



Town of Fort Myers Beach

CODE COMPLIANCE

2731 Oak Street Fort Myers Beach, FL 33931
Phone: (239) 765-0202 Fax: (239) 765-0909

04/23/2025

Case Number:	20250359
Certified Mail:	9589 0710 5270 0636 6431 66
Regular Mail	

**203 S ANCHORAGE LLC
1317 EDGEWATER DR #3652
ORLANDO, FL 32804**

**SITE ADDRESS: 203 ANCHORAGE ST
PARCEL STRAP NO: 294624W2001530030**

NOTICE OF VIOLATION

YOU ARE HEREBY NOTIFIED that an inspection of the above-referenced property on by Town of Fort Myers Beach Code Enforcement Officer **Terri Weich** indicates that the following items are in violation:

IN VIOLATION OF RENTAL RESTRICTIONS. MAKING HOME AVAILABLE FOR RENT FOR LESS THAN 7 CONSECUTIVE DAYS AT A TIME AND FOR MORE THAN ONCE PER MONTH. NOT DISPLAYING YOUR STR REGISTRATION # ON ALL ADVERTISEMENTS.

These items are a violation of the following Town Codes:

34-2391 Short Term Rentals Table 34-2 restricts the rental of any permitted dwelling unit in certain zoning districts to a single-family during any one-month period, with a minimum stay of one week, or less for condominiums (see the "restricted" sub-group of the "lodging" use group in Table 34-1). The following exceptions apply to this restriction:

(1)This restriction on weekly rentals does not apply to:a.Any land between Estero Boulevard and the Gulf of Mexico.b.Any land directly adjoining the bay side of Estero Boulevard.c.Any dwelling unit that is recognized by the Town of Fort Myers Beach as having had pre-existing weekly rentals as of January 1, 2003, when registered in accordance with § 34-2392, below.d.Condominiums of six or more residential units, may rent for a period of three days or more, provided such duration is authorized by the declaration of condominium, bylaws, and rules and regulations of the condominium where the unit is located, such rentals were allowed on or before March 3, 2003, and the condominium association notifies the town in writing prior to January 31, 2020, that short-term rentals are allowed.(2)Dwellings units on property that qualifies for any of these exceptions may be rented to a single-family for periods of one week or longer, without the once-per-month maximum that would otherwise have applied.

34-2394 SHORT TERM RENTAL ENFORCEMENT AND PENALTIES Sec. 34-2394. - Enforcement and penalties.

(a)The director is authorized to pursue any one or combination of the enforcement mechanisms provided in this code (for example, § 1-5, or article V of ch. 2 of this LDC) for any violation of this division.(b)Persons who may be charged with a violation of this division include property owners, operators, rental agents, guests, and any other person using the structure where the violation has been committed.(c)For properties on the registry of pre-existing weekly rentals (see § 34-2392 of this chapter), the following additional requirements shall apply: (1)Violations of F.S. ch. 509 shall also be considered to be violations of this division as follows:a.Failure to maintain licensure or any other provisions of F.S. ch. 509.b.Failure to eject guests who indulge in any conduct which disturbs the peace and comfort, as provided by F.S. § 509.141.(2)Repeated violations of this division on a registered property shall lead to cumulative penalties. These penalties shall accrue as follows whenever a violation results in a fine being imposed on or paid or whenever a finding of violation is made by a judge or code enforcement special magistrate:a.First violation: \$250.00 fine.b.Second violation: \$500.00 fine.c.Third violation: Six-month suspension of registration under § 34-2392 of this chapter.d.Fourth violation: Two-year suspension of registration under § 34-2392 of this chapter.

After any period of three years during which there were no fines imposed or paid and no formal findings of violations of this division, the next violation shall be deemed to be the first violation for purposes of this section.

Sec. 10-198 - Registry of short-term vacation rentals (Advertising) All dwellings and dwelling units shall be registered with the Town by the property owner of the property owners' authorized representative.

Upon completion of registration, all registrants shall receive from the Town a unique registration number. This registration number shall be included in all forms of public advertising of the units.

COMPLIANCE:

The following action is needed to bring the violation(s) into compliance. CEASE RENTING THIS PROPERTY FOR LESS THAN 7 CONSECUTIVE DAYS AT A TIME AND FOR MORE THAN ONCE PER MONTH. ALL ADVERTISEMENTS MUST HAVE STR REGISTRATION # ON THEM..

You are hereby directed to bring these violations into compliance within 30 DAYS.

ONCE THIS VIOLATION(S) IS (ARE) IN COMPLIANCE, IT IS YOUR OBLIGATION TO NOTIFY CODE ENFORCEMENT SO THAT THE PROPERTY CAN BE INSPECTED TO VERIFY THAT THE VIOLATION(S) HAS (HAVE) BEEN CORRECTED ON OR BEFORE THE ABOVE-SPECIFIED COMPLIANCE DATE.

If you fail to correct the violation(s) by the date specified above, or if the violation(s) is (are) brought into compliance and reoccur(s), the case may be scheduled for hearing before the Town of Fort Myers Beach Special Magistrate. The Code Enforcement Division may, in their discretion, schedule the case for a hearing and seek a finding of a violation by the Special Magistrate even if you have corrected the violation prior to the time set for the hearing.

You will be provided with a Notice of Hearing specifying the date, time and location of the hearing if, one is scheduled. Please be aware that under Florida Statutes, Chapter 162 and Town of Fort Myers Beach Land Development Code, Section 2-427(b), a fine of up to \$250.00 per day for the first violation or \$500.00 per day for a repeat violation may be imposed for each day the violation continues to exist past the date set for compliance by the Special Magistrate. If the Special Magistrate finds that a violation is irreparable or irreversible in nature, a fine of up to \$5,000.00 per violation may be imposed. The Special Magistrate may also assess the costs of prosecution of the case against you and you may be required to pay those fees, even if the violation has been corrected prior to the hearing.

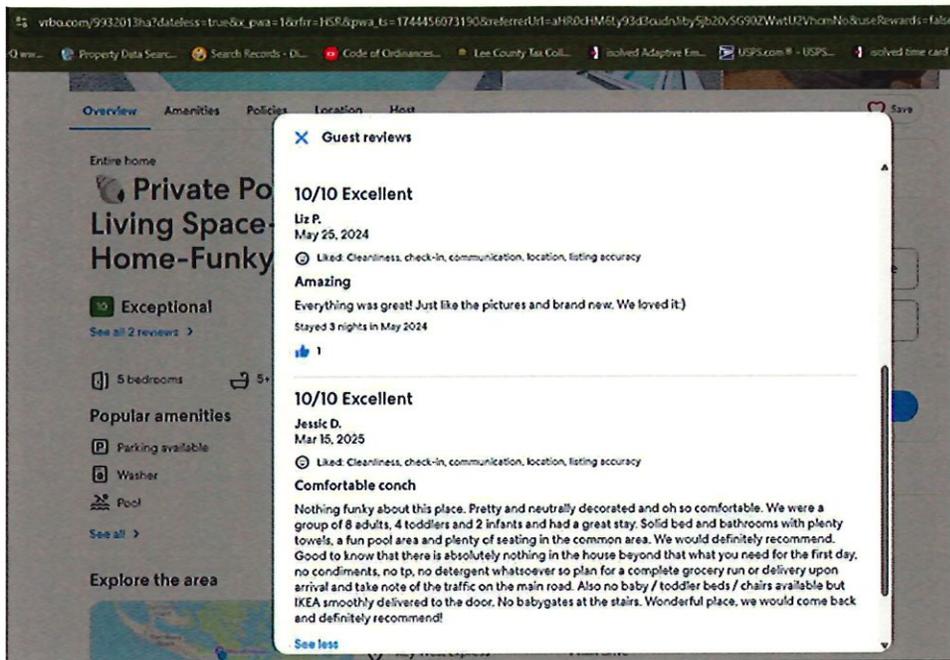
Please contact the Town of Fort Myers Beach Code Enforcement Division at or code@fmbgov.com if you have any questions concerning this Notice of Violation.

Respectfully,

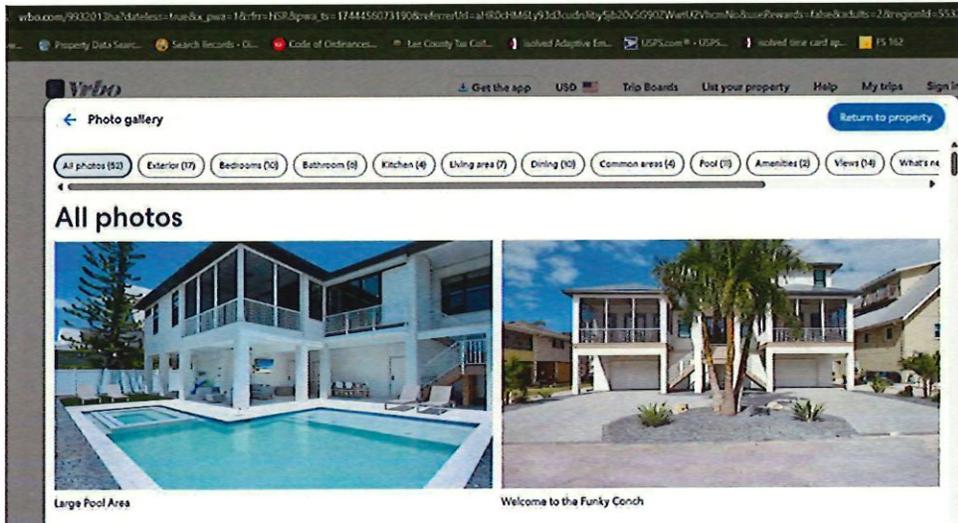
Terri Weich
Code Enforcement Officer
Town of Fort Myers Beach

VRBO VRBO.COM/99332013HA

MAY 3 NIGHT STAY



VROB PHOTO OF HOME



LEE PA PHOTO OF HOME

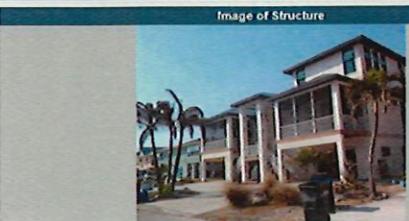
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CASES SUB PB 1 PG 58 LT 53 DESC IN OR 3235 PG 3806

View Recorded Plat at [LeaClerk.org](#) - Use this link to do an Official Records search on the Lea County Clerk of Courts website, using 3235 and 53 for the book and page numbers.

Attributes and Location Details				
Total Bedrooms / Bathrooms	0			
1st Year Building on Tax Roll	N/A			
Historic Designation	No			
Township	Range	Section	Block	Lot
46	24E	29		
Municipality	Latitude	Longitude		

FMB REGISTRATION# SHOWN ONLINE

vrbo.com/9932013ha?dateless=true&x_pwa=1&frfr=HSR&pwa_ts=1744456073190&referrerUr
Property Data Search... Search Records - Di... Code of Ordinances... Lee County Tax

[Overview](#) [Amenities](#) [Policies](#) [Location](#) [Host](#)

Office: Sleeper Sofa

****If you are traveling with a pet, please call the reservations team within 24 hours of reservation. Guests are responsible for paying a non-refundable pet fee for dogs under \$200 per dog.****

This property does not allow parties of adults under the age of 25.

Area Activities:

Welcome to Fort Myers Beach! There are multiple state parks nearby that are waiting adventures. Jump on the trolley to take you south to the secluded Lover's Key State Park north to Bowditch Point Park. The Fish Tale Marina offers boat rentals and dockage for those wanting to get out on the water. Travel around the island in style in a rented Moke or Trolley service is also available from Estero Boulevard to the Times Square area, the center of Fort Myers Beach. Several restaurants, shops, and bars have come back since the hurricane is what you are looking for check out the Key West Express for an unforgettable trip West. Don't forget to see Sanibel Lighthouse which is less than 15 miles away! Please note the area is currently rebuilding after Hurricane Ian. Despite the changes, the island continues to be a better and better, inviting you to bask in the sun, sand, and amazing sunsets once again. Restaurants continue to reopen, you'll have lots of opportunities for entertainment and fun experiences. We're excited to welcome you back.

203 Anchorage
STR 24-0041

