

Van D. Fischer, Esquire
626 Josephine Parker Drive
Suite 205
Key West, Florida 33040
305-849-3893
van@vdf-law.com

June 14, 2022

Nathalia Mellies, Esq.
Assistant City Attorney
City of Key West
1300 White Street
Key West, FL 33040

Re: Supplemental information for Appeal
Michael R. Deegan Revocable Trust
BTR No. 24793

Dear Ms. Mellies:

Attached is supplemental information regarding the Michael R. Deegan Revocable Trust's ("Trust" or "client") basis of appeal of the non-renewal of its transient rental license, BTR No. 24793. As you are aware, the City claims this transient rental license was sold and transferred to a new owner, and the City refused to allow the Trust to renew its transient license. The denial by the City was in error as described in the attached supplemental information.

Please coordinate with me for setting a hearing date for this appeal. Thank you.

Sincerely,

Van D Fischer, Esq.

cc: Client
City Clerk

**SUPPLEMENTAL INFORMATION
MICHAEL R. DEEGAN REVOCABLE TRUST APPEAL
OF CITY'S NON-RENEWAL OF BTR NO. 24793**

The following information provides supplemental information to the notice of appeal which was filed initially with the City on December 2, 2021, and finalized on March 3, 2022.

BASIS OF APPEAL

1. A copy of the filed notice of appeal is attached hereto and incorporated herein as **Exhibit A**.
2. Section 66-87 of the Key West, Florida Municipal Code (2021)(“City Code”) requires a BTR¹ for any persons or entities engaged in business within the City of Key West.
3. Under the City Code, the rental of transient residential units is a business activity which requires a BTR.
4. The city manager is charged with taking applications for BTRs, determining whether or not they comply with all Code requirements, and for the ultimate approval or denial of the applications. §§ 66-86, 66-96, City Code.

¹ Business Tax Receipt

5. Section 66-103, City Code, sets forth certain requirements for the transfer of a BTR “**when there is a bona fide sale of the business**” from one owner to a new owner, but does not authorize the City to *sua sponte* transfer a BTR from one owner to another.

6. Petitioner owned Unit 2, 715 Duval Condominium, at 520 DuPont Lane, Key West, Florida (the “Property”) and rented the Property transiently pursuant to transient rental BTR No. 24793.

7. On or about September, 20, 2016, the Trust transferred the Property via warranty deed to Dennis Koshier. A true and accurate copy of the warranty deed is attached as **Exhibit B**.

8. The sale and transfer of the Property was for the Property only and did not include the sale and transfer of the rental business which held the transient rental unit BTR.

9. On or about November 23, 2021, the Trust, through its agent Trepanier & Associates, submitted an application and a check for payment of the renewal fee and all back payments and penalty fees to renew its transient rental BTR pursuant to Sections 66-96 and 66-97, City Code. Also, the application requested the BTR be placed into “unassigned status.” A true and accurate copy of the application is attached as **Exhibit C**.

10. Contrary to its duty to accept and evaluate applications for BTRs, the City declined to accept and evaluate the Trust's application because, according to the City's chief licensing official and confirmed by the City Attorney, the "license had been sold."

11. On that basis, the City refused to reinstate or renew the Trust's transient rental BTR.

12. The Trust never sold its rental business and the associated transient rental BTR. Yet, the City improperly allowed the purchaser of the Property, Dennis Koshier,² apparently acting on behalf of the Trust, to renew the BTR on or about 2/25/2020 (see Exhibit C). Dennis Koshier had no authority to act on behalf of the Trust.

13. On or about 2/28/2020, the City improperly transferred the BTR to Dennis Koshier and removed the Trust as the owner or holder of the BTR (see Exhibit C). This transfer of the BTR was done without authority, and contrary to Section 66-103, City Code, by both the City and Dennis Koshier because the Trust never sold the rental business or transient rental BTR. Pursuant to Section 66-103, a transient rental license or BTR cannot be transferred unless there is

² Misspelled as "Dennis Kosher" on the improperly renewed BTR.

a “bona fide sale of the business.” The sale of the Property was not a sale of the rental business.

14. Yet again, on or about 10/13/2021, the City impermissibly transferred the transient rental BTR to Anthony Lespagnol of Go Get LLC (see Exhibit C). This transfer was improper because the Trust never sold the business to Dennis Koshier which necessarily means that Mr. Koshier could not sell the business to Anthony Lespagnol. Simply put, there has been no bona fide sale of the Trust’s rental business and transient rental BTR which necessarily prevents any transfer of the transient rental BTR by the City.

15. The alleged transfer of the Trust’s BTR by the City was without the approval or knowledge of the Trust. Not to mention that any alleged transfer was in direct violation of Section 66-103, City Code, which only allows the transfer of a license or BTR when there is a “bona fide sale of the business.” The Trust did not sell the business which holds the transient rental BTR, thus the alleged transfers by the City are void.

16. Upon information and belief, the City Attorney approved the transfer of the BTR, albeit erroneously, on the basis that the BTR

could not be transferred from the Property and that the BTR automatically transferred with the sale of the Property.

17. The basis of the City Attorney's decision was incorrect because BTRs are linked to business activity and not something that runs with the land. Simply put, businesses are bought and sold separately from real property, and a BTR is the required license for a business which can only be transferred when there is a bona fide sale of a business. See §66-103, City Code.

18. The Trust has requested and tried to submit an application for its BTR to be reissued and placed in unassigned status but the City refused to accept the Trust's application to renew or reinstate its transient rental BTR on the erroneous basis that the BTR had already been sold or transferred.

19. The City's refusal to follow its own Code regarding the transfer of BTRs and its refusal to renew the Trust's transient rental BTR deprived, and continues to deprive, the Trust of its rights to the BTR.

WHEREFORE, for the reasons stated above, the Trust's transient rental BTR must be reinstated. The City Code is unambiguous that a BTR can only be transferred when there is a

“bona fide sale of the business.” Here, there was no such sale of a business. The Trust sold the Property and nothing more. The subsequent transfers of the BTR were improper and must be corrected.

Respectfully submitted June 14, 2022.

/s/ Van D. Fischer_____
VAN D. FISCHER, ESQ.
Florida Bar No. 117712
VDF LAW, PLLC
626 Josephine Parker Drive
Suite 205, Mail Box 7
Key West, FL 33040
(305) 849-3893
van@vdf-law.com

12/02/21

Mr. Raj Ramsingh, Chief Building Official
City of Key West
1300 White Street
Key West, FL 33040

Ms. Cheri Smith, City Clerk
City of Key West
1300 White Street
Key West, FL 33040

RECEIVED
CITY CLERK'S OFFICE
2021 DEC - 2 PM 3:51
CITY OF KEY WEST
KEY WEST, FLORIDA

RE: BTR No. 24793 Renewal

Dear Mr. Ramsingh:

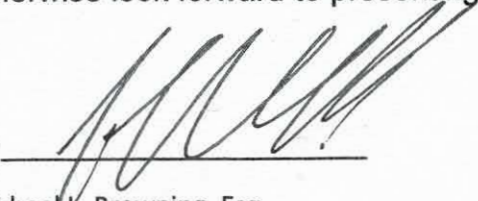
On the afternoon of November 23, 2021, Ms. Stange of Trepanier & Associates submitted an application to renew Business Transient Receipt ("BTR") No. 24793 to the Chief Licensing Official ("CLO"), Ms. Amanda Brady, of the City of Key West (copy attached).

The CLO accepted the application, took it into the back-office area of the building to review. When the CLO returned, the CLO told Ms. Stange that the BTR had been transferred twice since the Michael Deegan Revocable Trust owned it and therefore Ms. Stange could not renew it on behalf of the Michael Deegan Revocable Trust. The CLO then returned the application to Ms. Stange.

Ms. Stange requested copies of the subsequent BTRs. The CLO accepted the application a second time and went into the back office. The CLO returned to the front desk and provided three BTRs with payment receipts (attached) and again returned the renewal application to Ms. Stange.

The facts above leave me to believe there was an acceptance of the application, however, it seems probable that Ms. Brady was refusing acceptance thereof and perhaps might assert the same in this process. It was apparent at this point to Ms. Stange that the CLO was refusing to accept the duly tendered application.

Thereafter, Owen Trepanier notified me that the application had been rejected. I said that is not possible because the City can not refuse to accept an application. The Thanksgiving Holiday now upon us and me being out of town, made dealing with the boondoggle by the City somewhat difficult. I was just out of town to arrive back in Key West on Dec. 1, 2021. After talking with Mr. Trepanier, I requested he prepare on my behalf this letter that shall act as notice of appeal pursuant to Code. I look forward to your response or otherwise look forward to presenting to the City Commission on this matter.

By 

Michael L. Browning, Esq.,
Trustee of the Michael Deegan Revocable Trust

Doc# 2092940 09/23/2016 3:34PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

09/23/2016 3:34PM
DEED DOC STAMP CL: Krys \$10,500.00

Doc# 2092940
Bk# 2817 Pg# 506

PREPARED BY AND RETURN TO:
RICHARD M. KLITENICK
RICHARD M. KLITENICK, P.A.
1009 SIMONTON STREET
KEY WEST, FL 33040
305-292-4101
FILE NUMBER: RE16-064
RECORDING PAID: \$27.00
DOC STAMPS PAID: \$10,500.00

[Space above this line for Recording Data]

WARRANTY DEED

THIS WARRANTY DEED is made on this 20 day of September, 2016, between MICHAEL L. BROWNING, A SINGLE MAN, INDIVIDUALLY AND AS SUCCESSOR CO-TRUSTEE OF THE MICHAEL R. DEEGAN REVOCABLE TRUST AGREEMENT DATED APRIL 20, 2010; and, KATHLEEN A. MAYERSCHOFF, A MARRIED WOMAN, INDIVIDUALLY AND AS SUCCESSOR CO-TRUSTEE OF THE MICHAEL R. DEEGAN REVOCABLE TRUST AGREEMENT DATED APRIL 20, 2010, both of whose address is c/o 402 Appelrouth Lane, Key West, FL 33040 (hereinafter collectively referred to as "Grantor"), and DENNIS KOSHIER, a married man, (hereinafter referred to as "Grantee"), whose address is 715 Duval Street, #2, Key West, FL 33040.

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of ONE MILLION FIVE HUNDRED THOUSAND & 00/100^{ths} DOLLARS (\$1,500,000.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, with the street address of 715 Duval Street, Unit 2, Key West FL 33040, more particularly described as:

CONDOMINIUM UNIT "2" OF 715 DUVAL CONDOMINIUM, AT 520 DUPONT LANE, KEY WEST, FLORIDA, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1143, PAGE 1419, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH THE EXCLUSIVE USE OF PARKING SPACE NOS. 2 AND 3 AS A LIMITED COMMON ELEMENT.

PARCEL IDENTIFICATION NUMBER: 00015780-000402; ALTERNATE KEY ("AK") NUMBER: 8786204

SUBJECT TO CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY, BUT THIS DECLARATION SHALL NOT OPERATE TO RE-IMPOSE THE SAME.

SUBJECT TO: TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that


Doc# 2092940
Bk# 2817 Pg# 507

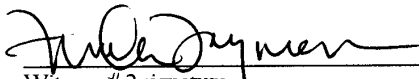
said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015, and those items listed above.

GRANTOR, KATHLEEN A. MAYERSCHOFF, CO-TRUSTEE, WARRANTS THAT AT THE TIME OF THIS CONVEYANCE, THE SUBJECT PROPERTY IS NOT THE GRANTOR'S HOMESTEAD WITHIN THE MEANING SET FORTH IN THE CONSTITUTION OF THE STATE OF FLORIDA, NOR IS IT CONTIGUOUS TO OR A PART OF HER HOMESTEAD PROPERTY. GRANTOR'S RESIDENCE AND HOMESTEAD ADDRESS IS IN THE STATE OF PENNSYLVANIA.

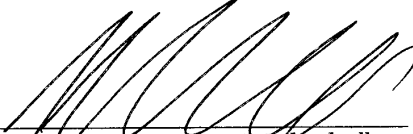
In Witness Whereof, Grantor has hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:
(As to Browning Co-Trustee)


Witness # 1 signature
Print name: RICHARD M. KLITENICK


Witness # 2 signature
Print name: NICOLE TWYMAN

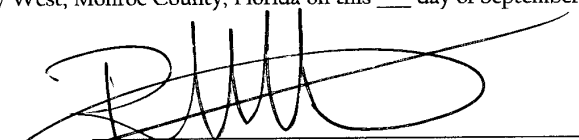
MICHAEL R. DEEGAN REVOCABLE TRUST
under agreement dated April 20, 2010

By: 
MICHAEL L. BROWNING, individually
and as Successor Co-Trustee

STATE OF FLORIDA
COUNTY OF MONROE

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, MICHAEL L. BROWNING, who is personally known to me to be the same person who is the named Co-Trustee in the foregoing Warranty Deed, or who produced WIA as identification, and he acknowledged to me that he executed the same freely and voluntarily for the purposes therein expressed, with all requisite authority on behalf of the Trust.

WITNESS my hand and official seal at Key West, Monroe County, Florida on this 20 day of September, 2016.


Notary Public-State of Florida
Commission Expires: 11-11-2016




(Kathleen A. Mayerschoff signature page follows)


WARRANTY DEED
DEEGAN TRUST TO KOSHIER
715 DUVAL STREET, UNIT 2, KEY WEST, FL 33040
PAGE 2 OF 3

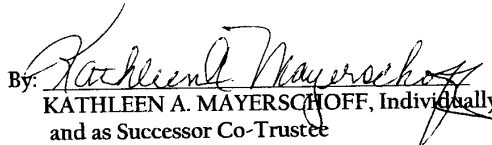
Doc# 2092940
Bk# 2817 Pg# 508

Signed, sealed and delivered in our presence:
(As to Mayerschoff)

MICHAEL R. DEEGAN REVOCABLE TRUST
under agreement dated April 20, 2010


Witness # 1 signature
Print name: JAMES G. EDGERT

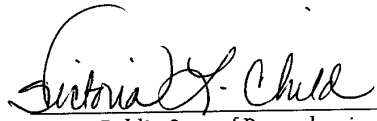

Witness # 2 signature
Print name: JOSHUA C. OWENS

By: 
KATHLEEN A. MAYERSCHOFF, Individually
and as Successor Co-Trustee

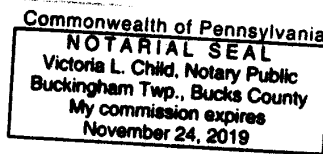
STATE OF PENNSYLVANIA
COUNTY OF BUCKS

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, KATHLEEN A. MAYERSCHOFF, who is personally known to me to be the same person who is the named Co-Trustee in the foregoing Warranty Deed, or who produced PA Drivers License as identification, and she acknowledged to me that she executed the same freely and voluntarily for the purposes therein expressed, with all requisite authority on behalf of the Trust.

WITNESS my hand and official seal at Bucks County, State of Pennsylvania on this 15th day of September, 2016.


Notary Public-State of Pennsylvania
Commission Expires: NOV. 24, 2019

(STAMP/SEAL)



MONROE COUNTY
OFFICIAL RECORDS

WARRANTY DEED
DEEGAN TRUST TO KOSHIER
715 DUVAL STREET, UNIT 2, KEY WEST, FL 33040
PAGE 3 OF 3

MEMORANDUM

Date: November 23, 2021
To: Ms. Amanda Brady, Chief Licensing Official, City of Key West
From: Nikita Stange
CC: Mr. Owen Trepanier
 Michael Browning, Esq. - Michael Deegan Revocable Trust
**Re: Unassigned Transient License Renewal
 Michael Deegan Revocable Trust**

This is a renewal for the transient business tax receipt held by the Michael Deegan Revocable Trust and a request to place the BTR in "Unassigned Status".

Transient Business Tax Receipt: No. 24793 (attached)
 Last Renewed: 10/30/2017
 Expiration: 09/30/2019

Code Sec. 66-102. states "Licenses that are not renewed when due and payable are delinquent and subject to a delinquency penalty of ten percent for the month of October, plus an additional five percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed 25 percent of the business tax for the delinquent establishment."

Renewal Fees

Year	Fees		
	Renewal	Max Renewal Late (25%)	Total
2019-2020	\$29.40	\$7.35	\$36.75
2020-2021	\$29.40	\$7.35	\$36.75
2021-2022	\$29.40	\$2.94	\$32.34
Total	\$88.20	\$17.64	\$105.84

A check in the amount of \$105.84 made payable to the City of Key West is enclosed.

Thank you for your assistance.

CITY OF KEY WEST, FLORIDA

Exhibit C

Business Tax Receipt

This Document is a business tax receipt
Holder must meet all City zoning and use provisions.
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name DEEGAN, MICHAEL (REVOCABLE TRUST)
Location Addr 715 DUVAL ST 2
Lic NBR/Class 24793 PROPERTY RENTAL
Issued Date 10/30/2017 **Expiration Date: September 30, 2019**

TRANSIENT NO USE PERMITTED

Comments: ONE TRANSIENT RENTAL UNIT

Restrictions: NO USE PERMITTED

DEEGAN, MICHAEL (REVOCABLE TRUST)
C/O MICHAEL BROWNING
402 APPELROUTH LN
KEY WEST, FL 33040

This document must be prominently displayed.

DEEGAN, MICHAEL (REVOCABLE TRUST)





BUSINESS TAX RECEIPT PROPERTY RENTAL (TRANSIENT)

(Revised 12/16/2019)

CITY OF KEY WEST

PO Box 1409 (1300 White St.)

Key West, FL 33041

(305) 809-3955

licensing@cityofkeywest-fl.gov

<p>Action:</p> <p><input type="checkbox"/> New</p> <p><input type="checkbox"/> Transfer of ownership</p> <p style="text-align: center; font-size: 1.2em;">Renewal</p>	<p>Unit Information:</p> <p>Parcel (RE) #: <u>00015780-000402</u></p> <p><u>8</u> # Rooms <u>3</u> # Bedrooms</p> <p><u>1</u> # Kitchens <u>n/a</u> # Parking</p> <p><u>2512</u> Gross sq. footage</p>	<p>Rental Type:</p> <p><input type="checkbox"/> Hotel/Motel/Timeshare (\$16.80/unit)</p> <p><input type="checkbox"/> Guesthouse/Bed & Breakfast (\$16.80/unit)</p> <p><input checked="" type="checkbox"/> Residential (\$29.40/unit)</p> <p><input type="checkbox"/> Other: _____</p>
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Units:

1

Application date: 11/23/2021

Property Address: 715 Duval, 2 Key West, FL 33040

Business Name: Michael Deegan Revocable Trust

Business Owner: Michael Deegan Revocable Trust

Mailing Address: 402 Applerouth Ln, Key West, FL 33040

Email Address: officemanager@owentrepanier.com

Contact Phone #: 305-293-8983 EIN or last 4-digits of SSN: 81-6842759

Company or person that will be operating the property's transient accommodations on a 24-hour basis:
Name / address / phone #: _____

Ownership transfers only:

Previous owner: _____

<p>This Business Tax Receipt is being issued in accordance with Chapter 66, City of Key West Municipal Code. By signing below, I certify that the above information is true, complete, and correct.</p> <p>Signature: _____</p> <p>Date: _____</p> <p>Notary: State of <u>FL</u>, County of <u>Monroe</u></p> <p>The foregoing instrument was acknowledged before me on this <u>23</u> day of <u>Nov</u>, 20<u>21</u> by</p> <p style="text-align: center; font-size: 1.2em;"><u>Rahn Clayton</u></p> <p>Notary signature: _____</p> <p><input checked="" type="checkbox"/> Personally known <input type="checkbox"/> Produced ID: _____</p>	<p style="text-align: center; color: red;"><u>OFFICE USE ONLY</u></p> <p>BUSINESS TAX FEES:</p> <p>Pro-rated annual BTR fee: _____</p> <p>Transfer fee: _____</p> <p>Delinquency fee: _____</p> <p>Non-conformance penalty: _____</p> <p>Medallion fee: _____</p> <p>TOTAL FEES DUE/COLLECTED: _____</p> <p>Business Tax Receipt #: _____</p> <p>Medallion License #: _____</p> <p>Medallion #: _____</p> <p>Licensing Rep: _____</p> <p>Date: _____</p>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Required back-up documents:

n/a Copy of state name registrations (corporation/LLC/fictitious name) www.sunbiz.org

Copy of lease, deed or Monroe County property card

n/a Copy of State Rental License www.myfloridalicense.com

n/a Copy of state sales tax resale certificate www.floridarevenue.com

n/a Copy of City of Key West fire inspection (305) 809-3933



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 00015780-000402
 Account# 8786204
 Property ID 8786204
 Millage Group 10KW
 Location 715 DUVAL St 2, KEY WEST
 Address
 Legal UNIT 2 715 DUVAL CONDOMINIUM OR1269-1146/47 OR1408-1582/85 OR1418-1206/07 OR2404-2005/06 OR2425-1722/23ORD OR2463-644/46
 Description OR2754-1386D/C OR2817-506/08 OR3039-1388
 (Note: Not to be used on legal documents.)
 Neighborhood 8078
 Property Class CONDOMINIUM (0400)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing

Owner

GO GET LLC
 1423 Catherine St
 Key West FL 33040

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$2,023,898	\$1,593,035	\$1,273,838	\$1,273,838
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$0	\$0	\$0	\$0
= Just Market Value	\$2,023,898	\$1,593,035	\$1,273,838	\$1,273,838
= Total Assessed Value	\$2,023,898	\$1,303,136	\$1,273,838	\$1,273,838
- School Exempt Value	\$0	(\$25,000)	(\$25,000)	\$0
= School Taxable Value	\$2,023,898	\$1,278,136	\$1,248,838	\$1,273,838

Buildings

Building ID 56072
 Style
 Building Type CN_2 / CN_2
 Gross Sq Ft 2512
 Finished Sq Ft 2512
 Stories
 Condition AVERAGE
 Perimeter 0
 Functional Obs 0
 Economic Obs 0
 Depreciation % 0
 Interior Walls
 Exterior Walls
 Year Built 1991
 EffectiveYearBuilt 1991
 Foundation
 Roof Type
 Roof Coverage
 Flooring Type
 Heating Type
 Bedrooms 1
 Full Bathrooms 0
 Half Bathrooms 0
 Grade
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,512	2,512	0
TOTAL		2,512	2,512	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/17/2020	\$2,450,000	Warranty Deed	2278595	3039	1388	01 - Qualified	Improved
9/20/2016	\$1,500,000	Warranty Deed	2092940	2817	506	02 - Qualified	Improved
4/20/2010	\$100	Warranty Deed		2463	644	11 - Unqualified	Improved
7/31/2009	\$0	Order (to be used for Order Det. Heirs, Probate in		2425	1722	11 - Unqualified	Improved
8/1/1996	\$400,000	Warranty Deed		1418	1206	Q - Qualified	Improved
8/1/1993	\$325,000	Warranty Deed		1269	1146	Q - Qualified	Improved

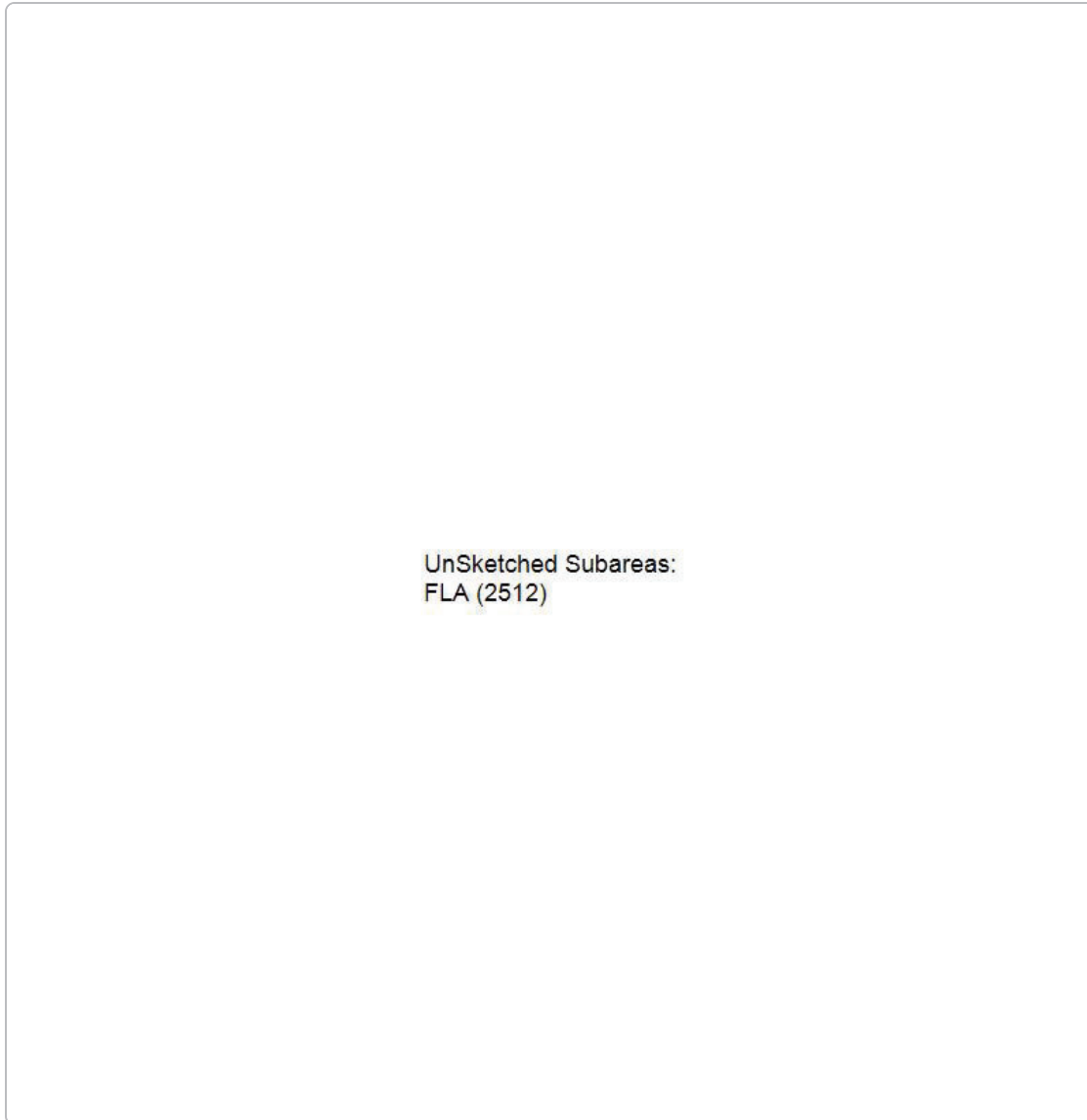
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
18-00001093	4/27/2018		\$6,000	Residential	REMOVE EXISTING EXTERIOR STEPS, BUILD NEW IN DIFFERENT LOCATION. **NOC REQUIRED** **HARC INSPECTION REQUIRED** IMPACTS NOT AUTHORIZED TO OCCUR TO ANY TREES OR PALMS INCLUDING THEIR ROOTS AND CANOPY BRANCHES.
17-00004616	12/22/2017	12/31/2018	\$0	Residential	INSTALL 2 NEW RHEEM A/C SYSTEMS WITH DUCTWORK AND 2 BATH FANS.
2017-00005361	12/22/2017	12/31/2018	\$6,000	Residential	REPLACE 3 TOILETS, 3 LAVATORIES, 3 SHOWER VALVES AND 1 KITCHEN SINK. RE-PIPE WATER, DRAIN AN DVENT LINES THAT WERE DAMAGED BY FIRE.
17-00004488	12/15/2017	12/31/2018	\$32,000	Residential	15 SQUARE CEDAR LAP SIDING 5" EXPOSURE AS EXISTING, REPLACE DUE TO FIRE. REPLACE 560' DECKING-62 LF OF RAILING DUE TO FIRE DAMAGE AS EXISTING. **NOC REQUIRED** HARC INSPECTION REQUIRED**
17-00002661	8/28/2017	12/31/2017	\$300,000	Residential	REPLACE 6 FRENCH DOORS, 4 WINDOWS, RE-FRAME, RE-SHEET 50% OF ROOF. REPLACE KITCHEN AND ALL INTERIOR FINISHES DUE TO SMOKE AND FIRE DAMAGE.
17-00000255	2/7/2017	12/31/2017	\$9,500	Residential	REPLACING 10 SINGLE HUNG WIDOWS 3 FIXED SHAPE WINDOWS 4 FRENCH DBL DOOR4S AND 2 FRENCH DBL DOORS W / 2 SIDE LIGHTS.
10-2618	8/4/2010	8/17/2010	\$1,654	Residential	FIRE ALARM.
09-2504	8/12/2009	8/3/2011	\$1,000	Residential	REMOVE RUBBER ROOFING SYSTEM & REPLACE WITH MOD RUBBER CHANGE 6PL OF V-CRIMP TO DORMOIS.

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Unsketched Subareas:
FLA (2512)

Map



TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

2021 Notices Only

No data available for the following modules: Land, Commercial Buildings, Mobile Home Buildings, Yard Items, Exemptions, Photos.

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: [10/21/2021, 2:32:01 AM](#)

Version 2.3.153

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt
Holder must meet all City zoning and use provisions.
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name DEEGAN, MICHAEL (REVOCABLE TRUST)
Location Addr 715 DUVAL ST 2
Lic NBR/Class 24793 PROPERTY RENTAL
Issued Date 2/25/2020 **Expiration Date: September 30, 2020**

TRANSIENT NO USE PERMITTED

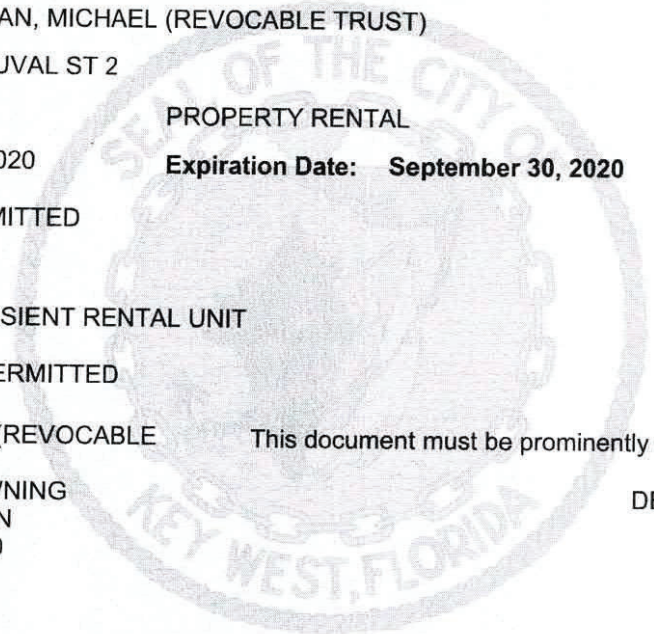
Comments: ONE TRANSIENT RENTAL UNIT

Restrictions: NO USE PERMITTED

DEEGAN, MICHAEL (REVOCABLE
TRUST)
C/O MICHAEL BROWNING
402 APPELROUTH LN
KEY WEST, FL 33040

This document must be prominently displayed.

DENNIS KOSHER





Cash Register Receipt
City of Key West

Receipt Number
R212

DESCRIPTION	ACCOUNT	QTY	PAID
LicenseTRAK			\$28.00
24793 Address: 715 DUVAL ST 2 APN: 00015780-000402			\$28.00
RNW - ADDL CHRG 12 MONS			\$28.00
RNW - ADDL CHRG 12 MONS	2018-19 RENEWAL		\$28.00
TOTAL FEES PAID BY RECEIPT: R212			\$28.00

Date Paid: Thursday, August 30, 2018
Paid By: DEEGAN, MICHAEL (REVOCABLE TRUST)
Cashier: JB1
Pay Method: CHECK 1139

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt
Holder must meet all City zoning and use provisions.
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name KOSHIER, DENNIS

Location Addr 715 DUVAL ST 2

Lic NBR/Class LIC2020-000152

Issued Date 2/28/2020

PROPERTY RENTAL

Expiration Date: September 30, 2020

TRANSIENT RESIDENTIAL

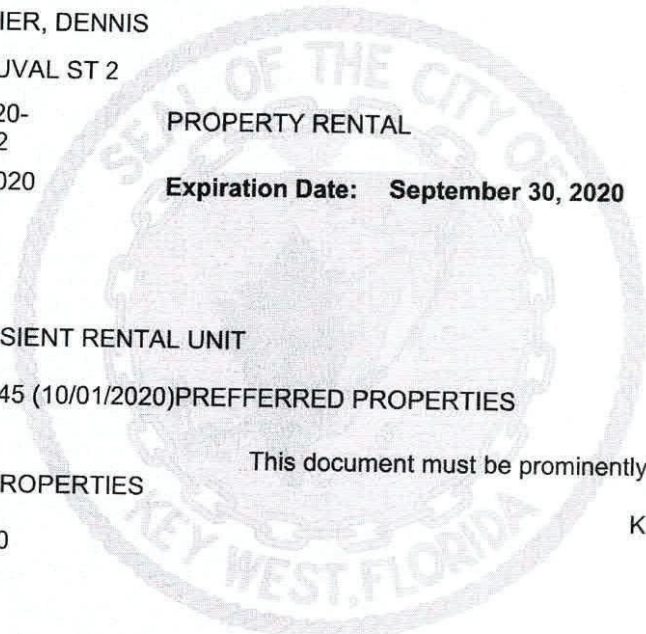
Comments: ONE TRANSIENT RENTAL UNIT

Restrictions: DWE5403845 (10/01/2020)PREFERRED PROPERTIES

KOSHIER, DENNIS
C/O PREFERRED PROPERTIES
520 SOUTHARD ST
KEY WEST, FL 33040

This document must be prominently displayed.

KOSHIER, DENNIS





Cash Register Receipt
City of Key West

Receipt Number
R27285

DESCRIPTION	ACCOUNT	QTY	PAID
LicenseTRAK			\$286.75
24793 Address: 715 DUVAL ST 2 APN: 00015780-000402			\$286.75
			\$286.75
TRANSIENT NO USE PERMITTED			\$29.40
BTR MAX DELINQUENCY FEE			\$7.35
BTR PENALTY FEE	PENELTY FEE		\$250.00
TOTAL FEES PAID BY RECEIPT: R27285			\$286.75

Date Paid: Tuesday, February 25, 2020

Paid By: DENNIS KOSHER

Cashier: AB

Pay Method: CREDIT CARD 6939

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt
Holder must meet all City zoning and use provisions.
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name GO GET LLC
Location Addr 715 DUVAL ST 2
Lic NBR/Class LIC2021- PROPERTY RENTAL
 000061
Issued Date 10/13/2021 **Expiration Date: September 30, 2022**

TRANSIENT RESIDENTIAL

Comments: ONE TRANSIENT RENTAL UNIT

Restrictions: DWE5403592 (10/1/22)LAST KEY REALTY

GO GET LLC
C/O LAST KEY REALTY
825 DUVAL ST
KEY WEST, FL 33040

This document must be prominently displayed.

LESPAGNOL, ANTHONY





Cash Register Receipt
City of Key West

Receipt Number
R49351

DESCRIPTION	ACCOUNT	QTY	PAID
LicenseTRAK			\$29.40
LIC2021-000061	Address: 715 DUVAL ST 2	APN: 00015780-000402	\$29.40
			\$29.40
TRANSIENT RESIDENTIAL			\$29.40
TOTAL FEES PAID BY RECEIPT: R49351			\$29.40

Date Paid: Wednesday, October 13, 2021

Paid By: LAST KEY REALTY

Cashier: AB

Pay Method: CHECK 10023



Cash Register Receipt
City of Key West

Receipt Number
R39149

DESCRIPTION	ACCOUNT	QTY	PAID
LicenseTRAK			\$22.05
LIC2021-000061	Address: 715 DUVAL ST 2 APN: 00015780-000402		\$22.05
			\$22.05
TRANSIENT RESIDENTIAL TRUMAN ANNEX	PRO-RATED		\$22.05
TOTAL FEES PAID BY RECEIPT: R39149			\$22.05

Date Paid: Friday, January 22, 2021
Paid By: LAST KEY REALTY
Cashier: JLM
Pay Method: CHECK 8858

Main Menu



Home



FAQs



My Requests

FAQs

See All FAQs

How long does it take to fulfill a public records request?

What is a public record?

What if I want a document in a certain format?

What is the cost?

Exhibit C

Public Records Request Center

Reference No: W013314-120221

Contact E-Mail: nikita@owentrepanier.com

Dear Nikita:

Thank you for your interest in public records of the City of Key West. Your request has been received and is being processed. Your request was received in this office on 12/2/2021 and given the reference number W013314-120221 for tracking purposes.

Record Requested: [DESCRIPTIONRECORDEDESIRE]

You can monitor the progress of your by clicking on "My Records Center" above and you'll receive an email when your request has been completed.

Again, thank you for using the Public Records Center.

City of Key West

