 3" TUBE BEAM
09-3483	10/19/2009	Completed	\$400	Commercial	INSTALL TWO 12" X 41" SIGNS
09-2898	09/03/2009	Completed	\$1,900	Commercial	REPLACE FOUR PIERS TO THE ATTACHED PLANS; LEVEL FLOOR JOISTS
09-2530	08/24/2009	Completed	\$400	Commercial	REMOVE NON STRUCTURAL INTERIOR WALLS AND 300SF FLOORING
09-2546	08/17/2009	Completed	\$7,000	Commercial	INSTALL HURRICANE PANELS ON ALL 23 OPENINGS.
04-1868	06/08/2004	Completed	\$2,400		REPAIR WINDOWS
0202117	08/20/2002	Completed	\$6,200		ROOFING
A952198	07/01/1995	Completed	\$2,000		7 SQS V-CRIMP ROOF

## View Tax Info

[View Taxes for this Parcel](#)

## Sketches (click to enlarge)

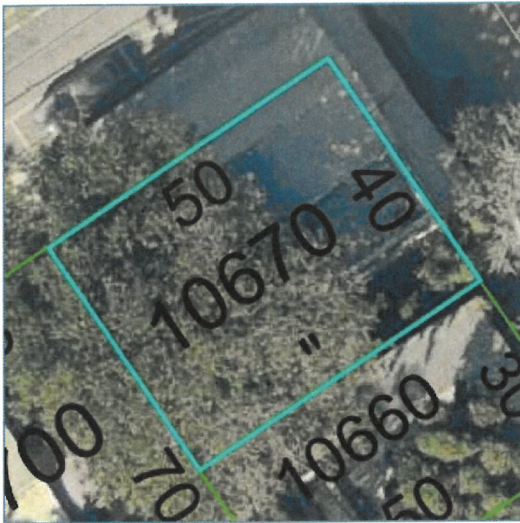


### Photos





## Map



## TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

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## Detail by Entity Name

Florida Limited Liability Company  
600 FRANCES STREET BUILDING, LLC

### Filing Information

<b>Document Number</b>	L20000228281
<b>FEI/EIN Number</b>	APPLIED FOR
<b>Date Filed</b>	08/06/2020
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	LC AMENDMENT
<b>Event Date Filed</b>	09/01/2020
<b>Event Effective Date</b>	NONE

### Principal Address

522 CAROLINE ST.  
KEY WEST, FL 33040

### Mailing Address

522 CAROLINE ST.  
KEY WEST, FL 33040

### Registered Agent Name & Address

Spottswood, Terri  
522 Caroline ST.  
KEY WEST, FL 33040

Name Changed: 04/18/2024

Address Changed: 04/18/2024

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

SPOTTSWOOD, TERRI M  
522 CAROLINE ST.  
KEY WEST, FL 33040

Title MGR

SPOTTSWOOD, JOHN M, III  
531 CAROLINE ST.  
KEY WEST, FL 33040

Title MGR

VAZQUEZ, RAYMOND J  
4 GECKO LN  
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2023	04/10/2023
2024	04/18/2024
2025	01/30/2025

Document Images

<a href="#">01/30/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/18/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/10/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/27/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/01/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">09/01/2020 -- LC Amendment</a>	<a href="#">View image in PDF format</a>
<a href="#">08/06/2020 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>