

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 137-18**

Certified Mail

August 10, 2018

Owner: **R N J Sand Key LLC
PO Box 1268
Hallandale, FL 33008-1268**

Violation Address: **1261 Gulf Blvd.
Radisson Bayside Hotel Lot 1**

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, September 26, 2018, at 1:30 p.m.** there will be a public hearing before the Municipal Code Enforcement Board in the Council Chambers, 3rd floor, City Hall at 112 South Osceola Avenue, Clearwater, Florida, concerning violation of Section **3-1806.A & 4-1002** of the Clearwater City Code. (See attached Affidavit(s) of Violation).

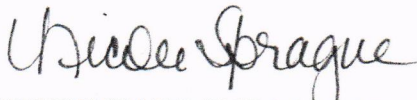
You are hereby ordered to appear before the Municipal Code Enforcement Board on the hearing date to answer these charges and to present your side of the case. Failure to appear may result in the Board proceeding in your absence. You have the right to obtain an attorney, at your own expense, to represent you before the Board. If you are absent but represented at the hearing, your representative must present to the Board your letter authorizing your representative to speak on your behalf. You will have the opportunity to present witnesses as well as question witnesses against you prior to the Board making a determination. Please be prepared to present evidence at the hearing concerning the amount of time necessary to correct the alleged violations should you be found to be in violation of the City Code.

The case shall be presented to the Board even if the violations described in the attached Affidavit(s) of Violation are corrected prior to the Board hearing.

Should you be found in violation of the City Code, the Municipal Code Enforcement Board has the power by law to levy fines of up to \$250 a day per violation against you and your property for every day each violation continues beyond the date set for compliance in an Order of the Board.

If you wish to have any witnesses subpoenaed, please contact the Secretary of the Municipal Code Enforcement Board within five (5) days at 727-562-4097. If you have any questions regarding the cited violations or if the violations are corrected prior to the hearing, please contact the Inspector whose name appears on the Affidavit(s) of Violation.

Sincerely,



SECRETARY TO THE MUNICIPAL CODE ENFORCEMENT BOARD

The Municipal Code Enforcement Board was created pursuant to General Act 80-300, General Laws of Florida, 1979, and Ordinance 2169-80 of the City of Clearwater. The purpose of this quasi-judicial Board of seven citizens is to quickly and fairly render decisions and facilitate enforcement of certain codes of the City of Clearwater.

The City of Clearwater strongly supports and fully complies with the Americans with Disabilities Act (ADA). Please advise us at least 48 hours prior to the hearing if you require special accommodations at 727-562-4090. Assisted Listening Devices are available. Kindly silence electronic devices during the hearings.

FLORIDA STATUTE 286.0105 STATES THAT ANY PERSON APPEALING A DECISION OF THIS BOARD WILL NEED A RECORD OF THE PROCEEDINGS.

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA
AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

NAME OF VIOLATOR: R N J SAND KEY LLC
MAILING ADDRESS: P.O BOX 1268
HALLANDALE, FL 33008-1268
CITY CASE#: BIZ2018-00082
VIOLATION ADDRESS: 1261 GULF BLVD
CLEARWATER, FL
DATE OF OFFICIAL NOTICE OF VIOLATION: 2/10/2018
LEGAL DESCRIPTION OF PROPERTY: RADISSON BAYSIDE HOTEL LOT 1
PARCEL #: 20-29-15-73427-000-0010

DATE OF INSPECTION: 6/12/2018 11:50:00 AM

SECTION(S) OF THE CITY CODE WHICH HAVE BEEN VIOLATED: CODE
SECTION VIOLATED

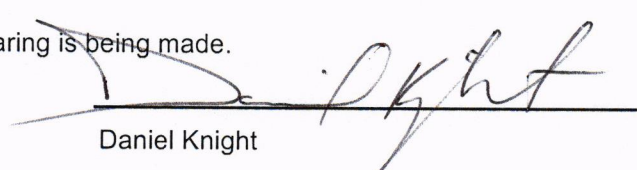
3-1806.A. ** TEMPORARY SIGNS ** Within its zoning districts and subject to any applicable provisions with Section 3-1806, general provisions for signs, the city shall allow temporary signs that meet the criteria and limitations set forth in Table 3-1806.1a and Table 3-1806.1b, shown below.

TABLE 3-1806.1a. ** CRITERIA AND LIMITATIONS FOR SIDEWALK SIGNS ** Please see the enclosed copy of Table 3-1806.1a.

SPECIFICALLY,

One sidewalk sign is allowed to be erected in front of primary retail, restaurants, parking garage/lots and valet stands as long as they are permitted and follow all the criteria and limitations set forth in Table 3-1806.1a. At the property business units 104, 120, 121, 123, 125, 128 and Backwater's have either erected an unpermitted sidewalk sign, a prohibited style sidewalk sign, an expired permitted sidewalk sign or a sidewalk sign in front of a business that is not allowed to be erected in front of. Please note that it is the responsibility of the property owner to make sure that current and future tenants are aware of all City ordinances and that the property and tenants come into and remain in compliance. Please also note that Century 21 located at unit 128 is a business that would not be able to obtain a permit to erected a sidewalk sign per the City ordinance so is not allowed to erected one at the property. Compliance can be met by obtaining permits for all approved style sidewalk signs, follow all ordinances set forth in Table 3-1806.1a. and/or by removing all sidewalk signs that are of a prohibited design, erected in front of non-allowable businesses and/or any business that do not wish to obtain a permit for their sidewalk sign. To avoid fines starting at \$143.00 or having this case brought in front of the Municipal Code Enforcement Board please meet compliance by the compliance date. Please contact me with any questions. Thank you. *** PLEASE NOTE *** That all business that are allowed to erected sidewalk sign will find enclosed a Sidewalk Sign Permit Application.

A violation exists and a request for hearing is being made.

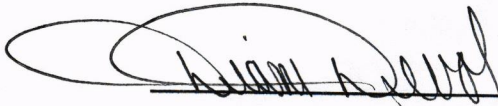

Daniel Knight

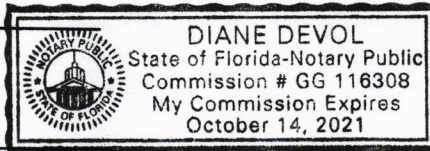
SWORN AND SUBSCRIBED before me on this 23th day of July, 2018, by Daniel Knight.

STATE OF FLORIDA
COUNTY OF PINELLAS

☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION

Type of Identification


(Notary Signature)



Name of Notary (typed, printed, stamped)

FILED THIS 9th DAY OF August, 20 18

MCEB CASE NO. 137-18

Chloe Sprague
Secretary, Municipal Code Enforcement Board

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA
AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

NAME OF VIOLATOR: R N J SAND KEY LLC
MAILING ADDRESS: P.O BOX 1268
HALLANDALE, FL 33008-1268
CITY CASE#: BIZ2018-00084
VIOLATION ADDRESS: 1261 GULF BLVD
CLEARWATER, FL
DATE OF OFFICIAL NOTICE OF VIOLATION: 2/10/2018
LEGAL DESCRIPTION OF PROPERTY: RADISSON BAYSIDE HOTEL LOT 1
PARCEL #: 20-29-15-73427-000-0010

DATE OF INSPECTION: 7/20/2018 12:27:00 PM

SECTION(S) OF THE CITY CODE WHICH HAVE BEEN VIOLATED: CODE
SECTION VIOLATED

4-1002. - **SIGNAGE WITHOUT PERMITS** Signage has been located, placed, erected, constructed, altered or extended without a permit.

SPECIFICALLY,

All signs and sign structures erected within the City of Clearwater that are not considered temporary signs or have a non-conforming use are required to be permitted. At the property there are multiple business units that have erected signs without permits. There business units are: 102 the "Pandora" sign erected on the northwest corner of the building, 108 the "Onyx" attached sign and lighting above the business unit and 120 "Basimo Beach Café" the attached sign above the business unit. Please note that it is the responsibility of the property owner to make sure that current and future tenants are aware of all City ordinances and that the property and tenants come into and remain in compliance. Compliance can be met by either removing the unpermitted signage or obtaining permits to allow the signs to be erected at the property. To avoid fines starting at \$143.00 or having this case brought in front of the Municipal Code Enforcement Board please meet compliance by the compliance date. Please contact me with any questions or if more time is needed to meet compliance. Thank you.

A violation exists and a request for hearing is being made.



Daniel Knight

SWORN AND SUBSCRIBED before me on this 23th day of July, 2018, by Daniel Knight.

STATE OF FLORIDA
COUNTY OF PINELLAS

☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION

Type of Identification


(Notary Signature)



Name of Notary (typed, printed, stamped)

FILED THIS 9th DAY OF August, 2018

MCEB CASE NO.

137-18

Heide Sprague

Secretary, Municipal Code Enforcement Board



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756

TELEPHONE (727) 562-4720 FAX (727) 562-4735

Notice of Violation

R N J SAND KEY LLC
P.O BOX 1268
HALLANDALE, FL 33008-1268

BIZ2018-00082

ADDRESS OR LOCATION OF VIOLATION: 1261 GULF BLVD

LEGAL DESCRIPTION: RADISSON BAYSIDE HOTEL LOT 1

DATE OF INSPECTION: 2/7/2018

PARCEL: 20-29-15-73427-000-0010

Section of City Code Violated:

3-1806.A. ** TEMPORARY SIGNS ** Within its zoning districts and subject to any applicable provisions with Section 3-1806, general provisions for signs, the city shall allow temporary signs that meet the criteria and limitations set forth in Table 3-1806.1a and Table 3-1806.1b, shown below.

TABLE 3-1806.1a. ** CRITERIA AND LIMITATIONS FOR SIDEWALK SIGNS ** Please see the enclosed copy of Table 3-1806.1a.

Specifically: One sidewalk sign is allowed to be erected in front of primary retail, restaurants, parking garage/lots and valet stands as long as they are permitted and follow all the criteria and limitations set forth in Table 3-1806.1a. At the property business units 104, 120, 121, 123, 125, 128 and Backwater's have either erected an unpermitted sidewalk sign, a prohibited style sidewalk sign, an expired permitted sidewalk sign or a sidewalk sign in front of a business that is not allowed to be erected in front of. Please note that it is the responsibility of the property owner to make sure that current and future tenants are aware of all City ordinances and that the property and tenants come into and remain in compliance. Please also note that Century 21 located at unit 128 is a business that would not be able to obtain a permit to erected a sidewalk sign per the City ordinance so is not allowed to erected one at the property. Compliance can be met by obtaining permits for all approved style sidewalk signs, follow all ordinances set forth in Table 3-1806.1a. and/or by removing all sidewalk signs that are of a prohibited design, erected in front of non-allowable businesses and/or any business that do not wish to obtain a permit for their sidewalk sign. To avoid fines starting at \$143.00 or having this case brought in front of the Municipal Code Enforcement Board please meet compliance by the compliance date. Please contact me with any questions. Thank you. *** PLEASE NOTE *** That all business that are allowed to erected sidewalk sign will find enclosed a Sidewalk Sign Permit Application.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 3/13/2018. FAILURE TO CORRECT THE ABOVE LISTED VIOLATION BY THE DATE INDICATED, OR RECURRENCE OF THE VIOLATION AFTER CORRECTION, WILL RESULT IN A LEGAL ACTION BY THE CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER OR BY THE PINELLAS COUNTY COURT. SUCH ACTION MAY RESULT IN A FINE. THE ALLEGED VIOLATOR MAY BE LIABLE FOR THE REASONABLE COSTS OF THE INVESTIGATION, PROSECUTION AND THE ADMINISTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

Inspector: Daniel Knight
Inspector Phone: 727-562-4732

Date Printed: 2/10/2018

NOV_PropOwn



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756

TELEPHONE (727) 562-4720 FAX (727) 562-4735

CC: Business Units: 125, 128, 120, 123, 121, 104 &
Backwater's



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
TELEPHONE (727) 562-4720 FAX (727) 562-4735

Notice of Violation

R N J SAND KEY LLC
P.O BOX 1268
HALLANDALE, FL 33008-1268

BIZ2018-00084

ADDRESS OR LOCATION OF VIOLATION: 1261 GULF BLVD

LEGAL DESCRIPTION: RADISSON BAYSIDE HOTEL LOT 1

DATE OF INSPECTION: 2/7/2018

PARCEL: 20-29-15-73427-000-0010

Section of City Code Violated:

4-1002. - **SIGNAGE WITHOUT PERMITS** Signage has been located, placed, erected, constructed, altered or extended without a permit.

Specifically: All signs and sign structures erected within the City of Clearwater that are not considered temporary signs or have a non-conforming use are required to be permitted. At the property there are multiple business units that have erected signs without permits. There business units are: 102 the "Pandora" sign erected on the northwest corner of the building, 108 the "Onyx" attached sign and lighting above the business unit and 120 "Basimo Beach Café" the attached sign above the business unit. Please note that it is the responsibility of the property owner to make sure that current and future tenants are aware of all City ordinances and that the property and tenants come into and remain in compliance. Compliance can be met by either removing the unpermitted signage or obtaining permits to allow the signs to be erected at the property. To avoid fines starting at \$143.00 or having this case brought in front of the Municipal Code Enforcement Board please meet compliance by the compliance date. Please contact me with any questions or if more time is needed to meet compliance. Thank you.

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Inspector: Daniel Knight
Inspector Phone: 727-562-4732

Date Printed: 2/10/2018

CC: Business units: 102/103, 108 & 120

NOV_PropOwn

Section 3-1806. – Temporary signs.

A. Within its zoning districts and subject to any applicable provisions with Section 3-1806, general provisions for signs, the city shall allow temporary signs that meet the criteria and limitations set forth in Table 3-1806.1a and Table 3-1806.1b, shown below.

B. A temporary sign displayed on a window surface must be displayed on the inside of the window surface, shall cover no more than twenty-five (25%) of the aggregate window surface area, and shall not be illuminated. This temporary sign allowance shall be reduced by any window surface area already covered by signage allowed in Section 3-1805.O.

**TABLE 3-1806.1a. CRITERIA AND LIMITATIONS FOR
SIDEWALK SIGNS**

<u>Location</u>	<u>In front of primary retail and restaurants within the linear footage of the storefront. Also in the immediate vicinity of parking garages/lots and valet stands.¹</u>
<u>Maximum Number of Signs</u>	<u>1 per business</u>
<u>Maximum Width</u>	<u>2 feet</u>
<u>Maximum Height</u>	<u>3-1/2 feet</u>
<u>Maximum Distance from Building Wall (as measured at the nearest point of sidewalk sign)</u>	<u>2 feet, except 5 feet in the Cleveland Street Café District in the Downtown zoning District and 2 feet from the entryway of a parking garage/lot and valet stands.</u>
<u>Maximum Width of Public Sidewalk that the Sign May Obstruct</u>	<u>4 foot clear path on the sidewalk shall be maintained</u>
<u>Duration Allowed</u>	<u>Only during hours while business or valet service is operating</u>
<u>Allowed on Public Property and Right-of-Way</u>	<u>Yes</u>
<u>Allowed in a Sight Visibility Triangle</u>	<u>No</u>
<u>Design Criteria</u>	<u>Restricted²</u>
<u>Permit Required</u>	<u>Yes³</u>

¹ Properties adjacent to a public construction project scheduled to last 180 days may also erect sidewalk signs in compliance with the following:

- a. No more than two sidewalk signs per parcels.
- b. Parcels with multiple businesses shall coordinate copy on the signs.
- c. Sign size is limited to 4 feet in height and 8 square feet in area.
- d. Signs must be constructed in a professional and workmanlike manner from treated wood or other durable material. Sign copy shall not be spray painted onto the signs.
- e. No sidewalk sign shall block any public right-of-way, shall maintain a 4 foot clear path and shall not be located within the visibility triangle of intersections or driveways.
- f. Sidewalk signs shall be removed within 7 days after City's final acceptance of the improvements or completion of the public project.

² Design Criteria

- a. All sidewalk sign frames shall:
 - i. be made of durable wood, plastic, or metal only and shall present a finished appearance, and the color of such frames shall be limited to metallic silver/grey, black, white or stained wood.
 - ii. support only black or green colored chalk boards, black, wet marker boards or professional design advertisement/posters made of durable material with clear, non-glare protective covering.
- b. Sidewalk signs shall not be illuminated or incorporate fluorescent colors.
- c. Sidewalk signs shall not be attached to any structure, pole, object, building, or other sign or contain moving parts or have balloons, streamers, pennants or similar adornment attached.
- d. Only wind signs may be allowed to have wheels.
- e. Flexibility with regard to sign style and size may be considered, provided the sign is designed as part of the architectural theme of the property and/or use using similar and coordinated design features, materials, and colors.

³Permit Information

- a. A permit shall be obtained on a yearly basis.
- b. A sketch, photo or drawing of the proposed sidewalk sign, along with the required fee, shall be submitted and approved prior to the placement of the sidewalk sign.
- c. If proposed to be placed in a public right-of-way, evidence of general liability insurance in the amount of \$1,000,000 in a form acceptable to the city, with the city named as additional insured shall also be provided.

**TABLE 3-1806.1a. CRITERIA AND LIMITATIONS FOR
SIDEWALK SIGNS**

<u>Location</u>	<u>In front of primary retail and restaurants within the linear footage of the storefront. Also in the immediate vicinity of parking garages/lots and valet stands.¹</u>
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<u>Maximum Width</u>	<u>2 feet</u>
<u>Maximum Height</u>	<u>3-1/2 feet</u>
<u>Maximum Distance from Building Wall (as measured at the nearest point of sidewalk sign)</u>	<u>2 feet, except 5 feet in the Cleveland Street Café District in the Downtown zoning District and 2 feet from the entryway of a parking garage/lot and valet stands.</u>
<u>Maximum Width of Public Sidewalk that the Sign May Obstruct</u>	<u>4 foot clear path on the sidewalk shall be maintained</u>
<u>Duration Allowed</u>	<u>Only during hours while business or valet service is operating</u>
<u>Allowed on Public Property and Right-of-Way</u>	<u>Yes</u>
<u>Allowed in a Sight Visibility Triangle</u>	<u>No</u>
<u>Design Criteria</u>	<u>Restricted²</u>
<u>Permit Required</u>	<u>Yes³</u>

¹ Properties adjacent to a public construction project scheduled to last 180 days may also erect sidewalk signs in compliance with the following:

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- e. No sidewalk sign shall block any public right-of-way, shall maintain a 4 foot clear path and shall not be located within the visibility triangle of intersections or driveways.
- f. Sidewalk signs shall be removed within 7 days after City's final acceptance of the improvements or completion of the public project.

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- a. All sidewalk sign frames shall:
 - i. be made of durable wood, plastic, or metal only and shall present a finished appearance, and the color of such frames shall be limited to metallic silver/grey, black, white or stained wood.
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- b. Sidewalk signs shall not be illuminated or incorporate fluorescent colors.
- c. Sidewalk signs shall not be attached to any structure, pole, object, building, or other sign or contain moving parts or have balloons, streamers, pennants or similar adornment attached.
- d. Only wind signs may be allowed to have wheels.
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³ Permit Information

- a. A permit shall be obtained on a yearly basis.
- b. A sketch, photo or drawing of the proposed sidewalk sign, along with the required fee, shall be submitted and approved prior to the placement of the sidewalk sign.
- c. If proposed to be placed in a public right-of-way, evidence of general liability insurance in the amount of \$1,000,000 in a form acceptable to the city, with the city named as additional insured shall also be provided.

5. Multi-modal impact fees collected on the state road network within the city may be made available for construction of improvements on the state road network within the city.
6. Multi-modal impact fee funds shall be administered as an independent component of the capital improvement element of the Clearwater Comprehensive Plan, as required by F.S. Chapter 163. Each fiscal year, the city manager or his or her designee shall present to city council the district improvement programs for transportation expenditures. These programs shall assign transportation improvement costs and related expenses to the trust account for specific transportation improvement projects. Monies, including any accrued interest not assigned in any fiscal year, shall be retained in the same impact fee trust account until the next fiscal year, except as provided by the refund provisions of this section. The city shall retain four percent of the fees collected for administrative costs.

G. *Refund of fee paid.* Any funds not expended or encumbered by the end of the calendar quarter immediately following ten years from the date that the multi-modal impact fee was paid, upon application of the fee payer, within 180 days of that date, be returned to the fee payer with interest at a yearly rate to be determined by the Consumer Price Index effective January 1, which is to be applied to the preceding year for each year the deposit is held.

H. *Exemptions.* The following shall be exempted from payment of the multi-modal impact fee:

1. Alteration or expansion of an existing building where no additional units or floor area are created, use is not changed, and where no additional vehicular trips will be produced over and above that produced by the existing use;
2. The construction of accessory buildings or structures which will not produce

additional vehicular trips over and above that produced by the principal building or use of the land;

3. The replacement of a building or structure with a new building or structure of the same use provided that no additional trips will be produced over and above those produced by the original building or structure; and
 4. The construction of publicly-owned facilities used primarily for traditional government uses.
- (Ord. No. 8806-16, § 8, 5-5-16)

DIVISION 10. SIGN PERMIT

Section 4-1001. Purpose.

It is the purpose of this division to establish procedures for the review and approval of signs, and signs as part of a Comprehensive Sign Program, in accordance with the standards of Article 3, Division 18.

(Ord. No. 7835-07, § 25, 1-17-08)

Editor's note—Pursuant to § 34 of Ord. No. 7835-07, the provisions of this section shall take effect March 1, 2008.

Section 4-1002. Permit required.

No sign shall be located, placed, erected, constructed, altered or extended without first obtaining a sign permit, except for signs listed in Section 3-1806.

(Ord. No. 8654-15, § 27, 2-5-15)

Section 4-1003. Application.

In addition to the basic information required by Section 4-202(A), where applicable, and the fee required by Section 4-202(E), an application for approval of a sign shall be treated as a Level One approval in accordance with the provision of Article 4, Division 3 and shall be accompanied by plans and specifications, drawn to scale and including the following:

- A. Legal description of the property where the sign is proposed to be located;
- B. Name, address and telephone number of the owner of the property where the sign is proposed to be located;

[Interactive Map of this parcel](#) [Sales Query](#) [Back to Query Results](#) [New Search](#) [Tax Collector Home Page](#) [Contact Us](#) [WM](#)

20-29-15-73427-000-0010

Compact Property Record Card

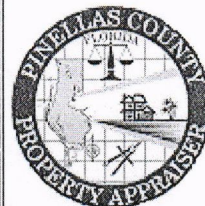
[Tax Estimator](#)

Updated July 21,
2018

[Email](#) [Print](#) [Radius Search](#)

[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address (First Building)
R N J SAND KEY LLC P.O BOX 1268 HALLANDALE FL 33008-1268	1241 GULF BLVD CLEARWATER
	Jump to building: (1) 1241 GULF BLVD <input type="checkbox"/>



[Property Use:](#) 1121 (Strip Store - (2 or more stores - some may include an office, convenience store, bar and/or restaura)

Total Heated SF: 37,880 Total Gross SF: 47,147

[click here to hide] **Legal Description**
RADISSON BAYSIDE HOTEL LOT 1

File for Homestead Exemption			2018 Parcel Use	
Exemption	2018	2019		
Homestead:	No	No		
Government:	No	No	Homestead Use Percentage: 0.00%	
Institutional:	No	No	Non-Homestead Use Percentage: 100.00%	
Historic:	No	No	Classified Agricultural: No	

Parcel Information **Latest Notice of Proposed Property Taxes (TRIM Notice)**

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Plat Book/Page
17584/1676	Sales Query	121030276042	A	101/35

2017 Final Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2017	\$8,373,000	\$8,373,000	\$8,373,000	\$8,373,000	\$8,373,000

[click here to hide] Value History as Certified (yellow indicates correction on file)

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2017	No	\$8,373,000	\$8,373,000	\$8,373,000	\$8,373,000	\$8,373,000
2016	No	\$8,020,000	\$8,020,000	\$8,020,000	\$8,020,000	\$8,020,000

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

RNJ Sand Key LLC
P.O. Box 1268
Hallandale, FL 33008
REF: 1261/1241 Gulf Blvd



9590 9403 0274 5155 0115 36

2. Article Number (Transfer from service label)

7017 1450 0000 6479 4133

PS Form 3811, April 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x

B. Received by (Printed Name)

Jennifer Luck

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt