

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: 2022.3443

Petitioner,

vs.

IVANCHUK, NAZARY,
431 Virginia Ave.
Madeira Beach, FL 33708,

Respondent.

/

FINDINGS OF FACT, CONCLUSION OF LAW AND ORDER IMPOSING FINE

THIS CAUSE came on to be heard for public hearing before the undersigned Special Magistrate on August 1, 2022, after due notice to the Respondent, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being fully advised in the premises, hereby finds as follows:

Findings of Fact:

1. The City was represented by the City Attorney, Thomas Trask, Esq., and Frank Desantis provided testimony on behalf of the City.

2. No one appeared on behalf of the Respondent.

3. No one provided public comment.

4. The property in question is located at 431 Virginia Ave., Madeira Beach, Florida 33708 (“Property”). The legal description for the Property is as follows:

GULF SHORES 4TH ADD BLK P, LOT 4

5. Proper notice was served upon the Respondent via certified mail, regular mail, posting or hand delivery in accordance with Chapters 162 and 166, Florida Statutes.

6. The Respondent was notified that Respondent was in violation of the following section of the Code of Ordinances of the City of Madeira Beach to wit:

Sec. 86-52.- When Required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or

other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovered flat slabs of no greater than 50 square feet, for work of a strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

7. The violation set forth above existed as of the date of the Notice of Violation herein and at all times subsequent thereto up to the date of the Hearing.

8. A reasonable period of time for correcting the above violation and bringing the Property into compliance is thirty (30) days from the date of the Hearing.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AND ADJUDGED AS FOLLOWS:

1. The Respondent, and the Property at the above mentioned location, are found to be in violation of Sections 86-52 of the Code of Ordinances of the City of Madeira Beach.

2. The Respondent shall correct the above stated violation on or before August 31, 2022, by taking the remedial action as set forth in the Notice of Code Violation and stated on the record at the hearing to obtain an "after-the-fact" building permit for the mechanical work (which appears to be air conditioners) done at the Property.

3. If the Respondent fails to timely comply with the remedial actions as set forth above, a fine shall be imposed, without further hearing, in the amount of \$100.00 per day for the violation set forth in Paragraph 6 above for each day the Respondent has failed to correct the violation after August 31, 2022, and the fine shall continue to accrue until such time as the Property is brought into compliance.

4. The Special Magistrate does hereby retain jurisdiction over this matter to enter such other and further orders as may be just and proper.

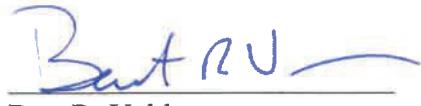
DONE AND ORDERED this 9th day of August, 2022.

Bart R. Valdes

Bart R. Valdes
Special Magistrate

A true and correct copy of this Order was delivered by certified mail, regular mail and electronic mail to: **Nazary Ivanchuk, 431 Virginia Ave., Madeira Beach, Florida 33708 (cityskynoz@gmail.com)**; by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission to the **City of Madeira**

Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708, on this 9th day of August, 2022.



Bart R. Valdes

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing *de novo* but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. Ss. 162-11.

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH**

January 16, 2026

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 2022.3443

IVANCHUK, NAZARY
431 VIRGINIA AVE
MADEIRA BEACH FL 33708-2307

Respondents.

RE Property: 431 Virginia Ave.

Parcel #10-31-15-34380-016-0040

Legal Description: GULF SHORES 4TH ADD BLK P, LOT 4

NOTICE OF HEARING
AFFIDAVIT OF COMPLIANCE

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **26th** day of **January**, **2026** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a

permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time 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 \$250.00 per day for an initial violation(s) and \$500.00 per day for repeat violations 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 still be presented to the Special Magistrate of the City of Madeira Beach 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 the 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(s), 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 Code Enforcement department of the City of Maderia Beach within five (5) days at 300 Municipal Drive, Maderia Beach, Florida 33708, telephone number (727) 391-9951 ext 298.

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

Dated this 16 day of January, 2026.



Holden Pinkard, Building Compliance Supervisor
City of Madeira Beach

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH**

January 16, 2026

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 2022.3443

IVANCHUK, NAZARY
431 VIRGINIA AVE
MADEIRA BEACH FL 33708-2307

Respondents.

RE Property: 431 Virginia Ave. **Parcel #**10-31-15-34380-016-0040

Legal Description: GULF SHORES 4TH ADD BLK P, LOT 4

AFFIDAVIT OF SERVICE

I, Holden Pinkard, Building Code Compliance Supervisor of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 16 day of January, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 16 day of January, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 16 day of January, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 431 Virginia Ave., Parcel #10-31-15-34380-016-0040 the City of Madeira Beach.

On the 16 day of January, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, 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.

HP

Holden Pinkard, Code Compliance Supervisor
City of Madeira Beach

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of physical presence or online notarization, this 16th day of January, 2026, by Holden Pinkard, who is personally known to me, or produced _____ as identification. My Commission Expires: 03-15-27

Notary Public- State of Florida

Samantha Arison

Print or type Name. Samantha Arison



**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH**

November 12, 2025

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708,

Petitioner,

vs.

CASE NUMBER: 2022.3443

IVANCHUK, NAZARY
431 Virginia Ave.
Madeira Beach, FL 33708

Respondents.

AFFIDAVIT OF COMPLIANCE

I, Holden Pinkard, *Building Compliance Supervisor*, have personally examined the property described in

Madeira Beach Notice of Violation: 02-18-2022
Madeira Beach Special Magistrate Order: 08-09-2022

In the above-mentioned case and find that said property is in compliance with Sec. 86-52 of the Code of City of Madeira Beach, Florida, as of 10-15-2025.



Holden Pinkard, Building Compliance Supervisor

STATE OF FLORIDA

COUNTY OF PINELLAS

Before me on this 12th day of November, 2025, Holden Pinkard personally appeared who executed the foregoing instrument and who is personally known to me.

SEAL



Notary





Building/Floodplain Development Permit Remodel (R)

Issue Date: October 15, 2025 Expiration Date: April 15, 2026

PROJECT DESCRIPTION: Interior demo/remodel

PROJECT #
2025-4255-RINT



Madeira Beach

300 Municipal Drive
Madeira Beach, FL 33708

(727) 391-9951 ext. 284
Voice

CONTRACTOR

Aprimesource Services, LLC

5335 Burlington Ave. N

St. Petersbyrg, FL 33710

Phone:

Mobile: (727) 365-2182

Email: leonardwoodard@gmail.com

OWNER

DANIEL IVANCHUK

431 VIRGINIA AVE

MADEIRA BEACH, FL 33708-2307

AVAILABLE INSPECTIONS

- ▶ Electrical Rough Inspection
(Required)
- ▶ Plumbing Rough Inspection
(Required)
- ▶ Drywall Screw Inspection (Required)
- ▶ Insulation Inspection (Required)
- ▶ Electrical Final Inspection (Required)
- ▶ Building Final Inspection (Required)
- ▶ Plumbing Final Inspection
(Required)
- ▶ HVAC Final Inspection (Required)

NOTICES

- 1) All work must be done in compliance with the approved local codes.
- 2) A copy of the signed permit and approved plans must be on site at all times.
- 3) The project address must be clearly posted at the job site.
- 4) Construction Hours: Monday-Saturday 7:30 AM-10:00 PM No work is permitted on Sundays or City holidays.
- 5) Inspection requests are submitted online through the portal. Inspections are done Monday- Friday. Inspections are scheduled in the order received. Due to volume of inspections, we cannot accommodate time requests. You do not need to be present for an inspection if inspector has access. Please give access information when making inspection request.

PERMIT IS VOIDED SIX MONTHS AFTER DATE OF ISSUANCE IF NO APPROVED INSPECTION HAS BEEN PERFORMED. FAILURE TO COMPLY WITH THE MECHANICS LIEN LAW CAN RESULT IN THE PROPERTY OWNER PAYING TWICE FOR BUILDING IMPROVEMENTS. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE ABOVE STATEMENTS AND THE CITY MADEIRA BEACH BUILDING AND ZONING CODES ORDINANCES.

ISSUED BY

In compliance with the 2023
FBC's - 8th Edition

Issuer's Signature

WARNING TO OWNER:

YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.



INSPECTION RECORD

Issue Date: October 15, 2025 Expiration Date: April 15, 2026

PROJECT DESCRIPTION: Interior demo/remodel

PROJECT #
2025-4255-RINT

Madeira Beach

300 Municipal Drive
Madeira Beach, FL 33708

(727) 391-9951 ext. 284
Voice

LOCATION

431 VIRGINIA AVE
MADEIRA BEACH, FL 33708

CONTRACTOR

Aprimesource Services, LLC

5335 Burlington Ave. N
St. Petersbyrg, FL 33710

Phone:

Mobile: (727) 365-2182

Email: leonardwoodard@gmail.com

OWNER

DANIEL IVANCHUK
431 VIRGINIA AVE
MADEIRA BEACH, FL 33708-2307

TYPE OF INSPECTION	STATUS	DATE	REMARKS
Electrical Rough Inspection			
Plumbing Rough Inspection			
Drywall Screw Inspection			
Insulation Inspection			
Electrical Final Inspection			
Building Final Inspection			
Plumbing Final Inspection			
HVAC Final Inspection			

**DO NOT COVER ANY WORK BEFORE IT HAS BEEN INSPECTED
THIS CARD MUST BE POSTED ON THE JOB**