

**AGENDA**  
**CODE ENFORCEMENT HEARING**

City Hall  
10005 Gulf Drive  
Anna Maria, FL 34216

Special Magistrate: Gerald T. Buhr, P.A.  
March 25, 2021  
09:00 a.m.

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CALL TO ORDER  
OPENING COMMENTS  
MOMENT OF SILENCE FOLLOWED BY THE PLEDGE OF ALLEGIANCE  
SWEARING IN OF ALL PERSONS TESTIFYING OR SPEAKING BEFORE THE BOARD

1. ADDITIONS OR DELETIONS TO AGENDA

2. APPROVE MINUTES

A. Minutes: None.

3. PUBLIC HEARINGS

A. Compliance Cases

Magistrate will hear cases that came into compliance after the March 25, 2021 agenda was posted.

**STIPULATION:**

4. OLD BUSINESS

5. NEW BUSINESS

**A. Case No. 2021032501**

Mary Anne Whiteside  
PO Box 4065  
Anna Maria, FL 34216

Violation Location: Magnolia Avenue Anna Maria, FL 34216

Codes Violated: **F.S. 316.1945 Stopping, standing, or parking prohibited in specified places.** (1)  
Except when necessary to avoid conflict with other traffic, or in compliance with law or the directions of a police officer or official traffic control device.  
**City of Anna Maria Ordinance** Sec. 58-96. - Parking, stopping, standing prohibited in specified places. Stopping, standing, or parking is prohibited in specified places.

**B. Case No. 2021032502**

Jerry Pitcher  
ISO FL, LLC  
PO Box 150500,  
Grand Rapids, MI 49515

Sato Real Estate  
519 Pine Ave  
Anna Maria, FL 34216

Violation Location: 116 Oak Ave, Anna Maria, FL 34216 (Parcel # 7020700006)

Codes Violated: **City of Anna Maria Code of Ordinances Chapter 27, ARTICLE 2. Sec 27-12.** Specific misleading advertisements prohibited, punishments. It shall be unlawful for any person to make or disseminate or cause to be made or disseminated before the general public, or any portion thereof, any misleading advertisement with a rational nexus to the City of Anna Maria. Such making or dissemination of misleading advertising with a rational nexus to the City of Anna Maria shall constitute and is hereby declared to be fraudulent and unlawful, designed and intended for obtaining money or property under false pretenses.

**City of Anna Maria State of Emergency – COVID19 – ORDER#2A.** No vacation rental advertisements for reservations for a period of less than 30 days, limitations on non-overnight occupancy of vacation rentals/misleading advertising/enhanced fines/penalties.

**City of Anna Maria State of Emergency – COVID19 – ORDER#4A.** Adoption of Governor's E.O. 20-87 and local enforcement/penalties.

**City of Anna Maria State of Emergency – COVID19 – ORDER#5.** Enforcement of local orders and ordinances, state laws and orders, and federal order and directives/enhanced fines/authority of mayor to make inquiries and duty to respond.

**State of Florida Office of the Governor Executive Order Number 20-87 (Emergency Management – COVID-19 – Vacation Rental Closures).** Section 1. Vacation Rentals I hereby order all parties engaged in rental of vacation rental properties, as defined in section 509.242(l)(c), Florida Statutes, to suspend vacation rental operations. Vacation rentals are prohibited from making new reservations or bookings and shall not accept new guests for check-in for the duration of this order. This directive shall include the: A. Rental of any house, condominium, cooperative, or dwelling unit that is also a transient public lodging establishment, as defined under Section 509.013(4)(a), Florida Statutes; and 1. Which is rented for periods of less than 30 days or 1 calendar month, whichever is less; or 11. Which is advertised or held out to the public as a place regularly rented to guests; or 111. Which is otherwise regulated by the Department of Business and Professional Regulation ("DBPR") as a vacation rental pursuant to section 509.241, Florida Statutes.

**C. Case No. 2021032503**

Eric N & Carolyn K Gill  
5379 90th Ave Cir E  
Parrish, FL, 34219

Duncan Real Estate  
310 Pine Ave  
Anna Maria, FL 34216

Violation Location: 315 Hardin Avenue, Anna Maria, FL, 34216 (Parcel # 7053900051)

Codes Violated: **City of Anna Maria Code of Ordinances Chapter 108 Vacation Rentals, ARTICLE 2** Vacation Rental Registration, Sec. 108-21 Vacation Rental Registration; City of Anna Maria Code of Ordinances Chapter 108 Vacation Rentals, ARTICLE 2 Vacation Rental Registration, Sec. 108-22 Vacation Rental Registration (b); City of Anna Maria Code of Ordinances Chapter 108, ARTICLE 2. Sec. 108-25 Renewal of Vacation Rental Registration; City of Anna Maria Code of Ordinances Chapter 108, ARTICLE 2. Sec. 108-26 Inspection of Vacation Rentals.

**D. Case No. 2021032504**

Lee Harrick Cook  
4235 West Prairie  
Grandville, MI, 49418-1518

Duncan Real Estate  
310 Pine Ave  
Anna Maria, FL 34216

Violation Location: 610 Gladiolus St Unit A, Anna Maria, FL, 34216 (Parcel # 6886000006)

Codes Violated: **City of Anna Maria Code of Ordinances Chapter 108 Vacation Rentals, ARTICLE 2** Vacation Rental Registration, Sec. 108-21 Vacation Rental Registration; City of Anna Maria Code of Ordinances Chapter 108 Vacation Rentals, ARTICLE 2 Vacation Rental

Registration, Sec. 108-22 Vacation Rental Registration (b); City of Anna Maria Code of Ordinances Chapter 108, ARTICLE 2. Sec. 108-25 Renewal of Vacation Rental Registration; City of Anna Maria Code of Ordinances Chapter 108, ARTICLE 2. Sec. 108-26 Inspection of Vacation Rentals.

**E. Case No. 2021032505**

Hanson, Graham R & Hazel A

125A Roe Ln Southport Merseyside PR9 7PG  
United Kingdom

AMI Locals, LLC

PO BOX 919 9801 Gulf Dr, #5  
Anna Maria FL 34216

Violation Location: 107 Elm Avenue, Anna Maria, FL, 34216 (Parcel # 7033400008)

Codes Violated: **City of Anna Maria Code of Ordinances Chapter 108 Vacation Rentals**, ARTICLE 2 Vacation Rental Registration, Sec. 108-21 Vacation Rental Registration; City of Anna Maria Code of Ordinances Chapter 108 Vacation Rentals, ARTICLE 2 Vacation Rental Registration, Sec. 108-22 Vacation Rental Registration (b); City of Anna Maria Code of Ordinances Chapter 108, ARTICLE 2. Sec. 108-25 Renewal of Vacation Rental Registration; City of Anna Maria Code of Ordinances Chapter 108, ARTICLE 2. Sec. 108-26 Inspection of Vacation Rentals.

**F. Case No. 2021032506**

Scott & Sara Adams

1208 Hunters Grove Ct  
McLean, VA 22102

AMI Locals, LLC

PO BOX 919 9801 Gulf Dr, #5  
Anna Maria FL 34216

Violation Location: 110 Maple Avenue Anna Maria, FL 34216 (Parcel # 6991610004)

Codes Violated: **City of Anna Maria Code of Ordinances Chapter 108 Vacation Rentals**, ARTICLE 2 Vacation Rental Registration, Sec. 108-21 Vacation Rental Registration; City of Anna Maria Code of Ordinances Chapter 108 Vacation Rentals, ARTICLE 2 Vacation Rental Registration, Sec. 108-22 Vacation Rental Registration (b); City of Anna Maria Code of Ordinances Chapter 108, ARTICLE 2. Sec. 108-25 Renewal of Vacation Rental Registration; City of Anna Maria Code of Ordinances Chapter 108, ARTICLE 2. Sec. 108-26 Inspection of Vacation Rentals.

**G. Case No. 2021032507**

111 Cedar Ave LLC

c/o Najmy Thompson PL  
1401 8th Avenue W  
Bradenton, FL 34205

AMI Locals, LLC

PO BOX 919 9801 Gulf Dr, #5  
Anna Maria FL 34216

Violation Location: 770 North Shore Drive Unit A, Anna Maria, FL 34216 (Parcel # 6879500004)

Codes Violated: **City of Anna Maria Code of Ordinances Chapter 108 Vacation Rentals**, ARTICLE 2 Vacation Rental Registration, Sec. 108-21 Vacation Rental Registration; City of Anna Maria Code of Ordinances Chapter 108 Vacation Rentals, ARTICLE 2 Vacation Rental Registration, Sec. 108-22 Vacation Rental Registration (b); City of Anna Maria Code of Ordinances Chapter 108, ARTICLE 2. Sec. 108-25 Renewal of Vacation Rental Registration; City of Anna Maria Code of Ordinances Chapter 108, ARTICLE 2. Sec. 108-26 Inspection of Vacation Rentals.

**H. Case No. 2021032508**

Kevin & Tammy Resing

1660 Maddy Lane  
Keego Harbor MI 48320

Beach Retreats

110 39th Street Court Northwest  
Bradenton, FL 34205

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Violation Location: 146 Crescent Drive Anna Maria, FL 34216 (Parcel # 6984800109)

Codes Violated: **City of Anna Maria Code of Ordinances Chapter 108 Vacation Rentals, ARTICLE 2** Vacation Rental Registration, Sec. 108-21 Vacation Rental Registration; City of Anna Maria Code of Ordinances Chapter 108 Vacation Rentals, ARTICLE 2 Vacation Rental Registration, Sec. 108-22 Vacation Rental Registration (b); City of Anna Maria Code of Ordinances Chapter 108, ARTICLE 2. Sec. 108-25 Renewal of Vacation Rental Registration; City of Anna Maria Code of Ordinances Chapter 108, ARTICLE 2. Sec. 108-26 Inspection of Vacation Rentals.

**I. Case No. 2021032509**

Nicole Freer  
634 Carey Place  
Lakeland, FL 33803

Violation Location: 322 Hardin Avenue Anna Maria, FL 34216 (Parcel # 7054400002)

Codes Violated: **City of Anna Maria Code of Ordinances Chapter 108 Vacation Rentals, ARTICLE 2** Vacation Rental Registration, Sec. 108-21 Vacation Rental Registration; City of Anna Maria Code of Ordinances Chapter 108 Vacation Rentals, ARTICLE 2 Vacation Rental Registration, Sec. 108-22 Vacation Rental Registration (b); City of Anna Maria Code of Ordinances Chapter 108, ARTICLE 2. Sec. 108-25 Renewal of Vacation Rental Registration; City of Anna Maria Code of Ordinances Chapter 108, ARTICLE 2. Sec. 108-26 Inspection of Vacation Rentals.

**J. Case No. 2021032510**

Don & Edith Ruggles  
1590 Wilson Lake Shrs  
Muscle Shoals, AL 35661

Violation Location: 105 Magnolia Avenue Anna Maria, FL 34216 (Parcel # 7028900004)

Codes Violated: **City of Anna Maria Code of Ordinances Chapter 108 Vacation Rentals, ARTICLE 2** Vacation Rental Registration, Sec. 108-21 Vacation Rental Registration; City of Anna Maria Code of Ordinances Chapter 108 Vacation Rentals, ARTICLE 2 Vacation Rental Registration, Sec. 108-22 Vacation Rental Registration (b); City of Anna Maria Code of Ordinances Chapter 108, ARTICLE 2. Sec. 108-25 Renewal of Vacation Rental Registration; City of Anna Maria Code of Ordinances Chapter 108, ARTICLE 2. Sec. 108-26 Inspection of Vacation Rentals.

**6. ADJOURNMENT**

If any person desires to appeal any decision of the Code Enforcement Hearing, or of any other Board of the City, that person will 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 (Fla. Stat. §286.0105).

The City of Anna Maria does not discriminate on the basis of race, color, national origin, sex, religion, age, marital status or handicapped status in employment or in the provision of services. Handicapped individuals may receive special accommodation in services with a forty-eight hour notice (Fla. Stat. §286.26).

Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act should contact the City Clerk at 941-708-6130, fax 941-708-6134 or e-mail [amadmin@cityofannamaria.com](mailto:amadmin@cityofannamaria.com) or [amclerk@cityofannamaria.com](mailto:amclerk@cityofannamaria.com)

POSTED: March 5, 2021