

VILLAGE OF PINECREST

ORDINANCE NO. 2026-_____

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF PINECREST, FLORIDA, AMENDING THE VILLAGE'S COMPREHENSIVE DEVELOPMENT MASTER PLAN FUTURE LAND USE MAP (FLUM) BY APPROVING A SMALL-SCALE AMENDMENT EXPANDING THE PINECREST BUSINESS ALTERNATIVE DISTRICT (PBAD) BOUNDARIES TO INCLUDE THE PROPERTIES LOCATED AT 10420 SW 77 AVENUE AND 10500 SW 77 COURT (FOLIO NUMBERS 20-5010-006-0020 AND 20-5010-001-0020); PROVIDING FOR TRANSMITTAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE DEVELOPMENT MASTER PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on February 9, 1999, the Village Council adopted the Village's Comprehensive Development Master Plan (CDMP) pursuant to Ordinance 99-04; and

WHEREAS, the Village Council has subsequently amended the CDMP to address requirements of required Evaluation and Appraisal Reports and Determinations of Need, and to update the Capital Improvements Element, and to include updates in conjunction with completion of the Village's Ten-Year Water Supply Facilities Work Plan; and

WHEREAS, the Village Council has updated the Comprehensive Plan's supporting background data and analysis; and

WHEREAS the Village Council wishes to amend and update the CDMP based on the updated background data and analysis, and to reflect current goals of the Village Council; and

WHEREAS, the Village Council wishes to amend the Future Land Use Map of the Village's Comprehensive Development Master Plan to add two properties located at into the Pinecrest Business Alternative (PBAD) overlay district; and

WHEREAS, after having received input and participation by interested members of the public and staff, the Village Council found the proposed update to

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the Comprehensive Development Master Plan to be consistent with the Village Council's current goals including goals of the Village's Strategic Plan; and

WHEREAS, the Local Planning Agency (LPA) has reviewed the proposed amendment to the Future Land Use Map of the Village's Comprehensive Development Master Plan at a public hearing on April 14, 2026 and has forwarded the proposed amendment to the Village Council with a recommendation for approval; and

WHEREAS, the Village Council held a public hearing on April 14, 2026 prior to transmitting the proposed amendment to the Florida Department of Commerce; and

WHEREAS, the Village Council of the Village of Pinecrest, Florida held a second public hearing on _____, 2026; and

WHEREAS, said public hearings were advertised in accordance with Chapter 163.3184 and Chapter 166.041, Florida Statutes; and

WHEREAS, the Village Council of the Village of Pinecrest, Florida, hereby finds it to be in the best interest of the public health, safety and welfare of the citizens to adopt the amendment to the Future Land Use Map of the Village's Comprehensive Development Master Plan;

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PINECREST, FLORIDA:

SECTION 1. Recitals.

The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true, correct and reflective of the legislative intent underlying this Ordinance and are hereby made a specific part of this Ordinance.

SECTION 2. Amendment and Adoption.

The amendment to the Future Land Use Map of the Village's Comprehensive Development Master Plan attached hereto and incorporated herein, is hereby adopted.

SECTION 3. Inclusion in the Comprehensive Plan.

It is the intention of the Village Council and it is hereby ordained that the amendments to the Village of Pinecrest Comprehensive Plan made by this Ordinance as set forth in Exhibit "A" shall become part of the Village of Pinecrest Comprehensive Development Master Plan, and that the sections of this Ordinance may be renumbered and relettered as necessary, and that the word "Ordinance" may be changed to "Section, "Article" or other appropriate word.

SECTION 4. Transmittal.

The Village Clerk is hereby directed to transmit the proposed amendments to the Comprehensive Development Master Plan, to the State Land Planning Agency.

SECTION 5. Conflicts.

All ordinances or parts of ordinances and all resolutions or parts of resolutions in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 6. Severability.

If any section, clause, sentence or phrase of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 7. Effective Date.

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the Village of Pinecrest that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of non-compliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

PASSED on first reading this 14th day of April, 2026 and transmitted to the Florida Department of Economic Opportunity and other required review agencies.

PASSED AND ADOPTED on second reading this ___th day of _____, 2026.

Joseph M. Corradino, Mayor

ATTEST:

Priscilla Torres, MMC
Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Mitchell Bierman
Village Attorney

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