



City of Venice

401 West Venice Avenue
Venice, FL 34285
www.venicegov.com

Meeting Agenda Planning Commission

Tuesday, May 19, 2026

1:30 PM

Council Chambers

Meeting Instructions

[26-0609](#) Instructions on How to Watch and/or Participate in the Meeting

Attachments: [Instructions for Venice City Meetings](#)

I. Call to Order

II. Roll Call

III. Approval of Minutes

[26-0610](#) Minutes of the April 21, 2026 Meeting

Attachments: [04.21.2026](#)

IV. Audience Participation

V. Public Hearings

[26-01VZ](#) 161 Canoe Bend Ave (Rustic Road PUD) Variance (Quasi-Judicial)
Staff: Nicole Tremblay, AICP, Senior Planner
Agent: Katrina DeJesus, Meritage Homes
Owner/Applicant: Meritage Homes of Florida, Inc.

Attachments: [Staff Report 26-01VZ](#)
[Staff Presentation 26-01VZ](#)
[Applicant - Application](#)
[Applicant - Narrative](#)
[Applicant - Decision Criteria 1.13.3](#)
[Applicant - Decision Criteria 1.13.3 \(response 1 revised\)](#)
[Applicant - Survey](#)

[26-05VZ](#) 400 Park Blvd N Variance (Quasi-Judicial)
Staff: Nicole Tremblay, AICP, Senior Planner
Agent: Brian Zambrano, Zambrano and Associates
Owner/Applicant: Norman Ebsary

Attachments: [Staff Report 26-05VZ](#)
[Staff Presentation 26-05VZ](#)
[Applicant - Application](#)
[Applicant - Narrative](#)
[Applicant - Site plan](#)
[Applicant - Survey](#)

VI. Comments by Planning and Zoning Department

VII. Comments by Planning Commission Members

VIII. Adjournment

If you are disabled and need assistance, please contact the office of the City Clerk at least 24 hours prior to the meeting.

The City of Venice does not discriminate on the basis of race, color, national origin, sex, disability, age, religion, marital status, familial status, sexual orientation, gender identity or expression, pregnancy, genetic information, or any other characteristic protected by federal, state, or local law in the administration of its programs, services or activities.

No stenographic record by a certified court reporter is made of this meeting. Accordingly, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at this meeting upon which any appeal is based.