



CITY OF KEY WEST

TREE PERMIT

EMERGENCY

Permit# T2026-0137 Date Issued July 16th, 2026

Address 512 Greene Street

This is to certify that Peter Brawn/Casey Vinali

has permission to Remove (1) Gumbo Limbo tree (see arborist risk assessment on file)
Replace with (1) - 8 ft tall tree minimum 1" dbh FL #1, dicot from the approved list, to be
planted on site and in the six months from the approval date as described here in. All plants
shall be planted according to current "Best Management Practices". Fill out job completion
form and submit completed form to the Urban Forester for inspection of the planted trees
(inspection fee of \$10 due). All replacement trees shall be maintained as trees in perpetuity.

as per application approved July 16th, 2026

The person accepting this permit shall conform to the terms of the application on file in the office of the Tree Commission of Key West. All work shall conform to the requirements of the Code of Ordinances of the City of Key West, Chapter 110-Article VI. Tree Protection.

This Tree Permit is effective for 6 months from the date issued.

IMPORTANT NOTICE

This card must be posted in a location clearly visible from the street and in a protected covering.

APPROVED BY Brian L Barroso City Manager/Zach Bentley Asst. Urban Forester

ISA FL-362805A



Urban Forestry Division

Level 2 Tree Risk Evaluation (Visual Assessment)

Location : 512 Greene St.

Tree Species : Gumbo Limbo (Bursera simaruba)

DBH : 22" (approx.)

Date of Inspection : July 14th, 2026

Prepared By : Zach Bentley Asst. Urban Forester

ISA Certified Arborist : FL-362805A

Site Description

The subject tree is a mature gumbo limbo located immediately adjacent to a heavily occupied commercial establishment in downtown Key West. The tree is growing in close proximity to a highly trafficked bar with numerous potential targets, including outdoor seating, pedestrian walkways beneath the canopy, public restroom access, and two commercial ice machines servicing the business. Due to the nature of the location, pedestrian occupancy is frequent and often continuous throughout business hours.

Tree Structure and Observed Defects

The primary trunk extends approximately five feet before bifurcating into two co-dominant stems, each measuring approximately 12 inches in diameter.

This evaluation was initiated after a local landscaping contractor was contacted by the property owner regarding concerns over the tree's condition. Upon inspection, the following defects were observed:

- Active termite activity, believed to be subterranean termites, was observed within a decayed section of the main trunk immediately below the primary bifurcation.**
- Significant sap secretion is present throughout the affected area, indicating an active response to internal injury or decay.**
- A longitudinal split originates near the main bifurcation and extends several feet vertically along one of the two primary stems.**
- Numerous depressions and cavities are present throughout the trunk and major stems. More than a dozen individual defects were observed, generally ranging in size from approximately 1 inch by 1 inch to 4 inches by 4 inches.**
- The canopy is currently in fair condition and exhibits no widespread decline.**

The landscaping contractor had recently reduced the canopy to decrease loading on the primary stems after observing the termite infestation and structural crack. Based upon my inspection, this was a prudent short-term risk mitigation measure that likely reduced the immediate likelihood of failure.

Risk Assessment

Despite the recent canopy reduction, the combination of defects observed raises significant concern regarding the structural integrity of the tree.

The termite infestation is located within the main trunk directly below the primary bifurcation and extends into the area supporting both co-dominant stems. This is one of the most structurally critical locations within the tree, as it supports the weight and loading of the entire upper canopy. The presence of active decay, termite activity, sap flow, and a longitudinal stem crack in this area substantially increases concern regarding structural failure.

Additionally, both primary stems are large, heavy, and capable of causing catastrophic damage should either fail.

Given the inability to accurately determine the full extent of the internal decay without advanced diagnostic testing, the observed defects should be considered potentially more extensive than what is visible externally.

Targets

Potential targets include:

- Outdoor dining patrons**
- Pedestrians utilizing the walkway beneath the canopy**
- Employees and patrons accessing nearby restroom facilities**
- Two commercial ice machines servicing the business**
- Adjacent commercial structures and associated property**

Due to the location in a busy downtown commercial district, target occupancy is considered frequent to constant.

Conclusion

Based upon the observed structural defects, active termite infestation, visible decay, longitudinal stem cracking, defect location immediately beneath the primary bifurcation, and the high-value, high-occupancy targets beneath the canopy, I consider this tree to present a High Risk of failure.

While the recent canopy reduction was an appropriate temporary mitigation measure, it does not correct the underlying structural deficiencies present within the trunk and primary scaffold stems.

Given the tree's location, the severity of the observed defects, and the potentially significant consequences of failure, I recommend that the City give strong consideration to removal of the tree in the interest of public safety.

Respectfully Submitted,



July 15th, 2026

Zach Bentley

Asst. Urban Forester

City of Key West

ISA Certified Arborist : FL-362805A











TATTOO BEARS
MEN TO THE LEFT
BECAUSE
WOMEN ARE ALWAYS RIGHT
LADIES
REST ROOM
Men's
RESTROOM















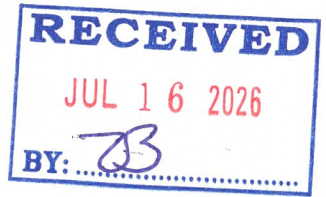








T2026-0137

\$60.⁰⁰

Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 7/15/26

Tree Address 512 Greene St. Key West, FL, 33040

Cross/Corner Street Greene St. and Anne St.

List Tree Name(s) and Quantity Bursera Simaruba (Gumbo Limbo)

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 Subterranean termites have caused the tree to decay and crack becoming

Explanation unable to supports its own weight thus making it unsafe

Property Owner Name Peter Brown

Property Owner email Address len_mary@yahoo.net

Property Owner Mailing Address 1413 South St. Key West FL

Property Owner Phone Number 713-732-4453

Property Owner Signature P. Brown

*Representative Name Casey Vinall

Representative email Address Casey@Tattoosandscars.com

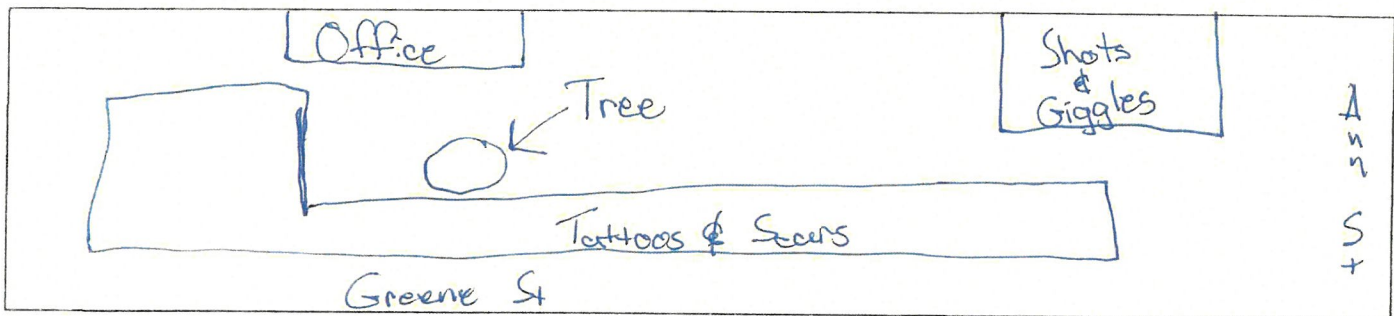
Representative Mailing Address 512 Greene St. Key West, FL, 33040

Representative Phone Number 404-798-1390

*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.



Monroe County, FL

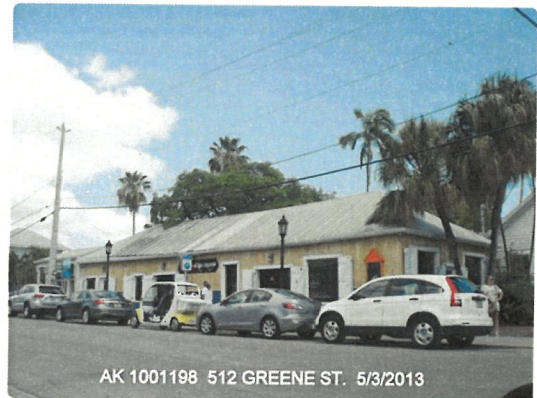
****PROPERTY RECORD CARD******Disclaimer**

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 00001170-000000
 Account# 1001198
 Property ID 1001198
 Millage Group 10KW
 Location 512 GREENE St, KEY WEST
 Address
 Legal KW PT LOT 3 SQR 13 G67-20 OR781-772 OR992-397 OR1496-911 OR2093-
 Description 1382/83 OR2218-2069/71 OR2391-642/45 OR2391-646/47 OR2405-785/86
 OR2412-2463/64
 (Note: Not to be used on legal documents.)
 Neighborhood 32020
 Property Class NIGHTCLUB (3300)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



AK 1001198 512 GREENE ST. 5/3/2013

Owner

512 GREENE STREET LLC
 C/O BRAWN PETER NELSON
 PO Box 1486
 Key West FL 33041

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$384,049	\$403,015	\$390,667	\$390,667
+ Market Misc Value	\$45,892	\$34,384	\$35,143	\$35,902
+ Market Land Value	\$2,386,207	\$2,187,356	\$2,187,356	\$1,988,506
= Just Market Value	\$2,816,148	\$2,624,755	\$2,613,166	\$2,415,075
= Total Assessed Value	\$2,816,148	\$2,624,755	\$2,613,166	\$2,396,939
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,816,148	\$2,624,755	\$2,613,166	\$2,415,075

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$2,187,356	\$403,015	\$34,384	\$2,624,755	\$2,624,755	\$0	\$2,624,755	\$0
2023	\$2,187,356	\$390,667	\$35,143	\$2,613,166	\$2,613,166	\$0	\$2,613,166	\$0
2022	\$1,988,506	\$390,667	\$35,902	\$2,415,075	\$2,396,939	\$0	\$2,415,075	\$0
2021	\$1,789,655	\$399,859	\$36,661	\$2,226,175	\$2,179,036	\$0	\$2,226,175	\$0
2020	\$1,789,655	\$399,859	\$37,420	\$2,226,934	\$1,980,942	\$0	\$2,226,934	\$0
2019	\$1,501,771	\$404,455	\$38,180	\$1,944,406	\$1,800,857	\$0	\$1,944,406	\$0
2018	\$1,337,968	\$370,018	\$38,939	\$1,746,925	\$1,637,143	\$0	\$1,746,925	\$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
(3300)	9,838.00	Square Foot	0	0

Buildings

Building ID	39126	Exterior Walls	AVE WOOD SIDING
Style		Year Built	1928
Building Type	NIGHT CLUBS/BARS-A- / 33A	EffectiveYearBuilt	2010
Building Name		Foundation	
Gross Sq Ft	1784	Roof Type	
Finished Sq Ft	1440	Roof Coverage	
Stories	2 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	184	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	19	Grade	400
Interior Walls		Number of Fire PI	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,440	1,440	0
PDO	PATIO DIN OPEN	200	0	0
SBF	UTIL FIN BLK	144	0	0
TOTAL		1,784	1,440	0

Building ID	29	Exterior Walls	REIN CONCRETE
Style		Year Built	1933
Building Type	NIGHT CLUBS/BARS-A- / 33A	EffectiveYearBuilt	2010
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	1002	Roof Type	GABLE/HIP
Finished Sq Ft	942	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	CONC S/B GRND
Condition	AVERAGE	Heating Type	CONVECTION with 0% NONE
Perimeter	140	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	19	Grade	400
Interior Walls	WALL BD/WD WAL	Number of Fire PI	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	60	0	38
FLA	FLOOR LIV AREA	942	942	140
TOTAL		1,002	942	178

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1975	1976	0 x 0	1	147 SF	2
UTILITY BLDG	1979	1980	17 x 27	1	459 SF	3
CONC PATIO	1987	1988	0 x 0	1	72 SF	1
WALL AIR COND	1993	1994	0 x 0	1	1 UT	2
FENCES	1996	1997	3 x 30	1	90 SF	2
BRICK PATIO	2012	2013	0 x 0	1	4000 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Grantor	Grantee
5/4/2009	\$100	Quit Claim Deed		2412	2463	11 - Unqualified		
3/9/2009	\$100	Quit Claim Deed		2405	785	11 - Unqualified		
12/5/2008	\$1,300,000	Warranty Deed		2391	642	Q - Qualified		

Permits

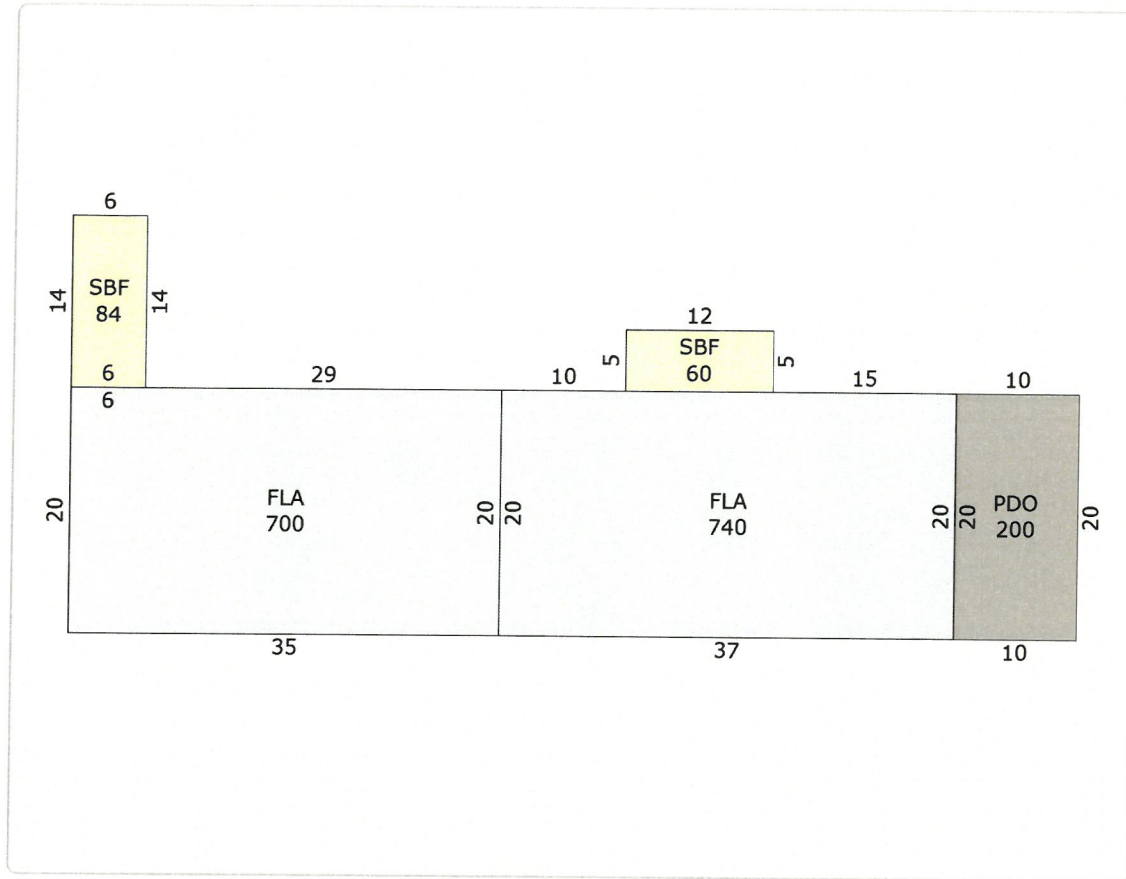
Number	Date Issued	Status	Amount	Permit Type	Notes
11-4124	05/11/2012	Completed	\$2,000	Commercial	INSTALL 48 LF OF WALLS FOOD PREP AREA. INSTALL 140 SQ/FT OF FIRE RATED DROP CEILING.
11-4123	11/22/2011	Completed	\$250	Commercial	WIRE TWO GOOSENECK LIGHT ON SIGN POST AT SIDE OF PROPERTY PATIO.
11-4087	11/15/2011	Completed	\$200	Commercial	INSTALL ONE 2' X 3' MENU BOARD. ORANGE & BLACK.
11-4088	11/15/2011	Completed	\$575	Commercial	REPLACE 1-2'10 X 6'8 FRONT DOOR SLAB ONLY WITH 6 PANEL 2'10 X 6'8 DOOR.
11-4089	11/15/2011	Completed	\$300	Commercial	INSTALL 1-24" X 60" DIGITAL PRINT ON 1/2 SIGN BOARD TO GABLE END. INSTALL 1-40" X 21" ON 1/2 SIGN BOARD TO EXISTING SIGN POST.
11-4124	11/14/2011	Completed	\$2,000	Commercial	INSTALL 48 LF OF WALLS FOOD PREP AREA. INSTALL 140 SQ/FT OF FIRE RATED DROP CEILING.

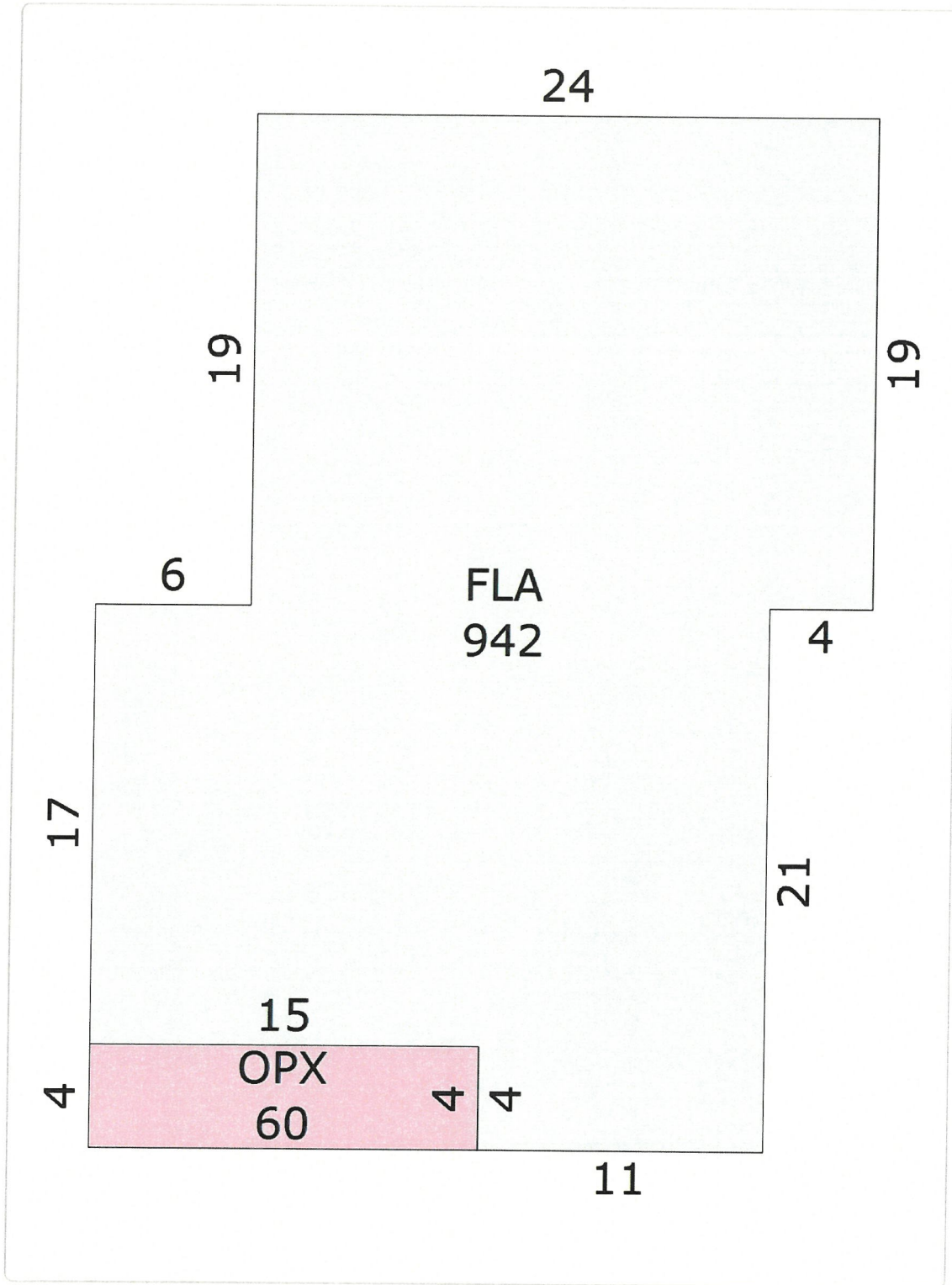
Number	Date Issued	Status	Amount	Permit Type	Notes
09-2923	09/23/2011	Completed	\$0		TEMPORARY CO FOR CHANGE OF USE FROM MIXED US (ONE RES/REST) TO COMMERCIAL ONLY (RETAIL & RESTAURANT) INCLUDING ELECTRIC, PLUMBING, MECHANICAL, ROOFING, COMPLIANCE MUST BE MET ON FOLLOWING ITEMS: ALL FINAL INSPECTIONS, ELEVATION CERTIFICATE, LANDSCAPING, REMOVAL OF AC UNITS, ALL ELEMENTS ORIGINAL PLANS. ON 03/23/12 THIS CO IS VOID PERMANENT CO FOR CHANGE OF USE FROM COMMERCIAL/RESIDENTIAL TO COMMERCIAL ONLY. CO ISSUED IN ACCORDANCE WITH ALL APPROVED FINAL INSPECTIONS AND CONDITIONS STATED IN PLANNING BOARD RESOLUTION 11-274.. STRUCTURE FRONTING ANN STREET IS APPROVED FOR RETAIL ONLY AND NOT PERMITTED TO CONTAIN CONSUMPTION AREA. NO EXTERIOR CONSUMPTION AREA PERMITTED WITHOUT PAYMENT OF IMPACT FEES.
11-3559	09/23/2011	Completed	\$500	Commercial	RESURFACE EXISTING SIGNS AT 512 GREEN STREET. CHANGE FROM EXISTING TO "TATTOO & SCARS SALOON" DIGITAL PRINT ON 1/2 " SIGNBOARD.
11-3269	09/02/2011	Completed	\$2,000	Commercial	INSTALL TEMPERED SAFETY GLASS IN EXISTING OPENINGS, 1X2 TRIM AROUND PERIMETER OF OPENING, CAULK BOTH SIDES, IN AND OUT. AFFIDAVIT ATTACHED. WOOD SHUTTERS ALREADY INPLACE. NOISE BUFFER.
11-2854	08/09/2011	Completed	\$54,200	Commercial	4000 SQ/FT OF NEW BRICK RELOCATE ADA PARKING SPACE 45' 6" SHADOW BOX FENCE NEW RECYCLING ENCLOSURE.
09-00004467	01/15/2010	Completed	\$700	Commercial	HOOK UP REFRIGERATION EQUIPMENT
09-00002154	01/11/2010	Completed	\$2,300		REMOVE 93 LF OF CHN LNK FENCE AND REPLACE WITH 83 LF OF 6" PICKET AND 10 LF OF 4" PICKET
10-00000047	01/11/2010	Completed	\$100	Commercial	ENCLOSE HVAC EQUIPMENT IN 42" W PICKET RAILING ON ROOF* ENCLOSE COOLING EQUIPMENT W/LOUVERED FENCE BEHIND BUILDING
09-00004291	12/18/2009	Completed	\$2,000		HURRICANE SHUTTERS
09-00004244	12/16/2009	Completed	\$500	Commercial	SWALE DRAINS
09-00004199	12/10/2009	Completed	\$4,400		SIGNAGE
09-3968	12/07/2009	Completed	\$40,000		ERECT PARTIAL WALL
09-4103	11/30/2009	Completed	\$1,000		WIRE 8 SPEAKERS AND 3 DATA LINES FOR CASH REGISTERS
09-4104	11/30/2009	Completed	\$5,935	Commercial	INSTALL ALARM SYSTEM AND SECURITY CAMERAS
09-00004047	11/25/2009	Completed	\$12,000	Commercial	INSTALLATION OF 7.5 TON AHV AND TWO 3.0 TON CONDENSORS. SINGLE TRUNK LINE OF DUCTWORK WITH RUN DOWN THE RIGHT SIDE OF CONDITIONED SPACE
09-00003833	11/12/2009	Completed	\$6,300	Commercial	REMOVE EXISTING V-CRIMP AND REPLACE. INSTALL MOD RUBBER AND REPAIR DAMAGED V-CRIMP AND FLASHING
09-00003482	10/20/2009	Completed	\$1,300	Commercial	ADD SET OF DOORS AND ONE WINDOW OPENING WITH DECORATIVE SHUTTERS BOARD & BATTEN ON WALLS
09-00003363	10/15/2009	Completed	\$18,900	Commercial	ADA PARKING SPACE. PAVERS IN OPEN SPACE ADJACENT TO PARKING LOT.
09-3143	09/18/2009	Completed	\$31,500	Commercial	PLUMBING FOR NEW BAR
09-2211	09/11/2009	Completed	\$1,950	Commercial	INTERIOR WORK ONLY: DEMOLITION OF INTERIOR DROP CEILING, DEMO BAR AND EQUIPMENT.
09-3000	09/09/2009	Completed	\$1,350	Commercial	REMOVE THREE FIXTURES PROVIDE AND INSTALL ONE ADA LAVATORY AND ONE ADA TOILET.
09-2999	09/04/2009	Completed	\$8,700	Commercial	UP-GRADE ADA IN BUILDING, NEW ADA RAMP, REPAIR PORCH, INSTALL NEW FOOTING, COLUMNS AS REQUIRED, REPAIR PORCH FLOOR NEW INTERIOR FLOORING AND PAINTING.
09-2486	08/13/2009	Completed	\$1,500	Commercial	INTERIOR DEMO OF CARPET EXPOSE FLOORING FOR ARCHITECT REVIEW ONLY.
09-1405	05/14/2009	Completed	\$125		REMOVE CHAIN LINK FENCE ONLY
03-3013	08/28/2003	Completed	\$10,000		REPLACED V CRIMP ROOFING
03-2719	08/12/2003	Completed	\$400		REPLACED EXISTING AWEINGS
03-2097	06/18/2003	Completed	\$200		ELECTRIC
03-2097	06/18/2003	Completed	\$200		ELECTRICAL
03-2101	06/17/2003	Completed	\$1,500		INTERIOR PLUMBING
02-1545	06/11/2002	Completed	\$1,780		FIRE ALARM SYSTEM
0102604	07/20/2001	Completed	\$200		PAINT BUILDING
0000664	03/15/2000	Completed	\$10,000		16 SQS V-CRIMP
9801137	04/24/1998	Completed	\$1,200		INSTALL OVAL AWNING
9800366	03/03/1998	Completed	\$700		INSTALL WINDOW OPENING
9800440	02/18/1998	Completed	\$350		INSTALL NEW BAR SINK
9703831	12/11/1997	Completed	\$1,800		REPLACE 1001 SF FT ROOF
9702200	07/01/1997	Completed	\$1,800		ALTERATIONS
9701973	06/01/1997	Completed	\$700		REMOVE DRYWALL/DEBRIS
9601157	03/01/1996	Completed	\$550		RENOVATIONS
B932839	10/01/1993	Completed	\$3,000		REPAIRS
B932840	10/01/1993	Completed	\$3,000	Commercial	RENOVATIONS

View Tax Info

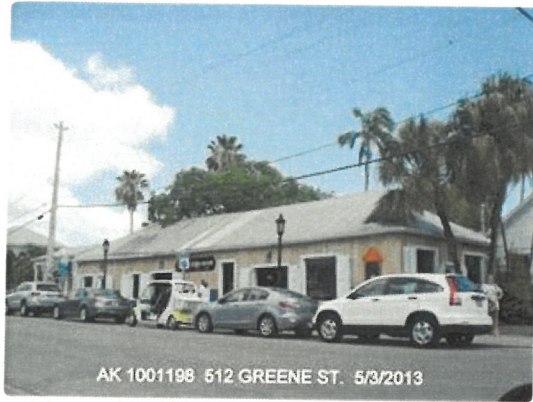
[View Taxes for this Parcel](#)

Sketches (click to enlarge)





Photos



Map



TRIM Notice

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

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Detail by Entity Name

Florida Limited Liability Company
512 GREENE STREET L.L.C.

Filing Information

Document Number	L09000022673
FEI/EIN Number	N/A
Date Filed	03/09/2009
Effective Date	03/09/2009
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	11/22/2011
Event Effective Date	NONE

Principal Address

peter brawn
1413 South street
KEY WEST, FL 33040

Changed: 04/25/2015

Mailing Address

peter brawn
1413 South street
KEY WEST, FL 33040

Changed: 04/25/2015

Registered Agent Name & Address

brawn, peter
peter brawn
1413 South street
KEY WEST, FL 33040

Name Changed: 06/27/2020

Address Changed: 06/27/2020

Authorized Person(s) Detail

Name & Address

Title MGR

BRAWN, PETER
1413 South street
KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2024	03/19/2024
2025	04/13/2025
2026	03/28/2026

03/28/2026 -- ANNUAL REPORT	View image in PDF format
04/13/2025 -- ANNUAL REPORT	View image in PDF format
03/19/2024 -- ANNUAL REPORT	View image in PDF format
03/23/2023 -- ANNUAL REPORT	View image in PDF format
04/05/2022 -- ANNUAL REPORT	View image in PDF format
03/17/2021 -- ANNUAL REPORT	View image in PDF format
06/27/2020 -- ANNUAL REPORT	View image in PDF format
03/11/2019 -- ANNUAL REPORT	View image in PDF format
02/18/2018 -- ANNUAL REPORT	View image in PDF format
01/07/2017 -- ANNUAL REPORT	View image in PDF format
01/16/2016 -- ANNUAL REPORT	View image in PDF format
04/25/2015 -- ANNUAL REPORT	View image in PDF format
05/30/2014 -- ANNUAL REPORT	View image in PDF format
04/28/2013 -- ANNUAL REPORT	View image in PDF format
04/25/2012 -- ANNUAL REPORT	View image in PDF format
11/22/2011 -- LC Amendment	View image in PDF format
04/26/2011 -- ANNUAL REPORT	View image in PDF format
04/04/2010 -- ANNUAL REPORT	View image in PDF format
03/09/2009 -- Florida Limited Liability	View image in PDF format