

BEFORE THE SPECIAL MAGISTRATE
IN AND FOR THE CITY OF VENICE, FLORIDA

CITY OF VENICE,
Petitioner,

vs.

CASE NO. CEZN25-00088

JUSTIN JUNDA
Respondent.

NOTICE OF VIOLATION (CORRECTED)

1. An initial, onsite inspection of your property was conducted on March 21, 2025, of the property located at 412 Hunter Dr, Venice, FL 34285 described and zoned as:

Parcel ID: 0177020051

Zoning: RSF1-Residential, Single Family

2. The inspection determined that a fence had been installed on the parcel without a permit. This fence was installed seaward of both the Erosion Control Line (ECL), and the Coastal Construction Control Line (CCCL). A grace period had been granted to acquire necessary permits from the Florida Department of Environmental Protection (FDEP) and the City of Venice. As of this notice dated May 27, 2026, no such permits have been issued.
3. This is a direct violation of:

Venice, Florida – Code of Ordinances/Subpart B – LAND DEVELOPMENT REGULATIONS/Chapter 87 – LAND DEVELOPMENT CODE/SECTION 3. - DEVELOPMENT STANDARDS

3.8 Fences, Walls, Berms, and Retaining Walls.

B. Applicability. Unless otherwise specified in this section, fences and walls, whether required by this Code or optional, shall require a zoning permit unless otherwise permitted through building permits, or unless otherwise stated below.

1. Exceptions. The following do not require a permit:

a. Internal garden area fences in residential districts. For the purpose of this section, an internal garden fence is one that is five (5) feet or more from property lines and is less than four (4) feet in height and serves the purpose of

protecting garden areas from animals.

Venice, Florida – Code of Ordinances/Subpart B – LAND DEVELOPMENT
REGULATIONS/Chapter 89 – ENVIRONMENTAL REGULATIONS

2.11.3. Coastal Construction Control Line

A. Buildings and Structures Seaward of the Coastal Construction Control Line. If extending, in whole or in part, seaward of the coastal construction control line and also located, in whole or in part, in a special flood hazard area:

1. Buildings and structures shall be designed and constructed to comply with the more restrictive applicable requirements of the Florida Building Code, Building Section 3109 and Section 1612 or Florida Building Code, Residential Section R322.
4. You were previously notified of the violations by courtesy letter dated April 7, 2025.
5. You are hereby notified that you must correct the violations by removing the unpermitted sections of fence by June 10, 2026.
6. Be advised that it is your responsibility to contact the Code Compliance Division to request an inspection to verify that the violation has been corrected.
7. Your Failure to comply with the terms of this Notice could result in being fined up to \$250.00 per day or as a repeat offender you can be fined up to \$500.00 per day, until the property is brought into compliance, and will result in this matter being heard before the SPECIAL MAGISTRATE at the time and place shown on the attached Notice of Hearing.



Michael J. Halpin
Community Resources Officer
Venice Police Department
1575 E. Venice Ave.
Venice, FL 34292
Phone: 941-445-0991
Email: mhalpin@venicefl.gov

USPS Certified Mail (

) sent to:

Justin Junda
412 Hunter Dr
Venice, FL 34285

If Hand Delivered:

Received By: _____ Date: _____