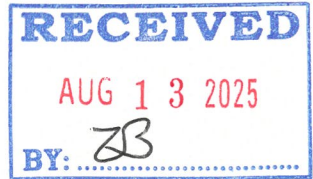




T2025-0186

H80.02

TC



Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 8/10/2025

Tree Address 816 Duval Street, Key West

Cross/Corner Street _____

List Tree Name(s) and Quantity One Spanish Lime 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 mature tree—towering at ~70 ft with a 5 ft trunk—poses escalating safety, structural, and operational threats that cannot be adequately managed through trimming or other non-removal measures. It has compromised the structural integrity of our foundation and deck, presents a dangerous liability with its heavy overhanging limbs.

Property Owner Name

Michael Dana

(leasing to buy from Kirk Coult)

Property Owner email Address

gawn4gud@yahoo.com

Property Owner Mailing Address

816 Duval Street, Key West, FL, 33040

Property Owner Phone Number

305-699-9954

Property Owner Signature _____

***Representative Name** _____

Representative email Address _____

Representative Mailing Address _____

Representative Phone Number _____

*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.

Please see attached.

80
100
80

86.61%

48"

handicap issues on property

Justification for tree removal request for 816 Duval Street, Key West

In summary, this mature tree—towering at ~70 ft with a 5 ft trunk—poses escalating safety, structural, and operational threats that cannot be adequately managed through trimming or other non-removal measures. It has compromised the structural integrity of our foundation and deck, presents a dangerous liability with its heavy overhanging limbs, and is constricting our ability to serve amidst ongoing repairs. We respectfully request the Tree Commission's approval for removal in order to protect public safety, preserve structural stability, and restore functional dining space. We are fully prepared to comply with any applicable replacement or mitigation requirements following removal.

1. Safety Hazard to Patrons & Surrounding Buildings

The tree's extraordinary size—approximately 70 feet tall with a 5-foot diameter trunk—situates massive, multi-ton branches dangerously over the restaurant's outdoor dining area as well as adjacent properties. A failure event (e.g., branch breakage) poses imminent risk of severe injury, fatality, and extensive property damage. This clearly aligns with the criterion that removal is justified when the tree "creates an ongoing safety problem... that cannot be mitigated through proper arboricultural practices".

2. Structural Threat & Operational Hindrance

The extensive root system is actively displacing and damaging the building's foundation and deck. Despite continual repairs, the deck remains uneven and unsafe—creating trip hazards, limiting access, and compromising daily operations. This meets the criterion that "the tree is significantly damaging existing structures and cannot be mitigated through proper arboricultural practices" .

3. Loss of Usable Space & Business Impact

The rapidly expanding trunk and root system are encroaching on and physically reducing the usable seating area. This restriction undermines the permitted commercial use of the property, meeting criteria that the tree "unreasonably restricts the permitted use of the property" .

4. Lack of Reasonable Mitigation Options

Given the tree's size, proximity to the structure, and extent of root penetration, standard arboricultural treatments—pruning, root barriers, or reduced trimming—are insufficient to resolve the ongoing hazards or prevent further damage.

Monroe County, FL

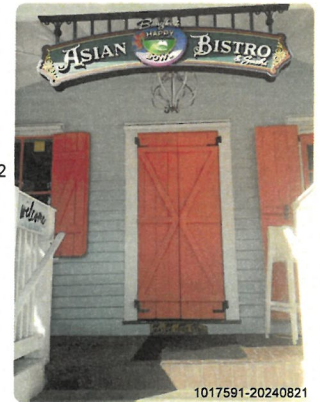
****PROPERTY RECORD CARD******Disclaimer**

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 00017160-000000
 Account# 1017591
 Property ID 1017591
 Millage Group 10KW
 Location 816 DUVAL St, KEY WEST
 Address
 Legal KW PT LOT 3 SQR 6 TR 4 A5-444 G73-455 OR289-268 OR338-98 OR764-1981 OR916-1850 OR969-2207
 Description OR1039-1551 OR1061-2258 OR1502-452 OR1502-454 OR1502-456 OR1798-592 OR2632-1750 OR2632-1752 OR3243-2059
 (Note: Not to be used on legal documents.)
 Neighborhood 32050
 Property Class RESTAURANT (2100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



1017591-20240821

Owner

PK KEY WEST LLC
 174 Marks Ln
 Breckenridge CO 80424

Valuation

	2025 Preliminary Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$502,205	\$276,308	\$272,873	\$287,049
+ Market Misc Value	\$3,196	\$2,620	\$2,690	\$2,761
+ Market Land Value	\$2,252,880	\$1,770,120	\$1,770,120	\$1,770,120
= Just Market Value	\$2,758,281	\$2,049,048	\$2,045,683	\$2,059,930
= Total Assessed Value	\$2,253,952	\$2,049,048	\$1,226,965	\$1,115,423
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,758,281	\$2,049,048	\$2,045,683	\$2,059,930

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,770,120	\$276,308	\$2,620	\$2,049,048	\$2,049,048	\$0	\$2,049,048	\$0
2023	\$1,770,120	\$272,873	\$2,690	\$2,045,683	\$1,226,965	\$0	\$2,045,683	\$0
2022	\$1,770,120	\$287,049	\$2,761	\$2,059,930	\$1,115,423	\$0	\$2,059,930	\$0
2021	\$724,140	\$287,049	\$2,832	\$1,014,021	\$1,014,021	\$0	\$1,014,021	\$0
2020	\$724,140	\$301,224	\$2,903	\$1,028,267	\$1,028,267	\$0	\$1,028,267	\$0
2019	\$724,140	\$301,224	\$2,974	\$1,028,338	\$984,480	\$0	\$1,028,338	\$0
2018	\$724,140	\$288,550	\$3,044	\$1,015,734	\$894,982	\$0	\$1,015,734	\$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
(2100)	4,470.00	Square Foot	47	101

Buildings

Building ID	39727	Exterior Walls	AB AVE WOOD SIDING
Style	2 STORY ELEV FOUNDATION	Year Built	1928
Building Type	REST/CAFET-A- / 21A	EffectiveYearBuilt	2010
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	5393	Roof Type	GABLE/HIP
Finished Sq Ft	2696	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	
Condition	GOOD	Heating Type	
Perimeter	362	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	2
Depreciation %	19	Grade	450
Interior Walls		Number of Fire PI	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	200	0	60
FLA	FLOOR LIV AREA	2,696	2,696	370
OPU	OP PR UNFIN LL	40	0	28
OUU	OP PR UNFIN UL	314	0	142
OPF	OP PRCH FIN LL	304	0	168
PDO	PATIO DIN OPEN	1,319	0	192
PDE	PTO DIN ENCL	520	0	122
TOTAL		5,393	2,696	1,082

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
WATER FEATURE	2006	2007	0 x 0	1	1 UT	1
FENCES	2006	2007	5 x 96	1	480 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
9/13/2023	\$3,150,000	Warranty Deed	2433221	3243	2059	03 - Qualified	Improved		
6/6/2013	\$100	Quit Claim Deed		2632	1752	11 - Unqualified	Improved		
6/6/2013	\$2,075,000	Warranty Deed		2632	1750	35 - Unqualified	Improved		
5/30/2002	\$950,000	Warranty Deed		1798	0592	Q - Qualified	Improved		
2/1/1998	\$248,500	Quit Claim Deed		1502	0452	H - Unqualified	Improved		
4/1/1986	\$115,000	Warranty Deed		969	2207	U - Unqualified	Improved		

Permits

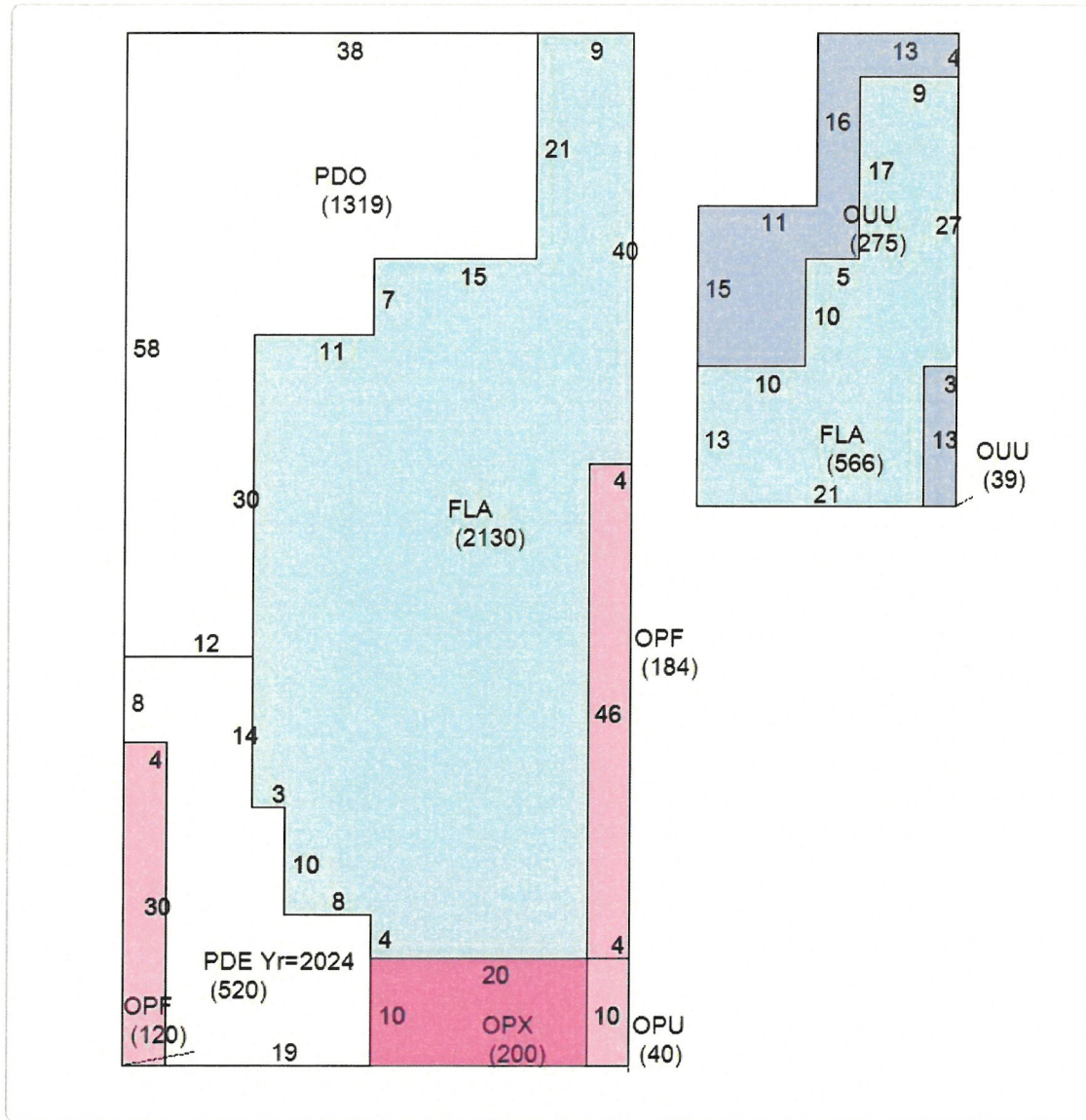
Number	Date Issued	Status	Amount	Permit Type	Notes
BLD2024-1899	08/12/2024	Completed	\$9,000	Commercial	New outdoor bar.
BLD2024-0010	01/04/2024	Completed	\$1,500	Commercial	Sign Install (revised). **
BLD2023-2963	10/25/2023	Completed	\$0	Commercial	RENOVATIONS AND BEAM REPLACEMENT. PAINT ENTIRE STRUCTURE. CONSTRUCTION OF ADDITIONAL WOOD DECK OVER EXISTING BRICK AREA (APPROX 225 SF).
HARC2023-0132	10/11/2023	Completed	\$0	Commercial	PAINT EXTERIOR OF COMMERCIAL BUILDING SIDING.
2016-1451	04/19/2016	Completed	\$1,000	Commercial	REPLACE DAMAGED DECKING
10-1489	05/24/2010	Completed	\$9,500		REMOVE AND REPLACE APPROX. 325SF OF 2 X 6 DECKING IN SEC 2 ONLY CMC FRAME. REMOVE AND REPLACE APPROX 120 SF BOTH FLOOR TILE IN ADA BATHROOM.
08-2532	07/18/2008	Completed	\$14,000		REPLACE 9.5LF OF EXISTING SIDEWALK WALL WITH NEW GRADE BEAM AND BLOCK WALL 3' H. CREATE NEW 18LF OF GRADE BEAM AND BLK WALL 3'H. INSTALL 90 SF OF FRAMING AND 2X6 DECKING. RELOCATED ONE 6X6 COLUMN AND REDO HEADER. FORM AND POUR 18SF 4" CONCRETE SLAB FOR ADA LIFT. INSTALL ADA LIFT. INSTALL 266SF BRICK PAVERS
08-2536	07/18/2008	Completed	\$1,800		INSTALL NEW 9.5 LF ROLLING GATE WITH PICKETS 42" H TO MATCH EXISTING PEDESTRIAN GATE. REVERSE CURRENT SWING OF GATE AT SIDEWALK.
06-3873	06/27/2006	Completed	\$4,500		DRY FOOTERS INSTALL DECK FRAME AN BUILD NEW DECK RENOVATE EXISTING FRAMING
06-1166	06/15/2006	Completed	\$2,000		RE INSTALL UL300 FIRE SYSTEM
06-2365	04/17/2006	Completed	\$1,500	Commercial	SET (2) 100 GAL PROPANE TANKS
06-0767	02/15/2006	Completed	\$3,500		CONSTRUCT NEW SLAB FOR PROPANE TANK, CONSTRUCT REAR DECK AND FOOTERS
06-0525	01/30/2006	Completed	\$5,000		INSTALL 24 OPENINGS COVERED WITH ALUMINUM
05-4729	11/08/2005	Completed	\$18,500		INSTALL THREE 5 TON A/C'S W/ 18 OPENINGS
05-4731	11/08/2005	Completed	\$28,000		RESTAURANT WIRING 600 AMP SVC, 5 ADN 10 TON A/C UNITS, 1 GENERATOR
05-4732	11/08/2005	Completed	\$25,000		INSTALL 800 SF OF VCRIMP, 800 SF OF CONCH SHINGLES
05-4728	11/07/2005	Completed	\$225,000		PAHSE IV DOORS WINDOWS EXTERIOR SIDING, INTERIOR DRYWALL FLOOR TILE NEW FOUNDATION PORCH
05-4728	11/07/2005	Completed	\$225,000	Commercial	PHASE IV DOORS & WINDOWS & DRYWALL, 71 SEAT RESTAURANT
05-4730	11/07/2005	Completed	\$18,500		INSTALL NEW PLUMBING

Number	Date Issued	Status	Amount	Permit Type	Notes
05-3782	09/22/2005	Completed	\$90,000		CONSTRUCT FRAMING FOR WALLS, 2ND FLOOR ROOF FRAMING & SHEETING
06-2684	07/04/2005	Completed	\$22,880		FOUNDATION & FLOOR FRAMING REPAIRS ONLY
05-2353	06/16/2005	Completed	\$20,000		DEMO OF SOME EXTERIOR WALLS 50% & DEMO 75% OF ROOF DAMAGED BY FIRE
05-1799	05/23/2005	Completed	\$25,000		DEMO OF ALL FLOOR COVERING, WALLS, CEILINGS FOR DISCOVERY AFTER THE FIRE INTERIOR ONLY
05-1799	05/23/2005	Completed	\$25,000	Commercial	DEMO FOR DISCOVERYNAFTER FIRE.
03-0364	02/10/2003	Completed	\$1,000	Commercial	EXTEND AWNING
02-2819	10/17/2002	Completed	\$15,000	Commercial	UPGRADE ELECTRIC
02-2811	10/15/2002	Completed	\$3,333	Commercial	DRYWALL
02-2437	09/25/2002	Completed	\$1,100	Commercial	REPLACE WATER HEATER
02-1540	09/09/2002	Completed	\$5,350	Commercial	UPDATE ELECTRIC
02-1727	08/13/2002	Completed	\$4,950	Commercial	CREATE NEW ENTRANCE
02-1610	06/21/2002	Completed	\$750	Commercial	REPAIR WOOD
9903877	12/28/1999	Completed	\$4,700	Commercial	AWNINGS
9801292	04/27/1998	Completed	\$600	Commercial	DISCONNECT/RECONNECT OVEN
9602302	06/01/1996	Completed	\$400	Commercial	RENOVATIONS
9602336	06/01/1996	Completed	\$500	Commercial	PLUMBING
9602487	06/01/1996	Completed	\$200	Commercial	ELECTRICAL
9600532	01/01/1996	Completed	\$900	Commercial	PLUMBING
B951803	06/01/1995	Completed	\$9,800	Commercial	REPAIRS
E951980	06/01/1995	Completed	\$1,000	Commercial	ELECTRICAL
E952105	06/01/1995	Completed	\$2,500	Commercial	3-1HP MOTOR/1-3HP MOTOR
M951901	06/01/1995	Completed	\$3,500	Commercial	3 TON AC
M952103	06/01/1995	Completed	\$3,210	Commercial	ANSUL SYSTEM
P951871	06/01/1995	Completed	\$2,500	Commercial	REPLACE PLUMBING
B942630	08/01/1994	Completed	\$150	Commercial	PAINT BUILDING

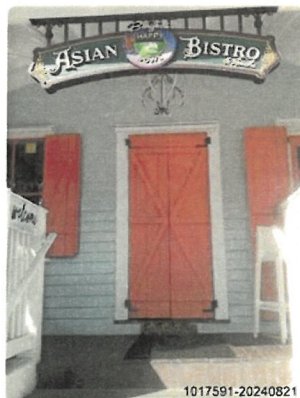
View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos





Map



TRIM Notice

2024 TRIM Notice (PDF)

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)

Last Data Upload: 8/13/2025, 4:30:57 AM

Contact Us





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

PK KEY WEST LLC

Filing Information

Document Number L23000366576
FEI/EIN Number 93-2754504
Date Filed 08/04/2023
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 05/29/2025

Principal Address

816 DUVAL ST
KEY WEST, FL 33040

Changed: 05/29/2025

Mailing Address

174 MARKS LN
Breckenridge, CO 80424

Changed: 05/29/2025

Registered Agent Name & Address

COULT, KIRK
816 DUVAL ST
KEY WEST, FL 33040

Name Changed: 05/29/2025

Address Changed: 05/29/2025

Authorized Person(s) Detail

Name & Address

Title AMBR

COULT, KIRK

174 MARKS LN
BRECKENRIDGE, CO 80424

Annual Reports

Report Year	Filed Date
2024	05/29/2025
2025	05/29/2025

Document Images

05/29/2025 -- REINSTATEMENT	View image in PDF format
08/04/2023 -- Florida Limited Liability	View image in PDF format



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 8/13/2025

Tree Address 816 Duval Street

Property Owner Name PK KEY WEST LLC
 Property Owner Mailing Address P.O. BOX 7399 BRECKENRIAGE
 Property Owner Mailing City, State, Zip CO 80424
 Property Owner Phone Number 714 814 4967
 Property Owner email Address info@happysthoughts.com
 Property Owner Signature [Signature] Pres. Sec. L

Representative Name Michael Dana
 Representative Mailing Address 816 Duval Street
 Representative Mailing City, State, Zip Key West, FL, 33040
 Representative Phone Number 305-699-9954
 Representative email Address gawn4gud@yahoo.com

I, Kirk Court, PK Key West LLC 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 [Signature] Pres. Sec. L

The forgoing instrument was acknowledged before me on this 15 day August 2025.

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

Notary Public

Sign name:

Print name: Robert Jones

My Commission expires: July 2029 Notary Public-State of Colorado (Seal)

ROBERT JONES
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20214027179
 MY COMMISSION EXPIRES 07/07/2029

Tree Removal Justification - 816 Duval Street Visual Exhibit

