

**NOTICE OF HEARING  
MUNICIPAL CODE ENFORCEMENT BOARD  
CITY OF CLEARWATER, FLORIDA  
Case 23-25**

**Certified Mail**  
**March 14, 2025**

Owner: **Bayside Pointe Homeowners Assn Inc.**  
**5795 Ulmerton Rd Ste 102**  
**Clearwater, FL 33760-3911**

Violation Address: **2483 Druid Rd E., Clearwater**  
**18-29-16-04913-000-0002**

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, April 23, 2025, at 1:30 p.m.** there will be a public hearing before the Municipal Code Enforcement Board in the Council Chambers, Clearwater Main Library at 100 North Osceola Avenue, Clearwater, Florida, concerning violation of Section(s) **3-1806.1b** 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 727-444-7155. 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 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 refrain from private conversations, cellular phone use, etc. that distract meeting participants.**

**Any party may appeal a final order of this Board by filing an appeal with the Circuit Court within 30 days of entry of the order. Appellants need a record of proceedings; a verbatim record of testimony and evidence that is the basis for the appeal may be required. F.S. § 286.0105, CDC Sec 7-104**

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

NAME OF VIOLATOR: BAYSIDE POINTE HOMEOWNERS ASSN INC  
MAILING ADDRESS: 5795 ULMERTON RD STE 102  
CLEARWATER, FL 33760-3911

CITY CASE#: BIZ2024-00505

VIOLATION ADDRESS: 2483 DRUID RD COMMON  
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 1/14/2025

LEGAL DESCRIPTION OF PROPERTY: BAYSIDE POINTE TRACT B

PARCEL #: 18-29-16-04913-000-0002

DATE OF INSPECTION: 7/19/2024 10:47:00 AM

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

TABLE 3-1806.1b. \*\* CRITERIA AND LIMITATIONS FOR ALL OTHER TEMPORARY SIGNS IN  
ALL ZONING DISTRICTS \*\* Please see the enclosed copy of Table 3-1806.1b.

SPECIFICALLY,

Temporary signage is allowed to be erected in a residential district as long as all of the criteria and limitations can be abided by. Some examples of the temporary sign ordinances are but are not limited to: Temporary signs in residential zoning districts cannot be larger than 4 square feet in total sign face area. At the property, there are two free-standing signs that exceed 4 sf. Compliance can be met by removing these two signs. Please refrain from erecting any temporary signage at the property unless all of the criteria and limitations can be abided by. Please meet compliance by the compliance date. Thank you.

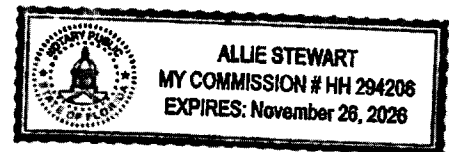
A violation exists and a request for hearing is being made.

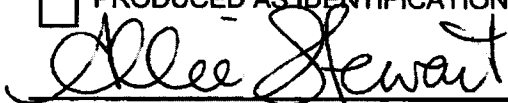
  
Stefan Burghardt

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online  
notarization on this 5th day of March, 2025, by Stefan Burghardt.

STATE OF FLORIDA  
COUNTY OF PINELLAS

- ☒ PERSONALLY KNOWN TO ME  
☐ PRODUCED AS IDENTIFICATION





Type of Identification

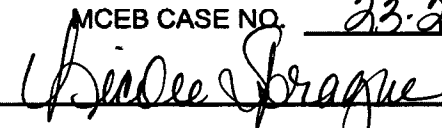
(Notary Signature)



Name of Notary (typed, printed, stamped)

FILED THIS 5 DAY OF March, 2025

MCEB CASE NO. 23-25





# 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

BAYSIDE POINTE HOMEOWNERS ASSN INC  
5795 ULMERTON RD STE 102  
CLEARWATER, FL 33760-3911

**BIZ2024-00505**

ADDRESS OR LOCATION OF VIOLATION: **2483 DRUID RD COMMON**

LEGAL DESCRIPTION: BAYSIDE POINTE TRACT B

DATE OF INSPECTION: 7/19/2024

PARCEL: 18-29-16-04913-000-0002

### Section of City Code Violated:

TABLE 3-1806.1b. \*\* CRITERIA AND LIMITATIONS FOR ALL OTHER TEMPORARY SIGNS IN ALL ZONING DISTRICTS \*\* Please see the enclosed copy of Table 3-1806.1b.

3-1804. - \*\*PROHIBITED SIGNAGE\*\* Signage exists which is prohibited by the Sign Code.

Specifically: Temporary signage is allowed to be erected in a residential district as long as all of the criteria and limitations can be abided by. Some examples of the temporary sign ordinances are but are not limited to: Temporary signs in residential zoning districts cannot be larger than 4 square feet in total sign face area. At the property, there are two free-standing signs that exceed 4 sf. Compliance can be met by removing these two signs. Please refrain from erecting any temporary signage at the property unless all of the criteria and limitations can be abided by. Please meet compliance by the compliance date. Thank you.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 1/27/2025. 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.

Stefan Burghardt Code Inspector  
727-444-8722  
stefan.burghardt@myclearwater.com

Date Printed: 1/14/2025

NOV\_PropOwn

<sup>3</sup> Permit information.

- a. A permit shall be obtained on a yearly basis. Sidewalk sign permits expire on September 30th of each year and shall be renewed yearly to continue displaying a sidewalk sign.
- 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 \$1,000,000.00 in a form acceptable to the city, with the city named as additional insured shall also be provided.

**TABLE 3-1806.1b. CRITERIA AND LIMITATIONS FOR ALL OTHER  
TEMPORARY SIGNS IN ALL ZONING DISTRICTS**

CRITERIA	Residential Zoning Districts	Non- Residential Zoning Districts
Maximum number of temporary signs per parcel <sup>1</sup>	8	4
Maximum sign size (area) for a temporary sign <sup>2</sup>	4 sq. ft.	16 sq. ft.
Maximum sign height for a temporary freestanding sign <sup>3</sup>	6 ft.	6 ft.
Maximum sign height for a temporary attached sign (inclusive of a window sign)	15 ft.	15 ft.
Minimum sign setback required to be maintained by a temporary freestanding sign from any property line <sup>4</sup>	5 ft.	5 ft.
Minimum sign setback required to be maintained by a temporary freestanding sign from the edge of any paved street or road	5 ft.	5 ft.

Minimum radial spacing that is required to be maintained by a temporary freestanding sign from any other temporary freestanding sign <sup>5</sup>	15 ft.	15 ft.
Maximum aggregate surface area allocated for all temporary signs on a parcel <sup>6</sup>	64 sq. ft.	128 sq. ft.
Whether temporary sign is allowed on public property or public right-of-way	No	No
Whether temporary sign is allowed within a sight visibility triangle	No	No
Whether direct illumination of surface of a temporary sign is allowed	No	No
Whether fluorescent color on a temporary sign is allowed	No	No
Duration allowed after event ends	3 calendar days	3 calendar days

- <sup>1</sup> The number of temporary commercial signs per parcel shall be no more than two signs; however, no more than one temporary commercial sign per parcel may be a banner sign and a temporary commercial banner sign is limited to a maximum duration of display of no more than 30 days per calendar year per parcel.
- <sup>2</sup> The square footage limitation is per side for a back-to-back sign. For example, a four square foot limitation means that there is a limit of four square feet of surface area per side of a back-to-back sign, and an aggregate limit of eight square feet is allowed if the sign is a back-to-back temporary sign.
- <sup>3</sup> Not applicable to signs displayed on flagpoles.
- <sup>4</sup> Minimum sign setbacks do not apply to attached signs. Except as set forth in Section 3-1806 for sidewalk signs as allowed herein and for valet stands as allowed herein, all temporary signs are prohibited on public property and from public rights-of-way.
- <sup>5</sup> Not applicable to signs displayed on flagpoles.

- <sup>6</sup> There is no limit to the number of separate messages that may appear on the allowable surface(s) of any temporary sign. The maximum aggregate surface area allowed is subject to circumstances that may reduce the maximum aggregate surface area allowable on some parcels.

(Ord. No. 9029-17, § 2(Exh. A), 7-20-17; Ord. No. 9643-23, § 11, 4-4-23)

**Editor's note—** Ord. No. 9029-17, § 2(Exh. A), adopted July 20, 2017, repealed the former § 3-1806, and enacted a new § 3-1806 as set out herein. The former § 3-1806 pertained to general standards and derived from Ord. No. 8343-12, § 2(Exh. 1), adopted Aug. 16, 2012; Ord. No. 8402-13, § 1, adopted June 6, 2013.

SENDER: COMPLETE THIS SECTION

1 Complete items 1, 2, and 3.

2 Print your name and address on the reverse so that we can return the card to you.

3 Attach this card to the back of the mailpiece, or on the front if space permits.

BAYSIDE POINTE HOMEOWNERS ASSN INC  
5795 ULMERTON RD STE 102  
CLEARWATER, FL 33760-3911



9590 9402 5667 9308 6030 21

Article Number (Transfer from service label)  
7019 2970 0001 6084 4040

COMPLETE THIS SECTION ON DELIVERY

A. Signature  
☒ *Rebecca Helrick* ☐ Agent ☒ Addressee

B. Received by (Printed Name)  
*Rebecca Helrick*

C. Date of Delivery  
*1/17/25*

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

RECEIVED  
FEB 04 2025  
PLANNING & DEVELOPMENT  
COMM. COMPLAINTS

- Service type
- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                         | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery     | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                         | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery      | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Collect on Delivery                     | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail Restricted Delivery        |   |



## Parcel Summary (as of 05-Mar-2025)

## Parcel Number

18-29-16-04913-000-0002

## Owner Name

BAYSIDE POINTE HOMEOWNERS ASSN INC

## Property Use

0945 Subdivision common area - right-of-way, road, irrigation channel, ditch, etc.

## Site Address

2483 DRUID RD E  
CLEARWATER, FL 33764

## Mailing Address

5795 ULMERTON RD STE 102  
CLEARWATER, FL 33760-3911

## Legal Description

BAYSIDE POINTE TRACT B

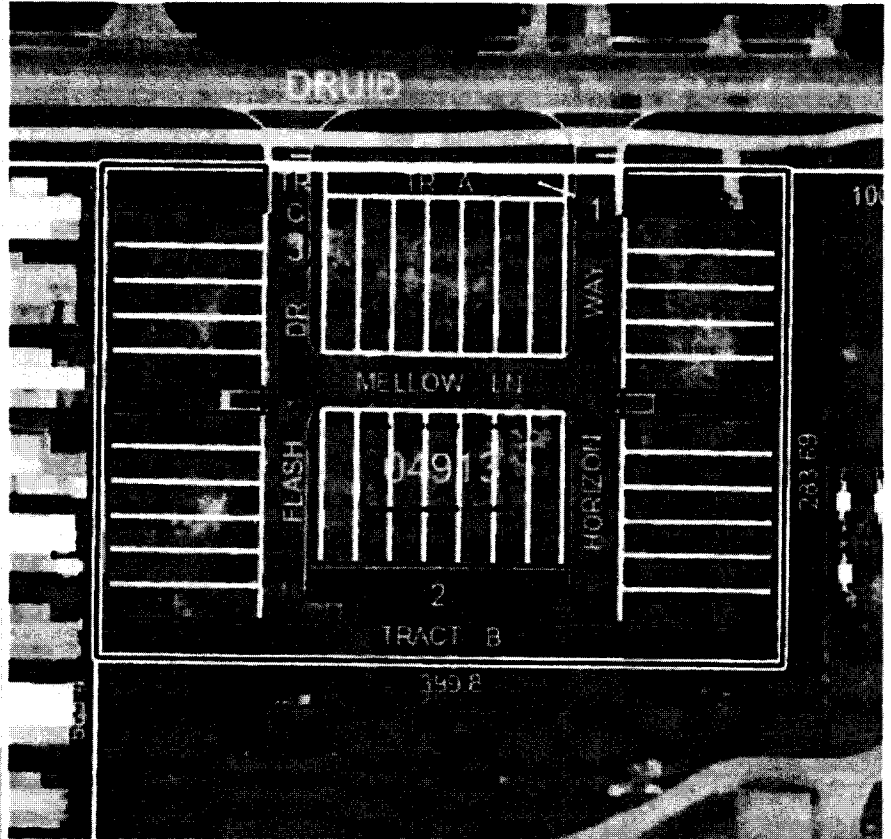
## Current Tax District

CLEARWATER (CW)

## Year Built

Living SF	Gross SF	Living Units	Buildings
			0

## Parcel Map



## 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%		

## Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22579/1484	Find Comps	254.13	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	145/95

## 2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$0	\$0	\$0	\$0	\$0

## Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	\$0	\$0	\$0	\$0	\$0