



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 21-Mar-2024)

Parcel Number

09-31-15-54306-000-0230

- Owner Name
SNJ MANAGEMENT LLC
- Property Use
0822 Apartments (5-9 units)
- Site Address
113 145TH AVE E
MADEIRA BEACH, FL 33708
- Mailing Address
195-197 GOVERNOR ST
PATERSON, NJ 07501-1348
- Legal Description
MADEIRA SHORES SUB LOT 23
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
1948 | 1956

Heated SF	Gross SF	Living Units	Buildings
2,145	2,313	6	2

Parcel Map

Powered by Esri (<http://www.esri.com/>)

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2025	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2024	No	0%		
2023	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22494/2611		121030278012	A	Current FEMA Maps	Check for EC	Zoning Map	22/87

2023 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	\$780,000	\$698,500	\$698,500	\$780,000	\$698,500

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	N	\$635,000	\$635,000	\$635,000	\$635,000	\$635,000
2021	N	\$353,600	\$353,600	\$353,600	\$353,600	\$353,600

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	N	\$323,302	\$323,302	\$323,302	\$323,302	\$323,302
2019	N	\$352,000	\$352,000	\$352,000	\$352,000	\$352,000
2018	N	\$278,000	\$266,200	\$266,200	\$278,000	\$266,200

2023 Tax Information



Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our [Tax Estimator](#) to estimate taxes under new ownership.

Tax Bill	2023 Millage Rate	Tax District
View 2023 Tax Bill	16.1412	(MB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
26-Apr-2023	\$2,500,000	Q	I	RYCAL CONSTRUCTION LLC	SNJ MANAGEMENT LLC	22494/2611
16-Apr-2021	\$740,000	Q	I	RCK HOLDINGS ENTERPRISES LLC	RYCAL CONSTRUCTION LLC	21520/0902
31-Aug-2018	\$437,000	Q	I	MCDERMOTT RAYMOND	RCK HOLDINGS ENTERPRISES LLC	20193/1280
21-Mar-2011	\$199,900	U	I	HUNDLEY TODD	MCDERMOTT CONSTANCE J	17214/2499
19-Jul-2005	\$525,000	Q	I	COLBY PAMELA D	HUNDLEY, TODD	14466/0576

2023 Land Information

Land Area: 0.1064 acres | 4,635 sf Frontage and/or View: None Seawall: No

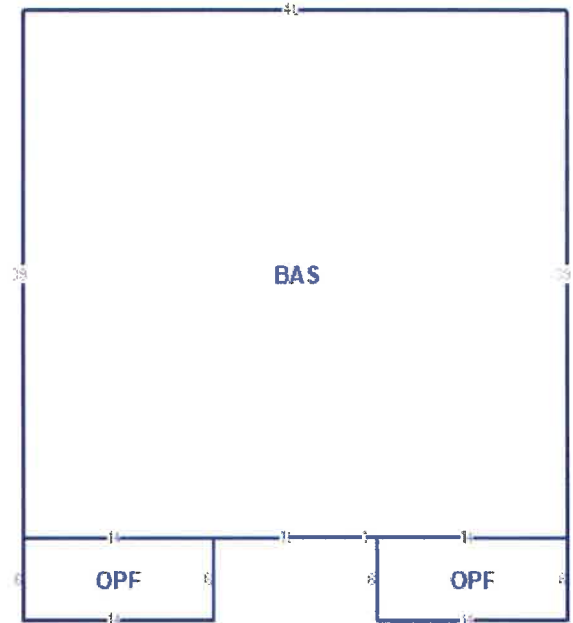
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	50x92	\$7,800	50.00	FF	1.0379	\$404,781

2023 Building 1 Structural Elements and Sub Area Information

Structural Elements	Sub Area	Heated Area SF	Gross Area SF
Foundation:	Continuous Footing Poured	Base (BAS):	1,560
Floor System:	Slab Above Grade Low	Open Porch (OPF):	0
Exterior Walls:	Cb Stucco/Cb Reclad	Total Area SF:	1,560
Unit Stories:	1		
Living Units:	4		
Roof Frame:	Gable Or Hip		
Roof Cover:	Concrete Tile/Metal		
Year Built:	1948		
Building Type:	Res Conversions		
Quality:	Average		

Structural Elements

Floor Finish: Carpet/ Vinyl/Asphalt
 Interior Finish: Drywall/Plaster
 Heating: Reverse Cyc/Wall Unit
 Cooling: None
 Fixtures: 12
 Effective Age: 22

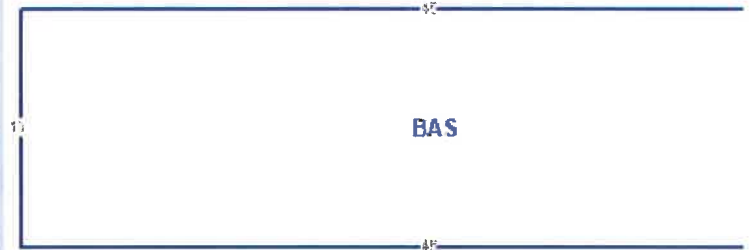


2023 Building 2 Structural Elements and Sub Area Information

Structural Elements

Foundation: Continuous Footing Poured
 Floor System: Wood
 Exterior Walls: Cb Stucco/Cb Reclad
 Unit Stories: 1
 Living Units: 2
 Roof Frame: Gable Or Hip
 Roof Cover: Shingle Composition
 Year Built: 1956
 Building Type: Duplex - 4-Plex
 Quality: Average
 Floor Finish: Carpet/ Vinyl/Asphalt
 Interior Finish: Drywall/Plaster
 Heating: Reverse Cyc/Wall Unit
 Cooling: None
 Fixtures: 6
 Effective Age: 22

Sub Area	Heated Area SF	Gross Area SF
Base (BAS):	585	585
Total Area SF:	585	585



2023 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
CONC PAVE	\$12.00	1,250.0	\$15,000	\$15,000	0
PATIO/DECK	\$14.00	100.0	\$1,400	\$560	1955

Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
R3919	ROOF	08/02/2019	\$8,500
R3102	ROOF	10/29/2018	\$4,190
PER-H-CB305249	MISCELLANEOUS	10/20/2004	\$1,500



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Property Use 0822 Apartments (5-9 units)				
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Legal Description MADEIRA SHORES SUB LOT 23				
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Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	50x92	\$7,800	50.00	FF	1.0379	\$404,781

2023 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation	Continuous Footing Poured	Base (BAS)	1,560	1,560
Floor System	Slab Above Grade Low	Open Porch (OPF)	0	168
Exterior Walls	Cb Stucco/Cb Reclad	Total Area SF	1,560	1,728
Unit Stories	1			
Living Units	4			
Roof Frame	Gable Or Hip			
Roof Cover	Concrete Tile/Metal			
Year Built	1948			
Building Type	Res Conversions			
Quality	Average			
Floor Finish	Carpet/ Vinyl/Asphalt			
Interior Finish	Drywall/Plaster			
Heating	Reverse Cyc/Wall Unit			
Cooling	None			
Fixtures	12			
Effective Age	22			

2023 Building 2 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation	Continuous Footing Poured	Base (BAS)	585	585
Floor System	Wood	Total Area SF	585	585
Exterior Walls	Cb Stucco/Cb Reclad			
Unit Stories	1			
Living Units	2			
Roof Frame	Gable Or Hip			
Roof Cover	Shingle Composition			
Year Built	1956			
Building Type	Duplex - 4-Plex			
Quality	Average			
Floor Finish	Carpet/ Vinyl/Asphalt			
Interior Finish	Drywall/Plaster			
Heating	Reverse Cyc/Wall Unit			
Cooling	None			
Fixtures	6			
Effective Age	22			



2023 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
CONC PAVE	\$12.00	1,250.0	\$15,000	\$15,000	0
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R3102	ROOF	10/29/2018	\$4,190
PER-H-CB305249	MISCELLANEOUS	10/20/2004	\$1,500

Charles W. Thomas, CFC, Pinellas County Tax Collector **2023 REAL ESTATE TAX REMINDER**
Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments
 P.O. Box 31149, Tampa, FL 33631-3149 Pay online at pinellastaxcollector.gov
 (727) 464-7777 | pinellastaxcollector.gov • E-check - no fee • Credit card - 2.95% convenience fee

If Received By	Mar 31, 2024	Apr 30, 2024	May 31, 2024		
Pay this Amount	\$11758.58	\$12111.34	\$12138.34		

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R103731		MB

SNJ MANAGEMENT LLC
 195-197 GOVERNOR ST
 PATERSON, NJ 07501

PARCEL NO.: 09/31/15/54306/000/0230
 SITE ADDRESS: 113 145TH AVE E, MADEIRA BEACH
 PLAT: 22 PAGE: 87
 LEGAL:
 MADEIRA SHORES SUB
 LOT 23

TAX CERTIFICATE SALE COMMENCES JUNE 1. IF THE TAXES ON YOUR PROPERTY ARE NOT PAID BY MAY 31 AT 4:00 PM, A TAX CERTIFICATE WILL BE SOLD FOR THESE TAXES, AND YOUR PROPERTY MAY BE SOLD AT A FUTURE DATE. CONTACT THE TAX COLLECTOR'S OFFICE AT ONCE.

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED	
GENERAL FUND	4.7398	698,500	0	698,500	3,310.75	
HEALTH DEPARTMENT	0.0713	698,500	0	698,500	49.80	
EMS	0.8418	698,500	0	698,500	588.00	
SCHOOL-STATE LAW	3.1900	780,000	0	780,000	2,488.20	
SCHOOL-LOCAL BD.	2.7480	780,000	0	780,000	2,143.44	
MADEIRA BEACH	2.7500	698,500	0	698,500	1,920.88	
SW FLA WTR MGMT.	0.2043	698,500	0	698,500	142.70	
PINELLAS COUNTY PLN.CNCL.	0.0210	698,500	0	698,500	14.67	
JUVENILE WELFARE BOARD	0.8250	698,500	0	698,500	576.26	
SUNCOAST TRANSIT AUTHORITY	0.7500	698,500	0	698,500	523.88	
TOTAL MILLAGE 16.1412					GROSS AD VALOREM TAXES \$11,758.58	

NON-AD VALOREM ASSESSMENTS	
LEVYING AUTHORITY	AMOUNT
GROSS NON-AD VALOREM ASSESSMENTS \$0.00	

TAXES BECOME DELINQUENT APRIL 1ST **COMBINED GROSS TAXES AND ASSESSMENTS** **\$11,758.58**

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

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SNJ MANAGEMENT LLC
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PARCEL NO.: 09/31/15/54306/000/0230
 SITE ADDRESS: 113 145TH AVE E, MADEIRA BEACH
 PLAT: 22 PAGE: 87
 LEGAL:
 MADEIRA SHORES SUB
 LOT 23

Code Enforcement Case: CE-24-0021

Entered on: 02/03/2024 00:00

Printed on: 04/04/2024

Topic: Zoning
 Due Date:
 Initiated by: Police

Status: Open
 Assigned To: Cory Snyder

Permit

Permit #: _____ Business name: _____ License #: _____

Property Location

Occupant Name:

Address: 113 145TH AVE E , 33708

Phone:

Cell #:

APN : 09-31-15-54306-000-0230

Owner Information

Owner Name: SNJ MANAGEMENT LLC

Address: 195-197 GOVERNOR ST
 PATERSON, NJ 07501

Phone:

Cell #:

Actions

Action	By	Date	Time	Note/Observation
Inspection	Cory Snyder	02/03/2024	8:50 am	AMY AND ROGER ONEIL RENTED UNIT FROM FEB THROUGH THE 10TH FOR APPROX 2000.
Courtesy Letter	Cory Snyder	02/03/2024	1:13 pm	Send to (Owner)
Inspection	Cory Snyder	02/24/2024	9:15 am	RITA MILLER AIR BNB 2/22, 2/23, 2/24 3 NIGHTS \$850.
Notice of Violation	Cory Snyder	02/24/2024	9:24 am	Send to (Owner)
Case Notes	Cory Snyder	03/08/2024	11:30 am	NO BTR PER LISA IN BUSINESS TAX DEPT.
Inspection	Cory Snyder	03/21/2024	10:00 am	MULTIPLE VIOLATIONS X3 NOTES TO FOLLOW,,,, WILL BE SET FOR SPECIAL MAGISTRATE
NOH - Notice of Hearing	Cory Snyder	04/03/2024	9:34 am	Send to (Owner)
Case Notes	Cory Snyder	04/04/2024	9:30 am	MAC FLEMING UNIT 3 3/14 TO 3/21 1300 FLORIDA RANTALS WEBSITE, KEVIN PEES 3/8 TO 3/23 \$3200 (\$1600 X2) AIR BNB, KIM 3/19 TO 3/22 \$795 HOPPER WEBSITE.
NOH - Notice of Hearing	Cory Snyder	04/04/2024	9:49 am	Send to (Owner)
NOH - Affidavit of Service	Cory Snyder	04/04/2024	9:59 am	Send to (Owner)
NOH - Statement of Violation	Cory Snyder	04/04/2024	10:18 am	Send to (Owner)
Case Notes	Cory Snyder	04/04/2024	10:25 am	Paperwork completed set for Special Magistrate on 4/22/2024 at 2 PM.

Violations

#	Violation Type	Due Date	Status	Closed Date
1	Registration required Corrections Required:Please make corrections to listed violations		Open	
2	Compliance required Corrections Required:Please make corrections to listed violations		Open	
3	R-2 Violations Corrections Required:Please make corrections to listed violations		Open	

Inspection Notes

Date: _____ Time: _____

Findings:



CITY OF MADEIRA BEACH

COMMUNITY SERVICES – CODE ENFORCEMENT
300 MUNICIPAL DRIVE - MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 295 - FAX (727) 399-1131



COURTESY NOTICE

SNJ MANAGEMENT LLC
195-197 GOVERNOR ST
PATERSON, NJ 07501

Case No: CE-24-0021
RE: 113 145TH AVE E

INSPECTION DATE: February 3, 2024
PARCEL NUMBER: 09-31-15-54306-000-0230
LEGAL DESCRIPTION: MADEIRA SHORES SUB

Dear OWNER,

February 3, 2024

An inspection of your property revealed a violation(s) of the City Code of Ordinances. The following violation(s) were found to exist;

Code Violation:	Code Section:	Violation:
Registration required	34-503	It is unlawful for any person to allow another person to occupy any residential property as a vacation rental within the city or offer such rental services within the city, unless the person has registered the vacation rental property with the city and the vacation rental property has been issued a certificate of compliance in accordance with the provisions of this division. A person may not allow another person to occupy any residential property as a vacation rental without the issuance of a certificate of compliance if; The residential property has an effective and valid license as a vacation rental classification of public lodging establishment issued by the state department of business and professional regulations prior to February 28, 2006; and The residential property is not in violation of any section of the Code of Ordinances; and An application for registration of the residential property as a vacation rental has been filed pursuant to section 34-504 and all applicable fees have been paid; and That said occupancy was scheduled prior to November 10, 2015 as evidenced by a written and valid executed rental agreement or contract provided to city code enforcement no later than December 10, 2015. (Ord. No. 2015-13, § 1, 11-10-15)
Compliance required	62-33	It shall be unlawful for any person, either directly or indirectly, to conduct any business, profession or nonprofit enterprise, or to use in connection therewith any vehicle, premises, machine, or device, in whole or part, for which a local business tax receipt or permit is required by any law or ordinance of this city, without a local business tax receipt or permit therefor being first procured and kept in effect at all such times as required by this article. (Code 1983, § 11-101(B); Ord. No. 1111, § 3, 5-8-07)
R-2 Violations	110-201	The R-2, low density multifamily residential district provides for

low density multifamily residential correlates with the residential medium (RM) category of the countywide plan and, which does allow for a variety of dwelling types. Any use which is not specifically identified as a permitted use, accessory use or special exception use is a prohibited use. Prohibited uses shall include, but are not limited to, short term rentals of a housing unit. As used in this division, the term "short term rental" shall mean any rental of a dwelling unit, or portion thereof, for less than a three-month period. (Code 1983, § 20-404; Ord. No. 1069, § 2, 2-28-06; Ord. No. 1138, § 3, 12-9-08; Ord. No. §2018-07§, § 1, 7-11-18)

Code Section:	Corrective Action:	Compliance Due Date:
34-503	Please make corrections to listed violations	February 13, 2024
62-33	Please make corrections to listed violations	February 13, 2024
110-201	Please make corrections to listed violations	February 13, 2024

If you should have any questions or concerns, please do not hesitate to contact me.

My phone number is listed below.

Thank you in advance for your prompt response.

Sincerely,

Cory Snyder
Deputy Sheriff
Telephone: 727-391-9951 x 295



CITY OF MADEIRA BEACH

COMMUNITY SERVICES – CODE ENFORCEMENT
300 MUNICIPAL DRIVE - MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 295 - FAX (727) 399-1131



- NOTICE OF VIOLATION -

SNJ MANAGEMENT LLC
195-197 GOVERNOR ST
PATERSON, NJ 07501

Case No: CE-24-0021
RE: 113 145TH AVE E

INSPECTION DATE: February 24, 2024
PARCEL NUMBER: 09-31-15-54306-000-0230
LEGAL DESCRIPTION: MADEIRA SHORES SUB

Dear OWNER,

February 24, 2024

An inspection of your property revealed a violation(s) of the City Code of Ordinances. The following violations were found to exist;

Specifically, your property is in violation of the following:

Table with 3 columns: Code Violation, Code Section, and Violation. It lists two violations: one regarding registration requirements for vacation rentals (Code Section 34-503) and another regarding business tax receipts (Code Section 62-33).

		(Code 1983, § 11-101(B); Ord. No. 1111, § 3, 5-8-07)
R-2 Violations	110-201	The R-2, low density multifamily residential district provides for low density multifamily residential correlates with the residential medium (RM) category of the countywide plan and, which does allow for a variety of dwelling types. Any use which is not specifically identified as a permitted use, accessory use or special exception use is a prohibited use. Prohibited uses shall include, but are not limited to, short term rentals of a housing unit. As used in this division, the term "short term rental" shall mean any rental of a dwelling unit, or portion thereof, for less than a three-month period. (Code 1983, § 20-404; Ord. No. 1069, § 2, 2-28-06; Ord. No. 1138, § 3, 12-9-08; Ord. No. §2018-07§, § 1, 7-11-18)

Code Section:Corrective Action:Compliance Due Date:		
34-503	Please make corrections to listed violations	CEASE SHORT RENT RENTAL ACTIVITY IMMEDIATELY
62-33	Please make corrections to listed violations	CEASE SHORT RENT RENTAL ACTIVITY IMMEDIATELY
110-201	Please make corrections to listed violations	CEASE SHORT RENT RENTAL ACTIVITY IMMEDIATELY

The violation(s) must be corrected by **IMMEDIATELY, 2ND NOTICE**. If the violation(s) are not remedied and discontinued, you will receive a notice to appear for a hearing before the Madeira Beach Special Magistrate for failure to correct the violation(s).

If you should have any questions or concerns, please do not hesitate to contact me.

Sincerely,

.....
Cory Snyder
Deputy Sheriff
Telephone: 727-391-9951 x 295

Method of Delivery:

PLEASE NOTIFY THIS OFFICE AS SOON AS THE VIOLATION(S) IS CORRECTED

***NOTE:** You are hereby notified to correct the attached violation(s) and notify the above signed Code Enforcement Officer within the time limits specified. Failure to comply will result in charges being filed against you with the Special Magistrate of the City of Madeira Beach which may result in a potential fine of up to \$250.00 per day. Repeat violators can be fined up to \$500.00 per day. Such charges will be a lien upon the real and/or personal property of the violator and may be collected pursuant to law. The City is also entitled to collect all costs incurred in recording and satisfying a lien against the property.*



300 Municipal Drive
Madeira Beach, Florida 33708

SNJ MANAGEMENT LLC
195-197 GOVERNOR ST
PATERSON, NJ 07501

INSPECTION DATE: February 24, 2024

58461-10550
9161<8870
07501-1946

INFORMATION

0003/26/24

RETURN TO SENDER
UNABLE TO FORWARD

076 DE 1

02/22/2024 09:22:24

quadrant

FIRST-CLASS MAIL

IMI

\$008.69

02/22/2024 ZIP 33708

043M31233717



MIAMI FL 335

FEB 20 7 42 PM '24

HEPT HT55 0000 0262 6T02

CERTIFIED MAIL

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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:

SNJ MANAGEMENT LLC
195-197 GOVERNOR ST
PATERSON, NJ 07501



9590 9402 7951 2305 9266 98

9 Article Number (Transfer from service label)

7019 2970 0000 5514 1834

COMPLETE THIS SECTION ON DELIVERY

- A. Signature X Agent
- B. Received by (Printed Name) Addressee
- C. Date of Delivery

D. Is delivery address different from item 1? Yes No

If YES, enter delivery address below:

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
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt



CITY OF MADEIRA BEACH

**COMMUNITY SERVICES – CODE ENFORCEMENT
300 MUNICIPAL DRIVE - MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 295 - FAX (727) 399-1131**



**SPECIAL MAGISTRATE
NOTICE OF HEARING**

CITY OF MADEIRA BEACH, FL
300 MUNICIPAL DRIVE
MADEIRA BEACH, FL 33708
Petitioner,

vs.

SNJ MANAGEMENT LLC
195-197 GOVERNOR ST
PATERSON, NJ 07501
Respondent,

**RE: 113 145TH AVE E
PARCEL NUMBER: 09-31-15-54306-000-0230
LEGAL DESCRIPTION: MADEIRA SHORES SUB LOT 23**

YOU ARE HEREBY FORMALLY NOTIFIED that at 2:PM on MONDAY the 22ND day of APRIL, 2024 there will be a public hearing at the Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708, concerning the following:

Violation Detail:

Code Violation:	Code Section:	Violation:
Registration required	34-503	It is unlawful for any person to allow another person to occupy any residential property as a vacation rental within the city or offer such rental services within the city, unless the person has registered the vacation rental property with the city and the vacation rental property has been issued a certificate of compliance in accordance with the provisions of this division. A person may not allow another person to occupy any residential property as a vacation rental without the issuance of a certificate of compliance if; The residential property has an effective and valid license as a vacation rental classification of public lodging establishment issued by the state department of business and professional regulations prior to February 28, 2006; and The residential property is not in violation of any section of the Code of Ordinances; and An application for registration of the residential property as a vacation rental has been filed pursuant to section 34-504 and all applicable fees have been paid; and That said occupancy was scheduled prior to November 10, 2015 as evidenced by a written and valid executed rental agreement or contract provided to city code enforcement no later than December 10, 2015. (Ord. No. 2015-13, § 1, 11-10-15)
Compliance required	62-33	It shall be unlawful for any person, either directly or indirectly, to conduct any business, profession or nonprofit enterprise, or to use in connection therewith any vehicle, premises, machine, or device, in whole or part, for which a local business tax receipt or permit is required by any law or ordinance of this city, without a local business tax receipt or permit therefor being first procured

		and kept in effect at all such times as required by this article. (Code 1983, § 11-101(B); Ord. No. 1111, § 3, 5-8-07)
R-2 Violations	110-201	The R-2, low density multifamily residential district provides for low density multifamily residential correlates with the residential medium (RM) category of the countywide plan and, which does allow for a variety of dwelling types. Any use which is not specifically identified as a permitted use, accessory use or special exception use is a prohibited use. Prohibited uses shall include, but are not limited to, short term rentals of a housing unit. As used in this division, the term "short term rental" shall mean any rental of a dwelling unit, or portion thereof, for less than a three-month period. (Code 1983, § 20-404; Ord. No. 1069, § 2, 2-28-06; Ord. No. 1138, § 3, 12-9-08; Ord. No. 2018-07, § 1, 7-11-18)

You are hereby ordered to appear before the Madeira Beach Special Magistrate on that date to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence.

Should you be found in violation of the above code, the Special Magistrate has the power by law to levy fines of up to \$500.00 per day against you and your property for every day that any violation continues beyond the date set in an order of the Special Magistrate for compliance.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified by the Code Enforcement Officer for correction, the case may be presented to the Madeira Beach Special Magistrate even if the violation has been corrected prior to the Special Magistrate hearing.

Should you desire, you have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have to opportunity to present witnesses as well as question the witnesses against you prior to the Special Magistrate making a determination.

Please be prepared to present evidence at this meeting concerning the time frame necessary to correct the alleged violation, should you be found in violation of the City Code.

If you wish to have any witnesses subpoenaed or have any other questions, please contact the Assistant to Code Enforcement of the City of Madeira Beach within five (5) days at 300 Municipal Drive, Madeira Beach, Florida 33708, telephone number (727) 391-9951 x 244.

Your failure to respond to the previously issued Notice of Violation has resulted in costs of prosecution of this case.

PLEASE NOTE: Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based per Florida Statute 286.0105.

I HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.

Dated this 04th day of April, 2024


 Deputy Cory Snyder, Deputy Sheriff



CITY OF MADEIRA BEACH

**COMMUNITY SERVICES – CODE ENFORCEMENT
300 MUNICIPAL DRIVE - MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 295 - FAX (727) 399-1131**



**SPECIAL MAGISTRATE
STATEMENT OF VIOLATION/REQUEST FOR HEARING**

**SNJ MANAGEMENT LLC
195-197 GOVERNOR ST
PATERSON, NJ 07501**

**Case No: CE-24-0021
RE: 113 145TH AVE E**

**DATE: April 4, 2024
PARCEL NUMBER: 09-31-15-54306-000-0230
LEGAL DESCRIPTION: MADEIRA SHORES SUB LOT 23**

Code(s) which have been violated:

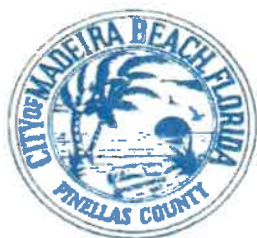
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1. On **02/03/2024**, a Code Enforcement Case for the property listed was opened
2. On **02/03/2024**, an inspection was conducted on the listed property identifying a Short Term Rental violation(s) Amy and Roger Obrien rented 2/1/2024 though 2/10/2024 \$2000.
3. On **2/03/2024**, a Courtesy Letter was issued to the Property for No business tax and Short Term Violaton sent regular mail.
4. On **2/24/2024**, I conducted an inspection of the property identifying a Short Term Rental violaton. Rita Miller who was staying from 2/22 tho 2/24 3 nights \$850.
5. On **2/24/2024**, a Notice of Violation was mailed to the property owner Certified and Regular Mial.
6. On **3/08/2024**, I verified with the City Buisness Tax Dept that the property ownes had not contacted the city, and no BTR was on file.
7. On **03/21/24**, an inspection of the property was conducting indetifying 3 seperate Short Term Rental violatons were identified. This was captured on Body worn camera.
8. On **04/04/24**,a Notice of Hearing was mailed and/or posted with a scheduled hearing date.

I DO HEREBY SWEAR THAT THE ABOVE FACTS ARE TRUE TO THE BEST OF MY KNOWLEDGE. I REQUEST A HEARING ON THE ABOVE VIOLATION(S) BY THE MADEIRA BEACH SPECIAL MAGISTRATE OF THE CITY OF MADEIRA BEACH.


Deputy Cory Snyder, Deputy Sheriff



CITY OF MADEIRA BEACH

**COMMUNITY SERVICES – CODE ENFORCEMENT
300 MUNICIPAL DRIVE - MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 295 - FAX (727) 399-1131**



**SPECIAL MAGISTRATE
AFFIDAVIT OF SERVICE**

CITY OF MADEIRA BEACH, FL
300 MUNICIPAL DRIVE
MADEIRA BEACH, FL 33708
Petitioner,

vs.

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195-197 GOVERNOR ST
PATERSON, NJ 07501
Respondent,

**RE: 113 145TH AVE E
PARCEL NUMBER: 09-31-15-54306-000-0230
LEGAL DESCRIPTION: MADEIRA SHORES SUB LOT 23**

AFFIDAVIT OF SERVICE

I, Cory Snyder, Community Policing Officer of the City of Madeira Beach, upon being duly sworn, deposed and says the following:
That pursuant to Florida Statute 162.12,

On the 04th day of April, 2024, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via certified Mail, Return Receipt requested.

On the 04th day of April, 2024, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via First Class Mail.

On the 04th day of April, 2024, I posted a copy of the attached **NOTICE OF HEARING/ORDER** on the property located at 113 145TH AVE E, Madeira Beach FL. Parcel # **09-31-15-54306-000-0230**, MADEIRA SHORE SUB LOT 23 in the City of Madeira Beach.

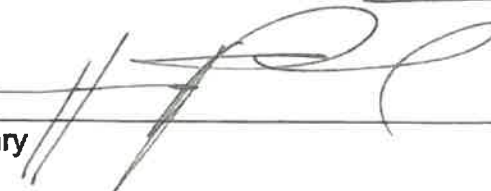
On the 04th day of April, 2024, I caused the attached **NOTICE OF HEARING/ORDER** to be posted at the Municipal Government Offices, 300 MUNICIPAL DR, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.



Deputy Cory Snyder, Deputy Sheriff

State of Florida
County of Pinellas

Before me on 04th day of April, 2024, personally appeared Cory Snyder who executed the foregoing instrument and who is personally known to me.



Notary

SEAL





300 Municipal Drive
Madeira Beach, Florida 33708

SNU MANAGEMENT LLC
195-197 GOVERNOR ST
PATERSON, NJ 07501

DATE: April 4 2024

STATEMENT OF VIOLATION

7019 2970 0000 5514 1858



CERTIFIED MAIL



quodient
FIRST-CLASS MAIL
IM1
\$008.69
04/04/2024 ZIP 33708
043M31233717
US POSTAGE

7019 2970 0000 5514 1858

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

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

Total Postage and Fees

Postmark
Hart

Sent to: **SNU MANAGEMENT LLC**
Street or PO Box No. or PO Box: **195-197 GOVERNOR ST**
City or Zip: **PATERSON NJ 07501**

PS Form 3800, April 2018 PSN 7520-02-000-9000 See Reverse for Instructions



LUJO

AT

MADEIRA
BEACH

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Welcome!

This building is under new management.

If the door code that you were given upon booking does not work,

Please call.

(727) 248-0859

For your door code.

Your code should be the last 6 digits of your phone number.

Thank You!