

## **Planning & Zoning and Historical Resources**

The Planning and Zoning Department guides growth and development by initiating current and long-range planning activities. These activities are performed through implementation of the Land Development Code, review of new development projects, the coordination and development of master plans, and the City's Comprehensive Plan. The department regulates the zoning code, maintains and revises the Comprehensive Plan and Land Development Regulations, and issues business tax receipts to all businesses within the city, along with managing the City's development activities.

Planning and Zoning staff members work in partnership with advisory boards, the development community, community groups and stakeholders, and City Council to balance the needs of residents, business owners, customers and visitors. This department serves as staff to the Planning Commission and to the Historic and Architectural Preservation Board (HAPB). The department coordinates the review of development proposals for the Technical Review Committee (TRC) which is inclusive of all city departments as well as outside agencies.

The Planning and Zoning Department has a staff of eight full-time positions that assist the Planning and Zoning Director, including a Planning Manager, Senior Planner, Planner, Arborist and other technical and administrative support personnel. The Department incorporated the City's Historical Resources Division in FY 2024.

The Historical Resources Division's three main purposes are to preserve and interpret the city's historical resources, manage the city's historic preservation program, and oversee public and city art within the City of Venice. Two full-time employees assisted by almost twenty volunteers operate the Division of Historical Resources. The division generates revenue through gift shop sales, donations, and image reproduction orders. Historical Resources is responsible for administering the Venice Museum and the Julia Cousins Laning and Dale Laning Archives & Research Center. The division oversees the Old Betsy Museum as well.

The mission of the museum is to collect, preserve and interpret historical and prehistorical material relating to the City of Venice and its neighboring communities. The Division accomplishes this through the acquisition, preservation and interpretation of documents, records, objects, photographs, and paleontological materials related to the area we know today as Venice. In addition, the division provides programs and events to reach out to Venice residents and visitors, assists with research requests, and provides historical context for issues affecting the city. In this capacity, the division works closely with its Friends group: Venice Heritage, Inc.

The division also manages the city's historic preservation program. Through Chapter 66, Article VII and Chapter 87, Section 7 of the municipal code, the division works to preserve and promote the historic built environment of the City of Venice. It is the keeper of the local register of historical resources and works to ensure the city complies with all state and federal preservation regulations, including the Certified Local Government program. In this capacity, the division works with the Historic and Architectural Preservation Board. Finally, the division is the overseer of the city's public art program. This includes statues and murals that adorn our community. In this capacity, the division works with the Citizens Advisory Board.

Our vision is that the Division of Historical Resources will serve as a critical community asset that preserves the past and prepares the present to meet the future.

<b>Planning and Zoning Department</b>					
<b>Strategic Pillar</b>	<b>Objective</b>	<b>Performance Measure</b>	<b>FY 25</b>	<b>FY 26</b>	<b>FY 27</b>
Council Strategic Pillar # 2: Good Governance & Exceptional Services	Merge AI into the city's development review process for improved customer service and accuracy	Research and select system, then track accuracy and speed of the program and improvement in review process	10%	20%	30%
Council Strategic Goal #6: Quality of Life Through Planning	Community Outreach	Number of informational meetings held with community groups or citywide (schools, HOAs, etc.)	10	12	12
	Seaboard Mixed Use District Master Plan	Continue working with consultant on design of the Seaboard Master Plan	50%	100%	TBD
		Work with WCIND on the proposed marina and swing barge bridge across the ICWW, key components of the Seaboard Master Plan implementation	10%	25%	40%
	Parks Master Plan	Monitor and work with consultant on the new Parks Master Plan	0%	50%	100%
	Affordable/ Attainable Housing Incentives	Ongoing exploration of affordable housing incentives and opportunities for implementation	50%	50%	70%

<b>Historical Resources Division</b>					
<b>Strategic Pillar</b>	<b>Objective</b>	<b>Performance Measure</b>	<b>FY 25</b>	<b>FY 26</b>	<b>FY 27</b>
Council Strategic Pillar #2: Good Governance & Exceptional Services	Produce quality interpretive materials to educate the public about Venice history	Create at least two new exhibits	100%	100%	100%
	Make historic issues of <i>Venice Gondolier</i> more accessible through digitization	Digitize at least the next 3 years of newspapers	50%	75%	100%
Council Strategic Pillar #3: Fiscal Sustainability	Leverage funding through grant resources	Apply for annual CLG Grant	100%	100%	100%
Council Strategic Pillar #4: Facilities & Infrastructure	Provide proper storage for a large object in the collection	Assist with Old Betsy Museum project to ensure it meets storage needs and interpretation	50%	100%	100%
Council Strategic Pillar #6: Quality of Life Through Planning	Promote the Local Register of Historical Resources	Create local register brochure	50%	100%	100%
	Increase the Local Register of Historical Resources	Add 1-2 additional properties onto the Local Register of Historical Resources	0%	50%	100%
	Assist with planning City Centennial	Aid in implementing Centennial Plan approved by City Council	50%	80%	100%

**CITY OF VENICE  
PLANNING & ZONING  
EXPENDITURES**

**001-1301**

*As of 5/26/2026*

Department 1301	Actual FY 2024	Actual FY 2025	Adopted Budget FY 2026	Amends/ Proj/Enc Rolls to FY 2026	Amended Budget FY 2026	YTD Thru 3/31/26	% YTD FY26	Expected FY 2026	Positive (Negative) Variance	FY2026 Enc & Project Roll to FY2027	Net Positive (Negative) Variance	Proposed Budget FY 2027	Incr (Decr) over FY26 Adopted Budget	vs. 26 Adopt. Bud	FY2027 Budget Comments
<b>Exp - Maintenance</b>	<b>330</b>	<b>356</b>	<b>2,700</b>	<b>0</b>	<b>2,700</b>	<b>2,742</b>	<b>102%</b>	<b>2,700</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,000</b>	<b>(700)</b>	<b>-25.9%</b>	
515.46-00 - REPAIR & MAINTENANCE SVCS	0	0	0	0	0	0	-	0	0	0	0	0	0	-	
515.46-37 - REPAIR & MAINT / FLEET LABOR	0	0	2,000	0	2,000	0	0%	2,000	0	0	0	2,000	0	0.0%	
515.46-39 - REPAIR & MAINT / FLEET OTHER	330	356	700	0	700	335	48%	700	0	0	0	0	(700)	-100.0%	GPS Camera
512.46-02 - REPAIR & MAINT / COMPUTER DEVICES	0	0	0	0	0	2,407	-	0	0	0	0	0	0	-	
<b>Exp - Miscellaneous, services and supplies</b>	<b>27,377</b>	<b>28,784</b>	<b>43,946</b>	<b>0</b>	<b>43,946</b>	<b>10,022</b>	<b>23%</b>	<b>43,946</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>42,921</b>	<b>(1,025)</b>	<b>-2.3%</b>	
515.40-00 - TRAVEL AND TRAINING	8,988	10,134	12,000	0	12,000	3,765	0%	12,000	0	0	0	15,000	3,000	25.0%	
515.41-00 - COMMUNICATION SERVICES	5,590	0	0	0	0	0	-	0	0	0	0	0	0	-	
515.41-40 - COMMUNICATIONS SERVICES / IS	0	3,408	6,539	0	6,539	1,487	23%	6,539	0	0	0	3,852	(2,687)	-41.1%	Mobile Connectivity, phones
515.44-00 - RENTALS & LEASES	2,893	3,610	5,178	0	5,178	395	8%	5,178	0	0	0	0	(5,178)	-100.0%	Sharp - printing services
515.44-50 - RENTALS & LEASES-FLEET REPL	3,074	4,774	4,774	0	4,774	2,382	50%	4,774	0	0	0	4,774	0	0.0%	Fully-funded fleet rent
515.47-00 - PRINTING AND BINDING	71	240	4,000	0	4,000	0	0%	4,000	0	0	0	4,000	0	0.0%	Code books, comp plan update
515.49-00 - OTHER CHARGES-OBLIGATIONS	0	0	0	0	0	0	-	0	0	0	0	0	0	-	
515.51-00 - OFFICE SUPPLIES	3,508	1,755	6,000	0	6,000	714	12%	6,000	0	0	0	8,395	2,395	39.9%	
515.54-00 - BOOKS, PUBS, SUBS, MEMBER	3,253	4,863	5,455	0	5,455	1,279	23%	5,455	0	0	0	6,900	1,445	26.5%	
<b>Exp - Professional Services</b>	<b>247,750</b>	<b>114,448</b>	<b>364,000</b>	<b>15,333</b>	<b>379,333</b>	<b>19,990</b>	<b>5%</b>	<b>379,333</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>114,000</b>	<b>(250,000)</b>	<b>-68.7%</b>	
515.31-00 - PROFESSIONAL SERVICES	173,491	25,595	270,000	15,333	285,333	2,736	1%	285,333	0	0	0	20,000	(250,000)	-92.6%	FY24: \$150K Seaboard Master Plan, FY25: Impact Fees Consultant FY26: Parks Master Plan \$150K, Seaboard Master Plan \$100K, Impact Fees Consultant \$10K, Other \$10K FY27: Impact Fees Consultant \$10K, Other Consultants \$10K
515.31-03 - PROFESSIONAL SERV-LEGAL	5,310	9,690	15,000	0	15,000	0	0%	15,000	0	0	0	15,000	0	0.0%	
515.31-90 - PROFESSIONAL SERV-P&Z STUDIES	57,390	72,641	64,000	0	64,000	17,254	27%	64,000	0	0	0	64,000	0	0.0%	Flow-thru studies (rev offsets)
515.34-00 - CONTRACTUAL SERVICES	11,559	6,522	15,000	0	15,000	0	0%	15,000	0	0	0	15,000	0	0.0%	Traffic/Environ Studies, & Scanning services
<b>Exp - Services and Supplies</b>	<b>1,912</b>	<b>963</b>	<b>2,150</b>	<b>0</b>	<b>2,150</b>	<b>245</b>	<b>11%</b>	<b>2,150</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,750</b>	<b>600</b>	<b>27.9%</b>	
515.52-00 - OPERATING SUPPLIES	982	251	650	0	650	0	0%	650	0	0	0	1,250	600	92.3%	
515.52-35 - OPERATING SUPPLIES / GASOLINE	923	712	1,500	0	1,500	245	16%	1,500	0	0	0	1,500	0	0.0%	
515.52-46 - OPERATING SUPPLIES / UNIFORMS	7	0	0	0	0	0	-	0	0	0	0	0	0	-	
<b>operating</b>	<b>277,369</b>	<b>144,551</b>	<b>412,796</b>	<b>15,333</b>	<b>428,129</b>	<b>32,999</b>	<b>8%</b>	<b>428,129</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>161,671</b>	<b>(251,125)</b>	<b>-60.8%</b>	

# PLANNING & ZONING

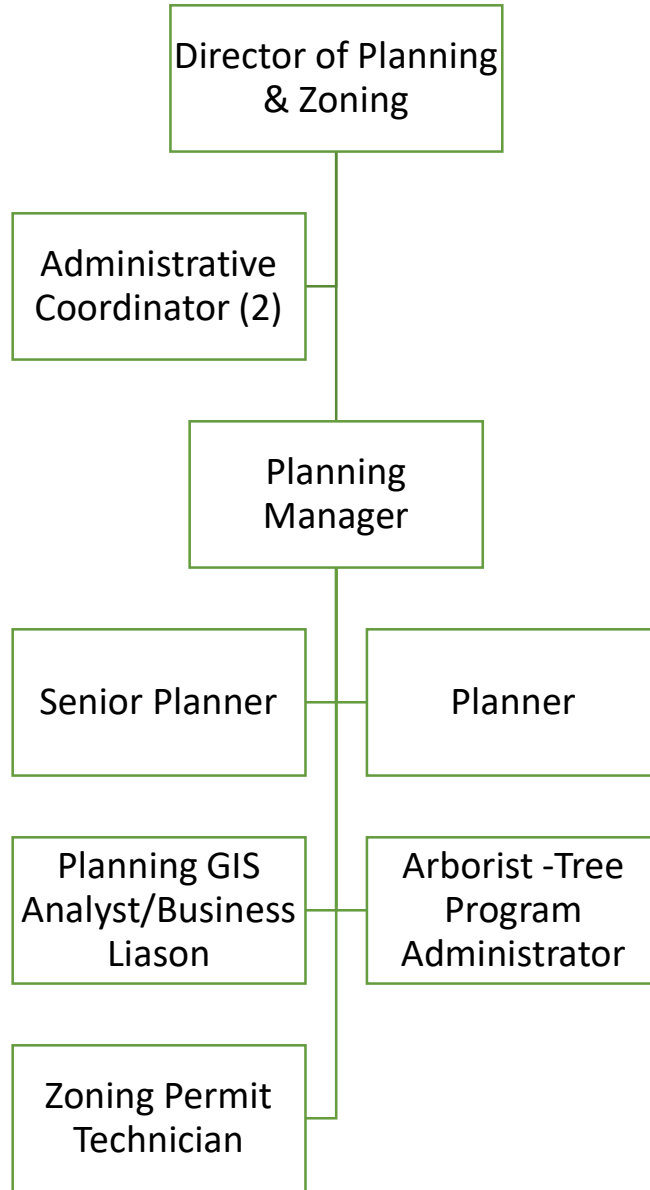
## STAFFING

<b>CLASSIFICATION</b>	<b>Actual FY 2024</b>	<b>Actual FY 2025</b>	<b>Amended Budget FY 2026</b>	<b>Proposed Budget FY 2027</b>
Director of Planning & Zoning	1.00	1.00	1.00	1.00
Planning GIS Analyst *	1.00	1.00	0.00	0.00
Planning GIS Analyst/Business Liason *	0.00	0.00	1.00	1.00
Arborist-Tree Program Administrator	1.00	1.00	1.00	1.00
Zoning Permit Technician	1.00	1.00	1.00	1.00
Administrative/Planning Coord	2.00	2.00	2.00	2.00
Senior Planner	1.00	1.00	1.00	1.00
Planner **	2.00	2.00	2.00	1.00
Planning Manager	1.00	1.00	1.00	1.00
<b>Total Department Staff</b>	<b>10.00</b>	<b>10.00</b>	<b>10.00</b>	<b>9.00</b>

\* FY26: Position reclassified to include Business Liason duties for the city.

\*\* FY27: 1 Planner removed

# PLANNING & ZONING



**CITY OF VENICE**  
**TREE MITIGATION FUND #117**  
**REVENUES & EXPENDITURES**

6 mos.  
= 50%

*Fund 117*  
As of 4/27/26

TREE MITIGATION FUND #117	FY2024 Actuals	FY2025 Actuals	Adopted Budget FY 2026	Project & Encumbr. Rolls	Amended Budget FY2026	YTD Thru 3/31/26	% YTD FY26	Expected FY 2026	Positive (Negative) Variance	Proposed Budget FY 2027	Incr (Decr) over FY26 Expected	Pct Incr (Decr)	FY2027 Budget Comments
<b>Revenues:</b>													
<b>Grand Total - Revenues</b>	26,280	10,371	15,390	0	15,390	663	4%	15,390	0	8,910	(6,480)	-42.1%	
<b>Rev - Licenses and Permits</b>	5,400	8,805	15,000	0	15,000	0	0%	15,000	0	8,000	(7,000)	-46.7%	
329.10-02 - TREE MITIGATION PAYMENTS	5,400	8,805	15,000	0	15,000	0	0%	15,000	0	8,000	(7,000)	-46.7%	
<b>Rev - Intergovernmental</b>	18,550	0	0	0	0	0	-	0	0	0	0	-	
334.40-00 - INTER GOV/STATE GRANT	18,550	0	0	0	0	0	-	0	0	0	0	-	
<b>Rev - Interest</b>	2,330	1,566	390	0	390	663	170%	390	0	910	520	133.3%	
361.10-00 - INTEREST ON INVESTMENTS	2,330	1,566	390	0	390	663	170%	390	0	910	520	133.3%	
<b>Expenditures:</b>													
<b>Grand Total - Expenditures</b>	30,656	5,304	13,000	0	13,000	0	0%	13,000	0	23,000	10,000	76.9%	<i>Restr: for tree mitigation (from Planning)</i>
<b>Exp - Physical Environment (1301)</b>	30,656	5,304	13,000	0	13,000	0	0%	13,000	0	23,000	10,000	76.9%	
537.34-00 - CONTRACTUAL SERVICES	28,468	4,091	10,000	0	10,000	0	0%	10,000	0	20,000	10,000	100.0%	Buying/Planting trees
537.52-00 - OPERATING SUPPLIES	2,188	1,213	3,000	0	3,000	0	0%	3,000	0	3,000	0	0.0%	Heritage Tree Plaques

<b>Total Fund Analysis</b>													
Revenues (Above)	26,280	10,371	15,390	0	15,390			15,390		8,910			
Expenditures (Above)	(30,656)	(5,304)	(13,000)	0	(13,000)			(13,000)		(23,000)			
<b>Net Revenues</b>	<b>(4,376)</b>	<b>5,067</b>	<b>2,390</b>	<b>0</b>	<b>2,390</b>			<b>2,390</b>		<b>(14,090)</b>			
Beginning Fund Balance	34,650	30,274	31,624					35,341		37,731			
Ending Fund Balance	30,274	35,341	34,014					37,731		23,641			A

<b>Target Analysis - Fund Bal vs. Target</b>						
	FY2024 Actuals	FY2025 Actuals	Adopted Budget FY 2026		Expected FY 2026	Proposed Budget FY 2027
Ending Fund Balance	30,274	35,341	34,014		37,731	23,641
Target *	10,000	10,000	10,000		10,000	10,000
Excess (Shortage)	20,274	25,341	24,014		27,731	13,641

\* Target in this fund is a \$10,000 working capital reserve. Funds won't be expended unless revenues are realized.