

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 88-26**

**Certified Mail
March 12, 2026**

**Owner: Alexander Stepanovich Gabriychyk
Snezhana Valentinovna Gabriychyk
1623 Windsor Pl.
Clearwater, FL 33755-1373**

**Violation Address: 1623 Windsor Pl.
02-29-15-98321-000-0040**

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, April 22, 2026**, 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) **4-203.A.1** 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

City Case Number: SWO2023-03008

NAME OF VIOLATOR: ALEXANDER STEPANOVICH GABRIYCHYK
MAILING ADDRESS: 1623 WINDSOR PL
CLEARWATER, FL, 33755

VIOLATION ADDRESS: 1623 WINDSOR PL

LEGAL DESCRIPTION OF PROPERTY: See "Exhibit "A", Pinellas County Property Records Printout, attached, for legal description

PARCEL #: 02-29-15-98321-000-0040

DATE OF INSPECTION: 1/30/2026 9:35:00 AM

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

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

[Signature]
Catherine Reese

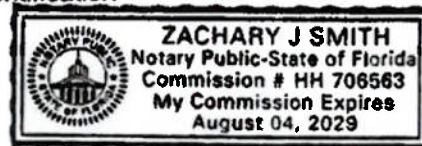
STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization on this 5th day of March, 2026, by Catherine Reese.

- PERSONALLY KNOWN TO ME
- PRODUCED AS IDENTIFICATION

Zach Smith
(Notary Signature)

Type of Identification



Zachary J. Smith

Name of Notary (typed, printed, stamped)

FILED THIS 6th DAY OF March, 2026

MCEB CASE NO. 88-26

[Signature]
Secretary, Municipal Code Enforcement Board



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) 562-4567 FAX (727) 562-4576

NOTICE OF VIOLATION

SWO2023-03008

ALEXANDER STEPANOVICH GABRIYCHYK
1623 WINDSOR PL
CLEARWATER, FL 33755

ADDRESS OR LOCATION OF VIOLATION: **1623 WINDSOR PL**

LEGAL DESCRIPTION: WINDSOR WOODS II LOT 4

DATE OF INSPECTION: 10/12/2023

PARCEL: 02-29-15-98321-000-0040

Section of City Code violated:

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

Specifically, FINAL NOTICE

SCREEN IN ROOM ADDITION BUILT ON THE WEST SIDE ON HOME WITHOUT PROPER PERMITS AND INSPECTIONS.

PERMIT(S) MUST BE OBTAIN TO AVOID ANY FURTHER LEGAL ACTION.

FINES UP TO \$250 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 11/1/2023. 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 ADMININSTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

Inspector Signature

DATE MAILED: 10/12/2023
INSPECTOR: Sam Swinton
INSPECTOR TELEPHONE: 727-444-8744
9589071052700186869894



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
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TELEPHONE (727) 562-4567 FAX (727) 562-4576

NOTICE OF VIOLATION

SWO2023-03008

ALEXANDER STEPANOVICH GABRIYCHYK
1623 WINDSOR PL
CLEARWATER, FL 33755

ADDRESS OR LOCATION OF VIOLATION: **1623 WINDSOR PL**

LEGAL DESCRIPTION: WINDSOR WOODS II LOT 4

DATE OF INSPECTION: 03/01/2024

PARCEL: 02-29-15-98321-000-0040

Section of City Code violated:

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

Specifically, FINAL NOTICE

SCREEN IN ROOM ADDITION BUILT ON THE WEST SIDE ON HOME WITHOUT PROPER PERMITS AND INSPECTIONS.

PERMIT(S) MUST BE OBTAIN TO AVOID ANY FURTHER LEGAL ACTION.

FINES UP TO \$250 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 4/12/2024. 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 ADMININSTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

Inspector Signature

DATE MAILED: 3/6/2024
INSPECTOR: Lisa Byington
INSPECTOR TELEPHONE: 727-444-8723



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) 562-4567 FAX (727) 562-4576

NOTICE OF VIOLATION

SWO2023-03008

ALEXANDER STEPANOVICH GABRIYCHYK
1623 WINDSOR PL
CLEARWATER, FL 33755

ADDRESS OR LOCATION OF VIOLATION: **1623 WINDSOR PL**

LEGAL DESCRIPTION: WINDSOR WOODS II LOT 4

DATE OF INSPECTION: 08/11/2025

PARCEL: 02-29-15-98321-000-0040

Section of City Code violated:

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

Specifically, FINAL NOTICE

SCREEN IN ROOM ADDITION BUILT ON THE WEST SIDE ON HOME WITHOUT PROPER PERMITS AND INSPECTIONS. FIRST FLOOR AND SECOND FLOOR PORCHES ENCLOSED WITHOUT PERMIT AND INSPECTIONS.

PERMIT(S) MUST BE OBTAIN TO AVOID ANY FURTHER LEGAL ACTION.

FINES UP TO \$250 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 8/29/2025. 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.

Catherine Reese

Code Inspector

DATE MAILED: 8/11/2025
INSPECTOR: Catherine Reese
INSPECTOR TELEPHONE: (727) 444-8141
CC: 9589071052702276537928



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) 562-4567 FAX (727) 562-4576

NOTICE OF VIOLATION

SWO2023-03008

ALEXANDER STEPANOVICH GABRIYCHYK
1623 WINDSOR PL
CLEARWATER, FL 33755

ADDRESS OR LOCATION OF VIOLATION: **1623 WINDSOR PL**

LEGAL DESCRIPTION: WINDSOR WOODS II LOT 4

DATE OF INSPECTION: 03/05/2026

PARCEL: 02-29-15-98321-000-0040

Section of City Code violated:

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

Specifically, FINAL NOTICE

SCREEN IN ROOM ADDITION BUILT ON THE WEST SIDE ON HOME WITHOUT PROPER PERMITS AND INSPECTIONS. FIRST FLOOR AND SECOND FLOOR PORCHES ENCLOSED WITHOUT PERMIT AND INSPECTIONS.

PERMIT(S) MUST BE OBTAIN TO AVOID ANY FURTHER LEGAL ACTION.

FINES UP TO \$250 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 3/25/2026. 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 ADMININSTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

Catherine Reese

Code Inspector

DATE MAILED: 3/5/2026
INSPECTOR: Catherine Reese
INSPECTOR TELEPHONE: (727) 444-8141
CC: POSTED TO PROPERTY

Section 4-203. Building permit.

A. *Permit required.*

- 1. No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.**
- 2. No seawall, bulkhead, groin, marine improvement, bridge or other similar marine structure shall be built within the city until the building official has issued a building permit for such work.**
- 3. A building permit shall authorize only the use, arrangement and/or construction described in Level One and Two approvals and no other use, arrangement or construction.**
- 4. Complete engineering and architectural plans for each component of a development project shall be required to be submitted prior to the issuance of a building permit. For any phased project, such plans shall be required for each phase of the development.**

B. *Procedure:* All applications for building permits shall be submitted in a form required by this Development Code and the building official. Upon receipt of an application, including a declaration of unity of title, in accordance with Article 4 Division 16, the building official shall forward a copy to the community development coordinator in order to determine whether the application conforms to an approved Level One or Level Two approval. Upon receipt of the determination of the community development coordinator, the building official shall determine whether the application conforms to all applicable requirements contained in the building code. If the building official determines that the application does conform, the building permit shall be issued. If the building official determines that the application does not conform, he shall identify the application's deficiencies and deny the application.

C. *Appeal:* A denial of a building permit may be appealed in the manner provided in Article 4 Division 5.

(Ord. No. 6526-00, § 1, 6-15-00)

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

RECEIVED

MAR 06 2026

City Case Number: SWO2023-03008

Site of Violation: 1623 WINDSOR PL

CITY OF CLEARWATER

1. Catherine Reese, being first duty sworn, deposes and says:
2. That I am a Code Inspector employed by the City of Clearwater.
3. That on the 6th day of March, 2026, a copy of the attached Notice of Violation was posted at City of Clearwater Offices, 600 Cleveland St., 6th Floor, Clearwater, Florida and at 1623 WINDSOR PL, Clearwater, Florida.

Catherine Reese

Catherine Reese Code Inspector
(727) 444-8141
Catherine.Reese@myclearwater.com

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization on this 8th day of March, 2026, by Catherine Reese.

PERSONALLY KNOWN TO ME

PRODUCED AS IDENTIFICATION

Zach Smith

Type of Identification

(Notary Signature)

Zachary J. Smith

Name of Notary (typed, printed, stamped)





Parcel Summary (as of 11-Mar-2026)				Parcel Map
Parcel Number 02-29-15-98321-000-0040				
Owner Name GABRIYCHYK, ALEXANDER STEPANOVICH GABRIYCHYK, SNEZHANA VALENTINOVNA				
Property Use 0110 Single Family Home				
Site Address 1623 WINDSOR PL CLEARWATER, FL 33755				
Mailing Address 1623 WINDSOR PL CLEARWATER, FL 33755-1373				
Legal Description WINDSOR WOODS II LOT 4				
Current Tax District CLEARWATER (CW)				
Year Built 1998				
Living SF	Gross SF	Living Units	Buildings	
2,630	3,416	1	1	

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2027	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).
2026	No	0%		
2025	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
21961/1141	\$683,100	<u>267.01</u>	<u>NON EVAC</u>	<u>Current FEMA Maps</u>	<u>Check for EC</u>	Zoning Map	93/80

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$581,210	\$581,210	\$581,210	\$581,210	\$581,210

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
2024	N	\$533,151	\$515,737	\$515,737	\$533,151	\$515,737
2023	N	\$468,852	\$468,852	\$468,852	\$468,852	\$468,852
2022	N	\$449,767	\$449,767	\$449,767	\$449,767	\$449,767
2021	Y	\$361,503	\$245,948	\$195,948	\$220,948	\$195,948
2020	Y	\$325,725	\$242,552	\$192,552	\$217,552	\$192,552