



City of Venice

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

Meeting Agenda - Final Planning Commission

Tuesday, July 7, 2026

1:30 PM

Council Chambers

Meeting Instructions and Speaker Card

Turn your speaker card in to Clerk staff prior to the meeting being called to order.

[26-0669](#)

Instructions on How to Watch and/or Participate in the Meeting

Attachments:

[Meeting Instructions for 07.07.2026](#)

I. Call to Order

II. Roll Call

III. Approval of Minutes

[26-0670](#)

Minutes of the June 16, 2026 Meeting

Attachments:

[Minutes](#)

IV. Audience Participation

V. Public Hearings

[26-20VZ](#)

201 The Esplanade Variance (Quasi-Judicial)
Staff: Brittany Smith, Planner
Agent: Jackson R. Boone, Esq., Boone Law Firm
Owner/Applicant: Mr. Edward W. Hinz

Attachments:

[Staff Report 26-20VZ](#)

[Staff Presentation 26-20VZ](#)

[Applicant-Application](#)

[Applicant-Narrative](#)

[Applicant-Site Plan](#)

[Applicant-Visibility Triangle](#)

[Applicant-Decision Criteria](#)

[Applicant-Elevation](#)

[Applicant-Survey](#)

[26-23VZ](#)

412 Hunter Drive Variance (Quasi-Judicial)
Staff: Nicole Tremblay, AICP, Senior Planner
Agent: Jackson R. Boone, Esq., Boone Law Firm
Owner/Applicant: Justin Junda

Attachments:

[Staff Report 26-23VZ](#)

[Staff Presentation 26-23VZ](#)

[Applicant-Application](#)

[Applicant-Narrative](#)

[Applicant-Site Plan](#)

[Applicant-Decision Criteria](#)

[Applicant-Survey](#)

VI. Comments by Planning Division**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.