



PINECREST
MEMORANDUM

Building and Planning Department

DATE: February 2, 2026

TO: Yocelyn Galiano, ICMA
Village Manager

FROM: Stephen R. Olmsted, AICP
Planning Director

RE: Village of Pinecrest Community Rating System (CRS) - Activity 510
Floodplain Management Plan – Annual Progress Report - 2025

In conjunction with Annual Recertification of the Village of Pinecrest's Community Rating System (CRS), an annual progress report on implementation of the Village's Floodplain Management Plan and analysis of Repetitive Loss areas is required.

Floodplain Management Plan

The Village of Pinecrest continues to maintain a comprehensive floodplain management plan that consists of a series of interdependent ordinances, plans, and strategies designed to manage stormwater and protect the community from the health and safety hazards associated with periodic inundation. Components of the plan consist of the following:

National Flood Insurance Program (NFIP)

The Village of Pinecrest has participated in the National Flood Insurance Program (NFIP) for the past 26 years, since October 13, 1998. The Village's Building and Planning Department is responsible for the review of site development plans and issuance of building permits and customarily reviews all new construction plans for compliance with the requirements of the Florida Building Code and the Village's Land Development Regulations and Floodplain Management ordinance.

Stormwater Management Plan

In July 2015, the Village adopted a Stormwater Management Plan. The stormwater master plan was prepared by the engineering consulting firm of A.D.A. Engineering, Inc. who are experts in the field of stormwater master planning and have developed master plans for many south Florida communities. The plan was considered by the Village Council during several scheduled public hearings. The hearings were advertised, and the plan is available to the public on the Village's website.

A priority list of 15 projects were identified in the plan and were categorized by a drainage sub-basin. The Village began implementing projects from the #1 ranked basin C100DN-1E in 2016 and continued again in 2017 and 2018. Approximately 50% of the recommended improvements for this sub-basin have been implemented and were completed in 2017.

In the 2019-2020 fiscal year, the Village of Pinecrest completed 14 additional local stormwater drainage improvement projects including the following:

LOCATION	COMPLETED	CATCH BASIN	LINEAR FEET
CPP Rear Driveway	May, 2019	1	25
11500 SW 72 Court	May, 2019	2	50
7260 SW 134 Terrace	March, 2019		
Suncrest Drive & SW 59 Avenue	March, 2019		
SW 120 Street and SW79 Avenue	March, 2019	2	25
Killian and SW 73 Court - Phase 1 of 3	on hold		
12020 SW 70 Court	May, 2019	2	40
11325 / 11300 /11340 SW 72 Avenue	June, 2019	3	300
12250 SW 60 Court	June, 2019	2	50
7260 SW 116 Street	June, 2019	2	50
77 Avenue and SW 120 Street	April, 2019	1	50
11500 SW 72 Court - additional work	June, 2019	1	50
Killian and SW 72Avenue/SW 73 Avenue	January, 2020	14	566
SW 57 Avenue/Coral Oak Tennis Club	December, 2020		

In the year 2021, the Village's Public Works Department completed additional stormwater drainage improvement projects within the Village including:

- Swale grading improvements at 9710 SW 69 Avenue
- Installation of 50 linear feet of French drain
- Contractor inspection, vacuum, and cleaning of 271 catch basins, 14 French drains; 11 manholes; 33 slab-covered trenches; 1 outfall; 17 dry wells; and 12,749 lineal feet of drainage pipe.

In 2022, the Village's Public Works Department completed drainage improvements to SW 58 Avenue north of SW 91 Street. The project included installation of 8 ditch bottom inlets, 182 feet of French Drain, and graded swales along the length of the project extending approximately 1,000 feet.

In 2023, the Village's Public Works Department completed the following drainage improvements:

1) Palmetto Island Drainage Project:

This project was set in a typical Pinecrest residential area. The scope of work consisted to installing approximately 1500 feet of French drain, 12, catch basins, 6 manholes and a water control structure leading to an existing outfall. The adjacent 15-foot-wide swales were re-graded to increase capacity and improve water quality and re-sodded. The street was milled and resurfaced from edge to edge for the whole length of the project. This project was one of the basins prioritized by Village's Stormwater Master Plan.

2) Ludlam Road swale grading:

This project involved regrading a swale area approximately 200' long by 20' wide. This swale is located on the Village's primary north/south road and the only road that runs continuously through the Village from one side to the other. The swale in this area had lacked proper maintenance and was subsequently graded to the Village standard which facilitated road drainage and improved the water quality and quantity for the area. The area was re-sodded after grading operations were completed.

3) SW 68th Ct swale grading:

This project involved regrading a swale in an area with little longitudinal road slope causing severe ponding for two homes at the end of the street. Approximately 300 feet

of swale was graded to the Village standard providing both water quality and quantity improvements for the area. The area was re-sodded after grading operations were completed.

In 2024 and 2025, the Village continued to prioritize projects for continued implementation of the Village's Stormwater Master Plan. Stormwater improvement projects within Drainage Basins 1, 2, 3, 4, and 6 and stormwater drainage improvements to SW 72 Avenue, SW 135 Terrace, and SW 69 Court have been designed, and permitted.

Floodplain Management Ordinance

On April 15, 2015, designated staff of the State Floodplain Management Office (SFMO) conducted a Community Assistance Visit and subsequently recommended that the Village adopt a new Floodplain Management Ordinance based on the State of Florida's Model Flood Damage Prevention Ordinance. In December 2015, the Village of Pinecrest adopted the new ordinance that incorporates new requirements designed to further protect residents and businesses for flood hazards. Notable changes include an additional one-foot increase in the minimum finished floor elevation of new structures and existing structures that are proposed to be remodeled to an extent greater than 50% of their existing value, defined as "substantial improvement".

Community Rating System (CRS)

On October 1, 2016, the Federal Emergency management Agency (FEMA) admitted the Village of Pinecrest into the National Flood Insurance Program's Community Rating System (CRS) with an initial rating of Class 8, allowing for a 10% reduction in annual flood insurance premiums. On February 27, 2023, the Village was notified that its rating has been modified from a Class 8 to Class 7, allowing for a 15% reduction in flood insurance premiums. The Village will continue to coordinate with FEMA and CRS toward in further improvement of its CRS rating.

Miami-Dade County Local Mitigation Strategy (LMS)

On October 14, 2025 the Village of Pinecrest adopted the updated Miami-Dade County Local Mitigation Strategy (LMS). The LMS has been approved by FEMA and it has been confirmed that it is in compliance with the federal hazard mitigation planning standards contained in 44CFR 201.6 (b)-(d).

Repetitive Loss Properties

Currently, there are 7 Repetitive Loss Properties in the Village of Pinecrest, defined as properties that have submitted flood insurance claims for more than two flood events. To reduce risk to these properties, the Village of Pinecrest has developed and implemented several stormwater management projects to help alleviate localized flooding at locations near or adjacent to the properties. An update of the projects and affected properties is provided as follows:

In 2013 and 2014, the Village developed and implemented a stormwater improvement project in the surrounding area of Pine Needle Lane including Pine Needle Lane. The properties located at 12300, 12001 and 12055 Pine Needle Lane would be positively affected by this project and localized flooding appears to have dramatically diminished after this project was implemented.

Conclusion

The Village's Flood Damage Prevention program is working to effectively protect residents and businesses from flood damage and property loss. Staff recommends continued participation in the National Flood Insurance Program and Community Rating System, continued implementation of the Floodplain Management Ordinance, and completion of planned and approved storm drainage improvement projects.

If you have questions or require additional information, please let me know.

C/ Village Council
Paul Buckler, R.A., CRS Coordinator
State NFIP Coordinating Office

Village of Pinecrest, Florida CRS

Activity 510 - Progress Report - Year 2025

Date this Report was Prepared: February 2, 2026

Name of Community: Village of Pinecrest, Florida

Name of Plan: Pinecrest Floodplain Management Plan – Elements: Pinecrest Floodplain Management Ordinance; Pinecrest Stormwater Management Plan, Pinecrest Land Development Regulations, Florida Building Code, Miami-Dade County Local Mitigation Strategy (LMS)

Date of Adoption of Plan: October 13, 1998 – Joined NFIP; April 15, 2015 – Adopted Floodplain Management Ordinance; July 2015 – Adopted Stormwater Management Plan; October 1, 2016 – Joined Community Rating System (CRS); September 8, 2020 – Adopted Miami Dade County Local Mitigation Strategy (LMS); October 14, 2025 - Adopted updated LMS

1. How can a copy of the original plan or area analysis report be obtained?

A copy of the Village of Pinecrest’s Stormwater Management Plan is available on the Village’s website at:

[SWMP-Final.pdf](#)

Miami-Dade County Local Mitigation Strategy (LMS) - On September 8, 2020, the Village of Pinecrest adopted the Miami-Dade County Local Mitigation Strategy (LMS) by Resolution 2020-53. The LMS has been approved by FEMA and confirmed to be in compliance with the federal hazard mitigation planning standards contained in 44CFR 201.6 (b)-(d). On October 14, 2025, the Village Council adopted the updated, current Local Mitigation Strategy.

The Village of Pinecrest’s Local Mitigation Strategy, Floodplain Management Ordinance, Flood Insurance Rate Maps, Information and Outreach Brochures,

Elevation Certificates, Critical Infrastructure Map, and all other flood related documents are available on the Village's website at:

<https://www.pinecrest-fl.gov/government/building-planning/flood-protection>

2. Describe how this evaluation report was prepared and how it was submitted to the governing body, released to the media, and made available to the public:

This evaluation report including the attached Summary Memorandum to the Village Manager was prepared by the Village's Building Official, CRS Coordinator, Planning Director, and Public Works Director. The attached Memorandum has been submitted to the Village Manager and will be considered by the Village Council at their next regular meeting on February 10, 2026. Following review by the Village Council, this report will be provided to the Village's Communications Manager for distribution to the Pinecrest Tribune, and for distribution to the public through the Village's website and social media platform.

3. Provide a review of each recommendation or action item in the action plan or area analysis report, including a statement on how much was accomplished during the previous year:

See Attached Memorandum to the Village Manager, dated February 2, 2026.

4. Discuss why any objectives were not reached or why implementation is behind schedule:

Objectives of the Village's Floodplain Management Plan are being reached on a continuous basis through implementation of the requirements of the Village's Floodplain Management Ordinance and through completion of various stormwater improvement projects as described in the attached Summary memorandum to the Village Manager.

5. What are the recommendations for new projects or revised recommendations?

Staff recommends that the Village continue working toward an improved CRS Rating of Class 6 and that stormwater management improvement projects as identified in the Village's 5-Year Capital Improvements Program be implemented as scheduled.