

# STAFF REPORT

DATE: January 23, 2024

RE: 3514 Duck Avenue (permit application # T2024-0008)

FROM: Karen DeMaria, City of Key West Urban Forestry Manager

An application was received requesting the removal of (1) Mahogany tree. A site inspection was done and documented the following:

Tree Species: Mahogany (*Swietenia mahagoni*)



Photo showing whole tree and location, view 1.



Two photos showing whole tree and location.





Photo of tree showing location, view 4.



Photo of tree canopy, view 1.



Two photos  
of tree  
canopy,  
views 2 & 3.



Photo of tree canopy, view 4.



Photo of base of tree, view 1.



Photo of trunk and base of tree, view 1.

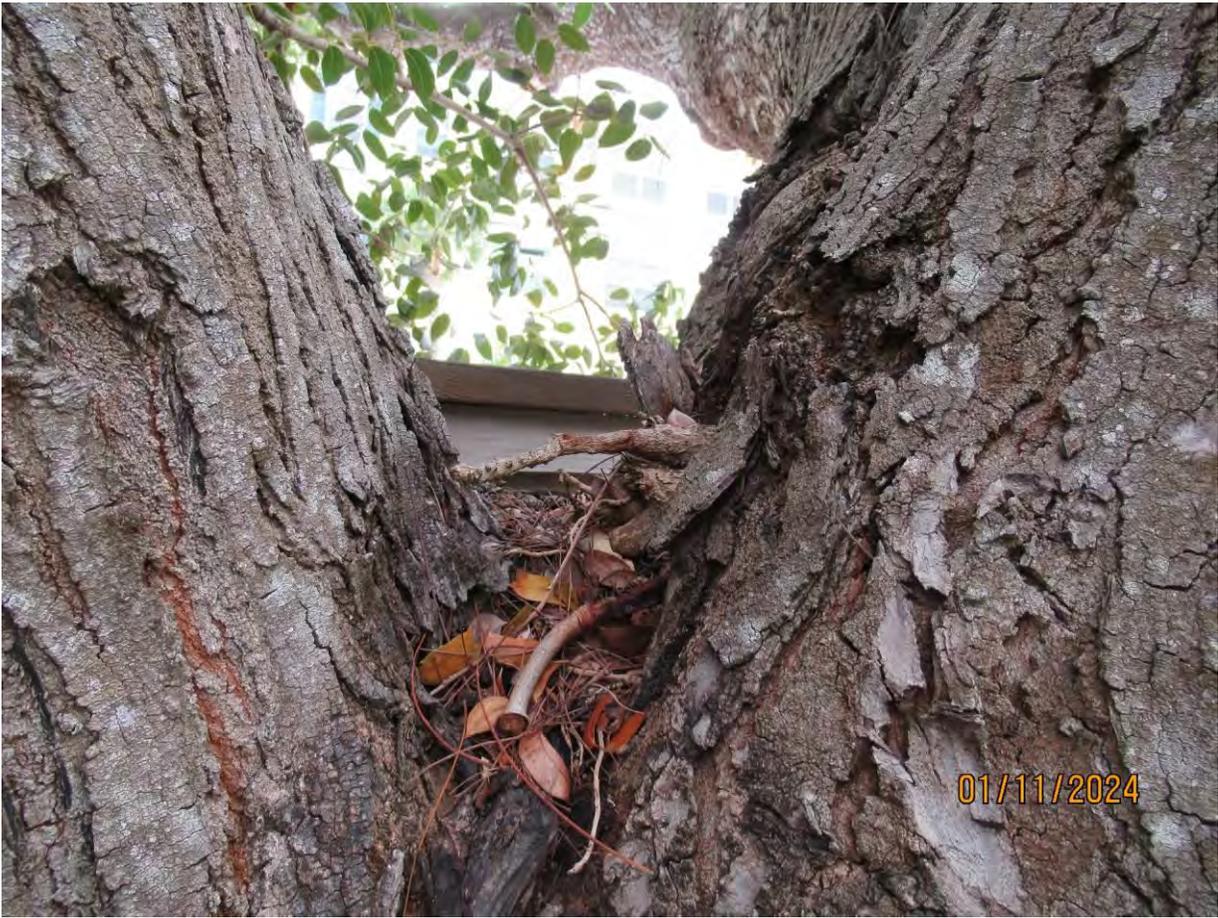


Photo of the crotch area opposite tear area.



Photo of tree trunk adjacent to tear area.



Photo of termite dirt in tree bark.



Photo of trunk and base of tree adjacent to tear area.

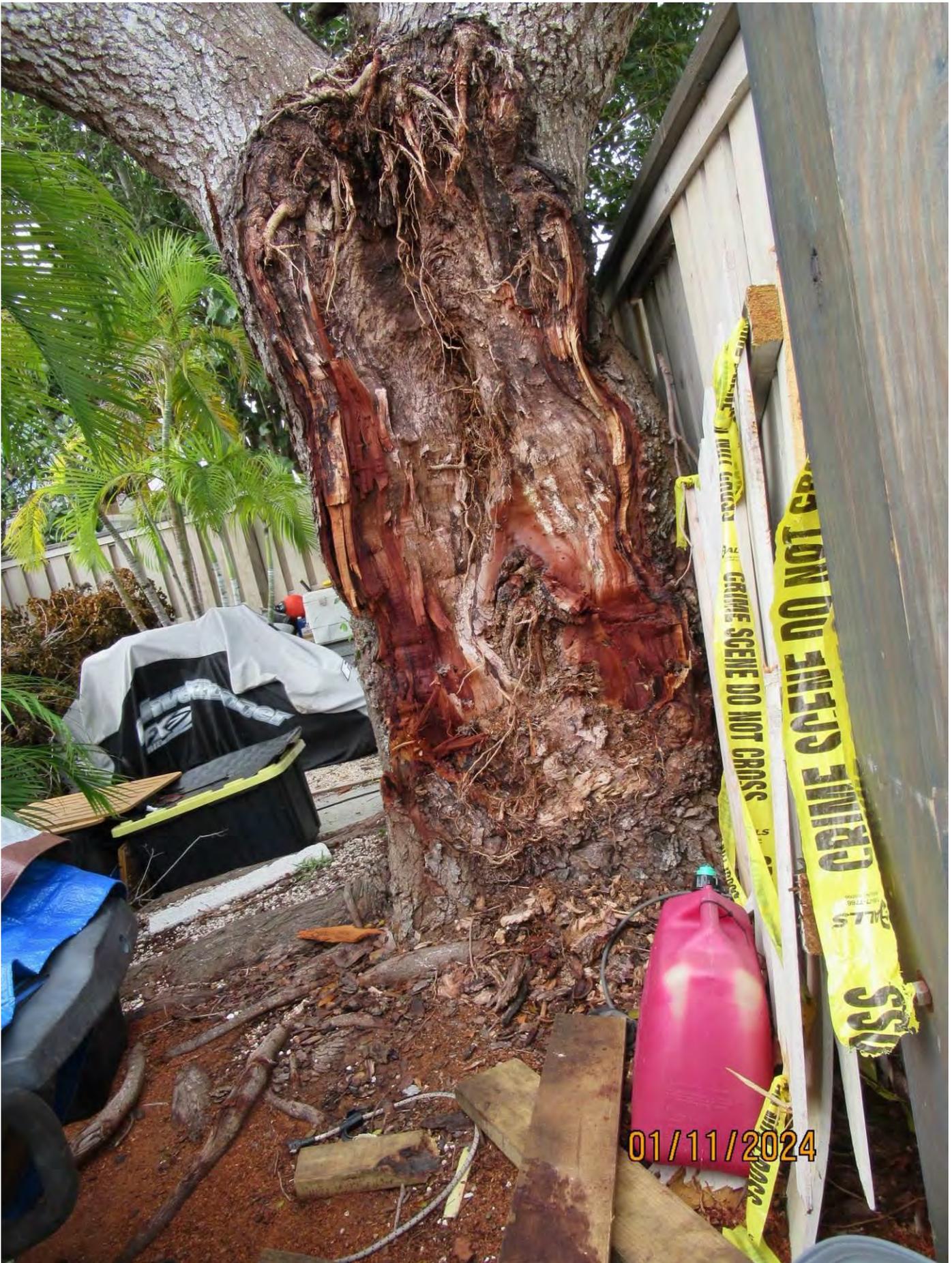


Photo of tree trunk and tear area, view 1.



Photo of tree trunk and tear area, view 2.



Close up photo of tear area near crotch.



Closeup photo of tear area showing termite dirt.

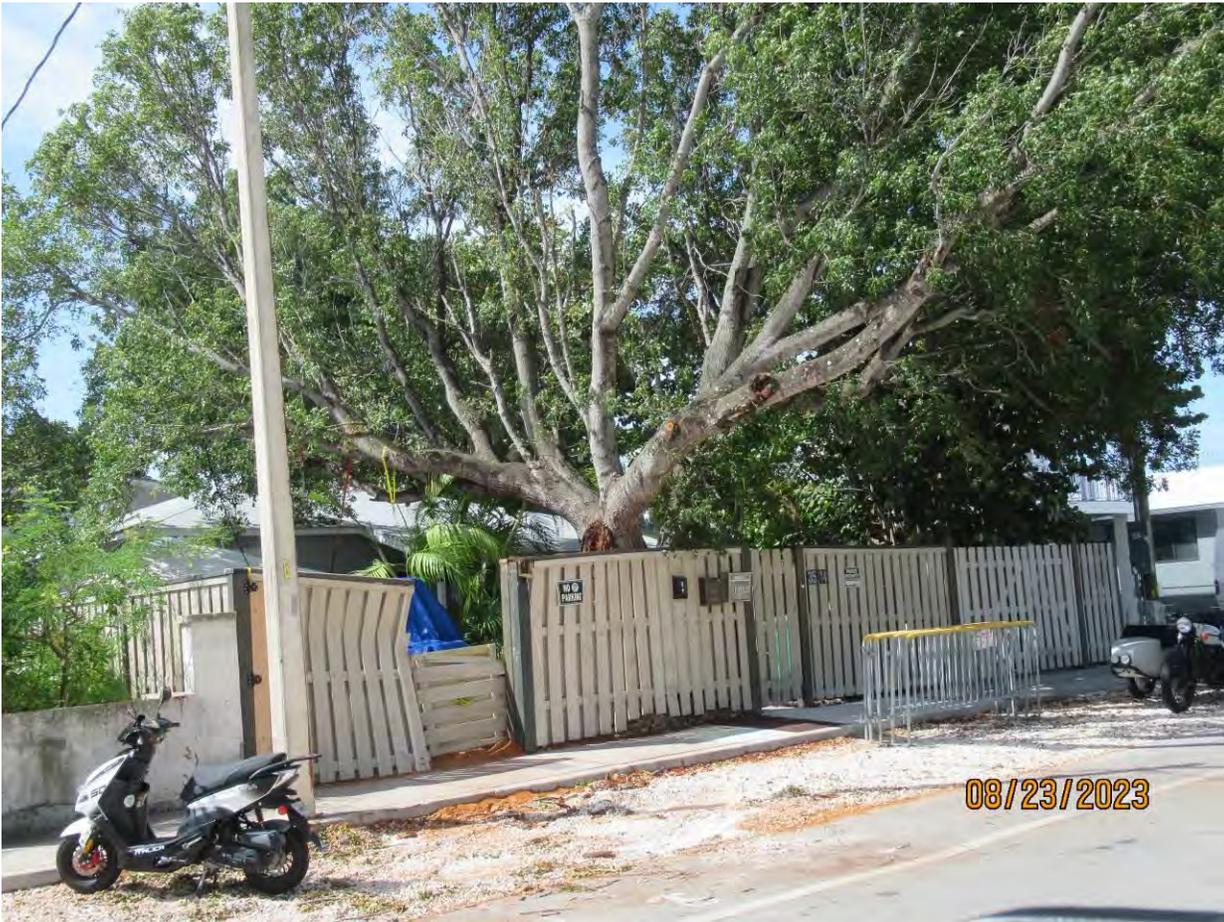


Photo of whole tree right after clean up from break.



Photo of tree when section broke off from main trunk, view 1.



Two photos of tree when section broke off from main trunk, views 2 & 3.

Diameter: 33.7"

Location: 80% (growing in the front yard adjacent to public street and sidewalk-very visible tree.)

Species: 100% (on protected tree list)

Condition: 20% (overall condition is poor, tree dropped section in August 2023 into street, sidewalk, and neighbor's property. Damage to main trunk into heartwood/core, included bark, evidence of termites.)

Total Average Value = 66%

Value x Diameter = 22.2 replacement caliper inches

# Application



T2024-0008

### Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 1/2/24

Tree Address 3514 Duck  
 Cross/Corner Street 17th Street  
 List Tree Name(s) and Quantity 1 Mahogany 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 Tree Has been badly damaged

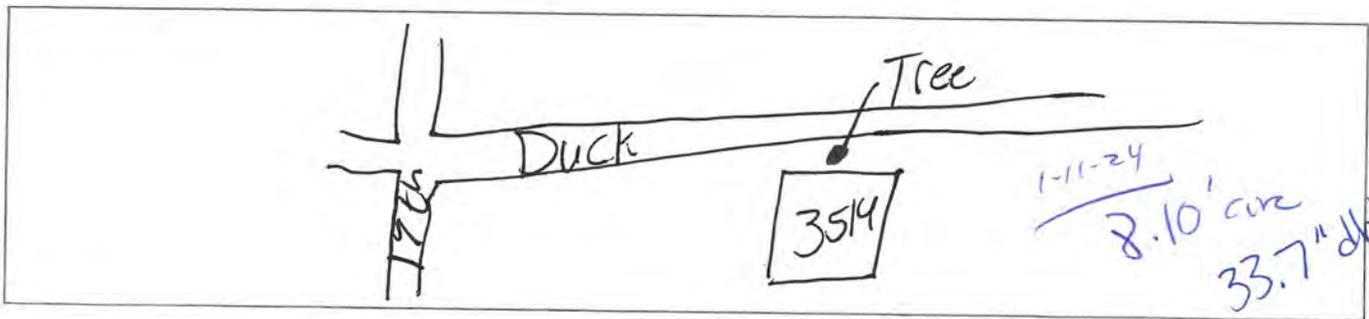
Property Owner Name  Helena Brychta  
 Property Owner email Address  HelenaBrychta1@gmail.com  
 Property Owner Mailing Address  1110 17th Terr. Key West Fl.  
 Property Owner Phone Number  305 496 8281  
 Property Owner Signature  [Signature]

\*Representative Name John Hartman  
 Representative email Address jhartman90@gmail.com  
 Representative Mailing Address 23027 Bluegill Ln Cudjoe Key  
 Representative Phone Number 305-587-4834

\*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. See back of application for fee amounts.

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.



\$ 30  
 50  
 \$ 80



# 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 1/2/24  
 Tree Address 3514 Ducks  
 Property Owner Name  Helena Brychta  
 Property Owner Mailing Address  Helena.brychta@gmail.com  
 Property Owner Mailing City,   
 State, Zip  1110 17th Terr. Key West, 33040 FL.  
 Property Owner Phone Number  305 896 P281  
 Property Owner email Address  Helena.brychta@gmail.com  
 Property Owner Signature  [Signature]

Representative Name John Hartman  
 Representative Mailing Address 23027 Bluegill Ln  
 Representative Mailing City, Crotjoe Key  
 State, Zip FL 33042  
 Representative Phone Number 305-587-9834  
 Representative email Address Jhartman99@gmail.com

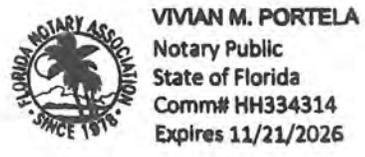
Helena Brychta hereby authorize the above listed agent(s) to represent me in the matter of obtaining a Tree Permit from the City of Key West for my property at the tree address above listed. You may contact me at the telephone listed above if there are any questions or need access to my property.

Property Owner Signature  [Signature]

The forgoing instrument was acknowledged before me on this 2nd day of Jan. 2024.  
By (Print name of Affiant) \_\_\_\_\_ who is personally known to me or has produced as identification and who did take an oath.

Notary Public  
Sign name: Vivian M. Portela  
Print name: Vivian M. Portela

My Commission expires: 11/21/2026 Notary Public-State of Florida (Seal)



# Monroe County, FL

## 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 00053310-000000  
 Account# 1053929  
 Property ID 1053929  
 Millage Group 10KW  
 Location 3514 DUCK Ave, KEY WEST  
 Address  
 Legal SQR 11 LT 16 KW KW FWDN SUB PLAT 2 PB1-189 G60-143 OR57-411/12  
 Description OR772-1083 OR972-2307 OR2353-1146 OR2353-1147 OR2594-774 OR2641-1441 OR2706-2139 OR2933-420 OR2938-0618 OR3065-578  
*(Note: Not to be used on legal documents.)*  
 Neighborhood 6223  
 Property Class MULTI-FAMILY TRIPLEX (0803)  
 Subdivision Key West Foundation Co's Plat No 2  
 Sec/Twp/Rng 34/67/25  
 Affordable No  
 Housing



## Owner

BRYCHTA HELENA  
 8 Coconut Dr  
 Key West FL 33040

## Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$197,996	\$200,951	\$169,361	\$171,852
+ Market Misc Value	\$21,929	\$21,929	\$21,929	\$21,929
+ Market Land Value	\$491,400	\$383,400	\$261,900	\$253,800
= Just Market Value	\$711,325	\$606,280	\$453,190	\$447,581
= Total Assessed Value	\$548,360	\$498,509	\$453,190	\$447,581
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$711,325	\$606,280	\$453,190	\$447,581

## Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$383,400	\$200,951	\$21,929	\$606,280	\$498,509	\$0	\$606,280	\$0
2021	\$261,900	\$169,361	\$21,929	\$453,190	\$453,190	\$0	\$453,190	\$0
2020	\$253,800	\$171,852	\$21,929	\$447,581	\$447,581	\$0	\$447,581	\$0
2019	\$253,800	\$159,399	\$21,929	\$435,128	\$435,128	\$0	\$435,128	\$0
2018	\$258,000	\$284,465	\$21,929	\$564,394	\$553,183	\$0	\$564,394	\$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
MULTI RES DRY (080D)	6,000.00	Square Foot	50	120

## Buildings

Building ID	4320	Exterior Walls	WD FR STUCCO
Style	GROUND LEVEL	Year Built	1948
Building Type	M.F. - R3 / R3	Effective Year Built	2005
Building Name		Foundation	CONCR FTR
Gross Sq Ft	2969	Roof Type	GABLE/HIP
Finished Sq Ft	2659	Roof Coverage	ASPHALT SHINGL
Stories	2 Floor	Flooring Type	CONC S/B GRND
Condition	AVERAGE	Heating Type	NONE with 0% NONE
Perimeter	338	Bedrooms	4

Functional Obs	0	Full Bathrooms	3	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	26	Grade	400	
Interior Walls	PLYWOOD PANEL	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	198	0	58
OPX	EXC OPEN PORCH	84	0	40
FLA	FLOOR LIV AREA	2,659	2,659	418
OUU	OP PR UNFIN UL	28	0	22
<b>TOTAL</b>		<b>2,969</b>	<b>2,659</b>	<b>538</b>

**Yard Items**

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1975	1976	0x0	1	500 SF	2
WOOD DECK	1977	1978	0x0	1	225 SF	2
RES POOL	1977	1978	0x0	1	435 SF	3
FENCES	1982	1983	0x0	1	600 SF	2

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
12/18/2020	\$0	Quit Claim Deed	2296573	3065	578	16 - Unqualified	Improved		
11/16/2018	\$551,000	Warranty Deed	2196323	2938	0618	12 - Unqualified	Improved		
10/23/2018	\$527,000	Certificate of Title	2191862	2933	420	12 - Unqualified	Improved		
5/1/1986	\$115,000	Warranty Deed		972	2307	Q - Qualified	Improved		
9/1/1978	\$73,500	Conversion Code		772	1083	Q - Qualified	Improved		

**Permits**

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
19-2555	7/31/2019	8/23/2019	\$1,500	Residential	MECHANICAL HVAC
BLD2019-2153	6/17/2019	8/16/2019	\$2,400	Residential	Repair 12 linear feet of damaged tie beam (concrete)
19-1649	6/14/2019	8/22/2019	\$0	Residential	Additional information provided. "Adding an updated set of plans showing the required revisions made by meridian engineering per terrance justices request" AFTER THE FACT: RECONSTRUCT STORAGE SHED AREA. REDUCE DIMENSIONS OF STORAGE AREA TO 294 X 111 SQ FT. NO ELECTRICAL MECHANICAL OR PLUMBING. VERTICAL CONNECTIVITY OF THE STRUCTURE FROM FOUNDATION PILES THROUGH TO ROOF BEAMS MUST MEET ENGINEER OF RECORD APPROVAL.
19-2058	6/10/2019	7/15/2019	\$0	Residential	AFTER THE FACT-INSTALL IMPACT GLASS HURRICANE WINDOWS.
19-1379	4/15/2019	7/15/2019	\$6,500	Residential	AFTER THE FACT-NEW & REPAIR 800 SF OF SIDING ON THE UPPER PART OF THE BACK UNIT. PAINT THE REST OF THE CONCRETE FACADE ON THE HOUSE. (WHITE FACADE PAINT).
18-1471	12/5/2018	8/22/2019	\$1,000	Residential	PAINT THE SHINGLE ROOF & FIX COUPLE (FEW) OF DAMAGED SHINGLES.
18-1448	12/3/2018	8/22/2019	\$3,000	Residential	FIX THE EXISTING FENCE/ADD NEW WOODEN PIECES (PICKETS).
18-1219	11/19/2018	12/5/2018	\$0	Residential	ELECTRICAL SERVICE INSPECTION ONLY TO RESTOR POWER TO PROPERTY.
09-3975	11/5/2009	12/31/2010	\$9,000	Residential	BUILD OPEN CARPORT 20' X 11'
08-709	3/14/2008	4/21/2010	\$10,000	Residential	INT RENOVATIONS NEW FRONT DOOR
06-0925	2/14/2006	7/11/2006	\$4,000	Residential	REPLACE V-CRIMP 9SQS OVER ASPHALT SHINGLES
0001220	5/8/2000	7/14/2000	\$900	Residential	REPAIR TO ROOF
9600766	2/1/1996	12/1/1996	\$11,500	Residential	RENOVATIONS
B953930	11/1/1995	12/1/1996	\$2,500	Residential	REPAIRS

**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**

Map



TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

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