ORDINANCE NO. 2026 -____

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF PINECREST, FLORIDA, ADOPTING THE EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE DEVELOPMENT MASTER PLAN AMENDMENTS, INCLUDING UPDATES TO THE VILLAGE'S WATER SUPPLY FACILITIES WORK PLAN; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING FOR TRANSMITTAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND 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, after having received input and participation by interested members of the public and staff, the Village Council found the proposed update to 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 amendments to the Comprehensive Development Master Plan were prepared in accordance with Chapter 163.3177 Florida Statutes; and

WHEREAS, the Local Planning Agency (LPA) has reviewed the proposed amendments to the Village of Pinecrest Comprehensive Development Master Plan

at a public hearing on April 14, 2026 and has forwarded the proposed amendments 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 amendments to the Florida Department of Commerce and other required review agencies; 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 amendments to the goals, objectives, and policies of the Comprehensive Development Master Plan, and to the amended Ten-Year Water Supply Facilities Work 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 amendments to the Goals, Objectives and Policies of the Comprehensive Development Master Plan, and the updated Ten-Year Water Supply Facilities Work Plan attached hereto and incorporated herein, are 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 and Ten-Year Water Supply Facilities Work Plan made by this Ordinance 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, and the supporting Data and Analysis, including the updated Ten-Year Water Supply Facilities Work Plan, attached hereto, to the Department of Economic Opportunity of the State of Florida and other appropriate public agencies, and upon adoption of this Ordinance is further directed to ensure that this Ordinance and all other necessary documents are forwarded to the Florida Department of Commerce and other agencies in accordance with Section 163.3184(3), Florida Statutes.

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 4th 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

PINECREST
MEMORANDUM
Building and Planning Department

DATE: April 8, 2026

TO: Yocelyn Galiano, ICMA-CM
Village Manager

FROM: Stephen R. Olmsted, AICP
Planning Director

RE: Comprehensive Development Master Plan
- Evaluation and Appraisal Report - 2026 Amendments
- Water Supply Facilities Work Plan
- Future Land Use Map - Small Scale Amendment

COMPREHENSIVE DEVELOPMENT MASTER PLAN - UPDATE

Background/Introduction

In the Village's ongoing initiatives to preserve and enhance the quality of life in the Village of Pinecrest, the Village Council has facilitated and actively participated in numerous planning exercises designed to develop and implement specific objectives and policies for the effective implementation of its preeminent goal. Notable past planning initiatives include an update of the Village's *Comprehensive Development Master Plan* (2011 and 2016); facilitation of a community-wide "*Inspire Pinecrest*" campaign intended to engage residents and business owners in the update of the *Pinecrest Parkway (US 1) Vision Plan* (2021); completion and update of the *Pinecrest Parkway (US 1) Vision Plan* (2012 and 2022); update and maintenance of the Village's *Strategic Plan*; participation in development of the Strategic Miami Area Rapid Transit (SMART) plan for improvement of the South Dade Transit Corridor (2019 and 2020); and completion of a *Market Assessment* for Pinecrest Parkway (2021);

The Village Council completed a "Determination of Need" in 2025 that outlines proposed and required amendments to the Village's Comprehensive Development Master Plan. The assessment was subsequently transmitted to the Florida Department of Commerce (State Land

Planning Agency) for review. The Determination of Need was accepted and, in accordance with requirements of the Department of Commerce, updates to the Village's Comprehensive Development Master Plan are required to be completed and transmitted to required review agencies on or before April 21, 2026.

Planning Consultants, MHCP Colab, have been retained by the Village of Pinecrest to actively participate in the coordination and completion of the plan update process. Completion of the proposed amendments to the Village's Comprehensive Plan has occurred over the course of the past several months with participation of individual members of the Village Council, the Village Manager, Department Directors, and others. Additionally, a survey questionnaire was distributed to Pinecrest residents to solicit public input, and a total of 573 surveys were returned. A summary of the survey results is included within the Background Data and Analysis portion of the Comprehensive Plan.

Proposed changes to the Comprehensive Plan include revisions and updates to both the supporting Background Data and Analysis and to the Goals, Objectives, and Policies. In addition to the statutorily required amendments to the Village's Comprehensive Development Master Plan, the proposed plan update further amends the plan to include new goals, objectives, and policies necessary for implementation of the Village Council's Strategic Plan, and other goals and objectives that have been identified by the Village Council. Goals, objectives, and policies determined to be obsolete or completed have been deleted.

Proposed amendments to the Village's Comprehensive Development Master Plan include statutorily required updates to the Village's Ten-Year Water Supply Facilities Work Plan. Additionally, the Future Land Use Map of the Comprehensive Plan is proposed to be amended to bring two (2) new properties into the Pinecrest Business Alternative District adjacent to SW 77 Court and SW 77 Avenue, east of Pinecrest Parkway (US 1).

Proposed amendments to the Goals, Objectives, and Policies and to the Water Supply Facilities Work Plan are shown in strike-through and underline text. The Background, Data and Analysis is new text and is not shown in strike through and underline format.

Melissa and Matt Hege of MHCP Colab will provide a presentation of the draft plan amendments to the Village Council for review and consideration at first reading on April 14, 2026. Following review by the Village Council at first reading, staff will make all requested changes, transmit the revised draft to the State Land Planning Agency and other required review agencies, and schedule the proposed amendments for the Village Council's final consideration at second reading.

Supporting Data and Analysis - Planning Periods and Population Projections

Recent changes to Florida Statutes, Chapter 163, that were approved in 2023, amend the two required planning periods of a community's comprehensive plan from 5-year and 10-year planning periods to 10-year and 20-year periods. Understanding that updated population projections and data and analysis will be required to support the new planning horizons, various elements of the Comprehensive Plan have been revised as necessary to provide consistency.

Water Supply Facilities Work Plan

In response to the finding that traditional water supply sources would not be sufficient to meet the demands of the growing population of the State of Florida, its industries and environment, the Florida Legislature enacted legislation, including Senate Bill 360, enacted in 2005. The legislation significantly improved the coordination of water supply and land use planning by strengthening the statutory requirements linking regional water supply plans prepared by the State's Water Management Districts and the comprehensive plans prepared by local governments.

As provided in Chapter 163.3177(6)(c)3, Florida Statutes, local governments are required to update their Water Supply Facilities Work Plan through an amendment to their Comprehensive Plan within 18 months of the Governing Board's adoption of the applicable Regional Water Supply Plan. The South Florida Water Management District updated the Lower East Coast Water Supply Plan on September 12, 2024. The Florida Department of Commerce (State Land Planning Agency) has acknowledged that the Village of Pinecrest is currently in the process of updating its Comprehensive Development Master Plan and has authorized the submittal of its Water Supply Facilities Work Plan simultaneously with update of its Comprehensive Plan, scheduled to be transmitted on or before April 21, 2026.

Residents of the Village of Pinecrest obtain their potable water directly from the Miami-Dade County Water and Sewer Department (WASD). Under this arrangement, the Village's Public Works Department coordinates with WASD to ensure that enough capacity is available for existing and future customers and that supporting infrastructure is adequately maintained. The Village does not have its own water supply system or infrastructure. The Village relies on the Miami-Dade County water supply plan.

Proposed amendments to the Village's Comprehensive Development Master Plan related to Water Supply include the following:

1. Water Supply Facilities Work Plan Update – Provides statutorily required updates to the Village's Water Supply Facilities Work Plan including updated population and water demand projections

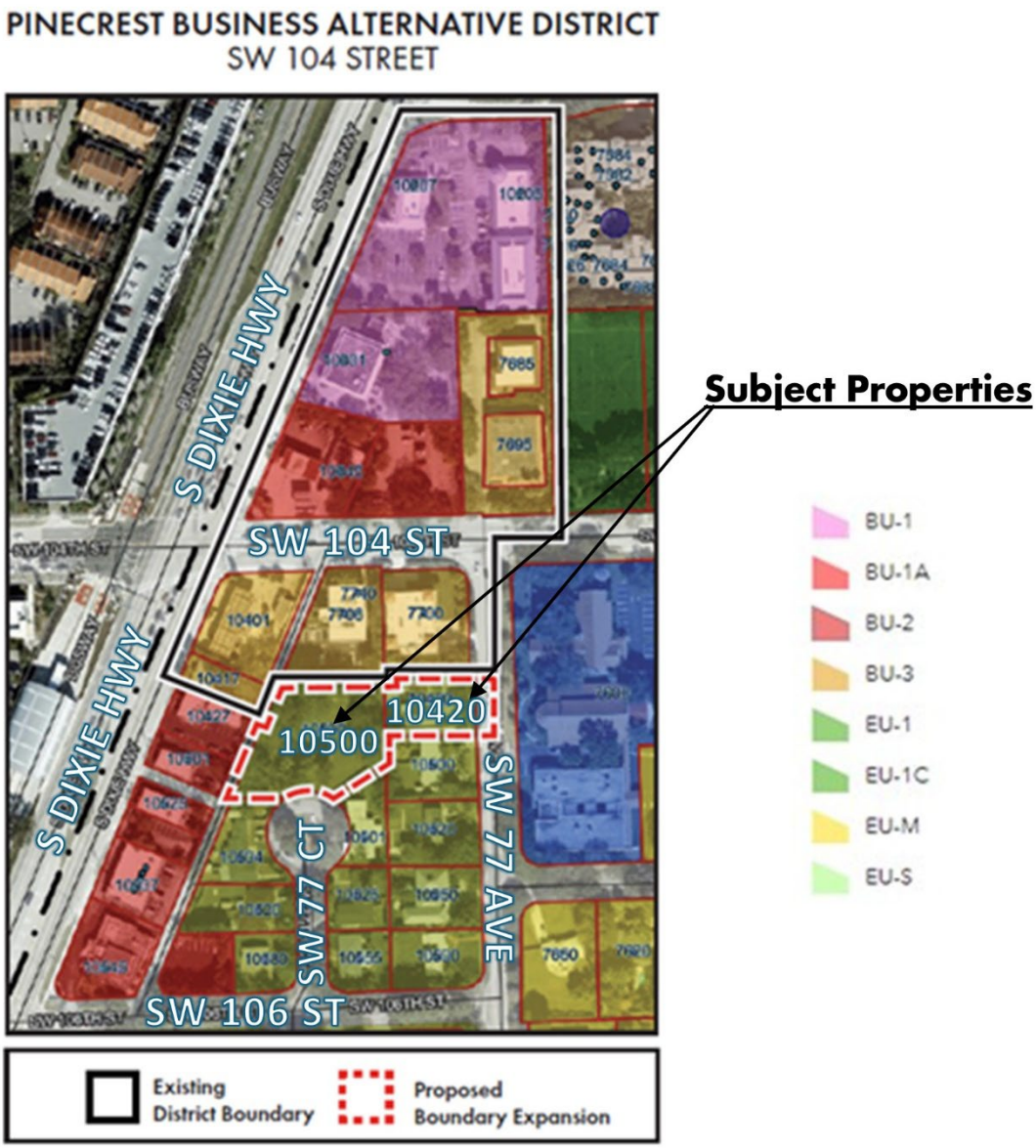
2. Chapter 4, Public Facilities Element – Minor amendments included within the update include reference to the updated Water Supply Facilities Work Plan and reference to the potable water level of service standard of 89.9 gallons per capita per day.

3. Chapter 8, Capital Improvement Element - Includes all proposed capital expenditures as approved by the Village Council in the Annual 2025/26 Village budget, including stormwater drainage improvements as referenced in the Ten-Year Water Supply Facilities Work Plan Update, and a revised potable water level of service standard, reduced from 94.03 gallons per capita per day to 89.9 gallons per capita per day, based on the most recent population projections and water consumption data provided by Miami-Dade County.

Future Land Use Map

In 2022, the Village Council amended the Future Land Use Map of the Village's Comprehensive Development Maser Plan to include properties adjacent to Pinecrest Parkway (US 1) and SW 104 Street into the Pinecrest Business Alternative District (PBAD). Since establishment of the SW 104 Street PBAD, it has become apparent that there are two properties immediately adjacent to the district, located at 10420 SW *77* Avenue (Folio No, 20-5010-006-0020) and 10500 SW *77* Court (Folio No. 20-5010-001-0020) that are zoned for RU-2, Residential Duplex uses, although they have historically been used for laboratory and medical office purposes. The underlying Future Land Use Map classification of the subject properties is RU-2, Residential Duplex and is not proposed to be amended. Rather, the proposed Future Land Use Map amendment would bring the existing properties into the PBAD, allowing for the option to develop a mixed-use commercial, office and residential development project on the properties near Pinecrest Parkway (US 1), consistent with the historical use of the properties, that would be compatible with existing and planned use of neighboring properties within the existing PBAD.

Proposed Future Land Use Map Amendment



The property at 10500 SW 77 Court is currently unoccupied although historically it has been used as a dental lab for many years. The property at 10420 SW 77 Avenue is an established medical office. These uses would only change in the future upon approval of a development plan by the Village of Pinecrest and could include a mixed-use commercial, office, and residential development if approved by the Village Council as a conditionally permitted use, after consideration in an advertised public hearing.

In evaluating proposed amendments to the Future Land Use Map of the Comprehensive Development aster Plan, the Village Council may exercise its legislative discretion and may consider the following:

1. Whether the proposal is internally consistent with the CDMP, including the adopted infrastructure minimum levels of service standards and the concurrency management program.
2. Whether, and the extent to which, land use and development conditions have changed since the effective date of the existing CDMP, and whether such changes support or work against the proposed amendment.
3. Whether, and the extent to which, the proposal would result in any incompatible land uses, considering the type and location of uses involved, the impact on adjacent or neighboring properties, consistency with existing development, as well as compatibility with existing and proposed neighboring property land use.
4. Whether, and the extent to which, the proposal would adversely affect the property values in the affected area or adversely affect the general welfare.
5. Whether the proposal would result in an orderly and compatible land use pattern.
6. Whether the proposal would be in conflict with the public interest, and whether it is in harmony with the purpose and interest of the CDMP.
7. Whether the proposed amendment meets the requirements of F.S. § 163.3161 et seq.
8. Other matters which the Local Planning Agency or the Village Council, in its legislative discretion, may deem appropriate.

The proposed amendments are consistent with Section 163 of the Florida Statutes and, if adopted, will allow for development that is compatible with the existing and planned uses near Pinecrest Parkway, within the SW 104 Street PBAD.

A separate Ordinance amending the Village's Official Zoning Map providing for consistency between the Future Land Use Map and Official Zoning Map, has been prepared for consideration as a separate agenda item.

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

PINECREST

VILLAGE OF PINECREST

COMPREHENSIVE DEVELOPMENT MASTER PLAN UPDATE

APRIL 2026

Village Council
Joseph M. Corradino, Mayor
Ken Fairman, Vice Mayor
Shannon del Prado
Jerry Greenberg
Ariel Meyer

GOALS, OBJECTIVES, AND POLICIES

Acknowledgments

Village Council
Joseph M. Corradino, Mayor
Ken Fairman, Vice Mayor
Shannon del Prado
Jerry Greenberg
Ariel Meyer

Administration
Yocelyn Galiano Gomez, ICMA-CM
Village Manager

Priscilla Torres, MMC
Village Clerk

Mitchell Bierman
Village Attorney

Stephen R. Olmsted, AICP
Planning Director

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INTRODUCTION

A community's future is defined by a guiding vision statement and values. These statements are used to guide policies, programs, initiatives, and investments to ensure community leaders, staff, and invested stakeholders are in alignment with how the community envisions their future. The Village of Pinecrest's vision statement and community values are incorporated into the Comprehensive Master Development Plan (CDMP) to guide the goals, objectives, and policies.

The Village of Pinecrest has completed various plans and community-wide engagement efforts over the last five years. These efforts built a strong foundation for the vision statement and values. These plans highlight key community efforts needed to ensure Pinecrest maintains the high quality of life its residents and businesses have come to expect.

In preparation of the Vison and Values, the following plans were reviewed:

- Village Council 5-Year Strategic Plan (adopted 2025)
- Community Survey (conducted 2024)
- Pinecrest Vision Plan (adopted 2022)
- Pinecrest Parks and Recreation Master Plan (adopted 2022)
- Village of Pinecrest Comprehensive Master Development Plan (adopted 2016)
- Community engagement was conducted throughout the CDMP update process and is documented in the Data and Analysis portion of the plan.

Vision Statement

The Village has used the following vision statement in multiple approved plans and documents, including the *Strategic Plan (2025), the Parks and Recreation Master Plan (2022), and the Pinecrest Vision Plan (2022).*

The Village of Pinecrest is a highly livable community with an excellent government, stable finances, safe streets, outstanding recreation facilities and infrastructure, high-quality residential character with lush streetscape, excellent schools, valuable cultural assets, and sustainable operations and living, with leadership that progressively enhances opportunities for citizen interaction and participation.

Value Statements

The previous planning efforts include vision statements and approved "Community Values" found in the *Strategic Plan.* These include:

- Fiscal Responsibility
  Pinecrest delivers quality services while maintaining long-term financial sustainability through sound stewardship of resources and forward-thinking policies.
- Protect & Enhance
  Pinecrest preserves its character, charm, and quality of life to sustain a thriving community, foster a strong sense of place, and enhance daily living.
- Excellence
  Pinecrest advances excellence in public services, infrastructure, safety, and education to support sustainable growth and a high standard of living.
- Sustainability
  Pinecrest promotes environmental and economic sustainability by protecting community resources, supporting local businesses, and strengthening long-term community resilience.

CHAPTER 1: FUTURE LAND USE ELEMENT
(Reference Chapter 163.3177(6)(a) F.S.)

§1-1: FUTURE LAND USE GOALS, OBJECTIVES AND POLICIES. This section stipulates goals, objectives, and implementing policies for the Land Use Element pursuant to §163.3177(6)(a), F.S.

GOAL 1-1: LAND USE. The Village of Pinecrest Shall Maintain and Enhance the Extraordinary Character and Quality of Land Uses within the Village by:

- **Balancing the immediate and long-term community interests and resources;**
- **Advancing the aesthetic, physical, social, cultural, and economic conditions of its residents;**
- **Ensuring that the character and location of land uses incorporate best management practices and principles of resource conservation;**
- **Promoting orderly land use transition; and**
- **Protecting the public health, safety, welfare and rural aesthetic and preventing threats to health, safety, welfare and rural aesthetic which may be caused by incompatible land uses, environmental degradation, hazards, and nuisances.**

OBJECTIVE 1-1.1: PLAN AND DESIGN FOR RESIDENTIAL QUALITY. Sufficient space shall be provided and maintained for residential development and required community facilities in order to adequately meet the housing needs of the present and expected future population. Residential development and redevelopment shall be planned and designed to create and conserve stable residential neighborhoods and implement the policies stipulated below.

Policy 1-1.1.1: Provide Access to Goods and Services and Protect Residential Areas from the Adverse Impacts of Transition in Land Use. Residential areas as delineated on the Future Land Use Map shall be protected from encroachment by incompatible development. This policy does not preclude necessary community facilities from locating within residential areas when such activities satisfy established criteria of this plan and the Village's land development regulations.

Potential adverse impacts caused by different land uses located adjacent to each other shall be minimized by landscaping, including vegetated berms with tree canopy where practical, or by other appropriate screening and buffering techniques. These landscaping techniques shall be incorporated into the design of new or redeveloping nonresidential projects located adjacent to existing or planned residential development.

Similarly, perimeter landscaping techniques shall be applied in multiple family residential developments in order to appropriately screen and buffer existing and planned single family home sites from residential development having differing structure types.

In addition, land development regulations shall incorporate standards and/or review criteria for

mandating retention of open space and for regulating setbacks, height, floor area ratio, building mass, building placement on site, building orientation and fenestration. These provisions shall be directed toward protecting privacy, as well as access to light, air and open space. Other reasonable design principles shall be included in the land development regulations in order to alleviate adverse impacts of potentially incompatible land uses.

Policy 1-1.1.2: Promote Orderly Land Use Transition. Where it is infeasible to separate residential from nonresidential land uses, buffering shall be required to promote a smooth land use transition. Buffering may take the form of: 1) physical barriers, such as vegetative berms, hedges or other landscape cover; walls or fences aesthetically designed for screening purposes; and open space systems with dense vegetation and tree canopy; and/or 2) the development of a transitional use between the incompatible uses (such as low intensity office development between general retail commercial centers and residential areas).

Policy 1-1.1.3: Encourage Separation of Urban and Rural Land Uses. The character of the residential development in the Village is generally rural and separation and protection from encroachment of development along the more urban edges of the Village, particularly along the Pinecrest Parkway (US 1) corridor and Kendall Drive, will continue to be implemented per the zoning requirements and design standards in the Land Development Regulations. Visual and aesthetic urban encroachments along the Village edges outside the jurisdiction of the Village will also be strongly discouraged.

Policy 1-1.1.4: Residential Character and Community Enhancement. Maintain the Village's appearance and enhance residential quality of life by preserving streetscapes, managing commercial development impacts, ~~protecting educational standards,~~ and planning for future needs.

OBJECTIVE 1-1.2: ALLOCATING COMMERCIAL DEVELOPMENT. The Future Land Use Map shall allocate land area to accommodate a variety of commercial uses along the east side of the Pinecrest Parkway corridor--the only area within the Village which has over time accommodated commercial development. Although the Village shall continue to promote this corridor as the Village's center for commerce, the Village shall not allow expansion of commercial development eastward into existing established residential areas designated on the Future Land Use Map for continued residential development.

Policy 1-1.2.1: General Considerations for Locating Commercial Development. The location and distribution of specific types of commercial activities shall be determined based on the following considerations:

1. Trip generation characteristics, including impact on transportation facilities and off-street parking systems, and proximity to transit facilities;

2. Location and site requirements based on specific needs of respective commercial activities, their market area, anticipated employment generation and floor area requirements;

3. Compatibility with and impact on nearby residential and other surrounding commercial activities;

4. Relationship to surrounding land uses and natural systems; and

5. Impact on existing community services and utilities, including impact on schools.

Policy 1-1.2.2: General Pattern of Commercial Land Use. In order to promote efficient flow of traffic, achieve orderly development and continue the Pinecrest tradition of maximizing opportunity for well-planned working and living areas, commercial development shall be restricted to the existing compact corridor of commercial development east of Pinecrest Parkway. Similarly, proliferation of this linear pattern of commercial development eastward ~~into area delineated on the Future Land Use Map~~ shall not be allowed~~, except for such facilities that were duly permitted and vested prior to the adoption of this Plan.~~

Policy 1-1.2.3: Improve the Image and Function of Commercial Development along Pinecrest Parkway. Commercial development decisions shall promote the function and vitality of commercial development along Pinecrest Parkway. This area serves as the commercial core of the Village, providing opportunities for retail trade, business and professional offices, as well as the operational center of Village government. Land development regulations shall be directed toward promoting and maintaining adequate parking, enhanced design of systems for access and egress, and improved open space and landscaping. The land development regulations shall also include land use provisions which effectively implement the Future Land Use Map and associated policies.

Similarly, the commercial development designations on the Land Use Map shall be regulated by performance standards and site plan review requirements in the land development regulations which shall provide a framework for managing and determining impacts of development. These regulations shall ensure that proposed development and redevelopment of commercially designated sites is well planned and adapted to the development constraints of the proposed site. For instance, the Land Development Regulations shall address issues surrounding:

- Intensity of use
- Controlled access and egress
- Off-street parking as well as safe convenient systems of Pedestrian circulation
- Natural constraints to development
- Open space preservation and maximum impervious surface
- Perimeter and internal landscaping
- Height of structures and lot coverage
- Availability of public facilities at adequate levels of service
- Adequate building setbacks
- Concurrency management
- Urban design amenities, including, but not limited to, signage controls, pedestrian amenities, landscaping improvements, and other related design features

OBJECTIVE 1-1.3: INDUSTRIAL DEVELOPMENT. The Village of Pinecrest is virtually built out and has no industrial development. Similarly, the undeveloped land is located adjacent to residential development and/or has inadequate size to accommodate industry while providing

sufficient land area to mitigate potential adverse impact of industrial operations on neighboring properties. Therefore, the Village of Pinecrest Future Land Use Map allocates no land to industrial activities.

Policy 1-1.3.1: Maintain Integrity of Future Land Use Map. The Village of Pinecrest Future Land Use Map shall continue to allocate land in a manner consistent with the economic base of the Village. The Village economic base is principally comprised of retail trade that services the Village consumer demand generated principally by single family households which comprise the dominant market within the Village. The introduction of intense industrial land uses would have a disruptive influence of the ability of the Village to maintain adequate levels of public services, preserve existing commercial markets, and continue to attract upwardly mobile single family home owners.

Policy 1-1.3.2: Planning and Management Framework. The Village of Pinecrest shall maintain land development regulations which regulate land use, density and intensity of development, and nuisance impacts of non-residential development. The Village's Future Land Use Map and land development regulations shall ensure that single family neighborhoods are protected from future encroachment by commercial or industrial development.

Policy 1-1.3.3: Pursue Nuisance Abatement Standards and Criteria. The Village Land Development Regulations include performance standards that protect residential areas from nuisance impacts of non-residential development. The Village shall maintain and enforce performance standards for managing emission of noise, air pollutants, odor, vibration, fire or explosive hazard, and glare.

OBJECTIVE 1-1.4: ACCOMMODATE PUBLIC AND SEMI-PUBLIC SERVICES. The Village's Future Land Use Map shall include appropriate allocations of land for public and semi-public services. Essential public services and infrastructure required to accommodate residential and nonresidential development shall be allowed throughout the Village when found consistent with applicable performance standards of the Land Development Regulations.

The Village shall ensure that needed public services and facilities are developed concurrent with new development. The Village shall maintain land development regulations which shall include an adequate facilities ordinance. In addition, the Village shall use the capital improvement program and budget process to consider advance acquisition of land required to provide recreation, open space, and related public benefits and shall promote joint use of Miami-Dade County School Board land for education, parks, and recreation activities.

Policy 1-1.4.1: Coordinate Public and Private Investments in Land Improvements. The Village Land Development Regulations shall maintain performance criteria which ensure that the location, scale, timing, and design of necessary public services and semi-public uses shall be closely coordinated with development activities in order to promote improvements in delivery of requisite services.

Policy 1-1.4.2: Maintain and Enforce Standards and Specifications for Design and Construction of Public and Semi-Public Services. Municipal services operated by the Village shall include planning, zoning, building and code compliance, law enforcement, and maintenance of the local streets and storm drainage system. The Village shall maintain interlocal agreements and/or contracts to ensure that municipal solid waste, potable water distribution and treatment and wastewater collection and treatment are available on a user fee basis within the Village of Pinecrest. Miami-Dade County provides fire and emergency management services.

~~The Village shall maintain and enforce criteria and specifications for the design and operation of municipal services provided by the Village in order to promote cost effectiveness and quality control consistent with all applicable Federal, State, regional, and local standards, including applicable concurrency management level of service standards. Similarly, the Village shall coordinate with providers of other municipal services to ensure that the respective municipal services are designed and maintained in a manner consistent with all applicable Federal, State, regional, and local standards, including applicable level of service standards. The Village shall maintain land development regulations which ensure that issues underlying available public services required pursuant to CH 163 Pt. II, F.S. are adequately addressed in the concurrency management and site plan review process or in other development review procedures contained in the land development regulations.~~

Policy 1-1.4.3: Provision of On-Site and Off-Site Improvements. Prior to receiving a development permit, plans for all new development shall be evaluated by the Village. Similarly, prior to receiving a development permit, the applicant's plans must incorporate necessary on- and off-site improvements or equitable contributions in lieu thereof which are required as part of a development application pursuant to the Comprehensive Plan or any other requirement of the Village or applicable laws or administrative rules, as exist or as may hereinafter be amended. Plans for the provision of supportive facilities, services, or other improvements (or equitable contributions in lieu thereof), as required by law, shall be agreed to by the applicant prior to Village approval of a development petition. All construction of facilities required to be in place prior to issuance of a development permit shall be in place as agreed upon prior to issuance of a development permit. The intent of this policy is that all development applications include a satisfactory plan providing for the development of required on-site and off-site improvements, or equitable contribution in lieu thereof, in order to ensure that the Village of Pinecrest does not assume unanticipated fiscal liabilities for facilities and services needed to service proposed private development.

OBJECTIVE 1-1.5: DEVELOP A DISTINCTIVE VILLAGE CHARACTER AND SENSE OF PLACE. The Village shall pursue projects that promote a distinctive Village character and a sense of place as directed by the following policies:

Policy 1-1.5.1: Tree Canopies along Thoroughfares. The Village Council has established an annual capital fund to assist in creating and maintaining a shade tree canopy along thoroughfares in order to replace trees lost during storms and hurricanes and to introduce color, and shall implement an understory tree planting program that introduces smaller native trees between the larger canopy street trees. Encourage planting of native pine trees and South Florida Slash Pines consistent with the "Bringing Pines Back to Pinecrest" initiative.

Policy 1-1.5.2: Adopt a Tree Program to Promote Shade Trees Within Public Easements. The Village shall maintain a program for purchase of canopy and flowering trees to replace trees, as needed, to introduce color along public easements, and maintain the Tree City USA status. The Village shall sell canopy trees to Village residents and the business community at cost in order to promote this initiative. The program shall require that participants in the program accept responsibility for maintaining impacted public easements.

Policy 1-1.5.3: Roadway Corridor Landscape Beautification. The Village Council shall encourage Village homeowner associations and civic groups, through "adopt a" programs, to adopt ~~a major corridor~~ major corridors, strategic intersection, subdivision entryways, and other special areas for landscaping and perpetual maintenance. The Village shall facilitate the purchase of landscaping material. Similarly, such projects shall be coordinated through the Village Public Works Department to ensure that all such initiatives are consistent with the overall scheme for landscaping within the Village.

Policy 1-1.5.4: Promoting Village Identity through Municipal and Street Signage. The Village shall maintain all street signs that promote Village identity, knowledge of Village boundaries, and sense of community.

Policy 1-1.5.5: Linking Village Focal Points with Pedestrian-ways and Bike-ways. The Village shall assign priorities and consider allocating funds for constructing and maintaining pedestrian-ways and bike-ways along the corridors which link Village residents with focal points within the Village, including schools, parks, places of worship, and the Village commercial center along Pinecrest Parkway while being sensitive to the preservation of mature street trees.

Policy 1-1.5.6: Street Furniture. Consider adopting one or more standard designs for street furniture, which may include but are not limited to, street light fixtures, benches, planters, bus stops, waste receptacles and traffic signal mast arms to promote the Village identity and sense of place.

Policy 1-1.5.7: Estate Lots. Preservation of estate lots is important to the overall character and built environment of the Village of Pinecrest. The Village shall, through the future land use map and land development regulations, ensure that Estate Lots, as established, are preserved.

OBJECTIVE 1-1.6: ACQUISITION OF LAND TO FURTHER THE FUNCTION AND FORM OF THE VILLAGE. The Village shall acquire land necessary for fulfilling vital Village functions. The land acquisitions shall be strategically located in order to maximize accessibility to populations served. Development of the acquired sites shall be consistent with specific plans designed to:

- Achieve cost efficiency;
- Fulfill the spatial and functional needs of the intended uses;
- Enhance the appearance of the Village; and
- Establish highly visible Village focal points which reinforce a sense of community.

~~**Policy 1-1.6.1: Interlocal Agreement for Joint School/Park Sites.** The Village shall consider~~

~~whether to renegotiate interlocal agreements with the Miami-Dade County School Board to implement recreation facilities at one or more of the following sites: Pinecrest Elementary School; Palmetto Elementary and Middle School site; and/or Miami Palmetto Senior High School.~~

~~**Policy 1-1.6.2: Village Management and Service Center.** The Village shall conduct a land and facilities space study focused on existing and projected future Village needs for land and building area, as well as ongoing existing facility maintenance, required to accommodate Village Hall functions and essential facilities, including administrative, service, public works, and code compliance operations; Council meetings and public forums; parking and other accessory facilities.~~

~~The study shall also consider land and facility needs for law enforcement operations, and possibly fire protection and rescue department.~~

Policy ~~1-1.6.3~~ 1-1.6.1: Land Acquisition. Investigate fiscally responsible land acquisition opportunities that would, among other things, allow for the potential creation of pocket parks compatible with the surrounding area; provide additional play fields; provide for land and resource conservation; and/or create water access opportunities for recreational purposes.

OBJECTIVE 1-1.7: PROMOTE VILLAGE APPEARANCE, NATURAL AMENITIES AND URBAN DESIGN PRINCIPLES. The Land Development Regulations shall ensure, to the extent lawful, that public and private improvements, especially improvements adjacent to major transportation corridors and major activity centers such as the Pinecrest Parkway commercial corridor and multi-family developments, public parks and other public/semi-public grounds and institutions are managed and enhanced through application of the site plan review process.

Policy 1-1.7.1: Reinforce and Enhance the Village's Community Appearance. Major physical attributes within the Village shall be preserved through application of design review standards and management of signs, landscaping, open space preservation, tree protection, and other urban design amenities. Special emphasis shall be placed on preserving and/or improving the character of major natural and man-made corridors, including the waterways or major drainage corridors, and major transportation corridors which serve as a focal point for the motoring public.

Policy 1-1.7.2: Pinecrest Parkway Vision Plan. Pursue implementation of the consensus aspects of the Pinecrest Parkway Vision Plan, as well as future considerations for expanding the district through the revision of the Land Development Regulations. The Future Land Use Map ~~shall~~ may be amended to include future expansion of the existing Pinecrest Business Alternative District ~~adjacent to Kendall Drive and establishment of new Pinecrest Business Alternative Districts adjacent to SW 104 Street and SW 136 Street~~.

Policy ~~1-1.7.2~~ 1-1.7.3: Code Enforcement. Maintain high quality code enforcement for residential and commercial properties without impinging on property rights and continue to enforce maintenance requirements to maintain the reasonable appearance of vacant and foreclosed homes.

Policy ~~1-1.7.3~~ 1-1.7.4: Art in Public Places. On an ongoing basis, identify opportunities for art in public places including the commercial district. Consider adopting an Art in Public Places Ordinance to provide a partial funding source for art installations in the Village.

Policy ~~1-1.7.4~~ 1-1.7.5: Landscape Requirements. Review the Land Development Regulations to find opportunities to encourage or require more landscaping of the commercial corridor and to incorporate Crime Prevention Though Environmental Design (CPTED) principles into the landscape and Land Development Regulations for both commercial and residential properties.

Policy ~~1-1.7.5~~ 1-1.7.6: Landmarks and Gateway Features: Consider enhancing the sense of place in the Village by establishing landmarks or gateway features at key locations. Examples of potential features could include fountains, pavement differentiation and other improvements as presented in the Pinecrest Parkway Vision Plan.

§1-2: FUTURE LAND USE MAP

GOAL 1-2: MAINTAIN AND MANAGE A FUTURE LAND USE MAP. The Future Land Use Map (FLUM) series, Maps I-1 through I-4 herein, reflect Village policy for managing the allocation of future land use. The FLUM series (base year ~~2030~~2050) is supported by the Comprehensive Plan Data Inventory and Analysis (~~2015~~2025). Land use designations on the FLUM have been allocated pursuant to Comprehensive Plan Goals, Objectives and Policies, together with analysis of population, housing and land resources. The process of allocating these land use designations has considered the need to conserve open space and natural resources, maximize utility of existing infrastructure, recognize infrastructure limitations, and conserve fiscal resources.

OBJECTIVE 1-2.1: FUTURE LAND USE MAP SERIES. The Future Land Use Map (FLUM) series shall be Maps I-1 through I-4. The Future Land Use Map Policy Designations, Map I-1, shall depict the proposed distribution, extent and location of land uses for the year ~~2030~~2050. Maps I-2, I-3 and 1-4 of the FLUM Series shall denote natural resources to be conserved through plan implementation, including soils, vegetative communities, and the 100 year flood plain. Map I-5 indicates community facilities, including recreation resources. The Village has no industrial activity centers. The FLUM series identifies official land use policy and presents a composite perspective of the range of density and intensity of future development which may occur on specific lots and parcels of land within the Village.

Future Land Use Designation	Abbreviated Uses (see policy for more direct intended uses)	Density	Intensity (abbr.)	Cross-Reference Policy
Residential Estate: EU-1C	Detached single family (Estate)	One unit per two and one half gross acres	N/A	Policy 1-2.2.1
Residential Estate: EU-1	Detached single family (Estate)	One unit per gross acre	N/A	Policy 1-2.2.1
Residential Suburban Estate: EU-S	Detached single family	One unit per 25,000 gross square feet	N/A	Policy 1-2.2.1
Residential Modified Estate: EU-M	Detached single family	One unit per 15,000 net square feet	N/A	Policy 1-2.2.1
Residential Single Family: RU-1	Detached single family	One unit per 7,500 net square feet	N/A	Policy 1-2.2.1
Residential Duplex: RU-2	Attached single family, two units	One two family structure per 7,500 net square feet	N/A	Policy 1-2.2.1
Residential Multi-family Moderate Density: RU-3M	Multi-family (townhomes, attached single family)	Twelve and nine-tenths (12.9) units per net acre	0.40 FAR (1 Story), increased by 0.11 FAR for each additional story	Policy 1-2.2.2
Residential Multi-family Low-Medium Density: RU-4L	Multi-family (townhomes, apartments)	Twenty-three (23) units per net acre	0.40 FAR (1 Story), increased by 0.11 FAR for each additional story	Policy 1-2.2.2
Residential Multi-family Medium-High Density: RU-4M	Multi-family	Thirty-six (36) units per net acre	0.40 FAR (1 Story), increased by 0.11 FAR for each additional story	Policy 1-2.2.2
Residential Multi-family High Density: RU-4	Multi-family	Fifty (50) units per net acre [1, 2]	0.40 FAR (1 Story), increased by 0.11 FAR for each additional story	Policy 1-2.2.2
Office Development (RU-5)	Business and professional offices	50 units per net acre	0.40 FAR (1 Story), increased by 0.11 FAR for each additional story	Policy 1-2.3.1
Restricted Business Development (BU-1)	Offices, restricted commerical retail, personal services	N/A	0.40 FAR (1 Story), increased by 0.11 FAR for each additional story	Policy 1-2.3.2
General Business Development (BU-1A)	BU-1 and moderately intensive specialized commercial facilities	N/A	0.40 FAR (1 Story), increased by 0.11 FAR for each additional story	Policy 1-2.3.3
Special Business Development (BU-2)	BU-1A and larger business establishments, commercial, or offices	N/A	0.40 FAR (1 Story), increased by 0.11 FAR for each additional story	Policy 1-2.3.4
Intensive Business Development (BU-3)	Large scale businesses to serve larger region	N/A	0.40 FAR (1 Story), increased by 0.11 FAR for each additional story	Policy 1-2.3.5
Pinecrest Business Alternative District (PBAD)	Commercial and office; Mixed-use commerical and residential (by conditional use)	Thirty-five (35) units per net acre	0.40 for a one-story building, 0.51 for a two-story building, 0.70 for a three-story building, and 1.0 for a four-story building	Objective 1-2.4

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Policy 1-2.1.1: Density. Density shall be determined by dividing the "maximum allowable units per acre" by the "net acres assigned to residential development" (i.e. dwelling units/residential land acres). All residential densities denoted on the Future Land Use Map stipulate the maximum densities permitted for development on the land. In calculating residential density land area shall only include contiguous land area proposed for residential development which is under unity of title. Density for estates assigned an EU-1C, EU-1, or EU-S land use designation shall be based on gross density. Gross residential acreage for determining estate density shall include the land area assigned to residential use plus one-half of the adjacent right-of-way. Net residential densities shall not include any right-of-way.

Policy 1-2.1.2: Floor Area Ratio. Floor Area Ratio (FAR) refers to the total floor area of a building(s) on any lot, parcel, or site. FAR shall be defined as the total square feet of gross floor area on a lot, parcel or building site under unity of title divided by the total square feet of land area comprising the lot, parcel or building site. FAR computations shall include all uses on the lot, parcel or site, including both residential and non-residential floor area. Parking structures as well as enclosed or non-enclosed malls shall not count as part of the floor area, but shall be counted in computing building height and number of stories.

Policy 1-2.1.3: Restrictions on Density and Intensity of Development. The maximum range of density and/or intensity (FAR) stated in the Comprehensive Plan and in the Land Development Regulations shall be constrained by quantitative and qualitative criteria included in the Comprehensive Plan and Land Development Regulations, including but not limited to, such factors as minimum open space; concurrency management and level of service standards for transportation; storm water management and other public facilities and services; off-street parking and internal circulation; height restrictions; landscaping; impacts on schools; and other on- and off-site improvements and design amenities required to achieve land use compatibility. In addition, natural constraints such as the shape and natural features of a site often present obstacles to achieving the maximum density and/or intensity delineated on the adopted Comprehensive Plan Future Land Use Map.

Policy 1-2.1.4: Land Development Regulations to Distinguish between Permitted Uses and Conditional Uses. The Land Development Regulations shall provide performance criteria which shall address:

- Stormwater Management
- Floodplain Protection
- Minimum Open Space Criteria
- Perimeter Landscaping
- Preservation of Wetlands
- Concurrency Management System
- Recreation Land and Facilities
- Screening and Buffering
- Erosion and Sedimentation Control
- Protection of Flora and Fauna
- Impact on Schools

The Land Development Regulations shall provide a distinction between:

- Permitted uses which shall be reviewed administratively for compliance with performance criteria cited above prior to release of a development order; and
- Conditional uses with a potential impact extending beyond the immediate environs and which shall meet performance criteria as well as special conditional use criteria prior to Village approval after a public hearing.

OBJECTIVE 1-2.2: MANAGING RESIDENTIAL DEVELOPMENT. Map I-1, identifies future land use policy, by designating maximum residential density, based on the following considerations: past and projected future population and housing trends and characteristics; maintenance and conservation of quality residential environments; preservation of environmentally fragile natural systems; protection of established high value single family residential areas from encroachment by multiple family and commercial development; provision for smooth transition in residential densities; and assurance and maintenance of adequate transportation and infrastructure systems. All future development or redevelopment of land assigned a residential designation, regardless of the specified density shall be consistent with the Comprehensive Plan and the Land Development Regulations. No lands designated for residential development on the Future Land Use Map shall include transient accommodations. The Village shall adopt Land Development Regulations with performance criteria for managing development as set forth in §1-2. Where found consistent with the Land Development Regulations, essential supportive infrastructure consistent with applicable performance criteria in the Land Development Regulations may be located within areas designated for residential development on the Future Land Use Map if found consistent with Land Development Regulations criteria.

Policy 1-2.2.1: Low Density Residential Development. The following table denotes Future Land Use Map designations for low density residential development. Each land use designation establishes a specific maximum density for land so designated. The densities prescribed are assigned to:

- Protect the quality and character of residential estates and single family neighborhoods from encroachment by incompatible development;
- Promote compatibility with natural features of the land;
- Preserve open space;
- Achieve and maintain densities compatible with existing and future development;
- Minimize burden on public services and facilities.

LOW DENSITY RESIDENTIAL DESIGNATION	MAXIMUM DENSITY ALLOWED
Residential Estate: EU-1C	One unit per two and one half gross acres
Residential Estate: EU-1	One unit per gross acre
Residential Suburban Estate: EU-S	One unit per 25,000 gross square feet
Residential Modified Estate: EU-M	One unit per 15,000 net square feet
Residential Single Family: RU-1	One unit per 7,500 net square feet
Residential Duplex: RU-2	One two family structure per 7,500 net square feet

Policy 1-2.2.2: Multi-Family Residential Development. The following table denotes the Future Land Use Map designations for multi-family residential development by density, including townhouse development which meets the performance criteria which shall be included in the Land Development Regulations. The density describes the maximum allowable residential density. The densities prescribed are assigned to:

- Provide opportunities for medium, medium-high and high density multiple family development with a threshold consistent with the needs and values of the Village population;
- Preserve open space;
- Achieve and maintain densities which are compatible with existing and anticipated future developments;

- Promote compatibility with natural features of the land; and
- Minimize burden on supportive public services and facilities within the area.

MULTI-FAMILY RESIDENTIAL DESIGNATIONS	MAXIMUM NET DENSITY ALLOWED
Residential Multi-family Moderate Density: RU-3M	Twelve and nine-tenths (12.9) units per net acre
Residential Multi-family Low-Medium Density: RU-4L	Twenty-three (23) units per net acre
Residential Multi-family Medium-High Density: RU-4M	Thirty-six (36) units per net acre
Residential Multi-family High Density: RU-4	Fifty (50) units per net acre [1, ~~2~~]

[1] The RU-4 property described as Southwest 100 Street and adjacent parcel; further described as Tracts 1 and 2, Block 1, Section 1, Corrected Plat of Flagler Grove Estates, as recorded in Plat Book No. 40, Page No. 71 of the Miami Dade Property Appraisers Office (Folio Numbers 20-5002-008-0020 and 20-5002-008-0010), amended by Village Council on July 12, 2011 from EU-1 (Residential Estate) to RU-4 (Residential Multi-Family High Density) is limited in density pursuant to Ordinance 2011-6 to Nine (9) and three-tenths (3/10) dwelling units per acre net density.

Any future medium, medium-high, or high density residential development proposal requiring a site specific Future Land Use Map amendment to a medium density, medium-high or high density residential designation must be found consistent with the following criteria:

- The site accommodating the proposed plan amendment shall, if developed to the allowable density threshold, preserve the stability of established residential areas adjacent to the proposed development by maintaining similar densities, site amenities, landscaping, screening and buffer areas.
- The site of the proposed plan amendment shall, if developed to the allowable density threshold, provide a land use pattern that evidences a smooth transition in density and/or intensity.
- Sites designated for medium and/or high density residential development should be located adjacent to the Pinecrest Parkway corridor, existing commercial development, and/or other existing multi-family development.
- Sites designated for medium, medium-high, and/or high density residential development must provide adequate on- and off-site improvements consistent with provisions of the Land Development Regulations, including, but not limited to, compliance with concurrency management requirements.

Policy 1-2.2.3: Floor Area Ratio. The intensity of multi-family residential development shall be further regulated pursuant to floor area ratios herein stated. The maximum floor area ratio for multi-family development shall be 0.40 at one (1) story and shall be increased by 0.11 for each additional story. Parking structures shall not count as part of the floor area, but shall be counted in computing building height and number of stories. The Land Development Regulations shall establish maximum building height, lot coverage, other size and dimension regulations, as well as performance criteria to be applied in order to achieve objectives and policies of the Comprehensive Plan.

OBJECTIVE 1-2.3: MANAGING LOCATION OF COMMERCIAL DEVELOPMENT. Map I-1, identifying future land use policy, shall designate commercial development based on the following considerations:

- Existing and desired future trends in commercial land development within the Village and its environs;
- Require that commercial development be consistent with the Village Comprehensive Plan and the Land Development Regulations.
- Maintain the existing compact linear commercial core that serves the Village;
- Protect environmentally sensitive natural systems, especially water resources, including adherence to storm water management policies designed to preserve water quality in the man-made canals east of the commercial area;
- Provide and maintain transportation and infrastructure system improvements;
- Establish a basis for regulating the location, intensity, scale, and design of commercial development; and
- Ensure that future commercial development shall not encroach eastward into established residential areas.

The Future Land Use Map shall indicate land for the following commercial land use:

1) Office Development [RU-5];
2) Restricted Business Development [BU-1];
3) General Business Development [BU-1A];
4) Special Business Development [BU-2];
5) Intensive Business Development [BU-3];
6) Pinecrest Business Alternative [PBAD].

Except in the Office (RU-5) land use designation, and except within the Pinecrest Business Alternative District, the Village shall not allow residential development to occur in areas designated for commercial development since the Village has a relatively limited amount of land adaptive to commercial development and it is imperative to the economic stability of the Village to maintain its existing commercial core. Essential supportive infrastructure may be located within areas designated for commercial development on the Future Land Use Map, upon a finding by the Village that such uses are consistent with the Land Development Regulations, including applicable conditional use and performance criteria. The Land Development Regulations shall provide use regulations and performance criteria for regulating the location, intensity, scale, and design of commercial development, and mixed-use (residential/office/commercial) development as well as performance criteria for managing impacts identified in §1-2.

Policy 1-2.3.1: Office Development (RU-5). The Future Land Use Map office (RU-5) designation is designed to accommodate business and professional offices and customary accessory uses which are subordinate and incidental to the principal office use.

Policy 1-2.3.2: Restricted Commercial Development (BU-1). The Future Land Use Map Restricted Business (BU-1) designation is intended to accommodate offices; restricted commercial retail and personal service establishments with limited inventory of goods; restaurants; and other neighborhood commercial uses which comply with the Comprehensive Plan and more definitive regulations governing specific uses which shall be included in the Land Development Regulations. Business activities in areas designated BU-1 shall include offices and businesses primarily serving the following markets: Village residential markets and other residential markets in the immediate vicinity as opposed

to area-wide or regional markets; specialized markets with customized market demands; and employee demands generated by businesses in the immediate vicinity.

Policy 1-2.3.3: General Business Development (BU-1A). The Future Land Use Map General Business (BU-1A) designation is intended to accommodate uses included within the Restricted Business (BU-1) designation as well as moderately intensive specialized commercial facilities which may serve several neighborhoods. The land development regulations shall identify the specialized businesses which may be accommodated in the BU-1A district, including conditional uses.

Policy 1-2.3.4: Special Business Development (BU-2). The Future Land Use Map Special Business (BU-2) designation is intended to accommodate all uses included within the General Business (BU-1A) designation as well as larger business establishments serving the needs of markets that transcend the boundaries of the Village. In addition to the uses provided for in the BU-1A designated areas, the BU-2 designation includes larger scale commercial or office facilities and other commercial uses with potential impacts that are more intensive than typical BU-1A commercial uses. The land development regulations shall identify the specialized businesses which may be accommodated in the BU-2 district, including conditional uses.

Policy 1-2.3.5: Intensive Business Development (BU-3). The Future Land Use Map Intensive Business (BU-3) designation is intended to accommodate all uses included within the Special Business (BU-3) designation as well as large scale businesses with potential impacts that are more intensive than typical BU-1A commercial uses. The land development regulations shall identify commercial uses, including conditional uses. The Intensive Business (BU-3) designation is not intended to accommodate manufacturing of goods or other activities which may generate nuisance impacts, including glare, smoke or other air pollutants, noise, vibration or major fire hazards, or other impacts generally associated with more intensive industrial uses.

Policy 1-2.3.6: Intensity of Commercial Development (RU-5, BU-1, BU-1A, BU-2, and BU-3). The intensity of development within the land use designation cited in this subsection shall be measured and regulated pursuant to floor area ratios herein stated. The maximum floor area ratio for any land use within an area designated RU-5, BU-1, BU-1A, BU-2, or BU-3 on the Future Land Use Map shall be 0.40 at one (1) story and shall be increased by 0.11 for each additional story. Parking structures shall not count as part of the floor area, but shall be counted in computing building height and number of stories. Enclosed or non-enclosed mall areas shall not count as part of the floor area in computing floor area ratios. The Land Development Regulations shall establish maximum building height, lot coverage, other size and dimension regulations, as well as performance criteria required to assist in achieving goals, objectives, and policies of the Comprehensive Plan.

Policy 1-2.3.7: Mixed-use (Residential/Office/Commercial). Mixed-Use commercial and residential development shall be permitted within the designated Pinecrest Business Alternative Districts (PBAD), limited to the commercial zoning districts adjacent to the Metrorail and Bus Rapid Transit stations, as indicated on the Future Land Use Map of the Comprehensive Development Master Plan and on the Village's Official Zoning Map. All mixed-use development within the PBAD shall be

subject to review as a Conditionally Permitted Use by the Village Council, consistent with planning and design requirements of the Village's Land Development Regulations and consensus aspects of the Pinecrest Parkway (US 1) Vision Plan (2012) and Pinecrest Parkway (US 1) Vision Plan Update (2022).

Policy 1-2.3.8: Reconfiguring Commercial Development Along Pinecrest Parkway. As Pinecrest Parkway is the front entrance to the Village, the Village shall evaluate different methods for enhancing its commercial frontage and reconfiguring buildings and parking such that structures are built closer to the corridor.

Objective ~~1-3.12~~ 1-2.4: PINECREST BUSINESS ALTERNATIVE DISTRICT. Promote transit friendly development for those properties abutting Pinecrest Parkway (US I), as identified on the Future Land Use Map. Amend the Village's Land Development Regulations to implement consensus aspects of the Pinecrest Parkway (US 1) Vision Plan adopted in 2012 and the Pinecrest Parkway (US 1) Vision Plan Update adopted in 2022. The Pinecrest Business Alternative District (PBAD) is provided as an alternative to the Future Land Use Map (FLUM) categories in order to promote the following: improved transit ridership; increased pedestrian activity; reduced automobile reliance; and the establishment of mixed use and the creation of a defined sense of place. Property owners may take advantage of setback and design incentives allowed by the PBAD. Notwithstanding the density and intensity provisions set forth under Future Land Use Objective 1-2.2., development shall be in accordance with the requirements of the PBAD. The Pinecrest Business Alternative District regulations shall conform to the following principles and guidelines: (Village of Pinecrest Ordinances 2002-4, 2002-9)

Policy ~~1-3.12.1~~1-2.4.1: Density and Intensity: The maximum floor area ratio as a matter of right shall not exceed 0.40 for a one-story building, 0.51 for a two-story building, 0.70 for a three-story building, and 1.0 for a four-story building.

All off street parking area in a garage shall be excluded from the floor area ratio requirement. (Village of Pinecrest Ordinances 2002-4, 2002-9)

Maximum residential density within an approved Mixed Use development in the PBAD shall be 35 dwelling units per acre.

Policy ~~1-3.12.2~~ 1-2.4.2 Mixed-Use: First floor retail shall be encouraged within the PBAD. For projects incorporating both residential and non-residential development, acreage shall be allocated for each use at the maximum allowance and shall be applied cumulatively so the same acreage does not apply to both uses. (Village of Pinecrest Ordinances 2002-4, 2002-9)

Policy ~~1-3.12.3~~ 1-2.4.3 Parking: Parking shall be consistent with the Land Development Regulations. Off street parking areas shall be designed so that the means ofingress and egress are limited to the minimum number of curb cuts for all adjacent streets. (Village of Pinecrest Ordinances 2002-4, 2002-9)

Policy ~~1-3.12.4~~ 1-2.4.4 Allowable uses: Uses shall be consistent with the Land Development Regulations and should prohibit vehicular dependent transactional uses (such as but not limited to automobile drive through facilities, service stations, car wash and banks with drive-thru windows) while allowing commercial and office uses as permitted uses, and mixed-use residential commercial and office uses as conditional uses. Where possible, ground floor uses shall be retail, restaurant or supportive uses for the project. (Village of Pinecrest Ordinances 2002-4, 2002-9)

Policy ~~1-3.12.5~~ 1-2.4.5 Setback requirements: Setback requirements shall be reviewed on a site-by-site basis with regard to adjacent residential properties and should provide a progressive rear setback requiring each additional floor to move away from the residential properties and where roof parapets systems are facing the residential area proper screening by means of vegetation, trellis systems or other ornamental screening concepts shall be used. (Village of Pinecrest Ordinances 2002-4, 2002-9)

Policy ~~1-3.12.6~~ 1-2.4.6 Building Height: The maximum building height for mixed use development within the PBAD shall be as limited in the Land Development Regulations. This height requirement shall be adjusted to conform to a progressive rear setback starting at grade and applied at each additional floor or story from residential properties. (Village of Pinecrest Ordinances 2002-4, 2002-9)

Policy ~~1-3.12.7~~ 1-2.4.7 Lot Assemblage: Lot assemblage shall be encouraged in order to provide maximum flexibility in design. (Village of Pinecrest Ordinances 2002-4, 2002-9)

Policy ~~1-3.12.8~~ 1-2.4.8 Aesthetics: In order to ensure attractive and well-designed development that creates a sense of place, the PBAD shall include an illustrated code that graphically depicts design requirements consistent with the criteria in the PBAD. (Village of Pinecrest Ordinances 2002-4, 2002-9)

Policy ~~1-3.12.9~~ 1-2.4.9 Map: Properties located within the Pinecrest Business Alternative District, identified on the attached map, entitled, "Proposed Future Land Use Map Amendments" shall be contained in the PBAD and identified on the Future Land Use Map of the Comprehensive Development Master Plan.

OBJECTIVE ~~1-2.4~~ 1-2.5: MANAGING LAND FOR PUBLIC AND SEMI-PUBLIC SERVICES (PS). The Future Land Use Map I-1 shall indicate land for public and semi-public land use activities based on the following considerations:

- Accommodating the land needs of existing public and semi-public land uses within the Village;
- Provision, maintenance, and conservation of quality public services required to meet the needs of existing and projected future population magnitude, distribution, and characteristics;
- Protect established residential areas from encroachment by non-residential development;
- Ensure compatibility with adjacent land uses to the greatest practical extent by providing landscaping and buffer areas to protect adjacent residential development from the off-site

impacts of public and semi-public land uses;
- Provision and maintenance of transportation and infrastructure system improvements.

All future development or redevelopment of land assigned a PS land use designation shall be consistent with the Comprehensive Plan and the Land Development Regulations. The Land Development Regulations shall provide use regulations and performance criteria for regulating public and semi-public uses, including development impacts identified in §1-2. The Land Development Regulations shall include an overlay district for essential government services to be located on land owned in fee simple by the government.

Policy ~~1-2.4.1~~ 1-2.5.1: Public Service and Semi-Public Land Use Designation (PS). The public and semi-public service institutional (PS) land use designation is intended to accommodate existing public and semi-public services including: governmental administration buildings; public schools and not-for-profit educational institutions; hospital facilities and supportive health care units; arts

and cultural or civic facilities; essential public services, facilities, and utilities; fire and emergency operation facilities; places of worship and accessory facilities, including cemeteries; and other similar activities as identified in the Land Development Regulations. Lands designated PS shall contain sufficient acreage and open space and shall be properly screened and buffered in order to minimize potential adverse impacts on adjacent land uses. The Village shall monitor the need for additional land area for public and semi-public land uses to meet the changing needs of the Village.

Policy ~~1-2. 4.2~~ 1-2.5.2: Intensity of Public and Semi-Public Land Uses. The intensity of public and semi-public land uses shall be measured and regulated pursuant to floor area ratios herein stated. The maximum floor area ratio for any land use within an area designated PS on the Future Land Use Map shall be 0.40 at one (1) story and shall be increased by 0.11 for each additional story. Parking structures shall not count as part of the floor area, but shall be counted in computing building height and number of stories. The Land Development Regulations shall establish maximum building height, lot coverage, maximum lot coverage, and other size and dimension regulations required to assist in achieving Comprehensive Plan goals, objectives, and policies.

OBJECTIVE ~~1-2.5~~ 1.2.6: INDICATE LAND FOR PUBLIC AND PRIVATE PARKS AND RECREATION FACILITIES (PR). The Future Land Use Map I-1 shall indicate land for public and private parks and recreation facilities, including open space systems based on the following considerations:

- Accommodating the land needs of existing public and private parks and recreation facilities, including open space systems;
- Provision, maintenance, and conservation of quality parks and recreation facilities required to meet the needs of existing and future population.
- Preserve unique natural resources and areas of historic significance;
- Protect established residential areas from encroachment by non-residential development;
- Ensure compatibility with adjacent land uses to the greatest practical extent by providing

landscaping and buffer areas to protect adjacent residential development from the off-site impacts of parks and recreation facilities;
- Provision and maintenance of transportation and infrastructure system improvements.

All future development or redevelopment of land assigned a PR designation shall be consistent with the Comprehensive Plan and the Land Development Regulations. The Land Development Regulations shall provide performance standards for regulating all development within the Village, including parks and recreation facilities, including development impacts identified in §1-2.

Policy ~~1-2.5~~ 1.2.6.1: Public and Private Parks and Recreation Facilities (PR). The Public and Private Parks and Recreation facilities (PR) land use designation is intended to accommodate existing ~~public and semi-public services~~ public and private parks and recreation facilities. Lands designated PR shall contain sufficient acreage and open space and shall be properly screened and buffered in order to minimize potential adverse impacts on adjacent land uses. The Village shall monitor the need for additional land area for public and private parks and recreation facilities to meet the changing needs of the Village.

Policy ~~1-2. 5.2~~ 1.2.6.2: Intensity of Public and Private Parks and Recreation Facilities. The intensity of park and recreation land uses shall be measured and regulated pursuant to floor area ratios herein stated. The maximum floor area ratio for any land use within an area designated PR on the Future Land Use Map shall be 0.40 at one (1) story and shall be increased by 0.11 for each additional story. Parking structures shall not count as part of the floor area, but shall be counted in computing building height and number of stories. The Land Development Regulations shall establish maximum building height, lot coverage, and other size and dimension regulations to achieve objectives stated in Objectives 1-2.4.

OBJECTIVE ~~1-2.6~~ 1.2.7: MANAGING CONSERVATION RESOURCES. The Future Land Use Map shall identify lands that are environmentally fragile natural resources for long term preservation by designating them as "Conservation." Environmentally fragile natural resources shall be referred to as conservation resources. The protection and preservation of conservation resources shall be achieved through the implementation of the following policies:

Policy ~~1-2.6.1~~ 1.2.7.1: Conservation Designation (C). The Future Land Use Map (FLUM) shall designate lands that are conservation resources as "Conservation." It is the intent of the "Conservation" land use designation to provide for the long term protection and preservation of environmentally sensitive natural resource systems. If it is impractical to designate the area containing conservation resources as Conservation due to size, location, private ownership or other factors, the Village shall have the option of obtaining a conservation easement from the property owner(s) to protect the area. Areas covered by a conservation easement shall be treated the same as areas designated as Conservation on the FLUM.

No development is permitted within "Conservation" designated areas, except where State and/or Federal agencies have jurisdiction allowing development rights. The applicant shall bear the burden of proof in determining that development shall not adversely impact conservation resources. Where the State and Federal governments allow development rights within conservation areas, the density shall in no case exceed one (1) unit per ten acres. In addition, site alteration shall be limited to ten (10) percent of the entire site.

Policy ~~1.2.6.2~~ 1.2.7.2: Regulatory Framework for Preserving Conservation Resources. The Land Development Regulations shall incorporate a regulatory framework for ensuring preservation of "Conservation" designated lands. The Land Development Regulations shall include performance criteria for preserving the value and function of conservation resources pursuant to the Comprehensive Plan goals, objectives, and policies within the Future Land Use and Conservation elements. Such regulations shall be consistent with Federal and State regulatory policy affecting specific parcels. The subdivision and site plan review processes shall incorporate procedures for ensuring effective management of such natural resources.

Policy ~~1.2.6.3~~ 1.2.7.3: Annexation of Areas Which Contain Conservation Resources. The Village of Pinecrest shall designate any annexed lands that contain conservation resources as Conservation on the Future Land Use Map.

OBJECTIVE ~~1.2.7~~ 1.2.8: ANNEXATION STUDY. The Village of Pinecrest acknowledges a need to prevent urban sprawl and disjointed urban service delivery systems. In addition, the Village desires to develop a plan for managing potential annexation. Therefore, as opportunities arise and upon the direction of the Village Council, the Village of Pinecrest shall prepare annexation studies which analyze~~s~~ the potential for incorporating areas contiguous to the Village of Pinecrest. These studies shall document issues surrounding potential annexation in order to achieve more logical, cost effective management and operational systems for providing infrastructure and public services to the unincorporated area surrounding the Village.

Policy ~~1.2.7.1~~ 1.2.8.1: Countywide Incorporation/Annexation Policy. Monitor through Miami-Dade League of Cities the establishment of countywide incorporation/annexation policy.

~~**§1-3: LAND USE ELEMENT IMPLEMENTATION.**~~

GOAL 1-3: IMPLEMENTING LAND USE GOALS AND OBJECTIVES. Continue to monitor and evaluate development and resource conservation within the Village pursuant to goals and objectives of the Comprehensive Plan Land Use Element and carry out an effective implementation program as herein established.

~~**OBJECTIVE 1-3.1: CONCURRENCY MANAGEMENT.** The concurrency management system presented in Objective 8-1.4 and 8-1.5, Policies 8-1.4.1 and 8.1.5.1 and integrated in Appendix A of Chapter 8 shall be an integral part of the Future Land Use Element and shall be binding performance criteria to which all new development shall comply. The Village shall maintain a Concurrency Management Program as part of the Land Development Regulations. Pursuant to Ch. 163. F.S., the Village of Pinecrest shall issue no development order or permit for development unless the applicant provides narrative and graphic information demonstrating to the satisfaction of the Village that public facilities required by the subject development shall be in place concurrent with the impacts of development. Furthermore, the applicant shall assure that the facilities operate at or above adopted levels of service standards. The applicant's narrative and graphic information shall also demonstrate that the subject development shall not reduce the levels of service (LOS) associated with public facilities serving the development below adopted LOS standards.~~

~~**Policy 1-3.1.1: Resolving Concurrency Issues.** Procedures for resolving concurrency management issues are stipulated in the Capital Improvement Element under Concurrency Management System.~~

~~**Policy 1-3.1.2: School Concurrency Policy.** Pursuant to Section 163.31777, F.S., the Village's Land Development Regulations shall have a school concurrency policy that requires school facilities to be in place or under construction within 3 years following approval of a site plan or subdivision.~~

~~**Policy 1-3.1.31: Methodology for Calculating Fair-share Mitigation in Transportation Concurrency.** The Village's Land Development Regulations shall include a methodology for calculating fair-share mitigation in the Village's transportation concurrency system.~~

~~**Policy 1-3.1.31: Water Supply Facilities.** Coordinate future changes of land use with the availability of water supplies and water supply facilities to ensure all existing and future developments will have adequate water to service development.~~

~~**Policy 1-3.1.32: Concurrency Management.** Prior to the approval of a development order, the Village shall implement its concurrency management system for all applicable services including potable water and sanitary sewer to ensure adequate water supplies and facilities are available to serve new development.~~

OBJECTIVE ~~1-3.2~~ 1-3.1: MANAGE AND COORDINATE FUTURE LAND USE DECISIONS. The Village shall enforce Land Development Regulations which ensure that land development activities, resource conservation, and infrastructure issues are managed effectively, including timely

coordination with County, regional, and State agencies having jurisdictional authority. Management of land and physical improvements identified on the Future Land Use Map will be regulated (especially lands identified in the land use element analysis of vacant lands) in order to protect and/or conserve natural systems, including soil conditions, vegetation, natural habitat, and potable water. Land use shall also be predicated on availability of man-made infrastructure and service systems required to support respective land use activities.

~~**Policy 1-3.2.1: Future Land Use Map and Related Policies.** The Future Land Use Map and related policies identified in section I-2 "Future Land Use Map," provide definitions of land use designations and qualitative standards which shall be applied in allocating future land use designations.~~

~~**Policy 1-3.2.2: Comprehensive Plan Implementation and Land Development Regulations.** The Village Land Development Regulations ensure that qualitative and quantitative performance criteria are applied in the development review process to achieve consistency with the Comprehensive Plan, especially directives set forth in §1-2. The Village shall require maintenance and continuing adherence to these criteria. The Land Development Regulations shall be enforced and shall be revised as needed in order to: 1) effectively regulate future land use activities and natural resources identified on the Future Land Use Map; 2) adequately protect property rights; and 3) implement the goals, objectives, and policies stipulated in the Comprehensive Plan. The Land Development Regulations shall include a regulatory framework to:~~

~~1. Regulate the subdivision of land;~~

~~2. Regulate the use of land and water consistent with this Element, ensure the compatibility of adjacent land uses, and provide for open space;~~

~~3. Protect the environmentally sensitive lands as well as flora and fauna as stipulated in the Comprehensive Plan to include but not be limited to the Coral Pine Park Pineland Preserve;~~

~~4. Regulate land use and minimum finished floor elevations in areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;~~

~~5. Regulate signage;~~

~~6. Ensure safe and convenient on-site and off-site traffic flow and vehicle parking needs and prohibit development within future rights-of-way; and~~

~~7. Provide that development orders and permits shall not be issued which result in a reduction of levels of services for impacted public facilities below the levels of service standards which shall be adopted by the Village Council.~~

Policy 1-3.1.1 Regulatory techniques such as conservation easements and qualitative standards requiring protection of natural resources as well as historically and archaeologically significant sites shall be integrated into the Land Development Regulations.

Policy ~~1-3.2.3~~ 1-3.1.2: Standards for Residential Density. The Village shall maintain ~~a~~ Land Development Regulations that incorporate performance criteria for regulating density of new development and redevelopment activities. Residential development standards shall be based on and be consistent with the following standards for residential densities as elaborated in Goal §1-2 and Policy 1-2.2.1. and 1-2.2.2.

Policy ~~1-3.2.4~~ 1-3.1.3: Non-Residential Development Standards. The Land Development Regulations shall incorporate standards addressing the location and extent of nonresidential land uses. These regulations shall be enforced in a manner consistent with the Future Land Use Map and the policies and descriptions of types, sizes, and intensities of land uses contained in this Element.

Policy ~~1-3.2.5~~ 1-3.1.4: Performance Standards. The following performance standards have been incorporated in the land development regulations and reflect best management principles and practices. Plan review functions shall be carried out by the Village Planner, the Village Engineer, and other designated Village officials.

1. Provide criteria for protecting wetlands;

2. Establish open space requirements;

3. Provide criteria for drainage and stormwater management;

4. Draft criteria for off-street parking and internal traffic circulation as well as access to and egress from the street system;

5. Mandate availability of requisite services and infrastructure;

6. Stipulate criteria for perimeter screening and buffering land uses and facilities which may adversely impact adjacent development;

7. Establish standards for erosion and sedimentation control;

8. Stipulate criteria for siting locally unpopular land uses;

9. Require environmental impact assessment of development during site plan review or during the platting process if site plan review is not applicable. Stipulate appropriate performance criteria in the land development regulations; and

10. Balance and protect private property rights and the public interest by incorporating legally defensible land use controls.

Policy ~~1-3.2.6~~ 1-3.1.5: Redevelopment Planning Activities. Based on ongoing land use management and development trends, the Village anticipates that over the planning horizon ~~to the year 2030~~ several areas within the community will experience pressure for development and redevelopment which could impact:

- Established Land Use Patterns
- Stability of Established Single Family Neighborhoods
- Land Use Compatibility
- Pinecrest Parkway Commercial Corridor
- Public Facilities
- Housing Resources
- Neighborhood Identity
- Urban Design and Open Space Systems

The Village shall maintain Land Development Regulations for managing development in a manner consistent with goals, objectives and policies of the Comprehensive Plan. The purpose and intent is to ensure that potential community-wide impacts generated by future development are managed in a manner consistent with the Comprehensive Plan. The Land Development Regulations shall provide a regulatory framework which assists in resolving the following issues:

- Prevent loss of open space, landscaping, vegetation and tree canopies.
- Prevent encroachment of non-residential uses into residential areas.
- Maintain and enhance infrastructure levels of service consistent with the goals, objectives, and policies of the Comprehensive Plan.
- Maintain and enhance traffic and pedestrian flow improvements.
- Require screening and/or buffer areas adjacent to areas of potentially incompatible land uses.

Policy ~~1-3.9.1~~ 1-3.1.6: Land Use Information System. Maintain and periodically update the land use information system, integration of the Tax Appraiser property files, Village population, housing, land use and planning data, aerial maps and plats, building permit files, base maps, and all other relevant land use information.

Policy ~~1-3.9.2~~ 1-3.1.7: Review the Impact of Change Indicators on Land Use Policy. Trends in the magnitude, distribution, and characteristics of population and land use shall serve as indicators of possible changes in land use needs. The policy implications of major trends in land use characteristics shall be evaluated on a continuing basis. Land use policy shall be refined as needed in order to remain responsive to evolving problems and issues.

Policy ~~1-3.9.9~~ 1-3.1.8: Special Land Use Studies. In order to maintain land use policies responsive to changing conditions, problems, and issues, the Village shall undertake special studies as needed to develop specific local strategies for resolving unanticipated land use problems and issues.

Policy ~~1-3.10.2~~ 1-3.1.9: Schedule, Budget and Implement Programmed Activities. The timely scheduling, programming, budgeting and implementation of programmed land use activities identified

in this Element shall be evidence of the Village's effectiveness in carrying out a systematic program for implementing adopted land use goals, objectives and policies.

Policy ~~1-3.10.4~~ 1-3.1.10: Achieve Effective Resolution of Land Use Goals, Objectives, and Policies. The effectiveness of the Land Use Element shall be measured by the Village's success in achieving land use goals, objectives, and policies. This element incorporates a systematic planning process for identifying land use problems and issues and implementing corrective actions.

OBJECTIVE ~~1-3.3~~ 1-3.2: MANAGE DEVELOPMENT AND REDEVELOPMENT. The Village shall maintain Land Development Regulations which incorporate a regulatory framework for managing future development and redevelopment in a manner consistent with the Comprehensive Plan. Redevelopment planning activities shall continue to ensure that redevelopment activities are compatible with adjacent land use. In single family residential areas redevelopment activities shall be planned and designed in a manner that does not disrupt the established pattern of single family residential development, including provision of required open space, preservation of trees, and control of building heights for purposes of preserving privacy and access to light and air. Similarly, new commercial development shall not encroach eastward into established residential areas designated for residential development on the Future Land Use Map. Development and redevelopment within the Pinecrest Business Alternative District (PBAD) shall comply with the Comprehensive Plan and Land Development Regulations.

Policy ~~1-3.3.1~~ 1-3.2.1: Regulatory Enforcement Activities. Land Development Regulations and Building Code compliance activities shall be continued as an integral part of the Village's code compliance programs. The code compliance program shall preserve and protect structurally sound land improvements and land uses consistent with the Comprehensive Plan.

Policy ~~1-3.3.2~~ 1-3.2.2: Public and Private Sector Partnerships. The Village shall coordinate development and redevelopment issues with the private sector. Efforts shall promote mobilization of public and private resources necessary to effectively carry out development and redevelopment activities which conform to the Village's character as reflected in the Village's adopted Future Land Use Map.- Regulatory techniques such as conservation easements and qualitative standards requiring protection of natural resources as well as historically and archaeologically significant sites shall be integrated into the Land Development Regulations.

~~**Policy 1-3.3.3: Future Utility Installations and Improvements in Rights-of-Way.** To the extent feasible, the Village will coordinate with utility service providers and with other improvement plans which may include but are not limited to, potable water, wastewater, sidewalks, bike lanes/paths, natural gas and fiber optic cable, to create opportunities for upgrades that can be done concurrently and avoid unnecessary street tree loss and multiple disruptions to the right-of-way in the same corridor.~~

OBJECTIVE ~~1.3.4~~ 1.3.3: ~~PROTECTION OF ARCHAEOLOGICAL AND HISTORIC RESOURCES.~~ PREVENTING ADVERSE IMPACTS OF DEVELOPMENT ON ARCAHAEOLOGICAL AND HISTORIC RESOURCES. The Village maintains Land Development Regulations which shall ensure that future land development activities shall incorporate appropriate measures to maintain the integrity of archaeologically and historically significant resources of State significance such as the historically significant properties at Pinecrest Gardens and Old Cutler Road, as well as historic structures identified on the Florida Master Site File, as appropriate.

Policy ~~1.3.4.1~~ 1.3.3.1: Programming for Archaeological and Historic Sites. The Village shall coordinate with the State and Federal government in developing programs for implementing Village, State, and Federal policies for identifying, preserving, and enhancing sites of historical and archaeological significance. Programs for identification, evaluation of relative significance, protection, preservation, and enhancement shall be promoted, utilizing available public resources at the local, State, and Federal level as well as available private sector resources.

Policy ~~1.3.4.2~~ 1.3.3.2: Preventing Adverse Impact of Development on Historic or Archaeological Sites. Development activities shall continue to include precautions necessary to prevent the following adverse impacts to historic or archaeological sites of significance, including the historically significant properties at Pinecrest Gardens: 1) destruction or alteration of all or part of such site; 2) isolation from or significant alteration to its surrounding environment; 3) introduction of visible, audible, or atmospheric elements that are out of character with the property or significantly alter its setting; 4) transfer or sale of a site of significance without adequate conditions or restrictions regarding preservation, maintenance, or use; and 5) other forms of neglect resulting in its deterioration.

Policy ~~1.3.4.3~~ 1.3.3.3: Historical and Archaeological Sites Assessment and Survey. The Village of Pinecrest shall maintain land development regulations stating that should a permit application be submitted to the Village for a housing unit 50 years old or older, the Village shall require a historical assessment of the site prior to issuing any permit. Based upon these assessments, the Village shall determine whether a comprehensive professional survey identifying and analyzing potential architectural and historical sites and structures in Pinecrest is necessary. The Village shall seek the cooperation of the Miami-Dade County Office of Historic Preservation with regards to completion of said comprehensive professional survey. The survey, if necessary, shall primarily focus on structures and properties that are at least 50 years old, and any such structures or sites identified in the survey shall be added to the Village's list of locally significant historical resources.

Policy ~~1.3.4.4~~ 1.3.3.4: Preservation of Historically Significant Resources. The Village shall maintain land development regulations that preserve identified historically significant resources. Until the Village adopts historic preservation regulations any development or redevelopment of the identified historic resources shall be governed by the Miami-Dade County historic preservation regulations and/or Chapter 74-100 Laws of Florida, as applicable.

~~**OBJECTIVE 1-3.5: PROTECTION OF NATURAL RESOURCES.** The Village shall maintain Land Development Regulations and shall continue to enforce regulations which ensure that development and conservation activities shall protect natural resources as directed by the below stated policies.~~

~~**Policy 1-3.5.1: Future Land Use Policies for Managing Environmentally Sensitive Lands.** Policies in the Conservation Element for managing environmentally sensitive natural systems, including, but not limited to, water resources, wetlands, native habitats and other environmentally sensitive resources shall be carried out through performance criteria in the Land Development Regulations.~~

~~These and other natural resources identified on the Future Land Use Map series shall be protected and/or preserved pursuant to goals, objectives, and policies stipulated in the Conservation Element. In addition, the Land Development Regulations shall provide more detailed procedures and performance criteria to implement conservation and natural resource protection.~~

~~The Land Development Regulations shall also provide for wetland preservation, compensatory wetland mitigation, and dedication of conservation easements for preserving open space. Such policies shall continue to be applied in order to protect and preserve natural resources which may in the future be threatened by development expectations.~~

~~**Policy 1-3.5.2: Intergovernmental Coordination and Natural Resource Management.** The Village shall coordinate with the State, the South Florida Water Management District, the South Florida Regional Planning Council, Miami-Dade County, state agencies, and other agencies concerned with managing natural resources. Such intergovernmental coordinating activities shall be directed toward protecting the values and functions of respective natural systems.~~

~~**Policy 1-3.5.3: Protecting Flora and Fauna Having Special Status.** The habitat of rare and endangered species of flora and fauna and others having special status as identified in the Conservation Element shall be protected.~~

~~**Policy 1-3.5.4: Managing Stormwater Run-off.** The developer/owner of any site shall be responsible for managing on-site run-off. All new development shall comply with adopted level of service standards for surface water management.~~

~~**Policy 1-3.5.5: Conservation of Potable Water Supply.** The potable water supply shall be conserved by enforcing potable water standards to be developed as part of the land development regulations.~~

OBJECTIVE ~~1-3.6~~ 1.3.4: DEVELOP EFFICIENT SYSTEMS FOR COORDINATING THE TIMING AND STAGING OF PUBLIC AND PRIVATE DEVELOPMENT. The Village shall maintain Land Development Regulations which include performance standards ensuring that the location, scale, timing, and design of development shall be coordinated with public facilities and services in order to achieve cost effective land development patterns. Performance standards shall direct future development only to those areas where public facilities necessary to meet levels of service standards are available concurrent with the impacts of the development~~. Consistent with Policy 7-1.1.3 the Village shall pursue resolution of development and growth management issues with impacts extending beyond the Village's political jurisdiction, by participating in Miami-Dade County conflict resolution forums and/or in conflict resolution forums sponsored by the South Florida Regional Planning Council. Annexation issues shall be coordinated with Miami-Dade County and other public or private entities providing public services of mutual benefit to the Village and County.~~ Annexation resolution procedures shall comply with Policy 7-1.1.3.

Policy ~~1-3.6.1~~ 1.3.4.1: Development Orders and Permitting Process. Development orders and permits for all future development shall be timed and staged to ensure that requisite infrastructure and services are available to respective developments concurrent with the impacts of the development.

~~**Policy 1-3.6.2: Design of Public Facilities and Utilities.** Public facilities and utilities shall be located and designed to: 1) maximize the efficiency of services provided; 2) minimize related costs; and 3) minimize adverse impacts on natural systems.~~

Policy ~~1-3.6.3~~ 1.3.4.2: Developments Not Served by Public ~~Water and/or~~ Wastewater Systems. All developments in areas not serviced by public ~~water and/or~~ wastewater systems shall be governed by applicable State and local laws and administrative regulations. Where conflict may exist in applying such laws and regulations, the more restrictive shall prevail.

Policy ~~1-3.6.4~~ 1.3.4.3: Accommodating Requisite Infrastructure. During the subdivision review, site plan review, and permitting processes the Village shall continue to ensure that respective future developments allocate sufficient land area for infrastructure required to support proposed development.

~~**OBJECTIVE 1-3.7: CONSIDER APPLICATION OF INNOVATIVE LAND AND WATER RESOURCE MANAGEMENT AND ENERGY CONSERVATION CONCEPTS.** The Village shall maintain Land Development Regulations which shall incorporate concepts for managing land, water, and energy resources which are responsive to unique development and conservation issues identified in the Village's Comprehensive Plan.~~

~~**Policy 1-3.7.1: Incorporate Innovative Techniques in the Land Development Regulations.** The Village shall maintain Land Development Regulations which incorporate land and water resource management techniques which have been demonstrated to be successful and cost effective in resolving development and conservation issues such as surface water management, soil erosion and sedimentation control, land clearing and excessive tree removal, loss of mature plants and wildlife~~

~~habitat, and conservation of water supply.~~

~~**Policy 1-3.7.2: Coordination of Energy Management.** The Village shall participate in regional, State, or local initiatives directed at coordinating energy management within the public and private sectors. These tasks may include joint formulation of energy related decisions with concerned Federal, State, regional, and County agencies as well as with concerned private entities. Such activities shall be directed toward maximizing awareness of energy related problems and issues; alternative techniques for resolving energy related problems and issues; and to identify future areas where joint efforts may enhance mutual goals and objectives.~~

~~**Policy 1-3.7.3: Energy Efficiency in Plans.** The Village shall promote a systematic approach to the development of pedestrian and bicycle path networks by the public and private sectors in order to improve energy efficient transportation links between major activity areas such as residential neighborhoods, employment centers, shopping areas, parks, and schools while avoiding the loss of mature street trees, to the extent feasible.~~

~~**Policy 1-3.7.4: Energy Conservation in Building and Construction.** The Village shall enforce energy efficient building codes and promote efficient energy conservation in building heating and cooling systems. The Village shall promote attendance at regional training workshops in energy efficiency in construction and continue to foster cooperative relationships between building trades, architects, engineers and building officials.~~

~~**OBJECTIVE 1-3.8: INTERGOVERNMENTAL COORDINATION.** The Village shall maintain administrative procedures to ensure efficient coordination of land and water management issues surrounding proposed development are carried out in a timely manner with all public entities having jurisdictional authority.~~

~~**Policy 1-3.8.1: Implementing Intergovernmental Coordination.** The Village of Pinecrest shall require that development applications be coordinated, as appropriate, with Miami-Dade County, the Miami-Dade County School Board, other special districts, the South Florida Regional Planning Council (SFRPC), the South Florida Water Management District, as well as applicable State and Federal agencies prior to issuance of a development order or permit. The Village shall coordinate with the SFRPC in meeting regional policies contained in the Regional Plan for South Florida. The Village shall establish a multi-agency review during the site plan review process for all large scale developments. Similarly, the Village shall request and hereby recommends that a reciprocal multi-agency review be carried out by Miami-Dade County and all other public and semi-public entities that are responsible for oversight and/or design or construction of public or semi-public infrastructure, facilities, or other development that extends beyond the Village limits and/or impact infrastructure, water supply, wastewater treatment capacity, water quality, or drainage system within the Village limits. The multi-agency review process shall be structured and is intended to inform public officials of impending development and/or impending public decisions that may impact the infrastructure and/or service delivery systems of a municipality or other public entity. The multi-agency review shall be advisory to the Village of Pinecrest Council.~~

~~**OBJECTIVE 1-3.9: CONTINUING LAND USE PROGRAMS.** The Village shall implement land use goals and objectives by carrying out a continuing program of land use activities below cited.~~

~~**Policy 1-3.9.1: Land Use Information System.** Maintain and periodically update the land use information system, integration of the Tax Appraiser property files, Village population, housing, land use and planning data, aerial maps and plats, building permit files, base maps, and all other relevant land use information.~~

~~**Policy 1-3.9.2: Land Use Trends.** Monitor and evaluate population and land use trends.~~

~~**Policy 1-3.9.3: Fiscal Management.** Implement fiscal management policies of the capital improvement program and budget.~~

~~**Policy 1-3.9.4: Administer Land Use Controls.** Administer adopted land use controls, including the zoning ordinance, subdivision regulations, building regulations, housing regulations, water and sewer codes, traffic regulations, and regulations governing streets and sidewalks.~~

~~**Policy 1-3.9.5: Public Assistance.** Provide continuing land use information and assistance to the public.~~

~~**Policy 1-3.9.6: Intergovernmental Coordination.** Coordinate land development issues where applicable with other public agencies at all levels of government pursuant to the Intergovernmental Coordination Element of this plan.~~

~~**Policy 1-3.9.7: Manage Current Development Impacts.** Evaluate and manage impacts of proposed development pursuant to existing ordinances, including, but not limited to, public facilities, natural environment and impact on stable residential neighborhoods.~~

~~**Policy 1-3.9.8: Urban Design and Community Appearance.** Good principles of urban design shall be applied through site plan review procedures in order to enhance general community appearance as well as to preserve and enhance open space and landscape. This program shall assist in protecting major natural and man-made resources within the Village.~~

~~**Policy 1-3.9.9: Special Land Use Studies.** In order to maintain land use policies responsive to changing conditions, problems, and issues, the Village shall undertake special studies as needed to develop specific local strategies for resolving unanticipated land use problems and issues.~~

~~**OBJECTIVE 1-3.106: CONTINUING EVALUATION OF LAND USE ELEMENT EFFECTIVENESS.** The Village shall use the following policies as criteria in evaluating the effectiveness of the Land Use Element.~~

~~**Policy 1-3.10.1: Review the Impact of Change Indicators on Land Use Policy.** Trends in the magnitude, distribution, and characteristics of population and land use shall serve as indicators of~~

~~possible changes in land use needs. The policy implications of major trends in land use characteristics shall be evaluated on a continuing basis. Land use policy shall be refined as needed in order to remain responsive to evolving problems and issues.~~

~~**Policy 1-3.10.2: Schedule, Budget and Implement Programmed Activities.** The timely scheduling, programming, budgeting and implementation of programmed land use activities identified in this Element shall be evidence of the Village's effectiveness in carrying out a systematic program for implementing adopted land use goals, objectives and policies.~~

~~**Policy 1-3.10.3: Coordinate with Public and Private Sectors.** While continually implementing and evaluating the Land Use Element, the Village shall maintain a process of intergovernmental coordination as well as coordination with private sector groups interested in land use policy and programs. The effectiveness of this approach shall be evaluated by the success of coordination mechanisms in resolving land use problems and issues.~~

~~**Policy 1-3.10.4: Achieve Effective Resolution of Land Use Goals, Objectives, and Policies.** The effectiveness of the Land Use Element shall be measured by the Village's success in achieving land use goals, objectives, and policies. This element incorporates a systematic planning process for identifying land use problems and issues and implementing corrective actions.~~

CHAPTER 2: TRANSPORTATION ELEMENT
(Reference 163.3177(6)(b))

§2-1: TRANSPORTATION GOALS, OBJECTIVES AND POLICIES. This section stipulates goals, objectives, and implementing policies for the Transportation Element pursuant to 163.3177(6)(b).

GOAL 2-1: ENSURE AN INTEGRATED MULTI-MODAL TRANSPORTATION SYSTEM. Develop and maintain an integrated multi-modal transportation system in the Village of Pinecrest which promotes enhanced circulation, a sense of community and safety for residents on bicycles, on foot, in cars, in transit and other personal forms of transportation, and reflects the data and analysis of this Comprehensive Plan relating to growth trends, level of service and intermodal needs. ~~which promotes energy conservation and environmental sustainability; promotes mobility and accessibility to move people and goods in a manner consistent with the local and county-wide land use and environmental protection goals, and which is as well as coordinated with proposed residential and economic developments. Stress multi-modal mobility that offers transportation and transit services to all residents and tourists in the most efficient, convenient, accessible, and affordable manner possible.~~

OBJECTIVE 2-1.1: SAFE AND CONVENIENT MULTI MODAL SYSTEM TO MEET LEVEL OF SERVICE NEEDS. ~~MOTORIZED AND NON-MOTORIZED SYSTEM.~~ Develop an integrated multi-modal transportation system that emphasizes safe and convenient movement of pedestrians, ~~and~~ non-motorized and motorized vehicles. ~~maximizes efficient use of energy resources, and minimizes emission of greenhouse gases within Pinecrest, through the use of management systems.~~ The system should address the existing transportation system levels of service and system needs, and the availability of transportation facilities and services to meet the identified needs of the projected transportation system.

Policy 2-1.1.1: Establish Level of Service Standards for Major Thoroughfares. The Village shall utilize established ~~of~~ level of service standards for roads and public transit facilities. These are as follows:

FOR NON FLORIDA INTRASTATE HIGHWAY ROADWAYS			
LOCATION	TRANSIT AVAILABILITY		
	NO TRANSIT SERVICE	20 MIN. HEADWAY TRANSIT SERVICE WITHIN 1/2 MILE	EXTRAORDINARY TRANSIT SERVICE (COMMUTER RAIL OR EXPRESS BUS)
Outside Urban Development Boundary	LOS D: State Minor Arterials LOS C: County Roads and State Principal Arterials	Not Applicable	Not Applicable
Between Urban Infill Area[1] and Urban	LOS D: 90% of Capacity; or LOS E on State Urban Minor	LOS E: 100% Capacity	LOS E: 120% Capacity

[1] Urban Infill Area is located east of (and includes) NW and SW 77th Avenue and SR 826, excluding the City of Islandia, and excluding

Development Boundary	Arterials: 100% Capacity		
Inside Urban Infill Area [1]	LOS E: 100% Capacity	LOS E: 120% Capacity	LOS E: 150% Capacity
Roadways Operating below LOS Standards	The Village shall ensure that development which increases traffic on roads which are backlogged, constrained or projected to be at deficient Levels-of-Service be required to provide one or more of the following: • Conventional mitigation measures, such as physical capacity enhancements; • Additional transit service providing the roadway can carry additional person trips; • A Transportation Demand Management (TDM) or Transportation Systems Management (TSM) plan for approval by the Village; or • Other remedies as provided by State Statutes.		

FOR FLORIDA INTRASTATE HIGHWAY SYSTEM (FIHS) ROADWAYS

TYPE FIHS FACILITY	URBAN DEVELOPMENT BOUNDARY LOCATION		ROADWAYS PARALLEL TO EXCLUSIVE TRANSIT FACILITIES[2]	INSIDE TRANSPORTATION CONCURRENCY MANAGEMENT AREAS[2]	CONSTRAINED OR BACKLOGGED ROADWAYS
	Outside	Inside[2]			
Limited Access Facility	LOS B	LOS D [E]	LOS D [E]	LOS D [E]	Manage
Controlled Access Facility	LOS B	LOS D [E]	LOS E	LOS E	Manage
Roadways Operating below LOS Standards	The Village shall ensure that development which increases traffic on roads which are backlogged, constrained or projected to be at deficient Levels-of-Service be required to provide one or more of the following: • Conventional mitigation measures, such as physical capacity enhancements; • Additional transit service providing the roadway can carry additional person trips; • A Transportation Demand Management (TDM) or Transportation Systems Management (TSM) plan for approval by the Village; or • Other remedies as provided by State Statutes.				

Policy 2-1.1.2: Future Transportation Map Series. The Future Transportation Map Series ~~is~~ described below ~~are~~, is hereby incorporated into the Comprehensive Plan.

1. **Map ~~II-~~2~~-~~1: Major Thoroughfares by Functional Classification and Number of Lanes (~~2030~~2050)** identifies the ~~2030~~ 2050 roadway network, including arterial and collector streets, their functional classification, and the number of lanes within each facility. The functional classification system indicates the role of each thoroughfare in meeting current travel demands, assists in defining land use relationships, and reveals the jurisdiction responsible for maintenance.

the area north of SR 826 and west of I-95.

[2] LOS inside brackets [ ] apply to general use lanes only when exclusive through lanes exist.

2. **Map ~~II-~~2~~-~~2: Limited Access Facilities, Significant Parking Facilities, and Traffic Generators (~~2030~~ 2050).** This map delineates the limited and controlled access facilities in the Village for the year ~~2030~~2050, as well as the locations of significant parking facilities. The map also indicates sites of major traffic generators/attractors.

3. **Map ~~II-~~2~~-~~3: Future Transit Facilities (~~2030~~ 2050)** illustrates Village public transit service areas, exclusive public transit corridors, and level-of-service projected to be within the Village of Pinecrest in the year ~~2030~~ 2050. This map is consistent with projected population, employment densities and future land use.

4. **Map ~~II-~~2~~-~~4: Future Pedestrian/Bike Ways (~~2030~~ 2050)** illustrates the major bicycle and pedestrian ways for the year ~~2030~~ 2050.

5. **Map ~~2-9~~ 2-5: Future Levels of Service on Major Thoroughfares (~~2030~~ 2050)** illustrates the projected levels of service for the Village's major thoroughfares.

Policy 2-1.1.3: Strengthen and Support Transportation Facilities. ~~Establish Transportation Demand Management Programs.~~ ~~The Village shall establish Transportation Demand Management programs to modify peak hour travel demand and reduce the number of vehicle miles traveled per capita within the community and region. This can be done through the promotion of and assistance in the creation of a County-wide system of interconnected designated bicycle ways and the promotion of the Miami-Dade Bicycle Facilities Plan.~~
Strengthen and Support Transportation Facilities pursuant to 163.3177(6)(b)1 to address LOS as follows:

1. Bicycle Facilities. Promote and assist in the creation of a County-wide system of interconnected designated bicycle ways and the promotion of the Miami-Dade Bicycle Facilities Plan.
2. Sidewalks Continue to evaluate the need for additional sidewalks.
3. Monitor shared Use Paths to Address LOS. Monitor the existing shared use path and evaluate tits public support, viability and success.
4. Southeast Corridor BRT. The Village will support increased access to the Southeast Corridor BRT to encourage residents to use this new premium transit facility which connects to the Metrorail and the regional public transportation system to meet LOS standards.
5.Circulator Service Pinecrest People Mover. The Village will continue to fund the circulator service to provide alternative transportation options to the community and students while meeting the LOS standards.
6. On Demand Service. The Village will continue to fund on-demand rides in the Village with connections to the South Dade Transitway and Metrorail station.

Policy 2-1.1.4: Establish Transportation System Management Strategies to Address LOS. The Village shall establish and maintain Transportation System Management (TSM) Strategies as appropriate to improve system efficiency and enhance safety. Examples of TSM strategies include the use of signage programs, intelligent transportation system, traffic calming strategies, tree planting,

textured pavement, roundabouts, signal phasing, and creative parking strategies. The Land Development Regulations includes policies mandating review of all site plans and development proposals for consistency with TSM strategies adopted by the Village. The specific TSM strategy used is dependent on the desired area of Village and actual needs of that area.

Policy 2-1.1.5: Controlling Vehicular Accessibility to Major Thoroughfares. The Village shall provide an adequate, properly designed and safe system for controlling vehicular accessibility to major thoroughfares through the control of the intersections of access points, including driveways and roads, to connecting roadways. This action shall be facilitated by adopted design standards and procedures as part of the Land Development Regulations which as a minimum shall address:

1. Adequate storage and turning bays;
2. Provision of service needs
3. Spacing and design of median openings and curb cuts;
4. Driveway access and spacing; and
5. Traffic operations.

This control shall be coordinated through the building permit process as provided for in the Pinecrest Code of Ordinances.

Policy 2-1.1.6: Multi-Agency Review of Development to Ensure Maintenance of Integrated Multi-modal Transportation System, including LOS Standards. In order to ensure maintenance of adopted level of service standards, the Village of Pinecrest adopted Land Development Regulations requires that all site plans impacting the multi-modal transportation system be submitted to the Miami-Dade County ~~Metropolitan~~ Transportation Planning Organization (~~MPO~~ TPO) for review and comment prior to Village approval of the development. The Land Development Regulations establishes criteria to ensure that no development is approved unless such development is found to be consistent with the adopted level of service standards for roads and transit facilities.

Policy ~~2-1.11.1~~ 2-1.1.7: Monitoring of Transportation Element. Continue to provide a safe and convenient energy efficient multi-modal circulation system through the continued monitoring and evaluation of the Comprehensive Plan, especially the Future Land Use and Transportation Elements.

Policy ~~2-1.6.1~~ 2.1.1.8: Element Consistent with Village and County Comprehensive Plans. The Village shall maintain and enforce a Comprehensive Plan Transportation Element that is consistent with other elements of the Village Comprehensive Plan as well as applicable provisions of the Miami-Dade County Comprehensive Plan.

OBJECTIVE 2-1.2: COORDINATE LAND USE AND TRAFFIC CIRCULATION. ~~The Village shall coordinate the transportation system with the Future Land Use Map Series and ensure that existing and proposed population densities, housing and employment patterns, land uses, and all other short and long term development plans are consistent with the transportation modes and services proposed.~~ The Village shall coordinate the transportation system with the Future Land Use Element and Map series to ensure that existing and proposed population densities, housing and employment patterns, land uses, and all other short- and long-term development plans are consistent with the transportation modes, services proposed, and level of service standards for major thoroughfares. Similarly, the Village shall review new development and redevelopment to ensure that major traffic generators generally remain in the compact liner commercial core along Pinecrest Parkway and the Pinecrest Business Alternative District (PBAD).

Policy 2-1.2.1: Facilitate Use of Bicycles and Pedestrian Movement. In continuing efforts to reduce consumption of energy resources, improve environmental sustainability, and reduce the emission of greenhouse gases, the Village shall provide land use and other strategies to promote the use of bicycles and pedestrian movement.

Policy 2-1.2.2: Development Review Process to Establish Land Use Compatibility with Bicycle and Pedestrian Movement. ~~In addition, the~~ The Village will establish a multi-agency planning and development review process for proposed public improvement plans for streets, pedestrian and bike ways, as well as any other public improvements which may potentially impact and/or further maintenance of an integrated multi-modal transportation system. In this manner the Village will establish and maintain a continuing technical review and coordination mechanism involving the Miami-Dade County ~~MPO~~ TPO, the Florida Department of Transportation and adjacent municipalities in furthering objective, policies, and programs related to maintenance of an integrated multi-modal transportation system consistent with adopted level of service standards. The regulations shall require that developments impacting bicycle and pedestrian movement provide improvements that accommodate the safe movement of bicycles and pedestrians.

Policy ~~2-1.2.2~~ 2-1.2.3: Establish Parking Strategies along Pinecrest Parkway and Major Generators. The Village shall establish parking strategies along Pinecrest Parkway and the major generators such as schools in order to promote the transportation goals and objectives set forth in this Plan. The strategies shall be enforced in coordinating ongoing and future transportation projects impacting land use and shall require off-street parking.

Policy ~~2-1.2.3~~ 2-1.2.4: Establish Land Use, Site and Building Design Standards for Public Transit Corridors. The Village may establish land use, site and building design standards for development in exclusive public transit corridors, specifically along Pinecrest Parkway where Office, ~~and~~ Commercial and the PBAD land uses exist. This will assure the accessibility of existing infill and new development to public transit.

Policy ~~2-1.6.2~~ 2-1.2.5: FLUM to Guide Transportation Planning. The adopted Future Land Use Map shall be used to guide the planning of future transportation corridors and facilities to ensure the proper coordination between transportation planning and future development patterns. In addition, the Land Development Regulations shall ensure that site plans for future development and redevelopment are reviewed for impacts of projected vehicle trip generation on existing and planned roadway capacity. ~~The Village concurrency management system and adequate facilities ordinance shall assist in avoiding future adverse impacts on roadways.~~

OBJECTIVE 2-1.3 COORDINATE WITH ~~MPO~~ TPO AND FDOT. The Village shall coordinate the transportation system services and facilities with the plans and programs of the ~~MPO~~ TPO and FDOT.

Policy 2-1.3.1: Coordinate Roadway and Transit Improvements. The Village shall coordinate roadway and transit service improvements with the needs of the South Dade Transit Way and future public transit related facilities.

Policy 2-1.3.2: Utilization of County and State Numerical Indicators. The Village shall use County and State numerical indicators for measuring the achievement of Village mobility goals.

1. Modal Split: 70% Single Occupant Vehicles; 15% Carpools; 7% Transit; and 3% Pedestrian.
2. Annual Transit Trips Per Capita: 3
3. Automobile Occupancy Rates: 1.45

Policy 2-1.3.3: Coordinate with County, ~~MPO~~ TPO and FDOT for Implementation of Element. Pinecrest shall work with Miami-Dade County, the ~~MPO~~ TPO, FDOT, and other pertinent agencies to establish strategies, agreements and other mechanisms that demonstrate the area wide coordination necessary to implement the transportation, land use, parking and other provisions of the transportation element.

Policy 2-1.3.4: Coordinate Transit Planning with Land Use Planning Process. The Land Development Regulations shall include a mandatory site plan review during which all development shall be reviewed for impacts on transit. Applicable improvements shall be required to facilitate the movement of transit users between major activity centers and nearby transit stops as well as transit stations. Similarly, the Village short and long range planning efforts shall continue to manage new commercial development and redevelopment along the Pinecrest Parkway corridor so that the Village maintains a compact linear commercial core easily accessible to the Miami-Dade rail system and ~~South Dade Transit Way system~~ the Southeast Corridor Bus Rapid Transit BRT.

OBJECTIVE 2-1.4: EFFICIENT PUBLIC TRANSIT SERVICE. Address the provision of efficient public transit services based upon existing and proposed major trip generators and attractors, including schools, safe and convenient public transit stations and/or terminals, land uses, and accommodation of the special needs of the transportation disadvantaged and in coordination with the Southeast Corridor BRT station areas and the PBAD.

Policy 2-1.4.1: Encourage Land Uses that Promote Transit. Coordinate policies and projects with the future land use element to encourage land uses that promote public transportation along the Pinecrest Parkway corridor through the PBAD, which is provided as an alternative to the Future Land Use Map (FLUM) categories in order to promote improved transit rider-ship; increased pedestrian activity; reduced automobile reliance; and the establishment of mixed use and the creation of a defined sense of place. The PBAD permits up to 35 dwelling units per acre with and FAR of 1.0 for a four-story building. ~~Such land uses include commercial, medium to high density residential, institutional or a mix of all of the above. Commercial uses include hotels, theaters, neighborhood shopping centers, medium sized stores, department stores, and convenience stores. Residential densities between 7 and 25 dwelling units per acre promote transit. Institutional uses include recreational, cultural, day care, parks, educational, religious, and government. In considering land uses, the Village shall consider the two types of transit facilities in the area; the multi-modal Metrorail stations and the South Dade Transit Way. The higher intensity development should be focused around these facilities.~~

Policy 2-1.4.2: Provide Linkages between Transit and Significant Attractors. ~~Initiate linkage projects that provide access from the major transportation corridors along routes connecting with land uses generating or attracting heavy traffic such as the Dadeland Stations, commercial development along Pinecrest Parkway, schools and other institutional uses, as well as new and future residential developments.~~ Initiate linkage projects that provide access from the major transportation corridors along routes connecting with land uses generating or attracting heavy traffic within the PBAD and multi-family residential future land use categories.

Policy ~~2-1.9.1~~ 2-1.4.3: Future Transit Facilities to Provide Ease of Transfer. Future transit facilities in the Village of Pinecrest shall incorporate provisions to enhance ease of transfer with other modes (e.g., park-ride garages and lots, bicycle lockers and racks, pedestrian walkways, taxi and jitney stands). This shall be done in conjunction with MDTA.

Policy ~~2-1.4.3~~ 2-1.4.4: Assisting the Transportation Disadvantaged. The Village shall continue to coordinate with MDTA to identify and develop programs to serve the ~~Villages~~ Village's transportation disadvantaged. Examples of potential programs include paratransit, such as Dial-a-Ride service and carpools; changes to existing bus routes and addition of new bus routes.

OBJECTIVE 2-1.5: ESTABLISH A TRAFFIC CIRCULATION SYSTEM THAT PROTECTS COMMUNITY AND NEIGHBORHOOD INTEGRITY. The traffic circulation system will protect community and neighborhood integrity, while providing a system of arterial and collector streets to direct through traffic away from residential neighborhoods served by local streets. The Village shall coordinate with the State, the County, and adjacent local governments to ensure that the functional classification system is responsive to existing development as well as duly approved future land use plans of the Village and adjacent local governments.

Policy 2-1.5.1: **Increase Opportunities for Community Interaction.** Enhance the sense of community with more sidewalks, bike paths and slower speeds to protect community and neighborhood integrity and accommodate more opportunities for community interaction.

Policy 2-1.5.2: Lowering the Speed Limit. Conduct a study to reduce speed limits on local streets to reduce cut-through traffic and increase a sense of safety and community.

Policy 2-1.5.3: Intersection Improvements. Enhance intersections to improve traffic circulation and address congestion.

Policy ~~2-1.5.1~~ 2.1.5.4: Traffic Circulation Projects Sensitive to Surrounding Land Use. Consider initiating future traffic circulation and access projects that not only provide connectivity between heavy trip generators and attractors, such as the Dadeland Station, Pinecrest Parkway land uses, schools and other institutional uses; but also initiate strategies that moderate traffic impacts on residential neighborhoods, direct through traffic away from residential neighborhoods that may be impacted, improve efficient use of energy resources and reduce greenhouse gas emissions. Review opportunities for traffic calming throughout the Village and prepare a Traffic Calming Plan, if appropriate.

Policy ~~2-1.5.2~~2.1.5.5: Improve Pedestrian Crossings on Pinecrest Parkway. The Village shall continue to coordinate with Miami-Dade County to address pedestrian access and crossing of Pinecrest Parkway at the Dadeland North and Dadeland South MetroRail Stations and at the Southeast Corridor BRT station area ~~South Dade Transit Way~~ locations. This coordination shall include assessing the possibility of extending pedestrian crossing signal phasing ~~and pedestrian walking bridges~~.

Policy ~~2-1.5.3~~ 2.1.5.6: Improve Vehicle Crossing of Pinecrest Parkway. The Village shall continue to coordinate with Miami-Dade County in examining the possibility of adding exclusive turning lanes on streets accessing Pinecrest Parkway as well as examining signal timing geared towards enhancing the ability to cross Pinecrest Parkway.

Policy 2-1.5.7: Transportation and Pedestrian Mobility. Improve traffic flow for all modes of transportation while enhancing safety for vehicles, pedestrians and bicyclists.

~~**OBJECTIVE 2-1.6: COORDINATE LAND USE AND TRANSPORTATION ELEMENTS.** The Transportation Element will continue to be coordinated with the goals objectives and policies of the Future Land Use Element and other elements of the Comprehensive Plan, to maintain internal consistency and ensure that major thoroughfares meet concurrency management level of service standards. Similarly, the Village shall review new development and redevelopment to ensure that major traffic generators generally remain in the compact liner commercial core along Pinecrest Parkway. This objective is also consistent with the objective of maintaining major employment generators in areas accessible to the Miami-Dade County rail and transit facilities.~~

OBJECTIVE ~~2-1.7~~ 2-1.6: ADDRESS EXISTING AND FUTURE TRAFFIC NEEDS. ~~ENHANCE TRAFFIC CIRCULATION.~~ The Village shall carry out a capital improvements program and budget that addresses existing and future traffic improvement needs.

Policy ~~2-1.7.1~~ 2-1.6.1: Traffic Control Devices to Encourage Pedestrian Circulation. The Village shall develop strategies for providing effective traffic controls, including signage, roundabouts, signalization or other means in high traffic areas of the Village. Strategies shall include projects that facilitate safe pedestrian circulation at roadway crossings and in other areas where pedestrian and vehicular conflict may occur.

Policy ~~2-1.7.2~~ 2-1.6.2: Continue Acquisition and Preservation of Rights-of-Way. The Village shall continue to maintain measures for identifying and protecting existing rights-of-way as part of the Village's continuing planning operations. In addition, the Village shall continue to maintain the integrity of the Future Land Use Map and the Future Transportation System Map, by monitoring the impacts of development and ensuring consistency of new development with the Future Land Use and Transportation Elements. The Village's long range planning activities shall continue to identify possible needs for additional future rights-of-way based on-going analysis of land use and traffic circulation issues. Finally, the Village shall maintain Land Development Regulations which specify building setbacks along desired rights-of-way in order preserve existing and future rights-of-way.

Policy ~~2-1.8.1~~ 2-1.6.3: Protect Functions of Intrastate Highway System. Protect the interregional and interstate functions of the Intrastate Highway System by scheduling improvements to the local traffic circulation system.

Policy 2-1.6.4: School Traffic Reduction. Complete a traffic flow analysis for the areas adjacent to Pinecrest schools with recommendations for decreasing traffic volumes and improving flow and continue to promote the People Mover as an alternative means of transportation.

~~**Policy 2-1.7.3: Intersection Improvement.** Evaluate and develop an improvement plan in cooperation with Palmetto Bay for improvements to the intersection at SW 136 Street and Old Cutler Road.~~

~~**OBJECTIVE 2-1.8 PROMOTE MULTI-MODAL TRANSPORTATION TO IMPROVE ACCESS TO AND FROM PINECREST.** Promote multi-modal transportation circulation elements that will improve access to and from Pinecrest and other parts of Miami-Dade County from the intrastate highway.~~

~~**OBJECTIVE 2-1.9: IMPROVE FUNCTIONING OF THE TRANSPORTATION NETWORK.** Encourage ease of transfer between mass transit and all other modes, where it improves the functioning of the Transportation network.~~

OBJECTIVE ~~2-1.10~~ 2-1.7: PROVIDE SAFE AND ACCESSIBLE BICYCLE AND PEDESTRIAN INFRASTRUCTURE. ~~PROVIDE FOR SAFE, CONVENIENT, AND EFFICIENT MULTI-MODAL CIRCULATION SYSTEMS.~~ ~~The Village of Pinecrest shall provide for a safe, convenient and energy efficient multi-modal circulation system.~~ Enhance pedestrian and bicycle access and safety throughout Pinecrest. The Village shall continue to support the needs of pedestrians and people on bicycles by enhancing safety, access, and availability of multimodal facilities, connecting residents to key destinations in the Village and to the larger transportation network.

Policy ~~2-1.10.1~~ 2-1.7.1: Improvements to Reduce Accidents in High Accident Locations. Monitor high accident frequency locations within the Village and on the County Highway System to identify design improvements to alleviate hazardous conditions. These improvements shall be incorporated into the Transportation Improvement Plan (TIP).

Policy ~~2-1.10.2~~ 2-1.7.2: Vision Zero: Adopt and implement a Vision Zero Action Plan to identify comprehensive measures to reduce severe injuries and fatalities in the multimodal network.

Policy ~~2-1.1.7~~-2-1.7.3: Pedestrian and Bicycle Mobility and Safety. On an ongoing basis, evaluate locations where pedestrian safety should be enhanced particularly in context of the Safe Routes to School program, for both public and private schools. Review the recommendations in the Village's Comprehensive Bike Lane and Route Plan with the community, to build consensus around methods for improving connectivity with neighboring jurisdictions. Implement the consensus aspects of the US 1 Corridor Bicycle and Pedestrian Mobility Study including the walkability initiatives identified in that study.

Policy ~~10-1.3.32~~-2-1.7.4: Enhance Bicycle and Pedestrian Mobility. Improve pedestrian and bicycle mobility and connectivity throughout the Village of Pinecrest with more sidewalks and bicycle paths, while avoiding loss of mature street trees as feasible.

Policy ~~10-1.3.5:~~ 2-1.7.5: Complete a Bicycle and Pedestrian Mobility Plan to Enhance Access and Connectivity ~~Adjacent to Pinecrest Parkway.~~ Complete a Bicycle and Pedestrian Mobility Plan for the improvement of pedestrian and bicycle connectivity ~~adjacent to Pinecrest Parkway.~~ , and develop a near- and long-term implementation plan.

~~**OBJECTIVE 2-1.11: MODAL CIRCULATION SYSTEM TO PROMOTE COMMUNITY VALUES.** Plan and develop a multi-modal transportation system that preserves environmentally sensitive areas, conserves energy and natural resources, reduces the emission of greenhouse gases, and promotes community aesthetic values.~~

CHAPTER 3: HOUSING
(Reference 163.3177(6)(f))

§3-1: HOUSING GOALS, OBJECTIVES, AND IMPLEMENTING POLICIES. This section stipulates goals, objectives, and implementing policies for the Housing Element pursuant to ¶163.3177(6)(f), F.S.

GOAL 3-1: ~~QUALITY RESIDENTIAL ENVIRONMENT. Allocate land area for accommodating a supply of housing responsive to the diverse housing needs of the existing and projected future population and assist the private sector in providing affordable quality housing in neighborhoods protected from incompatible uses and served by adequate public facilities.~~ POPULATION GROWTH AND HOUSING SUPPLY. Accommodate a supply of housing that is responsive to a nominal population growth and preserve the existing housing stock.

OBJECTIVE ~~3-1.2~~ 3-1.1: HOUSING CONDITION AND BLIGHTING INFLUENCES. The Village of Pinecrest shall continue to eliminate substandard housing conditions and blighting influences, and improve structural and aesthetic housing conditions through the implementation of the following policies.

Policy ~~3-1.2.1~~ 3-1.1.1: Enforce Building Codes And Zoning Regulations. The Village shall continue to ensure that new housing construction as well as remodeling or rehabilitation of existing residences is done in conformance with local building requirements. The Village shall strictly enforce its zoning regulations, building codes, and ordinances to assure compliance as well as protect and preserve the structural integrity and aesthetics of the Pinecrest's housing stock.

Policy ~~3-1.2.2~~ 3-1.1.2: Maintain Accurate Housing Records. The Village shall identify substandard housing units and maintain a record of such units. The Village shall contact owners of substandard housing units in order to communicate necessary corrective actions and inform owners of available Federal, State and local housing assistance programs.

Policy ~~3-1.2.3~~ 3-1.1.3: Housing Demolition and Rehabilitation. The Village shall require demolition or rehabilitation of unsound housing which poses a threat to the safety and welfare of the community.

OBJECTIVE ~~3-1.5~~ 3-1.2: CONSERVE NEIGHBORHOOD QUALITY AND EXISTING HOUSING STOCK. ~~The useful life of the existing housing stock shall be conserved through effective implementation of laws, ordinances, and programs directed toward preserving neighborhood quality, including conservation of natural resources, maintenance of community facilities, and code compliance activities. In addition, the Village shall promote the preservation and protection of housing resources identified as historically significant. This objective shall be achieved through the implementation of the following policies.~~

The Village will preserve existing housing stock, promote preservation of historically significant housing, and ensure that new structures are consistent with the Village's character through the following policies:

Policy ~~3-1.5.1~~ 3-1.2.1: Conservation and Rehabilitation of Existing Housing. The Village shall promote the conservation and rehabilitation of existing housing as a means of maintaining or improving residential conditions and reducing the waste of valuable resources.

Policy ~~3-1.5.2~~ 3-1.2.2: Maintain Active Code Compliance. The Village shall maintain an active code compliance program as a means to identify housing accommodations and non-residential structures which fail to comply with minimum specification governing building construction, electrical facilities, water and sewer systems, construction, septic tanks and waste disposal fields, fire protection, flood prevention, and housing. Where structures are found to not meet minimum standard specifications the Village shall duly notice the violation and stipulate conditions for bringing the structure into compliance.

Policy ~~3-1.5.3~~: 3-1.2.3: Minimize Potential Blighting Influences. The Village shall minimize potential blighting influences within residential areas by promoting use of best management principles and practices of land use planning, urban design and landscaping in development review. For instance, adverse impacts of land use transition shall be minimized through performance criteria requiring adequate screening, landscaping, and other design features which promote land use compatibility and appropriate land use transition.

Policy ~~3-1.5.4~~ 3-1.2.4: Plan Supportive Facilities and Services Necessary for Quality Residential Neighborhoods. The Village shall continue to coordinate with the appropriate entities to ensure that sufficient systems for delivery of public facilities and services supportive to a quality residential environment have been planned, designed and implemented where possible. Such facilities shall include potable water, wastewater services, roadways, and drainage. A capital improvement program and budget predicated on continuing review and evaluation of evolving housing problems and related infrastructure issues shall be the principal tool for realizing this policy.

Policy ~~3-1.5.5~~ 3-1.2.5: Preservation of Historically Significant Housing. The Village shall maintain Land Development Regulations to preserve identified historically significant housing units. The Village shall update the inventory of historic sites and architecturally significant sites as needed. Until the Village adopts historic preservation regulations, any applicable development or redevelopment shall be governed by the Miami-Dade County historic preservation regulations which require review and approval by the County's Office of Historic Preservation.

Policy ~~3-1.5.6~~ 3-1.2.6: Historical Housing Assessment and Survey. The Village of Pinecrest Land Development Regulations shall state that should a permit application be submitted to the Village for a housing unit 50 years old or older, the Village shall require a historical assessment of the site prior to issuing any permit. Based upon these assessments, the Village shall determine whether a

comprehensive professional survey identifying and analyzing potential archeological, architectural and historical sites and structures in Pinecrest is necessary. The Village shall seek the cooperation of the Miami-Dade County Office of Historic Preservation to conduct the comprehensive professional survey. The survey, if necessary, shall primarily focus on structures and properties that are at least 50 years old, and any such structures or sites identified in the survey shall be added to the Village's list of locally significant historical resources.

Policy ~~3-1.5.7~~ 3-1.2.7: Implementing Principles and Standards. The Village shall maintain Land Development Regulations that establish principles, standards techniques, and strategies to guide the conservation, rehabilitation, and demolition of housing units.

Policy ~~3-1.5.8~~ 3-1.2.8: Compatibility of New Development. The Village of Pinecrest shall not permit any development which is inconsistent, in terms of residential unit type, lot sizes, housing size, and setbacks, with the surrounding neighborhood.

OBJECTIVE 3-1.3: HOUSING SUPPLY. Provide for housing for all current and anticipated future residents of the jurisdiction.

Policy 3-1.3.1: Location of Additional Housing. The Village shall provide for additional housing units to accommodate the modest projected population growth in the following future land use categories:
Pinecrest Business Alternative Overlay District, RU-3M, RU-4L, RU-4M, RU-4, RU-5.

Policy 3-1.3.2: Protecting Single Family Lots. The Village will maintain its large estate lots and shall not permit subdividing any single-family lots for multiple dwelling units.

GOAL 3-2: The Village shall support adequate housing for a range of incomes and types for all residents of Pinecrest.

OBJECTIVE ~~3-1.1~~ 3-2.1: ADEQUATE AFFORDABLE HOUSING. Provide adequate and affordable housing for current and future populations. ~~The Village of Pinecrest shall provide adequate and affordable housing for current and future populations.~~ The Village of Pinecrest shall provide access to adequate and affordable housing for current and future populations and for a range of incomes and types.

Policy ~~3-1.1.1~~ 3-2.1.1: Assessment of Affordable Housing Needs. The Village of Pinecrest shall meet periodically with Miami-Dade County, the City of South Miami, the Village of Palmetto Bay, and the City of Coral Gables to discuss affordable housing needs within the incorporated and unincorporated areas surrounding Pinecrest. The assessment of affordable housing needs shall be presented to the Village Local Planning Agency and the Village Council, as appropriate and necessary for action.

Policy ~~3-1.1.2~~ 3-2.1.2: Use of Village Median Income to Calculate Affordable Housing Need. In calculating Pinecrest's affordable housing needs, the Village shall use the median household income figure for Pinecrest, not Miami-Dade County. The median household income shall be obtained from the most recent data available.

Policy ~~3-1.1.3~~ 3-2.1.3: Meeting The Affordable Housing Need. The Village expects to maintain a deficit of affordable housing units throughout the planning period (2030). Pinecrest understands that affordable housing is an issue that should be addressed. Therefore, Pinecrest is committed to the following courses of action to improve affordable housing supply on a county and region-wide basis:

1. **Coordination with Miami-Dade County.** The Village of Pinecrest should work with Miami-Dade County on ~~any~~ appropriate County-wide affordable housing initiatives.
2. **Coordination with Regional Agencies.** The Village of Pinecrest shall participate in the South Florida Regional Planning Council's affordable housing committees.
3. **Coordination with Appropriate Agencies.** Where appropriate the Village shall coordinate planning efforts with the Miami-Dade County's Housing Authority as well as appropriate Federal and State agencies.
4. **Coordination with State Departments.** The Village shall coordinate siting and permitting activities impacting group home facilities with the State Department of Health and Children and Family Services.

Policy ~~3-1.1.4~~ 3-2.1.4: Public Involvement in Housing Production. Pinecrest shall support the involvement of County, regional, State, and Federal agencies in housing production, where appropriate. The Village shall also promote nondiscrimination in access to housing within the Village by promoting fair housing laws and practices.

Policy ~~3-1.1.5~~ 3-2.1.5: Use of Public Subsidies. The utilization of Federal, State, and County housing subsidy programs is recognized as a means to provide housing opportunities for very-low, low, and moderate income persons and families, where appropriate.

Policy ~~3-1.1.6~~ 3-2.1.6: Technical Assistance, Information and Referral Services. The Village shall provide technical assistance, information and referral services to the private sector in order to maintain a housing production capacity sufficient to meet the projected housing market demand.

Policy ~~3-1.1.7~~ 3-2.1.7: Development Review Process. The Village shall maintain Land Development Regulations, including regulations that streamline the development review and permitting process for housing, especially affordable housing, in order to minimize costs and delays, which unnecessarily raise the cost of housing.

Policy ~~3-1.1.8~~ 3-2.1.8: Barriers to Affordable Housing within the Land Development Regulations. The Village's Land Development Regulations shall not create barriers to affordable housing.

Policy 3-2.1.9: Supporting Housing Options. The Village shall continue to support housing options that meet the needs for all current and anticipated residents.

Policy 3-2.1.10: Multi-family Properties Providing Affordable Housing Options. Additional affordable housing products based on the Village's median household income can be accommodated in smaller, multi-family units which are permitted in the Pinecrest Business Alternative Overlay District, RU-3M, RU-4L, RU-4M, RU-4, RU-5.

Policy ~~3-1.6.1~~ 3-2.1.11: Coordination with Other Agencies. The Village will provide to residents and individuals employed in Pinecrest access to information pertaining to County-wide programs, including housing assistance programs and programs to aid in job training; information pertaining to foreclosed properties, published by the Federal Department of Housing and Urban Development (HUD); and information pertaining to day-care facilities, English language courses, and high school equivalency (GED) classes which are currently provided by the following agencies:

- Florida Department of Children and Families
- Miami-Dade College
- Miami-Dade County Public Schools
- Miami-Dade Department of Human Services
- Miami-Dade Public Housing Agency

OBJECTIVE ~~3-1.3~~ 3-2.2: ADEQUATE HOUSING SITES. The Village shall support adequate housing sites for all residents of Pinecrest, including very-low, low, and moderate income housing as well as manufactured housing through the implementation of the following policies.

Policy ~~3-1.3.1~~ 3-2.2.1: Coordination Among Housing Production Participants. The Village shall coordinate among participants involved in housing production, including the private and non-profit sectors.

Policy ~~3-1.3.2~~ 3-2.2.2: Selecting Sites for Affordable Housing for Very Low, Low, and Moderate Income Households. The Village shall continue to promote access to a broad range of housing opportunities with a full complement of urban services through cooperation and coordination with the private sector and Miami-Dade County. Sites for affordable housing for very low, low, and moderate income households shall be approved only if such sites have access to the following facilities, services and/or activity centers:

- Serviced by potable water and central wastewater systems;
- Accessible to employment centers and shopping centers which accommodate stores offering household goods and services needed on a frequent and recurring basis, with use of public transit;
- Located on a paved street accessible to a major street (i.e., included in the Village's major thoroughfare plan);

- Accessible to public parks, recreation areas, and/or open space systems;
- Located on sites having adequate surface water management and solid waste collection and disposal.; and
- In close proximity to Metrorail Stations.

Policy ~~3-1.3.3~~ 3-2.2.3: Provision of Diverse Housing Types. The Village shall continue to provide land use designations and zoning districts on the Future Land Use Map including multi-family housing districts and the Pinecrest Business Alternative District ~~respectively~~, to ensure that single family, duplex, and multi-family housing units are allowed within the Village that create opportunities for life-cycle housing and aging-in-place.

Policy ~~3-1.3.4~~ 3-2.2.4: Developing Public/Private Partnerships. The Village of Pinecrest shall continue to assist in developing local government partnerships with the private sector in order to improve the efficiency and expand the capacity of the housing delivery system. Actions shall include coordinating the timing and location of potable water services and sanitary sewer facilities in order to promote the timely extension of water and wastewater services to residential areas as necessary. Similarly, the Village shall also coordinate the installation of community facilities supportive to housing resources.

Policy ~~3-1.3.5~~ 3-2.2.5: Location and Building Code Compliance. The Village's land development regulations shall continue to allow manufactured housing within zoning districts where manufactured housing is allowed, provided the housing unit complies with building standards of CH. 320 and 553, F.S.

OBJECTIVE ~~3-1.4~~ 3-2.3: PROVIDE OPPORTUNITIES FOR GROUP HOMES, HOUSING FOR THE ELDERLY AND FOSTER CARE FACILITIES. ~~Pursuant to the requirements of §163.3177(6)(f), F.S., the~~ The Village shall promote housing opportunities to meet the unique housing needs of the elderly, dependent children, the physically and mentally handicapped, and the developmentally disabled.

~~**Policy 3-1.4.1: Foster Care Facilities.** The Village shall maintain Land Development Regulations that include performance standards designed to advance the provision of foster care facilities within the Village of Pinecrest. The standards shall provide for single family foster care homes licensed by the Department of Children and Families in all residential districts classified in the Land Development Regulations.~~

Policy ~~3-1.4.2~~ 3-2.3.1: Community Residential Homes. The Village shall maintain Land Development Regulations that include performance standards which allow community residential homes in residential zoning districts providing they meet criteria established in Chapter 419, Florida Statutes. In addition, such facilities shall be regulated in order to manage their location and intensity, including impacts on infrastructure and to encourage development on sites accessible to public and private services generally required by their residents. The location of community residential facilities

shall be dispersed throughout the regional housing market to serve persons with special housing needs, disabilities, or handicaps. The facilities shall foster non-discrimination and shall provide residential alternatives to institutionalization.

Policy ~~3-1.4.3~~ 3-2.3.2: Housing for the Elderly. ~~The Village shall maintain Land Development Regulations encouraging the development of housing alternatives specially designed for the elderly, including but not limited to adult care living facilities. Sites for elderly housing shall be approved only if such sites have access to the following facilities, services and/or activity centers:~~
Housing initiatives for the elderly can be accommodated in the Pinecrest Business Alternative District and multi-family housing categories so they can meet the following requirements:

- Serviced by potable water and central wastewater systems;
- Accessible to employment centers, including shopping centers which accommodate stores offering household goods and services needed on a frequent and recurring basis;
- Located on a paved street accessible to a major street (i.e., included in the Village's major thoroughfare plan);
- Accessible to public parks, recreation areas, and/or open space systems; and
- Located on sites having adequate surface water management and solid waste collection and disposal.

~~**OBJECTIVE 3-1.6: ALTERNATIVE SOLUTIONS TO IMPROVE ACCESS TO AFFORDABLE HOUSING.** The Village shall identify and evaluate alternative solutions to improve access to affordable housing. Pinecrest shall achieve this through the implementation of the following policies.~~

OBJECTIVE ~~3-1.7~~ 3-2.4: RELOCATION HOUSING. The Village of Pinecrest shall apply uniform and equitable treatment of persons and businesses displaced by Village programs consistent with §421.55, F.S. This objective shall be measured through the implementation of the following ~~policies~~ policy.

Policy ~~3-1.7.1~~ 3-2.4.1: Provide Alternative Housing Sites for Displaced Structures and Residents Thereof. The Village shall assist any person that is required to move from any real property as a direct result of the Village's acquisition of such real property for public purposes by locating other sites and housing facilities available to them as replacement dwellings. When planning the location of land acquisition for public purposes the Village shall assess the degree of displacement which may be incurred. The Village of Pinecrest shall not be responsible for relocating Village residents who are displaced as the result of a County, State, or Federal program.

GOAL 3-3: MONITORING AND EVALUATION THE HOUSING ELEMENT. The Village shall monitor affordable housing and housing supply policies in the Housing Element.

OBJECTIVE ~~3-1.8~~ 3-3.1: CONTINUING EVALUATION OF HOUSING ELEMENT EFFECTIVENESS. The Village shall use the following policies as criteria in evaluating the effectiveness of the Housing Element.

Policy ~~3-1.8.1~~ 3-3.1.1: Review the Impact of Change Indicators on Housing Policy. Major shifts in the magnitude, distribution, and characteristics of population and housing shall serve as indicators of change in various aspects of housing supply and demand. The policy implications of major changes in housing supply and demand shall be evaluated on a continuing basis. Housing policy shall be refined as needed in order to remain responsive to changing problems and issues.

Policy ~~3-1.8.2~~ 3-3.1.2: Schedule, Budget and Implementing Programmed Activities. The timely scheduling, programming, budgeting and implementation of housing programs identified in this Element shall be evidence of the Village's effectiveness in carrying out a systematic program for implementing adopted housing goals, objectives, and policies.

Policy ~~3-1.8.3~~ 3-3.1.3: Coordinate with Public and Private Sectors. While continually implementing and evaluating the Housing Element, the Village shall maintain a process of intergovernmental coordination as well as coordination with private sector groups interested in housing policy and programs. The effectiveness of this approach shall be evaluated by the success of coordination mechanisms in resolving housing problems and issues.

Policy ~~3-1.8.4~~ 3-3.1.4: Achieve Effective Resolution of Housing Goals, Objectives, and Policies. The effectiveness of the Housing Element shall be measured by the Village's success in achieving housing goals, objectives, and policies. The Housing Element incorporates a systematic planning process for identifying housing problems and issues and corrective actions.

~~**OBJECTIVE 3-1.9: ENERGY EFFICIENCY, RENEWABLE ENERGY, and ENVIRONMENTAL SUSTAINABILITY.** To further reduce the emission of greenhouse gases, reduce energy consumption, and achieve environmental sustainability, the Village shall encourage the construction of energy efficient housing through implementation of innovative policies that promote energy conserving and environmentally sensitive technologies and LEED development and design standards.~~

~~**Policy 3-1.9.1: Adopt "Sustainable Building Program".** The Village shall develop a Sustainable Building Program to encourage the development of residential and commercial construction that meets the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative's Green Globes rating system, the Florida Green Building Coalition standards, Energy Star, or other nationally recognized green building rating systems.~~

~~**Policy 3-1.9.2: Photovoltaic Panels and Wind Turbines.** The Village shall develop standards for the appropriate placement of photovoltaic panels and wind turbine systems.~~

~~**Policy 3-1.9.3: Provide Energy Efficiency Training and Education.** The Building and Planning Department shall coordinate at least two training workshops per year for the purpose of educating Village staff in the provisions and requirements of the Pinecrest Sustainable Building Program and the Property Assessed Clean Energy (PACE) program, and shall provide information and outreach regarding the program and sustainable building practices to residents, businesses, and contractors through newsletters, brochures and other community outreach efforts.~~

~~**Policy 3-1.9.4: Adopt "Green" Land Development Regulations.** Village Council will implement and expand the Village of Pinecrest Land Development Regulations "green" provisions and standards that will help reduce greenhouse gas emissions, reduce energy resource consumption, and enhance environmental sustainability.~~

CHAPTER 4: PUBLIC FACILITIES ELEMENT
(Reference Chapter 163.3177(6)(c))

§4.1: PUBLIC FACILITY GOALS, OBJECTIVES, AND IMPLEMENTING POLICIES. This section stipulates goals, objectives, and implementing policies for the Public Facilities Element pursuant to ¶163.3177(6)(c), F.S.

GOAL, OBJECTIVES, AND POLICIES APPLICABLE TO ALL PUBLIC FACILITY SUB-ELEMENTS

GOAL 4-1: DELIVERY OF PUBLIC FACILITIES. Ensure availability of needed public facilities associated with wastewater disposal, potable water distribution and treatment, drainage, solid waste collection and disposal, and protection of natural ground water aquifer recharge in a manner that is environmentally sound, protects investments in existing facilities, and promotes orderly, compact growth.

OBJECTIVE 4-1.1: ENSURE THAT INFRASTRUCTURE IMPROVEMENT NEEDS SHALL BE MET AND THAT NEW DEVELOPMENT, AND REDEVELOPMENT IS LOCATED TO MAXIMIZE USE OF EXISTING PUBLIC FACILITIES. The Village of Pinecrest Land Development Regulations include performance standards requiring that requisite public facilities be provided concurrent with the impacts of new development.

The concurrency management program, which is part of the Land Development Regulations, ~~and~~ shall ensure that existing and planned public facilities shall be used to their maximum feasible extent.

The Village of Pinecrest shall maintain procedures to ensure that at the time a development permit is issued, adequate facility capacity is available or will be available concurrent with the impacts of proposed development.

Policy 4-1.1.1: Level of Service Standards. The level of service standards hereinafter linked with goals for each public facility system are included in the Village's Land Development Regulations and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development.

Policy 4-1.1.2: Compliance with Level of Service Standards. As a condition of the issuance of development orders and permits, all public improvements including new facilities or replacements, expansions, or other alterations to public facilities shall be compatible with the adopted level of service standards for the facilities. Issuance of development orders or permits shall be conditioned upon demonstrated compliance with applicable Federal, State, and local permit requirements for potable water, wastewater, drainage, and solid waste facilities.

Policy 4-1.1.3: Demand and Supply Information System. The Village of Pinecrest shall update facility demand and capacity information and prepare annual summaries of capacity and demand information for respective facilities and/or service areas.

Policy 4-1.1.4: Implementation of Capital Improvements and Coordination between Future Land Use and Public Facility Needs. The Village Land Development Regulations shall be enforced to ensure that incremental decisions by the Village concerning land development, public facility needs, plans and the location and timing of improvements shall be consistent with land use and conservation resource management policies and the capital improvements element in the Comprehensive Plan.

Policy 4-1.1.5: Area-wide Planning for Potable Water and Wastewater Systems and Solid/Hazardous Waste Disposal. The Village shall meet no less frequently than annually with the Miami-Dade Water and Sewer Department and the Miami-Dade County Department of Solid Waste Management to review and refine area-wide management strategies for delivery of potable water, wastewater services, and solid waste collection and disposal.

Policy 4-1.1.6: Future Potable Water Needs. The Village of Pinecrest shall coordinate with the Miami-Dade County Water and Sewer Department to meet the future potable needs of the Village of Pinecrest as necessary to meet or exceed the minimum Level of Service Standards established by this Plan.

Policy 4-1.1.7: Ten-Year Water Supply Facilities Work Plan. The Village of Pinecrest has developed and incorporated a Ten-Year Water Supply Facilities Work Plan (Work Plan); Data, Inventory, and Analysis Report dated ~~July 14, 2020~~ April 14, 2026, authored by the Village of Pinecrest, in accordance with the Water Supply Guidelines of the South Florida Water Management District's Lower East Coast Water Supply Plan. The Village's Ten-Year Water Supply Facilities Work Plan, dated July 14, 2020 authored by the Village of Pinecrest is included in the Data, Inventory and Analysis of the Potable Water Sub-Element of the Public Facilities Element. The Village of Pinecrest hereby adopts by reference the Water Supply Facilities Work Plan, dated ~~July 14, 2020~~ April 14, 2026 for a planning period of not less than 10 years. The Work Plan addresses issues that pertain to water supply facilities and requirements needed to serve current and future development within the Village's water service area. The Village shall review and update the Work Plan at least every five (5) years within 18 months after the governing board of South Florida Water Management District approves an updated regional water supply plan for this area. Any changes affecting the Work Plan shall be included in the annual Capital Improvements Plan update to ensure consistency between the Potable Water Sub-element and the Capital Improvements Element.

Policy 4-1.1.8: 5-Year Updates to Ten-Year Water Supply Facilities Work Plan. The Village of Pinecrest will implement and update its ~~Ten Year~~ Ten-Year Water Supply Facilities Work Plan; Data, Inventory, and Analysis consistent with water supply sources identified within and in coordination with the South Florida Water Management District's Lower East Coast Water Supply Plan. The Work Plan will be updated, at a minimum, every 5 years, and within 18 months, after

the South Florida Water Management District's approval of all updates to the Lower East Coast Regional Water Supply Plan.

Policy 4-1.1.9: Regional Water Supply Plan. The Village of Pinecrest shall participate in the planning process with the South Florida Water Management District with the objective to assist in the development of a regional water supply plan that will reasonably assure adequate quantity and quality of potable water resources needed to meet future demands without creating water use conflicts or unacceptable impacts to natural resources.

~~**OBJECTIVE 4-1.2: MAINTAINING A SCHEDULE OF PUBLIC FACILITY CAPITAL IMPROVEMENT NEEDS TO ENSURE THAT VILLAGE INFRASTRUCTURE RESPONSIBILITIES ARE MET.** The Village Comprehensive Plan capital improvement program presented in the Capital Improvements Element shall include a schedule for needed public facility improvements and supportive engineering and design studies. This program shall be maintained and shall be annually updated as stipulated in the Capital Improvements Element, and in accordance with Section 163.3177(3)(b). During the process of programming and budgeting for capital outlays, the Village shall investigate new ways to finance public facilities and services, including impact fees. Annual updated Five-Year Schedule of Capital Improvements shall be submitted to DEO for informational purposes.~~

~~**Policy 4-1.2.1: Capital Improvement Schedule.** The Village Council, after considering the recommendations of the Local Planning Agency, shall annually evaluate and rank capital improvement projects proposed for inclusion in the five-year schedule of capital improvement needs.~~

~~**Policy 4-1.2.2: Public Facility Evaluation Criteria.** Proposed capital improvement projects shall be evaluated and ranked according to the following guidelines:~~

- ~~Protect public health and safety.~~
- ~~Fulfill the Village legal commitment to provide facilities and services.~~
- ~~Preserve or achieve full use of existing facilities.~~
- ~~Increases efficiency of existing facilities.~~
- ~~Prevents or reduces future improvement costs.~~
- ~~Prevents multiple disruptions to the same right-of-way corridor.~~
- ~~Promotes the accommodation strategy for Adaptation Action Areas.~~
- ~~Provides service to developed areas lacking full service or promotes in-fill development.~~
- ~~Represents a logical extension of facilities and services in a manner consistent with future Land Use Element goals, objectives and policies, including the Future Land Use Map.~~

WASTEWATER PUBLIC FACILITY SUB-ELEMENT

GOAL 4-2: PROVISION OF WASTEWATER PUBLIC FACILITIES. Ensure that land uses now and in the future have access to a system of wastewater disposal that is environmentally sound, protects investments in existing facilities, promotes orderly, compact growth, and meets adopted level of service standards and applicable State laws as well as administrative rules of the Florida Department of Environmental Protection.

OBJECTIVE 4-2.1: USE OF SEPTIC TANKS. Ensure effective use of septic tank and drain fields for single family residential and duplex land uses where they remain safe, efficient, environmentally sound and the least costly long term method of disposal of sanitary waste. The Village of Pinecrest is virtually built out--all existing single family subdivisions having previously been approved by Miami-Dade County for development serviced by septic tanks so long as the Miami-Dade County sanitary sewer system is not available to service respective lots. Therefore, the following policies shall be implemented to ensure the continued effective use of septic tanks and drain fields:

Policy 4-2.1.1: Conditions Governing Septic Tank Usage on Vacant Lots. Vacant single family residential lots can be developed and septic tanks and drain fields installed provided the following conditions are met:

- Sewage loadings of gallons per day per square foot shall not exceed those established by the Miami-Dade County Department of Environmental Resource Management.
- The density and intensity of development and the soils, ground water level, and other natural features of the site shall be adaptive to septic tanks and no septic tank shall cause potential adverse effects on existing private wells.
- Placement and design shall comply with criteria established by the Miami-Dade County Department of Environmental Resource Management.
- Connection to sanitary sewer shall be required upon availability of such service.
- A permit for the principal structure must first be issued and a plan for the site preparation and construction shall first be approved.

Additional septic tanks should not be permitted for the disposal or discharge of commercial waste. New septic tanks will not be permitted in locations where seasonally high water table or threat of inundation is likely, such as Adaptation Action Areas, unless designed to mitigate these conditions and ensure proper function. Septic tanks should be avoided in wellfield protection areas or where private wells are in use. Under Miami-Dade County regulations and procedures, septic tanks may be permitted where connection to a public sewer is not feasible.

Policy 4-2.1.2: Maintenance of Septic Tanks Required. The Miami-Dade County Department of Environmental Resource Management shall require and enforce the proper maintenance of septic tanks by the owner to prevent pollution of groundwater.

Policy 4-2.1.3: Permits Required for Private System Modifications. The Village shall require that an owner of property served by a septic tank and drain field obtain a permit or written affidavit from the Miami-Dade County Department of Environmental Resource Management whenever proposed modifications to the land or structures on the property which may affect the quantity, quality or peak to average loading ratio of the effluent disposal into the septic tank and drain field. Such permit and/or clearance from the Miami-Dade County Department of Environmental Resource Management shall be obtained and submitted to the Village prior to release of a building permit.

OBJECTIVE 4-2.2: MAINTENANCE AND EXPANSION OF SANITARY SEWER SYSTEM. As directed by the policies below, the Village shall pursue maintenance and extension of the Miami-Dade County sanitary sewer system to all residential and non-residential development within the Village and other such areas as may be required in order to ensure preservation of water quality and prevent threats to the public health, safety and welfare consistent with state and County laws and applicable administrative rules. Implementation of this objective shall require effective coordination with the Miami-Dade Water and Sewer Department (WASD) to ensure Miami-Dade County's effective extension of the wastewater collection system and treatment of effluent generated by existing and future development within the Village. This will require equitable treatment of the interests of all incorporated and unincorporated areas within Miami-Dade County.

Policy 4-2.2.1: Extensions of Central Wastewater System ~~to Serve Multi-family and Non-residential Uses~~. The Village **shall work with Miami-Dade County to guarantee the expansion and completion of the Miami-Dade sewer infrastructure within the Village, ensuring improved utility services and long-term sustainability, and** shall meet at least annually with Miami-Dade Water and Sewer Department (WASD) to determine strategies for ensuring extension of sewer lines in the Village. Land uses~~, other than single family residential and duplex that are presently on septic systems,~~ shall be provided with sanitary sewer service on a priority basis as feasible. The Land Development Regulations shall include a development review process and performance standards which require that all future development provide septic tanks or central wastewater disposal meeting all applicable State and County regulations as well as Village performance criteria, including concurrency management regulations.

Policy 4-2.2.2: Sanitary Sewer Requirements for New Developments. New developments shall be required to connect to the sewer system where available and connections shall comply with Miami-Dade Water and Sewer Department policies.

Policy 4-2.2.3: Sanitary Sewer LOS. Existing sanitary sewer systems within the Village's jurisdiction shall be operated at levels of service of 100 gpd and not less restrictive than that provided for in the Code of Miami-Dade County Chapter 24, Environmental Protection, as amended, and the Miami-Dade Comprehensive Development Master Plan, Policy WS-2A. All sanitary sewer systems within the Village jurisdiction shall be operated to provide at least the minimum Levels of Service (LOS) as herein described:

1. Regional wastewater treatment plants shall operate with a physical capacity of no less than the annual average daily sewage flow.

2. Effluent discharged from the wastewater treatment plants shall meet all Federal, state and county standards.

3. The system shall maintain the capacity to collect and dispose of 102 percent of the average daily per capita sewage system demand for the preceding five years.

OBJECTIVE 4-2.3: MAINTAINING AND FUNDING SEWER SYSTEM IMPROVEMENT NEEDS. Miami-Dade County shall provide an adequate level of service for sanitary sewer system improvements to meet both existing and future needs identified in this Plan through implementation of required extension of collection lines and routine system maintenance to be funded through user fees. Extension of sewer lines shall be funded by the developments being served on an equitable pro rata cost sharing basis. All improvements for replacement, expansion or increase in system capacity shall conform to the adopted level of service standards.

Policy 4-2.3.1: Continuing Maintenance of Sewer System Components. The Miami-Dade Water and Sewer Department (WASD) shall undertake continuing maintenance of the sanitary sewer system. Sanitary sewer system improvements shall be evaluated for funding in accordance with the following criteria:

1. Improvements which are necessary to protect the health, safety and environmental integrity of the village, consistent with the policies of this plan and applicable Federal, State, and County laws and regulatory requirements.

2. Improvements which are necessary to meet existing deficiencies in the capacity or in system performance. These include the retrofitting of deteriorating facilities, which fail or threaten to fail to meet health, safety or environmental standards.

3. Improvements which extend service to previously unserved developed areas in the village.

4. Improvements which have been identified in adopted functional plans and address system details which are beyond the scope of the comprehensive plan for sanitary sewer facilities, and are consistent with the goals, objectives and policies of the comprehensive plan.

5. Cost-effective improvements to expand capacity, maximize operational efficiency, and increase productivity.

The Miami-Dade Water and Sewer Department (WASD) shall undertake to fully implement system improvements pledged in agreements made between Miami-Dade County, the Florida Department of Environmental Protection and the United States Environmental Protection Agency and maintain a regular ongoing inspection and repair program for existing sewers and schedule substandard

collection systems for rehabilitation or replacement. Similarly, WASD shall undertake continuing maintenance of the wastewater system, including gravity sanitary sewers, pump stations, and force main systems. WASD shall monitor the following on a periodic basis:

- Capacities, compared to loading demands
- Physical conditions, need for repairs, replacement
- The annual reports would be detailed and complete sufficient to support critical analysis of the systems condition and future needs
- Infiltration and inflow
- Operating pressures
- Age, remaining service life
- Reliability in emergency situations

Policy 4-2.3.2: Maintaining and Monitoring Sewer System LOS Standards And Ensuring Connections to Available Facilities. The Village shall ensure that the adopted sewer system level of service (LOS) standard is maintained by enforcing the concurrency management system (CMS). Enforcement of the CMS shall ensure that new developments connect to available sanitary facilities with sufficient capacity to meet projected demands. All applicants for development who propose a sewer connection shall be required to provide the Village with a permit or written affidavit stating that the Miami-Dade County Water and Sewer Department has approved the proposed sewer connection and the system has sufficient capacity to meet anticipated demands generated by the project.

Policy 4-2.3.3: Water Conservation. As a major initiative for water conservation, the Village of Pinecrest urges Miami-Dade County Water and Sewer Department to investigate and determine the feasibility of providing reclaimed effluent to the Village and its residents for irrigation purposes. System improvements should integrate proven technology in order to enhance cost effectiveness, conserve natural resources, and promote multiple use of water resources.

POTABLE WATER PUBLIC FACILITY SUB-ELEMENT

GOAL 4-3: PROVISION OF POTABLE WATER PUBLIC FACILITIES. Ensure that all land uses now and in the future have access to a safe system of potable water treatment and distribution with sufficient quantity and quality to serve the existing and projected population and the business community. The system shall be environmentally sound, protect investments in existing facilities, promote orderly, compact growth, and meet adopted level of service standards and applicable State laws as well as administrative rules of the Florida Department of Environmental Protection. ~~Seek support from the County, State and Federal Government and make access to potable water for all Pinecrest residents the Village's highest priority lobbying effort.~~

OBJECTIVE 4-3.1: MAINTENANCE ~~AND EXPANSION~~ OF POTABLE WATER SYSTEM. As directed by the policies below, the Village shall pursue maintenance ~~and extension~~ of the Miami-Dade County potable water system ~~to all non-residential development~~ within the Village and other such areas as may be required in order to ensure preservation of a safe dependable source of potable water and prevent threats to the public health, safety and welfare consistent with state and county laws and applicable administrative rules. ~~Implementation of this objective shall require effective coordination with the Miami-Dade Water and Sewer Department (WASD) to ensure Miami-Dade County's effective extension of the potable water treatment and distribution system to meet demands generated by existing and future development within the Village. This will require equitable treatment of the interests of all incorporated and unincorporated areas within Miami-Dade County.~~

~~**Policy 4-3.1.1: Extensions of Central Potable Water System.** The Village shall meet at least annually with Miami-Dade Water and Sewer Department (WASD) to determine strategies for ensuring extension of potable water distribution mains to all multi family and non-residential development. Land uses, other than single family residential and duplex that are presently on individual wells, shall be provided an available source of central potable water service on a priority basis as feasible. The Land Development Regulations shall include a development review process and performance standards which require that all future development provide central water meeting all applicable State and County regulations as well as Village performance criteria, including concurrency management regulations. Exceptions shall be provided for single-family residential lots which have no available source of central potable water.~~

~~The Village participated in, and will continue to update, as needed, an engineered plan in concert with Miami-Dade WASD. The engineered plan shall determine the feasibility of implementing a program for extending the potable water system to service all areas within the Village, including delivery of adequate fire flow. The plan should consider the issues related to the potential construction of a potable water transmission line to tie into the City of Coral Gables potable water lines and accomplish an area-wide loop in the distribution system. Highest priority shall be directed to making potable water available to non-residential development and to any areas where existing private wells are found to pose a potential threat to the public health or the environmental integrity of the Village. The plan should assume continued provision of a safe dependable source of treated~~

~~potable water by the Miami-Dade WASD. The plan shall also address financing, management and operational concepts and strategies for implementing a program to ensure the extension of potable water distribution lines to existing and future areas in need of a safe dependable source of potable water.~~

Policy ~~4-3.1.2~~ 4-3.1.1: Potable Water Requirements for New Developments. New developments shall be required to connect to the central potable water system ~~where available~~, and the connection shall comply with Miami-Dade Water and Sewer Department policies. Exceptions may be provided for residential estates and single family dwelling within subdivisions approved prior to the effective date of the 1999 Edition of the Comprehensive Plan, only where primary drinking water quality standards as specified in the Florida Administrative Code can be met without treatment and the site is approved by the Miami-Dade County Department of Environmental Resource Management as compliant with County standards for individual wells.

~~Individual potable water supplies, including private wells, shall be considered interim facilities to be used only where no alternative public water is available and land use and water resources are suitable for an interim water supply. Such interim water supply systems shall be phased out as a central water system becomes available.~~

Policy ~~4-3.1.3~~ 4-3.1.2: Potable Water LOS. The Village of Pinecrest shall secure adequate potable water supply from Miami-Dade County Water and Sewer Department to provide an overall average of 94.03 gallons per capita per day. Existing potable water systems within the Village's jurisdiction shall be operated at levels of service (LOS) standards not less restrictive than those standards adopted by Miami-Dade County, within Policy WS-2A of the Miami-Dade Comprehensive Development Master Plan as hereinafter may be amended. All sanitary sewer systems within the Village jurisdiction shall be operated to provide at least the minimum LOS standards as herein described:

1. The regional treatment system shall operate with a rated capacity that is no less than two (2) percent above the maximum daily flow for the preceding year and an average daily capacity two (2) percent above the average daily system demand for the preceding five (5) years. The maximum daily flow shall be determined by calculating the average of the highest five single day flows for the previous 12 months.

2. Potable water quality distributed from the treatment plants shall meet all Federal, state and county primary standards.

3. Storage capacity for finished water shall equal no less than 15 percent of the County-wide average daily demand. The regional treatment system shall operate with a rated maximum daily capacity which is no less than 2 percent above the maximum daily flow for the preceding year, and an average daily capacity 2 percent above the average daily per capita sewage system demand for the preceding five years.

1. Water shall be delivered to users at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi. Unless otherwise approved by the Miami-Dade County Fire Rescue Department, minimum fire flow based on the land uses served shall be maintained as follows:

FIRE FLOW LEVEL OF SERVICE STANDARDS	
FUTURE LAND USE MAP DESIGNATION	**MINIMUM FIRE FLOW (GAL/MIN)**
Residential Estates	500
Single Family Residential	750
Multi-Family Medium and High Density Residential and Offices	1,500
Public and Semi-Public Uses and Recreation Uses	2,000
Commercial Development, excluding Offices	3,000

OBJECTIVE 4-3.2: MAINTAINING AND FUNDING POTABLE WATER SYSTEM. Miami-Dade County shall provide an adequate level of service for potable water to meet both existing and future needs identified in this Plan through implementation of required extension of distribution lines and routine system maintenance to be funded through user fees. Extension of potable water lines shall be funded by the developments being served on an equitable pro rata cost sharing basis. All improvements for replacement, expansion or increase in system capacity shall conform to the adopted level of service standards.

Policy 4-3.2.1: Continuing Maintenance ~~and Extension~~ of Potable Water System Components. The Miami-Dade Water and Sewer Department (WASD) shall undertake continuing maintenance ~~and extension~~ of the potable water system. Potable water system improvements shall be evaluated for funding in accordance with the following criteria:

1. Improvements which are necessary to protect the health, safety and environmental integrity of the Village, consistent with the policies of this Plan and applicable Federal, state, and county laws and regulatory requirements.

2. Improvements which are necessary to meet existing deficiencies in the capacity or in system performance. These include the retrofitting of deteriorating facilities, which fail or threaten to fail to meet health, safety or environmental standards.

3. Improvements which extend service to previously unserved developed areas in the Village.

4. Improvements which have been identified in adopted functional plans and address system details which are beyond the scope of the comprehensive plan for potable water facilities, and are consistent with the goals, objectives and policies of the comprehensive plan.

5. Cost-effective improvements to expand capacity, maximize operational efficiency, and increase productivity.

Policy 4-3.2.2: Maintaining and Monitoring ~~Sewer~~ Potable Water System LOS Standards and Ensuring Connections to Available Facilities. The Village shall ensure that the adopted water system level of service (LOS) standard is maintained by enforcing the concurrency management system (CMS). Enforcement of the CMS shall ensure that new developments connect to available potable water facilities with sufficient capacity to meet projected demands. All applicants for development who propose a potable water connection shall be required to provide the Village with a permit or written affidavit stating that the Miami-Dade Water and Sewer Department has approved the proposed potable water connection and the system has sufficient capacity to meet anticipated demands generated by the project.

1. **Development Review and Water System Implications.** The Village staff shall ensure that the Miami-Dade WASD staff and the Miami-Dade Fire Rescue Department are involved in the plan review process in order to advise the Village Planner and Building Official of necessary improvements to the water system and whether individual construction permits should also include water system improvements.

2. ~~2.~~ **MD WASD Analysis of Water System Improvement Needs.** The Miami-Dade Water and Sewer Department (WASD) shall be encouraged to conduct an analysis of the existing system, to determine, in cooperation with the Village of Pinecrest, the exact magnitude of necessary improvements, and prepare a program for construction which will rank priorities, establish pipe sizes, determine where fire hydrants are needed, and propose location and routing of pipelines. Such work should be undertaken in a manner to assure coordination of County and Village resources, development standards, design aesthetics, and long-range Village objectives and policies, including the Village Comprehensive Plan. The County shall be encouraged to investigate possible sources of financing for the water system improvements.

Policy 4-3.2.3: Potable Water Testing Program. Establish an annual potable water testing program to monitor and ensure the highest quality of drinking water, adhering to all safety standards and regulations, and providing regular reports to the community for transparency and trust.

OBJECTIVE 4-3.3: CONSERVATION OF POTABLE WATER RESOURCES. The Village shall support the Miami-Dade Water and Sewer Department (WASD) initiative directed toward developing and implementing a comprehensive water conservation program to ensure that a sufficient, economical supply of fresh water is available to meet current and future demand for potable water without degrading the environment.

Policy 4-3.3.1: Area-wide Water Conservation Initiative. The following activities comprise the Miami-Dade County water conservation initiative:

1. All potable water distribution systems shall reduce unaccounted for water loss to less than 10 percent of the water entering the system.

3. Where feasible, all potable water treatment plants and sewage treatment plants shall adopt methods which reuse water that would otherwise be consumed in the treatment process.

4. Miami-Dade County shall seek to reduce potable water consumption by domestic, industrial and institutional customers through the continued examination and implementation of water conservation incentives and a tier-based water conservation rate structure.

4. Promote an educational program for residential, commercial and industrial consumers which will discourage waste and conserve water.

5. Enforce requirements and establish new requirements and procedures as needed to ensure that high-efficiency plumbing fixtures are used in all new buildings or in conjunction with permitted renovations in accord with the requirements of Section 553.14, F.S. Improved procedures for plumbing inspections and mechanisms for approving products for installation shall be considered.

6. Miami-Dade County shall take all necessary steps to ensure compliance with the 1995 Miami-Dade County Landscape Ordinance and shall establish mechanisms to monitor and measure the effectiveness of the ordinance and its major provisions.

The above initiatives are subject to change as the County's Water Conservation Program is otherwise implemented according to the criteria in Policies WS-5A through WS-5F in the Miami-Dade Comprehensive Development Master Plan, as may be amended.

All new development in the Village of Pinecrest is required to comply with water use efficiency techniques for indoor water use in accordance with sections 8-31, 32-84, and 8A-381 of the Code of Miami-Dade County, and with the landscape irrigation requirements of Section 32.82.

SOLID WASTE PUBLIC FACILITY SUB-ELEMENT

GOAL 4-4: PROVISION OF SOLID WASTE PUBLIC FACILITIES. Ensure that all land uses now and, in the future, have access to a safe system of solid waste collection and disposal characterized by an integrated management system in conformity with Federal, State and County law. The system shall promote the public health, sanitation, environmental protection, operational efficiency, beneficial land use and growth patterns and shall be funded through fair and equitable means.

OBJECTIVE 4-4.1: PROVISION AND MAINTENANCE OF AN INTEGRATED SOLID WASTE MANAGEMENT SYSTEM. In order to ensure that all residents and businesses within the Village have access to a safe and dependable source of solid waste collection and disposal consistent with Federal, state and local laws, ordinances and administrative rules, the Village shall ensure that appropriate service agreements are in effect.

Policy 4-4.1.1: Solid Waste Coordination and Management Activities. The Village shall continue to maintain an interlocal agreement with Miami-Dade County for use of Miami-Dade County solid waste collection, transfer and disposal services for all residential development with cost of operation being covered through Miami-Dade County user fee assessments. The interlocal agreement shall ensure there is sufficient disposal capacity to meet required levels of service. The Village shall provide through franchise agreements the availability of private haulers for collection of non-residential solid waste and disposal of such waste at various sites in Miami-Dade and Broward Counties.

Policy 4-4.1.2: Intergovernmental Coordination and Review of Solid Waste System Issues. The Village shall meet at least annually with Miami-Dade County Department of Solid Waste Management (DSWM) to identify solid waste system issues and opportunities of mutual concern and to determine strategies for resolving issues and capturing opportunities. The Land Development Regulations shall include a development review process and performance standards which requires that all future development include an approved system for solid waste collection and disposal meeting all applicable State and County regulations as well as Village performance criteria, including concurrency management regulations. The Village shall assist Miami-Dade County in resolving any recurring problems and issues such as:

- Enhancing solid waste collection and transfer operations;
- Management strategies for implementing recycling efforts;
- Curbing illegal dumping of solid waste as well as disposal activities which adversely impact natural systems;
- Developing improved information dissemination regarding hazardous waste generators;
- Determining feasibility of hazardous waste storage/transfer facilities;
- Improving management of the collection and disposal of hazardous waste;
- Drafting policy for appropriate regulatory measures governing solid waste and hazardous waste including identification of long term operating costs and capital improvement needs

associated with various policy options.

- Ensuring that adequate procedures and requirements are maintained as needed to ensure that all proposed development regardless of size, contributes its proportionate share of the cost of providing solid waste facilities necessary to accommodate the impact of proposed development.

OBJECTIVE 4-4.2: MAINTENANCE OF AN ADEQUATE LOS STANDARD FOR SOLID WASTE FACILITIES. As directed by the policies stated below, the Village shall ensure through interlocal agreements, through continuing development review as well as concurrency management, and through coordination with Miami-Dade County and private contractors that the level of service (LOS) standard for solid waste facilities is maintained.

Policy 4-4.2.1: Solid Waste Facilities LOS Standard. The Village hereby adopts a level of service (LOS) standard for solid waste of 9.9 pounds per person per day. The Village shall also adopt the County's LOS standard to maintain solid waste disposal capacity sufficient to accommodate waste flows committed to the system through long-term interlocal agreements or contracts along with anticipated non-committed waste flows for a period of five years. The Village shall coordinate with Miami-Dade County in resolving future issues impacting municipalities served by Miami-Dade County, including any impacts identified by the County in their continuing monitoring and evaluation of the solid waste system to ensure that the level of service standards for solid waste are met.

Policy 4-4.2.2: Coordinate with Miami-Dade County as Needed to Ensure that Solid Waste System Deficiencies Are Reconciled. The Village shall undertake intergovernmental coordination with Miami-Dade County and private franchise contractors as identified in Policy 4-4.1.2 and shall coordinate with Miami-Dade County in addressing issues related to solid waste system deficiencies such as:

- Improvements necessary to protect the health, safety and environmental integrity of the Village consistent with the policies of this Plan, the Miami-Dade County Plan, and applicable federal, state, and county regulatory requirements.
- Improvements which are necessary to meet existing deficiencies in capacity or in performance. These include retrofitting of deteriorating facilities which fail or threaten to fail to meet health, safety, or environmental standards.
- Improvements which promote the recycling or reuse of materials prior to disposal or which enable or encourage use by the County and/or the Village of products made from recycled materials.
- Improvements which have been identified in adopted county functional plans and address system details impacting the Village and which are beyond the scope of the solid waste sub-element and are consistent with the goals, objectives and policies of the Comprehensive Plan.
- Schedule adjustments or other cost-effective improvements to expand capacity, maximize operational efficiency, increase productivity and reduce carbon impacts from trucks.

OBJECTIVE 4-4.3: MAINTAIN AND FURTHER QUALITY SOLID WASTE MANAGEMENT. The Village shall coordinate with Miami-Dade County to ensure that solid waste disposal facilities and services are provided in a manner which places a high priority on the maintenance of environmental quality and quality of life.

Policy 4-4.3.1: Implementing Quality Controls in Solid Waste System. The Village shall coordinate on a continuing basis with the Miami-Dade County Department of Solid Waste Management (DSWM) to ensure that solid waste system facilities comply with the following county policies:

- Meet all applicable federal, state and county environmental health and safety rules and regulations.
- Minimize adverse human and natural environmental impacts.
- Minimize environmental and economic risk.

Policy 4-4.3.2: Reduction of Solid Waste Stream. Assist the County in cost-effective measures to reduce the amount of waste requiring disposal through an increased reliance on recycling programs to the extent that the County waste management system shall maintain a recycling rate consistent with the requirements of the Florida State Solid Waste Management Act.

~~**Policy 4-4.3.3: Expand Markets for Recycled Products.** Assist the County in promoting new and expanded markets for products and materials created from recycled wastes through cooperative state and federal efforts, county and Village purchasing policies, and by encouraging the purchase of such products by county and Village vendors, clients and citizens.~~

~~**Policy 4-4.3.4: Reduction in Per Capita Solid Waste Generation.** Assist the County in providing for the reduction of per capita production of solid waste by encouraging the use of waste reduction technologies and recyclable packaging materials, to the extent possible.~~

Policy ~~4-4.3.5~~ 4-4.3.3: Minimize Disposal of Yard Trash at the Landfill. Assist the County in minimizing the amount of yard trash disposed of in landfills through the development of trash-to-fuel technologies, yard trash mulching and the encouragement of yard waste reuse at the household level.

Policy ~~4-4.3.6~~ 4-4.3.4: Facilitating Recycling. Through increased public education, assist the County in facilitating recycling and the proper disposal of solid waste by the general public by promoting greater use of the County's Neighborhood Trash and Recycling Centers for receiving trash.

OBJECTIVE 4-4.4: DEVELOPING INTEGRATED SOLID WASTE SYSTEM BASED ON PROVEN TECHNOLOGY. The Village shall assist the County in resolving issues impacting the Village which are linked with the development of a solid waste disposal system using proven technologies, appropriate regulation, and equitable and responsible financing practices.

Policy 4-4.4.1: Implementing Solid Waste System Improvements. The Village shall through periodic intergovernmental coordination as provided for in Policy 4-4.1.2, address the municipal impacts of the following issues confronting the Miami-Dade County solid waste disposal system:

- Seek to achieve a balanced program of solid waste disposal which will include recycling, resource recovery and land filling.
- Provide for all solid waste disposal facilities within the County through the continued development and management of a single consolidated system and prohibit the establishment of disposal facilities not integrated into this system.

OBJECTIVE 4-4.5: REDUCING OR MINIMIZING HOUSEHOLD HAZARDOUS WASTES. Within the Village limits, the Village shall assist the County in identifying the source of any unsafe or improper disposal of household hazardous wastes and used motor oil in order to reduce or minimize such unlawful activity.

Policy 4-4.5.1: Implementing Hazardous Waste Reduction. The Village shall, through periodic intergovernmental coordination as provided for in Policy 4-4.1.2, address the municipal impacts of Miami-Dade County initiatives to reduce or minimize unsafe or improper disposal of household hazardous wastes and used motor oil.

DRAINAGE PUBLIC FACILITY SUB-ELEMENT

GOAL 4-5: PROVISION OF DRAINAGE AND STORM WATER MANAGEMENT PUBLIC FACILITIES. Ensure existing and future land uses have access to drainage and storm water management systems that are environmentally sound, protect and conserve water quality, safeguard investments in existing facilities, abate flood conditions, prevent degradation of the quality of receiving waters and assist in maintaining adopted level of service standards and applicable state laws as well as administrative rules of the Florida Department of Environmental Protection.

OBJECTIVE 4-5.1: PLAN AND COORDINATE SURFACE WATER MANAGEMENT SERVICES TO MEET EXISTING AND FUTURE SURFACE WATER MANAGEMENT NEEDS, INCLUDING IMPLEMENTATION OF THE ENGINEERED STORMWATER MASTER PLAN. To maximize the use of existing surface water management facilities, ~~and reconcile existing problems identified in the Drainage Sub-Element Data Inventory and Analysis,~~ the Village shall implement the adopted engineered stormwater master plan (approved in 2015) which identifies existing and projected short term (2012) and long term (through 2025) stormwater management needs.

The Village of Pinecrest manages stormwater through a 2015 Village-wide Stormwater Master Plan, focusing on elevating roads and installing drainage, with 5 key basins currently under design for upgrades aimed at reducing flooding. The plan includes installing over 200 new drains, utilizing FEMA grants, and implementing a new "Equivalent Billing Unit" (EBU) fee based on property impervious surface area.

The master plan includes an inventory of existing natural and structural features included in the Village drainage system. ~~In addition, the plan provides a detailed assessment of related problems and issues. The plan addresses criteria in Policy 4-5.1.1 and documents findings and recommendations associated with this criterion.~~

Policy 4-5.1.1: Stormwater Master Plan. The Village has adopted and is implementing on a financially feasible basis, the Stormwater Master Plan and capital improvement program which includes funding recommendations for the construction of drainage improvements. The Village shall ensure the plan's long-term projects for stormwater management needs cover at least 10 years.

Policy 4-5.1.2: Drainage Level of Service Standard. The following is the level of service standard for drainage and surface water management applicable to new development which is consistent with the data, analysis and recommendations of the Master Drainage Plan explained in Policy 4-5.1.1. The level of service standard for new development shall be the Miami-Dade County level of service standards stated below:

- **Water Quality Standard:** Stormwater facilities shall be designed to meet the design and performance standards established in ~~Ch. 62-25, §25.025, F.A.C.,~~ Ch. 62-4 and 62-302 F.A.C. with treatment of the runoff from the first one inch of rainfall on-site to meet the water quality standards required by Ch. 62-302, §62-302.500, F.A.C.

- **Water Quantity Standard:** Where ~~two or more~~ standards impact a specific development, the most restrictive standard shall apply:

  a. Post development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with a 24-hour duration.

  b. ~~Treatment of the runoff from the first one inch of rainfall on-site or the first half inch of runoff whichever is greater.~~ Options for addressing water quantity are provided in the Land Development Code.

Policy 4-5.1.3: Maintenance of Drainage Level of Service Standard through Development Review and Concurrency Management. The Land Development Regulations shall include a development review process and performance standards which require that all future development include an approved system for drainage and storm water management which meets the adopted level of service standard for drainage and all applicable state and county regulations as well as Village performance criteria, including concurrency management regulations.

Policy 4-5.1.4: Compliance with Drainage Facility Capital Improvements Element. All major public facility projects shall be undertaken in accordance with the schedule provided in the Capital Improvements Element of this plan, as may be hereinafter amended.

Policy 4-5.1.5: Priority for Correcting Existing Deficiencies. In developing the annual schedule of capital improvement projects, the Village shall assign highest priority to those projects required for purposes of correcting existing deficiencies including canal bank stabilization to address continued erosion of canals under the jurisdiction of the Village.

Policy 4-5.1.6: Existing Deficiencies Shall Not Be Increased by New Development. The Village shall issue no development order for new development which would not meet adopted level of service standards. The adequate facilities ordinance shall mandate that future applications for development shall include a written evaluation of the impact of the anticipated development on the levels of services for the drainage. Prior to issuing a site plan or building permit (whichever is first applicable), the Village shall render a finding that the applicant has provided written assurance that the proposed development shall meet adopted level of service criteria. The developer's application shall include written assurances that any required improvements shall be in place concurrent with the impacts of the development.

Policy 4-5.1.7: Pollution Control for Drainage Facilities. All new drainage facilities should be provided with pollution control to the level approved and locally accepted as best management practices consistent with existing regulatory requirements, including but not limited to the following when applicable:

- Retention of stormwater
- Flow of stormwater over grassed and vegetated areas
- Sumps
- Grease separation baffles
- Infiltration and percolation prior to overflow or outfall discharge.

Policy 4-5.1.8: Stormwater Basin Evaluation Plan. Develop a Comprehensive Stormwater Basin Evaluation that includes review of the effects of sea level rise on the existing system and develop a long-term capital improvement plan to address future infrastructure needs. Coordinate all findings with the adopted Stormwater Master Plan.

NATURAL GROUNDWATER AND AQUIFER RECHARGE PROTECTION SUB-ELEMENT

GOAL 4-6: PROVIDE FOR THE ENVIRONMENTALLY SOUND USE OF LAND AND WATER WHILE PROTECTING THE FUNCTION OF AQUIFER RECHARGE AREAS AND GROUNDWATER QUALITY.

OBJECTIVE 4-6.1: MANAGING AQUIFER RECHARGE CONDITIONS. The Village shall manage the natural ground water aquifer recharge conditions in a safe, effective and reliable manner as required by current design standards and codes. This objective shall be achieved through the implementation of the following policies. The Village shall coordinate with Miami-Dade County and the South Florida Water Management District in maintaining aquifer recharge area functions. The Land Development Regulations shall include performance criteria for managing aquifer recharge.

Policy 4-6.1.1: Improving Groundwater Recharge. During the site plan review process, the Village shall manage improved groundwater recharge by requiring all new construction projects to consider providing:

- Greater pervious open and green space;
- Require enforcement of the drainage level of service standard, including water quality criteria as well as criteria for managing aquifer recharge;
- French drains, slab-covered trenches or drainage wells, and limit overflows;
- Allow direct overland flow discharge to surface waters only when no other practical or effective method of stormwater discharge is possible; and
- Allow positive drainage discharges to surface waters only when other methods are impractical or impossible, and only when adequate pollution control (grit and grease) is provided.

POLICY 4-6.1.2: Maintaining Compliance with Stormwater Disposal Methods. Comply with SFWMD and Miami-Dade County Code and environmental protection rules for stormwater disposal methods. Refer to the LOS for drainage for retention standards to be met.

Policy 4-6.1.3: Provide Adequate On-Site Retention and Ground Water Recharge while Directing the Surplus Run-off to Receiving Waterways in a Manner Which Prevents Imbalance to their Ecosystems. The Land Development Regulations shall include and use controls, such as subdivision regulations, zoning, including site plan review and performance criteria as well as special erosion controls, water quality control, landscaping and flood management ordinances which shall assist in implementing stormwater management and water quality controls. The programs shall be continually updated based on improved knowledge of problems, issues, and best management practices.

Policy 4-6.1.4: Coordinate Watershed Management Plans and Policies with Appropriate Public Agencies. Ensure coordination of watershed management plans and policies, with appropriate local, regional, state and federal agencies, including Miami-Dade County, the South Florida Water Management District, South Florida Regional Planning Council, the State Department of Environmental Regulation, the Agricultural Extension Service, the United States Army Corps of Engineers, the U.S. Fish and Wildlife Service, and other appropriate agencies.

On a continuing basis the Village shall further protect groundwater from point and nonpoint pollution sources by assisting the state and South Florida Water Management District in managing water quality by preventing the discharge of inadequately treated wastewater and poor quality stormwater into public water bodies.

Policy 4-6.1.5: Conservation of Potable Water Supply. In order to comply with potable water conservation policies of the South Florida Regional Planning Council and achieve a reduction in the current rates of water consumption, land development regulations shall incorporate the following performance standards:

1. Where non-potable alternative sources of irrigation water are available, potable water supplies may not be used to meet irrigation needs.

2. Require the use of water-saving plumbing fixtures on all new development.

3. In order to reduce demand for irrigation water (which in turn often places greater demand upon potable water sources), the Land Development Regulations shall incorporate principles of xeriscaping in order to reduce water demand.

4. The Village will review and evaluate Water Use Efficiency requirements developed by Miami-Dade County.

Additionally, all new development in the Village of Pinecrest is required to comply with water use efficiency techniques for indoor water use in accordance with sections 8-31, 32-84, and 8A-381 of the Code of Miami-Dade Count

CHAPTER 5: CONSERVATION AND SUSTAINABILITY ELEMENT
(Reference 163.3177(6)(d))

§5.1: CONSERVATION GOALS, OBJECTIVES, AND IMPLEMENTING POLICIES. This section stipulates goals, objectives, and implementing policies for the Conservation Element pursuant to ¶163.3177(6)(d), F.S.

GOAL 5-1: NATURAL AND ENVIRONMENTAL RESOURCES. Conserve, manage, maintain, use and protect the natural and environmental resources of Pinecrest to ensure continued resource availability and environmental quality.

OBJECTIVE 5-1.1: AIR QUALITY. The Village of Pinecrest shall maintain the best possible air quality, meeting or exceeding state and federal air quality standards through the implementation of the following policies.

Policy 5-1.1.1: Air Quality Standards. The Village shall support enforcement of applicable standards for air quality to control significant emissions of air pollutants in order to maintain and improve the existing air quality.

Policy 5-1.1.2: Combat Erosion and Generation of Dust Particles. The land development regulations shall incorporate performance standards which combat erosion and generation of fugitive dust particles. The regulations shall require that measures be taken on building sites or cleared areas which ensure that exposed, destabilized, or other altered soil is expeditiously covered with an acceptable erosion control material.

OBJECTIVE 5-1.2: POTABLE WATER AVAILABILITY. Secure provision of potable water in sufficient quantity to meet present and projected needs, commensurate with reasonable demand through the implementation of the following policies.

Policy 5-1.2.1: Protection and Conservation of Potable Water Supply. The Village of Pinecrest has no wellfields and has no need for a wellfield protection ordinance. In order to comply with policies of the South Florida Water Management District directed toward conservation of potable water supply and to achieve a reduction in the current rates of water consumption, land development regulations that incorporate the following performance standards will be implemented:

1. The potable water supply shall be conserved by enforcing potable water standards in the land development regulations.
2. Where non-potable alternative sources of irrigation water are available, potable water supplies may not be used to meet irrigation needs. The Village shall encourage Miami-Dade Water and Sewer Department (WASD) to study the feasibility of using reclaimed water as one method for reducing the amount of potable water used for non-potable activities.

3. Require the use of water-saving plumbing fixtures in all new development.
4. In order to reduce demand for irrigation water (which in turn often places greater demand upon potable water sources), ~~at least seventy (70%) percent of all landscaping material obtained from off-site sources for use on any site should be native plant material adapted to soil and climatic conditions existing on the subject site. Further, at least fifty (50%) percent of all~~ the Village land development regulations shall establish metrics for ~~trees used in landscaping shall be~~ native species and landscaping materials to be adapted to soil and climatic conditions existing on-site in order to lessen water demand.

Policy 5-1.2.2: Intergovernmental Coordination for Water Conservation. The Village shall cooperate with local, regional, state and federal agencies for the management of fresh water resources to maintain adequate fresh water supplies during dry periods and to conserve water where practicable.

Policy 5-1.2.3: Implementation Water Demand Management Policies and Programs. The Village shall continue to cooperate with WASD and the South Florida Water Management District (SFWMD) for the implementation of water demand management policies and programs.

Policy 5-1.2.4: Enforcing Water Quality Standards. All federal, state, and regional water quality standards shall be enforced in Pinecrest.

Policy 5-1.2.5: Emergency Water Conservation. Pinecrest shall cooperate with WASD and SFWMD to conserve water resources during emergencies.

Policy 5-1.2.6: Best Management Practices. The Village will require best management practices for the use, handling, storage and/or disposal of regulated substances so as to prevent ground water contamination.

Policy 5-1.2.7: Water Needs. The Village shall assess projected water needs and sources in coordination with the Lower East Coast Water Supply Plan and the Village's adopted Ten Year Data, Inventory and Analysis Report to ensure that adequate water supplies and facilities are available.

Policy 5-1.2.8: Water Conservation. Encourage water conservation through the use of "Green Building" construction and design techniques.

Policy 5-1.2.9: Public Education. Continue to promote water conservation through public education programs including, but not limited to information regarding the Village's Ten-Year Water Supply Data, Inventory and Analysis Report.

Policy 5-1.2.10: Irrigation. Continue irrigation restrictions consistent with the Village's Code of Ordinances and modify restrictions when necessary in coordination with the South Florida Water Management District's water conservation initiatives and requirements.

Objective 5.1.3: MAINTENANCE OF CANAL SYSTEM. The Village of Pinecrest shall maintain its canal system in coordination with the South Florida Water Management District to ensure efficient water flow and water quality.

Policy 5-1.3.1: Canal Maintenance. Develop a canal maintenance plan focused on improving water quality, regular cleaning, reducing pollution, enhancing stormwater management, and promoting eco-friendly practices to protect aquatic ecosystems.

Policy 5-1.3.2: Maintain Flood Control Network. C-100A canal, is a critical flood control network managed by the South Florida Water Management District (SFWMD) and the Village. It is essential for drainage and safeguarding the Cutler Basin. The Village shall coordinate with the SFWMD on timely maintenance of the canal to ensure proper drainage.

OBJECTIVE ~~5-1.3~~ 5-1.4: MAINTENANCE OF FLOODPLAIN. The Land Development Regulations shall include performance criteria designed to protect the natural functions of the 100-year floodplain in order to protect and maintain flood-carrying and flood storage capacity.

Policy ~~5.1.3.1~~ 5.1.4.1: Enforce Policies to Maintain Floodplain. The Village shall maintain the surface water management and flood damage prevention regulations. New development encroaching into the floodplain shall incorporate flood protection measures sufficient to protect against the 100-year flood. The Village's Stormwater Management and Flood Protection Ordinance shall maintain consistency with program policies of the Federal Insurance Administration. The Village shall monitor new cost effective programs for minimizing flood damage. Such programs may include modification to construction setback requirements or other site design techniques, as well as upgraded building and construction techniques.

OBJECTIVE 5-1.5: PROTECTION OF NATURAL RESOURCES. The Village shall conserve and protect the remaining natural systems of Pinecrest, in recognition of the inherent values of these areas left in their natural state, through appropriate land use designations and regulation. The Land Development Regulations shall enforce regulations which ensure that development and conservation activities shall protect natural resources as directed by the below policies.

Policy ~~5-1.4.1~~ 5-1.5.1: Designation of Conservation Areas. The Future Land Use Map series shall delineate conservation land resources defined as wetland, vegetative communities and the 100 year flood plain. All conservation land resources shall either remain undeveloped or shall undergo "restricted development." The term "restricted development" shall be defined as those development options provided for pursuant to development rights and restrictions stipulated in the Comprehensive Plan and Land Development Regulations as may be hereinafter amended.

Policy ~~5-1.4.2~~ 5-1.5.2: Policies for Managing Environmentally Sensitive Lands. Policies in this Element for managing environmentally sensitive natural systems, including, but not limited to, water resources, wetlands, native habitats and other environmentally sensitive resources shall be carried out through performance criteria in the Land Development Regulations. These and other natural resources identified on the Future Land Use Map series shall be protected and/or preserved pursuant to goals, objectives, and policies stipulated in this Element. The Land Development Regulations shall provide more detailed procedures and performance criteria to implement conservation and natural resource protection. The Land Development Regulations shall also provide for wetland preservation, compensatory wetland mitigation, and dedication of conservation easements for preserving open space. Such policies shall continue to be applied in order to protect and preserve natural resources which may in the future be threatened by development expectations.

Policy ~~5-1.4.3~~ 5-1.5.3: Intergovernmental Coordination and Natural Resource Management. The Village shall coordinate with the State, SFWMD, the South Florida Regional Planning Council, Miami-Dade County, state agencies, and other agencies concerned with managing natural resources. Such intergovernmental coordinating activities shall be directed toward protecting the values and functions of respective natural systems. The methods for coordinating with other local government, state, federal, and private plans/programs for conservation of natural resources shall be incorporated into the Village's planning process detailed in the Land Development Regulations.

Policy ~~5-1.4.4~~ 5-1.5.4: Protecting Flora and Fauna Having Special Status. The Village Land Development Regulations shall incorporate provisions which restrict development activities known to adversely impact wildlife and wildlife habitats that are endangered, threatened, or species of special concern. The Village shall further protect wildlife and wildlife habitats by promoting public acquisition and the dedication of conservation easements or reservations.

Policy ~~5-1.4.5~~ 5-1.5.5: Managing Stormwater Run-off. The developer/owner of any site shall be responsible for managing run-off. All new development shall comply with adopted level of service standards for surface water management.

Policy ~~5-1.4.6~~ 5-1.5.6: Managing and Regulating Wetlands. Wetlands should be used for purposes which are compatible with their natural values and functions and land development regulations shall be adopted to provide these areas with the maximum possible protection. The Land Development Regulations provide for wetland preservation, compensatory wetland mitigation, and dedication of conservation easements for preserving open space. Such policies shall be applied in order to protect and preserve natural resources which may in the future be threatened by development expectations.

Policy ~~5-1.4.7~~ 5-1.5.7: Designation of Wetlands on the Future Land Use Map. The Village shall protect the wetlands within Pinecrest by continuing to designate those areas as "Conservation" on the Future Land Use Map and, furthermore, the Village shall designate any wetland areas annexed into Pinecrest as "Conservation" on the Future Land Use Map. If it is impractical to designate an area containing wetlands as Conservation due to size, location, or other factors, the Village shall have the option of obtaining a conservation easement from the property owner(s) to protect the area.

Policy ~~5-1.4.8~~ 5-1.5.8: Enforcement Activities. The Land Development Regulations that protect and conserve the natural functions of existing soils, fisheries, rivers, lakes, floodplains and other environmentally sensitive areas, shall include the enforcement of state, and federal regulations designed to protect and conserve these functions.

OBJECTIVE ~~5-1.5~~ 5.1.6: MANAGE IMPACTS OF DEVELOPMENT AND PRESERVE NATURAL RESOURCES. ~~The Future Land Use Element shall assign land use designation, including densities and intensities to land within the Village with a view to preserving the physical and biological functions of natural systems. All future development or redevelopment of land shall be consistent with the Comprehensive Plan and the Land Development Regulations. The Land Development Regulations shall provide performance standards for regulating density throughout the Village.~~ The Village shall utilize its Comprehensive Plan and Land Development Regulations to preserve the physical and biological functions of natural systems. ~~The Pperformance~~ performance criteria shall address:

- Concurrency Management System
- Erosion and Sedimentation Control
- Minimum Open Space Criteria
- Stormwater Management
- Preservation of Wetlands
- Floodplain Protection
- Perimeter Landscaping, Screening/Buffering
- Protection of Flora and Fauna
- Recreation Land and Facilities

Policy ~~5-1.5.1~~ 5.1.6.1: Comprehensive Plan Implementation and Land Development Regulations. The Village shall ensure that during the development review process the Village shall enforce qualitative and quantitative performance criteria consistent with the Comprehensive Plan policies governing the preservation of open space and vegetation, including wetlands ~~(Cross-reference: Policies 1-1.1.1, 5-1.4.6, 5-1.4.7)~~ and stormwater management. ~~(Cross-reference Policy 4-3.1.1-8). Furthermore, the Village shall require maintenance and continuing adherence to these standards. The Village's Land Development Regulations shall be enforced and shall be revised in order to: 1) effectively regulate future land use activities and natural resources identified on the FLUM; 2) adequately protect property~~

~~rights; and 3) implement the Plan's goals, objectives, and policies. The Land Development Regulations shall include a regulatory framework to:~~

~~1. Regulate the subdivision of land;~~

~~2. Regulate the use of land and water consistent with this Element, ensure the compatibility of adjacent land uses, and provide for open space;~~

~~3. Protect the environmentally sensitive lands as well as flora and fauna as stipulated in the Comprehensive Plan.~~

~~4. Regulate land use and minimum building elevations in areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;~~

~~5. Regulate signage;~~

~~6. Ensure safe and convenient on-site and off-site traffic flow and vehicle parking needs and prohibit development within future rights-of-way.~~

~~7. Provide that development orders and permits shall not be issued which result in a reduction of levels of services for impacted public facilities below the levels of service standards which shall be adopted by the Village Council.~~

~~8. Regulatory techniques such as conservation easements and qualitative standards requiring protection of natural resources as well as historically and archaeologically significant sites shall be integrated into the Land Development Regulations.~~

Policy ~~5-1.5.2~~ 5.1.6.2: Protecting Conservation Areas. Those areas designated on the Future Land Use Map for conservation will not be subject to development, with the only allowable exception for open space and recreational uses after the review and approval of the Village Council.

Policy ~~5-1.5.3~~ 5.1.6.3: Required Site Plan Review. The Village shall require site-plan review of all proposed development or redevelopment to prevent unnecessary destruction or inappropriate use of existing natural resources and natural sites.

Policy ~~5-1.5.4~~ 5.1.6.4: Landscaping Standards. The Village's Landscaping standards shall require the preservation of existing natural growth where practical, and the removal of invasive, exotic plant species.

Policy ~~5-1.5.5~~ 5.1.6.5: Regulating Development to Promote Natural Resource Conservation. The Village shall use the best available technical criteria and information for the formulation of regulations and ordinances to ensure that future development is compatible with the functioning of existing natural systems and resources conservation.

Policy ~~5-1.5.6~~ 5.1.6.6: Interlocal Coordination for Natural Resource Protection. The Village shall continue to cooperate with adjacent municipalities and Miami-Dade County to preserve and protect natural resources and natural areas.

Policy ~~5-1.5.7~~ 5.1.6.7: Intergovernmental Coordination for Protection of Endangered/Threatened Species and Habitats. The Village shall cooperate with the appropriate state and federal agencies for the protection of endangered and threatened species and significant plant and animal habitat.

OBJECTIVE ~~5-1.6~~ 5-1.7: PROTECT ~~MINERALS, SOILS, AND NATIVE VEGETATIVE COMMUNITIES~~ THE VILLAGE OF PINECREST'S NATURAL ENVIRONMENT. Conserve, appropriately use, and protect minerals, soils, native vegetative communities and the natural environment to maintain a healthy, enjoyable, and resilient environment. Assure the maintenance and conservation of trees within Pinecrest, through continued maintenance of trees within Village properties and the site plan review process for new development.

Policy ~~5-1.6.1~~ 5-1.7.1: Regulating Protection of Trees. Native and noninvasive exotic trees shall be preserved during development or redevelopment wherever possible, and if any native or noninvasive exotic tree must be removed during development or redevelopment, another native or noninvasive exotic tree shall be replanted to replace the removed tree. ~~Review the landscape code and include language that addresses~~ Foster the preservation of existing, large, mature trees. ~~Educate the public about the Adopt-A-Tree and Street Tree Planting Programs through increased publication.~~ Develop and maintain a database of all street trees.

Policy ~~5-1.6.2~~ 5-1.7.2: Prohibition of Mining Activities. Land Development Regulations shall prohibit mining of minerals based on the irretrievable losses which such intense activities may potentially impose on the Village's fragile ecosystem.

Policy ~~5-1.6.3~~ 5-1.7.3: Pinelands. Develop and implement a Pineland Preserve Restoration and Management Plan for Coral Pine Park.

Policy ~~10-1.5.1~~ 5-1.7.4: Tree Canopy Survey. The Village of Pinecrest, in cooperation with local academic, governmental and non-profit agencies, shall ~~perform~~ maintain a tree canopy study ~~by 2016~~ to determine canopy composition and extent, and seek funds to repeat the study every five years in order to measure progress toward the Village's goal of expanding green infrastructure and maintaining Tree City USA status.

Policy ~~10-1.5.2~~ 5-1.7.5: Plant Native Trees to Sequester High Levels of Carbon. Pinecrest shall continue to encourage and require the planting of native and other drought tolerant trees known to sequester and store high levels of carbon on available public and private lands, including school and government properties, and conservation lands and shall pursue programs and funding strategies designed to create carbon emission offsets through tree plantings and/or carbon mitigation programs.

Policy ~~10-1.5.3~~ 5-1.7.6: Enhance Existing Tree Canopy. Establish Pinecrest as the municipality with the largest urban tree canopy in Miami-Dade County by planting street trees along every street and developing a tree planting program that encourages residents to plant pines on private property.

OBJECTIVE ~~5-1.7~~ 5-1.8: MANAGING DISPOSAL OF WASTES. Assure that generation, storage, transport, and disposal of waste in Pinecrest is managed with the best available technology to protect environmental quality.

Policy ~~5-1. 7.1~~ 5-1.8.1: Mandatory Wastewater System Connection. When new sewers are extended into an area currently using septic systems for wastewater disposal, mandatory connection with the public wastewater collection system shall be regulated pursuant to Florida Statutes (cross reference §381.0065, F.S.)

Policy ~~5-1. 7.2~~ 5-1.8.2: Regulating New Subdivisions and Sewerage Connections. New subdivisions which are reasonably accessible to sanitary sewers are required to provide sewerage and connections for each lot in the development.

Policy ~~5-1. 7.3~~ 5-1.8.3: Septic Tank Standards. The Village shall include in the Land Development Regulations septic tank system standards and procedures for permitting.

Policy ~~5-1. 7.4~~ 5-1.8.4: Intergovernmental Coordination for Solid and Hazardous Waste. The Village shall cooperate with Miami-Dade Department of Solid Waste Management to assure that solid and hazardous wastes generated within the Village are properly managed to protect the environment.

Policy ~~5-1.7.5~~ 5-1.8.5: Managing Hazardous Waste. The Village shall enforce Land Development Regulations which incorporate development restrictions directed toward preserving natural systems. The Village shall encourage Miami-Dade County in developing an improved area-wide solid waste management program which includes more innovative solid and hazardous waste management technologies that save energy, produce renewable energy and effectively manage hazardous waste.

OBJECTIVE ~~5-1.8~~ 5.1.9: PROTECTION OF ARCHAEOLOGICAL AND HISTORIC RESOURCES. The Village Land Development Regulations shall ensure that future land development activities shall incorporate appropriate measures to prevent damage to archaeologically and historically significant resources of state significance.

Policy ~~5-1. 8.1~~ 5.1.9.1: Programming for Archaeological and Historic Sites. The Village shall coordinate with the state and federal government in developing programs for implementing Village, state, and federal policies for identifying, preserving, and enhancing sites of historical and archaeological significance. Programs for identification, evaluation of relative significance, protection, preservation, and enhancement shall be promoted, utilizing available public resources at the local, state, and federal level as well as available private sector resources.

Policy ~~5-1. 8.2~~ 5.1.9.2: Preventing Adverse Impact of Development on Historic or Archaeological Sites. Development activities shall include precautions necessary to prevent the following adverse impacts to historic or archaeological sites of significance, including the historically significant properties at Pinecrest Gardens: 1) destruction or alteration of all or part of such site; 2) isolation from or significant alteration to its surrounding environment; 3) introduction of visible, audible, or atmospheric elements that are out of character with the property or significantly alter its setting; 4) transfer or sale of a site of significance without adequate conditions or restrictions regarding preservation, maintenance, or use; and 5) other forms of neglect resulting in its deterioration. Until the Village adopts historic preservation regulations any development or redevelopment of the identified historic resources shall be governed by the Miami-Dade County historic preservation regulations and/or Chapter 74-100 Laws of Florida, as applicable.

Policy ~~5-1. 8.3~~ 5.1.9.2: Preservation of Historically Significant Resources. The Land Development Regulations shall require the evaluation and potential preservation of identified historically significant resources. Until the Village adopts historic preservation regulations any development or redevelopment of the identified historic resources shall be governed by the Miami-Dade County historic preservation regulations and/or Chapter 74-100 Laws of Florida, as applicable.

OBJECTIVE ~~5-1.9~~ 5.1.10: CONSIDER APPLICATION OF INNOVATIVE LAND AND WATER RESOURCE MANAGEMENT AND ENERGY CONSERVATION CONCEPTS. The Land Development Regulations shall incorporate concepts for managing land, water, and energy resources which are responsive to unique development and conservation issues identified in the Village's Comprehensive Plan.

Policy ~~5-1. 9.1~~ 5.1.10.1: Incorporate Innovative Techniques in the Land Development Regulations. The Land Development Regulations shall incorporate land and water resource management techniques which have been demonstrated to be successful and cost effective in resolving development and conservation issues such as surface water management, soil erosion and sedimentation control, land clearing and excessive tree removal, loss of mature plants and wildlife habitat, and conservation of water supply.

Policy ~~5-1. 9.2~~ 5.1.10.2: Coordination of Energy Management. The Village shall participate in regional, state, or local initiatives directed at coordinating energy management within the public and private sectors. These tasks may include joint formulation of energy-related decisions with concerned federal, state, regional, and county agencies as well as with concerned private entities. Such activities shall be directed toward maximizing awareness of energy related problems, issues, alternative techniques for resolving energy related problems and issues and to identify future areas where joint efforts may enhance mutual goals and objectives.

Policy ~~5-1. 9.3~~ 5.1.10.3: Energy Efficiency in Plans. The Village shall promote a systematic approach to the development of pedestrian and bicycle path networks by the public and private sectors in order to improve energy efficient transportation links between major activity areas such as residential neighborhoods, employment centers, shopping areas, parks, and schools while avoiding the loss of mature street trees to the extent feasible.

Policy ~~5-1. 9.4~~ 5.1.10.4: Energy Conservation in Building and Construction. The Village shall enforce energy efficient building codes and promote efficient energy conservation in building heating and cooling systems. The Village shall promote attendance at regional training workshops in energy efficiency in construction and continue to foster cooperative relationships between building trades, architects, engineers and building officials.

Policy ~~5-1. 9.5~~ 5.1.10.5: Environmental Sustainability. The Village shall continue to seek ways and opportunities to implement green and sustainable initiatives regarding, but not limited to, greenhouse gas reduction, water conservation and reuse, recycling, waste and energy reduction, reuse of resources, land use and transportation practices, pollution prevention, and environmental improvements.

Policy ~~5-1. 9.6~~ 5.1.10.6: Community Awareness. Implement an educational campaign to increase community awareness regarding the Property Assessed Clean Energy (PACE) program.

Policy ~~5-1. 9.7~~ 5.1.10.7: Municipal Facilities. Look for opportunities for water reuse and energy conservation retrofits for existing municipal buildings and facilities.

OBJECTIVE ~~5-1.10~~ 5-1.11 CONTINUING EVALUATION OF THE CONSERVATION ELEMENT EFFECTIVENESS. The Village shall use the following policies as criteria in evaluating the effectiveness of the Conservation Element.

Policy ~~5-1. 10.1~~ 5.1.11.1: Review the Impact of Changing Conditions on Conservation Policy. The Village shall monitor and evaluate significant changes in the characteristics of natural resources within the Village. Policy implications of such changes shall be examined and corrective measures shall be pursued. Conservation policies shall be refined as needed in order to remain responsive to evolving problems and issues.

Policy ~~5-1. 10.2~~ 5.1.11.2: Schedule, Budget and Implement Programmed Activities. The timely scheduling, programming, budgeting and implementation of programmed conservation activities identified in this Element shall be evidence of the Village's effectiveness in carrying out a systematic program for implementing conservation goals, objectives, and policies.

Policy ~~5-1.10.3~~ 5.1.11.3: Coordinate with Public and Private Sectors. While continually implementing and evaluating the Conservation Element the Village shall maintain a process of intergovernmental coordination as well as coordination with private sector groups interested in conservation policy and programs. The effectiveness of this approach shall be evaluated by the success of coordination mechanisms in resolving conservation problems and issues.

Policy ~~5-1.10.4~~ 5.1.11.1: Achieve Effective Resolution of Conservation Goals, Objectives and Policies. The effectiveness of the Conservation Element shall be measured by the Village's success in achieving conservation goals, objectives and policies. The Conservation Element incorporates a systematic planning process for identifying conservation problems and issues and implementing corrective measures.

GOAL 5-2: RESILIENT PINECREST. Establishing community stewardship of sustainable living practices. The Village will continue to monitor and support the changing needs and conditions related to sustainability, energy efficiency, environmental resilience, and climate needs.

OBJECTIVE 5.2.1: SUSTAINABLE PROGRAMS. The Village is committed to leading by demonstrating sustainable conservation practices to enhance residential quality of life for a healthy environment while increasing public awareness with projects and programs.

Policy 5-2.1.1: Maintain Everglades Earth Cycle Project. This initiative transforms community-composted organic waste into nutrient-rich soil amendments. In partnership with the Miccosukee Tribe, the soil is used to restore community gardens in the Everglades. This program should be supported and monitored for effectiveness and continued application.

Policy 5-2.1.2: Peacock Mitigation. To balance wildlife conservation with community needs, the Village employs a humane Peacock Mitigation Program involving low-impact vasectomies for male peacocks to stabilize the population.

Policy 5-2.1.3: Floating Flower Islands. Launched as a pilot in early 2025, these 500-square-foot floating platforms in local canals act as natural filters. They remove nitrogen and phosphorus, combat invasive hydrilla, and improve water quality before it reaches Biscayne Bay. The Village should continue to install and maintain these floating islands where appropriate within its canals.

Policy: 5-2.1.4.: Environmental and Economic Stability. Minimize our community's impact on the environment with increased energy efficiency and growth management policies. The Village shall continue to identify projects and programs to further environmental sustainability and educational opportunities.

~~**Goal 10-1: SUSTAINABILITY, RESILIENCY, AND ENERGY EFFICIENCY.** Achieve a sustainable, climate resilient community through the promotion of energy efficiency and greenhouse gas reduction strategies; by protecting and adapting public infrastructure, services, natural systems and resources from climate change impacts; and by continuing to coordinate and communicate locally and regionally to monitor and address the changing needs and conditions of the Village of Pinecrest.~~

Objective ~~10-1.1:~~ 5.2.2 GREENHOUSE GAS EMISSIONS REDUCTION, RENEWABLE ENERGY, PRODUCTION AND DISTRIBUTION. Mitigate the causes of climate change while providing for cleaner energy solutions and a more energy efficient way of life for residents and visitors.

Policy ~~10-1.1.1~~ 5.2.2.1: Greenhouse Gas Emission Reduction. The Village of Pinecrest shall mitigate its contribution to global climate change by reducing government operations greenhouse gas emissions ~~to 7% below 1997 levels by 2014~~ as opportunities and technological improvements occur. The Village will continue to regularly monitor and track progress of programs and initiatives that contribute to the ultimate reaching of these goals.

Policy ~~10-1.1.2~~ 5.2.2.2: Develop Building Standards to Promote Alternative and Renewable Energy Sources. The Village of Pinecrest shall develop building and tree placement standards that promote increases in the proportion of electricity generated by solar energy sources within the community and shall monitor the initiatives of Miami-Dade County and other regional agencies in the development of other renewable sources for use within South Florida including wind, geothermal and ocean energy technologies.

Policy ~~10-1.1.3~~ 5.2.2.3: Work with Legislative Representatives to Reduce Regulatory Encumbrances and Develop Incentives for Renewable and Alternative Energy Installations. The Village of Pinecrest shall~~, by 2016~~ continue to promote and support the expansion of alternative and renewable energy from residential, commercial and municipal properties by working with legislative representatives to reduce regulatory encumbrances and to develop incentives for renewable and alternative energy installations.

Policy ~~10-1.1.4~~ 5.2.2.4: Continue Expedited Permitting of Alternative Fuel and Electric Vehicle Charging Infrastructure. The Village of Pinecrest shall continue its expedited permitting processes for private installation of alternative fuel and electric vehicle charging infrastructure.

~~**Policy 10-1.1.5: Require Permeable Driveways.** Require new construction, redevelopment, additions, retrofits or modifications of property to incorporate permeable driveways consisting of porous concrete, open cell unit pavers (turf block), flagstone, or brick pavers; reduce total impervious area; and employ other techniques to reduce run-off, capture and reuse rainwater, allow the infiltration of water into the underlying soil, and recharge the Biscayne Aquifer.~~

Objective ~~10-1.2~~ 5.2.3: MITIGATION, PROTECTION AND ADAPTATION WITHIN THE BUILT ENVIRONMENT. Improve the climate resiliency and energy-efficiency of new and existing buildings and public infrastructure including municipal buildings.

Policy ~~10-1.2.1~~ 5.2.3.1: Encourage Greener, Climate Resilient Construction. The Village of Pinecrest shall~~, by 2016,~~ encourage greener, more efficient and climate resilient construction practices locally by:

a) Building all new construction of village-owned facilities to published Leadership in Energy and Environmental Design™ (LEED) standards; Florida Green Building Coalition (FGBC) green building standards, or Green Building Initiative (GBI) Green Globes rating standards;

~~b) Requiring licensed personnel in the Building and Planning Department to maintain LEED Green Associate certification and obtain at least 8 continuing education units (CEUs) of emerging energy efficiency and renewable energy technologies by 2016;~~

b) ~~c)~~ Re-evaluating finish floor elevation standards with respect to projected sea level rise scenarios and flooding potential following completion of a comprehensive stormwater basin master plan.

c) ~~d)~~ Looking for opportunities to access reclaimed and reuse water at municipal facilities and to retrofit municipal buildings to incorporate more sustainable building solutions to improve energy efficiency

Policy ~~10-1.2.2~~ 5.2.3.2: Complete a Vulnerability Assessment for the Identification of Property and Infrastructure at Risk from Sea Level Rise. The Village of Pinecrest shall ~~complete~~ maintain a vulnerability assessment to further identify property, public investments and infrastructure at risk from sea level rise, storm surge, groundwater contamination and other climate change related impacts ~~by 2016~~, and shall update this assessment periodically as new sea level rise projections are published. Specifically, the Village shall complete a stormwater vulnerability assessment to further analyze vulnerability to facilities and services, including but not limited to: property; buildings; water and sewer lines; stormwater systems; roads, bridges, and all transportation infrastructure; electric sub stations; and municipal offices and facilities.

Objective ~~10-1.3~~5.2.4: MITIGATION, PROTECTION AND ADAPTATION WITHIN THE TRANSPORTATION SYSTEM. Enhance transportation choices that reduce fossil fuel use, improve the mobility of people, goods and services; provide a diverse, efficient, and equitable choice of transportation options; and increase the Village's resiliency to the impacts of climate change.

Policy ~~10-1.3.1~~ 5.2.4.1: Minimize Environmental Impacts Associated With Construction of New Roadways. New roadways shall be designed to prevent and control soil erosion, minimize clearing and grubbing operations, minimize storm runoff, minimize exposure and risk of climate change impacts such as increased flood conditions, and avoid unnecessary changes in drainage patterns.

Policy ~~10-1.3.2~~ 5.2.4.2: Diversify Fuel Options for Fleet Vehicles. The Village of Pinecrest shall continue to support initiatives which seek to diversify fuel options for fleet vehicles, and expand infrastructure for charging electric and hybrid electric vehicles.

Policy 5.2.4.3: Alternative Transportation. The Village shall continue to offer and encourage alternative transportation modes, such as sidewalks, bike lanes, trails, and transit, to key destinations, regional transit centers, and other places of interest in an effort to reduce greenhouse gas emissions from single-occupant vehicles.

~~**Policy 10-1.3.3: Enhance Bicycle and Pedestrian Mobility.** Improve pedestrian and bicycle mobility and connectivity throughout the Village of Pinecrest while avoiding loss of mature street trees as feasible.~~

~~**Policy 10-1.3.4: Prepare a Multi-Modal Transportation Plan for the Village of Pinecrest.** Complete a multi-modal transportation plan to examine options for traffic calming and~~

~~expanding availability of mass transit within the Village of Pinecrest.~~

~~**Policy 10-1.3.5: Complete a the Bicycle and Pedestrian Mobility Plan to Enhance Access and Connectivity Adjacent to Pinecrest Parkway.** Complete a **the** Bicycle and Pedestrian Mobility Plan for the improvement of pedestrian and bicycle connectivity adjacent to Pinecrest Parkway**, and develop a five-year implementation plan**.~~

Objective ~~10-1.4~~ 5.2.5: WATER, SEWER AND SOLID WASTE. Coordinate with Miami-Dade County in the improvement of the resiliency of existing water resources, and water and wastewater infrastructure to the impacts of climate variability and change in order to protect future water quality and minimize the potential for flood damage and water shortages.

Policy ~~10-1.4.1~~ 5.2.5.1: Identify Septic Tanks at Risk of Malfunctioning and Causing Contamination. The Village of Pinecrest shall coordinate with the Miami-Dade County Department of Regulatory and Economic Resources, Division of Environmental Resource Management (DERM) to identify any existing septic tanks that may be currently at risk of malfunctioning due to high groundwater levels or flooding and shall develop programs to abandon these systems and/or connect users to the public sewer system. Properties connected to tidal waters through the Snapper Creek canal, located downstream of the Snapper Creek S-22 Salinity Control Structure shall be considered priority, and shall be connected to the sanitary collection system as soon as possible to prevent sanitary nuisance conditions and water quality violations and or failure of private septic systems that discharge into the groundwater in this area.

Policy ~~10-1.4.2~~ 5.2.5.2: Identify Wells at Risk of Malfunctioning and Contamination. The Village of Pinecrest shall identify existing water wells that may be currently at risk of malfunctioning or contamination due to high groundwater levels or flooding and shall develop programs to abandon these systems and/or connect users to the public water system.

~~**Policy 10-1.4.3: Complete the Phase III Potable Water Project.** Coordinate with Miami-Dade County in the completion of Phase III of the Village's potable water system as necessary to provide potable central water service to all properties in the Village of Pinecrest.~~

Policy ~~10-1.4.4~~ 5.2.5.3: Manage, Reduce and Reuse Stormwater Runoff. The Village shall continue to develop regulations that require new construction, and redevelopment to manage stormwater runoff, incorporate porous materials, reduce total impervious area, and employ other techniques to reduce runoff, capture and reuse rainwater, and recharge the Biscayne Aquifer.

~~**Objective 10-1.5: MITIGATION, PROTECTION AND ADAPTATION WITHIN THE NATURAL ENVIRONMENT.** Protect and enhance the Village's natural environment as necessary to maintain a healthy, enjoyable, and climate resilient environment.~~

~~**Policy 10-1.5.1: Complete a Tree Canopy Survey.** The Village of Pinecrest, in cooperation with local academic, governmental and non-profit agencies, shall perform a tree canopy study by 2016 to determine canopy composition and extent, and seek funds to repeat the study every five years in order to measure progress toward the Village's goal of expanding green infrastructure and maintaining Tree City USA status.~~

~~**Policy 10-1.5.2: Plant Native Trees to Sequester High Levels of Carbon.** Pinecrest shall continue to encourage and require the planting of native and other drought tolerant trees known to sequester and store high levels of carbon on available public and private lands, including school and government properties, and conservation lands and shall pursue programs and funding strategies designed to create carbon emission offsets through tree plantings and/or carbon mitigation programs.~~

~~**Policy 10-1.5.3 – Enhance Existing Tree Canopy.** Establish Pinecrest as the municipality with the largest urban tree canopy in Miami-Dade County by planting street trees along every street and developing a tree planting program that encourages residents to plant pines on private property.~~

Objective ~~10-1.6~~ 5.2.6: ADAPTATION ACTION STRATEGIES. Develop and implement adaptation strategies for the Village of Pinecrest to address impacts associated with coastal flooding, tidal events, storm surge, flash floods, stormwater runoff, salt water intrusion and other impacts related to climate change or exacerbated by sea level rise with the intent to increase the Village's comprehensive adaptability and resiliency capacities.

Policy ~~10-1.6.1~~ 5.2.6.1: Options. Adaptation Action Areas adaptation strategy options may include but not be limited to:

a. Protection
b. Accommodation
c. Managed Retreat
d. Avoidance
e. Other Options

Policy ~~10-1.6.2~~ 5.2.6.2: Collaborate with the South Florida Water Management District in the Review of Policies Regarding Operation of Flood Control Structures. Work in collaboration with the South Florida Water Management District to review, develop and implement strategies to address impacts of rising sea levels on the operation of the flood and salinity control structures at the S22 and S123 outfalls.

Policy ~~10-1.6.3~~ 5.2.6.3: Backflow Preventers. Consider the installation of backflow preventers on drainage systems that discharge to Biscayne Bay or drainage canals, coordinating with Miami-Dade County DERM as necessary or required.

Policy ~~10-1.6.4~~ 5.2.6.4: ~~Reassess the Village's Required~~ Minimum Finished Floor Elevation. ~~Consider increasing the minimum required finished floor elevation of all new structures within designated Adaptation Action Areas by one additional foot (freeboard).~~ Maintain established minimum finished floor elevations including one additional foot of freeboard as necessary to minimize the risk of flooding and property damage.

Policy ~~10-1.6.5~~ 5.2.6.5: Stormwater Drainage Infrastructure. Construct additional stormwater drainage infrastructure necessary to accommodate projected increases in stormwater including drainage wells, injection wells, swales, French drains, and other related structures as recommended in the Village's Stormwater Master Plan.

Policy ~~10.1.6.6~~ 5.2.6.6: Collaborate with Governmental Agencies in the Implementation of Mitigation Strategies. Collaborate and coordinate with appropriate local, regional, and state governmental agencies including the City of Coral Gables, South Miami, Palmetto Bay, Miami-Dade County, the South Florida Water Management District, and the South Florida Regional Planning Council toward the implementation of Adaptation Action Area adaptation strategies.

Policy ~~10.1.6.7~~ 5.2.6.7: Consider the Creation and Mapping of a Regulatory Floodway along the Cutler Drain (C-100 canal) and SW 70 Canal. Consider creation and mapping of the floodway to allow the creation and preservation of floodplain storage and future flow paths, delineated by the 100-year storm map inundated areas~~, shown on Figure 10 of the Data, Inventory and Analysis, hereby adopted by reference~~.

Policy ~~10.1.6.8~~ 5.2.6.8: Reduce Chloride Contamination of the Village's Freshwater Aquifer Resources. Amend the Village's Land Development Regulations to prevent excavation of lakes and canals in the Village in instances where such excavations would penetrate the projected 250 parts per million isochlor as the salt front migrates westward along the aquifer base within the Village.

Policy ~~10-1.6.9~~ 5.2.6.9: Review the County's established Salt Barrier Line. Coordinate with Miami-Dade County in the review of the Salt Barrier Line as previously established for the segment of the line located between the Village and Biscayne Bay to help identify measures and improvements necessary to protect against salt water intrusion in the area of the established line.

Objective ~~10-1.7~~ 5.2.7: ADAPTATION ACTION AREAS. The Village of Pinecrest shall continue to identify and designate Adaptation Action Areas as provided by Section 163.3164(1), Florida Statutes, and develop policies for adaptation as required for the protection of areas and facilities in the Village of Pinecrest that are vulnerable to the impacts of rising sea levels and climate change.

Policy ~~10-1.7.1~~ 5.2.7.1: Areas for Consideration. Consideration of Adaptation Action Areas designation shall include but shall not be limited to:

a. Areas which have a hydrological connection to coastal waters and are vulnerable to flooding.

b. Locations which are within areas designated as evacuation areas for storm surge.

c. Other areas impacted by stormwater/flood control issues.

Policy ~~10-1.7.2~~ 5.2.7.2: Basis for Designation. As the basis for the designation of Adaptation Action Areas, the Village will continue to utilize the best available data and resources such as the Unified Sea level Rise Projection for Southeast Florida in order to identify the risks and vulnerabilities associated with climate change and sea level rise and opportunities to formulate timely and effective adaptation strategies.

Policy ~~10-1.7.3~~ 5.2.7.3: Adaptation Action Areas Identified. Those Areas as identified in Figure 11 of the data, Inventory and Analysis, *Adaptation Action Areas*, that are projected to be impacted by 6 or More Inches of Flooding, are hereby adopted and designated as Adaptation Action Areas.

Objective ~~10-1.8~~ 5.2.8: INTERAGENCY COORDINATION. Continue to coordinate with Governmental agencies within the South Florida region and other non-governmental entities and academic institutions in the ongoing assessment of existing and projected conditions related to our changing climate and rising sea levels, and continue to collaborate as necessary in the identification and development of effective solutions and strategies to adapt and improve resiliency.

Policy ~~10-1.8.~~ 5.2.8.1: Continue coordination with Miami-Dade County and other participating counties in the identification of modeling resources and in the development of Goals, Objectives, and Policies to address climate change. The Village of Pinecrest shall coordinate with Miami-Dade County and other participating counties in the Southeast Florida Regional Climate Change Compact in the identification of modeling resources and in the development of initiatives and goals to address climate change. Additional climate change related objectives and policies that support regional climate change goals shall be integrated into the Comprehensive Development Master Plan as appropriate.

Policy ~~10-1.8.2~~ 5.2.8.2: Continue to coordinate with other governmental and academic entities in the ongoing analysis of sea level rise. The Village of Pinecrest shall continue to coordinate regionally with Southeast Florida counties and municipalities, academia, and state and federal government agencies in the analysis of sea level rise, drainage, storm surge and hurricane impacts and the planning of mitigation and adaptation measures.

Policy ~~10-1.8.3~~ 5.2.8.3: Continue to monitor and coordinate with the Southeast Florida Regional Climate Change Compact. The Village of Pinecrest shall continue to actively monitor the Southeast Florida Regional Climate Change Compact, and shall coordinate with neighboring municipalities to make our community more climate change resilient by sharing technical expertise, assessing regional vulnerabilities, advancing agreed upon mitigation and adaptation strategies, and developing policies and programs.

OBJECTIVE ~~3-1.9~~ 5-2.9: ENERGY EFFICIENCY, RENEWABLE ENERGY, and ENVIRONMENTAL SUSTAINABILITY. To further reduce the emission of greenhouse gases, reduce energy consumption, and achieve environmental sustainability, the Village shall encourage the construction of energy efficient housing through implementation of innovative policies that promote energy conserving and environmentally sensitive technologies and LEED development and design standards.

Policy ~~3-1.9.1~~ 5-2.9.1: Adopt "Sustainable Building Program". The Village shall develop a Sustainable Building Program to encourage the development of residential and commercial construction that meets the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative's Green Globes rating system, the Florida Green Building Coalition standards, Energy Star, or other nationally recognized green building rating systems.

Policy ~~3-1.9.2~~ 5-2.9.2: Photovoltaic Panels and Wind Turbines. The Village shall develop standards for the appropriate placement of photovoltaic panels and wind turbine systems.

Policy ~~3-1.9.3~~ 5-2.9.3: Provide Energy Efficiency Training and Education. The Building and Planning Department shall coordinate at least two training workshops per year for the purpose of educating Village staff in the provisions and requirements of the Pinecrest Sustainable Building Program and the Property Assessed Clean Energy (PACE) program, and shall provide information and outreach regarding the program and sustainable building practices to residents, businesses, and contractors through newsletters, brochures and other community outreach efforts.

Policy ~~3-1.9.4~~ 5-2.9.4: Adopt "Green" Land Development Regulations. Village Council will implement and expand the Village of Pinecrest Land Development Regulations "green" provisions and standards that will help reduce greenhouse gas emissions, reduce energy resource consumption, and enhance environmental sustainability.

CHAPTER 6: RECREATION AND OPEN SPACE ELEMENT
(Reference §163.3177(6)(e), F.S.)

§6-1: RECREATION AND OPEN SPACE GOALS, OBJECTIVES, AND IMPLEMENTING POLICIES. This section stipulates goals, objectives, and implementing policies for the Recreation and Open Space Element pursuant to §163.3177(6)(e), F.S.

GOAL 6-1: PROVIDE ADEQUATE RECREATION AND OPEN SPACE. Provide a comprehensive system of public/semi-public recreation and open space sites which meet needs of existing and projected user groups.

OBJECTIVE 6-1.1: SYSTEM OF PARKS AND RECREATION. The Village shall on an annual basis and prior to adoption of the annual capital budget, review the need for new recreation sites and facilities and the need for improvements, repairs, and general preventive maintenance. The analysis shall be predicated on data, standards, and policies contained in the Comprehensive Plan and shall be directed towards maintaining a system of recreational sites and facilities which is responsive to user needs.

Policy 6-1.1.1: Level of Service Standards for Parks and Recreation Facilities. The Village shall promote development of undeveloped and underdeveloped park land resources identified in the recreation and open space inventory and analysis contained in the Comprehensive Plan: Data Inventory and Analysis and the Parks Master Plan. The park development plans shall be programmed and scheduled in the capital improvement program and budget. The Village shall adopt a level of service standard for recreation sites of 3 acres per 1,000 population.

Policy 6-1.1.2: Monitor and Update Recreation Demand and Supply Analysis. The Village shall update on a continuing basis the recreation land and facility demand/supply analysis contained in the Comprehensive Plan: Data Inventory and Analysis. If the analysis identifies any deficiencies, the Village shall identify a method for meeting the deficiency and indicate the funding in the annual Capital Improvement Plan.

Policy 6-1.1.3: Mandatory Land Dedication or Fees In Lieu Thereof. The Land Development Regulations include provisions for the mandatory dedication of land for parks and recreation or fees in lieu thereof. The formula shall be a pro rata formula based on Village demand and supply analysis. The regulations are intended to ensure that new development provides necessary recreation lands, facilities, and/or fees in lieu thereof in order to accommodate the demands generated by new development.

Policy 6-1.1.4: Future Recreation Capital Improvements. If in the future the Village identifies recreation improvements for which public funds are needed, as opposed to developer financed improvements, the Village shall schedule and incorporate such projects costing $25,000.00 or more in the Capital Improvements Element.

Policy 6-1.1.5: Maintenance of Existing Recreation Land and Facilities. The Village shall maintain existing recreation and facilities through the use of proper management and funding techniques. The Village shall ensure that recreation facilities are well managed, well maintained, and that quality recreation programs are available to all residents. This shall be partially achieved by continuing efforts toward collecting, maintaining, and updating data concerning public and private resource inventory, recreation improvement, and demand factors, and by improving design criteria and evaluation to attain a high quality park and recreation system.

Policy 6-1.1.6: Utilize Creative Concepts of Urban Design and Conservation of Environmentally Sensitive Open Space. All plans for development or redevelopment of park land resources shall incorporate creative concepts of urban design and landscape. Active and passive recreation areas shall be planned in a manner compatible with unique natural features of the site. Park development plans shall be designed to preserve environmentally sensitive features of the site. The design shall provide a circulation system to minimize conflict between pedestrians and vehicles. Adequate landscape and screening shall be integrated into park development plans to minimize land use conflicts, protect stability of established residential areas, and enhance community appearance.

Policy 6-1.1.7: Promote Environmental Concern as Part of Recreational Programs. The Village shall promote environmental education and management as an integral part of park and recreation policies and programs. Support for cooperative programming between resource agencies and local educational advisors will provide park and recreation resources as an instrument for environmental teaching and as a means for accomplishing this objective.

Policy 6-1.1.8: Designation or Acquisition of Natural Reservations. "Natural reservations" are areas designated for conservation purposes, and operated by contractual agreement with or managed by a federal, state, regional or local government or nonprofit agency; lands purchased under the Florida Communities Trust; sanctuaries and preserves; and monuments, archaeological sites, and historic sites. As such land, facility and improvement needs are identified, the Village shall investigate the potential of funding such conservation programs through use of public or private not-for-profit agency resources.

Policy 6-1.1.9: Cultural Art Park. Pursue further recognition of Pinecrest Gardens as South Florida's Cultural Arts Park.

~~**Policy 6-1.1.10: Long Term Vision Plan.** By 2021, budget for preparation of a long term vision plan, which may take the form of a Parks and Recreation Master Plan, for green areas, existing parks and additional recreation opportunities both within and near Pinecrest, to continue to provide a high standard of parks as community needs and recreational trends change.~~

Policy 6-1.1.10: Recreation and Culture. Continue to provide a high standard of park facilities and recreational and cultural programs to best serve the Pinecrest community including planning for community needs as the Village evolves.

Policy ~~6-1.2.4~~ 6-1.1.11 : Sustainable Practices in Parks. Consider the sustainability of design, operation and maintenance practices at public parks. Investigate sustainable water treatment methods to address water quality issues ~~at Wayside Park~~ that are environmentally friendly and avoid harsh chemical applications. Consider the use of no-mow zones, rainwater harvesting, and native plant species.

Policy 6-1.1.12: Passive Parks. The Village shall evaluate opportunities to incorporate passive parks and spaces, such as along canals or within under-utilized public rights-of-way, to improve access to recreation and encourage healthy lifestyles and social interactions.

OBJECTIVE 6-1.2 ALLOCATING LAND FOR PUBLIC AND PRIVATE PARKS AND RECREATION FACILITIES (PR). The Future Land Use Map I-1 shall indicate land for public and private parks and recreation facilities, including open space systems with a land use designation of PR. All future development or redevelopment of land assigned a PR designation shall be consistent with the Comprehensive Plan and the Land Development Regulations. This objective shall be achieved through the implementation of the following policies.

~~**Policy 6-1.2.1: Allocating Park and Recreation Facilities on the Future Land Use Map (FLUM).** The Public and Private Parks and Recreation Facilities (PR) land use designation is intended to accommodate existing public and private parks and recreation facilities. The Village shall allocate land for public and private parks and recreation facilities, including open space systems, on the FLUM based on the following considerations:~~

- ~~Accommodating the land needs of existing public and private parks and recreation facilities, including open space systems;~~
- ~~Provision, maintenance, and conservation of quality parks and recreation facilities required to meet the needs of existing and projected future population magnitude, distribution, and characteristics;~~
- ~~Preserve unique natural resources and areas of historic significance such as Pinecrest Gardens;~~
- ~~Protect established residential areas from encroachment by non-residential development;~~
- ~~Ensure compatibility with adjacent land uses to the greatest practical extent by providing landscaping and buffer areas to protect adjacent residential development from the off-site impacts of parks and recreation facilities;~~
- ~~Monitor the need for additional land area for parks and recreation facilities to meet the Village's changing needs; and~~
- ~~Provision and maintenance of transportation and infrastructure system improvements.~~

Policy 6-1.2.1: Allocating Park and Recreation Facilities on the Future Land Use Map (FLUM). The Future Land Use Map I-1 indicates land for public and private recreation facilities (PR), including open space. Development or redevelopment of PR lands shall be consistent with §1-2 and land development regulations.

Policy 6-1.2.2: Performance Standards for Regulation Development, Including Park and Recreation Facilities. The Land Development Regulations shall provide performance standards for regulating all development within the Village, including parks and recreation facilities. These performance standards shall address:

- Stormwater Management
- Preservation of Wetlands
- Floodplain Protection
- Minimum Open Space Criteria
- Protection of Flora and Fauna
- Recreation Land and Facilities
- Perimeter Landscaping, Screening and Buffering
- Erosion and Sedimentation Control
- Concurrency Management System

~~**Policy 6-1.2.3: Intensity of Public and Private Parks and Recreation Facilities.** The intensity of land uses developed for parks and recreation facilities shall be measured and regulated pursuant to floor area ratios herein stated. The maximum floor area ratio for any land use within an area designated PR on the Future Land Use Map shall be 0.40 at one (1) story and shall be increased by 0.11 for each additional story. Parking structures shall not count as part of the floor area, but shall be counted in computing building height and number of stories. The Land Development Regulations shall establish maximum building heights, maximum lot coverage, and other size and dimension regulations to achieve objectives stated in Objectives 1-2.4.~~

~~**Policy 6-1.2.4: Sustainable Practices in Parks**. Consider the sustainability of design, operation and maintenance practices at public parks. Investigate sustainable water treatment methods to address water quality issues at Wayside Park that are environmentally friendly and avoid harsh chemical applications. Consider the use of no-mow zones, rainwater harvesting, and native plant species.~~

OBJECTIVE 6-1.3: PROTECT OPEN SPACE SYSTEMS. The Land Development Regulations shall include performance criteria designed to protect lands designated as open space from incompatible land uses and such designated lands shall remain functionally intact.

Policy 6-1.3.1: Implementing Land Development Regulations and Ensuring Provision of Open Space. The Village's Land Development Regulations shall include specific open space definitions and standards for open space, natural vegetation and landscape. Regulations shall include stipulations governing the provision and use of open space for buffering, protection of natural corridors, including drainageways, as well as other commonly accepted uses.

Policy 6-1.3.2: Standards for Review and Maintenance. When public recreation and open space system improvements are proposed, the Village shall carry out a site plan review process

which shall ensure that site improvements adequately address access, adequate drainage, vehicular parking, pedestrian circulation, and perpetual maintenance. Land Development Regulations shall include specific criteria for design of these improvements. During this site plan review process, the Village shall mandate that proposed recreation and open space improvements comply with adopted level of service standards for drainage.

OBJECTIVE 6-1.4: ACCESS TO FACILITIES AND PROGRAMMING. All public recreational facilities shall be made accessible to automobiles, bicycles and pedestrians as well as a diverse population with a broad range of ages, abilities and interests.

~~**Policy 6-1.4.1: Right-of-Way Improvements.** As future roadway improvements are analyzed and designed, the Village shall provide for non-motorized transportation needs using FDOT design standards for bicycle facilities.~~

Policy ~~6-1.4.2~~ 6-1.4.1: Design of Access Facilities. Public parks and facilities shall be designed and constructed with access ways which are compatible with the character and quality of on-site natural resources. In planning and designing these access ways, the Village shall remove barriers limiting access to the physically handicapped and the otherwise disabled.

Policy ~~6-1.4.3~~ 6-1.4.2: Bicycle/Pedestrian Access Ways. All public and private parks and recreation facilities shall be provided with bicycle and pedestrian access ways.

Policy ~~6-1.4.4~~ 6-1.4.3: Parking Areas and Bicycle Accommodations. The Village shall provide parking spaces and bicycle racks at recreation sites.

Policy 6-1.4.4: Waterways. The Village shall explore opportunities to improve non-motorized access to the various water bodies within the municipal limits.

Policy 6-1.4.5: Facilities for Handicapped, Elderly, and Disabled Communities. The Village shall strive to ensure that public and private facilities including recreation improvements are designed in a manner which incorporates facilities accessible to the handicapped and the elderly. ~~To further diversify those served by the parks system, a~~ Additional need based populations to be considered in recreational programming and facility design include the autistic, sensory deprived and others having limited abilities.

Policy 6-1.4.6: Autism-centric arts. Partner with community stakeholders to establish Pinecrest Gardens as a place for autism-centric arts activities and inclusion of all children through the provision of facilities and programs, including a sensory-friendly children's theater.

Policy 6-1.4.7: Age Diversity in Programming. Consider all ages including youth, adult and elderly population, needs and interests, when providing recreational programming in the Village.

OBJECTIVE 6-1.5: PUBLIC AND PRIVATE COORDINATION IN PLANNING AND IMPLEMENTING RECREATION IMPROVEMENTS. During its annual review of recreation site and facility needs (See Objective 6-1.1.), the Village shall coordinate planning for recreation improvements with each level of government, including the Miami-Dade County School Board, major civic groups, and the private sector in order to promote recreational opportunities, including environmental education activities, in a cost effective manner.

Policy 6-1.5.1: Joint School-Park Concept. The Village may promote the implementation of the joint school-park concept by working with the Miami-Dade County School Board. The Village may attempt to maximize joint use of school sites for both school and recreational activities. This concept promotes economy and efficient use of potential park and recreation resources centrally located to potential user groups. The Village shall consider whether to negotiate interlocal agreements with the Miami-Dade County School Board to implement recreation facilities at one or more of the following sites: Pinecrest Elementary School; Palmetto Elementary and Middle School site; and/or Miami Palmetto Senior High School.

Policy 6-1.5.2: Use of Private Recreation Programs. The Village of Pinecrest ~~shall use~~ will partner with civic and private ~~groups~~ organizations to ~~provide~~ offer recreation programs~~, such~~ including baseball, soccer, and softball for residents within public parks. The Village shall provide recreational facilities for these programs.

Policy 6-1.5.3: Private Recreation and Open Space Systems. Passive recreational open space required as a condition of development approval shall be provided and maintained in perpetuity by the applicant or successors in title. The Land Development Regulations shall include criteria requiring that where such passive recreational open space is required as a condition of development approval, the applicant shall provide written assurances acceptable to the Village's legal counsel which ensure~~s~~ the perpetual use and maintenance of the recreational open space. Notwithstanding, the Village and an applicant for development approval may enter an agreement whereby the applicant dedicates the recreational open space to the Village, thereby ensuring the recreational use and maintenance of said property in perpetuity.

Policy 6-1.5.4: Coordinate with the Private Sector. The Village shall continue to use its pro rata share of the recreation and parks impact fees levied by Miami-Dade County to obtain equitable participation from new development within the Village.

Policy 6-1.5.5: Community Organizations. ~~In addition, t~~The Village shall work through citizen advisory/focus groups to identify potential opportunities for planning special events, picnics, festivals, and parades for families and kids; establishing a youth corps for good students to assist with civic improvements and clean-up; organizing "adopt a street or park" programs using civic clubs as catalysts; and creating programs for the youth, including the sensory deprived, autistic and disabled, and using seniors as mentors, when appropriate.

Policy ~~6-1.5.5~~ 6-1.5.6: Utilize Grantsmanship and Other Appropriate Fiscal Advisors. The Village shall ensure that the advantages of all appropriate local and non-local sources of financial and technical assistance are sought and received. Alternative funding sources and impacts must be monitored continually so that appropriate evolving state and federal assistance programs shall be aggressively pursued to ensure the attainment of recreation objectives in a cost effective and fiscally equitable manner.

Policy ~~6-1.5.6~~ 6-1.5.7: Inform Citizens of Existing Recreation Opportunities and Issues. ~~Outreach efforts shall target residents such as the handicapped or economically disadvantaged who do not regularly participate in recreation programs, as well as more traditional user groups.~~ Utilize the Village website as one means to improve the dissemination of up-to-date information about park programming and events, activities, classes, teams and leagues.

Policy ~~6-1.5.7~~ 6-1.5.8: Cooperative Programs. Park and recreation resources shall be used by the Village as an instrument for environmental education as well as other adaptive educational programs. This effort shall facilitate the use of local parks as year-round community education and recreation facilities for all age groups and levels of ability.

Policy ~~6-1.5.8~~ 6-1.5.9: Review Plans and Policies. Review and amend as necessary existing plans and policies based on continuing analysis of problems and issues related to parks, recreation and open space. These analytical efforts shall include evaluation of major shifts in the indicators of supply and demand and shall be reviewed on a continuing basis. Identified future land and capital improvements shall be scheduled and programmed in the capital improvement program and budget.

Policy ~~6-1.5.9~~ 6-1.5.10: Fiscal Management. Review and evaluate park land acquisition proposals and recreation development programs to determine changing fiscal implications. Each year fiscal management policies including the capital improvement program and budget shall be reviewed, evaluated, and refined to reflect current program priorities for parks, recreation and open space. The capital improvement program shall reflect changes in recreation needs based on consumer demands and the impact of development trends and shifts in population magnitude and distribution.

OBJECTIVE 6-1.6: ACQUISITION OF LAND TO FURTHER THE FUNCTION AND FORM OF THE VILLAGE. The Village shall acquire land necessary for maintaining the parks and recreation level of service standards. The land acquisitions shall be strategically located in order to maximize accessibility to populations served. Development of the acquired sites shall be consistent with specific plans designed to: 1) Achieve cost efficiency; 2) Fulfill the spatial and functional needs of the intended uses; 3) Enhance the appearance of the Village; and 4) Establish highly visible Village focal points which reinforce a sense of community.

Policy 6-1.6.1: Acquisition of Land. Investigate fiscally responsible land acquisition opportunities that would, among other things, allow for the potential creation of pocket parks compatible with the surrounding area; provide additional play fields; provide for land and resource conservation; and/or create water access opportunities for recreational purposes.

CHAPTER 7: INTERGOVERNMENTAL COORDINATION ELEMENT (Reference §163.3177(6)(h), F.S.)

§7-1: INTERGOVERNMENTAL COORDINATION GOALS, OBJECTIVES, AND IMPLEMENTING POLICIES. This section stipulates goals, objectives, and implementing policies for the Intergovernmental Coordination Element pursuant to ¶163.3177(6)(h), F.S.

GOAL 7-1: PROVIDE MECHANISMS FOR IMPROVED INTERGOVERNMENTAL COORDINATION. The Village of Pinecrest shall undertake actions necessary to establish governmental relationships designed to improve the coordination of public and private entities involved in development activities, resource conservation, and growth management, including the achievement of consistency among all government agencies implementing plans and programs affecting the Village.

OBJECTIVE 7-1.1: INTERGOVERNMENTAL COORDINATION ACTIVITIES. The Village shall continue to improve coordination activities among government agencies with planning and impact assessment duties affecting the Village with other units of local government providing services but not having regulatory authority over the use of land, Miami-Dade County School Board, and with the comprehensive plans of adjacent municipalities and the County.

Policy 7-1.1.1: Responsible Entity for Intergovernmental Coordination. The Village Council shall be responsible for ensuring an effective intergovernmental coordination program for Pinecrest.

Policy 7-1.1.2: Coordination of Traffic, Potable Water, and Wastewater Issues. The Village shall increase intergovernmental coordination activities with the appropriate County agencies regarding issues involving: traffic and transportation systems improvement planning and financing; potable water distribution expansion, replacement and financing; and wastewater expansion, replacement, and financing for projects within and adjacent to the Village.

Policy 7-1.1.3: Coordination of Technical Issues. The Village shall pursue resolution of development and growth management issues with impacts transcending the Village's political jurisdiction, by participating in Miami-Dade County conflict resolution forums and/or in conflict resolution forums sponsored by the South Florida Regional Planning Council. Annexation issues shall be coordinated with Miami-Dade County League of Cities and other public or private entities providing public services of mutual benefit to the Village and County.

Policy 7-1.1.4: Required Findings to Be Addressed in Development Review Process. The review of proposed developments shall include findings which indicate relationships of such proposed developments to the comprehensive plans of adjacent local governments.

Policy 7-1.1.5: Efficient Coordination of Land and Water Management. The Village Land Development Regulations shall incorporate administrative procedures to ensure efficient coordination of land and water management issues surrounding proposed development are carried out in a timely manner with all public entities having jurisdictional authority.

Policy 7-1.1.6: Miami-Dade County Public Schools Coordination and Planning. The Village of Pinecrest and the Miami-Dade County Public Schools shall follow the procedures established in the adopted "Amended and Restated Interlocal Agreement for Public School Facilities Planning in Miami-Dade County" for coordination and collaborative planning and decision making on population projections, level of service standards, location and extension of public facilities subject to concurrency and siting of facilities with a countywide significance.

Policy 7-1.1.7: Annexation Study. As opportunities for annexation arise, the Village shall prepare an annexation study which analyzes the potential for incorporating areas contiguous to Pinecrest. The study shall document issues surrounding potential annexation in order to achieve more logical, cost effective management and operational systems for providing infrastructure and public services to the unincorporated area surrounding the Village.

~~**OBJECTIVE 7-2.1: SCHEDULE:**~~ **Policy 7-1.1.8. Periodic Reviews.** ~~Biennial~~ Periodic reviews of measurable objectives will occur concurrent with the amendment cycle. Other appropriate scheduled reviews may be conducted ~~but not less than biennially~~. These shall include the following issues:

- ~~Organization of functioning League of Municipalities comprehensive plan technical committee.~~
- ~~Agreement with Dade County, and Florida Department of Economic Opportunity that use of two level plans -- area-wide and local -- in the updating of local comprehensive plans is desirable and permitted.~~
- Informal agreements or an enacted ordinance providing for mutual exchange of notice and information about proposed rezoning within an area to be determined as a significant distance from any unincorporated or Pinecrest municipal boundary.
- Coordination with the completion of a school facilities plan that is consistent and compatible with the Pinecrest Comprehensive Plan.
- Assist the South Florida Regional Planning Council in identifying regional issues affecting the Village and providing appropriate Village participation in their analysis and resolution.
- Execute interlocal agreements for municipal servicing of unincorporated enclave areas where appropriate.

OBJECTIVE 7-1.2: MANAGE AND COORDINATE FUTURE LAND USE DECISIONS. The Village of Pinecrest shall enforce land development regulations which ensure that land development activities, resource conservation and infrastructure issues which transcend jurisdictional boundaries are managed in a manner that includes timely coordination with county, regional, and state agencies having jurisdictional authority. Management of land and physical improvements identified on the FLUM will be regulated in order to protect and/or conserve natural systems, including soil conditions, vegetation, natural habitat and potable water. Land use shall also be predicated on availability of man-made infrastructure and service systems required to support respective land use activities.

Policy 7-1.2.1: Coordination of Development and Growth Management Issues. The Village shall pursue resolution of development and growth management issues with impacts extending beyond the Village's political jurisdiction. Issues of regional and state significance shall be coordinated with the South Florida Regional Planning Council, the South Florida Water Management District, and/or state agencies having jurisdictional authority. Issues to be pursued include but are not limited to the following:

1. Impacts of development proposed in the Comprehensive Plan of Miami-Dade County, the Cities of South Miami and Coral Gables, the Village of Palmetto Bay, the region, the state, and any governmental entity that may be created in the future.

2. Land development activities adjacent to the Village's corporate limits within Miami-Dade County or the Cities of South Miami and Coral Gables, the Village of Palmetto Bay, or any other City created in the future.

3. Research regulatory framework and implementation of affordable housing programs.

4. Village of Pinecrest land development activities adjacent to the unincorporated area of the County, or the Cities of South Miami and Coral Gables, the Village of Palmetto Bay, or any other adjacent municipality created in the future.

5. Potential annexation issues.

6. Area-wide drainage and stormwater master plan, proposed improvements and implementing programs and particularly coordination with the South Florida Water Management District regarding the Salinity Dam at Snapper Creek.

7. Solid waste disposal, including development of new landfill facilities, recycling resources and other improvements.

8. Research, engineering and strategies for managing level of service impacts of new development and tourism on major transportation linkages and critical intersections impacting the Village and adjacent areas.

9. Level of service standards for infrastructure system impacting the Village and adjacent areas.

10. Conservation of natural and historic resources.

11. Water supply and distribution

Policy 7-1.2.2: Coordination with Adjacent Jurisdictions. The Village of Pinecrest shall require that development applications be coordinated, as appropriate, with Miami-Dade County, the Miami-Dade County School Board, other special districts, the South Florida Regional Planning Council (SFRPC), the South Florida Water Management District, as well as applicable state and federal agencies prior to issuance of a development order or permit. The Village shall coordinate with the SFRPC in meeting regional policies contained in the Regional Plan for South Florida. The Village shall be consistent in addressing the coordination of the Comprehensive Plan with the Lower East Coast Water Supply Plan of the South Florida Water Management District as updated and approved by the South Florida Water Management District every 5-years.

Policy 7-1.2.3: Coordination of Transportation Improvements. The Village shall coordinate all transportation improvements proposed by new development with ~~DOT, DEO,~~ Florida Commerce, Florida Department of Transportation, Miami Transportation Planning Organization, SFRPC, Miami-Dade County, and other state and regional agencies concerned with assessing traffic impacts of proposed development.

Policy 7-1.2.4: Implementing Intergovernmental Coordination. The Village shall establish a multi-agency review during the site plan review process for all large scale developments. Similarly, the Village shall request and hereby recommends that a reciprocal multi-agency review be carried out by Miami-Dade County and all other public and semi-public entities that are responsible for oversight and/or design or construction of public or semi-public infrastructure, facilities or other development that transcend a portion of the Village limits and/or impact infrastructure, water supply, wastewater treatment capacity, water quality or drainage system within the Village limits. The multi-agency review process shall be structured and is intended to inform public official of impending development and/or impending public decisions that may impact the infrastructure and/or service delivery systems of a municipality or other public entity. The multi-agency review shall be advisory to the Village of Pinecrest Village Council.

OBJECTIVE 7-1.3: INTERGOVERNMENTAL COORDINATION OF LOS STANDARDS. Coordination shall be undertaken in the establishment of level of service standards for public facilities with any state, regional or local entity having operational and maintenance responsibility for such facilities.

Policy 7-1.3.1: Prevent Proliferation of Urban Sprawl and Develop Efficient Systems for Coordinating the Timing and Staging of Public and Private Development. The Land Development Regulations shall include performance standards ensuring that the location, scale, timing, and design of development shall be coordinated with public facilities and services in order to prevent the

proliferation of urban sprawl and achieve cost effective land development patterns. Performance standards shall direct future development only to those areas where provision of public facilities necessary to meet levels of service standards, are available concurrent with the impacts of the development.

Policy 7-1.3.2: Ensuring Mutually Compatible LOS Standards. The Village shall coordinate with state, regional or local entities having operational and maintenance responsibility for public facilities for which the Level of Service standards are being established to ensure mutually compatible standards.

Policy 7-1.3.3: Achieving Equitable LOS Standards for Facility and Service Delivery Systems. Coordination activities pursuant to the Objectives and Policies in this Element shall include consideration for equitable Level of Service standards for facility and service delivery systems consistent with the provisions of this plan.

Policy 7-1.3.4: Capital Improvement Program Coordination. During preparation of the annual capital improvements program, the Village of Pinecrest shall evaluate all applicable state, regional, and local programs proposed for funding in order to promote consistency with the Comprehensive Plan.

~~**GOAL 7-2: MONITORING AND EVALUATION.** This section outlines the substantive components of Pinecrest's monitoring program related to the Intergovernmental Coordination Chapter. The monitoring program will consist of periodic reviews of the measurable objectives. The scheduling for these reviews is as follows:~~

~~**OBJECTIVE 7-2.2: PROCEDURES FOR MONITORING AND EVALUATION** The comprehensive planning process is continuous and dynamic in nature. Maintaining the effectiveness of the plan requires its periodic review. Florida Statutes, Chapter 163, provides orderly procedures for monitoring, updating and evaluation of the plan and attendant Evaluation and Appraisal Review (EAR) (§163.3191, F.S.). For the purpose of monitoring, evaluating and appraising the implementation of the comprehensive plan a seven-year program for monitoring, updating and evaluation shall be followed. The following are general procedures to be followed. More detailed procedures shall be adopted by the Village to direct the ongoing activity.~~

~~**POLICY 7-2.2.1: EVALUATION PERIODS:** All chapters of the Comprehensive Plan shall be evaluated and updated as necessary at least every seven years. In addition to the general EAR, the Capital Improvements Chapter shall be reviewed on an annual basis.~~

~~**POLICY 7-2.2.2: CITIZEN PARTICIPATION:** The public shall be encouraged to participate in the evaluation process by the holding of at least one workshop prior to the preparation of the EAR, at which public comments and recommendations regarding the Comprehensive Plan shall be received for consideration during the preparation of the EAR.~~

~~**POLICY 7-2.2.3: MAINTENANCE OF DATA:** Updating appropriate baseline data and measurable objectives to be accomplished for each seven-year period of the plan and for long-term periods as necessary, shall be undertaken at intervals appropriate to the subject area of analysis, but no less frequently than every seven years. For example, Capital Improvement data should be maintained at semiannual and annual periods coincident with the Village budget review process; population estimates should be maintained annually; utility systems capacity shall be annually monitored. Administrative procedures shall be adopted to define the local monitoring and data maintenance to be conducted.~~

~~**POLICY 7-2.2.4: PLAN ACCOMPLISHMENTS:** Accomplishments in seven-year periods, describing the degree to which the goals, objectives and policies have been successfully reached shall be identified and reported.~~

~~**POLICY 7-2.2.5: OBSTACLES TO THE PLAN:** Obstacles or problems which resulted in under-achievement of goals, objectives, or policies shall be identified and reported.~~

~~**POLICY 7-2.2.6: AMENDED GOALS OR POLICIES:** New or modified goals, or policies needed to correct discovered problems shall be identified and reported.~~

~~**POLICY 7-2.2.7: CONTINUED MONITORING AND EVALUATION:** A means of ensuring continuous monitoring and evaluation of the plan during the seven-year period shall be identified and reported~~

CHAPTER 8: CAPITAL IMPROVEMENTS ELEMENT

CAPITAL IMPROVEMENTS ELEMENT

§8-1: CAPITAL IMPROVEMENT GOALS, OBJECTIVES, AND IMPLEMENTING POLICIES. This section stipulates goals, objectives, and implementing policies for the Capital Improvements Element pursuant to ¶163.3177 (3)(a), F.S.

GOAL 8-1: MANAGEMENT OF CAPITAL IMPROVEMENTS. The Village of Pinecrest shall undertake actions necessary to ensure that needed public facilities and services are adequately provided within the Village jurisdiction in a manner which protects investments and existing facilities, maximizes the use of existing facilities and promotes orderly compact growth.

OBJECTIVE 8-1.1: PROVISION OF CAPITAL IMPROVEMENT NEEDS. ~~Based on the scheduled timeframe in Table 8-1, the~~ The Village shall prepare and adopt a Five-Year Capital Improvements Program (CIP). Village shall commit necessary resources for capital improvements needed to implement goals, objectives and policies of the Comprehensive Plan. The CIP shall be updated annually, and include the fiscal commitment for each project ~~The fiscal commitment is stipulated in Table 8-1 and is~~ predicated on the analysis of capital improvement needs within the Transportation, Public Facilities and Recreation and Open Space Elements together with level of service standards established and adopted pursuant to Policy 8-1.5.1 of the Capital Improvement Element. Capital improvements will be provided for purposes of correcting existing deficiencies, accommodating desired future growth and replacing worn-out or obsolete facilities. The annual updated Five-year Schedule of Capital Improvements shall be submitted to DEO. These annual updates are no longer considered plan amendments and do not require compliance review.

Policy 8-1.1.1: Intent of Capital Improvement Element. The Village is committed to growth management which incorporates appropriate fiscal management practices and procedures. The Village shall consider the use of all legal and equitable fiscal management techniques to achieve delivery of public services and facilities needed by existing and anticipated future populations. The capital improvement program presented herein identifies capital improvements needed by the existing population to satisfy levels of service standards incorporated within this Comprehensive Plan. The Village shall consider performance criteria as well as legal and equitable impact fees, where appropriate, to ensure that new developments provide in advance of development a sufficient level of public facilities and services (or fees in lieu thereof) in order to cover the costs of needed facilities and services, the demands for which are specifically attributable to such new development.

This element shall provide a basis for estimating fiscal impacts required by capital improvements included in the Comprehensive Plan. The capital improvements program and budgeting process provides an on-going process for continuing planning and review of the Village capital outlays, including their location, timing, estimated cost, relative priority, and potential funding sources. The capital improvement program and budget process is an advisory planning function. Capital outlays are fixed only by the Village Council.

Policy 8-1.1.2: Capital Improvement Program. A capital improvement project is defined as a project that is self-contained and that will usually be constructed or purchased as unit. A capital improvement generally includes only those items constructed or purchased that have a useful life extending beyond a ten year period following their acquisition, and usually involve a cost in excess of $25,000 or involve the acquisition or disposal of land regardless of cost. ~~Minor recurring annual expense items, including routine maintenance and repairs, are excluded.~~ All projects that are to be financed from bond funds are included. Similarly, preliminary engineering studies for such infrastructure improvements as the design of improvements to the drainage system are generally itemized as capital expenditure items due to their significant cost and their impact on the capital improvement program.

The capital improvement program and budget is concerned with the assessment of need, assignment of priorities, and efficient allocation of the Village's existing and potential fiscal resources for major community improvements or acquisitions over a five to ten-year period. The fundamental purposes of the capital programming process are as follows:

1. To consolidate and coordinate all the various departmental requests by taxing district with the hope of reducing delays and coordinating individual improvement programs.

2. To establish a system of procedures and priorities by which each proposal can be evaluated in terms of public need, long range development plans, and short and long term fiscal management impacts.

3. To schedule future capital outlay projects pursuant to identified needs and priorities.

4. To set forth a financing program that identifies potential funding sources, including but not limited to ad valorem taxes/general obligation bonds; user fees/revenue of excise tax bonds; grant programs; impact fees and/or special assessment districts; as well as performance standards and other components of growth management which may be used as a fiscal strategy for obtaining needed capital improvements in developing areas.

5. To coordinate joint projects involving participation by one or more local governments, as well as regional, state, or federal agencies.

~~**SCHEDULE OF CAPITAL IMPROVEMENTS 2025-26 – 2029-30**~~
~~The 5-year CIP can be found in the Data and Analysis.~~

~~**Water and Sewer**~~
~~Water and Sewer service is provided to Village of Pinecrest Residents and businesses by the Miami-Dade County Water and Sewer Department.~~

~~**Public School Facilities**~~
~~The Village of Pinecrest incorporates and adopts by reference as Table 8.1 (c) the Miami-Dade School Board's adopted 2025-26 – 2029-30 Five Year District Facilities Work Plan, scheduled to be approved by the School Board on September 12, 2025. The Village of Pinecrest is relying upon the consensus data and analysis, also known as "Supporting Data and Analysis for the Special Application Requesting Amendments to the Miami-Dade County Comprehensive Development Master Plan Addressing Public School Facilities", dated July 3, 2007, as prepared by the Miami-Dade County Department of Planning and Zoning, and as supplemented in October, 2010 to include the Miami-Dade School Board's adopted District Facilities Work plan.~~

Policy 8-1.1.3: Capital Improvement Program and Budget as a Plan Implementation Device. The capital improvements program shall be used for achieving orderly urban growth and development. By providing a planned and reasonably reliable schedule of public projects, the capital improvement program and budget shall provide a guide for both public and private capital investment decisions affecting community development patterns. The capital improvement programming and budgeting process is a primary tool for closely coordinating land use planning and fiscal management required to successfully carry out the Comprehensive Plan.

Policy 8-1.1.4: Availability and Scheduling of Capital Improvements. The Village shall include within the five-year schedule of capital improvements contained within this Element all capital improvements which are identified in any of the respective elements of the Village Comprehensive Plan. Also, the capital improvement program and budgeting process shall be used to plan for needed infrastructure improvements to serve projects for which development orders were issued prior to plan adoption. The Village shall also promote regulations enforcement as a means to ensure availability of such services as deemed appropriate.

Policy 8-1.1.5: Priorities in Allocating Capital Improvements. In allocating priorities for scheduling and funding capital improvement needs, the Village shall assign highest priority to capital improvement projects in the five-year schedule of improvements which are designed to correct existing deficiencies.

Policy 8-1.1.6: Capital Improvement Project Evaluation Criteria. Proposed capital improvement projects shall be evaluated and ranked by the Village Council according to the following guidelines:

- Protects public health and safety and natural resources of the area.
- Fulfills the Village's legal commitment to provide facilities and services.
- Preserves or achieve full use of existing facilities.
- Maintains compliance with plans of state agencies or the South Florida Water Management District that provide public facilities within the Village of Pinecrest.
- Increases efficiency of existing facilities.
- Prevents or reduces future improvement costs.
- Prevents multiple disruptions to the same right-of-way corridor.
- Promotes the accommodation strategy for Adaptation Action Areas.
- Provides service to developed areas lacking full service or promotes in-fill development or redevelopment.
- Represents a logical extension of facilities and services for new development in a manner consistent with Future Land Use Element goals, objectives and policies, including the Future Land Use Map.

OBJECTIVE 8-1.2: FUTURE DEVELOPMENTS TO BEAR COSTS OF THEIR RESPECTIVE INFRASTRUCTURE IMPACTS. Future development shall be required to fund on- and off-site public improvements the need for which is generated by the projected impacts of such development. The concurrency management system shall ensure that such improvements are in place concurrent with the impacts of development and meet adopted minimum level of service standards. The system is further described in Objectives 8-1.5 and Policy 8-1.5.1.

Policy 8-1.2.1: Ensuring Availability of Adequate Public Facilities and Assessing New Development a Pro Rata Share of Public Facility Costs. The Village shall issue no development order or development permit for new development for which development orders were previously issued unless the concurrency management requirements cited in Objective 8-1.4 and Policy 8-1.4.1 have been satisfied. The adequate facilities ordinance shall mandate that future applications for development shall pay a pro rata cost for public facility needs which shall be identified during the concurrency management assessment.

OBJECTIVE 8-1.3: FISCAL RESOURCE MANAGEMENT. The Village shall manage fiscal resources to ensure provision of needed capital improvements for previously issued development orders and for future development and redevelopment. The Village shall develop a concurrency management tracking system, including identification of the designed capacity of public facility components, the available surplus capacity, and formulas for assessing impacts of new development on available capacity. The determination of available capacity shall include consideration of infrastructure needs generated by approved developments that have not received a certificate of occupancy but have been issued and maintain valid plans and permits.

Policy 8-1.3.1: Capital Improvements Program. The Village shall prepare and adopt a five-year capital improvement program and annual capital budget as part of its budgeting process. The annually updated ~~Capital Improvement Element and the~~ Five-year Schedule of Capital Improvements (CIP) shall be submitted to DEO as required by Chapter 163, as amended from time-to-time.

Policy 8-1.3.2: Storm Water Utility. The Village shall continue to use its Storm Water Utility for managing and funding needed drainage improvements through the year 2030. These improvement needs shall be identified in the adopted S~~s~~tormwater M~~m~~aster P~~p~~lan. The Village shall amend the capital improvements program to include construction of required infrastructure improvements approved by the Village Council as recommended in the Stormwater Master Plan.

Policy 8-1.3.3: Grantsmanship. The Village shall pursue available grants as well as private funds in order to finance the provision of needed capital improvements.

Policy 8-1.3.4: Meeting Capital Facility Needs of Development Approved Prior to Plan Adoption and Replacement and Renewal of Capital Facilities. The Village shall annually analyze public facility needs prior to adopting a capital improvement budget for the next fiscal year.

The analysis shall include review of the public facilities and infrastructure improvement needs identified in the Comprehensive Plan together with any new engineered assessment of infrastructure components in order to identify needed replacement or renewal of capital facilities.

Policy 8-1.3.5: General Fund. Develop innovative strategies to diversify and strengthen the Village's income base.

OBJECTIVE 8-1.4: CONCURRENCY MANAGEMENT. The Village concurrency management system is incorporated by reference into the Comprehensive Plan. The concurrency management system shall be included in the Land Development Regulations and shall be implemented accordingly. Pursuant to Ch. 163, F.S., the Village shall ensure that facilities and services needed to support development are available concurrent with the impacts of such development. No development order or permit shall be issued which would result in a reduction of adopted levels of service. The Village's adopted level of service standards are cited in Policy 8-1.5.1. The capital improvement schedule establishes the Village's plan of improvements, costs of public improvements and methods of funding required, to meet existing deficiencies and maintain the level of service standards in the future.

In order to ensure that future development maintains adopted level of service standards, the Village shall issue no development order or permit for development unless the applicant provides narrative and graphic information demonstrating to the satisfaction of the Village that adopted level of service standards for public facilities, including roads, water and wastewater services, drainage, solid waste, and recreation will be maintained and that improvement needs shall be planned in a manner that satisfies criteria of Objective 8-1.5. Specific policies for managing development orders and ensuring provision of concurrency facilities are cited in Objective 8-1.5. The Village's adopted level of service standards are cited in Policy 8-1.5.1. These standards shall be used as the standard level of service for concurrency management and shall be coordinated with entities having jurisdictional responsibility for such facilities.

The data inventory and analysis section of the traffic circulation, public facilities and recreation elements provides an assessment of existing and projected deficiencies in levels of service and establishes programmed capital expenditures required for public sector participation in meeting existing deficiencies. Regulatory measures including concurrency management have been adopted as a means for achieving private sector participation in ensuring maintenance of adequate levels of service during the short (2020~~0~~5) and long term (~~2030~~2050) planning period. ~~The Village shall adopt Land Development Regulations to include a program for implementing concurrency management.~~ The Land Development ~~R~~regulations shall mandate that as part of the concurrency requirements:

- The necessary facilities and services shall be in place at the time a development permit is issued;
- A development permit is issued subject to the condition that the necessary facilities and services shall be in place when the impacts of the development occur; or

- The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to development agreements pursuant to Section 163.3220 Florida Statutes or an agreement or development order issued pursuant to Chapter 380 Florida Statutes.

At a minimum, the latest point in the application process for the determination of concurrency occurs prior to the approval of a development order or permit which would authorize the commencement of construction or physical activity on the land. Development orders and permits approved prior to the actual authorization for the commencement of construction or physical activity on the land must be conditioned to provide that actual authorization of the final permit which will authorize the commencement of construction or physical activity will be contingent upon the availability of public facilities and services necessary to serve the proposed development.

Policy 8-1.4.1: Resolving Concurrency Issues. In order to implement Objective 8-1.4, the above measure, the Village shall require that all developments requiring a development order as part of the review process, including building permits, zoning permit, subdivision approval, rezoning, special use, variance, site plan approval, or any other official Village action having the effect of permitting a development of land shall, at the time the subject application is filed, submit narrative and graphic information which demonstrates that all urban services needed by the proposed development can and will be provided concurrent with the new development.

In order to establish an orderly review process, the Village shall include in the adopted Land Development Regulations specific narrative and/or graphic data and information required at the time an application for comprehensive plan amendment or Land Development Regulations amendment, subdivision or replat, site plan, or building permit is filed with the Village. As a minimum, the information shall include the following:

- The specific land use(s) and the proposed density and/or intensity of the use(s);
- Estimated trips for the peak hour generated by the proposed land use(s) together with anticipated on- and off-site improvements necessitated to accommodate the traffic impacts generated by the development including, additional R/W, roadway improvements, additional paved laneage, traffic signalization, proposed methods for controlling access and egress, and other similar improvements;
- Planned improvements in potable water and/or wastewater systems required to establish and/or maintain adopted water and wastewater levels of service. System improvements and proposed funding resources required for implementing any improvements required to establish and/or maintain adopted potable water and wastewater system level of service standards.
- Conceptual plan for accommodating stormwater run-off and demonstrated evidence that the proposed drainage improvements shall accommodate stormwater run-off without adversely impacting natural systems or the Village's adopted level of service for storm drainage;

- In cases where residential development is proposed, information shall be submitted describing plans for accommodating recreational demands generated by the development, including demonstrated evidence that the Village's adopted level of service for recreation shall not be adversely impacted;
- Projected demand generated by the development on the solid waste disposal system and assurances that the Village's adopted level of service for solid waste disposal shall not be adversely impacted; and
- Other information which the Village determines is necessary to assure that the concurrency requirement shall be satisfied without adversely impacting existing levels of service or the Village's ability to adequately service anticipated developments which are consistent with adopted plans and policies of the Village.

All such information submitted pursuant to this subsection shall incorporate proposed funding sources, including any identification of improvements which the applicant anticipates shall be funded by the Village or other public or private entity other than the applicant.

OBJECTIVE 8-1.5: REQUIRING DEVELOPMENT ORDERS AND PERMITS COMPLIANT WITH CONCURRENCY MANAGEMENT, LOS STANDARDS, AND CAPITAL IMPROVEMENT SCHEDULE. Decisions regarding the issuance of development orders, building permits, certificates of occupancy, and other applicable permits shall be consistent with goals, objectives, and policies of the respective Comprehensive Plan elements, the Village's adopted land development regulations, and requirements for adequate public facilities meeting stated levels of service criteria. The Village shall ensure that land use decisions and fiscal decisions are coordinated with the adopted schedule of capital improvements to maintain adopted level of service standards cited in Policy 8-1.5.1 and meet existing and future needs.

The Village shall ensure that land use decisions and fiscal decisions are coordinated with the adopted schedule of capital improvements to maintain adopted level of service standards and meet existing and future needs. Prior to achieving plan approval and prior to receiving a building permit, any applicant for development shall be required to ensure that public facilities shall be available concurrent with the impacts of development as shall be determined based on the following criteria. An applicant/developer shall be issued a development order/permit only if the following criteria are met:

1. **Potable Water, Sewer, Solid Waste and Drainage.** For potable water, sewer, solid waste and drainage, the following standards shall be met:

    a. A final development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the necessary facilities and services are in place and available to serve the new development; or

    b. At the time a final development order or permit is issued, the necessary facilities and

services are guaranteed in an enforceable development agreement, pursuant to §163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place and available to serve new development at the time of the issuance of a certificate of occupancy or its functional equivalent [Also reference §163.3180(2)(a), F.S.].

2. **Parks and Recreation Facilities.** For Parks and Recreation Facilities, at a minimum, the following standards shall be met to satisfy the concurrency requirement:

   a. At the time a final development order or permit is issued, the necessary facilities and services are in place or under actual construction; or

   b. A final development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the acreage for the necessary facilities and services to serve the new development is dedicated or acquired by the Village, or funds in the amount of the developer's fair share are committed; and

      i. A final development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than one (1) year after issuance of a certificate of occupancy or its functional equivalent as provided in the adopted Village 5-year schedule of capital improvements; or

      ii. At the time the final development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve new development to be in place or under actual construction no later than one (1) year after issuance of a certificate of occupancy or its functional equivalent; or

      iii. At the time the final development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to §163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under construction not more than one year after issuance of a certificate of occupancy or its functional equivalent [Also reference §163.3180(2)(b), F.S.].

3. **Transportation Facilities.** For transportation facilities (roads and mass transit designated in the adopted Comprehensive Plan), at a minimum, the Village shall ensure that the following standards are met to satisfy concurrency requirements, unless State authorized exceptions are enacted by the Village and duly approved by the State.

a. At the time the final development order is issued, the necessary facilities and services are in place or under actual construction; or

b. A final development order is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than three years after issuance of a certificate of occupancy as provided in the Village Five-Year Capital Improvements Program. The Capital Improvement Program may recognize and include transportation projects included in the first three years of the adopted Florida Department of Transportation Five-Year work program. The Capital Improvements Element must include the following policies:

   i. The estimated date of commencement of actual construction and the estimated date of project completion.
   ii. A provision that a plan amendment is required to eliminate, defer, or delay construction of any road or mass transit facility or service which is needed to maintain the adopted level of service standard and which is listed in the Five-Year Capital Improvements Program;

c. At the time the final development order is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction not more than three years after issuance of a certificate of occupancy; or

d. At the time the final development order is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to §163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under actual construction not more than three years after issuance of a certificate of occupancy; or

e. For the purpose of issuing a final development order, a proposed development may be deemed to have a de minimis impact and may not be subject to the transportation concurrency requirements, only if all the following conditions are met:

   i. The development proposal is for an increase in density or intensity of less than or equal to twice the density or intensity of the existing development, or for the development of a vacant parcel of land at a residential density of less than four dwelling units per acre or, for non-residential uses, at an intensity of less than 0.1 floor area ratio. Isolated vacant lots in predominantly built residential areas where construction of a single family house would be the most suitable use, may be developed for single family residential under the de minimis exception even if smaller than one quarter acre in size.

ii. The transportation impact of the proposed development alone does not exceed 0.1 percent of the maximum service volume at the adopted level of service standard for peak hour of the affected transportation facility.

iii. The cumulative total transportation impact from the de minimis exemptions does not exceed three percent (3%) of the maximum service volume at the adopted level of service standard of the affected transportation facility if the does not meet the minimum level of serve standard.

iv. The Village has adopted within its Comprehensive Plan policies for granting such exemptions.

4. **Educational Facilities.** The concurrency requirement of the Public School Facilities Level of Service Standards of this Comprehensive Plan will be achieved or maintained if any one of the following standards of the Concurrency Management System is met:

i. The necessary public school facilities must be in place or under actual construction within three years after issuance of final subdivision or site plan approval, or the functional equivalent; or

ii. Provide proportionate share mitigation pursuant to the most recent amended and restated Interlocal Agreement for Public School Facility Planning in Miami-Dade County.

Policy 8-1.5.1: Level of Service Standards. The Village shall use the following LOS standards in reviewing the impacts of new development and redevelopment upon public facilities:

FACILITIES	LEVEL OF SERVICE STANDARDS
Sanitary Sewer	Regional wastewater treatment plants shall operate with a physical capacity of no less than the annual average daily sewage flow. Effluent discharged from the wastewater treatment plants shall meet all Federal, state and county standards. The system shall maintain the capacity to collect and dispose of 102 percent of the average daily per capita sewage system demand for the preceding five years.
Potable Water	Water Supply: The Village shall be consistent in addressing the coordination of the Comprehensive Plan with the Lower East Coast Water Supply Plan of the South Florida Water Management District as approved and adopted by the South Florida Water Management District Water Treatment: The regional treatment system shall operate with a rated capacity that is no less than two (2) percent above the maximum daily flow for the preceding year and an average daily capacity two (2) percent above the average daily system demand for the preceding five (5) years. The maximum

	daily flow shall be determined by calculating the average of the highest five single day flows for the previous 12 months. Water treatment demand will be based on a ~~94.03~~ 89.9 gallons per capita per day multiplier.
Solid Waste	9.9 pounds/capita/day and maintain solid waste disposal capacity sufficient to accommodate waste flows committed to the system through long-term interlocal agreements or contracts along with anticipated non-committed waste flows for a period of five years.
Drainage	*Water Quality Standard:* Stormwater facilities shall be designed to meet the design and performance standards established in Ch. ~~62-25, §25.025, F.A.C.~~, 62-4 and Ch. 62-302 F.A.C with treatment of the runoff from the first ~~one~~ half-inch of rainfall on-site to meet the water quality standards required by Ch. 62-302, §62-302.500, F.A.C. *Water Quantity Standard:* Where two or more standards impact a specific development, the most restrictive standard shall apply: a. Post development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with a 24-hour duration. b. Treatment of the runoff from the first one inch of rainfall on-site or the first half inch of runoff whichever is greater.
Recreation and Open Space	Three (3) acres per 1,000 population
Public School Facilities	100% utilization of Florida Inventory of School Houses (FISH) capacity (with relocatable classrooms).

LEVEL OF SERVICE FOR NON FLORIDA INTRASTATE HIGHWAY ROADWAYS			
LOCATION	**TRANSIT AVAILABILITY**		
	NO TRANSIT SERVICE	**20 MIN. HEADWAY TRANSIT SERVICE WITHIN 1/2 MILE**	**EXTRAORDINARY TRANSIT SERVICE (COMMUTER RAIL OR EXPRESS BUS)**
Outside Urban Development Boundary	LOS D: State Minor Arterials LOS C: County Roads and State Principal Arterials	Not Applicable	Not Applicable
Between Urban Infill Area[1] and Urban Development Boundary	LOS D: 90% of Capacity; or LOS E on State Urban Minor Arterials: 100% Capacity	LOS E: 100% Capacity	LOS E: 120% Capacity
Inside Urban Infill Area[1]	LOS E: 100% Capacity	LOS E: 120% Capacity	LOS E: 150% Capacity
Roadways Operating below LOS Standards	The Village shall ensure that development which increases traffic on roads which are backlogged, constrained or projected to be at deficient Levels-of-Service be required to provide one or more of the following: • Conventional mitigation measures, such as physical capacity enhancements; • Additional transit service providing the roadway can carry additional person trips; • A Transportation Demand Management (TDM) or Transportation Systems Management (TSM) plan for approval by the Village; or • Other remedies as provided by State Statutes.		

FOR FLORIDA INTRASTATE HIGHWAY SYSTEM (FIHS) ROADWAYS					
TYPE FIHS FACILITY	**URBAN DEVELOPMENT BOUNDARY LOCATION**		**ROADWAYS PARALLEL TO EXCLUSIVE TRANSIT FACILITIES[2]**	**INSIDE TRANSPORTATION CONCURRENCY MANAGEMENT AREAS[2]**	**CONSTRAINED OR BACKLOGGED ROADWAYS**
	Outside	**Inside[2]**			
Limited Access Facility	LOS B	LOS D [E]	LOS D [E]	LOS D [E]	Manage
Controlled Access Facility	LOS B	LOS D [E]	LOS E	LOS E	Manage
Roadways Operating below LOS Standards	The Village shall ensure that development which increases traffic on roads which are backlogged, constrained or projected to be at deficient Levels-of-Service be required to provide one or more of the following: • Conventional mitigation measures, such as physical capacity enhancements; • Additional transit service providing the roadway can carry additional person trips; • A Transportation Demand Management (TDM) or Transportation Systems Management (TSM) plan for approval by the Village; or • Other remedies as provided by State Statutes.				

(1) Urban Infill Area is located east of (and includes) SW 77th Avenue and its projection thereof.

(2) LOS inside brackets [ ] apply to general use lanes only when exclusive through lanes exist.

Policy 8-1.5.2: Adequate Facilities Ordinance. The Village shall issue no development order or development permit for new development for which development orders were previously issued unless the concurrency management requirements has been satisfied. Prior to approval of a development order, the Village will apply its concurrency management system for potable water, sanitary sewer, solid waste, drainage, parks and recreation, and transportation facilities to ensure adequate facilities are available to serve new development.

The adequate facilities ordinance shall mandate that future applications for development shall include a written evaluation of the impact of the anticipated development on the levels of service for the water and wastewater systems, solid waste system, drainage, recreation, and the traffic circulation system. Prior to issuing a development order or permit the Village shall ensure that provisions of concurrency management have been met. The developer's application shall demonstrate that the proposed development shall include all requisite improvements and that the improvements shall be in place concurrent with the impacts of development as defined in and pursuant to Objective 8-1.4. The final point for determining concurrency must be prior to the issuance of a development order or permit which contains a specific plan for development, including the densities and intensities of use.

Policy 8-1.5.3: Evaluation Criteria for Plan Amendments. Proposed Plan amendments and requests for new development or redevelopment shall be evaluated according to the following guidelines:

1. Does the proposed action contribute to a condition of public hazard as described in the public facilities;

2. Does the proposed action exacerbate any existing condition of public facility capacity deficits;

3. Does the proposed action generate public facility demands that may be accommodated by capacity increases planned in the Five-Year Schedule of Improvements;

4. Is the proposed action compatible with the adjacent future land uses designated on the Future Land Use Map within the Future Land Use Element;

5. Does the proposed action comply with and accommodate public facility demands based on the adopted level of service standards contained herein;

6. If the proposed action requires that any public facilities be provided by the Village, there shall be a demonstration of financial feasibility;

7. Does the proposed action impact facility plans of any State agencies or facility plans of the South Florida Water Management District; and

8. Does the proposed action have adverse impacts on natural and environmental resources?

§8-2: IMPLEMENTING CAPITAL IMPROVEMENTS. This section stipulates a Five Year Schedule of Capital Improvements together with criteria for monitoring and evaluating the Capital Improvements Element. The Five-Year Schedule of Capital Improvements shall be updated on an annual basis.

Policy 8-2.1: Five Year Schedule of Improvements. ~~Table 8-1: "Five Year Schedule of Improvements," contained herein,~~ The Five_Year Capital Improvements Program (CIP) establishes the estimated projected cost, and potential revenue sources for each of the Capital Improvement needs identified within the respective comprehensive plan elements. These programs are scheduled in order to ensure that the goals, objectives, and policies established in the capital improvements element shall be met.

Policy 8-2.2 Miami-Dade County School District Capital Improvements. In order to achieve and maintain adopted level of service for Public School Facilities, the Village of Pinecrest's five-year schedule of capital improvements incorporates by reference the Miami-Dade County School Board's Adopted Five Year Facilities Work Plan which is updated and adopted by the Miami Dade County

School District annually. ~~(See Table 8.1 (c)).~~ The School District's Five-year Capital Improvements Plan identifies the financially feasible school facility capacity projects necessary to address existing deficiencies and future needs based on achieving and maintaining adopted LOS standards for schools. The Village of Pinecrest is relying upon the consensus data and analysis, also known as the "Supporting Data and Analysis for the Special Application Requesting Amendments to the Miami-Dade County Comprehensive Development Master Plan Addressing Public School Facilities", as may be updated

and amended, as needed, and prepared by the Miami-Dade Department of Planning and Zoning and as supplemented to include the Miami-Dade School Board's annually adopted District Facilities Work Plan.

Policy 8-2.3 Water and Sewer Capital Improvements

Water and Sewer service is provided to Village of Pinecrest Residents and businesses by the Miami-Dade County Water and Sewer Department. Capital projects identified through the Water Supply Facilities Plan are incorporated into the Five-Year Capital Improvements Program.

§8-3: MONITORING AND EVALUATING THE CAPITAL IMPROVEMENTS PROGRAM ~~ELEMENT~~.

The Capital Improvements ~~element~~ Program (CIP) shall be reviewed on an annual basis in order to ensure that the required fiscal resources are available to provide adequate public facilities needed to support future land use consistent with adopted level of service standards. The annual review of the ~~Capital Improvements Element~~ CIP, and Capital Improvements Element, as needed, shall be the responsibility of the Local Planning Agency. The findings and recommendations of the Local Planning Agency shall be considered by the Village Council at a public hearing after which the Village Council takes action as it deems necessary in order to refine/update the Capital Improvements Element.

The annual monitoring and evaluation procedure shall incorporate the following considerations:

1. **Data Update and Refinements.** Determine if any corrections, updates, and/or modifications should be undertaken, such considerations shall include, but not necessarily be limited to, the following:
   - Estimated costs
   - Revenue sources
   - Recently constructed capital improvements
   - Dedications
   - Scheduled dates of improvements projects

2. **Consistency Review.** Determine whether changes to the Capital Improvement Element are necessary in order to maintain consistency with other elements of the Comprehensive Plan.

3. **Implications of Scheduled Master Plans.** The five-year schedule of improvements shall be updated as necessary in order to reflect new projects identified in the proposed improvement plans for stormwater and traffic circulation improvements.

4. **Priority of Scheduled Improvements.** The cited improvement plans for traffic circulation and drainage shall assess existing deficiencies and recommend a schedule of priorities for public improvements.

5. **Capital Improvement Evaluation Criteria.** Annually, the Village Manager in concert with the Local Planning Agency shall review the criteria used to evaluate capital improvement projects in order to ensure that the projects are being ranked in their appropriate order of priority and incorporate any needed changes in order to upgrade and facilitate the evaluation process.

6. **Level of Service Standards.** Annually, the Village Manager in concert with the Local Planning Agency shall evaluate the Village's effectiveness in maintaining the adopted level of service standards and recommend any needed action to address problem areas.

7. **County, State and Regional Improvement Programs.** The Village Manager in concert with the Local Planning Agency shall annually review the effectiveness of program coordination in resolving multi-jurisdictional issues surrounding the plans and programs of County, State and Regional agencies, as well as private entities that provide public facilities within the Village's jurisdiction.

8. **Private Sector Improvements, Dedications or Fees in Lieu Thereof.** The Village Manager in concert with the Local Planning Agency shall evaluate the effectiveness of provisions requiring mandatory dedications or fees in lieu thereof, as well as progress toward incorporating other programs for assessing new development a pro-rata share of the improvement costs generated by the respective developments.

9. **Impact of Other Jurisdictions in Maintaining Level of Service Standards.** The Village Manager shall coordinate with Miami-Dade Water and Sewer Department (WASD), the Metropolitan Planning Organization (MPO), the Department of Solid Waste Management (DSWM) and the South Florida Water Management District, as well as the State Departments of Transportation and Environment Protection (DOT) and (DEP) as applicable in evaluating the success and failure of intergovernmental coordination in achieving an area-wide approach to central water and wastewater systems, transportation improvements, as well as drainage improvements, which may be required to maintain levels of service standards.

10. **Outstanding Indebtedness.** Annually the Village Manager shall evaluate the ratio of outstanding indebtedness to the property tax base.

11. **Grantsmanship.** The Village Manager shall evaluate efforts made to secure available grants or private funds in order to finance the provision of capital improvements.

12. **Fiscal Management.** The Village Manager shall evaluate the Village's progress in finding effective funding mechanisms for promoting road and drainage improvements as well as other capital improvement needs identified in the scheduled drainage, traffic circulation, water, and wastewater improvement plans.

13. **Evaluation Criteria.** The Village Manager shall evaluate the usefulness of criteria used to evaluate plan amendments as well as requests for new development/redevelopment.

14. **Update Schedule of Improvements.** The Village Manager shall review the Village's success in implementing the five-year capital improvement program and refine the schedule to include any new projects required to support any development during the latter part of the five-year schedule.

~~**OBJECTIVE 8-1.5: REQUIRING DEVELOPMENT ORDERS AND PERMITS COMPLIANT WITH CONCURRENCY MANAGEMENT, LOS STANDARDS, AND CAPITAL IMPROVEMENT SCHEDULE.** Decisions regarding the issuance of development orders, building permits, certificates of occupancy, and other applicable permits shall be consistent with goals, objectives, and policies of the respective Comprehensive Plan elements, the Village's adopted land development regulations, and requirements for adequate public facilities meeting stated levels of service criteria. The Village shall ensure that land use decisions and fiscal decisions are coordinated with the adopted schedule of capital improvements to maintain adopted level of service standards cited in Policy 8-1.5.1 and meet existing and future needs.~~

~~The Village shall ensure that land use decisions and fiscal decisions are coordinated with the adopted schedule of capital improvements to maintain adopted level of service standards and meet existing and future needs. Prior to achieving plan approval and prior to receiving a building permit, any applicant for development shall be required to ensure that public facilities shall be available concurrent with the impacts of development as shall be determined based on the following criteria. An applicant/developer shall be issued a development order/permit only if the following criteria are met:~~

~~1. **Potable Water, Sewer, Solid Waste and Drainage.** For potable water, sewer, solid waste and drainage, the following standards shall be met:~~

~~a. A final development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or it functional equivalent, the necessary facilities and services are in place and available to serve the new development; or~~

b. At the time a final development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to §163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place and available to serve new development at the time of the issuance of a certificate of occupancy or its functional equivalent [Also reference §163.3180(2)(a), F.S.].

2. **Parks and Recreation Facilities.** For Parks and Recreation Facilities, at a minimum, the following standards shall be met to satisfy the concurrency requirement:

c. At the time a final development order or permit is issued, the necessary facilities and services are in place or under actual construction; or

d. A final development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or it functional equivalent, the acreage for the necessary facilities and services to serve the new development is dedicated or acquired by the Village, or funds in the amount of the developer's fair share are committed; and

i. A final development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than one (1) year after issuance of a certificate of occupancy or its functional equivalent as provided in the adopted Village 5-year schedule of capital improvements; or

ii. At the time the final development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve new development to be in place or under actual construction no later than one (1) year after issuance of a certificate of occupancy or its functional equivalent; or

iii. At the time the final development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to §163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under construction not more than one year after issuance of a certificate of occupancy or its functional equivalent [Also reference §163.3180(2)(b), F.S.].

3. **Transportation Facilities.** For transportation facilities (roads and mass transit designated in the adopted Comprehensive Plan), at a minimum, the Village shall ensure that the following standards are met to satisfy concurrency requirements, unless State authorized exceptions are enacted by the Village and duly approved by the State.

~~a. At the time the final development order is issued, the necessary facilities and services are in place or under actual construction; or~~

~~b. A final development order is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than three years after issuance of a certificate of occupancy as provided in the Village Five Year Capital Improvements Program. The Capital Improvement Program may recognize and include transportation projects included in the first three years of the adopted Florida Department of Transportation Five Year work program. The Capital Improvements Element must include the following policies:~~

~~iv. The estimated date of commencement of actual construction and the estimated date of project completion.~~

~~v. A provision that a plan amendment is required to eliminate, defer, or delay construction of any road or mass transit facility or service which is needed to maintain the adopted level of service standard and which is listed in the Five Year capital Improvements Program;~~

~~c. At the time the final development order is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction not more than three years after issuance of a certificate of occupancy; or~~

~~d. At the time the final development order is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to §163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under actual construction not more than three years after issuance of a certificate of occupancy; or~~

~~e. For the purpose of issuing a final development order, a proposed development may be deemed to have a de minimis impact and may not be subject to the transportation concurrency requirements, only if all the following conditions are met:~~

~~i. The development proposal is for an increase in density or intensity of less than or equal to twice the density or intensity of the existing development, or for the development of a vacant parcel of land at a residential density of less than four dwelling units per acre or, for non-residential uses, at an intensity of less than 0.1 floor area ratio. Isolated vacant lots in predominantly built residential areas where construction of a single-family house would be the most suitable use, may be developed for single family residential under the de minimis exception even if smaller than one quarter acre in size.~~

ii. The transportation impact of the proposed development alone does not exceed 0.1 percent of the maximum service volume at the adopted level of service standard for peak hour of the affected transportation facility.

vi. The cumulative total transportation impact from the de minimis exemptions does not exceed three percent (3%) of the maximum service volume at the adopted level of service standard of the affected transportation facility if the does not meet the minimum level of serve standard.

iv. The Village has adopted within its Comprehensive Plan policies for granting such exemptions.

4. Educational Facilities. The concurrency requirement of the Public School Facilities Level of Service Standards of this Comprehensive Plan will be achieved or maintained if any one of the following standards of the Concurrency Management System is met:

i. The necessary public school facilities must be in place or under actual construction within three years after issuance of final subdivision or site plan approval, or the functional equivalent; or

ii. Provide proportionate share mitigation pursuant to the most recent amended and restated Interlocal Agreement for Public School Facility Planning in Miami-Dade County.

Policy 8-1.5.1: Level of Service Standards. The Village shall use the following LOS standards in reviewing the impacts of new development and redevelopment upon public facilities:

FACILITIES	LEVEL OF SERVICE STANDARDS
Sanitary Sewer	Regional wastewater treatment plants shall operate with a physical capacity of no less than the annual average daily sewage flow. Effluent discharged from the wastewater treatment plants shall meet all Federal, state and county standards. The system shall maintain the capacity to collect and dispose of 102 percent of the average daily per capita sewage system demand for the preceding five years. Sewer system demand will be based on a 100 gallons per capita per day demand multiplier.
Potable Water	Water Supply: The Village shall be consistent in addressing the coordination of the Comprehensive Plan with the Lower East Coast Water Supply Plan of the South Florida Water Management District as approved and adopted by the South Florida Water Management District.

	Water Treatment: The regional treatment system shall operate with a rated capacity that is no less than two (2) percent above the maximum daily flow for the preceding year and an average daily capacity two (2) percent above the average daily system demand for the preceding five (5) years. Water treatment demand will be based on a 95 gallons per capita per day multiplier.
Solid Waste	9.9 pounds/capita/day and maintain solid waste disposal capacity sufficient to accommodate waste flows committed to the system through long term interlocal agreements or contracts along with anticipated non-committed waste flows for a period of five years.
Drainage	*Water Quality Standard:* Stormwater facilities shall be designed to meet the design and performance standards established in Ch. 62-25, §25.025, F.A.C., with treatment of the runoff from the first one inch of rainfall on-site to meet the water quality standards required by Ch. 62-302, §62-302.500, F.A.C. *Water Quantity Standard:* Where two or more standards impact a specific development, the most restrictive standard shall apply: a. Post development runoff shall not exceed the pre-development runoff rate for a 25 year storm event, up to and including an event with a 24 hour duration. b. Treatment of the runoff from the first one inch of rainfall on-site or the first half inch of runoff whichever is greater.
Recreation and Open Space	Three (3) acres per 1,000 population
Public School Facilities	100% utilization of Florida Inventory of School Houses (FISH) capacity (with relocatable classrooms).

LEVEL OF SERVICE FOR NON FLORIDA INTRASTATE HIGHWAY ROADWAYS			
	TRANSIT AVAILABILITY		
LOCATION	**NO TRANSIT SERVICE**	**20 MIN. HEADWAY TRANSIT SERVICE WITHIN 1/2 MILE**	**EXTRAORDINARY TRANSIT SERVICE (COMMUTER RAIL OR EXPRESS BUS)**
Outside Urban Development Boundary	LOS D: State Minor Arterials LOS C: County Roads and State Principal Arterials	Not Applicable	Not Applicable
Between Urban Infill Area[1] and Urban Development Boundary	LOS D: 90% of Capacity; or LOS E on State Urban Minor Arterials: 100% Capacity	LOS E: 100% Capacity	LOS E: 120% Capacity
Inside Urban Infill Area[1]	LOS E: 100% Capacity	LOS E: 120% Capacity	LOS E: 150% Capacity
Roadways Operating below LOS Standards	The Village shall ensure that development which increases traffic on roads which are backlogged, constrained or projected to be at deficient Levels of Service be required to provide one or more of the following: • Conventional mitigation measures, such as physical capacity enhancements; • Additional transit service providing the roadway can carry additional person trips;		

	~~• A Transportation Demand Management (TDM) or Transportation Systems Management (TSM) plan for approval by the Village; or~~ ~~• Other remedies as provided by State Statutes.~~

FOR FLORIDA INTRASTATE HIGHWAY SYSTEM (FIHS) ROADWAYS					
TYPE FIHS FACILITY	URBAN DEVELOPMENT BOUNDARY LOCATION		ROADWAYS PARALLEL TO EXCLUSIVE TRANSIT FACILITIES[2]	INSIDE TRANSPORTATION CONCURRENCY MANAGEMENT AREAS[2]	CONSTRAINED OR BACKLOGGED ROADWAYS
	Outside	Inside[2]			
Limited Access Facility	LOS B	LOS D [E]	LOS D [E]	LOS D [E]	Manage
Controlled Access Facility	LOS B	LOS D [E]	LOS E	LOS E	Manage
Roadways Operating below LOS Standards	The Village shall ensure that development which increases traffic on roads which are backlogged, constrained or projected to be at deficient Levels of Service be required to provide one or more of the following: • Conventional mitigation measures, such as physical capacity enhancements; • Additional transit service providing the roadway can carry additional person trips; • A Transportation Demand Management (TDM) or Transportation Systems Management (TSM) plan for approval by the Village; or • Other remedies as provided by State Statutes.				

(3) Urban Infill Area is located east of (and includes) SW 77th Avenue and its projection thereof.

(4) LOS inside brackets [ ] apply to general use lanes only when exclusive through lanes exist.

Policy 8-1.5.2: Adequate Facilities Ordinance. The Village shall issue no development order or development permit for new development for which development orders were previously issued unless the concurrency management requirements has been satisfied. Prior to approval of a development order, the Village will apply its concurrency management system for potable water, sanitary sewer, solid waste, drainage, parks and recreation, and transportation facilities to ensure adequate facilities are available to serve new development.

The adequate facilities ordinance shall mandate that future applications for development shall include a written evaluation of the impact of the anticipated development on the levels of service for the water and wastewater systems, solid waste system, drainage, recreation, and the traffic circulation system. Prior to issuing a development order or permit the Village shall ensure that provisions of concurrency management have been met. The developer's application shall demonstrate that the proposed development shall include all requisite improvements and that the improvements shall be in place concurrent with the impacts of development as defined in and pursuant to Objective 8-1.4. The final point for determining concurrency must be prior to the issuance of a development order or permit which contains a specific plan for development, including the densities and intensities of use.

Policy 8-1.5.3: Evaluation Criteria for Plan Amendments. Proposed Plan amendments and requests for new development or redevelopment shall be evaluated according to the following guidelines:

1. Does the proposed action contribute to a condition of public hazard as described in the

public facilities;

2. Does the proposed action exacerbate any existing condition of public facility capacity deficits;

3. Does the proposed action generate public facility demands that may be accommodated by capacity increases planned in the Five-Year Schedule of Improvements;

4. Does Is the proposed action conform compatible with the adjacent future land uses designated on the Future Land Use Map within the Future Land Use Element;

5. Does the proposed action comply with and accommodate public facility demands based on the adopted level of service standards contained herein;

6. If the proposed action requires that any public facilities be provided by the Village, there shall be a demonstration of financial feasibility;

7. Does the proposed action impact facility plans of any State agencies or facility plans of the South Florida Water Management District; and

9. Does the proposed action have adverse impacts on natural and environmental resources?

§8-2: IMPLEMENTING CAPITAL IMPROVEMENTS. This section stipulates a Five Year Schedule of Capital Improvements together with criteria for monitoring and evaluating the Capital Improvements Element. The Five Year Schedule of Capital Improvements shall be updated on an annual basis.

Policy 8-2.1: Five Year Schedule of Improvements. Table 8-1: "Five Year Schedule of Improvements," contained herein, establishes the estimated projected cost, and potential revenue sources for each of the Capital Improvement needs identified within the respective comprehensive plan elements. These programs are scheduled in order to ensure that the goals, objectives, and policies established in the capital improvements element shall be met.

Policy 8-2.2 Miami-Dade County School District Capital Improvements. In order to achieve and maintain adopted level of service for Public School Facilities, the Village of Pinecrest's five-year schedule of capital improvements incorporates by reference the Miami-Dade County School Board's Adopted Five Year Facilities Work Plan which is updated and adopted by the Miami-Dade County School District annually (See Table 8.1 (c)). The School District's Five-year Capital Improvements Plan identifies the financially feasible school facility capacity projects necessary to address existing deficiencies and future needs based on achieving and maintaining adopted LOS standards for schools. The Village of Pinecrest is relying upon the consensus data and analysis, also known as the "Supporting Data and Analysis for the Special Application Requesting Amendments to

the Miami-Dade County Comprehensive Development Master Plan Addressing Public School

~~Facilities", as may be updated and amended, as needed, and prepared by the Miami-Dade Department of Planning and Zoning and as supplemented to include the Miami-Dade School Board's annually adopted District Facilities Work Plan.~~

~~**§8-3: MONITORING AND EVALUATING THE CAPITAL IMPROVEMENTS ELEMENT.** The Capital Improvements element shall be reviewed on an annual basis in order to ensure that the required fiscal resources are available to provide adequate public facilities needed to support future land use consistent with adopted level of service standards. The annual review of the Capital Improvements Element shall be the responsibility of the Local Planning Agency. The findings and recommendations of the Local Planning Agency shall be considered by the Village Council at a public hearing after which the Village Council takes action as it deems necessary in order to refine/update the Capital Improvements Element.~~

~~The annual monitoring and evaluation procedure shall incorporate the following considerations:~~

~~1. **Data Update and Refinements.** Determine if any corrections, updates, and/or modifications should be undertaken, such considerations shall include, but not necessarily be limited to, the following:~~
~~• Estimated costs~~
~~• Revenue sources~~
~~• Recently constructed capital improvements~~
~~• Dedications~~
~~• Scheduled dates of improvements projects~~

~~**3. Consistency Review.** Determine whether changes to the Capital Improvement Element are necessary in order to maintain consistency with other elements of the Comprehensive Plan.~~

~~3. **Implications of Scheduled Master Plans.** The five-year schedule of improvements shall be updated as necessary in order to reflect new projects identified in the proposed improvement plans for stormwater and traffic circulation improvements.~~

~~4. **Priority of Scheduled Improvements.** The cited improvement plans for traffic circulation and drainage shall assess existing deficiencies and recommend a schedule of priorities for public improvements.~~

~~5. **Capital Improvement Evaluation Criteria.** Annually, the Village Manager in concert with the Local Planning Agency shall review the criteria used to evaluate capital improvement projects in order to ensure that the projects are being ranked in their appropriate order of priority and incorporate any needed changes in order to upgrade and facilitate the evaluation process.~~

6. **Level of Service Standards.** Annually, the Village Manager in concert with the Local Planning Agency shall evaluate the Village's effectiveness in maintaining the adopted level of service standards and recommend any needed action to address problem areas.

7. **County, State and Regional Improvement Programs.** The Village Manager in concert with the Local Planning Agency shall annually review the effectiveness of program coordination in resolving multi-jurisdictional issues surrounding the plans and programs of County, State and Regional agencies, as well as private entities that provide public facilities within the Village's jurisdiction.

8. **Private Sector Improvements, Dedications or Fees in Lieu Thereof.** The Village Manager in concert with the Local Planning Agency shall evaluate the effectiveness of provisions requiring mandatory dedications or fees in lieu thereof, as well as progress toward incorporating other programs for assessing new development a pro-rata share of the improvement costs generated by the respective developments.

9. **Impact of Other Jurisdictions in Maintaining Level of Service Standards.** The Village Manager shall coordinate with Miami-Dade Water and Sewer Department (WASD), the Metropolitan Planning Organization (MPO), the Department of Solid Waste Management (DSWM) and the South Florida Water Management District, as well as the State Departments of Transportation and Environment Protection (DOT) and (DEP) as applicable in evaluating the success and failure of intergovernmental coordination in achieving an area-wide approach to central water and wastewater systems, transportation improvements, as well as drainage improvements, which may be required to maintain levels of service standards.

10. **Outstanding Indebtedness.** Annually the Village Manager shall evaluate the ratio of outstanding indebtedness to the property tax base.

11. **Grantsmanship.** The Village Manager shall evaluate efforts made to secure available grants or private funds in order to finance the provision of capital improvements.

12. **Fiscal Management.** The Village Manager shall evaluate the Village's progress in finding effective funding mechanisms for promoting road and drainage improvements as well as other capital improvement needs identified in the scheduled drainage, traffic circulation, water, and wastewater improvement plans.

13. **Evaluation Criteria.** The Village Manager shall evaluate the usefulness of criteria used to evaluate plan amendments as well as requests for new development/redevelopment.

14. **Update Schedule of Improvements.** The Village Manager shall review the Village's s

~~success in implementing the five-year capital improvement program and refine the schedule to include any new projects required to support any development during the latter part of the five-year schedule.~~

CHAPTER ~~6A~~ 9: EDUCATIONAL ELEMENT
(Reference §163.3177, F.S.)

§6A-1: EDUCATIONAL GOALS, OBJECTIVES, AND IMPLEMENTING POLICIES. This section stipulates goals, objectives, and implementing policies for the Educational Element pursuant to ¶163.31777, F.S.

GOAL ~~6A~~9-1: IMPROVE THE QUALITY OF PUBLIC EDUCATIONAL FACILITIES. Develop, operate, and maintain a system of public education by Miami-Dade County Public Schools, in cooperation with the County and other appropriate governmental agencies, which will strive to improve the quality and quantity of public educational facilities available to the citizenry of Miami-Dade County, Florida.

OBJECTIVE 9-1.1: INTERLOCAL AGREEMENT WITH DISTRICT SCHOOL BOARD. Florida Statutes 163.31777 provides guidance for interlocal agreements with public schools. The interlocal agreement must jointly establish the specific ways in which the plans and processes of the district school board and the local governments are to be coordinated and must address processes with the following policies:

Policy 9-1.1.1: Population Projections. Basing their plans on consistent projections of the amount, type, and distribution of population growth and student enrollment.

Policy 9-1.1.2: Coordinating Information. Coordinating and sharing information relating to existing and planned public school facilities, including school renovations and closures, and local government plans for development and redevelopment.

Policy 9-1.1.3: Consistency with Comprehensive Plan. Participating in closures, significant renovations, and new school site selection before land acquisition for consistency with the local comprehensive plan, including appropriate circumstances and criteria under which a district school board may request an amendment to the comprehensive plan for school siting.

Policy 9-1.1.4: Coordinating Timing of Improvements. Determining the need for and timing of onsite and offsite improvements to support new, proposed expansion, or redevelopment of existing schools.

Policy 9-1.1.5: Coordinating Effect of Comprehensive Plan on School Capacity. Informing the local government regarding the effect of comprehensive plan amendments on school capacity and identify how the district school board will meet the public school demand based on the facilities work program adopted pursuant to s. 1013.35.

Policy 9-1.1.6: Participating in 5-Year District Facilities Work Plan. Participating in preparing the annual update to the district school board's 5-year district facilities work program and educational plant survey prepared pursuant to s. 1013.35.

Policy 9-1.1.7: Joint Use of Facilities. Determining where and how joint use of either school board or local government facilities can be shared for mutual benefit and efficiency.

Policy 9-1.1.8: Dispute Resolution. Resolution of disputes between the district school board and local governments, which may include the dispute resolution processes contained in chapters 164 and 186.

Policy 9-1.1.9: Oversight Process. An oversight process, including an opportunity for public participation, for the implementation of the interlocal agreement.

OBJECTIVE ~~6A-1.1~~ 9-1.2: SCHOOL EXPANSION. ~~REDUCE OVERCROWDING.~~ ~~Work towards the reduction of the overcrowding which currently exists in the Miami-Dade County Public Schools, while striving to attain an optimum level of service pursuant to Objective 6A-1.2. Provide additional solutions to overcrowding so that enrollment in Miami-Dade County's public schools will meet state requirements for class size.~~ Work with Miami Dade County Public Schools to continue to support school expansion to attain an optimum level of service pursuant to Objective ~~6A-1.2~~ 9-1.3.

Policy ~~6A-1.1.1~~ 9-1.2.1: New Student Stations. Cooperate with Miami-Dade County Public School~~s~~ ~~System~~ in their efforts to continue to provide new student stations through the Capital Outlay program, in so far as funding is available.

Policy ~~6A-1.1.2~~ 9-1.2.2: Impact Fees. Collect impact fees from new development for transfer to the Miami-Dade County Public Schools to offset the impacts of these additional students on the capital facilities of the school system.

Policy ~~6A-1.1.3~~ 9-1.2.3: Compact Educational Facilities. Cooperate with the Miami-Dade County Public Schools in their efforts to develop compact educational facilities such as early childhood centers, which can be constructed on small parcels of land and relieve overcrowding at elementary schools, in so far as funding and rules permit.

Policy ~~6A-1.1.4~~ 9-1.2.4: Optimum Capacity. Cooperate with the Miami-Dade County Public Schools in their efforts to provide public school facilities to the students of Miami-Dade County, which operate at optimum capacity, in so far as funding available. ~~Operational alternatives may be developed and implemented, where appropriate, which mitigate the impacts of overcrowding while maintaining the instructional integrity of the educational program.~~

Policy ~~6A-1.1.5~~ 9-1.2.5: Maintain and Improve Established Level of Service. Cooperate with the Miami-Dade County Public Schools in their efforts to maintain and/or improve the established level of service (LOS), for Public Educational Facilities, as established for the purposes of school concurrency.

Policy ~~6A-1.1.6~~ 9-1.2.6: Coordinate with Miami-Dade County. The Miami-Dade County School Board (School Board) comments shall be sought and considered on comprehensive plan amendments and other land use and zoning decisions which could impact the school district, in order to be consistent with the terms of the state mandated Interlocal Agreement pursuant to Sections 1013.33 and 163.31777, Florida Statues.

Policy ~~6A-1.1.7~~ 9-1.2.7: Capital Improvement Programming. MDCPS will base their plans on consistent projections of the amount, type, and distribution of population growth and student enrollment in coordination with the Village. ~~Capital improvement programming by the Miami-Dade Public Schools should be based on future enrollment projections and demographic shifts and targeted to enhance the effectiveness of the learning environment.~~ The future enrollment projections should utilize student population projections based on information produced by the demographic, revenue, and education estimating conferences pursuant to Section 216.136, Florida Statutes, where available, as modified by the School Board based on development data and agreement with the local governments, the State Office of Educational Facilities and the State SMART Schools Clearinghouse. The School Board may request adjustment to the estimating conferences' projections to reflect actual enrollment and development trends. In formulating such a request, the School Board will coordinate with the Cities and County regarding development trends and future population projections.

~~**Policy 6A-1.1.8: Give priority to Urban Infill Area.** It is the policy of the Village of Pinecrest that the Miami-Dade Public Schools should give priority to the Urban Infill Area (UIA) identified in the Miami-Dade County CDMP Capital Improvements Element Figure 1 when allocating resources toward the attainment of the level of service objective for public education facilities (Objective 6A-1.1), followed by more recently developed and newly developing areas outside the UIA and within the Urban Development Boundary (UDB).~~

Policy ~~6A-1.1.9~~ 9-1.2.8: Review Educational Element annually. The Village of Pinecrest will through, the Staff Working Group of the Interlocal Agreement for Public School Facility Planning coordinate with Miami-Dade County Public Schools, to review annually the Educational Element and school enrollment projections.

OBJECTIVE ~~6A-1.2~~ 9-1.3: COORDINATE RESIDENTIAL DEVELOPMENT WITH AVAILABILITY OF PUBLIC SCHOOL FACILITIES. Plans and processes of the district school board and the Village must be based on consistent projections of the amount, type, and distribution of population growth and student enrollment. The School of Choice program no longer limits access to schools based on zoned school districts. Additionally, based on MDCPS level of service standards, the schools are all undercapacity. Therefore, the Village does not anticipate any issues in meeting the

Level of Service Standard for public schools during the planning period. The Village shall coordinate new residential development with the future availability of public school facilites[1.] consistent with the adopted level of service standards for public school concurrency, to ensure the inclusion of those projects necessary to address existing deficiencies in the 5-year schedule of capital improvements, and meet future needs based upon achieving and maintaining the adopted level of service standard throughout the planning period.

Policy ~~6A-1.2.1~~ 9-1.3.1: Level of Service Standard. The adopted level of service (LOS) standard for all Miami-Dade County public school facilities is 100% utilization of Florida Inventory of School Houses (FISH) Capacity (With Relocatable Classrooms). This LOS standard except for Magnet Schools, shall be applicable in each public school concurrency service area (CSA), defined as the public school attendance boundary established by the Miami-Dade County Public Schools[2]. The adopted LOS standard for Magnet Schools is 100% of FISH (With Relocatable Classrooms), which shall be calculated on a districtwide basis.

[1.] Level of Service standard for public school facilities apply to those traditional educational facilities, owned and operated by the Miami-Dade County Public Schools, that are required to serve the residential development within their established Concurrency Service Area. Level of Service standards do not apply to charter schools. However, the capacity of both charter and Magnet Schools will be credited against the impact of development.

[2.] Relocatable classrooms may be used by the Miami-Dade County Public Schools as an operational solution to achieve the level of service standard during replacement, remodeling, renovation or expansion of a public school facility.

~~**Policy 6A-1.2.2: Achieve 100% utilization of Florida Inventory of School Houses (FISH).** It is the goal of Miami-Dade County Public Schools and Village of Pinecrest for all public school facilities to achieve 100% utilization of Permanent FISH (No Relocatable Classrooms) by January 1, 2018. To help achieve the desired 100% utilization of Permanent FISH by 2018, Miami-Dade County Public Schools should continue to decrease the number of relocatable classrooms over time. Public school facilities that achieve 100% utilization of Permanent (FISH) capacity should, to the extent possible, no longer utilize relocatable classrooms, except as an operational solution.~~

~~**Policy 6A-1.2.3: In the event the adopted LOS of a CSA cannot be met.** In the event the adopted LOS standard of a CSA cannot be met as a result of a proposed development's impact, the development may proceed provided at least one of the following conditions is met:~~

~~a) The development's impact can be shifted to one or more contiguous CSAs that have available capacity, subject to such provisions in the Interlocal Agreement for Public School Facility Planning with Miami-Dade County Public Schools that may limit the shifting of impacts of those facilities, located, either in whole or in part, within the same Geographic Areas~~

~~(Northwest, Northeast, Southwest, or Southeast, see Figure 1A through 1D) as the proposed development; or~~

~~b) The development's impact is mitigated, proportionate to the demand for public schools it created, through a combination of one or more appropriate proportionate share mitigation options, as defined in Section 163.3180 (13)(e)1, Florida Statues, and subject to such provisions in the Interlocal Agreement for Public School Facility Planning with Miami-Dade County Public Schools as may further define the available proportionate share mitigation options. The intent of these options is to provide for the mitigation of residential development impacts on public school facilities, guaranteed by a legal binding agreement, through mechanisms that include, one or more of the following: contribution of land; the construction, expansion, or payment for land acquisition or construction of a permanent public school facility; or, the creation of a mitigation bank based on the construction of a permanent public school facility in exchange for the right to sell capacity credits. The proportionate share mitigation agreement is subject to approval by Miami-Dade County School Board and the Village Council and must be identified in the Miami-Dade County Public Schools Facilities Work Program.~~

~~c) The development's impacts are phased to occur when sufficient capacity will be available.~~

~~If none of the above conditions is met, the development shall not be approved. It is provided however, that nothing in this element or in the Interlocal Agreement for Public School facility Planning shall be construed or applied to effect a permanent or temporary taking of private property in violation of the United States Constitution or the Florida Constitution, to result in the unlawful abrogation of vested rights or other violation of law, to require the payment of compensation for impacts on private property, or to modify or eliminate any remedy available to prevent or rectify a taking, abrogation of vested rights, or violation of law.~~

~~**Policy 6A-1.2.4: Delineation of Concurrency Service Areas.** Concurrency Service Areas (CSA) shall be delineated to: 1) maximize capacity utilization of the facility, 2) limit maximum travel times and reduce transportation costs, 3) acknowledge the effect of court-approved desegregation plans, 4) achieve socio-economic, racial, cultural and diversity objectives, and 5) achieve other relevant objectives as determined by the School Board's policy on maximization of capacity. Periodic adjustments to the boundary or area of a CSA may be made by the School Board to achieve the above stated factors. Other potential amendments to the CSAs shall be considered annually at the Staff Working Group meeting to take place each year no later than April 30 or October 31, consistent with Section 9 of the Interlocal Agreement for Public School Facility Planning.~~

~~**Policy 6A-1.2.5: Ensure the capacity of schools is sufficient.** The Village through the implementation of the concurrency management system and Miami-Dade County Public School Facilities Work Program for educational facilities, shall ensure that existing deficiencies are addressed and the capacity of schools is sufficient to support residential development at the adopted level of~~

~~service (LOS) standards throughout the planning period in the 5-year schedule of capital improvements.~~

Policy ~~6A-1.2.6~~ 9-1.3.2: Evaluate the Public Schools Facilities Work Program on an annual basis. The Miami-Dade County Public Schools Facilities Work Program will be evaluated on an annual basis to ensure that the level of service standards will continue to be achieved and maintained throughout the planning period.

OBJECTIVE ~~6A-1.3~~ 9-1.4: COORDINATE WITH MIAMI-DADE COUNTY IN ~~THE SITING OF NEW~~ EXPANDING EDUCATION FACILITIES. To ensure adequate provision of public education facilities, the ~~The~~ Village shall coordinate with the Miami-Dade School District in the expansion of existing public education facilities ~~or siting of new education facilities~~ determined to be necessary to accommodate student demand, based upon the capacity of existing schools. ~~All new public schools built within the Village will be coordinated with the School District to verify consistency with the Village's Comprehensive Development Master Plan; and to ensure the facility is proximate and consistent with existing and proposed residential areas, serves as a community focal point, is co-located with other appropriate public facilities when possible, and will have the on-site and off-site infrastructure necessary to support the new or expanded school.~~

~~**Policy 6A-1.3.1 9-1.4.1: Proximity to residential areas.** In the selection of sites for future educational facility development, the Village encourages the Miami-Dade County Public Schools to consider whether a school is in close proximity to residential areas and is in a location that would provide a logical focal point for community activities.~~

Policy ~~6A-1.3.2~~ 9-1.4.1: Proximity to public facilities. When ~~siting new~~ expanding education facilities determined jointly by the Village of Pinecrest and Miami-Dade School District to be necessary to accommodate student demand, based upon the capacity of existing schools, and when consistent with the Village Comprehensive Development Master Plan, the Miami-Dade County Public Schools should ~~seek sites which are adjacent to~~ ensure proximity to existing or planned public recreation areas, community centers, libraries, or other compatible civic uses for the purpose of encouraging joint facilities or the creation of logical focal points for community activity.

Policy ~~6A-1.3.3~~ 9-1.4.2: State Department of Education size criteria. The Village acknowledges and concurs that, when ~~selecting a site~~ expanding an education facility, the Miami-Dade County Public Schools will consider if the site meets the minimum size criteria as recommended by the State Department of Education or as determined to be necessary for an effective educational environment.

Policy 6A-1.3.4 9-1.4.3: Consider adequacy and proximity of essential public facilities when evaluating school sites. When considering a site for possible ~~use as an educational facility~~ expansion, the Miami-Dade County Public Schools should review the adequacy and proximity of other essential public facilities and services available to the site such as roadway access, transportation, fire flow, potable water, sanitary sewers, drainage, solid waste, police and fire services, and means by which to assure safe access to schools, including sidewalks, bicycle paths, turn lanes, and signalization.

Policy ~~6A-1.3.5~~ 9-1.4.4: Consider existing and future land uses when evaluating school sites. When considering a site for possible ~~use as an educational facility~~ expansion, the Miami-Dade County Public Schools should consider whether the present and projected surrounding land uses are compatible with the operation of an educational facility.

Policy ~~6A-1.3.6~~ 9-1.4.5: Public school ~~siting~~ expansion reviews. The Village of Pinecrest shall encourage and cooperate with the Miami-Dade County Public Schools in their effort for public school ~~siting~~ expansion reviews to help accomplish the objectives and policies of the element and other elements of the CDMP. The Village shall cooperate with the Public Schools to establish provisions for a scoping or pre-application meeting as part of the educational facilities review process, if determined to be warranted.

Policy ~~6A-1.3.7~~ 9-1.4.6: Utilization of schools as emergency shelters. The Village of Pinecrest will continue to cooperate with Miami-Dade County Public Schools in utilizing Miami-Dade Public Schools as emergency shelters during county emergencies.

Policy ~~6A-1.7.1~~ 9-1.4.7: Expedite facility improvements and expansions ~~new facilities~~. The Village shall coordinate and cooperate with the Miami-Dade County Public Schools, the State, Miami-Dade County and other appropriate agencies to develop or modify rules and regulations in order to simplify and expedite proposed ~~new~~ educational facility ~~developments,~~ expansions, and renovations.

Policy ~~6A-1.7.2~~ 9-1.4.8: Consistency with the Comprehensive Development Master Plan. The location of ~~future~~ educational facility expansions ~~facilities~~ should occur where consistent with the recommendations and policies of the Comprehensive Development Master Plan and where capacity of other public facilities and services are available to accommodate the infrastructure needs of the educational facility.

Policy ~~6A-1.7.3~~ 9-1.4.9: Coordination of school capital improvement plans. The Miami-Dade County Public Schools should coordinate school capital improvement plans with the planned capital improvement projects of Miami-Dade County and the Village.

Policy ~~6A-1.7.6~~ 9-1.4.10: Annual review of Educational Element. The Village and the Miami-Dade County Public Schools will annually review the Educational Element and the Village will make amendments, if necessary.

Policy ~~6A-1.7.7~~ 9-1.4.11: Sharing of responsibility for required off-site improvements. The Village shall seek to coordinate with the Miami-Dade County Public Schools in formalizing criteria for appropriate sharing of responsibility for required off-site facility improvements attributable to ~~construction of new public schools or~~ expansion of existing schools ~~ones~~. ~~The criteria should be prepared prior to the next full review of the School Impact Fee Ordinance.~~

Policy ~~6A-1.7.9~~ 9-1.4.12: Adequate sites. The Village and the Miami-Dade County Public Schools shall coordinate efforts to ensure the availability of adequate sites for the required educational facilities.

Policy ~~6A-1.7.10~~ 9-1.4.13: Other governmental jurisdictions. The Village and the Miami-Dade County Public Schools shall coordinate the appropriate roles and responsibilities of other affected governmental jurisdictions in ensuring the timely, orderly and efficient provision of adequate educational facilities.

Policy ~~6A-1.7.11~~ 9-1.4.14: Infrastructure needs of new, planned or expanded educational facilities. The Village, in cooperation with Miami-Dade County will account for the infrastructure needs of ~~new, planned or~~ expanded educational facilities when formulating and implementing its own capital improvement plans.

OBJECTIVE ~~6A-1.4~~ 9-1.5: IMPROVE SECURITY AND SAFETY. Miami-Dade County Public Schools, in conjunction with the Village of Pinecrest and other appropriate agencies, will strive to improve security and safety for students and staff.

Policy ~~6A-1.4.1~~ 9-1.5.1: School safety. Continue to cooperate with the Miami-Dade County Public Schools to develop and/or implement programs and policies designed to reduce the incidence of violence, weapons and vandalism on school campuses. Encourage the design of facilities, which do not encourage criminal behavior and provide clear sight lines from the street.

Policy ~~6A-1.4.2~~ 9-1.5.2: Environmental safety. Continue to cooperate with the Miami-Dade County Public Schools to develop and/or implement programs and policies designed to reduce the number of incidents related to hazardous conditions as reported by the Environmental Protection Agency (EPA), the fire marshal, the State Department of Education (DOE), Florida Department of Environmental Protection, the Division of Environmental Resources Management of the Department of Regulatory and Economic Resource, and other appropriate sources.

Policy ~~6A-1.4.3~~ 9-1.5.3: Alternative programs. Continue to cooperate with the Miami-Dade County Public Schools to provide for the availability of alternative programs for at-risk students at appropriate public educational facilities.

Policy ~~6A-1.4.4~~ 9-1.5.4: Pedestrian, bicycle, and traffic safety. Coordinate with the Miami-Dade County Public Schools and municipalities to provide for pedestrian**,** bicyclist and traffic safety in the school areas ~~of schools~~ and signalization for educational facilities.

Policy ~~6A-1.4.5~~ 9-1.5.5: Provide a secure learning environment. Coordinate with the Miami-Dade County Public Schools' Division of School Police and other law enforcement agencies where appropriate, to improve and provide for a secure learning environment in the public schools and their vicinity.

Objective ~~6A-1.5~~ 9-1.6: SCHOOL AND COMMUNITY COORDINATION. Continue to develop programs and opportunities to bring the schools and community closer together and determine where and how joint use of either school board or local government facilities can be shared for mutual benefit and efficiency.

Policy ~~6A-1.5.1~~ 9-1.6.1: "Full service" schools. Cooperate with the Miami-Dade County Public Schools in their efforts to provide "full service" schools, parent resource centers, adult and community schools and programs as appropriate.

Policy ~~6A-1.5.2~~ 9-1.6.2: Community and business leaders' facility and program improvement committees. Cooperate with the Miami-Dade County Public Schools in their efforts to continue to provide opportunities for community and business leaders to serve on committees and task forces, which relate to the development of improved provision of public educational facilities and programs.

Policy ~~6A-1.5.3~~ 9-1.6.3: Partnership with development industry. Cooperate with the Miami-Dade County Public Schools in their efforts to continue to work with the development industry to encourage partnerships in the provision of sites and educational facilities, including early childhood centers, when consistent with the Village Comprehensive Development Master Plan.

Policy ~~6A-1.5.4~~ 9-1.6.4: Provide needed social services. Cooperate with the Miami-Dade County Public Schools through agreement with appropriate agencies to increase medical, psychological, and social services for children and their families as appropriate.

OBJECTIVE ~~6A-1.6~~ 9-1.7: ENHANCED LEARNING ENVIRONMENT. Miami-Dade County Public Schools will continue to enhance effectiveness of the learning environment and the Village will continue to support high quality and excellence in education for Pinecrest schools.

Policy ~~6A-1.6.1~~ 9-1.7.1: Student school environment. Miami-Dade County Public Schools is encouraged to continue the design and construct**ion of** educational facilities which create the perception of feeling welcome, secure and positive about the students' school environment and experiences.

Policy ~~6A-1.6.2~~ 9-1.7.2: Access to technology. The Miami-Dade County Public Schools is encouraged to continue to design and construct facilities which better provide student access to technology designed to improve learning, such as updated media centers and science laboratories.

Policy ~~6A-1.6.3~~ 9-1.7.3: Renovation and expansion. The Miami-Dade County Public Schools is encouraged to continue to improve existing educational facilities, in so far as funding is available, through renovation and expansion to better accommodate increasing enrollment, new educational programs and other activities, both curricular and extra-curricular.

~~**Objective 6A-1.7: COORDINATION AND COMMUNICATION.** The School Board, the County, the Village and other appropriate jurisdictions **and agencies** shall establish and implement **mechanisms** for on-going coordination and communication to ensure the adequate provision of public educational facilities.~~

~~**Policy 6A-1.7.4: Off-site Infrastructure.** The Village shall cooperate with the Miami-Dade County Public Schools in their efforts to ensure that they are not obligated to pay for off-site infrastructure in excess of their fair share of the costs.~~

~~**Policy 6A-1.7.5: Review of Educational Facilities Impact Fee Ordinance.** The Village will cooperate with the County and Miami-Dade County Public Schools in the periodical review of the Educational Facilities Impact Fee Ordinance to strive to ensure that the full eligible capital costs associated with the development of public school capacity (new schools and expansion of existing ones) are identified when updating the impact fee structure. Pursuant to the terms of the state mandated Interlocal Agreement, the County and School Board shall at least every three years perform a review **of** the Ordinance, its formula, the Educational Facilities Impact Fee methodology and technical report, in order to make recommendations for revisions to the Board of County Commissioners.~~

~~**Policy 6A-1.7.8: Coordination in elimination of infrastructure deficiencies.** The Village shall coordinate with the Miami-Dade County Public Schools and the County to eliminate infrastructure deficiencies surrounding existing school sites.~~

~~MONITORING AND EVALUATION PROGRAM~~

~~In order to enable the preparation of the periodic Evaluation and Appraisal Report (EAR) as required by Section 163.3191, Florida Statues (F.S.), and Rule 9J-5.0053, F.A.C., this section will outline the procedures for the monitoring and evaluating of the Element and its implementation.~~

~~**Monitoring Requirements:** The primary mechanism to monitor progress in achieving the objectives and policies in this Element is the collection and update of appropriate baseline data. Further, as required by the State Requirements for Educational Facilities, at least once every five (5) years the School Board shall arrange for an educational plant survey to be conducted. This plant survey will~~

~~include date regarding existing facilities and a five (5) year projection of student population. The written report from this survey shall include the following:~~

~~Inventory — An inventory of existing ancillary and educational plants and auxiliary facilities.~~

~~Student Population — An analysis of past and projected student population.~~

~~Capital Outlay — An analysis of expenditures and projected capital outlay funds.~~

~~Facilities — Statements of proposed types of facilities, grade structure, and list student capacity.~~

~~Funding — A proposed funding plan.~~

~~The information obtained from the education plant survey will be used to generally monitor the progress of the objectives and policies contained in the Educational Element and will provide specific indicators for Objective 6A-1.1 and Objective 6A-1.4~~

~~The enforcement or adoption of interlocal agreements shall be explored as a means to help implement components of the Educational Elements, and to coordinate the efficient provision of public educational facilities. The performance of any agreements related to objective of this element will be monitored as they are set in place.~~

~~**Objective 6A-1.1** policies relating to the maintenance and improvement of specific level of service for public educational facilities, as specified in the Educational Facilities Impact Fee Ordinance, shall be reviewed annually. Each year, the Miami-Dade County Public Schools will compare the official enrollment of the school system with the number of student stations available to determine the current operating LOS.~~

~~**Objective 6A-1.2** will be measured through an annual review of the latest adopted Miami-Dade County Public Schools Facility Work Program to determine if the adopted concurrency level of standard is being achieved. The number of development orders approved, those disapproved and those that have achieved LOS standards through mitigation options will also be reviewed.~~

~~**Objective 6A-1.3** will be monitored through the annual inventory and assessment by the Miami-Dade County Public Schools and School Board owned property. The number of new sites shall be reported annually and in the full review period reported in the EAR.~~

~~**Objective 6A-1.4** will be monitored through the review and analysis of the statistics relating to school safety, as complied annually, by the Miami-Dade County Public Schools' Division of Police. A review~~

~~and analysis of new and existing reactive and proactive safety and crime prevention programs will also be conducted on an annual basis.~~

~~**Objective 6A-1.5** shall be monitored by the Miami-Dade County Public Schools by reporting and reviewing the progress and number of new and existing community oriented programs, including an enrollment analysis, by age and ethnicity, of adult, community and vocational programs.~~

~~**Objective 6A-1.6** shall be monitored by the Miami-Dade County Public Schools by reporting the number of educational facility enhancements such as media centers, art/music suites, science laboratories, computer laboratories, classroom renovations, systems replacement, site improvements, etc.~~

~~**Objective 6A-1.7** will be addressed by implementing and tracking the development of appropriate mechanisms, including interlocal agreements and coordination efforts, which serve to expedite the provision or enhancement of public educational facilities.~~

~~Monitoring methods may be added or deleted as circumstances and criteria evolve. Any significant modifications to the monitoring process will be dealt with, as appropriate, through the Comprehensive Development Master Plan amendment process.~~

~~**Evaluation:** Available data regarding the various public educational facilities will be used to assess progress on specific objectives. In order to evaluate the level of service being provided, student capacity totals will be reviewed in comparison to student enrollment to determine the status of the current level of service being provided. Similarly, performance in terms of achieving other objectives can also be analyzed by tracking the number of completed capital projects, as well as the development and implementation of other programs associated with each objective. Results of these calculations and measures will be analyzed and changing circumstances and opportunities will be considered.~~

~~Any actions, changes or modifications to the Goal, Objectives, and Policies will be explained in accordance with the results of this process of continued monitoring and evaluation. Any necessary changes will be made through the Comprehensive Development Master Plan amendment process.~~

~~**Future Conditions Maps:** Maps showing existing and future conditions are included in the element. A map series (Figures 6A-1 through 6A-4 has been included which indicates the location of public schools and ancillary facilities over the planning period 2015 through 2020). Public schools are depicted using four areas of the County that are generally equivalent to the proposed Educational Impact Fee Benefit District. Figures 6A-1 through 6A-4 D indicate the current public school and ancillary facility locations and the location of public school and ancillary facilities anticipated by December 31, 2020. Map locations for future public school facilities are general and do not prescribe a land use on a particular parcel of land.~~

CHAPTER ~~11~~ 10: PRIVATE PROPERTY RIGHTS ELEMENT (Reference §163.3177(6)(i), F.S.)

§~~11-1~~ 10-1: PRIVATE PROPERTY RIGHTS GOALS, OBJECTIVES AND POLICIES. This section stipulates goals, objectives, and implementing policies for the Private Property Rights Element pursuant to §163.3177(6)(i), F.S.

Goal ~~11-1~~ 10-1 PROTECTION OF PRIVATE PROPERTY RIGHTS. The Village of Pinecrest shall acknowledge the Florida Constitution and its protection of private property rights and ensure that private property rights are considered in local decision-making.

Objective ~~11-1.1~~ 10-1.1 PRIVATE PROPERTY RIGHTS AND DECISION MAKING. The Village of Pinecrest shall ensure that private property rights are considered in local decision-making.

Policy ~~11-1.1.1~~ 10-1.1.1 Statement of Rights: The following rights shall be considered in local decision making:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

3. The right of the property owner to privacy and to exclude others from their property for the protection of the owner's possessions and property.

4. The right of a property owner to dispose of his or her property through lineal transfer, sale, or gift.

CHAPTER 11: MONITORING AND REVIEW CRITERIA F.S. 163.3177(1)(d)

§~~9-1~~ 11-1: GENERAL MONITORING AND EVALUATION CRITERIA. This section stipulates procedures for implementing the required procedures for monitoring, updating and evaluating the Comprehensive Plan. (F.S. 163.3177(1)(d) and Evaluation and Appraisal Review per F.S. 163.3191 and Rule 73C-49 FAC.)

§~~9-1.1~~ 11-1.1: ROLE OF THE LOCAL PLANNING AGENCY IN PLAN EVALUATION AND UPDATES. The Local Planning Agency shall monitor and oversee the effectiveness and status of the Comprehensive Plan and recommend to the Village Council such changes in the Comprehensive Plan as may from time to time be required.

1. **General Procedures.** The monitoring and evaluation of the Comprehensive Plan shall be a continuous and ongoing process. The Local Planning Agency shall prepare periodic reviews of the Comprehensive Plan per the schedule adopted in Rule 73C-49, or more frequently, as needed. These reviews ~~reports~~ shall be sent to the Village Council.

2. **Citizen Participation.** The process of Comprehensive Plan evaluation and update shall include a public hearing before the Local Planning Agency and the Village Council, respectively, prior to adopting the final review. The public hearing shall be duly noticed and citizen input shall be encouraged.

§~~9-1.2~~ 11-1.2: CRITERIA FOR CONTINUING EVALUATION OF COMPREHENSIVE PLAN ELEMENTS. In evaluating each Element of the Comprehensive Plan the Local Planning Agency shall use the following general criteria as well as any more specific criteria contained in respective elements of the Plan.

1. **Review Impact of Changing Conditions.** Update appropriate baseline data and review evolving issues, including major shifts in the magnitude, distribution, and/or characteristics of the below stated items. These changing issues and shifts in conditions may serve as indicators of needed change in public policy included in the Comprehensive Plan. The policy implications of such changes shall be evaluated on a continuing basis. The baseline data update shall be predicated on the decennial U.S. Census and/or other special census or significant new data which is deemed appropriate by the Village Council for inclusion in the Comprehensive Plan.
   - Housing supply and demand.
   - Land use.
   - Natural resources.
   - Public facilities.
   - Transportation system.
   - Park and recreation system.
   - Fiscal management resources.

2. **Major Planning and Development Problems.** The evaluation and appraisal review shall identify any major planning and development problems such as the physical deterioration, the location and distribution of land uses, and related adverse physical, economic, social, or environmental impacts.

3. **Accomplishments.** The evaluation and appraisal review shall describe the progress in achieving Comprehensive Plan objectives occurring since adoption of the Plan or the last evaluation review, whichever is most recent.

4. **Obstacles or Problems.** The evaluation and appraisal review shall analyze and explain obstacles and problems which resulted in underachievement of goals, objectives, and policies.

5. **Unanticipated Problems and Opportunities.** The evaluation and appraisal review shall describe the nature and extent of any unanticipated and previously unforeseen problems and opportunities occurring since the Plan adoption or since the preparation of the latest evaluation and appraisal review, whichever is most recent.

6. **Develop Adequate Response to Changes in State Requirements.** The monitoring and evaluation process shall inventory and consider the impacts of changes to: Chapter 187, F.S., the State Comprehensive Plan; Chapter 163, Pt. II, F.S., and the South Florida Regional Planning Council Strategic Policy Plan. Similarly, the monitoring and evaluation process shall recommend needed revisions to the Village Comprehensive Plan required to incorporate the changes identified.

7. **Recommended Amendments.** The evaluation and appraisal review shall recommend new or modified goals, objectives, or policies needed to resolve problems or issues identified during the Comprehensive Plan evaluation process.

VILLAGE OF PINECREST

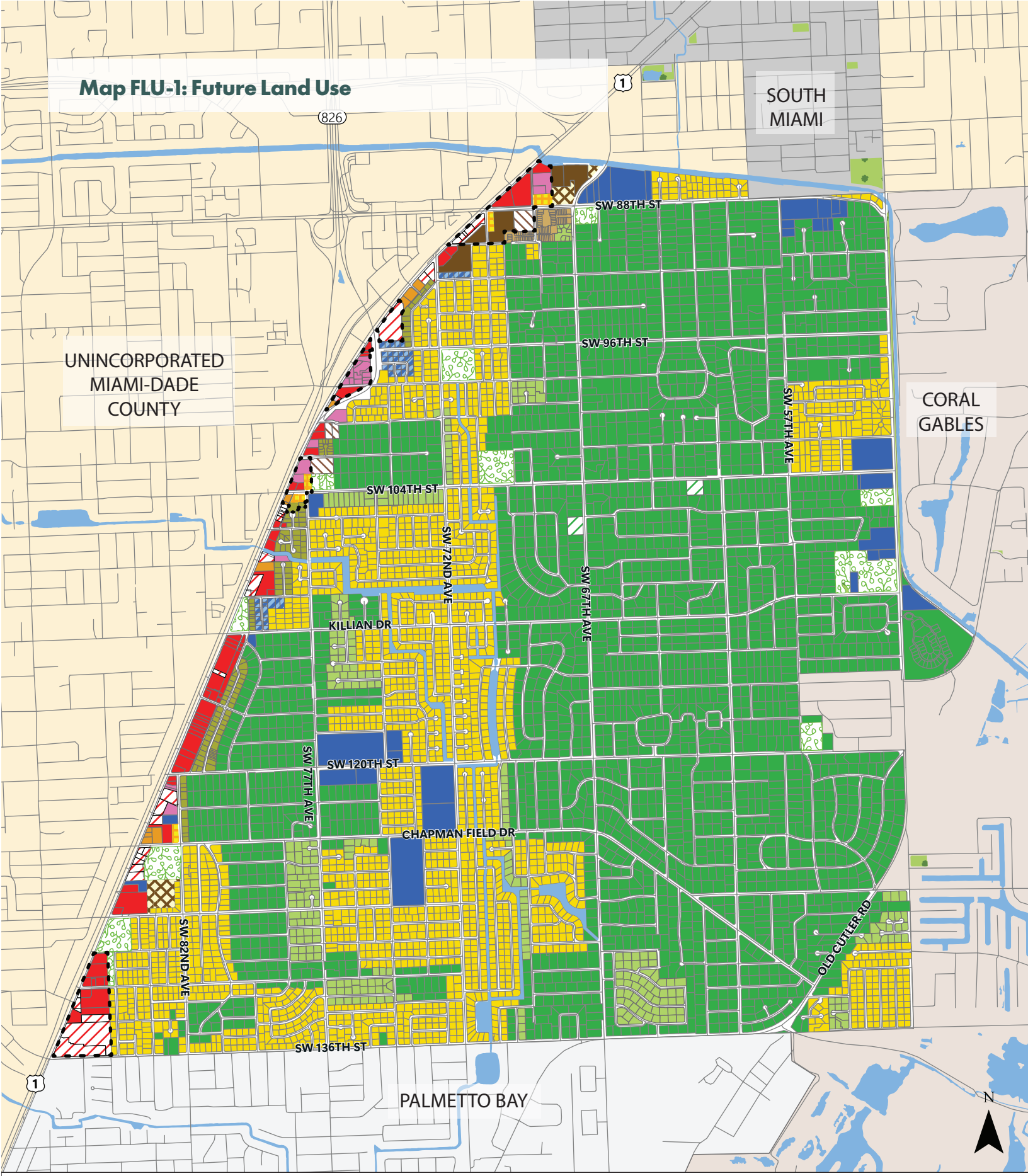
PINECREST

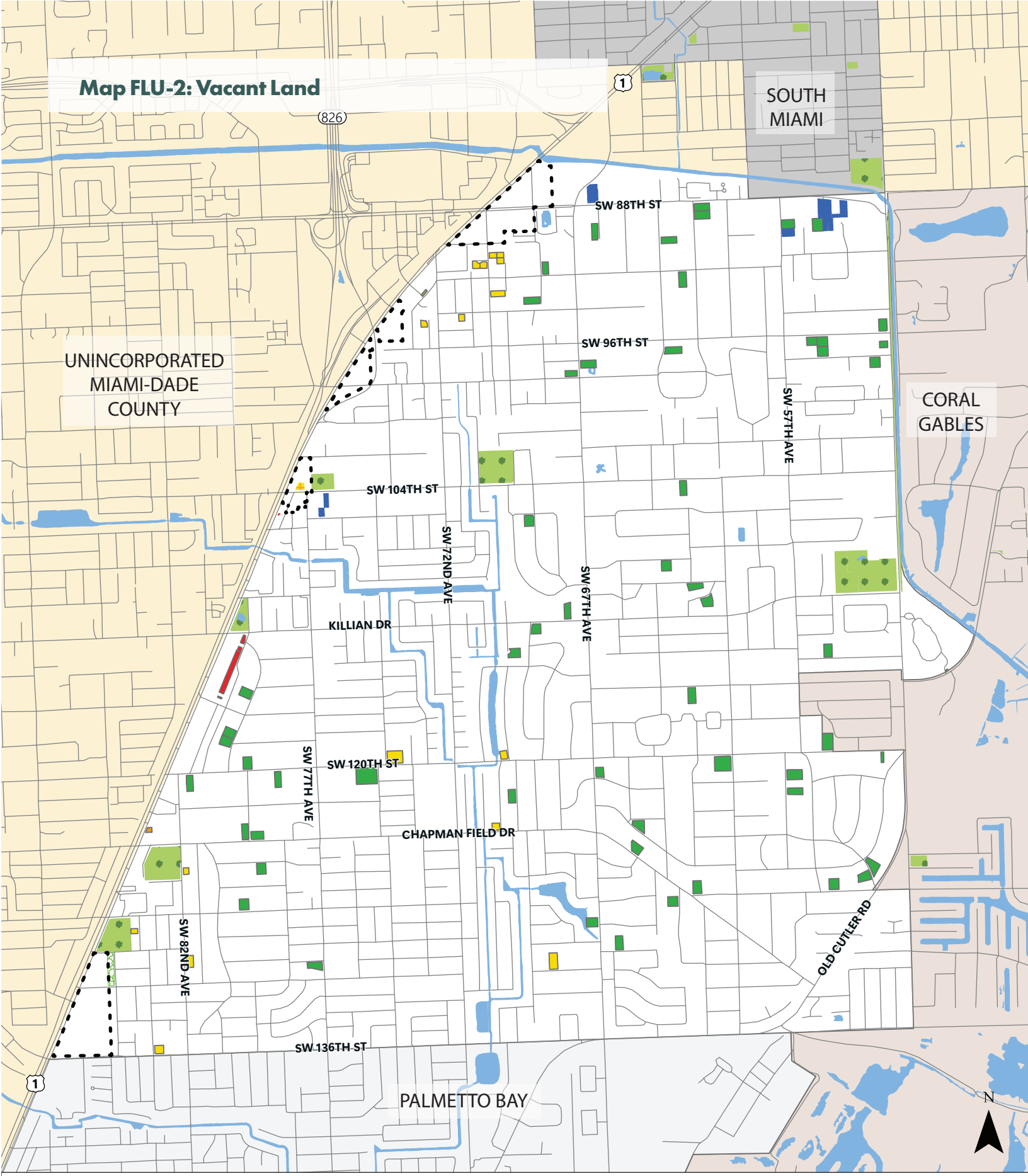
2026 - 2050

COMPREHENSIVE MASTER DEVELOPMENT PLAN - MAP SERIES

Future Land Use

01


Map FLU-1: Future Land Use
826
1
SOUTH MIAMI
SW 88TH ST
SW 96TH ST
SW 57TH AVE
UNINCORPORATED MIAMI-DADE COUNTY
CORAL GABLES
SW 104TH ST
SW 72ND AVE
SW 67TH AVE
KILLIAN DR
SW 120TH ST
SW 77TH AVE
CHAPMAN FIELD DR
OLD CUTLER RD
SW 82ND AVE
SW 136TH ST
PALMETTO BAY
N
LEGEND
Parks
Water
Future Land Use Designations (2026)
BU-1
BU-1A
BU-2
BU-3
EU-1
EU-1C
PR
PS
RU-1
RU-2
RU-4L
RU-4M
RU-5
W
Pinecrest Business Alternative District
0
0.25
0.5
0.75 Miles


Map FLU-2: Vacant Land
826
1
SOUTH MIAMI
SW 88TH ST
SW 96TH ST
UNINCORPORATED MIAMI-DADE COUNTY
CORAL GABLES
SW 57TH AVE
SW 104TH ST
SW 72ND AVE
SW 67TH AVE
KILLIAN DR
SW 120TH ST
SW 77TH AVE
CHAPMAN FIELD DR
SW 82ND AVE
OLD CUTLER RD
SW 136TH ST
PALMETTO BAY
N
LEGEND
Parks
Water
Vacant Land by Future Land Use Designations (2026)
BU-1
BU-1A
BU-2
BU-3
EU-1
EU-1C
PR
PS
RU-1
RU-2
RU-4L
RU-4M
RU-5
Pinecrest Business Alternative District
0
0.25
0.5
0.75 Miles

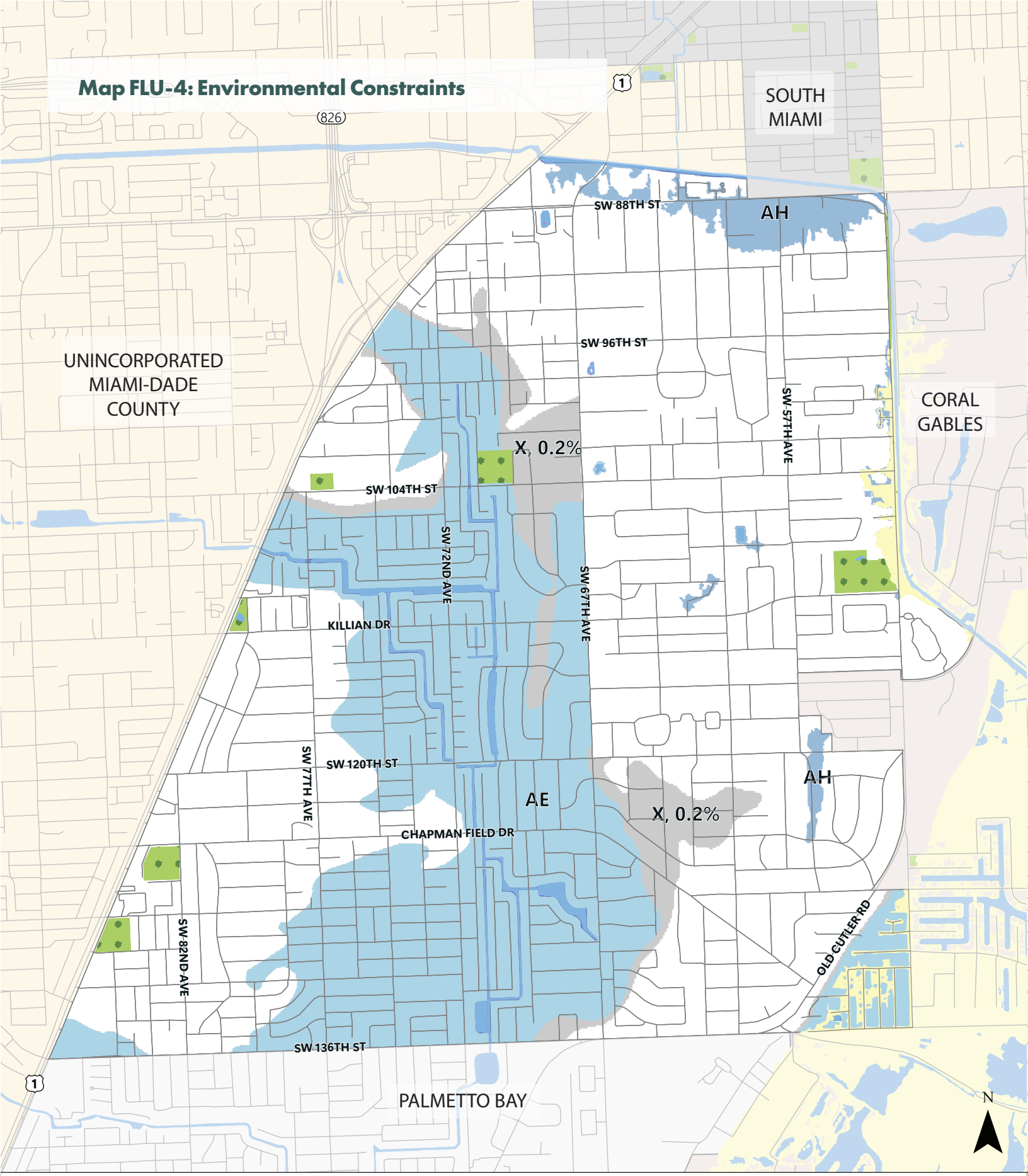
LEGEND

- Pinecrest Boundary
- Parks
- Water

Soils

- Urban Land
- Udorthents, Limestone
- Udorthents, Marl Substratum
- Udorthents, Water
- Trout Cove Marly Silt Loam, Tidal-Urban
- Trout Cove Marly Silt Loam, Tidal
- Pennsuco Marly Silt Loam, Drained-Urban
- Pennsuco Marly Silt Loam, Drained
- Opalocka Sand-Rock Outcrop - Urban
- Opalocka Sand-Rock Outcrop Complex
- Krome Very Gravelly Marly Loam - Urban
- Krome Very Gravelly Marly Loam
- Key Largo Muck
- Gator Lake Muck
- Biscayne Marly Silt Loam

Map FLU-4: Environmental Constraints



LEGEND

- Parks
- Water
- Coastal High Hazard Area (CHHA)

Wetlands

- Riverine
- Freshwater Pond
- Estuarine and Marine Wetland
- Estuarine and Marine Deepwater
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland

Flood Zones (2026)

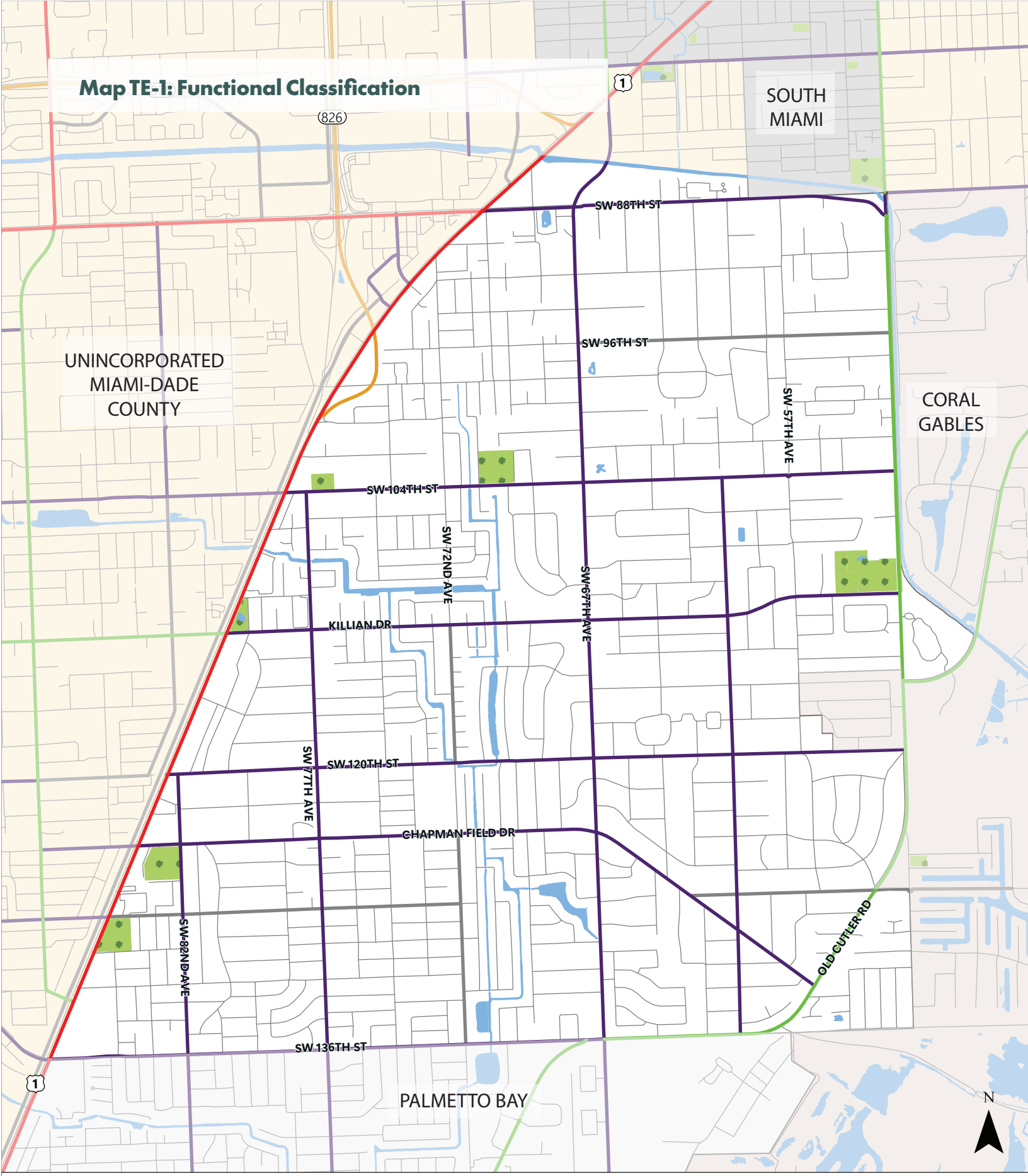
- A
- AE
- X, 0.2%
- AH
- VE

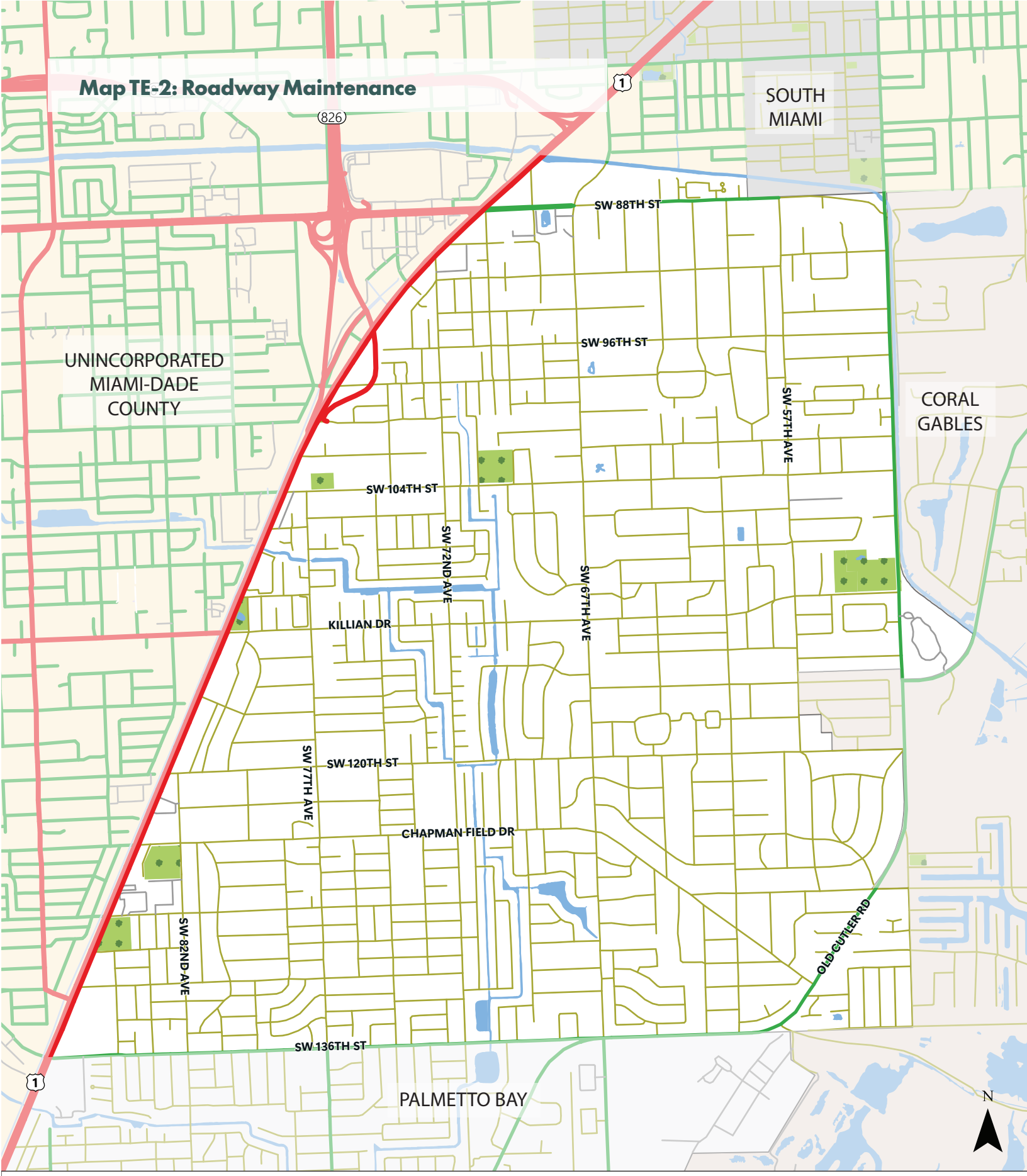
0 0.25 0.5 0.75 Miles

Map FLU-5: Community Facilities
826
1
SOUTH MIAMI
SW 88TH ST
SW 96TH ST
UNINCORPORATED MIAMI-DADE COUNTY
SW 57TH AVE
CORAL GABLES
SW 104TH ST
SW 72ND AVE
SW 67TH AVE
KILLIAN DR
SW 120TH ST
SW 77TH AVE
CHAPMAN FIELD DR
SW 82ND AVE
OLD CUTLER RD
SW 136TH ST
1
PALMETTO BAY
N
LEGEND
Parks
Water
Community Facilities
Village Hall
Community Center & Library
Mimai-Dade Fire Stations
0
0.25
0.5
0.75 Miles

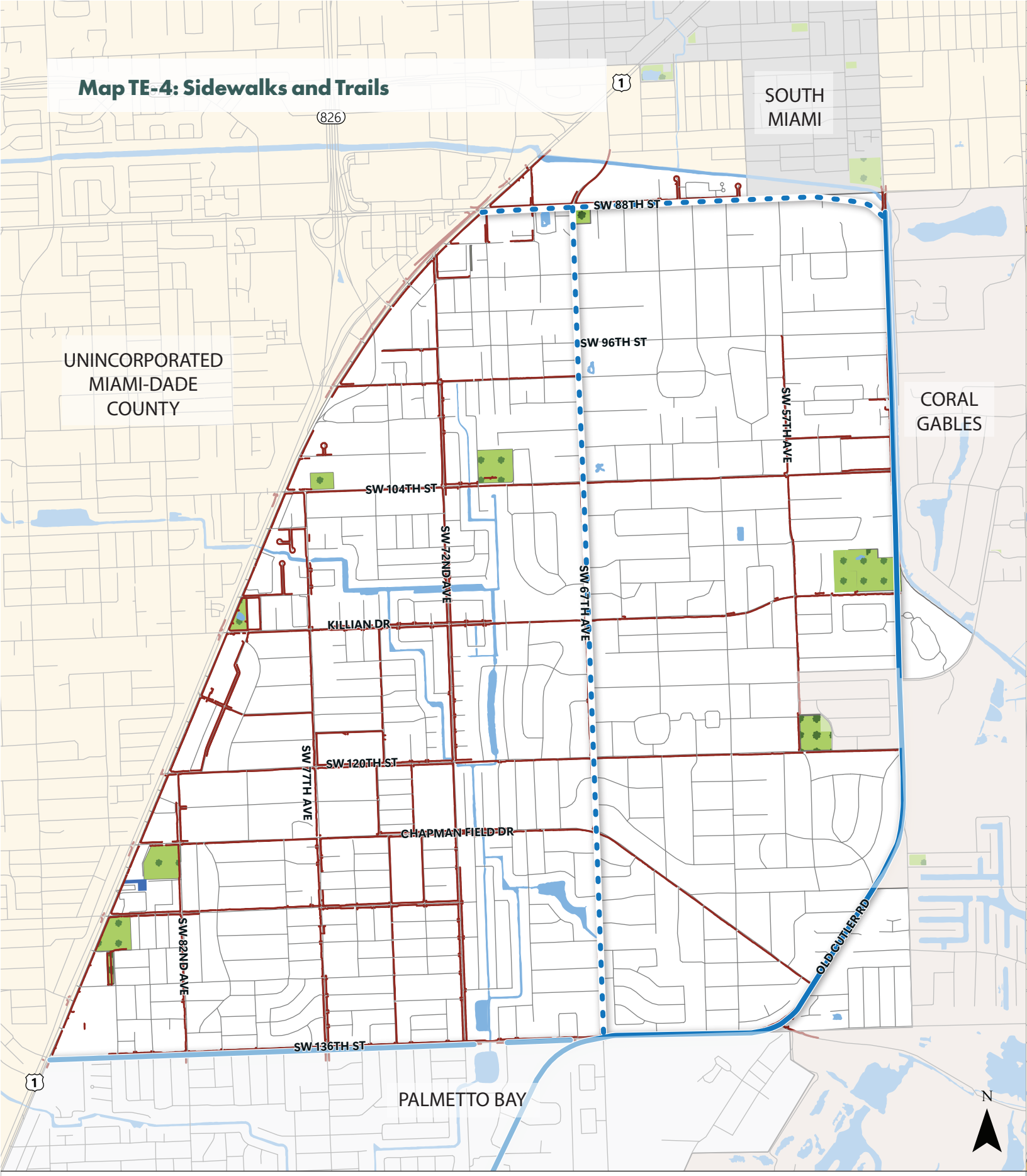
Transportation

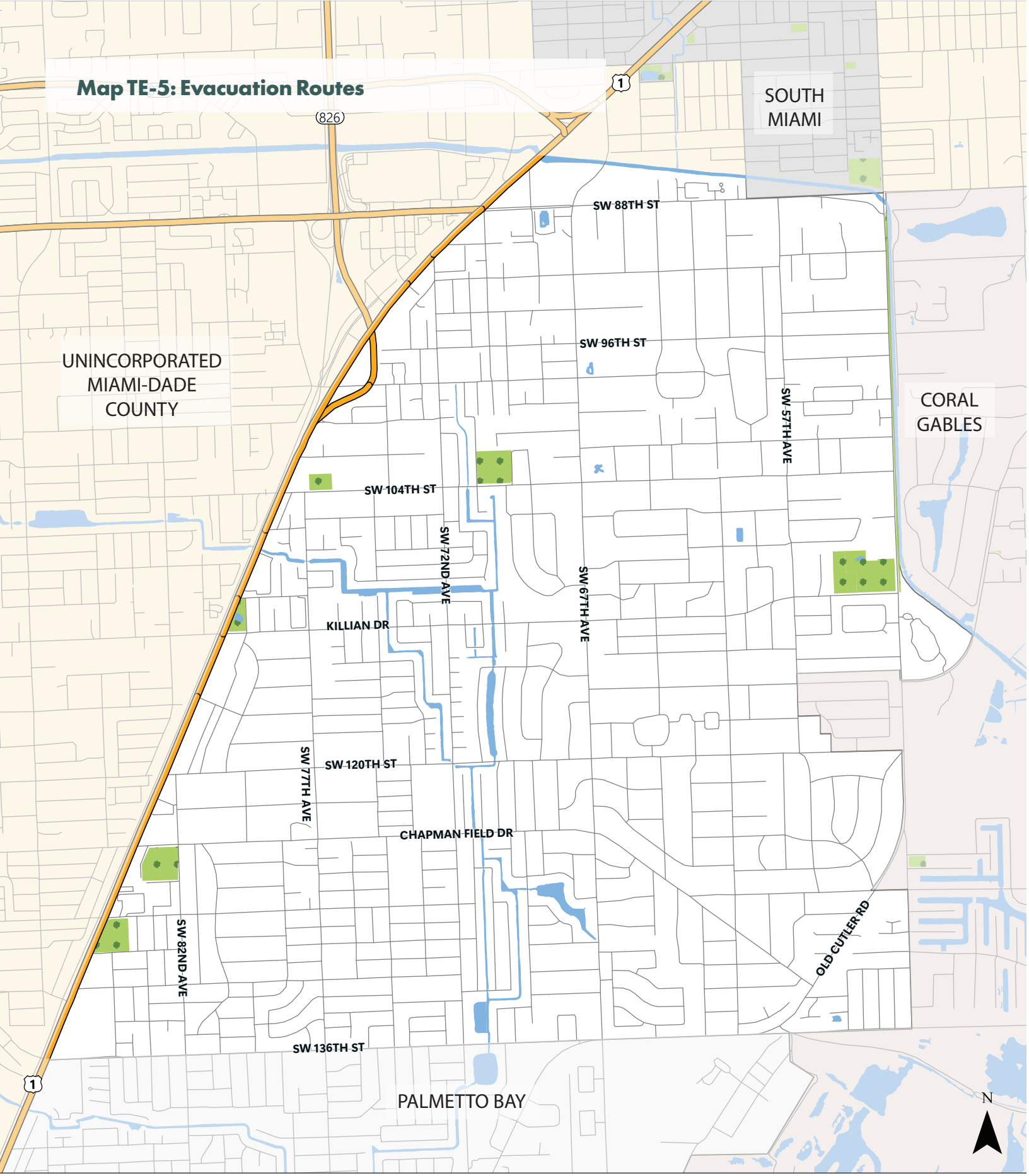
02

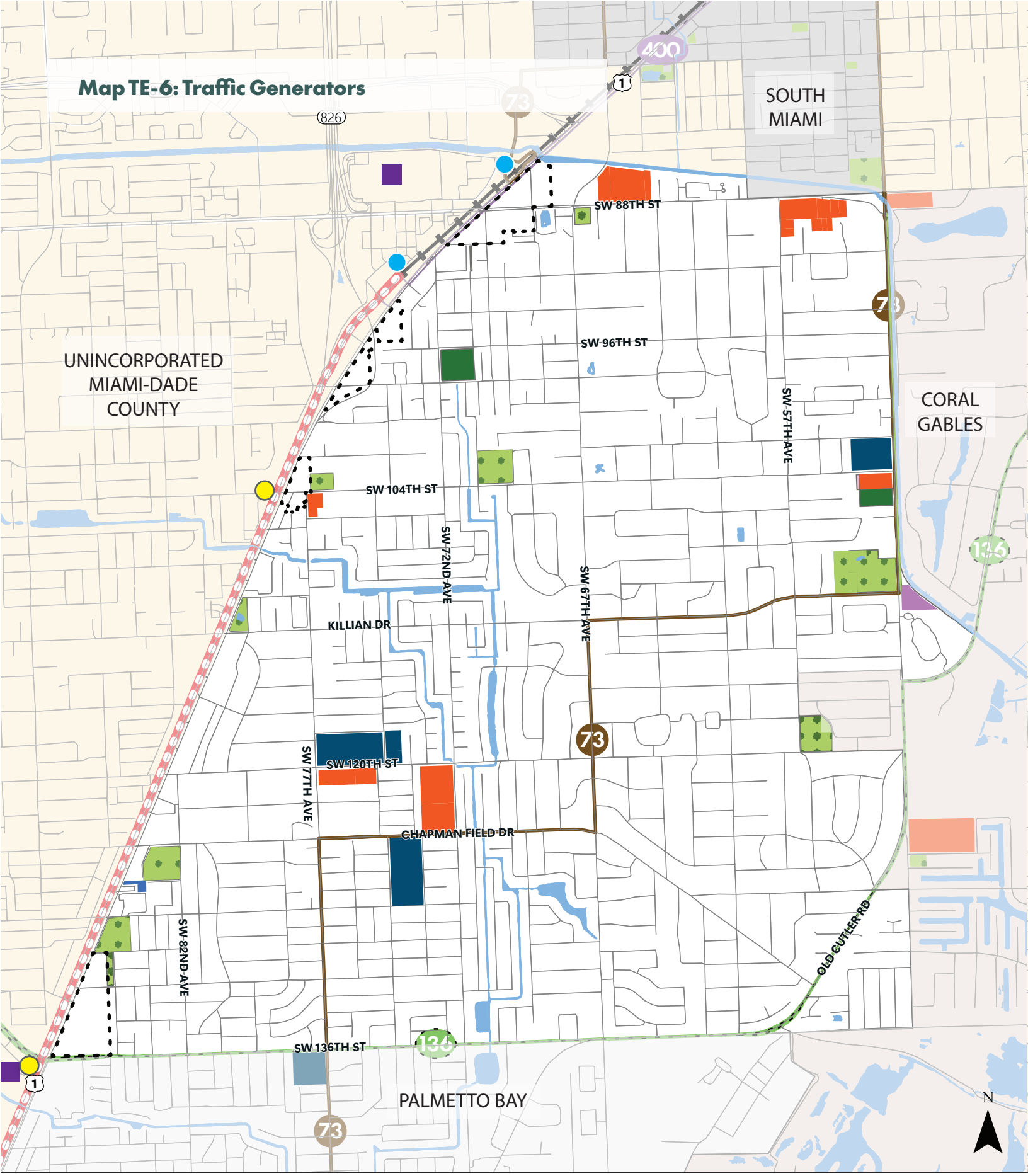

Map TE-1: Functional Classification
826
1
SOUTH MIAMI
SW 88TH ST
SW 96TH ST
UNINCORPORATED MIAMI-DADE COUNTY
SW 57TH AVE
CORAL GABLES
SW 104TH ST
SW 72ND AVE
SW 67TH AVE
KILLIAN DR
SW 120TH ST
SW 77TH AVE
CHAPMAN FIELD DR
SW 82ND AVE
OLD CUTLER RD
SW 136TH ST
1
PALMETTO BAY
N
LEGEND
Parks
Water
Functional Classification
Urban: Local
Urban: Major Collector
Urban: Minor Collector (Fed Aid)
Urban: Minor Arterial
Urban: Principal Aterial - Arterial and Expressway
Urban: Principal Aterial - Other
0
0.25
0.5
0.75 Miles


Map TE-2: Roadway Maintenance
826
1
SOUTH MIAMI
SW 88TH ST
SW 96TH ST
UNINCORPORATED MIAMI-DADE COUNTY
CORAL GABLES
SW 57TH AVE
SW 104TH ST
SW 72ND AVE
SW 67TH AVE
KILLIAN DR
SW 120TH ST
SW 77TH AVE
CHAPMAN FIELD DR
SW 82ND AVE
OLD CUTLER RD
SW 136TH ST
PALMETTO BAY
N
LEGEND
Parks
Water
Maintenance Responsibility
State Maintained
County Maintained
City/Municipality Maintained
Privately Maintained
0
0.25
0.5
0.75 Miles

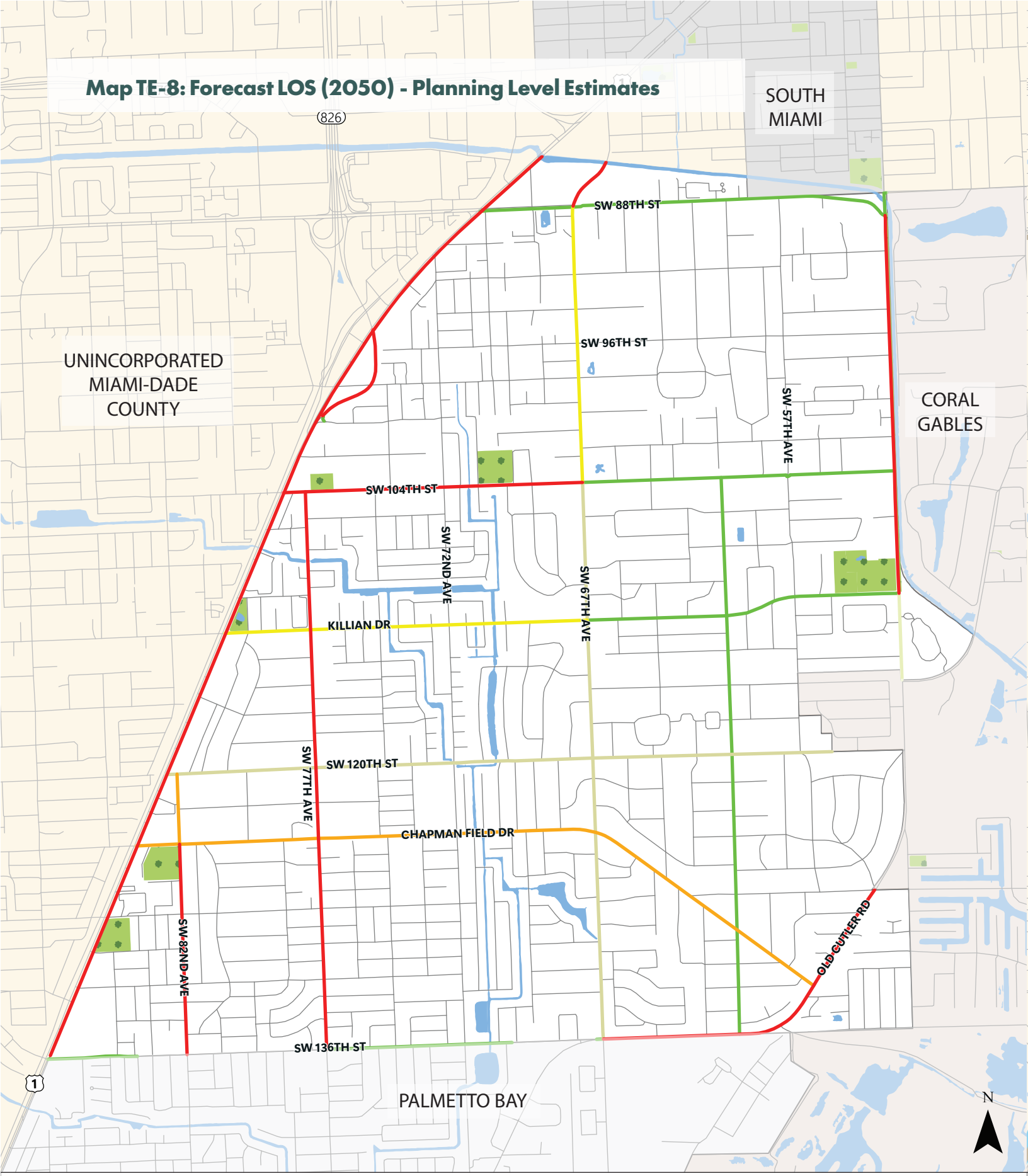
Map TE-3: Transit Routes
400
826
1
73
SOUTH MIAMI
SW 88TH ST
SW 96TH ST
SW 57TH AVE
CORAL GABLES
UNINCORPORATED MIAMI-DADE COUNTY
SW 104TH ST
SW 72ND AVE
SW 67TH AVE
136
KILLIAN DR
SW 120TH ST
SW 77TH AVE
CHAPMAN FIELD DR
SW 82ND AVE
OLD CUTLER RD
SW 136TH ST
PALMETTO BAY
N
LEGEND
Parks
Water
Transit Routes
Metrorail
South Dade Transitway (BRT)
Route 73 (Peak-Only)
Route 136 (Peak-Only)
0
0.25
0.5
0.75 Miles


Map TE-4: Sidewalks and Trails
826
1
SOUTH MIAMI
SW 88TH ST
SW 96TH ST
UNINCORPORATED MIAMI-DADE COUNTY
CORAL GABLES
SW 57TH AVE
SW 104TH ST
SW 72ND AVE
SW 67TH AVE
KILLIAN DR
SW 77TH AVE
SW 120TH ST
CHAPMAN FIELD DR
SW 82ND AVE
OLD CUTLER RD
SW 136TH ST
PALMETTO BAY
N
LEGEND
Parks
Water
Bicycle and Pedestrian Facilities
Sidewalks (Existing)
Shared Use Path (Existing)
Shared Use Path (Future)
0
0.25
0.5
0.75 Miles


Map TE-5: Evacuation Routes
826
1
SOUTH MIAMI
SW 88TH ST
SW 96TH ST
UNINCORPORATED MIAMI-DADE COUNTY
SW 57TH AVE
CORAL GABLES
SW 104TH ST
SW 72ND AVE
SW 67TH AVE
KILLIAN DR
SW 120TH ST
SW 77TH AVE
CHAPMAN FIELD DR
SW 82ND AVE
OLD CUTLER RD
SW 136TH ST
1
PALMETTO BAY
N
LEGEND
Parks
Water
Evacuation Routes
0
0.25
0.5
0.75 Miles


Map TE-6: Traffic Generators
SOUTH MIAMI
UNINCORPORATED MIAMI-DADE COUNTY
CORAL GABLES
PALMETTO BAY
826
400
1
73
136
SW 88TH ST
SW 96TH ST
SW 104TH ST
SW 120TH ST
SW 136TH ST
SW 57TH AVE
SW 72ND AVE
SW 67TH AVE
SW 77TH AVE
SW 82ND AVE
KILLIAN DR
CHAPMAN FIELD DR
OLD CUTLER RD
N
LEGEND
Parks
Water
Transit Routes
Metrorail
South Dade Transitway (BRT)
Route 73 (Peak-Only)
Route 136 (Peak-Only)
Traffic Generators
Metrorail Station
South Dade Transit Station
Shopping Malls
Pinecrest Business Alternative District
Village Hall
Public School
Private School
Charter School
Private Recreation
0 0.25 0.5 0.75 Miles

Map TE-7: Operating LOS (2026) - Planning Level Estimates
826
SOUTH MIAMI
SW 88TH ST
SW 96TH ST
SW 57TH AVE
UNINCORPORATED MIAMI-DADE COUNTY
CORAL GABLES
SW 104TH ST
SW 72ND AVE
SW 67TH AVE
KILLIAN DR
SW 120TH ST
SW 77TH AVE
CHAPMAN FIELD DR
SW 82ND AVE
OLD CUTLER RD
SW 136TH ST
1
PALMETTO BAY
N
LEGEND
Parks
Water
Operating LOS (2026) - High-Level Planning Estimates
LOS A-B
LOS C
LOS D
LOS E
LOS F
0
0.25
0.5
0.75 Miles


Map TE-8: Forecast LOS (2050) - Planning Level Estimates
826
SOUTH MIAMI
SW 88TH ST
SW 96TH ST
SW 57TH AVE
UNINCORPORATED MIAMI-DADE COUNTY
CORAL GABLES
SW 104TH ST
SW 72ND AVE
SW 67TH AVE
KILLIAN DR
SW 120TH ST
SW 77TH AVE
CHAPMAN FIELD DR
SW 82ND AVE
OLD CUTLER RD
SW 136TH ST
1
PALMETTO BAY
N
LEGEND
Parks
Water
Forecast LOS (2050) - High-Level Planning Estimates
LOS A-B
LOS C
LOS D
LOS E
LOS F
0
0.25
0.5
0.75 Miles

Map TE-9: Long Range Transportation Projects (Miami-Dade TPO 2050 LRTP - Cost Feasible)

LEGEND

Parks

Water

Miami-Dade TPO LRTP Projects (2050) - Cost Feasible

Bicycle/Pedestrian/Micromobility

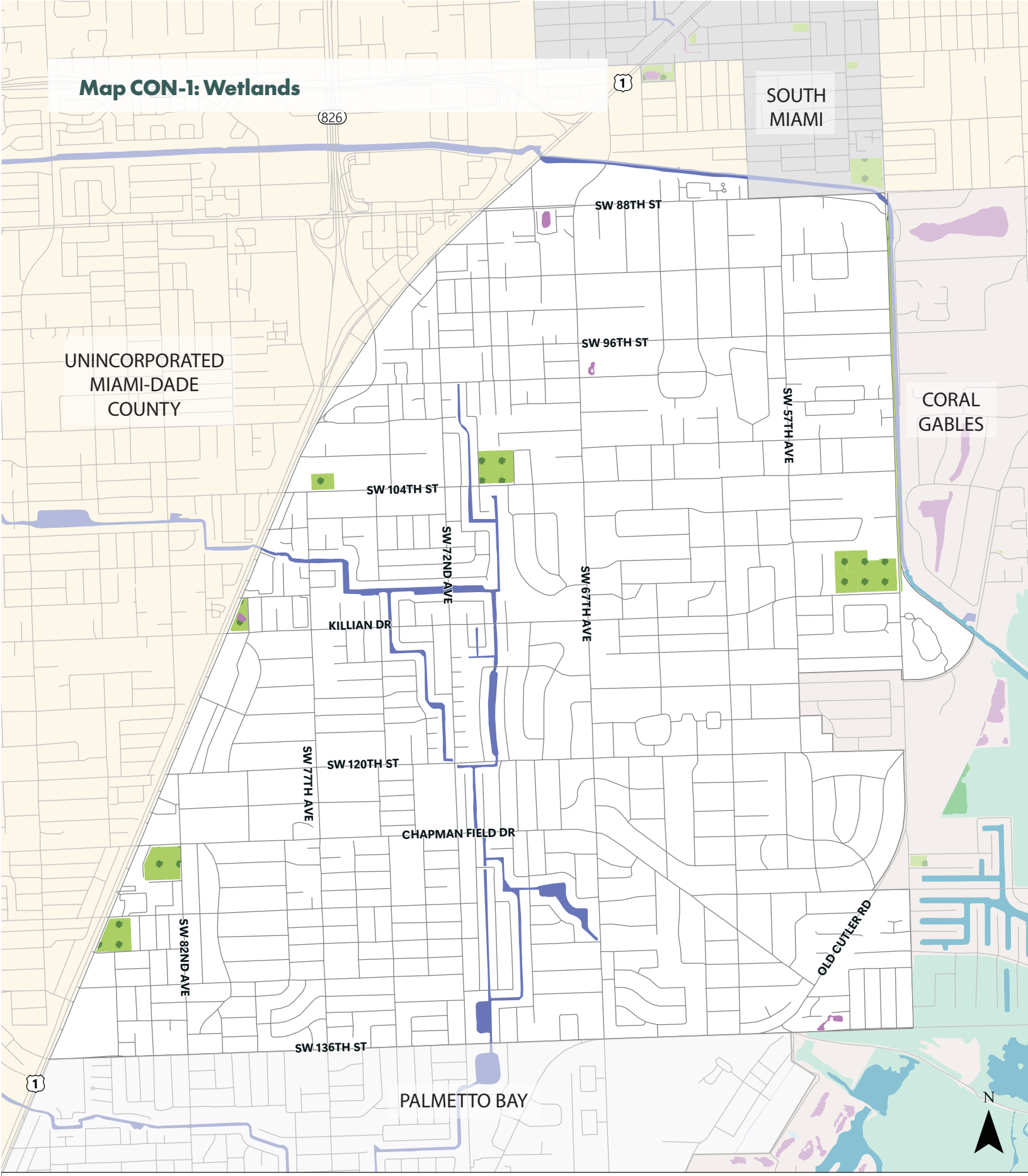
Highway/Roadway/Freight

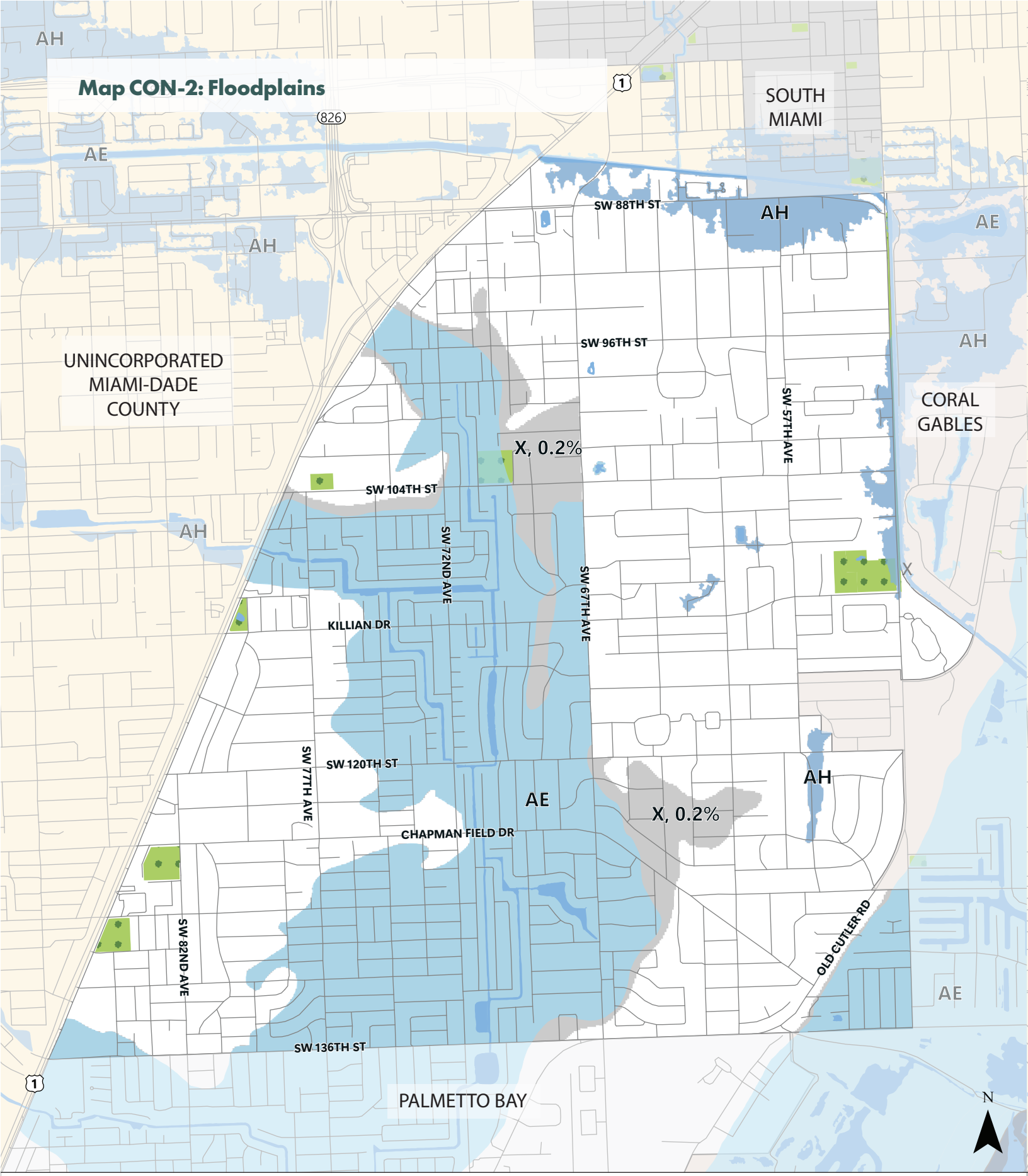
Transit

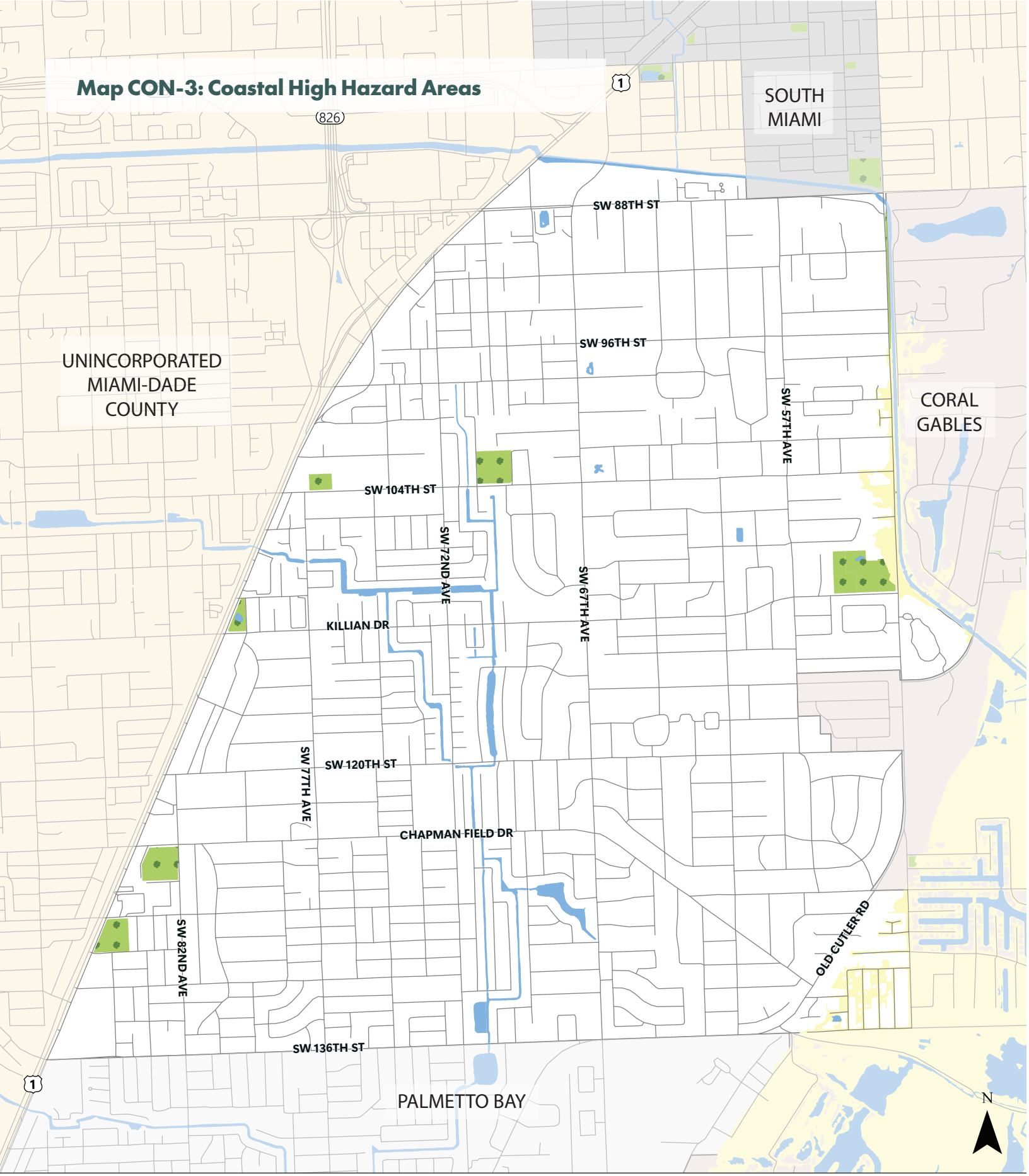
0 0.25 0.5 0.75 Miles

Conservation

05


Map CON-1: Wetlands
826
1
SOUTH MIAMI
SW 88TH ST
SW 96TH ST
UNINCORPORATED MIAMI-DADE COUNTY
CORAL GABLES
SW 57TH AVE
SW 104TH ST
SW 72ND AVE
SW 67TH AVE
KILLIAN DR
SW 120TH ST
SW 77TH AVE
CHAPMAN FIELD DR
SW 82ND AVE
OLD CUTLER RD
SW 136TH ST
PALMETTO BAY
N
LEGEND
Parks
Water
Wetlands
Riverine
Freshwater Pond
Estuarine and Marine Wetland
Estuarine and Marine Deepwater
Freshwater Emergent Wetland
Freshwater Forested/Shrub Wetland
0
0.25
0.5
0.75 Miles


Map CON-2: Floodplains
AH
AE
826
1
SOUTH MIAMI
SW 88TH ST
AH
AE
AH
SW 96TH ST
UNINCORPORATED MIAMI-DADE COUNTY
SW 57TH AVE
CORAL GABLES
AH
X, 0.2%
SW 104TH ST
AH
SW 72ND AVE
SW 67TH AVE
X
KILLIAN DR
SW 120TH ST
SW 77TH AVE
AE
AH
X, 0.2%
CHAPMAN FIELD DR
OLD CUTLER RD
SW 82ND AVE
AE
SW 136TH ST
1
PALMETTO BAY
N
LEGEND
Parks
Water
Flood Zones (2026)
A
AE
X, 0.2%
AH
VE
0
0.25
0.5
0.75 Miles



LEGEND

- Parks
- Water
- Coastal High Hazard Area (CHHA)

0 0.25 0.5 0.75 Miles

APRIL
2026

PINECREST

VILLAGE OF PINECREST

COMPREHENSIVE DEVELOPMENT MASTER PLAN UPDATE

Village Council
Joseph M. Corradino, Mayor
Ken Fairman, Vice Mayor
Shannon del Prado
Jerry Greenberg
Ariel Meyer

BACKGROUND DATA AND ANALYSIS

WWW.PINECREST-FL.GOV

Acknowledgments

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Ken Fairman, Vice Mayor
Shannon del Prado
Jerry Greenberg
Ariel Meyer

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Village Manager

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Village Attorney

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Planning Director

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1. INTRODUCTION

The Village of Pinecrest Comprehensive Development Master Plan (CDMP) was last updated in 2016, and amended in 2022. Pursuant to Chapter 163 of the Florida Statutes, an evaluation of the CDMP was required in 2025 to identify changes needed to reflect state law since 2022. The Evaluation and Appraisal Report (EAR) for Pinecrest identified necessary changes to meet state law. This included:

- **Data and Analysis:** A Comprehensive Plan must cover 10-year and 20-year planning periods. The Data and Analysis needs to include updated socio-economic data reflecting current (2025) conditions and provide population projections that reflect a 20-year planning horizon. The plan horizon for this update is 2050.

- **Water Supply Facilities Work Plan: As** provided in Chapter 163.3177(6)(c)3, Florida Statutes, local governments are required to update their Water Supply Facilities Work Plan through an amendment to their Comprehensive Plan within 18 months of the Governing Board's adoption of the applicable Regional Water Supply Plan. The South Florida Water Management District updated the Lower East Coast Water Supply Plan on September 12, 2024. As a result, this CDMP update includes modifications to the Data and Analysis and the goals, objectives, and policies to align with the updated Water Supply Facilities Work Plan.

- **Other Amendments:** The Village noted that the CDMP should be further evaluated to include new goals, objectives, and policies to implement the Village Council's Strategic Plan and community input, and to delete completed or obsolete goals, objectives, and policies.

This CDMP process included community engagement through council interviews, meetings with staff, and a community-wide survey, review of recent planning and village initiatives, and incorporation of current data and analysis to meet statutory requirements.

2. COMMUNITY VISION

The community vision was shaped by a review of recently approved plans and studies. Beyond addressing anticipated infrastructure, services, and land use needs driven by population growth, the CDMP also incorporates feedback gathered directly from the community — particularly since no major changes were introduced in this plan update.

The CDMP process included several key opportunities for community and stakeholder input specific to the CDMP update. Initially, input was gathered through interviews with the Mayor, Village Manager, Village Council Members, and the Planning Director. Additional input came from a staff workshop with all department heads.

The Vision and Values included a review of the following plans, studies, and the community survey:

- Village Council 5-Year Strategic Plan (adopted 2025)
- Community Survey (conducted 2024)
- Pinecrest Vision Plan (adopted 2022)
- Pinecrest Parks and Recreation Master Plan (adopted 2022)
- Village of Pinecrest Comprehensive Master Development Plan (adopted 2016)
- Community engagement was conducted throughout the CDMP update process

SURVEY RESULTS

A community survey was conducted to supplement the 2024 Community Survey. The CDMP Update survey was open from mid-February to mid-March, was advertised through online and app platforms such as the Village website and social media. A total of 573 responses were received. The survey included 14 questions related to quality of life and future needs for the Village of Pinecrest. The questions of the survey were created to affirm the previous efforts, vision, and values.

KEY FINDINGS

Below is a summary of strengths, challenges, and desires from the review of plans, studies, and surveys. Additional outreach occurs during the public hearings for the plan adoption.

Strengths	Challenges	Desires
• Residential character and estate lots • Tree canopy and green community • Transportation Connectivity • Parks • High quality public services • Schools • Sense of community • Good government • Convenient shopping	• Housing options • Growth impacts from external developments • Invasive species • Traffic • Fiscal suability – the need to diversity tax base	• Evaluate development potentials around transit nodes for mixed use, LDC updates, and multi-family near transit • Sidewalks • Reduce speeding • Roadway safety • Sewer connections • Water quality in canals • More conservation and preservation of natural areas • Sense of community • Increase tree canopy and native pines • Continued excellence for schools • Continue high quality public services • Maintain Village character • More quality dining options

Strengths

Respondents were asked to select the Village's three most important strengths. Overall, the community agreed that the Village's strongest assets are schools, large acre lots, public safety, tree canopy, parks, access to shopping, and high-quality public services. The data showed that public safety and low crime were the Village's strongest assets at 90.58%. Respondents identified tree canopy and green space as the second strongest asset by 63.7% of respondents. Schools were the third strongest asset noted by 56.72% of respondents. Parks were identified as the fourth strongest asset by 55.5%, and

convenient shopping was considered the fifth strongest asset by 47.99% of respondents.

Challenges

There was a general sentiment from interviewees that much of the development and traffic from outside the Village was impacting the community negatively, and suggestions for addressing this could be included in the CDMP. Housing affordability, however, was not a top priority as one-third of the survey participants identified this as a major concern. Similarly, one-third of survey participants felt that mixed-use was desirable, which aligns with the community responses regarding convenient shopping as an important strength.

Desires

Overall desires for the future varied, with 66% of survey respondents desiring continued high-quality public services as a top priority. Preserving estate lots, addressing invasive species, working with schools for educational excellence, and increasing tree canopy were also identified as important goals for the future by 49 to 43% of respondents.

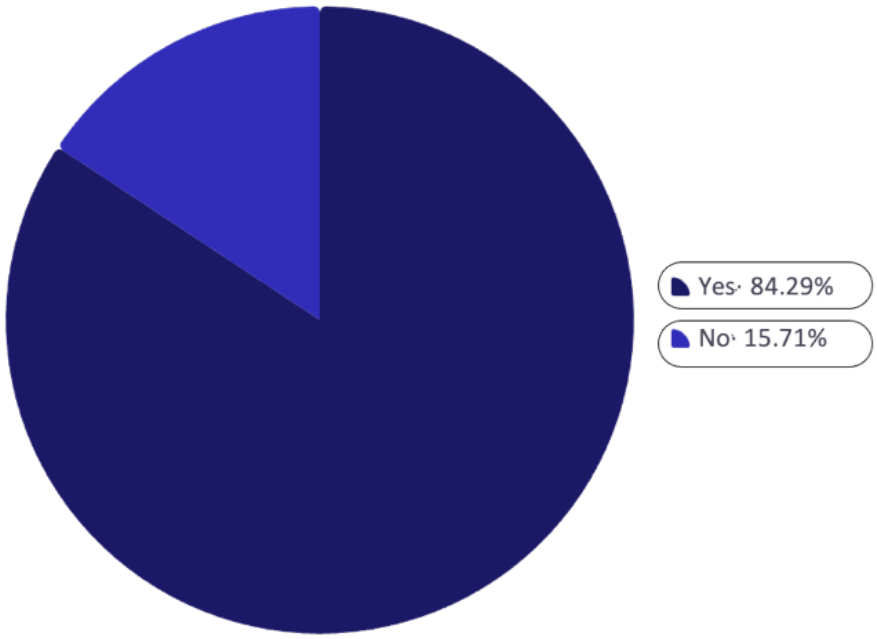
Addressing Traffic

Finally, there was a general consensus that traffic should be addressed. While providing additional infrastructure for alternative modes of transit was prioritized, including sidewalks, bikeways, and shuttles, the majority of survey participants identified intersection improvements as the best way to reduce traffic. Additional suggestions included lowering speed limits, providing traffic calming, and limiting cut-through traffic. Prioritizing safety and supporting safer streets to enhance community interaction was also an important consideration.

All of these comments have been reflected in the CDMP's transportation element, education element, future land use element, conservation and sustainability element, parks and recreation element and housing element.

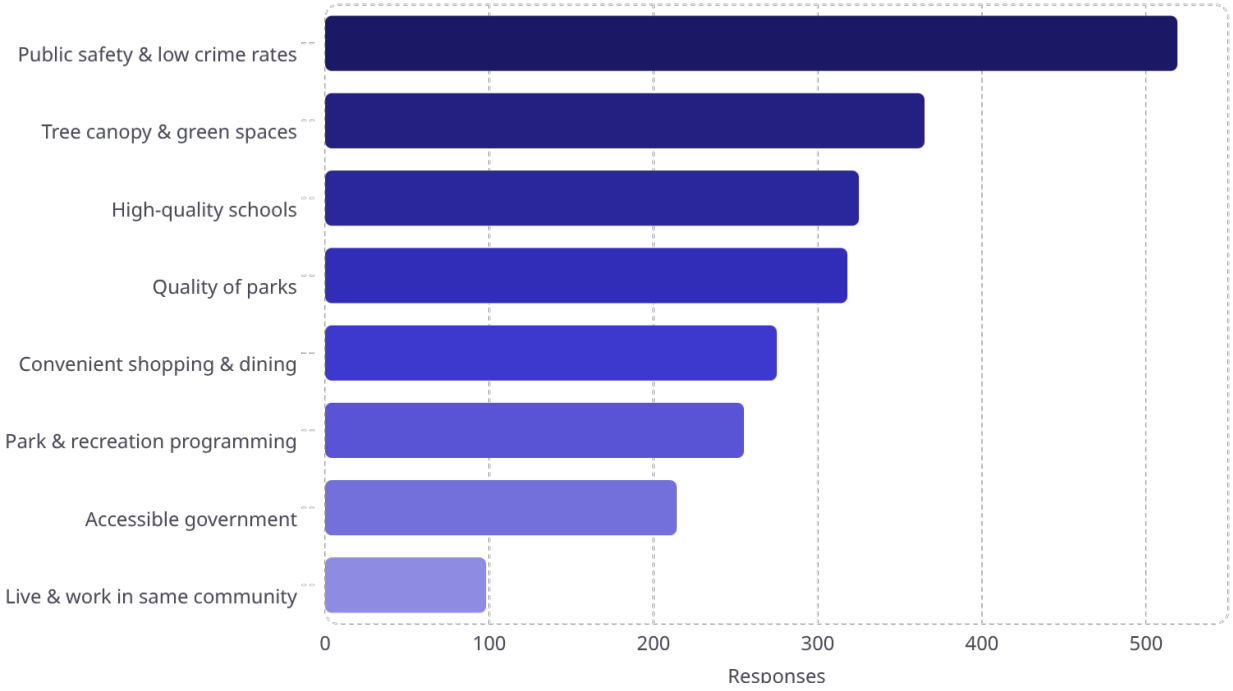
The following pages provide additional detail regarding survey response results.

Is the Vision Statement consistent with your vision for the future?



Nearly 85% of survey respondents support the community vision statement.

Today, what existing factors are most important to your quality of life in Pinecrest?



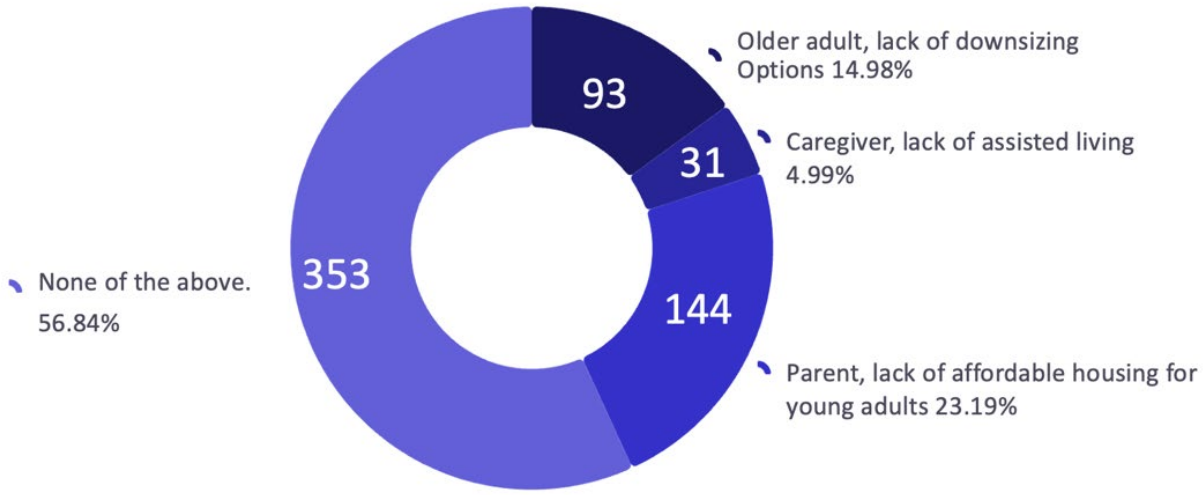
The top four responses include:

- Public safety and low crime rates (90.6%)
- Tree canopy and green spaces (64%)
- High-quality schools and educational opportunities (57%)
- Quality of parks (56%)

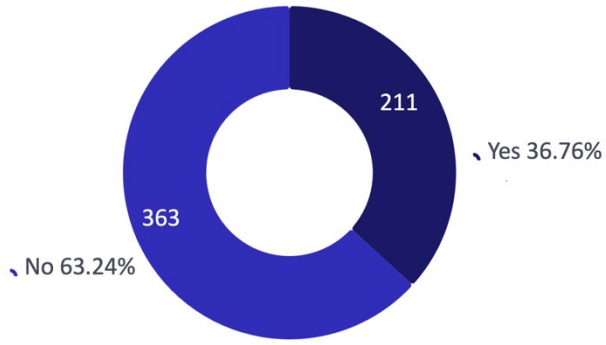
Are housing options or affordability a priority for you?

There were two survey questions geared towards housing options and availability. The survey respondents are generally unconcerned about housing options for today or in the future. 65% of respondents noted that housing affordability was not a priority for them.

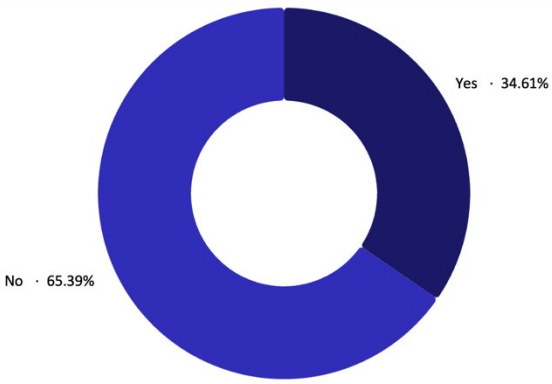
Of the following statements, please check the statement that applies to you, if any.



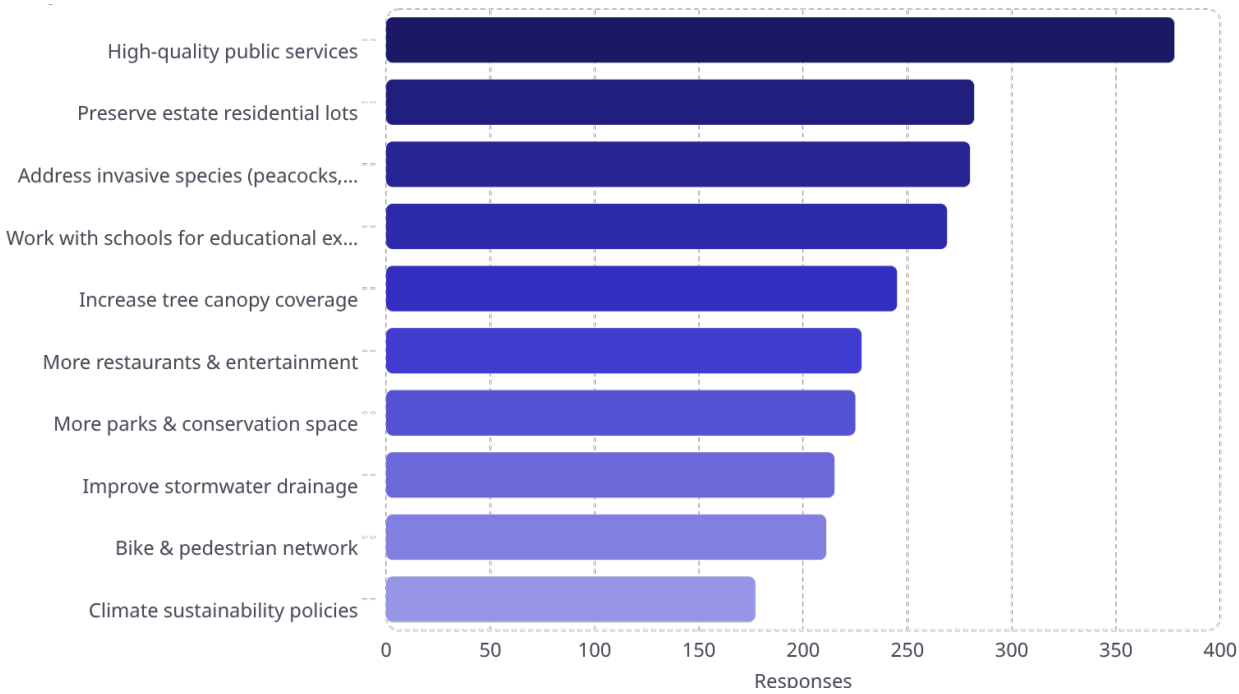
Support Mixed-Use Development?



Is Housing Affordability a Priority?



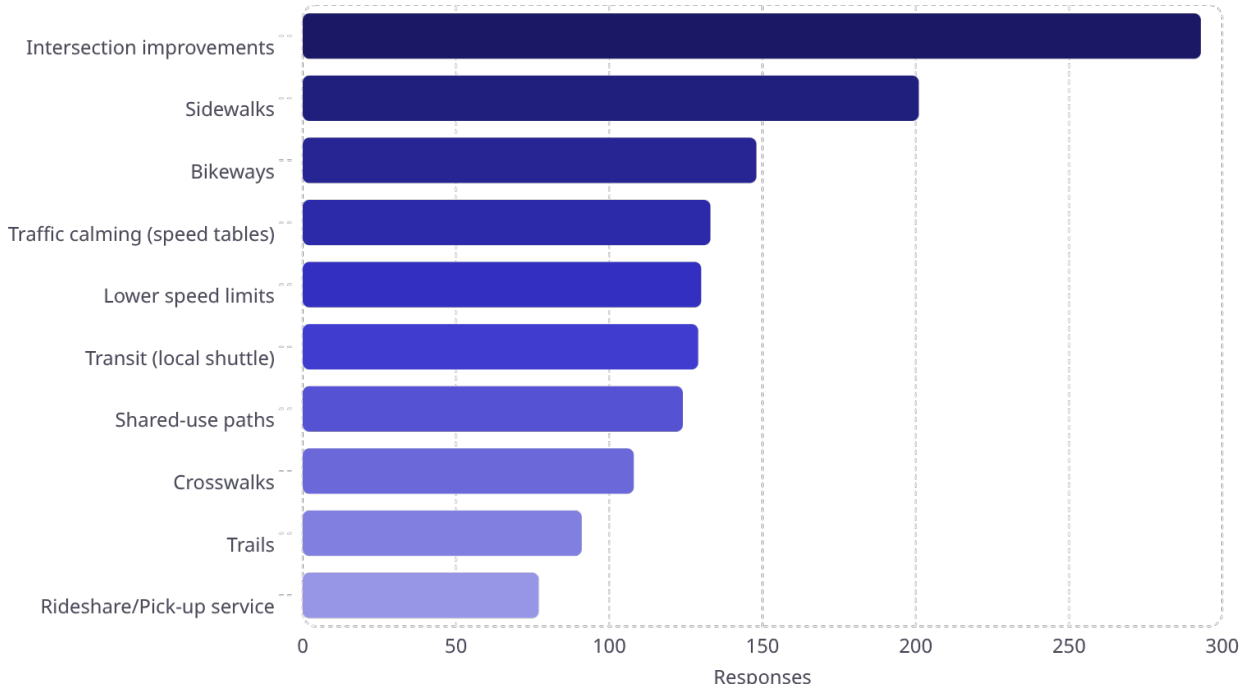
Looking forward, what should the top priorities for the Village of Pinecrest be?



The top five responses include:

- Continuing to provide high-quality public services (66%)
- Addressing invasive species (49%)
- Preserving estate lots and homes (1+ acre lots) (49%)
- Working in cooperation with schools to maintain educational excellence (47%)
- Increasing tree canopy coverage along roadways and within parks (43%)

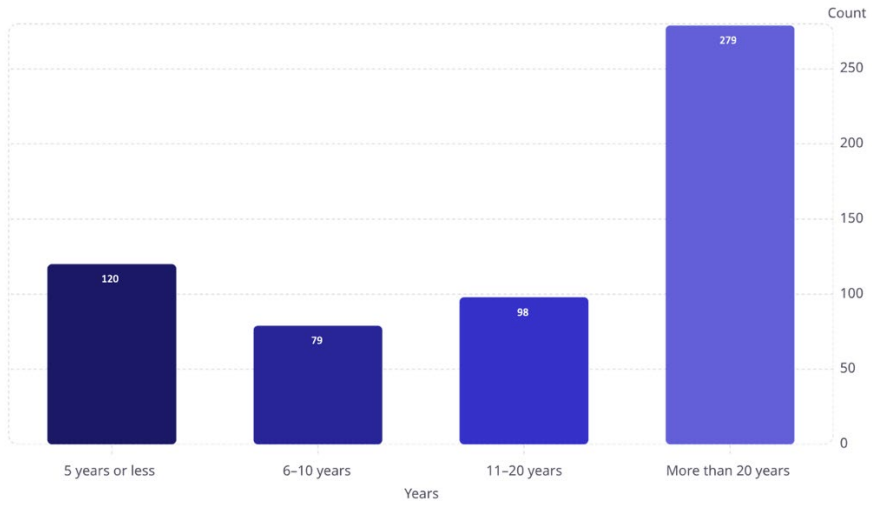
What improvements do you think would help alleviate traffic conditions and safety?



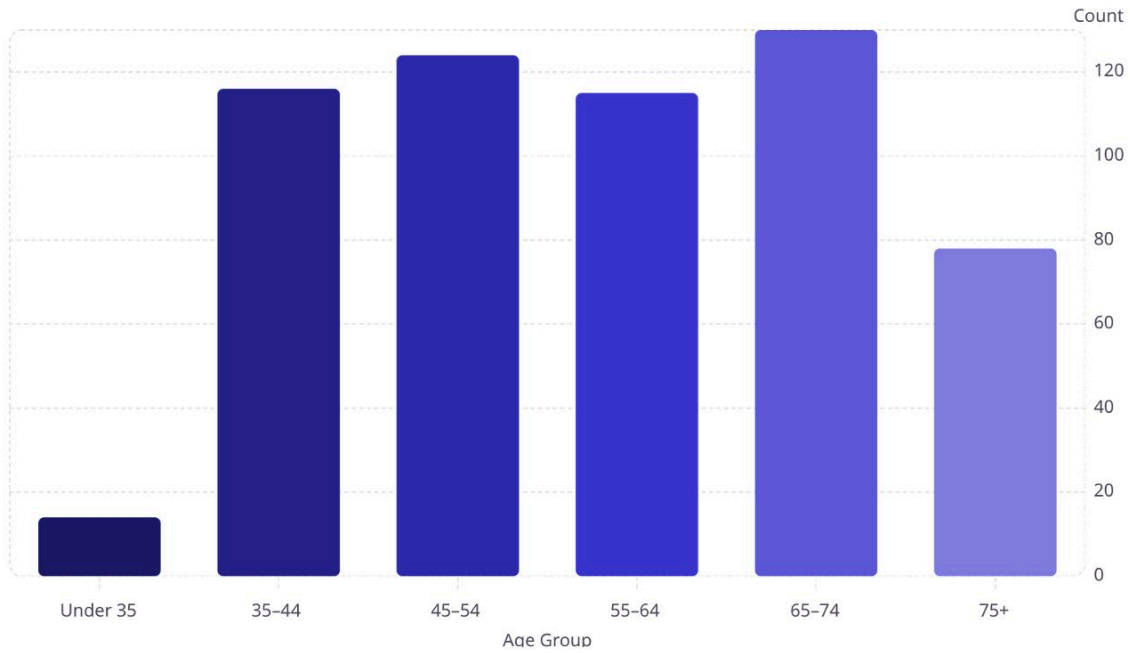
The top five responses include:

- Intersection improvements (51%)
- Sidewalks (35%)
- Bikeways (26%)
- Traffic calming (23%)
- Lower speed limits (23%)

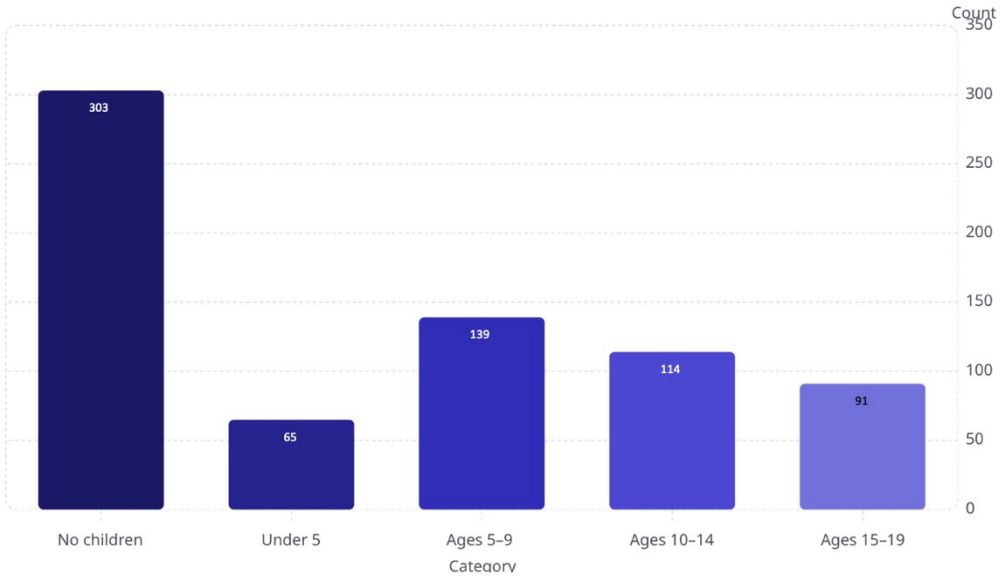
How many years have you lived in Pinecrest?



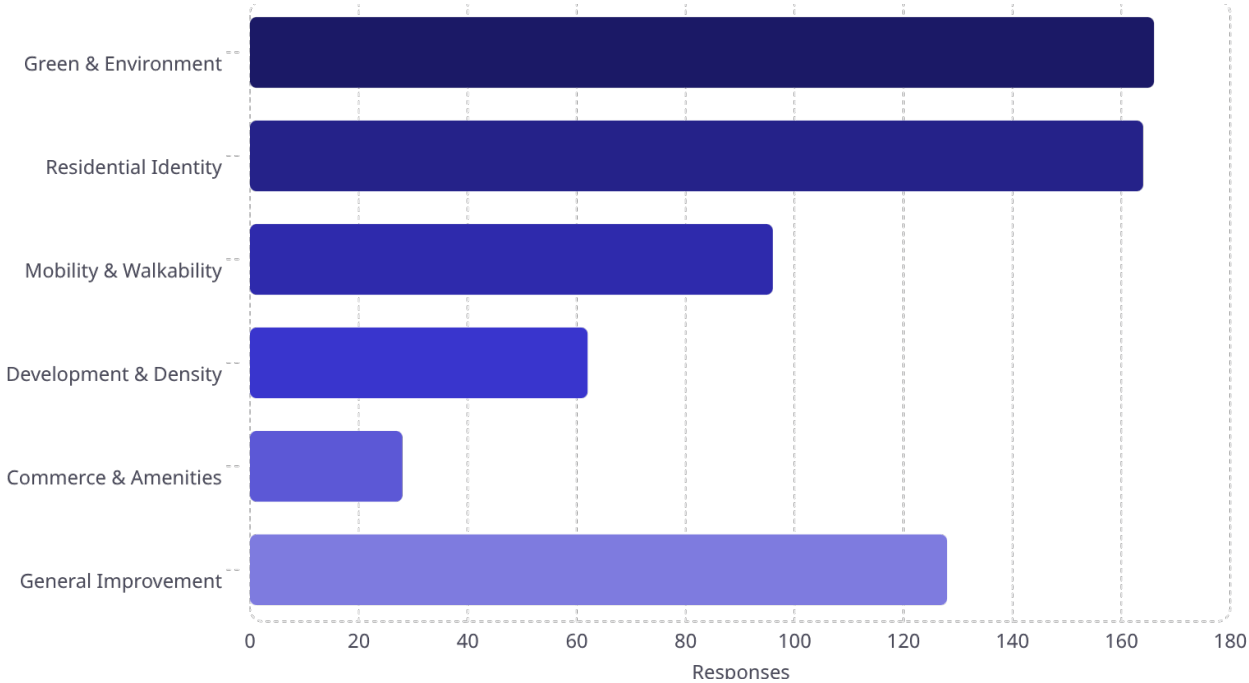
Which of the following best describes your age?



Do you have any children under the age of 19 living in your home?



Key Takeaways - How would you describe your vision for Pinecrest's future?



3. DATA AND ANALYSIS

The Data and Analysis section supports the 2026 data and analysis for adopted goals, objectives and policies of this comprehensive plan. It represents the best data available at the time that the comprehensive plan was adopted from professionally accepted sources and is not officially adopted as a part of the comprehensive plan. Where data is relevant to several elements, consistent data has been used. Data was collected from studies, surveys and community goals which are named and identified throughout this data and analysis volume. An explanation of the methodology used is also included.

Additionally, the comprehensive plan is based on permanent and seasonal population estimates and projections and identifies the minimum amount of land required to accommodate population projections for at least a 10-year period. The plan includes projections every five years for the first 25-years.

A. POPULATION AND DEMOGRAPHICS

Population projections are an important component of local comprehensive plans, and other planning efforts. They provide the statistical framework for the future development and redevelopment, and for projecting the ability to provide key infrastructure and services at adopted levels. The population of the Village of Pinecrest is projected to increase slightly during the short, mid and long range planning periods, as documented in the following analysis.

It is important to note that the projections are not predictions of the future. Projections are simply an extrapolation of past trends coupled with knowledge of the residential capacity of the area. They assume that past trends provide some indication of the likely range of futures for the community. The planning process calls for ongoing monitoring of urban change and the projections may be amended as future conditions warrant.

METHODOLOGY

Florida Statutes state that the comprehensive plan shall be based upon permanent and seasonal population estimates and projections, which shall either be those published by the Office of Economic and Demographic Research or generated by the local government based upon a professionally acceptable methodology. The Village of Pinecrest is using two primary sources for population projections that were available during the time that this Data and Analysis was written. This includes locally generated projections from Miami Dade County's 2026 Water Supply Facilities Work Plan based on the Transportation Analysis Zone (TAZ) population update provided by the Miami-Dade County Department of Regulatory and Economic Resources, Planning Research Division. These are the same projections utilized by the Miami-Dade County Water and Sewer Department for water supply planning purposes.

EXPLANATION POPULATION PROJECTIONS

Population projections from the Water Supply Facilities Work Plan indicate that the Village of Pinecrest will continue to grow at a steady rate, growing from 18,388 residents in 2020 to 20,143 residents in 2035. These estimates are based on the assumption that current demographic patterns will remain constant and that growth will be limited to the amount of vacant land that is available.

Table 1 – Population Projections for the Village of Pinecrest

Year	Total Population	Population Increase	% Change
2024	19,154	766	4.16
2025	19,244	90	0.47
2030	19,694	450	2.34
2035	20,143	449	2.23
2040	20,593	450	2.23
2045	21,043	450	2.19
2050	21,492	449	2.13

Source: U.S. Bureau of the Census (2020); Miami-Dade County Department of Regulatory and Economic Resources (2024 through 2050)

B. FUTURE LAND USE ELEMENT DATA AND ANALYSIS

Pursuant to the requirements of Ch. 163.3177 Florida Statutes, the Future Land Use Element consists of a data and analysis that influences the overarching goals, objectives, and policies. This Element sets the foundation for the Village to protect its development patterns and community character.

EXISTING LAND USE

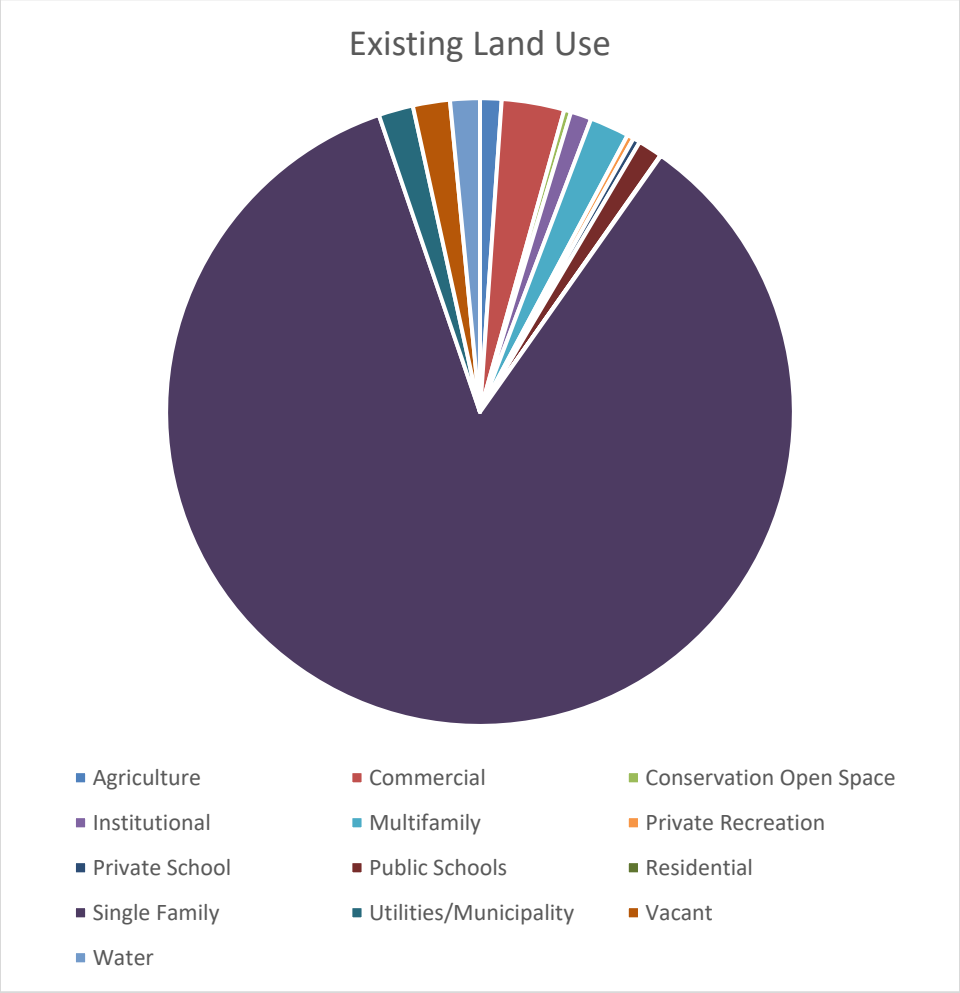
The Village of Pinecrest occupies a 7.5 square mile area in southeastern Miami-Dade County bordered by the City of South Miami and unincorporated Miami-Dade County to the north, the City of Coral Gables to the east, the Village of Palmetto Bay to the south, and US-1 and unincorporated Miami-Dade County to the west. The Village has not expanded in size through annexations since its incorporation in 1996. The Village is substantially developed. There are 131.8 acres of vacant residential land and 5.4 acres of vacant commercial land at scattered sites throughout the Village that are classified as vacant based on the best data available from the Miami-Dade County Property Appraiser. A parcel-by-parcel review using aerial photography showed that many properties classified as vacant had uses on them. Overall, 74.9 acres are vacant and developable. This is further explained in the vacant land section of this chapter.

Existing land uses are categorized by the Miami-Dade Property Appraiser for taxing purposes. The table below summarizes broad existing land use categories based on data provided by the property appraiser.

Table 2 - Existing Land Uses by Acreage and Percentage of Land Area

	2023	
Land Use	**Acres**	**Percent (%)**
Vacant	75.5	1.9%
Agriculture	43.9	1.1%
Single-family Residential	3372.3	85.0%
Multi-family Residential	80.5	2.0%
Commercial/Office	127.9	3.2%
Industrial		N/A
Institutional	42.8	1.1%
Utilities/Municipal Facilities	70.8	1.8%
Public Schools	49.6	1.2%

Recreational (Private)	13.6	0.3%
Recreational (Public)	(see Municipal)	N/A
Rivers, Bays and Lakes	60.7	1.5%
Wetlands	(see Rivers, Bays and Lakes)	N/A
Conservation and Open Space	14.2	0.4%
Historic Resources	N/A	N/A
Total	**3,967.9**	



Vacant Lands:

According to the Miami-Dade County Property Appraiser, approximately 75.5 acres or 1.9 percent of land in Pinecrest is classified as "vacant" to some degree. A closer review of these properties indicates that many vacant residential parcels have recently been demolished or cleared. Municipal vacant parcels are primarily used for parking. Commercial and institutional parcels classified as vacant often contain site improvements, such as parking areas.

Agricultural:

This designation represents areas that are used for agricultural purposes and may include large single-family homes that have fruit trees on the property. This designation also includes a private residential development's open space with farms, groves, and a trail. There are 43.9 acres or 1.1 percent of the land in the Village that is currently being used for agricultural purposes.

Single-Family Residential:

This designation is the primary existing land use in Pinecrest and consists of low density housing. It is located throughout the Village limits but does not generally include property along the US-1 Highway corridor. There are 3372.3 acres or 85.0 percent of land area in the Village is used for single-family residential uses.

Multi-Family Residential:

This designation includes duplex units through higher density residential. There is limited multi-family residential development, and it is primarily concentrated along the northern boundary of the City near Dadeland, and adjacent to commercial development along the US-1 Highway corridor. There are 80.5 acres or 2 percent of the land area that is currently used for multi-family (duplex, townhomes, and apartments) in the Village.

Commercial/Office: This designation includes properties within proximity to the US-1 Highway Corridor. This includes restaurant, retail, offices, medical complexes, and similar non-residential uses. There are 127.9 acres or 3.2 percent of the land area is used for these purposes in the Village.

Industrial:

There are no industrial uses within the Village of Pinecrest.

Institutional:

According to the Property Appraiser data, Institutional uses include religious centers and private educational facilities. In Pinecrest, this includes churches, synagogues, and private schools. These uses are located throughout the Village. There are 42.8 acres or 1.1 percent of the land area in the Village is used for institutional uses.

Utilities/Municipal Facilities:

This designation includes all publicly owned parcels of land, either by Village of Pinecrest, Miami-Dade County, or Florida Power and Light. Development on these parcels includes parks, libraries, utilities, fire stations, City Hall, and similar uses. There are 70.8 acres or 1.8 percent of land in the Village is developed as municipal facilities or utilities.

Public Schools:

This designation includes Palmetto and Pinecrest Elementary Schools, Palmetto Middle School, and Miami Palmetto Senior High School. These uses encompass larger parcels of land and amount to 49.6 acres and 1.2 percent of the land area in the Village used as public schools.

Recreation (Private):

There are two private racquet centers in Pinecrest, consisting of nearly 14 acres or 0.3 percent of the land within the Village used as private recreation.

Rivers, Bays and Lakes: Canals and waterways extend through Pinecrest. These areas support drainage for Pinecrest, connect west to Kendall and south to Palmetto Bay, as well as east to the Biscayne Bay. Any wetlands identified through the National Wetland Inventory (NWI), are generally identified along the canals. There are over 60 acres of waterways extending through the Village limits.

Conservation and Open Space: There is little area used as Conservation or Open Space within the Village limits and includes medians, rights-of-way, and common areas within residential developments. There are 14.2 acres or 0.4 percent of land within the Village used as conservation and open space.

FUTURE LAND USE

Comprehensive plans are also an opportunity to evaluate how a community has changed. For the Village of Pinecrest, there have been relatively no changes in future land use designations since the 2016 plan was adopted. The Future Land Use Map represents the Village's vision for its development and redevelopment during the short-, mid-, and long-range planning periods. The Future Land Use Map and designations serve as the foundation for the more detailed Land Development Regulations and special area plans. These regulations and plans must be consistent with and further the implementation of the Future Land Use Element and its goals, objectives and policies. The Village's Future Land Use Map is detailed by permitted use, density and intensity, and acreage in the table below. Development and redevelopment in the Village has occurred in conformance with the Future Land Use Plan Map. It is important to note that the Future Land Use Element does not categorize waterways, therefore, waterways are not included in the acreage by future land use category summary table below.

Table 3 - Acreage by Future Land Use Designation

2026			
Future Land Use Category	**Future Land Use Designation**	**Acreage**	**Percent (%)**
Residential	Residential Estate: EU-1C	4.5	0.1%
	Residential Estate: EU-1	2380.5	61.0%
	Residential Suburban Estate: EU-M	921.1	23.6%
	Residential Modified Estate: EU-S	155.2	4.0%
	Residential Single Family: RU-1	12.9	0.3%
	Residential Duplex: RU-2	37.6	1.0%
	Residential Multi-family Moderate Density: RU-3M	9.9	0.3%
	Residential Multi-family Low-Medium Density: RU-4L	11.1	0.3%
	Residential Multi-family Medium-High Density: RU-4M	18.4	0.5%
	Residential Multi-family High Density: RU-4	8.3	0.2%
Economic and	Office Development: RU-5	5.6	0.1%

Business Development	Restricted Commercial Development: BU-1	15.8	0.4%
	General Business Development: BU-1A	64.9	1.7%
	Special Business Development: BU-2	39.8	1.0%
	Intensive Business Development: BU-3	7.2	0.2%
Public	Public and Private Parks and Recreation: PR	75.1	1.9%
	Public Service and Semi-Public: PS	134.5	3.4%
	Total	3902.4	100%

Acreage for Future Land Use designations do not include waterways.

Future Land Use map and the associated future land use designations are a reflection of the Village's vision for development and redevelopment during the 10 and 20-year planning period. The future land use designations are generally either residential, economic and business development or public in nature with residential as the predominant category. This aligns with the Village's residential character supported by lush landscaping, trees and parks.

Of the 3,902.4 acres, 3,559.5 or 91% of the Village is designated for residential future land uses. 133.3 acres or 3.4.% of the total land area is designated for economic and business development future land uses and 209.6 or 5.4% is designated for public space.

LOW-DENSITY RESIDENTIAL FUTURE LAND USE DESIGNATIONS

There are six low-density residential future land use designations in the Village of Pinecrest. Density in the low-density residential designations is mostly calculated per gross acres except for EU-M, RU-1 and RU-2, in contrast to multi-family residential designations, which are calculated per net acre.

Residential Estate (EU-1C)

The EU-1C future land use designation permits one (1) residential unit for two- and one-half gross acres. Only 4.5 acres of land or .1% of total land mass has this future land use designation.

Residential Estate (EU-1)

The EU-1 future land use designation permits one (1) residential unit per gross acre. This is the predominant future land use designation and accounts for 2,380 acres or 61% of the overall land area.

Residential Modified Estate (EU-M)

The EU-M future land use designation permits one (1) residential unit per 15,000 net square feet. This is generally equivalent to a lot that is one-third of an acre. EU-M is the second most predominant future land use designation and accounts for 921.1 or 23.6% of the overall land area.

Residential Suburban Estate (EU-S)

The EU-S future land use designation permits one (1) residential unit per 25,000 gross square feet. This is generally equivalent to a half-acre lot. EU-S accounts for 921.1 acres or 23.6% of the overall land area.

Residential Single Family (RU-1)

The RU-1 future land use designation permits one (1) residential unit per 7,500 net square feet. This is generally equivalent to a lot that is one-sixth of an acre. There are 12.9 acres with the RU-1 future land use designation or .3% of overall land area.

Residential Duplex (RU-2)

The RU-2 future land use designation permits one (1) two-family structure per 7,500 net square feet. This is generally equivalent to a lot that is one-sixth of an acre. The RU-2 future land use designation encompasses 37.6 acres or 1% of total land area within the Village.

MULTI-FAMILY RESIDENTIAL FUTURE LAND USE DESIGNATIONS

There are four multi-family residential designations in Pinecrest. All densities for these designations are calculated as net units per acre.

Residential Multi-family Moderate Density (RU-3M)

The RU-3M future land use designation permits twelve and nine-tenths (12.9) units per net acre. A total of 9.9 acres or .25% of the total land area is designated RU-3M.

Residential Multi-family Low-Medium Density (RU-4L)

The RU-4L future land use designation permits twenty-three (23) units per net acre. A total of 11.1 acres or .28% of the total land area is designated RU-4L.

Residential Multi-family Medium High Density (RU-4M)

The RU-4M future land use designation permits thirty-six (36) units per net acre. A total of 18.4 acres or .47% of the total land area is designated RU-4M.

Residential Multi-family High Density (RU-4)

The RU-4M future land use designation permits fifty (50) units per net acre. A total of 8.3 acres or .21% of the total land area is designated RU-4. One property noted in the comprehensive plan with this future land use designation is limited to nine (9) and three-tenths (3/10) dwelling units per acre.

COMMERCIAL FUTURE LAND USE DESIGNATIONS

There are five future land use designations that support commercial uses. Only RU-5 allows residential uses in addition to commercial for a true mixed-use district. The remaining designation are reserved for commercial only to maintain and preserve the Village's commercial core and to ensure its economic stability. Intensity is measured in terms of Floor Area Ratio (FAR) at .40 at one story with an additional .11 for each additional story. 133 total acres or 3.4% of the total land area have a commercial future land use designation.

Office Development (RU-5)

The RU-5 future land use designation allows business and professional offices and related accessory uses. RU-5 is the only future land use designation that allows residential uses, with the exception of the Pinecrest Business Alternative District (PBAD). The maximum floor area ratio (FAR) for multi-family development shall be 0.40 at one (1) story and shall be increased by 0.11 for each additional story. The RU-5 future land use designation accounts for 5.6 total acres or .14% of the total land area.

Restricted Commercial Development (BU-1)

The BU-1 future land use designation allows office, restricted commercial retail, personal service, restaurants and neighborhood commercial uses. The BU-1 future land use designation accounts for 15 total acres or .40% of the total land area.

General Business Development (BU-1A)

The BU-1A future land use designation allows all uses permitted in BU-1 as well as moderate intensive commercial uses serving several neighborhoods. The BU-1A future land use designation accounts for 64.9 total acres or 1.66% of the total land area.

Special Business Development (BU-2)

The BU-2 future land use designation allows all uses permitted in BU-1, BU-1A as well as larger commercial uses serving the local market and surrounding communities. The BU-2 future land use designation accounts for 39.8 total acres or 1.02% of the total land area.

Intensive Business Development (BU-3)

The BU-3 future land use designation allows all uses permitted in BU-1, BU-1A and BU-2 as well as large scale commercial uses that are more intensive than BU-1A Manufacturing or other nuisance activities more associated with industrial uses are not permitted in this future land use designation. The BU-3 future land use designation accounts for 7.2 total acres or .18% of the total land area.

PUBLIC AND SEMI-PUBLIC SERVICES FUTURE LAND USE DESIGNATIONS

Land designated for public and semi-pubic uses include public and institutional buildings, places of worship, as well as parks and recreation facilities. The future land use category accounts for 209.6 acres or 5.4% of the total land area.

Public Service and Semi-Public (PS)

The PS future land use designation allows government and other public buildings, hospitals, arts and cultural facilities, essential public services, hospitals, fire and emergency services, places of worship and accessory facilities. Intensity is measured in terms of Floor Area Ratio (FAR) at .40 at one story with an additional .11 for each additional story. Height and FAR is further regulated in the Land Development Regulations. There are 134.5 acres or 3.4% of total land area designated as PS.

Public and Private Parks and Recreation Facilities (PR)

The PR future land use designation allows public and private parks and recreation facilities. Intensity is measured in terms of Floor Area Ratio (FAR) at .40 at one story with an additional .11 for each additional story. Height and FAR is further regulated in the Land Development Regulations. There are 75.1 acres or 1.9% of the total land area designated as PR.

Pinecrest Business Alternative District (PBAD)

The PBAD future land use designation is an overlay district to accommodate mixed-use development, promote transit ridership, increase pedestrian activity, and is reviewed as a conditionally permitted use consistent with the Village's Land Development Regulations. The maximum FAR is 1.0 with maximum residential density at 35 dwelling units per acre within an approved mixed-use development.

VACANT LAND ANALYSIS

Based on data from the Property Appraiser, there are 156.2 acres in the Village that are currently designated as "vacant" to some extent. The locations of vacant lands are shown on the attached "Vacant/Undeveloped Land" map. Table 3 on page 27 details the acreage of vacant area for each future land use designation to gauge future development potential. The parcels were then evaluated based on recent aerial imagery (2025) to determine which "vacant" parcels may have development potential. Development potential includes vacant land or parking areas. This analysis found that of the 156.2 acres, only 74.9 acres were actual development sites which were vacant with no structures, parks or infrastructure facilities. While Flood Zone A runs through Pinecrest, there are no other "environmentally sensitive" lands within the Village limits which may prohibit development.

There is very little land that is considered vacant or undeveloped and any future growth is expected to occur on redevelopment parcels within the Pinecrest Parkway Business Alternative District (PBAD) where multi-family residential is permitted.

Table 4 – Vacant/Undeveloped Land

Future Land Use Category	Future Land Use Designation	Vacant/Undeveloped Land Acreage (Aerial Assessment)
Residential	Residential Estate: EU-1C	0
	Residential Estate: EU-1	50.5
	Residential Suburban Estate: EU-S	0.9
	Residential Modified Estate: EU-M	8.9
	Residential Single Family: RU-1	0
	Residential Duplex: RU-2	3.8
	Residential Multi-family Moderate Density: RU-3M	0
	Residential Multi-family Low-Medium Density: RU-4L	0
	Residential Multi-family Medium-High Density: RU-4M	0
	Residential Multi-family High Density: RU-4	0

Economic and Business Development	Office Development: RU-5	0.5
	Restricted Commercial Development: BU-1	0
	General Business Development: BU-1A	2.3
	Special Business Development: BU-2	0.1
	Intensive Business Development: BU-3	0
Public	Public Service and Semi-Public: PS	8.5
	Public and Private Parks and Recreation: PR	0
	Total	75.5

The following describes the 75.5 acres of confirmed vacant land based on the aerial assessment of existing conditions (as of imagery dated March, 2025) according to the future land use designation. This identifies that the majority of vacant land is in the EU-1 future land use designation which allows 1 unit per acre.

Residential Estate (EU-1)

EU-1 includes approximately 49 acres of land. While many of these lots are shown as vacant, some had homes recently demolished (since 2025), indicating there will be a replacement of an existing structure. Many likely have some level of architectural design or City permitting in process. Based on development parameters for EU-1, vacant land developed in this future land use designation could allow for up to 49 new dwelling units.

Residential Suburban Estate (EU-S)

EU-S includes one parcel that is developable. Based on gross density and development standards, one (1) dwelling unit could be constructed on this parcel.

Residential Modified Estate (EU-M)

EU-M includes 7.9 acres of vacant land on 14 parcels. Generally, each parcel has development capacity for one dwelling unit, which would equate to 14 additional housing units.

Residential Duplex (RU-2)

There are two vacant parcels with the future land use designation RU-2, each with around 0.9 acres of land. When considering this land area and density allowances of one unit per net 7,500 square feet of land, each parcel could accommodate up to four new dwelling units, provided all development parameters are met equal to eight (8) total additional housing units.

Office Development (RU-5)

There is one parcel that is .5 acres, designated as "Vacant" for the future land use designation RU-5 which is currently used as a parking lot near Flager Grove Park. This parcel could be redeveloped for multi-family at an FAR of .4 for the first story and 0.11 for each additional story.

General Business Development (BU-1A)

The 2.3 acres of vacant land within the BU-1A future land use designation are all associated with parking areas to support uses along the US-1 Corridor and are generally located behind existing buildings. The parking lots with the future land use designation PBAD, can be redeveloped with residential multi-family at a density of 35 dwelling units per acre and an FAR of 1.0 within an approved mixed-use development.

Public and Private Parks and Recreation (PR)

There is no land designated as PR that is considered "vacant" or without plans for the development of new parkland facilities.

Public Service and Semi-Public (PS)

There are 8.5 acres of "vacant" land within the PS designation. Much of this land is owned by Temple Beth Am and is around the existing synagogue. Other "vacant" land includes parking lots next to Crossbridge Church and Kendall United Methodist Church. This designation allows government and other public buildings, hospitals, arts and cultural facilities, essential public services, hospitals, fire and emergency services, places of worship and accessory facilities with and FAR of .40 at one story with an additional .11 for each additional story.

C. TRANSPORTATION

Pursuant to the requirements of Ch. 163.3177 Florida Statutes, the Transportation Element consists of a data and analysis that influences the overarching goals, objectives, and policies. This Element highlights the transportation needs to support the movement of people around the Village of Pinecrest and to the larger region.

Level of Service Standard

The Village's LOS Standard for roadways is calculated using the typical volume/capacity ratio methodology. The following LOS measurement standards represent operating conditions, and the driver's perception of these conditions:

- LOS A - free flow traffic operations at average travel speeds;
- LOS B - stable flow with other users in traffic stream;
- LOS C – uncongested with other users causing significant interactions;
- LOS D – congested stable flow with major delays;
- LOS E – very congested with traffic at or near capacity, and;
- LOS F – extremely congested with breakdown flows.

Roadway Adopted LOS

The following planning level estimates for roadways within the Village limits were derived by using average annual daily traffic (AADT) volumes provided by the Florida Department of Transportation (FDOT). To determine the volume to capacity ratio for each corridor, the peak hour volume was calculated using a K-Factor, then a direction value was applied, as there are strong directional peaks due to commuting patterns. Once the peak direction volume was determined, the volume to capacity ratio was identified for each corridor based on the functional classification, number of lanes, and overall use of each roadway (i.e., number of intersections, number of driveways, adjacent uses).

The following values were used to determine Volume to Capacity Ratios, where:

Peak Direction Volume = AADT x K-Factor x D Value

v/c = Peak Direction Volume/Directional Capacity

Table 5 - Applied Values for V/C Ratio Analysis

	Urban Collector	Urban Arterial
K-Factor Applied	0.1	0.1
D Value Applied	0.62	0.67 – 0.7
Volume per lane per hour estimate used	900 – 1,100 (from SERPM 9.6.1)	900 – 1,100 (SERPM 9.6.1)

The V/C Ratio was then used to determine the LOS by the following values:

LOS	v/c Ratio
A	≤ 0.60
B	0.61 – 0.70
C	0.71 – 0.80
D	0.81 – 0.90
E	0.91 – 1.00
F	> 1.00

The future LOS was derived from the Southeast Florida Regional Planning Model (SERPM) 9.6.1. FDOT stations were identified, and the highest two-way daytime volume was used to evaluate forecast volumes. The table showing the V/C methodology, the summary from each FDOT station within Pinecrest, and associated trend graphs are attached as an appendix. For each roadway, the highest Trend R-Squared value was used for the forecast volumes.

Table 6 - Level of Service for Major Roads within the City Limits – Planning Level Estimates

Functional Classification	Roadway	Operating LOS*	Future LOS **
Principal Arterial	US 1	E/F	E/F
Minor Arterial	Old Cutler	F	F
	SW 57th Avenue	C(S of 111th) /E(N of 111th)	B(S of 111th) /F(N of 111th) ***
Major Collector	SW 88th Street	A	B
	SW 104th Street	C (W of 67th) /A (E of 67th)	F(W of 67th) /A(E of 67th)
	Killian Drive	A (Entire corridor)	D (W of 67th)/A (E of 67th)
	SW 120th Street	A	B
	Chapman Field Drive	A	C
	SW 136th Street	A	A
	SW 82nd Avenue	D (S of 124th) /A (N of 124th)	F (S of 124th) /E (N of 124th)
	SW 77th Avenue	E	F
	SW 67th Avenue	F (N of 88th)/ C (88th to 104th) /C (S of 104th)	F (N of 88th)/ D (88th to 104th) /C (S of 104th)
	SW 62nd Avenue	A	A

*Operating LOS was derived using a high-level planning process. Actual operating LOS and necessary roadway improvements to meet LOS standards may be different when using a more precise modeling method. While the operating LOS considers the entire corridor, based on FDOT traffic counts at a singular location

in 2024, it is important to note that due to intersections, volumes, and peak hours, actual operating LOS at any given segment of road may vary slightly from the planning level estimates.

**Future LOS was taken by using the highest identified bi-directional volume for a corridor as the travel demand future volume, taken from SERPM. Many of the corridors are broken into various segments, and future projected volumes vary based on intersections, location, and proximity to major roads.

*** The TPO has the widening of SW 57th Avenue from 2 lanes to 4 lanes in the Long Range Transportation Plan (LRTP) through 2050. If this were to happen, the future LOS would go from LOS F to LOS A. However, roadway widening should be considered in conjunction with the community vision, and character.

The Village's adopted levels of service are shown in the Tables 7 and 8 below.

Table 7 – Level of Service for Non-Florida Intrastate Highway Roads

LEVEL OF SERVICE FOR NON FLORIDA INTRASTATE HIGHWAY ROADWAYS			
LOCATION	**TRANSIT AVAILABILITY**		
	NO TRANSIT SERVICE	**20 MIN. HEADWAY TRANSIT SERVICE WITHIN 1/2 MILE**	**EXTRAORDINARY TRANSIT SERVICE (COMMUTER RAIL OR EXPRESS BUS)**
Outside Urban Development Boundary	LOS D: State Minor Arterials LOS C: County Roads and State Principal Arterials	Not Applicable	Not Applicable
Between Urban Infill Area[1] and Urban Development Boundary	LOS D: 90% of Capacity; or LOS E on State Urban Minor Arterials: 100% Capacity	LOS E: 100% Capacity	LOS E: 120% Capacity
Inside Urban Infill Area[1]	LOS E: 100% Capacity	LOS E: 120% Capacity	LOS E: 150% Capacity
<u>Roadways Operating below LOS Standards</u>	The Village shall ensure that development which increases traffic on roads which are backlogged, constrained or projected to be at deficient Levels-of-Service be required to provide one or more of the following: • Conventional mitigation measures, such as physical capacity enhancements; • Additional transit service providing the roadway can carry additional person trips; • A Transportation Demand Management (TDM) or Transportation Systems Management (TSM) plan for approval by the Village; or • Other remedies as provided by State Statutes.		

Table 8 – Level of Service for Florida Intrastate Highway Roads

FOR FLORIDA INTRASTATE HIGHWAY SYSTEM (FIHS) ROADWAYS					
TYPE FIHS FACILITY	**URBAN DEVELOPMENT BOUNDARY LOCATION**		**ROADWAYS PARALLEL TO EXCLUSIVE TRANSIT FACILITIES[2]**	**INSIDE TRANSPORTATION CONCURRENCY MANAGEMENT AREAS[2]**	**CONSTRAINED OR BACKLOGGED ROADWAYS**
	Outside	**Inside[2]**			
Limited Access Facility	LOS B	LOS D [E]	LOS D [E]	LOS D [E]	Manage
Controlled Access Facility	LOS B	LOS D [E]	LOS E	LOS E	Manage
Roadways Operating below LOS Standards	The Village shall ensure that development which increases traffic on roads which are backlogged, constrained or projected to be at deficient Levels-of-Service be required to provide one or more of the following: • Conventional mitigation measures, such as physical capacity enhancements; • Additional transit service providing the roadway can carry additional person trips; • A Transportation Demand Management (TDM) or Transportation Systems Management (TSM) plan for approval by the Village; or • Other remedies as provided by State Statutes.				

(1) Urban Infill Area is located east of (and includes) SW 77th Avenue and its projection thereof.
(2) LOS inside brackets [ ] apply to general use lanes only when exclusive through lanes exist.

The Village is adjacent to the South Dade Transitway which is 20-mile dedicated transit corridor connecting Florida City to the south to the Kendall North Metrorail station to the north. Residents can access this premium transit service and the Metrorail. Additionally, the Village provides a local circulator service (Pinecrest People Mover) and is also serviced by Miami Dade County bus which both connect to premium transit. The Pinecrest People Mover is a free transit bus service connecting the Village's neighborhoods and schools. While Bus Routes 136 and 73 run through Pinecrest, they exceed the 20 minute headway, and run only during peak hours.

The Village is landlocked and surrounded by growing municipalities which contribute to traffic volumes and roadway level of service. Interventions to limit cut through traffic and enhancements to sidewalks and roadways to make it safer for people to bike within the Village can provide alternative ways for residents to move through the Village and encourage slower driving speeds.

The Miami Dade County Transportation Planning Organization (TPO) includes additional transportation improvements in their 2050 Long Range Transportation Plan (LRTP) which is a 25-year time horizon. These projects a listed in the Table 9, below.

Table 9 - LRTP Miami Dade MPO Pinecrest (2050 Cost Feasible)

Roadway Description & Agency	Segment	Project Description
South Dade TransitWay Stations (DTPW/FDOT)	Dadeland South Metrorail Station	Plan, design, and construction of kiss and ride areas at or in close proximity to the SMART Plan South Corridor.
Snapper Creek Trail Segment B Phase I (FDOT)		Bike Path/Trail
SW 104 Street (DTPW)	US1 to Red Road	Milling and resurfacing
Palmetto Middle School		Safe Routes to School
SW 67 Avenue (DTPW)	SW 136 Street to Snapper Creek	Widen from 2 to 4 lanes
Miami-Dade DTPW: South Dade TransitWay Park-N-Ride Lot Dadeland		Park-N-Ride Lots
Ludlum Road / 67 Avenue (DTPW)	From SW 136th Street to Snapper Creek	Shared use path
Kendall Drive Shared Use Path (FDOT)		Bike Path/Trail
SW 136 Street (DTPW)	US1 to Old Cutler Road	Bicycle Facility Improvements
SW 124 Street / Chapman Field Drive (Municipal)	US1 to Red Road	Milling and resurfacing
The Underline (DTPW)		Transit/pedestrian/bicycle improvements
Kendall Drive / SW 88 Street (DTPW)	SW 67th Avenue to Red Road	Milling and resurfacing
SW 112 Street (Municipal)	US1 to Red Road	Milling and resurfacing
SW 77 Avenue (Municipal)	SW 136th to SW 104th	Milling and resurfacing
SW 120 Street (Municipal)	US1 to Red Road	Milling and resurfacing

D. HOUSING

Pursuant to the requirements of Ch. 163.3177 Florida Statutes, the Housing Element consists of a data and analysis that influences the overarching goals, objectives, and policies related to housing demand and needs. This Element sets the foundation for the Village to ensure housing capacity to accommodate population growth.

RESIDENTIAL SUPPLY AND DEMAND

Based on this information the demand for housing will not rise significantly. There are currently 6,377 dwelling units in Pinecrest. By 2045, demand will increase for housing by 591 dwelling units. By 2050, demand will increase for housing by 740 dwelling units.

Table 10 - Estimated Housing Demand through 2050

Year	Population Estimates Water Supply Plan	Number of Units Needed Based on 3.02 Average Household Size	Additional Units Needed Based on 6377 Existing Dwelling Units
2025	19,244	6372	-5
2030	19,694	6521	144
2035	20,143	6670	293
2040	20,593	6819	442
2045	21,043	6968	591
2050	21,492	7117	740

Source: Miami Dade County Water Supply Plan, 2026
Dwelling units from ACS 2023 Estimates

The majority of the units can be accommodated in the Pinecrest Business Alternative District along the Pinecrest Parkway at Kendall Drive, SW 98th Street, SW 104th Street, SW 136th Street. With a total of 62.66 acres, using the official calculations prepared by the Village and submitted to the State in the 2022 Comprehensive Plan amendment, the PBAD FLU designation permits would support 1066 dwelling units. This exceeds the projected 740 dwelling units needed to accommodate population growth. Additionally, 49 single-family homes can also be accommodated on the 49 acres of vacant land with the EU-1 future land use designation.

HOUSING CONDITIONS

Housing condition is an important consideration in the provision of decent, safe, sanitary and affordable housing. The Affordable Housing Needs Assessment prepared by the Shimberg Center, provides information about substandard housing conditions in the Village. The Shimberg Center defines substandard housing as units exhibiting one or more of the following characteristics: incomplete plumbing or kitchen facilities; more than 1.01 persons per room, and/or; no heating equipment. ~~In~~ Based on the 2023 American Community Survey estimates, in 2023 of the 5999 occupied housing units, 298 units or 5% of the occupied housing units in the Village lacked heating equipment,32 units or 0.5% of occupied units lacked complete kitchen facilities, and ~~no~~ 69 occupied units or 1.2% of occupied units were reported to have more than one person per room ~~or to lack~~ and 37 units or 0.5% of occupied units lacked complete plumbing.[1]~~.~~ Due to the South Florida climate, it is arguable that the lack of heating equipment is not a valid indicator of a substandard condition.

HOUSING AGE

The age of the housing stock is another important indicator of housing conditions. The table below indicates the age of the Village's existing housing stock. Pinecrest's housing stock is starting to age, with over 70 percent having been constructed prior to 1980. However, code violations related to housing conditions and maintenance is generally not an issue in Pinecrest.

Table 11 - Age of Housing

Decade	Housing Units	Percentage (%)
2010 or After	391	6.1%
2000-2009	439	6.9%
1990-1999	543	8.5%
1980-1989	507	8.0%
1970-1979	1112	17.5%
1960-1969	1874	29.4%
1950-1959	1413	22.2%
1940-1949	0	1.4%
1939 or Earlier	0	0%
Totals	6371	100.0%

Source: University of Florida Shimberg Center for Housing Studies, ACS 2023 Estimates

HOUSING AFFORDABILITY

The Shimberg Center prepares an Affordable Housing Needs Assessment (AHNA) for each municipality in the state to gauge affordable housing demand. The AHNA provides information about household size, income (as measured against the median), ownership status, and cost burden. "Housing cost burden", defined as the percent of a household's income that is used to pay for housing costs, is frequently used as a measure for determining whether or not housing is affordable. According to federal housing program guidelines and the Shimberg Center, housing costs should not exceed 30 percent of a household's income in order to be considered affordable. A household that pays over 30 percent of income for housing is cost burdened and a household that pays over 50 percent of income for housing is severely cost burdened. Table 7 illustrates that the median household income in Pinecrest based on the 2023 ACS estimates is $192, 477 compared to $87,200 for Miami-Dade County, whereas the median owner income is $222,891 and the median renter income is $71,226. Therefore, rental properties are serving households that are less than 50% AMI in the very low income households, which is equivalent to $111,445.

Table 12 - Income Comparison, 2023 ACS Estimates

AMI Category	
Miami Dade County AMI*	$87,200
Pinecrest AMI	$192, 477
Pinecrest Owner AMI	$222,891
Pinecrest Renter AMI	$71,226

Source: University of Florida Shimberg Center for Housing Studies, ACS 2023 Estimates

* U.S. Department of Housing and Urban Development 2025 Income Limits

The table below summarizes households by cost burden for 2023. In 2023, 1,139 or 18% of households were cost burdened, while 1042 or 17% of households were severely cost burdened. The majority of households are not cost burdened.

Table 13 - Household by Cost Burden, 2023 Estimates

Percent of Income paid for housing costs	0-30%	30-50%	>50%
Number of Households	4010	1139	1042

Source: University of Florida Shimberg Center for Housing Studies, ACS 2023 Estimates

To further determine housing needs, housing tenure (ownership or rental status) should be considered. Table 9 indicates cost burdened households by tenure in 2023. There were 4816 owner occupied households, of which 779 or 12.6% were cost burdened and 652 or 10.5% were severely cost burdened. Of the 1375 renter occupied households 360 households or 5.8 % were cost burdened and 390 or 6.3% were severely cost burdened.

Table 14 - Cost Burdened Households by Tenure, Estimates 2023

	Cost Burden			
Tenure	0-30%	30-50%	>50%	Total
Owner	3385	779	652	4816
Renter	625	360	390	1375

Source: University of Florida Shimberg Center for Housing Studies, ACS 2023 Estimates

Federal guidelines offer the following definitions of household income:

1. An extremely low income household is a household whose income is at or below 30 percent of the median household income for the area.
2. A very low income household is a household whose income is at or below 50 percent of the median household income for the area.
3. A low income household ~~as~~ is a household whose income is between 50 and 80 percent of the median for the area.
4. A moderate income household is a household whose income is between 80 and 120 percent of the median for the area.

Table 10 provides an overview of households by income and cost burden for 2023. Of the 456 extremely low-income households, none were cost burdened, but 430 or 94% were severely cost burdened. Of the 320 very low-income households, 86 or 27% were cost- burdened, and 151 or 47% were severely cost burdened. Of the 508 low-income households, 221 or 44% were cost burdened, and 185 or 36% were

severely cost burdened. Of the 355 households with incomes 80 to 100 percent of the median income, 106 or 30% were cost burdened, and 82 or 23% were severely cost burdened. Of the 4,552 households earning greater than 100% AMI, 726 or 16% were cost burdened and 194 or 4% were extremely cost burdened. Overall, 1139 households are cost burdened with the largest number in households with the highest earners. 1042 of all households are severely cost burdened with the largest number in extremely low income households. This can be attributed to a high number of older adults who may no longer be earning income, but still paying for housing.

Table 15 - Households by Income and Cost Burden, 2023

	Cost Burden			
Household Income Group	**0-30%**	**30.1-50%**	**>50%**	**Total**
Extremely low	26		430	456
Very low	83	86	151	320
Low	102	221	185	508
Moderate, Medium, High	167	106	82	355
Greater than 100% AMI	3632	726	194	4552
Total	4020	1139	1042	6191

Table 11 provides an overview of monthly rent. The median gross rent in the Village of Pinecrest in 2023 was $1916 a month.

Table 16 - Monthly Rent Affordability

Gross Monthly Rent Range	Units	Percentage (%)
No Cash Rent	57	6%
$750 to $999	136	15%
$1,000 to $1,499	347	38%
$1,500 to $1,999	64	7%
$2000 to $2,499	26	3%
$2,500 to $2,999	31	3%
$3000 to $3499	256	28%
$3,500 or more	57	6%

Source: Shimberg Center from ACS 2023

The median single family home sales price in the Village of Pinecrest in 2024 was $2,737,500. The median condominium sales price in 2024 was $342,500.

Table 17 - Home Sales Prices for Single Family Homes and Condominiums, 2013-2024 (partial year)

	Condominiums	Single Family
2024	$ 342,500	$ 2,737,500
2023	$ 330,187	$ 2,440,289
2022	$ 330,297	$ 2,491,999
2021	$ 249,432	$ 1,809,830
2020	$ 250,864	$ 1,579,289
2019	$ 258,209	$ 1,449,966
2018	$ 261,937	$ 1,433,644
2017	$ 287,334	$ 1,430,257
2016	$ 262,000	$ 1,513,050
2015	$ 215,570	$ 1,392,911
2014	$ 225,805	$ 1,297,714
2013	$ 202,403	$ 1,146,953

Source: Shimberg Center from ACS 2023

E. INFRASTRUCTURE AND SERVICE CAPACITY

Pursuant to the requirements of Ch. 163.3177 Florida Statutes, the Public Facilities Element consists of a data and analysis that influences the overarching goals, objectives, and policies. This Element sets the foundation for the Village to ensure it has adequate public facilities, including water, wastewater, solid waste, and stormwater.

Hard infrastructure is defined as an interconnected physical network or system for the provision and delivery of essential commodities or services. At the local level, hard infrastructure includes the: multi-modal transportation network; potable water supply, treatment and collection system; sanitary sewer collection and treatment system; solid waste collection and disposal system, and; stormwater drainage system. Soft infrastructure refers to institutions and facilities necessary to maintain community standards, the economy, and quality of life. At the local level, soft infrastructure includes parks and schools.

This Chapter addresses the capacity of the Village's hard infrastructure system. It also addresses the capacity of parks and schools. In order to maintain the physical capacity of its infrastructure systems, the Village of Pinecrest has adopted Level of Service Standards in the Comprehensive Plan and Land Development Code. The Village ensures that these standards are met through: Concurrency Management, which requires that the infrastructure needed to serve new development and redevelopment is in place prior to or at the time development; capital improvement projects, and; coordination with other service providers, such as the Florida Department of Transportation, Miami-Dade County and Miami-Dade County Public Schools.

SANITARY SEWER

The Village is located within WASD's sanitary sewer service area and it is served by the South and Central District Wastewater Treatment Plants. The Miami-Dade Water and Sewer Department (WASD) provides potable water service to all residential, commercial, office, and institutional land uses throughout the Village of Pinecrest. The Village of Pinecrest requires all plans and applications for building permits to be reviewed by the Miami-Dade County Water and Sewer Department to obtain a permit for connection to the County's Central Water System. They continue to coordinate with the Miami-Dade County Water and Sewer Department and with the South Florida Water Management District in the completion and update of its Ten-Year Water Supply Facilities Work Plan.

Level of Service Standard

The following level of service standard is derived from the Water Supply Facilities Work Plan (2026). The Water Supply Facilities Work Plan and its associated data and analysis is attached as an appendix to this report.

100 gallons per capita per day

Analysis

Permanent population –18,206 – 1,820,800 gallons per day (gpd)

Total daily capacity required –1,820,800 gallons per day

The South District WWTP has a design flow capacity of 112.5 million gallons per day (MGD) and is currently operating at 82.54 percent of capacity. The Central District Wastewater Treatment Plant has a design flow capacity of 143 million gallons per day (MGD) and is currently operating at 78.20 percent of capacity.

According to the 2026 Water Supply Plan, there are approximately 130 residential dwellings located within the Village that are connected to the sanitary sewer system operated by WASD. Other residential properties, located predominately on relatively large lots, support the use of septic tanks for the collection, treatment, and disposal of residential wastewater. The Village does not have plans to fund additional sewer infrastructure. All residential within one half mile of US-1 is on sanitary sewer. As new lines are added, the Village can fund full blocks to be connected to sanitary sewer.

POTABLE WATER

The following level of service standard is derived from the Water Supply Facilities Work Plan (2026). The Water Supply Facilities Work Plan and its associated data and analysis is attached as an appendix to this report.

Level of Service Standard

95 gallons per capita per day

Analysis

Permanent Population –18,206- 1,729,570 gallons per day

Total daily capacity required –1,729,570 gallons per day

Recent data provided by Miami-Dade County Water and Sewer Department indicates that water consumption for the Village of Pinecrest in 2024 was 1,713,925 gallons or 1.72 Million Gallons per day (MGD). existing water consumption in the Village of Pinecrest is not expected to increase significantly beyond existing levels since the Village is nearing build out, allowing for modest and limited future increases in population. An analysis of water usage at the Village of Pinecrest Municipal Building indicates an overall decline in water usage from 148,000 gallons in FY 2015/2016 to 114,000 gallons last year in subsequent years. These savings are attributed primarily to increased awareness and improved water saving fixtures.

Water demand is projected to increase from 1.63 in 2020 and 1.72 million gallons per day (MGD) in 2024 to 1.77 in 2030 and 1.81 MGD in 2035 as both the Village population increases through build-out.

The maximum finished water daily flow shall be determined by calculating the average of the highest five single day finished water flows for the previous 12 months. The per capita level of service standard for potable water shall be 139 gallons per capita per day. Using these criteria, WASD is currently meeting their level of service standard for potable water.

Table 18 - Existing and Projected Potable Water Demand for the Village of Pinecrest

Year	Village Population	Gallons/Capita/Day	Average Demand (MGD)
2020	18,388	94.03	1.63
2024	19,154	89.9	1.72
2025	19,244	89.9	1.73
2030	19,694	89.9	1.77
2035	20,143	89.9	1.81
2040	20,593	89.9	1.85
2045	21,043	89.9	1.89
2050	21,492	89.9	1.93

Source: Water Facilities Supply Work Plan (2026)

SOLID WASTE

Level of Service Standard

9.9 pounds/capita/day and maintain solid waste disposal capacity sufficient to accommodate waste flows committed to the system through long-term interlocal agreements or contracts along with anticipated non-committed waste flows for a period of five years.

Analysis

Permanent Population 18,206 – 180,239 lbs. per day

Total daily capacity required –180,239 lbs. per day

By 2045 the Village projects that its population will increase to 21,043, which will require a disposal capacity of 208,325.7 lbs. per day. Miami-Dade County provides the disposal facilities for solid waste collected in the Village. The Village does not anticipate any problems in meeting its solid waste Level of Service during the short, mid, or long-range planning periods.

STORMWATER DRAINAGE

The Village of Pinecrest manages stormwater through a 2015 Village-wide Stormwater Master Plan, focusing on elevating roads and installing drainage, with 5 key basins currently under design for upgrades aimed at reducing flooding. The plan includes installing over 200 new drains, utilizing FEMA grants, and implementing a new "Equivalent Billing Unit" (EBU) fee based on property impervious surface area.

Key Aspects of Pinecrest Stormwater Plans

- **Stormwater Master Plan Implementation:** The Public Works Department is actively addressing localized flooding by upgrading drainage systems based on a 2015 master plan that identified 15 priority basins. Of these 15 basins 2 are completed, 1 is under construction, and 4 are under permit.

- **Floodplain Management:** Pinecrest maintains a Floodplain Management Ordinance and participates in the FEMA Community Rating System (CRS) to reduce flood risk.

The Village of Pinecrest, stormwater water quality standards are governed by a combination of local municipal codes and stringent statewide Florida Department of Environmental Protection (FDEP) regulations. These state level mandates are integrated into the Village Stormwater Master Plan.

As part of the Florida Clean Waterways Act, updated performance standards apply to all stormwater systems within the state:

- Pollutant Removal: Standard systems must achieve an 80% reduction in average annual post-development loading of Total Suspended Solids (TSS).
- Nutrient Standards: New rules require a 55% reduction in Total Nitrogen and an 80% reduction in Total Phosphorus.

Water Quality Standard

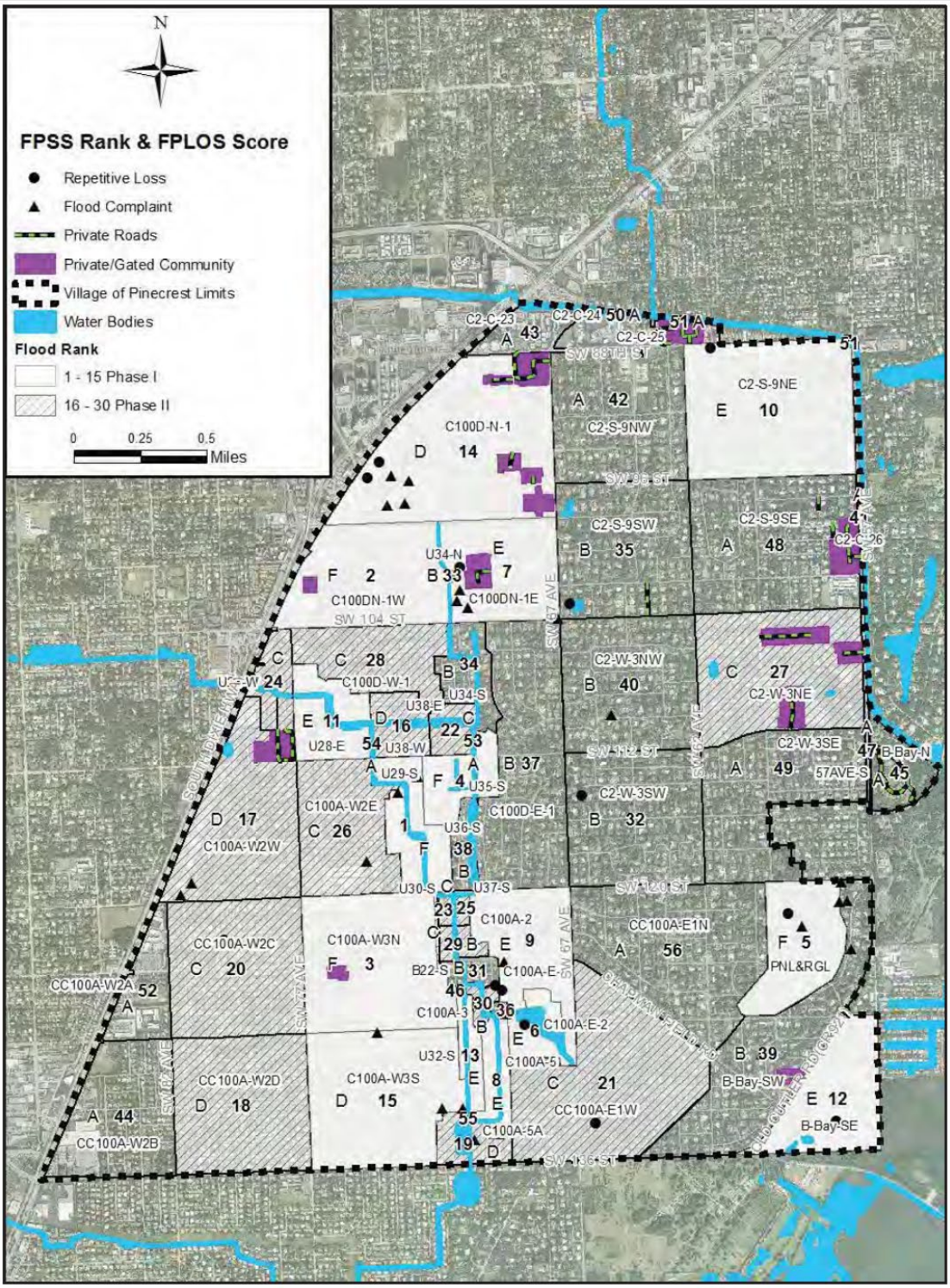
Stormwater facilities shall be designed to meet the design and performance standards established in Ch. 62-4 and 62-302 F.A.C. with treatment of the runoff from the first one inch of rainfall on-site to meet the water quality standards required by Ch. 62-302, §62-302.500, F.A.C.

State Standards

- Water quality calculations shall be provided for the first inch of runoff AND for 2.5" times
- the percentage of impervious AREA times the TOTAL area, whichever is greater. Water quantity calculations must meet VOP Level of Service Standards for Storm water.
- Post development runoff shall not exceed the pre-development runoff rate for a 25-year / 24 hour storm event.

The Village is meeting its Level of Service standards for Stormwater Management (drainage). Under the Concurrency Management System, new developments are required to make or provide for improvements necessary to maintain or exceed these standards. The Village will continue to invest in the ongoing maintenance of its canals and drainage system in accordance with the recently adopted Stormwater Management Master Plan.

MAP 1: STORMWATER MASTER PLAN IMPLEMENTATION



F. CONSERVATION & SUSTAINABILITY

Pursuant to the requirements of Ch. 163.3177 Florida Statutes, the Conservation Element consists of a data and analysis that influences the overarching goals, objectives, and policies related to the natural environment. This Element sets the foundation for the Village to protect its environment and key characteristics which shape Pinecrest.

Key Conservation & Sustainability Programs

The Village of Pinecrest is widely recognized for its proactive environmental leadership, having recently received the 2025 Community Sustainability Award from the International City/County Management Association (ICMA). They have the following programs:

- **Everglades Earth Cycle Project**: This initiative transforms community-composted organic waste into nutrient-rich soil amendments. In partnership with the Miccosukee Tribe, the soil is used to restore community gardens in the Everglades.
- **Floating Flower Islands**: Launched as a pilot in early 2025, these 500-square-foot floating platforms in local canals act as natural filters. They remove nitrogen and phosphorus, combat invasive hydrilla, and improve water quality before it reaches Biscayne Bay.
- **Tree Canopy Preservation:** A long-standing Tree City USA community, Pinecrest has planted over 10,000 street trees since 1997.
- **Peacock Mitigation Program:** To balance wildlife conservation with community needs, the Village employs a humane Peacock Mitigation Program involving low-impact vasectomies for male peacocks to stabilize the population.

Waterways: Pinecrest Canals

The Village of Pinecrest does not have any natural, major rivers or open bays within its municipal boundaries. All water bodies are integral to the City's stormwater drainage system and natural environment and are afforded protection in accordance with the Comprehensive Plan's Conservation Element, land development regulations, and Code of Ordinances.

The Village features a network of drainage canals. The Pinecrest canal system, primarily featuring the C-100A canal, is a critical flood control network managed by the South Florida Water Management District (SFWMD) and the Village. It is essential for drainage and safeguarding the Cutler Basin. The Snapper Creek Canal(C-2) serves as the northern boundary of the Village of Pinecrest. It runs along the northern edge of the village, near SW 88th Street. The canal defines the northern border of Pinecrest.

Floodplains

The Village of Pinecrest promotes sound and effective Floodplain Management within the Village limits, including public awareness about natural disasters and the benefits of participation in the National Flood Insurance Program. The Village's intent is to reduce flood losses in accordance with the Floodplain Ordinance and participate in the Federal Emergency Management Agency's (FEMA) Community Rating System (CRS) to lower insurance premiums for residents.

The Village of Pinecrest has roughly 74% of properties at risk of flooding over the next 30 years due to factors such as low elevation and heavy rainfall. Much of the village is classified under lower-risk zones, and some areas fall into moderate-to-high risk zones (such as Zone AH) where shallow flooding (1–3 feet) can occur.

Key information regarding floodplains in Pinecrest:

- Risk Level: A significant portion of the village is considered to have a high risk of flooding (100-year flood event/Zone AE).
- Specific Areas: The Village has identified Repetitive Loss Properties, with notable past issues near Pine Needle Lane, where stormwater projects have been implemented.
- Data Tools: Residents can use the Village's interactive flood zone map to check specific property risks.
- Mitigation: The Village of Pinecrest manages these risks through a Floodplain Management Ordinance and the National Flood Insurance Program (NFIP).

Wetlands

In general, wetlands are areas where the water table is near or above the surface, except during extended dry periods. Characterized by very poorly drained, level, organic or marl soils, wetlands are usually found immediately adjacent to natural waterways and lakes in low-lying land depressions.

The Village of Pinecrest is primarily a suburban residential community, and has specific wetland features and managed water systems in the following areas:

- Pinecrest Gardens, located at 11000 Red Road, features winding paths above natural ponds that act as small, preserved wetland ecosystems. It is officially recognized on the National Register of Historic Places and serves as a hub for environmental conservation.
- Pinecrest launched a Floating Flower Islands pilot program near 115th Street to create artificial floating wetlands that filter pollutants like nitrogen and phosphorus from these canals.

- Veterans Memorial Park at 11111 Pinecrest Parkway contains a freshwater pond that supports local wildlife and functions as a passive wetland area.

The Village of Pinecrest recognizes the general consensus that climate change is occurring, and that greenhouse gas emissions, primarily from the burning of fossil fuels, are increasing in their atmospheric concentrations. It is recognized that these greenhouse gas emissions may be a contributing factor. The Village understands that Southeast Florida is vulnerable to sea level rise and other climate change impacts and is aware that these impacts will be greater when coupled with significant storm evens that may include flooding, hurricanes, and storm surge. As a result of the changes in global and local conditions that are occurring, the Village has made it a priority to reduce its overall "carbon footprint", and to develop additional strategies to address impacts associated with coastal flooding, tidal events, storm surge, flash floods, stormwater runoff, salt water intrusion, groundwater contamination and other impacts related to global climate change and sea level rise. As a result of this finding, the Village of Pinecrest had a "Climate Change" element within the CDMP. Through this update, the Climate Change element goals, objectives, and policies were incorporated into Conservation, as well as Transportation or Future Land Use, where applicable and still relevant.

The data and analysis for the original Climate Change element has been attached in the appendices.

ADAPTATION AREAS

Florida Statutes. Chapter 163, Section 163.3164 (1) of the Florida Statutes defines an "Adaptation Action Area" as an area or areas that "*experience coastal flooding due to extreme high tides and storm surge and that are vulnerable to the related impacts of rising sea levels for the purpose of prioritizing funding for infrastructure needs and adaptation planning*".

Consideration for Adaptation Action Areas may include, but not be limited to:

a. Areas which experience tidal flooding
b. Areas which have a hydrological connection to coastal waters and are vulnerable to flooding
c. Locations which are within areas designated as evacuation zones for storm surge
d. Other areas impacted by stormwater/flood control issues

Adaptation Action Areas strategy options may include, but not be limited to Protection; Accommodation; Managed Retreat; Avoidance; and Other Options.

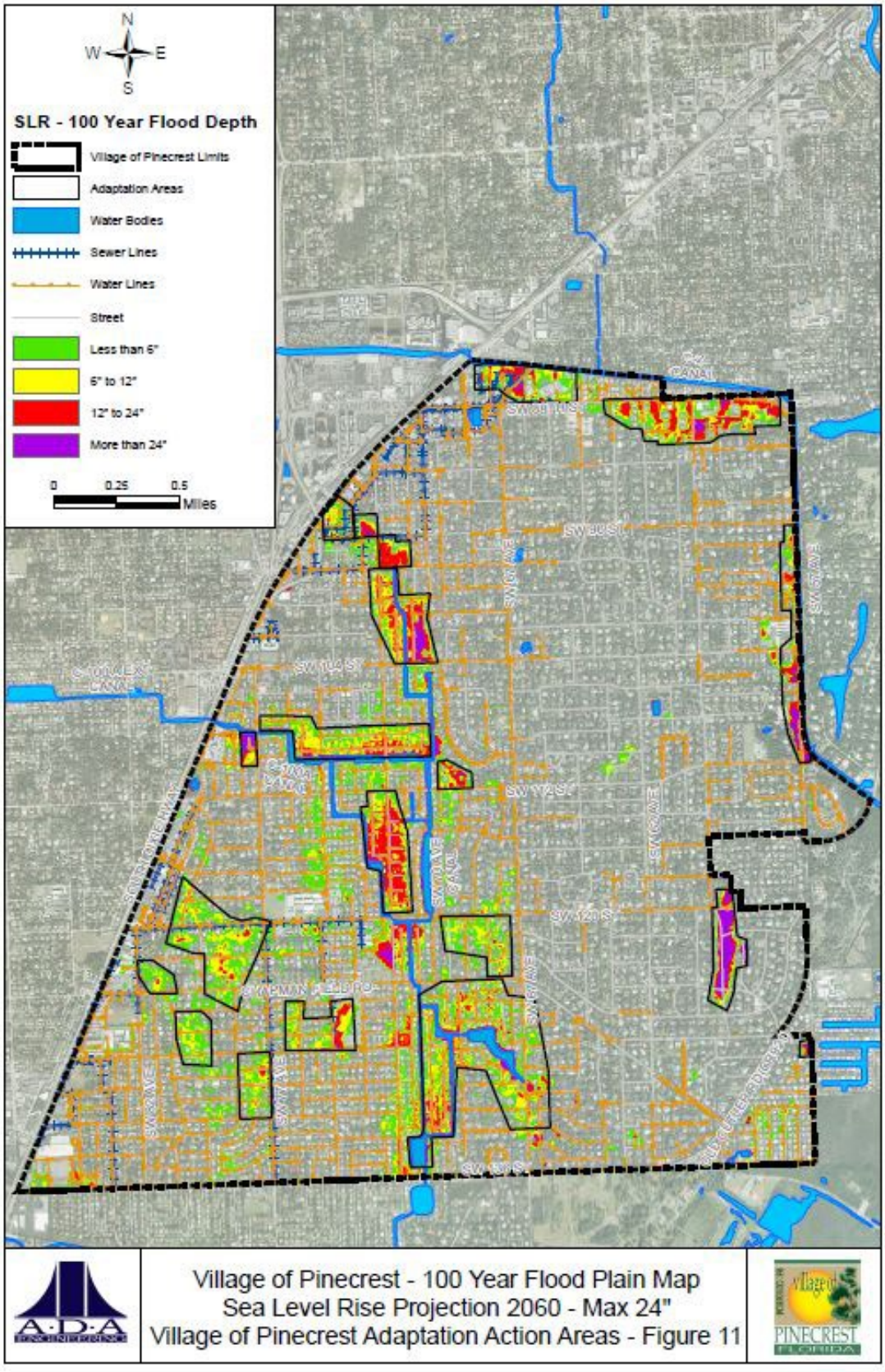
Based on the analysis of projected flooding and other associated impacts of sea level rise in the Village of Pinecrest, strategies encompassing protection and accommodation have the potential for being most beneficial.

Village of Pinecrest. Within the Village of Pinecrest, the areas most vulnerable to sea level rise are indicated in Figure 9. An additional map and analysis, Figure 11, identifies the "Adaptation Action Areas" that are expected to experience the greatest extent of flooding given 24 inches of sea level rise as projected, coupled with a 100-year flood event.

Water and Sewer Service

As of June 2014, there were 1,472 homes in the Village of Pinecrest receiving potable water from individual on-site wells, not connected to the Miami-Dade County Water System. Additionally, as shown in Figure 11, below, the majority of the Village of Pinecrest is served by on-site septic tanks. As water levels continue to increase as projected, it is expected that septic tanks will become inundated which could potentially cause contamination of nearby on-site water wells. Extension of central water lines into those areas projected to experience the greatest levels of flooding will be critical to the supply of clean and sanitary potable water to the residents within them. Additionally, as water levels continue to rise in those areas indicated in Figure 11, it is expected that the ability to continue to use individual on-site septic tanks will become compromised. Accordingly, extension of sewer lines into those areas prone to future flooding and inundation will need to be considered evermore critically as sea level continues to rise.

MAP 2: PINECREST ADAPTATION AREAS



G. PARKS AND RECREATION

Approximately 68.03 acres of the Village are dedicated for public recreational use. These public recreational facilities are owned and maintained by the Village. The Parks Department maintains all City-owned parks.

Level of Service Standard

The Village of Pinecrest Level of Service (LOS) Analysis aims to quantify how effectively the current parks system meets residents needs. According to the National Recreation and Park Association, LOS is defined as "an allocation mechanism for the distribution of park land and essential recreation facilities throughout a community."

For the Village of Pinecrest, the LOS analysis was measured based on three (3) concepts: amount of parkland per 1,000 residents; number of facilities per 1,000 residents; and distance or travel time to a park.

The Village's current population is 18,206 and the Village provides 72.3 acres of parks and open space. This is equivalent to 4 acres per 1000 residents. The current LOS is 3 acres per 1,000 residents. Therefore, the Village is exceeding its LOS standard. The projected population for 2050 is 21,492. Based on the current total acres for parks and recreation, this is equivalent to 3.39 acres per 1000 residents, which will exceed the Village's standard of 3.0 acres per 1,000.

Table 19: Parks and Recreation Facilities

Site	Ownership	Type	Classification	Acres	Facilities: Village Website Quick Facts
Pinecrest Botanical Gardens	Village	Park	Community	13.89	Botanical Gardens (attached to Pinecrest Community Center)
Pinecrest Gardens Community Center: Village Green: Soccer Field/ Vita Cours	Village	Community Center and Green Space	Community	8.0	Community Center features: Gym, Outdoor Equipment, Picnic Tables, Playground, Shade Areas, Showers, Sports Area-Grassed, Toilets, Walking Trails-Paved, Water Fountains, Wi-Fi, Youth Activity Area, cafe, multipurpose

					rooms
Suniland Park	Village	Active Park	Community	8.02	Basketball Court, Gazebo, Outdoor Gym Equipment, Picnic Tables, Playground, Shade Areas, Sports Area-Grassed, Toilets, Walking Trails-Paved, Water Fountains, WiFi, basketball courts, batting cages, golf cages
Paw-crest Park (at Suniland)		Active Park		2.0	Dog Park Facilities: Shade Areas, Water Fountain, Benches,
Evelyn Greer Park	Village	Active Park	Community	9.70	Gazebo, Outdoor Gym Equipment, Picnic Tables, Playground, Shade Areas, Sports Areas, Toilets, Walking Trails Paved, Water Fountains, Wi-Fi
Coral Pine Park	Village	Not Active Park	Community	9.62	Under Renovations: Picnic Tables, Playground, Share Areas, Sports Area-Grassed, Tennis Court, Toilets, Water Fountains: Pickleball courts, exercise station, walking park, multipurpose room Expected April 2026

Aleyda Mas Park	Village	Undeveloped Park Acreage	Community	5.0	Expected October 2027
Veterans Wayside Park	Village	Not Active Park	Neighborhood Park	4.5	Under renovations: Lake or River, Picnic Tables, Shade Areas: Expected 2026 Playground, walking paths
Red Road Linear Park	Village	Active Park	Neighborhood Park	4.9 Acres	2.5 Mile Bicycle Paths, Lake or River, Waking Trails Paved
Gary Matzner Park	Village	Undeveloped Park Acreage	Neighborhood Park	3.7	Expected June 2026 Restrooms, water fountain, walking path, playground, nature area, picnic tables
Flagler Grove Park	Village	Active Park	Neighborhood Park	3.0	Playground, Sports Area-Synthetic Turf, Toilets, Water Fountains
Hidden Pines Path		Need to confirm: Park or Conservation Area	Neighborhood Park	0.6	Walking path

Table 20: Parks and Recreation Acreage-Based Level of Service Analysis

	Population	Developed Acreage	Undeveloped Acreage	Total Acreage	Acreage Needed for Pop	Surplus/ Deficit
2025	18,206	64.23	8.7	72.93	54.618	18.312
2035	20,143	72.93		72.93	60.429	12.501
2045	21,043	72.93		72.93	63.129	9.801
2050	21,492	72.93		72.93	64.476	8.454

The Village of Pinecrest has acreage to support the level of service standards for its current and future population. While it meets the acreage requirements, the Village continues to explore opportunities to add new parks and incorporate passive spaces for sitting and walking along canals, roadways, and through partnerships to improve the 10-minute walk to a park standard identified in the Parks and Recreation Master Plan.

H. PUBLIC SCHOOLS

The adopted level of service (LOS) standard for all Miami-Dade County public school facilities is 100% utilization of Florida Inventory of School Houses (FISH) capacity (with relocatable classrooms). This LOS standard, except for magnet schools, shall be applicable in each public school concurrency service area (CSA), defined as the public school attendance boundary established by the Miami-Dade County Public Schools.

The adopted LOS standard for Magnet Schools is 100% utilization of FISH (With Relocatable Classrooms), which shall be calculated on a districtwide basis.

Florida no longer has a School Concurrency Program, however, according to Florida Statute 163.3180, If concurrency is applied to other public facilities, the local government comprehensive plan must provide the principles, guidelines, standards, and strategies, including adopted levels of service, to guide its application. In order for a local government to rescind any optional concurrency provisions, a comprehensive plan amendment is required.

Florida Statutes 163.31777 provides guidance for interlocal agreements with public schools. The interlocal agreement must jointly establish the specific ways in which the plans and processes of the district school board and the local governments are to be coordinated and must address processes for:

- Basing their plans on consistent projections of the amount, type, and distribution of population growth and student enrollment.
- Coordinating and sharing information relating to existing and planned public school facilities, including school renovations and closures, and local government plans for development and redevelopment.
- Participating in closures, significant renovations, and new school site selection before land acquisition for consistency with the local comprehensive plan, including appropriate circumstances and criteria under which a district school board may request an amendment to the comprehensive plan for school siting.
- Determining the need for and timing of onsite and offsite improvements to support new, proposed expansion, or redevelopment of existing schools.
- Informing the local government regarding the effect of comprehensive plan amendments on school capacity and identify how the district school board will meet the public school demand based on the facilities work program adopted pursuant to s. 1013.35.

- Participating in preparing the annual update to the district school board's 5-year district facilities work program and educational plant survey prepared pursuant to s. 1013.35.
- Determining where and how joint use of either school board or local government facilities can be shared for mutual benefit and efficiency.
- Resolution of disputes between the district school board and local governments, which may include the dispute resolution processes contained in chapters 164 and 186.
- An oversight process, including an opportunity for public participation, for the implementation of the interlocal agreement.

The following school LOS was provided by Miami-Dade County Public Schools:

Table 21: School Capacity LOS Standards

School	Capacity (FISH)	Attendance (October FTE)	Utilization (School Website)
Howard Drive Elementary	771	306	39.68%
Pinecrest Elementary	1110	1018	90.54%
Palmetto Elementary	668	655	97.90%
Palmetto Middle	1202	687	56.90%
Miami Palmetto Senior	2713	2615	95.76%

Facilities Planning

Based on this analysis, the Village does not anticipate any issues in meeting the Level of Service Standard for public schools during the planning period.

I. HISTORIC RESOURCES

The designated historic resources in the Village include Pinecrest Gardens (designated 1990-91); Whilden-Carrier Cottage in Pinecrest Gardens (designated 1996), Old Cutler Road (designated 1974) and Ludlam Road (designated 2009). Other cultural resources within the Village of Pinecrest are identified on the Florida Master Site File roster and map (attached). The policies in the Comprehensive Plan to inventory and confirm all potential historic sites and to determine if additional preservation regulations or actions are warranted are carried forward in the CDMP update.

Florida Master Site File

AR=0
SS=17
CM=0
RG=3
BR=0
Total=20

Cultural Resource Roster
(Notes Added July 20, 2016)

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
DA00405	RG	OLD CUTLER ROAD HISTORIC HIGHWAY	Coral Gables	Linear Resource - 1 Contrib Resources	Eligible	
DA02756	SS	13291 OLD CUTLER RD	13291 OLD CUTLER RD, SOUTH DADE AREA	c1920 Mission		
DA02771*	SS	9550 LUDLAM RD (SW 67TH AVE)	9550 LUDLAM RD, SOUTH DADE AREA	c1920 Frame Vernacular		
DA02772	SS	13599 SW 67TH AVE	13599 SW 67TH AVE, SOUTH DADE AREA	1926 Mediterranean Revival		
DA02777	SS	5701 SW 91ST ST	5701 SW 91ST ST, SOUTH DADE AREA	c1920 Mediterranean Revival		
DA02778	SS	5781 SW 91ST ST	5781 SW 91ST ST, SOUTH DADE AREA	c1920 Mission		
DA02779	SS	6850 SW 94TH ST	6850 SW 94TH ST, SOUTH DADE AREA	c1940 Frame Vernacular		
DA02780*	SS	6851 SW 94TH ST	6851 SW 94TH ST, SOUTH DADE AREA	c1920 Frame Vernacular		
DA02787	SS	DEVONWOOD	6355 SW 133 RD DRIVE, SOUTH DADE AREA	1926 Masonry Vernacular		
DA02793*	SS	8390 SW 134TH ST	8390 SW 134TH ST, SOUTH DADE AREA	1925 Frame Vernacular		
DA05106	RG	PARROT JUNGLE AND GARDENS (PINECREST GARDENS)	MIAMI	FMSF Building Complex - 19 Contrib Resources	Eligible	NR Listed - Oct 17, 2011
DA05599	SS	13035 SW 77TH AVENUE	13035 SW 77TH AVE, MIAMI	c1946 Frame Vernacular	Not Eligible	
DA05602*	SS	5945 SW 91 STREET	5945 SW 91 ST, MIAMI	c1940 Frame Vernacular	Not Eligible	
DA05604	SS	7424 SW 102 STREET	7424 SW 102 ST, MIAMI	c1945 Masonry Vernacular	Not Eligible	
DA05605	SS	ROBINSON RESIDENCE	7474 SW 102 ST, MIAMI	c1940 Frame Vernacular	Not Eligible	
DA05606*	SS	7501 SW 102 STREET	7501 SW 102 ST, MIAMI	c1940 Frame Vernacular	Not Eligible	
DA05607	SS	7560 SW 104 STREET	7560 SW 104 ST, MIAMI	c1945 Frame Vernacular	Not Eligible	
DA05614*	SS	7875 SW 124 STREET	7875 SW 124 STREET, MIAMI	c1938 Frame Vernacular	Not Eligible	
DA10754	RG	Snapper Creek Canal	Kendall	Linear Resource	Not Eligible	
DA11921	SS	Temple Beth Am Day School	5950 SW 88th ST, Miami	1959 Moderne	Eligible	

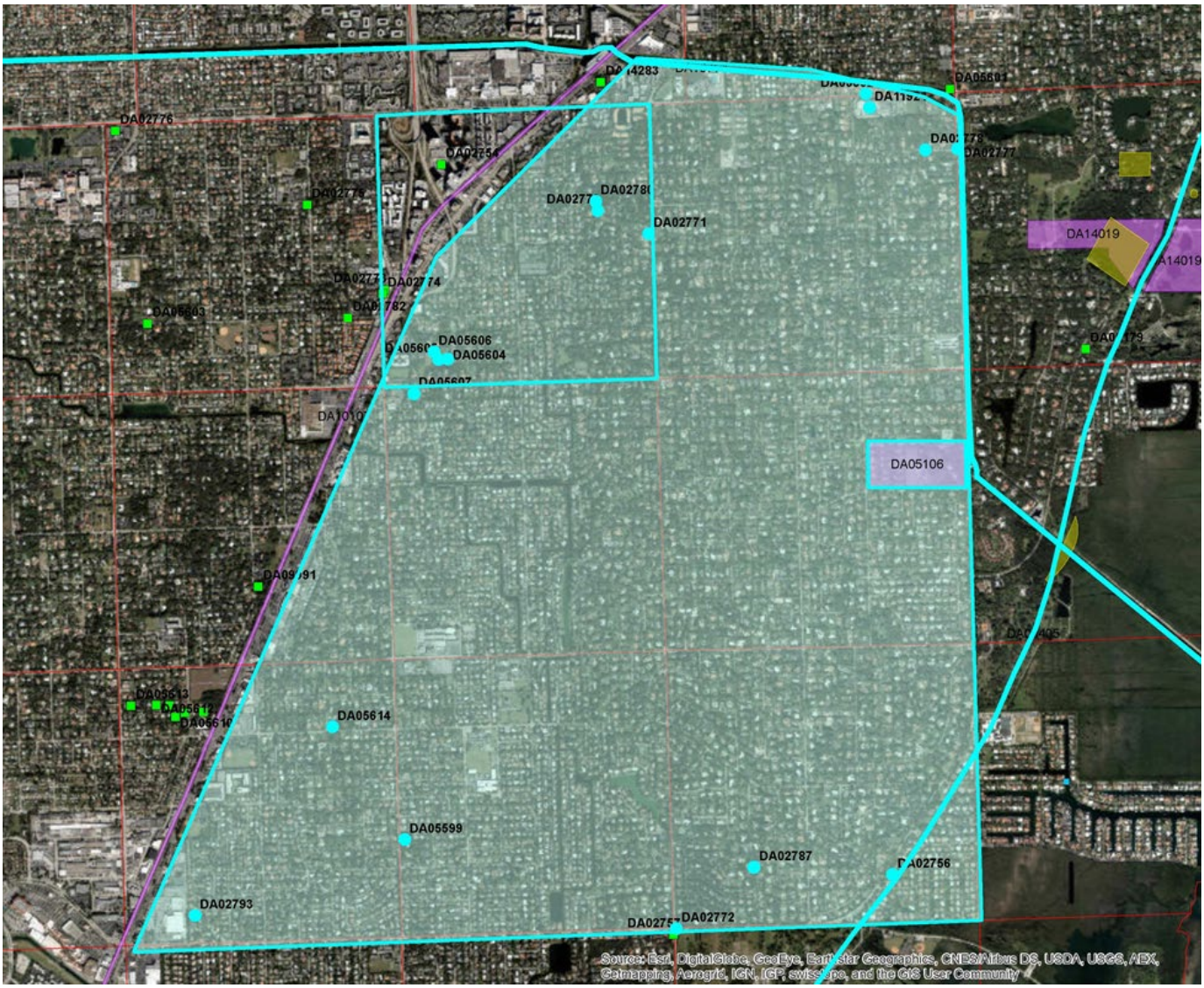
***Demolished per Village Staff**

OTHER RESOURCES:

1. Ludlam Road – Designated 2009
2. Whilden-Carrier Cottage – Designated 1996

CULTURAL RESOURCE ROSTER LOCATIONS

MASTER SITE FILE, 2016



J. CAPITAL IMPROVEMENTS PLAN

The comprehensive plan must contain a capital improvements element designed to consider the need for and the location of public facilities in order to encourage the efficient use of such facilities. This includes plans for constructing and extending facilities, increasing capacity and correcting deficiencies for a five-year period. The data and analysis for the capital improvement plan summarizes the infrastructure needs based on public facilities and infrastructure needs described in previous sections. The following section summarizes planned capital improvements for the next five-years that represents a comprehensive investment in 9 departments. The largest spending categories are environmental resilience and stormwater management ($7.5M) and Transportation ($6.84M), together accounting for over 75% of the total capital plan. Other areas of investment include:

- Technology modernization
- Police equipment and vehicle lifecycle maintenance
- Public facilities modernization
- Maintenance and operations support equipment

Table 22: Multi-Year Capital Improvement Projects (2026–2031)

Department	Project	Cost
Information Technology	Computer Upgrades	$149,000
	Domain Controller Server Upgrades	$7,000
	InTouch DX Time Clocks Upgrade	$44,770
	Laptop Upgrades (includes iPads)	$81,000
	Information Technology Total	**$281,770**
Police Department	Computer Hardware Replacement (5-Year Plan)	$97,200
	Taser Replacement	$134,500
	Vehicle Fleet Replacement Plan	$1,877,688
	Police Department Total	**$2,109,388**
Transportation	120 ST & 77 Ave Construction	$450,000
	124 ST & 71 Ave Bridge Repairs	$1,000,000

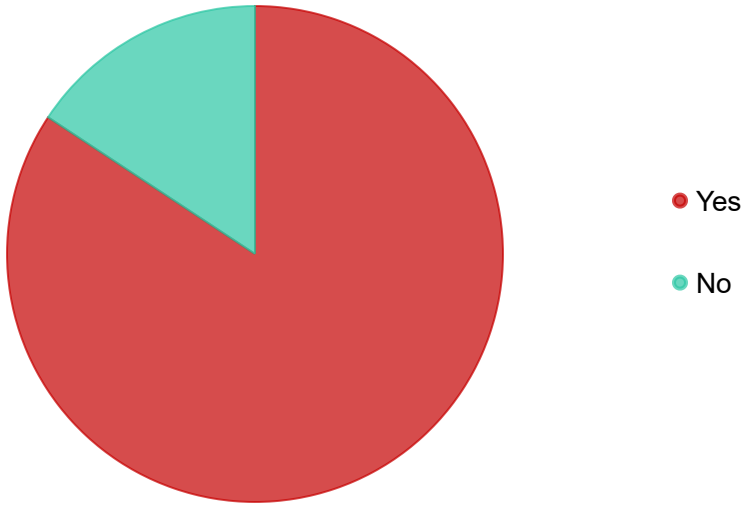
	62 Ave Shared Use Path	$1,875,000
	Brighten Pinecrest Painting Edge of Street Lines	$615,760
	Design of SW 120 ST Shared Use Path	$2,900,000
	Transportation Total	**$6,840,760**
Pinecrest Gardens		
	Generator for Pinecrest Gardens	$98,000
	Horticulture Master Plan	$128,620
	Pinecrest Gardens Total	**$226,620**
General Government	SFES Elevators Modernization	$245,250
	General Government Total	**$245,250**
Public Works	Ludlam Road Resurfacing	$1,323,295
	Traffic Speed & Volume Mitigation	$350,000
	Public Works Total	**$1,673,295**
Stormwater	Ludlam Road Resurfacing Drainage	$500,000
	Stormwater Master Plan Projects	$7,000,000
	Stormwater Total	**$7,500,000**
Expenditures	Pressure Washer Machine	$20,000
	Expenditures Total	**$20,000**
	Grand Total	**$18,897,083**

Survey Results

A

Pinecrest Community Survey

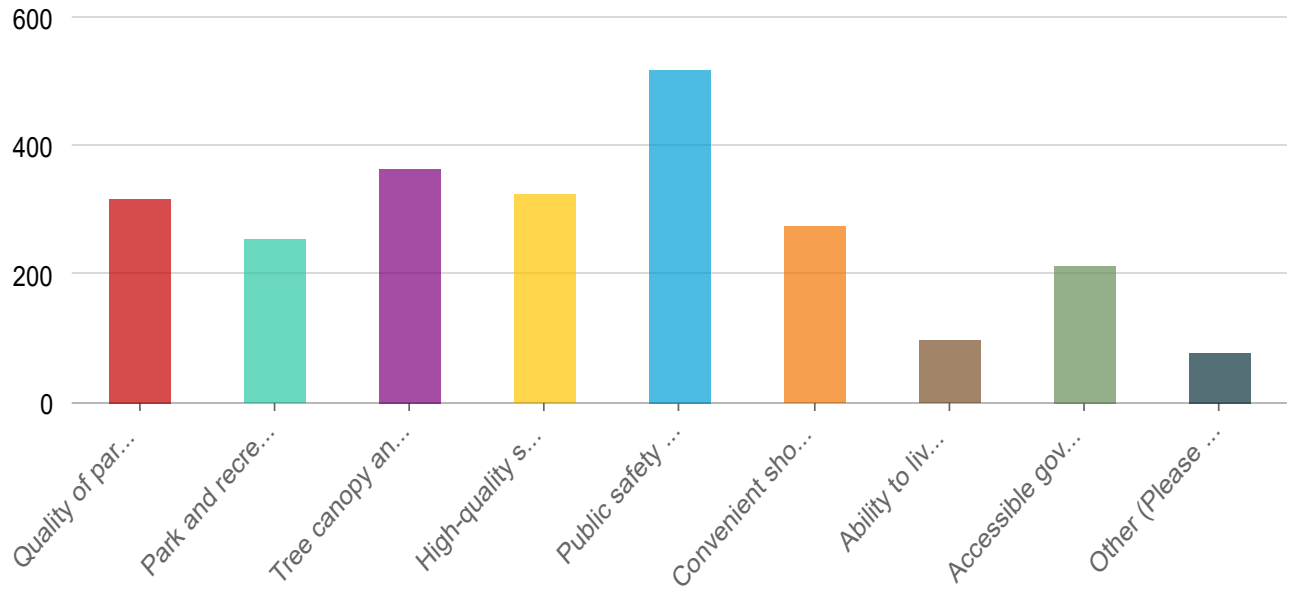
1. Is the Vision Statement below consistent with your vision for the Village? *



Answers	Count	Percentage
Yes	483	84.29%
No	90	15.71%

Answered: 573 Skipped: 0

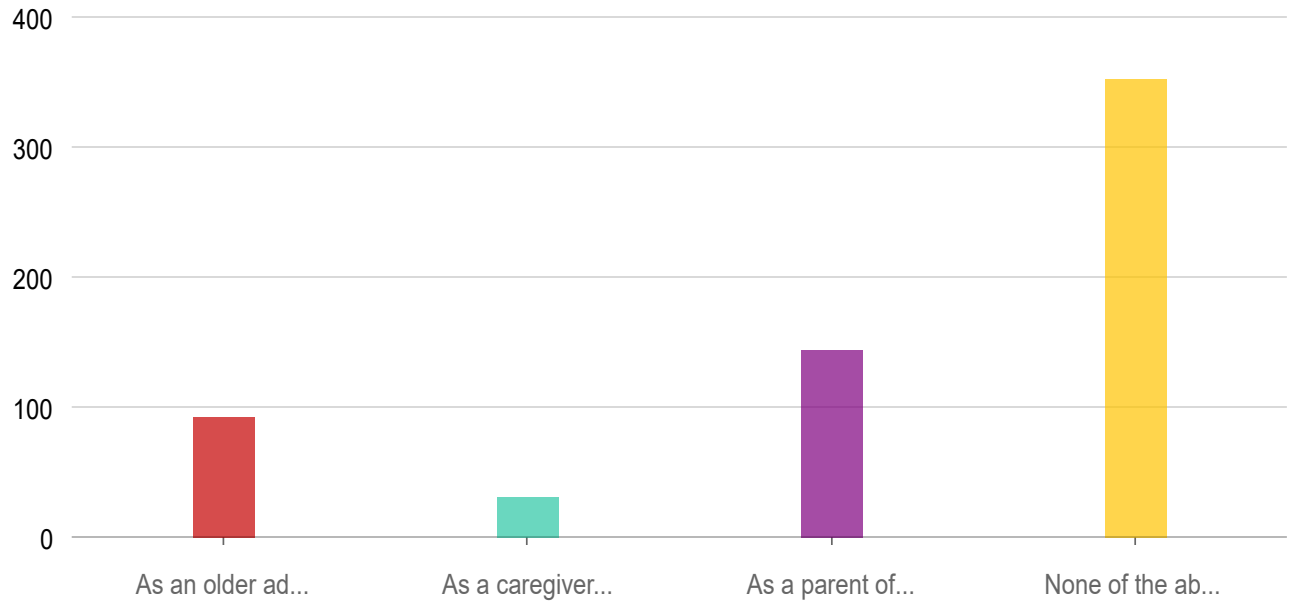
2. Today, what existing factors are most important to your quality of life in Pinecrest? *



Answers	Count	Percentage
Quality of parks	318	55.5%
Park and recreation programming	255	44.5%
Tree canopy and green spaces	365	63.7%
High-quality schools and educational opportunities	325	56.72%
Public safety and low crime rates	519	90.58%
Convenient shopping and dining	275	47.99%
Ability to live and work in the same community	98	17.1%
Accessible government	214	37.35%
Other (Please specify)	78	13.61%

Answered: 573 Skipped: 0

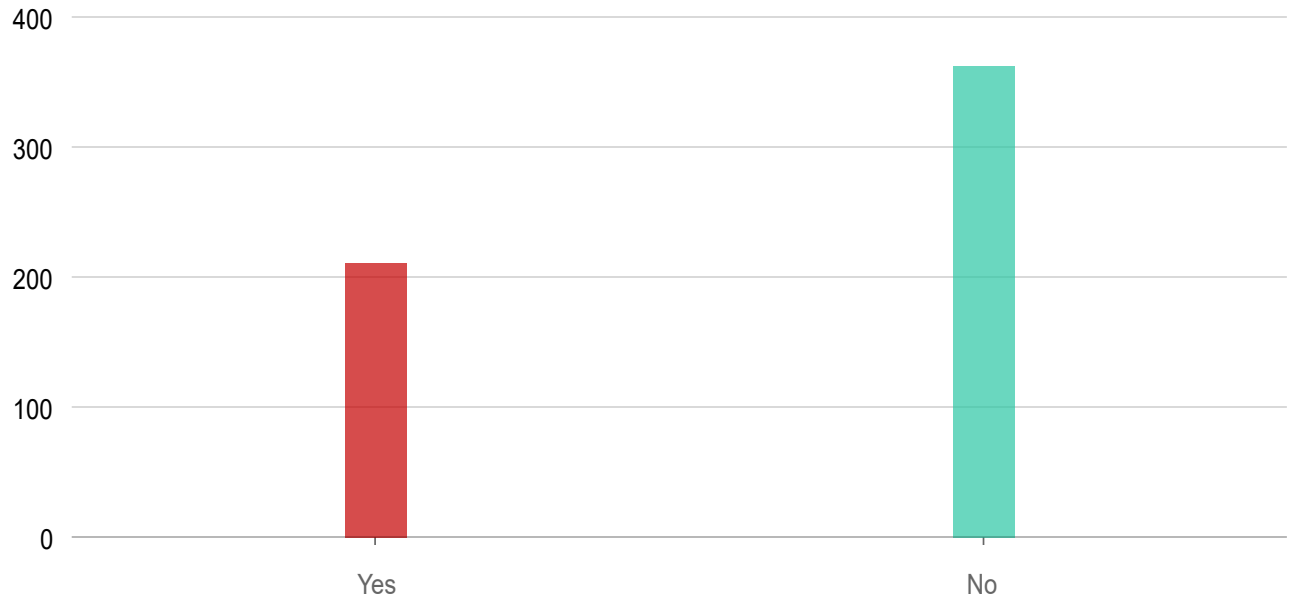
4. Of the following statements, please check the statement that applies to you, if any. *



Answers	Count	Percentage
As an older adult, looking to downsize, I am concerned about the lack of options in Pinecrest.	93	16.23%
As a caregiver with aging parents, I am concerned about the lack of assisted living options.	31	5.41%
As a parent of young adults, I am concerned about the lack of affordable housing that would allow them to remain in Pinecrest.	144	25.13%
None of the above	353	61.61%

Answered: 573 Skipped: 0

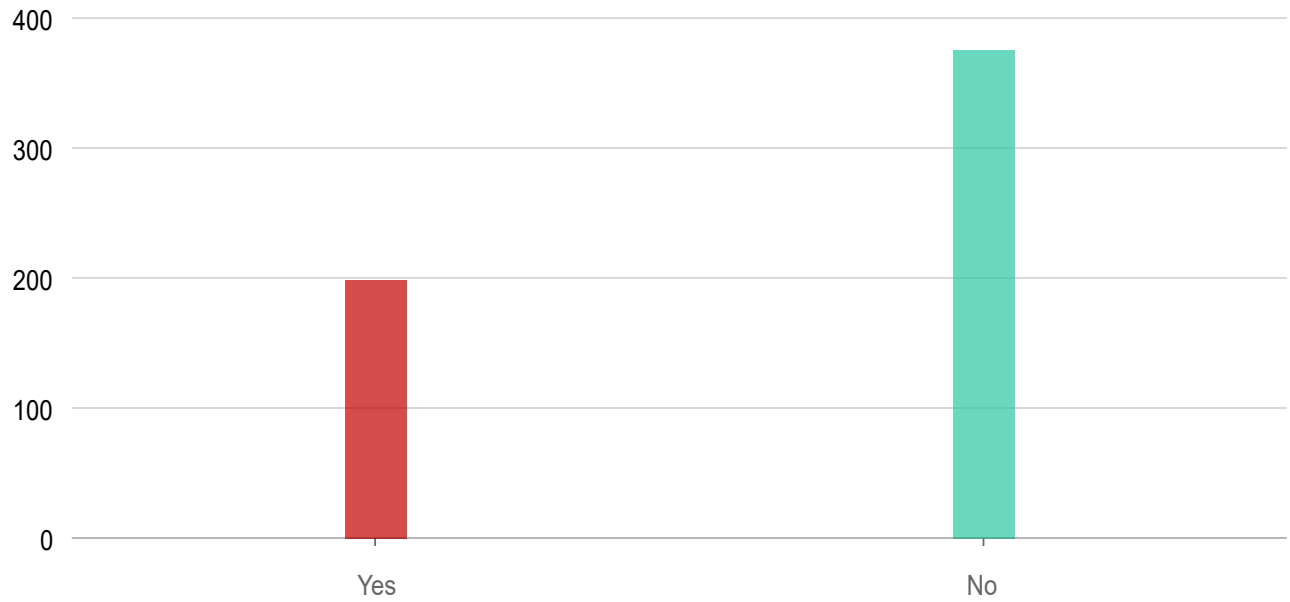
5. Would you support mixed-use commercial, office, and residential development alon… *



Answers	Count	Percentage
Yes	211	36.82%
No	363	63.35%

Answered: 573 Skipped: 0

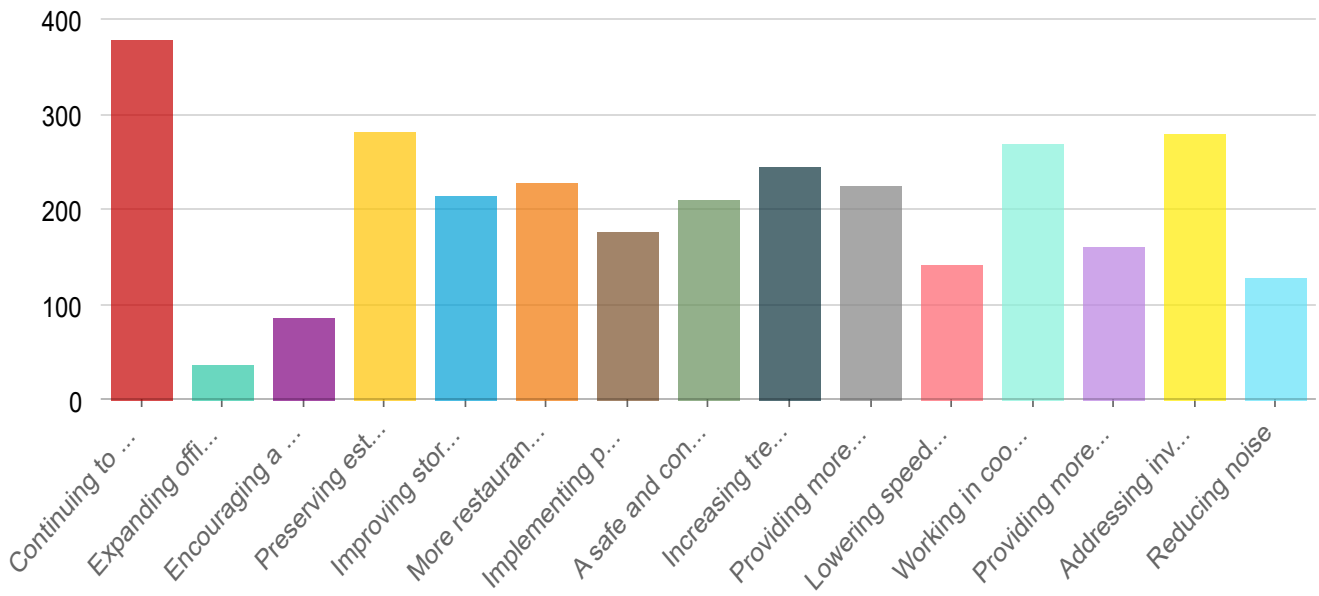
6. Is housing affordability in Pinecrest a priority for you? *



Answers	Count	Percentage
Yes	199	34.73%
No	376	65.62%

Answered: 573 Skipped: 0

3. Looking forward, what should the top priorities for the Village of Pinecrest be? *

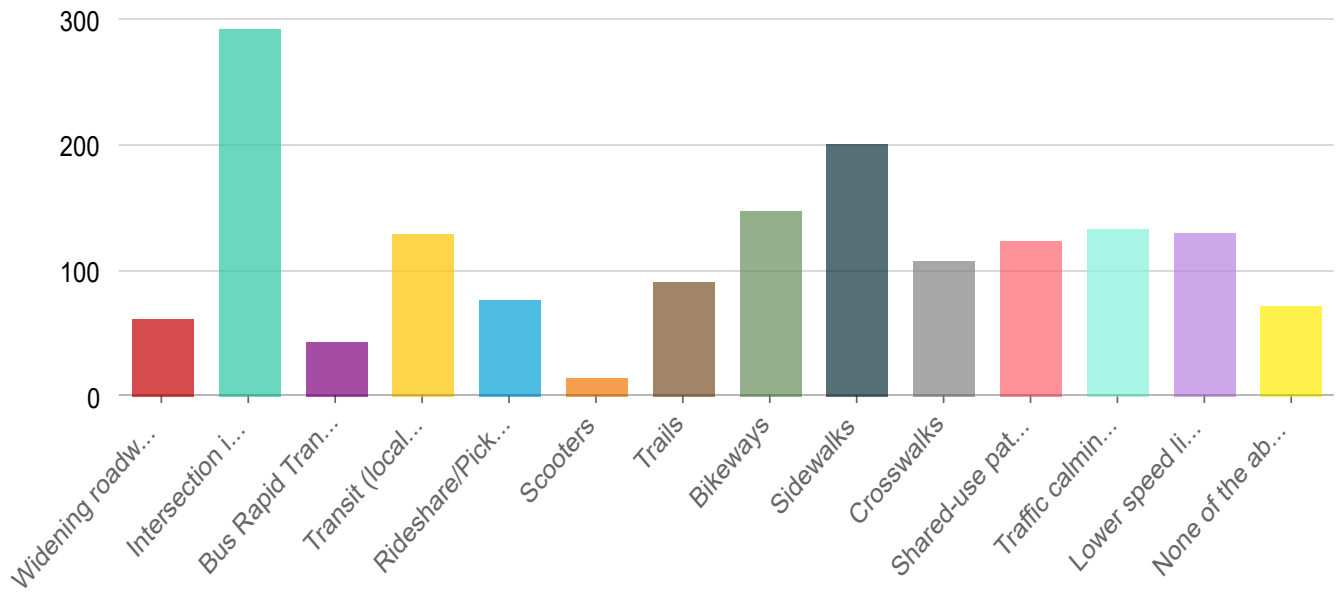


Answers	Count	Percentage
Continuing to provide high-quality public services (Public safety, general government operations, parks and recreation facilities)	378	65.97%
Expanding office or commercial uses to reduce commuting times	37	6.46%
Encouraging a wide range of housing options, such as single-family homes, townhomes, apartments, and senior/assisted living	87	15.18%
Preserving estate residential lots and homes (1+ acre lots)	282	49.21%
Improving stormwater drainage and minimizing flooding	215	37.52%

More restaurants, fine dining, and entertainment options	228	39.79%
Implementing policies to support climate sustainability--environmental quality (air, water, rising sea levels)	177	30.89%
A safe and connected bicycle and pedestrian network (quality and number of bike paths, shared use paths, sidewalks)	211	36.82%
Increasing tree canopy coverage along roadways and within parks	245	42.76%
Providing more parks and recreation opportunities, small parks, and natural conservation space	225	39.27%
Lowering speed limits on residential streets and thoroughfares	142	24.78%
Working in cooperation with schools to maintain educational excellence	269	46.95%
Providing more streetlights	161	28.1%
Addressing invasive species like peacocks and iguanas	280	48.87%
Reducing noise	129	22.51%

Answered: 573 Skipped: 0

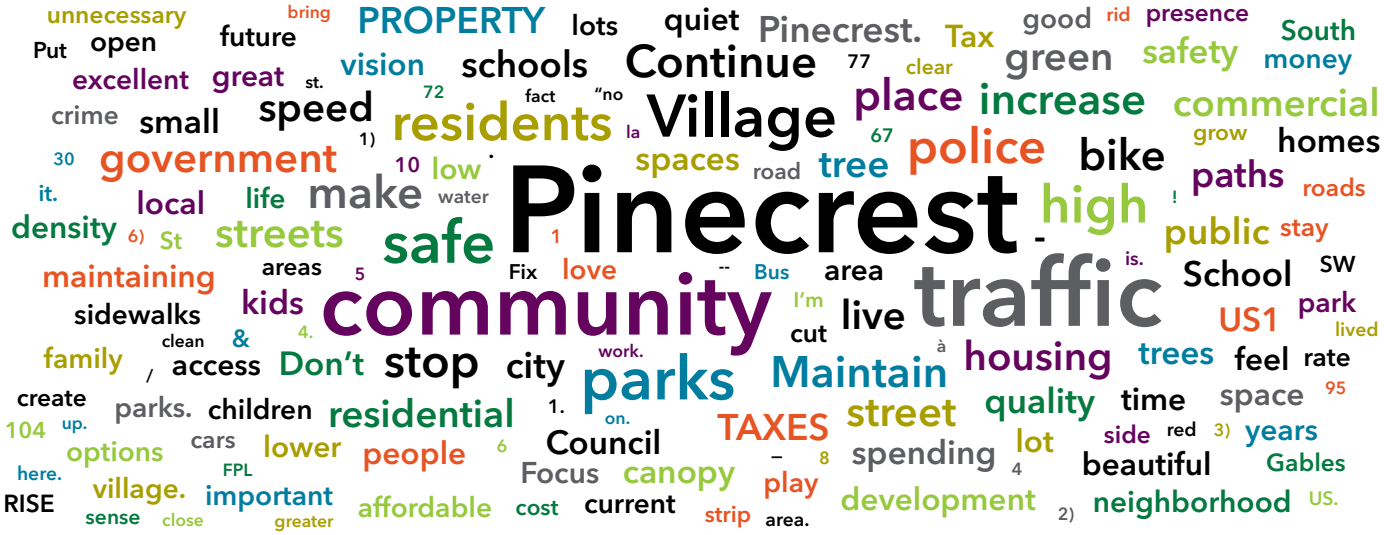
7. What improvements do you think would help alleviate traffic conditions and safety? *



Answers	Count	Percentage
Widening roadways	62	10.82%
Intersection improvements (roundabouts, traffic lights, signal timing, etc.)	293	51.13%
Bus Rapid Transit (BRT)	43	7.5%
Transit (local shuttle service on a fixed looped route)	129	22.51%
Rideshare/Pick-Up and Drop-off Service	77	13.44%
Scooters	15	2.62%
Trails	91	15.88%
Bikeways	148	25.83%
Sidewalks	201	35.08%
Crosswalks	108	18.85%
Shared-use paths (combined bicycle and pedestrian paths)	124	21.64%
Traffic calming (Speed tables)	133	23.21%
Lower speed limits	130	22.69%
None of the above	72	12.57%

Answered: 573 Skipped: 0

8. In a few words, how would you describe your vision for Pinecrest's future?



Word	Count
Pinecrest	98
traffic	73
community	67
parks	42
safe	41
Village	41
high	34
residents	34
police	31
stop	29
Continue	28
make	27
place	26
Maintain	26

increase	26
bike	26
streets	25
street	25
government	25
speed	23
live	23
green	23
housing	23
tree	22
residential	22
-	22
commercial	21
public	20
TAXES	20
city	19
schools	19
Pinecrest.	19
paths	19
PROPERTY	19
quality	18
School	18
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US1	17
Council	17
homes	17
spending	17
kids	16
trees	16
Don’t	16
small	16
canopy	16
lot	15
maintaining	15
time	15
feel	15
space	15
local	14
vision	14
density	14
beautiful	14
development	14
Tax	14
people	14
quiet	14

area	13
Focus	13
great	13
years	13
neighborhood	13
access	13
low	13
lower	13
love	12
children	12
future	12
good	12
excellent	12
money	12
South	12
sidewalks	12
affordable	12
family	12
play	11
open	11
current	11
parks.	11
park	11

important	11
life	11
lots	11
options	11
village.	11
provide	11
families	11
Coral	10
town	10
stay	10
buildings	10
improve	10
cut	10
rate	10
reduce	10
crime	10
character	10
limits	9
presence	9
infrastructure	9
preserve	9
shared	9
&	9

Gables	9
enjoy	9
create	9
community.	9
priority	9
St	9
center	9
Things	9
projects	9
large	9
unnecessary	9
build	9
peaceful	9
lanes	9
roads	8
areas	8
improving	8
hope	8
creating	8
fields	8
work	8
zoning	8
RISE	8

Palmetto	8
lights	8
cars	8
Avenue	8
side	8
home	8
streets.	8
light	8
safely	7
walkable	7
increased	7
traffic.	7
it.	7
cost	7
improvements	7
walking	7
number	7
construction	7
mixed	7
shopping	7
support	7
single	7
dining	7

issues	7
SW	7
friendly	7
recreational	7
104	6
remain	6
happy	6
them.	6
grow	6
needed	6
maintained	6
electric	6
power	6
building	6
hours	6
ensure	6
main	6
times	6
strip	6
businesses	6
problem	6
.	6
resident	6

past	6
including	6
noise	6
due	6
US1.	6
restaurants	6
projects.	6
Put	6
expansion	6
allowing	6
Add	6
road	6
safe.	6
schools.	6
plan	6
opportunities	6
concerned	6
transit	6
increasing	6
taxes.	6
sports	6
it’s	6
houses	6

cross	6
Miami	6
10	5
young	5
continued	5
enforcement	5
Bus	5
sewer	5
move	5
level	5
peacocks	5
residents.	5
paths.	5
better.	5
leaf	5
accessible	5
sense	5
Florida.	5
private	5
development.	5
vehicles	5
Enforce	5
responsible	5

land	5
speeding	5
leave	5
program	5
millage	5
parking	5
education	5
Fix	5
longer	5
I’m	5
Bay	5
lowering	5
waste	5
change	5
clear	5
older	5
entire	5
pedestrian	5
major	5
places	5
Keeping	5
roadways	5
preserving	5

citizens	5
back	5
call	5
path	5
wasteful	5
pay	5
West	5
address	5
nature	5
neighborhoods	5
homes.	5
artists	5
1	4
soccer	4
thing	4
made	4
makes	4
area.	4
Pass	4
rules	4
reason	4
Offer	4
etc)	4

red	4
house	4
environment	4
expensive	4
water	4
issue	4
cutting	4
smaller	4
code	4
septic	4
encroachment	4
timing	4
driving	4
minimal	4
making	4
Control	4
concern	4
remove	4
sidewalks.	4
drive	4
Plant	4
limit	4
charter	4

space.	4
service	4
dollars	4
signs	4
interested	4
blowers.	4
environmental	4
housing.	4
is.	4
livable	4
spend	4
Cutler	4
half	4
fully	4
long	4
dangerous	4
characteristics	4
congestion	4
raise	4
Station	4
protect	4
alleviate	4
business	4

lighting	4
rules.	4
fiscally	4
morning	4
120th	4
cameras	4
original	4
growth	4
avoid	4
care	4
agenda	4
attempted	4
programs	4
addressing	4
state	4
outdoor	4
here.	4
67	3
77	3
variety	3
city.	3
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US.	3

Hopeful	3
created	3
parked	3
laws	3
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department.	3
MAS	3
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department	3
point	3
budget	3
increases	3
lived	3
understand	3
moved	3
trees.	3
recreation	3
key	3
retain	3
trimming	3
nice	3
common	3
areas.	3

ordinances	3
preservation	3
blowers	3
rises	3
reducing	3
road.	3
ground	3
crime.	3
Character.	3
working	3
neighborhood.	3
live.	3
block	3
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protecting	3
wonderful	3
fiscal	3
increases.	3
speeding.	3
corridor	3
changing	3
rid	3
centers	3

higher	3
retail	3
office	3
serve	3
moving	3
top	3
changes.	3
yards	3
part	3
allowed	3
pedestrians	3
push	3
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protected	3
voted	3
job.	3
spent	3
police.	3
values	3
1.	3
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strong	3
buildings.	3

surrounding	3
vote	3
Acre	3
special	3
Payer	3
north	3
Kendall	3
widening	3
67th	3
pet	3
mansions	3
funds	3
bumps	3
expanding	3
crosswalks	3
living	3
circles	3
families.	3
native	3
additional	3
maintenance	3
security	3
Ave	3

trucks	3
greenery	3
dog	3
financially	3
sustainability	3
big	3
lifestyle	3
upscale	3
minimize	3
benefit	3
facilities	3
early	3
affordability	3
critical	3
mileage	3
maintained.	3
homeowners.	3
down.	3
include	3
simple	3
possibly	3
evening	3
mega	3

Pinecrest's	3
personal	3
attractive	3
lush	3
reasonable	3
complete	3
youth	3
adults	3
flooding	3
commuters	3
walks	3
crossing	3
resulting	3
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BRT	3
electrical	3
peacock	3
decisions	3
Underground	3
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exclusive	3
impact	3
council.	3

landscape	3
building.	3
turn	3
art.	3
expanded	3
attainable	3
Manager	3
encourage	3
student	3
—	3
existing	3
policing	3
easier	3
Continuing	3
3	2
4	2
5	2
30	2
72	2
112	2
120	2
124	2
wider	2

restaurants.	2
clean	2
frequently	2
participate	2
ride	2
system	2
running	2
parents	2
talk	2
basic	2
infrastructure.	2
administration	2
Resist	2
Gables.	2
system.	2
forward	2
have.	2
expense	2
respect	2
excellent.	2
words	2
excess	2
infestation	2

noisy	2
Additionally	2
regulations	2
preventing	2
wasted	2
paying	2
officers	2
compared	2
primary	2
restrictions	2
remains	2
Age	2
advantage	2
sustainable	2
appearance	2
playgrounds	2
close	2
greater	2
conservation	2
TRANSPARENCY	2
ordinance	2
providing	2
lines.	2

brought	2
condos	2
townhomes	2
bring	2
people.	2
strive	2
individual	2
yard	2
Feeling	2
bigger	2
walk	2
friends	2
house.	2
emergency	2
disciplined	2
services.	2
purchase	2
budgetary	2
aspects	2
lessen	2
car	2
rush	2
requirements	2

multi	2
Doral	2
sea	2
coming	2
way.	2
drivers	2
Dixie	2
torn	2
install	2
drains	2
worse	2
swales	2
left	2
landscaping	2
ago	2
more.	2
stolen	2
huge	2
games	2
moms	2
strollers	2
street.	2
removed	2

biggest	2
routes	2
slowing	2
needed.	2
apartment	2
unwanted	2
overcrowding.	2
adequate	2
low.	2
safety.	2
prevent	2
flooding.	2
st.	2
important.	2
mayor	2
find	2
alternatives	2
Prior	2
buying	2
younger	2
rises.	2
studies	2
OVERDEVELOPMENT	2

frivolous	2
gas	2
unfair	2
lawn	2
Maintenance.	2
interest	2
project	2
listen	2
neighbor	2
happening	2
iguanas	2
ruining	2
turning	2
Concrete	2
mansion	2
wrong	2
fund	2
oversized	2
approved	2
builders	2
mature	2
established	2
consistently	2

course.	2
gulliver	2
values.	2
nearby	2
active	2
friendships	2
outdoors	2
constantly	2
downsizing	2
healthy	2
Prioritizing	2
significantly	2
lost	2
exceptional	2
taking	2
run	2
invasive	2
Agricultural	2
line	2
vehicle	2
significant	2
pollution	2
concerns	2

technology	2
high-density	2
lines	2
potential	2
events.	2
Winter	2
(especially	2
desirable	2
step	2
biking	2
amenities	2
1)	2
form	2
57th	2
88th	2
2)	2
year	2
worried	2
unique	2
family.	2
risk.	2
real-time	2
GPS	2

enormous	2
larger	2
situation	2
species	2
size	2
prices	2
Gardens	2
changed	2
set	2
start	2
prepared	2
permitting	2
costly	2
patrol.	2
Dont	2
cyclists	2
use.	2
96th	2
adjacent	2
master	2
based	2
Amazon	2
FedEx	2

ups	2
dark	2
fewer	2
debt	2
funded	2
work.	2
horrible	2
management	2
parkway	2
added	2
properties	2
availability	2
free	2
Establish	2
Wayside	2
sides	2
meetings	2
blocks	2
zone	2
motorists.	2
east	2
intersection	2
extended	2

present	2
lights.	2
camera	2
electricity	2
tables	2
aggressively	2
built	2
Ruins	2
ideal	2
"future	2
adding	2
neighboring	2
(don’t	2
politicians	2
avoiding	2
installing	2
absurdly	2
pleasant	2
sustain	2
limiting	2
Beauty	2
canopies.	2
talent	2

INTERESTS	2
possible…	2
municipalities	2
thought	2
narrow	2
children.	2
ridiculous	2
good.	2
activities	2
adults.	2
possible.	2
ugly	2
intrusive	2
offerings	2
government.	2
etc.	2
flow.	2
developments	2
property.	2
tearing	2
kind	2
up.	2
Expand	2

atmosphere	2
mixed-use	2
multifamily	2
streetlights	2
properties.	2
residential.	2
green.	2
flood	2
modern	2
mass	2
force	2
events	2
uniqueness	2
ins	2
break	2
ensuring	2
long-term	2
strongly	2
takes	2
decrease	2
I’d	2
malls)	2
Center.	2

exhibition	2
artists.	2
shows	2
it!	2
sq	2
ft	2
reduction	2
balanced	2
money.	2
courts	2
market	2
growing	2
directly	2
direction.	2
offering	2
(the	2
action	2
night	2
aware	2
anymore.	2
loose	2
county	2
envision	2

mess	2
Bikers	2
standards	2
disappointed	2
FPL	2
responsibility	2
matters	2
negative	2
excessive	2
lately.	2
rental	2
mitigation	2
resilient	2
fine	2
MAJORITY	2
are.	2
idea	2
60th	2
limit.	2
environmentally	2
gather	2
isn’t	2
/	2

Florida	2
goal	2
iguanas.	2
continues	2
options.	2
family-friendly	2
metrorail	2
Avenue.	2
driver	2
idiotic	2
true	2
insurance	2
example.	2
activity	2
vehicles.	2
6	1
8	1
20	1
32	1
35	1
95	1
98	1
106	1

110	1
194	1
288	1
1000	1
sit	1
fast	1
food	1
unhealthy.	1
household	1
comfortable	1
presence/visibility	1
response	1
times.	1
utilize	1
excited	1
upgrades/improvements	1
Premier	1
league	1
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prioritize	1
difficult	1
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bright.	1

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pt	1
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Transparent	1
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European	1
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'look	1
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'best	1
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revamp	1
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1950's	1
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'live	1
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Grove	1
Miami)	1
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77ave.	1
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72nd	1
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Star	1
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incorporated	1
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elitist.	1
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Redirect	1
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Gardens’	1
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(including	1
“no	1
birds”)	1
core	1
infrastructure:	1
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Hialeah	1
FL.	1
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(adding	1
IB	1

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(having	1
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Lake	1
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"shangri	1
la"	1
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PCS)	1
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is!	1
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car.	1
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onus	1
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called	1
happened.	1

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poor	1
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(annoying)	1
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slower	1
signal	1
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replaced	1
giant	1
cookie	1
cutter	1
uninspiring	1
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late	1
utterly	1
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Parrots	1
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modern.	1
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Governed	1
firm	1
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POLICE!!!	1
Hire	1
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67th.	1

cyclist	1
wont	1
asphalt	1
wears	1
quickly	1
causings	1
prefferable	1
trees!	1
Guliver	1
/others	1
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/roads.	1
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settling	1
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exacerbates	1
damage.	1
Chief	1
told	1
“yes	1
race	1
track”.	1

degraded	1
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ravages	1
specific	1
“calm”	1
worst	1
expeditiously	1
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plan.	1
start.	1
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à	1
la	1
Delivery	1
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UPS.	1
DoorDash	1
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spot.	1
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model.	1

Register	1
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letting	1
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coverage.	1
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fortunately	1
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construction!	1
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price.	1
completely	1
unacceptable	1
members	1
ashamed	1
themselves.	1
religious	1
institutions	1
prep	1
recently	1
occurred;	1
traffic!!!	1
technically	1
lane	1
(US-1)	1
decline	1
difficulty	1
US-1	1
(e.g.	1
westbound	1
wait	1

minutes).	1
audible	1
chirp	1
wake	1
update	1
facebook	1
posts	1
light...	1
thought.	1
Multiunit	1
commercial/	1
mix	1
revenue	1
streams	1
density(	1
everywhere.	1
wide	1
(	1
damaged	1
bit.	1
motor	1
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Upgraded	1
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presents.	1
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Kendall.we	1
this.	1
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regular	1
(making	1
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criminal	1
deterrence).	1
stressing	1
method	1
hurting	1
today’s	1
economy	1
posted	1
fair	1
(perhaps	1
uniform	1
timeframes	1

schools)	1
(Pinecrest)	1
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starts.	1
826.	1
min.	1
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enable	1
zones	1
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ticketing	1
vendors	1
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Modernization.	1
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undue	1
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non-native	1
entirely.	1
sugar	1
cubes	1
inception.	1
qualifty	1
governance	1
term	1
planning	1
proof"	1
hardening	1
multi-story	1
lots.	1
oasis	1
hectic	1
Miami-Dade	1
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increasingly	1

congested	1
named	1
name/change	1
tress	1
flora	1
USA	1
designation	1
self-aggrandizing	1
Politician	1
City!)	1
overcrowded	1
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totally	1
drivers)	1
undersized	1
GRID	1
(follow	1
FL’s	1
example)!!!	1
Village's	1
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environmentally.	1
manageable	1

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100s	1
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i.e.	1
traditional	1
aesthetic.	1

Vizcaya	1
Metro	1
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deteriorate	1
rapidly	1
accomplish	1
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whole.	1
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mil	1
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104th	1
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phenomenal	1
Limited	1
wiser	1
(we	1
art	1
virtue	1
signaling	1
level/environment)	1
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silly	1
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powered	1
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wasteful.	1
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idea.	1
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(Pinecrest	1
Parkway)	1
heavily	1
“cutting	1
through”	1
necessary!	1
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attained	1
dour	1
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Pinecrest!	1
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requirements)	1
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space).	1
(with	1
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electric/gas	1
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#1	1
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Mayor.	1
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maintain/increase	1
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thoughtful	1
planning;	1
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!	1
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drainage	1
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insurance-cost	1
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over-densification	1
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aging	1
population	1
pathways	1
professionals	1
vitality.	1
likelihood	1
essential	1
suspended	1
clarity	1
culture	1
case	1
couple	1
ago..	1
peak	1
dramatically	1
southbound	1
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flood.	1
interior	1
(not	1
racks.	1
political	1

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Mafia.	1
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guided	1
represents.	1
decide	1
center(not	1
US1)	1
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Beach	1
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dedicated	1
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000	1

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week	1
listened	1
acted	1
accordance	1
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Tallahassee	1
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TERRIFIC	1
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cost.	1
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CAFE	1
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SOON.	1
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integrated	1
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defined	1
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controlled.	1
rural	1
impacts	1
resource	1
conservation.	1
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go!	1
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0000	1
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lot!	1
meant	1
McMansion	1
capital	1
Florida!	1
Horrible!	1
disaster	1
afford	1
maintain.	1
gov't	1
focusing	1
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“the	1
Gables”	1
vision.	1
tree-lined	1
fully-shading	1
canopies;	1
family-inviting	1
ages;	1
convenient	1
easy	1
(safe	1
walkways/bikeways	1
resi	1
malls	1
retrofitting	1
Sergio’s	1
place)	1
shop	1
dine	1
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“Pinecrest	1
Parkway”	1
worthy	1

stretch	1
Route	1
“Pinecrest-worthy.”	1
Althogh	1
frequent	1
green/play	1
proximate	1
secury	1
improve.	1
attacked	1
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taken.	1
fancy	1
perks	1
pitch	1
proactive	1
breach	1
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Parkway.	1
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rude	1
entitled	1
attitude	1
realize	1
leaders.	1
bicycle	1
alot	1

folks	1
acknowledging	1
opinion	1
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youth.	1
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teach.	1
miss	1
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lessons.	1
doing.	1
investing	1
playing	1
harden	1
hurricane.	1
buried	1
trimmed	1
risks	1
"climate	1
sustainability"	1
survey	1

perception	1
delivering	1
grass	1
sunset	1
asked	1
early.	1
importance	1
equally	1
recognize	1
valuable	1
children’s	1
physical	1
emotional	1
well-being.	1
effects	1
screen	1
widely	1
feels	1
connect	1
elected	1
officials.	1
advertised	1
held	1

attend/fit	1
citizen	1
input.	1
mistake	1
cities	1
option	1
units.	1
lead	1
units	1
(either	1
indirectly	1
investment	1
properties)	1
undoubtedly	1
rates	1
transient	1
provided	1
unpopular	1
efficiently	1
delivered	1
Today'	1
over-reaching	1
over-spending.	1

residents’	1
needless	1
bureaucracy	1
bonds	1
staffed	1
ending	1
improvement	1
gym	1
shaded	1
trails	1
choice	1
everyone.	1
offered	1
path.	1
deteriorated	1
shut	1
escalating	1
rents.	1
leave.	1
prevention	1
exit	1
before.	1
rest	1

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meaningless.	1
:	1
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Flight	1
ASSISTED	1
FACILITIES.	1
Advocate	1
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broken	1
now.	1
Depends	1
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Evolving	1
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Emphasize	1
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136th	1
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showed	1
"improvements"	1
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absurd	1
--	1
San	1
Francisco.	1
(Old	1
Cutler)	1
disruption	1
ultimate	1
loss	1
starter	1
much.	1
overbuild.	1
Ludlum	1
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buildings!	1
Discourage	1

redevelopment	1
charming	1
favor	1
designed	1
mod-mansions.	1
128-120	1
shops.	1
turned	1
$10M	1
structure	1
properly	1
Controlled	1
maintaing	1
principles	1
pickup-drop	1
solving.	1
limit:	1
adequately	1
affluent	1
role	1
so.	1
Hiding	1
revenues	1

"affordable	1
housing"	1
joke	1
reactive	1
initiative	1
DeSantis'	1
homestead	1
reduction.	1
offset	1
ways.	1
locally?	1
eradicate	1
iguanas?	1
accomplish.	1
managed	1
bumps.	1
made-up	1
problem.	1
place.	1
preferred	1
monetary	1
bikeable.	1
Dadeland	1

fixed	1
table	1
bus.	1
speeds.	1
supplying	1
play.	1
educational	1
tickets	1
speedtrap	1
curve	1
accelerates	1
anyway.	1
blowing	1
canopy.	1
Finish	1
Aleyda	1
tennis	1
courts!	1
leadership	1
canopies	1
incessant	1
Careful	1
integration	1

assets	1
(1)	1
relies	1
systems	1
(2)	1
implementation	1
disaster.	1
through.	1
patrols.	1
Bright	1
hit	1
oversight	1
works	1
dept	1
convenience	1
conservative	1
drunken	1
sailor	1
while.	1
time.	1
Henry	1
Lab	1
Elementary	1

we’re	1
hoping	1
Middle	1
improves	1
performance	1
attend	1
there.	1
owner	1
real	1
invest	1
gentrification	1
displacement.	1
entrepreneurs.	1
location	1
lease	1
square	1
foot	1
simply	1
high.	1
creates	1
barrier	1
prevents	1
resident-owned	1

explore	1
incentives	1
streamlined	1
processes	1
businesses.	1
crisis	1
locally.	1
ways	1
afternoon	1
(114th	1
street).	1
pick	1
compost	1
sign	1
guide	1
decisions.	1
copy	1
crazy	1
enacted	1
California.	1
ridiculous.	1
selected	1
group	1

environmentalists	1
IMPORTANTLY	1
"SELLING"	1
surprise	1
purchased	1
development".	1
favoring	1
wealth	1
arrival	1
stable	1
protects	1
leisure	1
primarily	1
trails.	1
self-sufficient	1
locations	1
travel	1
starting	1
rated	1
ages	1
neighbors	1
encouraged.	1
ample	1

perspective	1
focuses	1
modest	1
incoming	1
pockets.	1
break-ins	1
theft	1
packages	1
backed	1
superior	1
aligned	1
responsive	1
impose	1
eastern	1
(spending	1
Biden	1
$$$	1
60%	1
previously	1
against)	1
benefited	1
neighbors-	1
solutions.	1

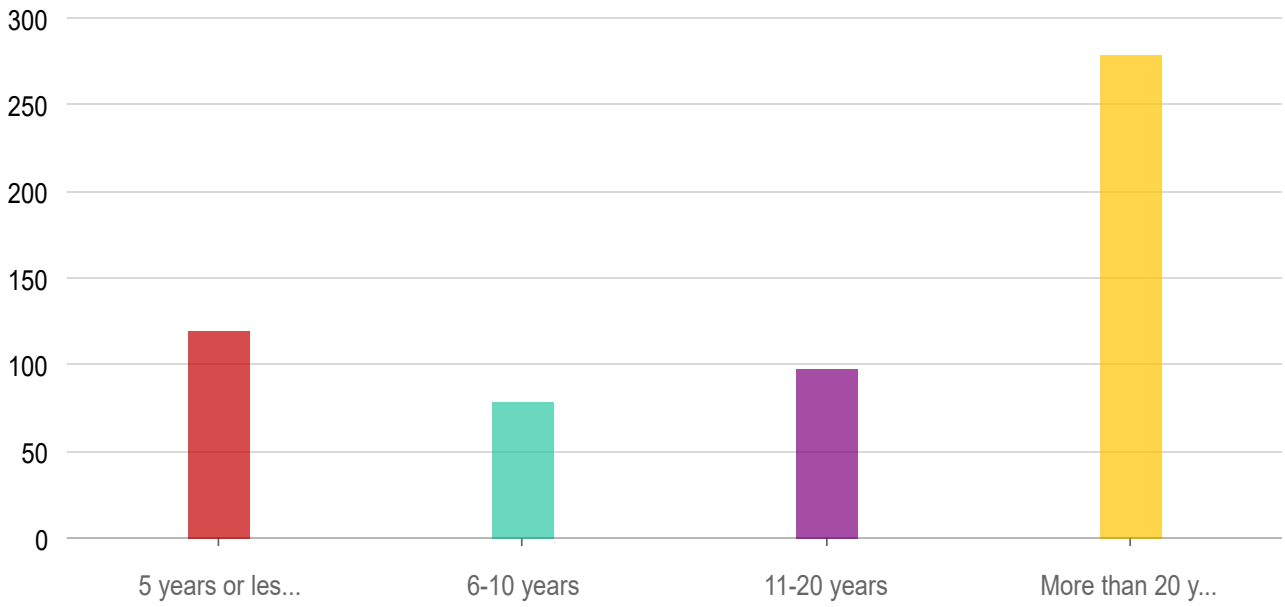
Minimizing	1
distractions	1
politics	1
actual	1
oriented	1
attorney	1
litigation	1
incorrectly	1
defers	1
related	1
roads.	1
cars.	1
manicured	1
(it	1
now)	1
vibran	1
(small)	1
downtown	1
mall.	1
variances	1
(even	1
destroy	1
focused	1

center—prioritizing	1
livability	1
symbolism.	1
cover	1
speeds	1
socially	1
commitment	1
policies	1
involving	1
caters	1
coastal	1
casual	1
striving	1
tidy	1
1.No	1
bikes	1
2.Lower	1
120St.	1
3.Require	1
licenses	1
license	1
plates	1
4.	1

operating	1
that:	1
a.-	1
hear	1
b.-	1
transforming	1
California	1
woke	1
senseless	1
ideas	1
c.-	1
(need	1
lacks	1
bridges	1
canals).	1
3)	1
insane)	1
4)	1
5)	1
practices	1
6)	1
costs	1

Answered: 314 Skipped: 259

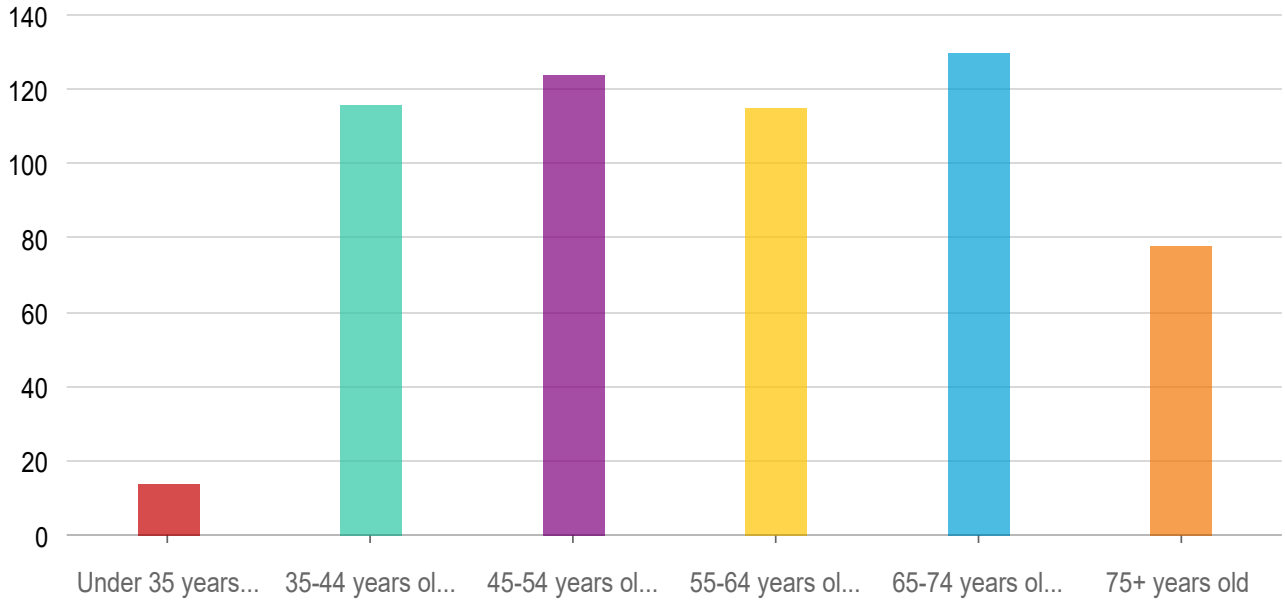
9. How many years have you lived in Pinecrest? *



Answers	Count	Percentage
5 years or less	120	20.94%
6-10 years	79	13.79%
11-20 years	98	17.1%
More than 20 years	279	48.69%

Answered: 573 Skipped: 0

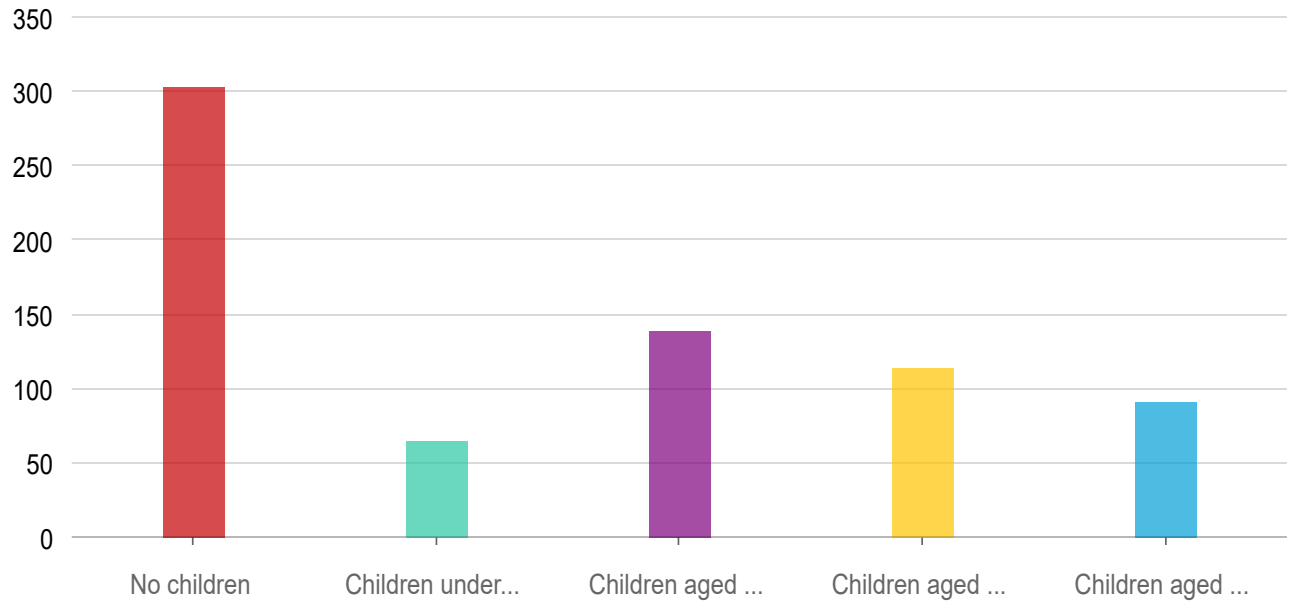
10. Which of the following best describes your age? *



Answers	Count	Percentage
Under 35 years old	14	2.44%
35-44 years old	116	20.24%
45-54 years old	124	21.64%
55-64 years old	115	20.07%
65-74 years old	130	22.69%
75+ years old	78	13.61%

Answered: 573 Skipped: 0

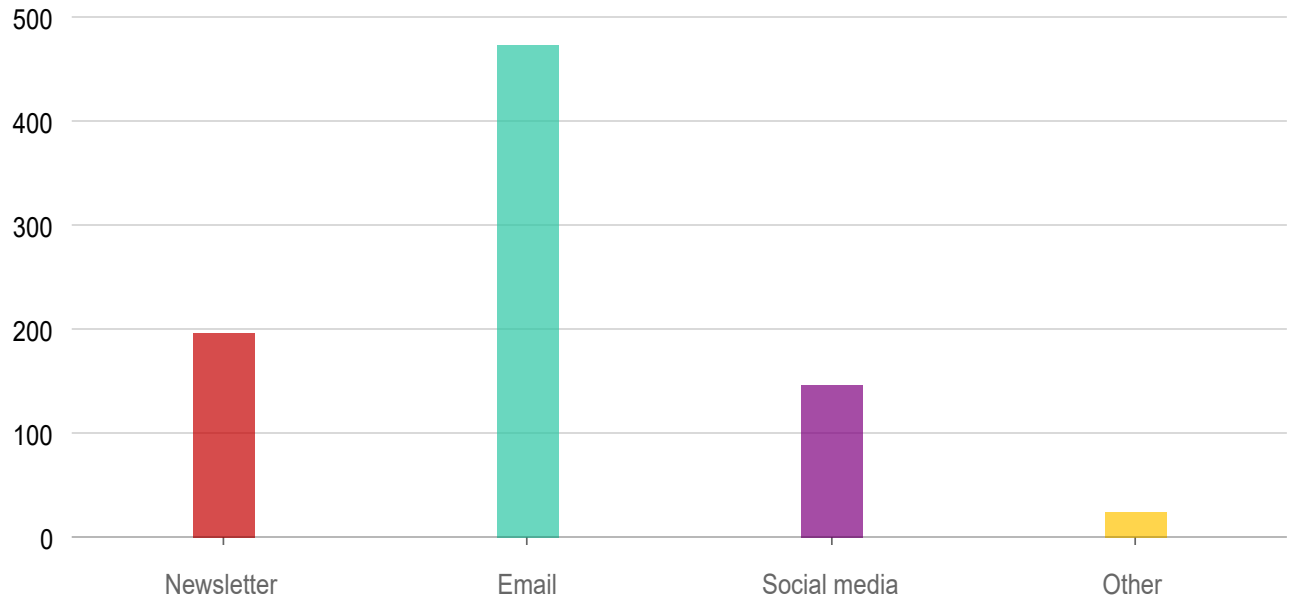
11. Do you have any children under the age of 19 living in your home? Select all that… *



Answers	Count	Percentage
No children	303	52.88%
Children under age 5	65	11.34%
Children aged 5-9	139	24.26%
Children aged 10-14	114	19.9%
Children aged 15-19	91	15.88%

Answered: 573 Skipped: 0

12. Let us know how you prefer to get your information about the Village of Pinecrest.



Answers	Count	Percentage
Newsletter	197	34.38%
Email	474	82.72%
Social media	147	25.65%
Other	25	4.36%

Answered: 561 Skipped: 12

14. Please provide any other comments or suggestions you may have regarding future…

Response	Count
Would love to see how can we build more community within neighborhoods? With the large lots, fences, no sidewalks, you rarely see your neighbors or kids playing out on streets. Even something as simple as more sidewalks would improve the feel of people being out and about	1
Would like to see the restaurants at Pinecrest Gardens be better utilized, and the one at the community center be re-opened.	1
WOULD LIKE TO HAVE PARKS WHERE KIDS CAN TRAIN AND PLAY SOCCER INSTEAD OF DRIVING 45 MiNS EACH DAY TO Kendall	1
Would be great to have affordable restaueants / cafe at Pinecrest gardens and community Centre	1
Work currently done on 88th needs to move faster. Both the bicycle path and the park are moving very slow and causing disturbances in traffic, congestion and dust.	1
With two children in pinecrest premier SC it’s important that the parks are accessible for the teams to practice in pinecrest.	1
With little developable space in Pinecrest, we need to be careful in getting our community and structures ready for the future form of transportation we can't visualize now but know that exciting improvements will be made. When we moved to Washington DC in the 1960's before moving to Pinecrest, all of the trolley tracks were in the process of being removed in order for cars to be able to move more efficiently. Now, many consider that to be a big mistake. Surface trolleys will probably not be a form of transportation in the future, but at least we shouldn't be taking steps that will prevent new forms of space-age transportation to be available in our community. Finally, getting electrical and communication lines underground should be a major goal; Pinecrest looks so much better with the recent reduction of transformers from telephone poles. Kudos to all who made that happen!	1
With development in the area and of course development south of Pinecrest, anything that can be done to improve traffic flow would make life better. Personally, although way above the purview of Pinecrest, if any influence can be had on Miami-Dade County to develop a plan to install an elevated street, of say 4 lanes, above US-1 providing Express service north and south, with limited on and off access, that would vastly improve traffic flow on Pinecrest Parkway (US-1). Just another thought!	1
while receiving any communication from the Village, I'd like that the person that sends it signs it or identify him/herself.	1
we would tlove to play soccer in pinecrest as my both kids play soccer but for practice we travelling to Three lakes or KSP 3 times a week.	1

We would like to keep having Pinecrest Premier SC in the village	1
We would like to have more time in the parks with the pinecrest premier team this would give our kids the opportunity to train closer to home and be safe riding by them selfs is they stay in the same neighborhood	1
We were the last to get municipal water and are happy to have it. Any chance for sewers? Keep up the good work with canopy coverage!	1
We should have a second gym in the new Aleda Mas park. The Pinecrest recreation center gym is overcrowded because it is so accessible (low price point, non residents and day pass users).	1
We need more space for sports programs like Pinecrest Premier and Howard Palmetto to practice and play.	1
We need more soccer fields. Better traffic flow on Old Cutler Road.	1
We need more open recreational space for youth sports. Please add another park with multi use fields!!	1
We need better restaurants. Fine dining doesn't mean it has to be very expensive dining. Platea is an example of what we need more of. It's always busy. There is a need to eat better than salad and coffee shops.	1
We need a safe community and that entails having a fully staffed police force.	1
We love the parks in Pinecrest and the condition in which the fields are maintained for our boys that play soccer with Pinecrest Premier. We love the greenspace and our safe streets. The sidewalks really need to be looked at.	1
We love the parks and use them. We also are very involved with Pinecrest soccer and it's a big part of our lives. We wish that our local youth soccer could remain by our residence and kids school in Pinecrest instead of having to go to other neighborhoods.	1
We love the fact that we can practice soccer for the kids within Pinecrest, it's a huge help with after school activities being close to home!	1
We love Pinecrest Premier SC soccer and it's programming and having the practices at Pinecrest gardens as it is so convenient, especially with having the library there for studying and would like as much access to the Village of Pinecrest parks.	1

We have recently joined Pinecrest Premier Soccer and love having something in our area that is always in our area! With multiple children and multiple activities, being able to practice and play games minutes from our house makes this so much more manageable. Having Pinecrest Premier continue using the Village of Pinecrest parks would be amazing. We are also looking forward for the next park at the corner of 88th Street and 67th Ave. I would really have loved if the new shared path on 88th Street outside of Temple Beth Am would have been a turn-in lane instead. Traffic heading east on 88th street is so challenging during school arrival and dismissal.	1
We have a huge problem with people using our streets to avoid intersections such as 77th avenue and 104th street - WAZE is one of the problems. If people would respect the speed limit is one thing, but they are trying to get to wherever they are going as fast as they can. Our side streets have become highways.	1
We are grateful for the continued efforts to keep our community safe while preserving our lovely surroundings. Thanks to the dedication of our amazing Council and community leaders, Pinecrest remains a beautiful, secure, and welcoming place to live.	1
We are a member of Pinecrest Premier SC, and we would love to have more access to Village of Pinecrest parks. Its very tough to get to all games/ practices when we have to travel significant distances for a simple practive	1
We advocate for Pinecrest Premier SC. It is important to have as much of their soccer programming as possible at Village of Pinecrest parks. It is important to help families reduce the logistical challenges faced when asked to train outside of Pinecrest.	1
Use of PCCC and it schedule to allow our kids to enjoy the park under less hour restrictions.	1
Unlocking neighborhood school fields after hours expands access to parks and recreation without the need to purchase new land or build new facilities. Many neighborhoods lack nearby green space, and school fields can help fill that gap by providing safe, walkable places for children and families to be active. Open fields allow for informal recreation such as soccer, catch, running, and free play. When these spaces are accessible outside school hours, they help reduce barriers to physical activity and give children more opportunities to play close to home.	1
Truck traffic through our streets has increased dramatically. I realize theres lots of construction etc but I see them turn off of 104 st and go on 99 and 100 st to get un the palmetto. The few contacts Ive had with the Pinecrest police dept have always been very favorable. They are truly a professional and nice team. We need more of them. Thank you for the opportunity to participate in this survey.	1
Trim and clean ROW street trees, looks shabby, especially Killian drive 112	1
Treat all people equally regardless of race, creed, religion, or national origin.	1

Traffic, try to in-courage the use of US1 instead of our roads to community's south of Pinecrest.	1
Traffic studies must be started to address solutions to drop off pick up around school locations. This solution will repair reduced property values in these neighborhoods.	1
Traffic light on 67 and 96th	1
Traffic calming is critical, cost of living for those who want to move to smaller homes within the village is critical, tennis courts in the south part of the village	1
To provide support to Pinecrest Premier SC with the possibility of using parks and identifying additional field option in the Pinecrest area for soccer development.	1
This questionnaire is very poor. It doesn't have an "Other" option for all questions that would allow the residents to bring ideas on each of topics. The government of the city keeps pushing their own agenda and not listening to the residents.	1
This community produces a lot of income in taxes. Please be fiscally responsible. No higher taxes. Expend when you have it. What I would love is that you protect Pinecrest as it is, a green paradise with low density, good schools , peaceful small city within a big city. Adding things (construction, paths , lights, etc) many times take away of its character. We do not want this to become South Miami, Coral Gables or Key Biscayne. By the way your first question is a VERY BAD QUESTION. Some I would answer yes and others No in a 50/50 proportion. There are many things to improve. I'm not happy as how some things have been handled recently by our current leaders. That's why I answered No. When you create surveys do not mix many items in one question, (sugestión for your next survey , this is basic statistics rule)	1
Things are pretty good -- no -- better than good. My kids live in Miami Shores, and my wife would prefer we downsize and move closer -- I love Pinecrest so much, I refuse. Plus, the kids and now grandkids love visiting us and enjoying things like Pinecrest Gardens and Greer Park. Really -- keep police happy, and avoid boondoggles like the 67th Avenue bike path, and all will be fine.	1
There shouldn't be any increases in taxes in the near future. An ABSOLUTE NO to the idea of bike paths. TREE PRESERVATION is a must. It's what makes our community magical. NO TO PARROTS. Pardon the pun but we need to get rid of all "pet projects." Street speeds should be 35 everywhere.	1
there seems to be a back up off traffic at rush hour times on Ludlam Rd. Can light timing be adjusted to let that street flow more? There is a drop-off "lip" along the side of Ludlum Road. Can you please put gravel in thereto level it with the road? PLEASE attack potato vines in the swale aggressively.	1

There is too much cut through traffic on our streets during commuting (work/school) hours (early AM and in the afternoons). Many of these cars are speeding and cutting through our non-main streets to avoid lights on major streets/avenues. It is extremely difficult for residents to have these issues addressed 9I have tried both with the Village and directly with Dade County). There are very few sidewalks in all of Pinecrest so the speeding really poses a danger to everyone (adults, children, pets, wildlife, etc).	1
There is no sense of community in this village. Our council and mayor are absent and do not involve the community at all and anything. And when they claim that they do, maybe it's just their friends not the community as a large. Neighbors don't know each other. There's no neighborly thing to do. I remember when a council member would suggest that we report neighbors who were using the wrong kind of leaf blower or if their sidewalks weren't clean. The effects that Anna H and others have had on our village or detrimental. I hope that this can change and I feel confident than it can. But we need a change from the top. We need more involvement from our community and not just a council behind closed doors with hidden agendas.	1
There are not enough fields for kids to play sports	1
The village would benefit from its own recycling program. We also need to work harder on preserving the canopy and green space on private property. The rules about cutting trees and clearing beautiful plants should be stricter. We need oversight on excessive water usage: too many residents think they need to water their yards everyday, rain or shine. Nobody seems to know, or care, we are in a drought. Lastly, we need oversight on the excessive chemical spraying of yards. Residents need to be better informed about these issues, so that they can make the right decisions for themselves and their community.	1
The village should implement a plan to install roundabouts at more four-way stop signed intersections. Roundabouts would improve traffic flow, reduce crashes and alleviate congestion.	1
The trees that Pinecrest has planted around our neighborhood are wonderful and should be everywhere around Pinecrest. Also, we desperately need a 4 way stop at 120th ST and Pine Needle Lane (60th Ave). I have lived near the intersection for over 40 years and the traffic has become very dangerous. People drive very fast there and there are 2 side streets that do not line up. Drivers love to go super fast on 120th Street off Red Road (Old Cutler) especially over the hump in the road. We can hear them zoom by all day especially with the windows open. It has become very dangerous. Also, very happy that Pinecrest put a Compost Drop Off Container near the Library but it would be nice to have a larger opening to put the Compost in. Gets a little messy but great idea!.	1
The speed limits for school zones are too low at 15 mph. They could be 20 and that would be more reasonable and still slow.	1

The peacocks are a huge problem and getting worse. Avoid commercial development at all costs Avoid appearance of moneyed interests having sway over council I know there is some talk about lowering speed limits. I believe that they are low enough. In addfition, if lowered further, it might induce some frustrated drivers to break the speeding laws. I actually think that speed limit on Kendall drive be increased to 35 mph. The speed limit signs around our schools are confusing. When I tried to have someone from police department hear my concerns, no one would listen or return calls.	1
The most important is preserving Pinecrest Way of Life , with people respecting the tranquility of the village and our speed limit that should be 25 mph on residential streets without side walk. Picking up you dogs waste and taking the waste home or dropping in a trash can	1
The meeting room for Commission meetings is too small and inadequate when controversial items are on the agenda. An alternative meeting room with greater capacity has to be designated to accommodate all attendees.	1
The leadership the last few years has not adhered to the community wants and has focused on a minority group of people	1
The Killian Greens soccer field is extremely unsafe for children as it is dusty and the air is filled with diesel fuel fumes from the lights running at night.	1
the intersection at Kendall Drive and 67th is not monitored during school hours and school kids block the intersection creating a nightmare. Police is never around to help manage the traffic there. there are accidents waiting to happen.	1
The intersection at 98th street and 67th avenue is a hazard. It should be a 4 way stop. I’ve seen near accidents happening all the time as drivers attempt to turn from 4 different directions.	1
The improvements to recreational center gym are wonderful. Need to add a pedestrian sign at the road behind the gym - it is accessible to fields but trucks and work personnel are not cognizant. It is an accident waiting to happen simply due to lack of signage.	1
The future planning should include repaving of streets in residential areas that have not been done in over 20 years. This means the entire street not patch work.	1
The footprint of homes seems to be increasing per lot. Pinecrest has large lots. What was special about Pinecrest was the land each home had. Now homes are covering too large a percentage of lot size. Please, please don't let new homeowners build out their homes to cover almost all the land! This is destroying Pinecrest!!!	1
The delays in opening the parking lot that’s already complete is causing injury on 104 street	1

The council has been mismanaging our funds with absurd expensive studies for wasteful bike lanes. Maintain our roads and maintain our sidewalks. Maintain a well balance fund, make sure Pinecrest is prepared for a deteriorating storm. We do not care bout jungle island birds. Let's do better. Start listening to your residents	1
The construction of the KSUP has not gone smoothly. If you are planning any more, ypou should learn from the mistakes with the KSUP so other residents are not negatively impacted.	1
The circle on 104st and 60th Ave NEEDS TO HAVE BETTER LIGTHNING. there has been enough accidents already on that intersection. That circle should have never been built there. There is not enough space.	1
The answer options for question #7 are ridiculous and have nothing to do with alleviating traffic conditions. The choices you provide are all to push residents to support more sidewalks and municipal infrastructure. These options will do NOTHING to alleviate traffic. In fact, by taking people off the road, traffic will INCREASE as there will be nothing on the road for cars to worry about. Real options should include measures to reduce cut-through traffic as other municipalites have successfully done. These include street closures, one-way directions, no left turn during certain hours, etc. Please stop pushing the narrative that nothing can be done to reduce traffic. Much can be done!	1
thanks for seeking resident feedback! the counter petition and angry residents last summer were very demoralizing and made me stop engaging in village issues. there are a lot of nasty people out there - but I know there are many more positive people and maybe this will capture their feedback.	1
Thanks for doing this survey	1
Thanks	1
Thank you for the work you do. I look forward to there being more ways to get involved and to create a greater sense of community in Pinecrest that is accessible and transformative.	1
Thank you for helping to make Pinecrest better than ever!	1
Strive for apolitical common sense approach in all future improvements, being good neighbors and stewards of our community .	1
Street lighting	1
Stop with the permits to cut trees down. We have plenty of trees in Pinecrest, stop annoying owners with trying to get a permit. No doubt this is a money grab from our own government and it's horrible and everyone's upset about it. Stop with these ridiculous wide sidewalks. Widen in the street and add a specific bike lane, make it illegal to ride bicycles on the street once those bike paths are put in.	1

Stop with the constant progressive ideas and rules. Stop never missing an opportunity to have the council is a photo. Support our police.	1
Stop wasting our tax dollars and increasing taxes: Buying property for parks that reduce revenue for tax costing use millions in development and upkeep while knowing the vast majority using the park aren't residents. Stop with all the shared use paths that destroy tree canopies and destroy properties. Don't widen roads that encourage speeding. Focus on Pinecrest cutting down evasive trees that are now massive due to Pinecrest not allowing to be cut down in the past.	1
Stop the moving toward becoming Coral Gables south and west. If you want to be them, move there. Let people regulate their own property and lives as before Pinecrest took over. Less government involvement in day to day lives.	1
Stop spending money on shared use paths. The idea for another shared use path on Ludlam is an accident waiting to happen. Cars pull out over these pathways without looking or with limited visibility, and a car crashing into a scooter or bike is inevitable based on what I have observed with drivers entering Kendall Drive from residential side streets. Also, I have noticed a lot of young kids (maybe under 16?) driving/doing tricks on motorized scooters on the roads and on the pathways. Not sure if this is allowed. This is a serious safety issue that should be addressed.	1
Stop spending fortunes. Leave well-enough and far better alone.	1
Stop imbedding technology into our neighborhoods.	1
Stop funding studies of projects the residents don't need nor want. Stop with the bike path plans. Stop with ideas of lowering the speed limit (how will lowering the speed limit help with cut through traffic when there is more high density developments that add more cars to the road happening all around us) Stop wasting money.	1
Stop authorizing mega mansions	1
Speeding has become rampant throughout Pinecrest. I would like to see more speed bumps to slow traffic. I would also like to see more painted lines at intersections where sidewalks extend so pedestrians feel safer. Lastly, I would like to see less predictable police placement and more responsiveness from police to patrol areas where speeding and wreckless driving frequently occurs.	1
Speed bumps could help slow down traffic utilizing interior neighborhood roads as shortcuts.	1
Solve traffic! Creates more issues to the lifestyles of residents. Every street is a cut through. You do not have enough police to catch this. Lowering speed limit will do very little. I get stuck a at lights all the time and no cars on other side. Why not have sensors	1
Soccer teams needs better fields in the parks	1

Slow traffic - lower speed limit - more roundabouts - more use of stop signs instead of lights to discourage cut throughs in Pinecrest. Too much traffic with Waze and the like. We need to do better and encourage safer roads. Lower speed limit etc	1
Simple - Stop approving oversized homes that consume entire lots and push parking onto streets and easements—and require adequate on-site parking, because too much new construction is being approved without enough parking. Stop allowing builders to clear mature tree canopy and remove established trees. Add speed bumps, lower speed limits, and consistently enforce traffic laws. Redirect spending away from purchasing artwork and expanding the Gardens' mission (including "no birds") and focus on core infrastructure: fix the streets, repaint crosswalks, and add clear traffic and pedestrian signage. Don't let Pinecrest become like Hialeah, FL.	1
Shut down the strip joint on US 1	1
See above on camera traffic tickets.	1
See above comments	1
Roundabouts are good. Keep taxes low. Dont take on expensive parks or projects. Put lights at pinecrest gardens to fully utilize parks at night in winter for soccer.	1
Revisit the proposition to ban or severely restrict the use of gas powered leaf blowers. They are obnoxious, over-used, sometimes moronically, and not really necessary.	1
Reviewing of old rules and or policies that restrict home owners from protecting their property. The existing regulations regarding building shed structure to house tools and equipment.	1
Retain a low tax base. Reduce spending wherever possible. Be careful becoming a public landowner.	1
Restricting housing sizes on smaller lots	1
Respect the citizens of Pinecrest and listen to them.	1
Regulations for e-bikes that prevent accidents with traditional bikes and pedestrians. Strict laws that prevent texting/using phone while driving. Even at low speed limits, these are a real threat to residents.	1
Regardless of any differences of opinion, let's try to remain civil and courteous.	1
Re-evaluating existing policies regarding having Hurricane Safe storage sheds on an individuals property. The existing rule is old and should be re - evaluated for the benefit of homeowners.	1

REDUCE TAXES FOR LONG TERM RESIDENTS, MORE THAN 40- 50 YEARS IN PINECREST, HAVE MAINTAINED QUALITY OF LIFE BUT YET BEING PUSHED OUT DUE OVERDEVELOPMENT, FALSE WEALTH.	1
Reduce millage rate instead of unnecessary and continually wasting money on projects that no one wants	1
Quit spending money, All these high dollar expenses are unnecessary (street lights, sidewalks, roundabouts.) Instead, increase police presence's to deal with traffic issues. (Speeding, failure to acknowledge pedestrians, cut through traffic).	1
Presently, given political realities, I strongly believe that after public safety, fiscal restraint should be paramount in all other discussions.	1
Pls make the city bike friendly	1
Pls do crate way to reduce traffic through the. Neighborhood, Make it safer to cross the streets, especially 72md avenue which many use to get to 100th street to get on the highway . Don't make pinecrest more car friendly. it will only create more traffic overflow. Don't expand roads or facility to create faster or more traffic's flow . Traffic volume, pollution and noise has truly negativity influenced our happiness level . Pls consider reducing fee for pickleball court rental .	1
Please work on improving the traffic flow on 77th Avenue.	1
Please see above paragraph in #8. We love living in Pinecrest and appreciate our local government officials and police force. Pinecrest is a little patch of heaven in South Florida. Let's not let the big guys and the big money take over! Thanks for all you do!	1
Please prioritize safety in our community. Money is being spent on issues that most of us do not believe are the big problems.	1
Please prioritize park availability for Pinecrest Premier soccer practice and games	1
Please make townhomes and affordable housing a priority and please allow teams from Pinecrest premier train at Pinecrest facilities during the winter months. Having to go all the way to Deerwood for training defeats the purpose of paying and supporting a Pinecrest sports team.	1
Please make our local parks available to local sports organizations. Pinecrest premier should have more access to parks and hours to accommodate our children. These families live in Pinecrest and their children deserve to have recreational activities within their own community without having to leave the city. Many families cannot participate if practices are out side of the community	1
Please maintain English as the most common language spoken here.	1

Please lower property taxes. Property values have skyrocketed and so have tax revenues but the taxpayers have gotten no relief.	1
Please let's use all the space we can, especially for youth sports and kids. They don't have enough places to gather together and having the kids alone at home on their phones is terrible. If they can easily gather and play basketball, soccer, etc - with lighting and support - we can have better childhoods for our kids. One of my granddaughters plays in Pinecrest Premier soccer and it's such a wonderful way to spend the day - there are so many families that meet and share the joy of their children playing sports together. It feels like the community I love living in.	1
Please keep the PCC open longer so kids can play soccer and train in a safe space	1
PLEASE give us longer green lights on us1 northbound crossing sw 104th street	1
Please give Pincrest premier soccer use of parks and facilities to train	1
Please get the left turn arrows put in at the busy intersections that do not already have them as soon as possible. I realize that the county is involved, but it really is beyond the pale that Pinecrest has existed for 30 years and the issue is there at all.	1
Please fix the roads that are being damaged by tree roots. If trees are causing damage to homeowners driveways and adjacent road please allow the removal of the tree without requiring the homeowner to replace the tree with similar canopy. This is too expensive for the homeowner!! Another tree ok but not the same size!! There are plenty of trees already in Pinecrest to compensate. Don’t make this hard on residents facing this problem. Thank you	1
Please do something about the Scooters. They go way to fast and they don't follow the rules of the road.	1
Please do something - anything - about the speeding on Red Road southbound after SW 104th street. Have asked for years!	1
Please do not do anything without considering unintended consequences that can illuminate what seems like a good idea as the nightmare that is truly is. The results of this survey are likely to make Pinecrest City Council think that something is a good idea and the residents support that effort. It is likely not true. This survey is biased and the results are almost certainly misleading in terms of decision making. Please be extremely careful interpreting the results of this "survey". A great many of the items in the survey should have been inquired a a support or oppose. Asking what is the most important, does not mean that an unchecked item is a neutral, unchecked "want", it could be a hearty NO, but the structure does not allow that to be sussed out. Or is that design an intentional design to misuse the results?	1

Please continue to have programmed sports such as baseball, soccer and basketball. This keeps our local pinecrest children engaged locally. This is very helpful for our children to hopefully interact with local children in our neighborhoods as well as developing relationships with local parents.	1
Please continue field access for Pinecrest Premier SC as it is amazing for our community.	1
Please be more responsive to the people.	1
Please allow the community soccer club, Pinecrest Premier SC access to Pinecrest public parks. Our community team should play in our community and not in Kendall.	1
Please add more dog friendly options within parks.	1
Please stop trying to California, Pinecrest we live here by choice. We purchased in 1998 and have seen great growth in government spending. We are a small village and hope to remain small and prude t.	1
Planning needs to have a purpose and a reason, not just because someone thinks it is a good idea. Pinecrest government has never worked that way. If there is an issue that needs assistance or be resolved, the problem is identified (by experts), and solutions (again, by people who know), are discussed. That's good government.	1
Pinecrest should move decisively toward electric leaf blowers because they are quieter, cleaner, and far better for neighborhood quality of life. Pinecrest already limits leaf blowers to 65 dBA, so the framework for a practical transition is already in place. A reasonable next step would be a phase in period with clear enforcement and notice to landscaping companies, so the transition is orderly and realistic rather than abrupt. Many prominent communities have already moved in this direction because gas blowers create unnecessary noise and exhaust in residential areas when strong electric alternatives now exist. This is a practical quality of life issue, especially in a village like Pinecrest where people value peaceful neighborhoods, outdoor time, and a well kept environment.	1
Pinecrest Premier Soccer Club should be able to practice at the Community Center or other Village of Pinecrest parks Safety should be a priority. There was an attempted break in on my street, and it is very concerned. Packages ava mail are also frequently stolen	1
Pinecrest Premier Soccer Club has been a rewarding and fulfilling activity for my family that keeps us within the bounds of Pinecrest, I hope this relationship between PPSC and Pinecrest stays healthy to continue offering good quality services for residents for many years to come	1
Pinecrest premier SC use of parks for soccer as both my kids play for pinecrest but sometimes are required to go further since the field space isn’t available at pinecrest parks.	1
Pinecrest Premier SC programming as much as possible at Village of Pinecrest parks.	1

Pinecrest Premier SC needs to continue to have fields to educate our children on athletics.	1
Pinecrest Premier SC is a key community program that serves local families and strengthens the Village's commitment to youth recreation. Keeping as much of our programming as possible at Village of Pinecrest parks ensures children train in safe, familiar spaces close to home, while keeping families engaged within the community. Our players, parents, and coaches are deeply rooted in Pinecrest, and having consistent access to Village parks allows us to continue delivering high-quality, community-centered soccer programming that benefits residents and supports the Village's long-standing investment in youth development.	1
Pinecrest Premier SC and Miami Premier SC plays an important role in our community by providing structured, high-quality soccer programming for local children and families. Having greater access to Village of Pinecrest fields would significantly reduce the burden on families who currently have to travel outside the Village for training and games. Keeping programming within Pinecrest strengthens community ties, supports local parks, and ensures our children can safely and consistently participate in sports close to home. Increased field availability for Pinecrest Premier SC and Miami Premier MPS would directly benefit Village residents and enhance the overall quality of life in Pinecrest.	1
Pinecrest Premier is a wonderful and outstanding soccer club for the community. Not only do they develop outstanding young soccer players but they foster a true family environment that builds and strengthens this community. Please continue to allow soccer development at PCC and for the club to use PCC year round as its home base.	1
Pinecrest Premier FC needs to have access to parks for training. Driving to other parks outside Pinecrest creates hardships for many families	1
Pinecrest needs more police & more police protection. Pinecrest's proximity to US 1 makes it an easy target for home robberies. Also, more actual traffic enforcement. People drive however they want nowadays; it's ridiculous.	1
Pinecrest is unique in Miami, and should remain so, not lose focus of it's original plan.	1
Pinecrest is losing its character by allowing huge contemporary homes be built in lots too small for their size. It seems we are allowing zero lot lines.	1
Pinecrest is a very desirable community and I am very happy to have been living here for 58 years. Question #5 is open-ended. It all depends upon "how much" and "how high".	1
pinecrest is a great place to live but please stop doing things that make our property taxes or mileage rate go up	1
Pinecrest community center needs to be more Flexible with their hours	1

Peacock mitigation continues to be a constant aggravating issue for residents, forced to endure blocked streets, damage to homes and property and noise issues, day and night. This is a daily quality of life issue that needs to be given more priority.	1
PCC opening hours should be the same for the field not 10am on Sundays whereas the sidewalk surrounding the field is an earlier time.	1
Paved walkways to make it more walkable.	1
Passive green space parks to increase wildlife & a return to nature, as much as possible in an urban setting. Don't need lots of facilities, especially no more playgrounds/playing fields. Make better use of those we already have & so often lie dormant. Less is more. Peacocks have to go! I'm an animal & nature lover but they are 1 of the biggest detractors for Pinecrest quality of life: noisy (oeverwhelming sounds of other birds, especially during this time of year when windows are open & birds are migrating & nesting), dirty (sickening dogs with worms), damaging property etc. We have to work to remove the "bird sanctuary" protection for non-native species. Question #7: I would answer "none of the above". Limit traffic through the village! Limit the ability of drivers to avoid major thoroughfares by imposing & enforcing turns onto side streets to avoid traffic, as do other local municipalities. Few people bike/walk - bike lanes would be nice but won't help. No more hot sidewalks!	1
Parks and recreation are a hallmark of Pinecrest. My daughter plays soccer with Pinecrest Premier SC and Pinecrest's fields are essential to the soccer club's success. My daughter started playing soccer at Flagler Grove years ago when it was a dusty field. I am happy to see the improvements that were made at Flagler Grove. The soccer club needs a permanent field. I am looking forward to the Aleida Mas Park because it is a few blocks from my home across 120th Street. I hope that improvements for this new park advance. A soccer field at this park would be fantastic!	1
Overhaul the park reservation system and create spaces residents can use with frequency. Its great to have parks but when the fields are rented during all non-school hours, you are NOT helping your residents	1
Our famliy regularly participates in and supports Pinecrest Premier SC. It is incredibly important to have as much local programming as possible at Village of Pinecrest parks.	1
Our family would benefit from our children being able to practice sports in our local parks. We have so many incredible green spaces that it feels silly to drive out of the Village for practice. The Village should support its incredible "Pinecrest Premier" soccer league by creating safe and accessible locations for the club to practice. By keeping our after school activities in the Village, our children would have the option to bike to/from school AND to/from well their extracurricular activities. Add in well lit streets for safe bike rides and it's a win all the way around.	1

One of the first things Evelyn Greer did as mayor was to plant numerous trees along the streets of Pinecrest which greatly improved the village. Now I see many trees being removed for concrete sidewalks	1
Not round abouts	1
Not a fan of mammoth box architecture, not a fan of roundabouts. I like activities offered at Pinecrest Gardens, and parks.	1
Noise reduction : enforcement of working hours for construction and yard work. Leaf blowers are a constant source of noise pollution, it is on every single day during the week.It is unbearable around my home.	1
No shared use on Ludlum . It is all ready a very busy street!	1
No shared path through Pinecrest. Give it a rest.	1
No more tax and spend, no Merrick Park conversions in Pinecrest, 35 miles an hour traffic is O.K. as long as it respected except in school zones. Thank you!	1
No high rise buildings	1
No bike paths, parrots o spending money in unnecessary things, improve police service to be secure	1
No additional comments	1
Need traffic circles everywhere. The lights are horrible and timers don’t work. Traffic has become a nightmare in Pinecrest.	1
Need to tackle the olive tree situation. They are ugly, shed too much and make properties and common areas look dirty. Need to find a way to have homeowners be allowed to change them to something beautiful and clean.	1
Need more parks to play rec soccer in	1
My sons play for pinecrest premier and have to go to Deerwood by the Zoo for training. Pinecrest needs to open up more soccer fields as it is the largest sport played in our city. Thank you.	1
My daughter plays soccer for Pinecrest Premier. Its a great community of coaches and kids. I live near Flagler Grove and it’s great safe place park. I love that within pinecrest premier we can play near our home	1

My biggest concern about pinecrest is the crime. We live in a quiet residential street and regularly have our mail and packages stolen, attempted car theft is a regular occurrence, and there have been three attempted break-ins by armed criminals in the past 5 years (including a neighbor held at gunpoint). We send footage to the police and there is never any resolution - no criminals are ever caught. The best they do is provide decoy cars which are useless as everyone can see there is no one inside the car. We need lights in the streets and more funding for the police department - that is the TOP priority in order to increase public safety. There should be no other priority until this is resolved.	1
My 96 year old mother lives in Pincrest, together we have three additional rental properties. We moved to the area, now known as Pinecrest in 1969 and my mom never left. No more apartment buildings or increase commercial spaces outside of US1. Keep the community, private.	1
Moved to Pinecrest 4 years ago because of the village and neighborhood feel. Tree canopies, parks, safety, schools, being able to bike around with kids. We cannot allow this to change and begin building commercial spaces that would defeat the purpose of incorporation of Pinecrest.	1
Most neighbors are concerned about rising mil rate and taxes. Thats the home affordability problem.	1
Most important to address flooding, rising waters, putting in sewers for all, and burying electric lines in all of Pinecrest.	1
More surveys to understand community needs and desires.	1
More splash pads at parks	1
More soccer parks and more access for Pinecrest Premier SC. We use the parks every day. It’s our kids second home!	1
More sidewalks	1
More practice fields for Pinecrest premier soccer club. Local residents should not have to drive outside of Pinecrest for their children’s practices at a club that is part of Pinecrest.	1
More police. Start listening to residents and make decisions that align with the majority. Most of the council we despise and think are a joke and totally corrupt.	1
More police presence and visibility	1
More outdoor sport facilities, soccer fields, tennis courts, Pickleball, etc	1
More field Usage for soccer!	1

More exercise classes to choose from at the community center would be nice. Pirates, yoga, try etc. Update bathrooms at community center. Get bikes off Old Cutler and Ludlum. The peacocks are a real issue. My 86 yr old neighbor who is in a wheelchair had to pay for the screen damage they made falling into his pool.	1
make top priority on police protection	1
Maintain very strict the expenses of the village. Don't lose your hand here. Lately all Governments were "blessed" by the constant propriety market value increase and therefore its taxes, and this gave Gov room to relax. For instance, the red-light cameras proposal on 120th and 124th. If your data is showing almost none misconduct on these 2 intersections, why should you approve the installation of the cameras there? I know the overall study received by the vendor is saying zero-sum game, as the tickets of the other 3 most-important intersections will pay for all contract, but this tend to not be true anymore as bad drivers start to receive their tickets and stop crossing the red-light on their daily commute. The 120th and 124th additional cameras worth $100k per year. I think this is a bad usage of the community's resources.	1
Maintain the 1 acre properties which sets Pinecrest apart from other communities, increase parks,/nature preserves (more than just soccer fields and playgrounds!) more trees, bike paths everywhere. Do something about the increasingly frustrating traffic situation along Ludlam and the main thoroughfares.	1
Love living here!!	1
Lot construction should preserve enough green space and trees to keep Pinecrest identity, reduce flooding risks and preserve wildlife and reduce heat. Ratio of green versus concrete on a lot. They are tearing down small houses on big green lots to build huge houses with tiny green space and mostly concrete space around them. Changing landscape of Pinecrest.	1
Lose the deep dopey parkway swales demanded for water retainage. Waterless moats. Get rid of stop only for pedestrian stop signs - they provide false assurance to pedestrians and jar drivers - when they notice them	1
Little to no enforcement of traffic	1
Listen to your citizens!	1
Listen to the residents. I am born and raised in Miami. A lot of pet projects that Pinecrest residents do not want. Like the bike path on Kendall tearing down the trees. More funding for the police instead of that bike path. Again this is about the community not your personal projects...	1
Like newspaper reporting, also	1

Let people trim their trees without a permit. If you were around in hurricane Andrew, so many trees were down. Install lights.	1
Less traffic on 72 ave	1
Less ghost cars and more actual police patrolling!!	1
Leaf blower abatement. It is continuous and relentless.	1
Lack of Stormwater drain [301] cleaning at 7501 on 133rd St, Pinecrest is causing major flooding.	1
Keep up the good work.	1
Keep the trees, large lots, and Pinecrest police doing a great job	1
Keep the taxes low. Why we're getting tax hikes while we dump 2 million into Pinecrest gardens is beyond me. Stop spending money on things that are not practical solutions. You cant do anything about the rising cost of living expect keeping taxes low.	1
Keep Pinecrest Premier SC as it is great for kids.	1
Keep Pinecrest Premier SC	1
Keep Pinecrest green! Carefully regulate dense housing.	1
Keep Pinecrest a small local semi rural community	1
Keep Pinecrest a quiet, peaceful village filled with parks, trees, and a fit, healthy community lifestyle. Control traffic, stoplights, and stop excessive noise, and keep crime out. The long traffic lights are causing bad decisions and bad moods.	1
Keep it a village.	1
Keep improvements balanced and really needed in order to avoid property tax increases. We love Pinecrest as it is, no need to go to the extremes.	1

Just stop the spending on " research" and studies that you pretend are for the public when you're going to railroad us citizens into all your idiotic pet projects / shared bike paths more parks , expanding SUp / 3xpandjng True North , your failed peacock mitigation - I mean I could go on ad naseum about your failures in the last 6 years starting with the "emergency" circumstance to expand Mayor Corradinos mayoral stay during COVID - my God how much longer - and if that wasn't bad enough now you got Ken and and the other California clown and their new green deal bike expansion / lowering speed tirades It's exhausting really that we continue to tell you no and you continue to jam these things down our throat - I went to every council community chat and we consistently told you how we feel then next thing you know the agenda shows up yet again as up for discussion the SUP is a constant contentious subject and yet here you continue despite your constituents very vocal complain against it	1
It's important that Pinecrest premier soccer is able to practice in Pinecrest. Please make the fields available for this.	1
It would be nice to have a nice dog park in Pinecrest	1
It would be nice for Pinecrest to have a large community gathering place such as a hall or auditorium.	1
It would be great to get an ice rink in the community, there are no ice rinks for those interested in figure skating or hockey in the local area. Also, additional time for recreational leagues such as Pinecrest Premier to offer practices and games for youth would be great.	1
It really sucks that I have to leave Pinecrest for my kids recreational activities, like soccer, when they are in a Pinecrest league. Not having enough sports fields is a huge problem and then the ones we have are rented to South Miami or west Kendall or others teams which is not acceptable. Pinecrest leagues and activities should get priority for all Pinecrest space first and always! We should also ensure all parks have lights to be used at night time as it's a waste to close the parks at sundown. Also the field conditions are terrible. Why do other cities know how to maintain their parks like Weston or Doral yet ours have more weeds than grass. Weston and Doral fields are always perfect! Also Pinecrest speed cameras are pushing more traffic to side streets where people speed just as much. The cameras are not a solution and have been terrible for neighborhood traffic. Traffic should be on the main roads not side streets bc of cameras. Terrible!!! Property taxes are an insult!!!	1
Instead of creating small parks throughout the neighborhood, it would be better to develop a long-term plan to build a large park.	1
install/connect sewer system to eliminate septic tanks in Pinecrest. Reduce 'cut through' commuter traffic in Pinecrest neighborhoods	1
Inform village homeowners of infrastructure work before it interrupts daily life with no advance warning.	1

increase commercial density on US 1 with a possible buffer zone of apartments to provide additional moderate rent living quarters for local workers.	1
Improve walk ability with pedestrian walking paths. Add dog waste poles Add more (almost none currently) waste bins along routes Add water fountains to the Chapman field dog park Street lighting on main streets Address holes on roads Address invasive species especially iguanas and peacocks	1
Impose an impact tax/fee on all new housing construction over 25,000 sq feet!	1
Implement an iguana and peacock eradication program.	1
If you think people will give up their cars the bus has to be more frequent. The times posted and the times there was actually a bus are very different.	1
If what Pinecrest did on our road 71 Ave is any way you will implement change in future..good luck! You plowed our roads for 3 months and ruined our yards and made no apologies..you need to learn to communicate better with people!	1
I would support planting native plants along with shared use paths to increase shade while also keeping pedestrians and bicyclists safe. I wish the Village would spend more time/effort lobbying the county for improvements to US-1 to encourage drivers to use US-1 as opposed to cutting through Pinecrest.	1
I would recommend, rethinking continued spending on pet projects like the bicycle paths that continue to change the character of the village and the removal of trees. Plant more trees. Invest more in Public Safety and Education. Pinecrest is a great place to raise a family and live. I am concerned that in recent years the increase in development (ie. Sugar box homes, multilevel planned development and all these pet projects) is drastically changing the character of the Village.	1
I would like to see improvements and renovations in shopping centers, as well as more restaurant options for residents. Continuing to invest in community spaces, safety, and family activities is very important. It would also be helpful if property taxes could be reviewed and reduced when possible to support residents and families.	1

I would encourage the Village to prioritize more green space and tree canopy as part of any future planning. Expanding landscaping, preserving mature trees, and incorporating additional green buffers would greatly enhance both safety and quality of life for residents. I also hope that resident input continues to be meaningfully incorporated into decision-making. Major infrastructure changes should not feel like they are being made in a vacuum. Transparent communication and genuine community engagement build trust and lead to better outcomes. Finally, given ongoing concerns about speeding, I support efforts to lower speed limits and implement traffic-calming measures that not only slow vehicles but also discourage cut-through traffic through Pinecrest when drivers should be using major corridors like US-1. Planning decisions should prioritize neighborhood safety and livability over creating more capacity for pass-through traffic.	1
I want to make sure you realize how important it is to be able have soccer practice in Pinecrest gardens and have the games at palmetto middle school. This makes life much easier. I specifically want to advocate my support for Pinecrest Premier soccer club.	1
I understand that this survey is crucial to determine ways to govern based off of the resident's beliefs. Thank you for doing this. I saw the option for a local shuttle. We have the resources for it—like the people mover— but not sure if it would be successful in Pinecrest. Consider implementing trial-phase before fully committing to it.	1
I think you guys are doing a TERRIFIC job. My vision is for a place that we can live and have our kids move around freely to enjoy the many amenities and parks in the area. The more parks, fields, and courts the better. Bus service could be expanded so that kids can take public transport. Bike paths would be a help but also a big financial cost. I think we need some basketball courts too! Wayside market could and should be better...if only the operators were better business people. Love that Sergio's got outdoor seating. I HOPE MORE OUTDOOR CAFE SPACE COMES ONLINE SOON. The food options as Pinecrest community gardens should be better.	1
I think we need to refocus our efforts and resources on our Pinecrest Police Department and public safety. This was one of the original reasons for the incorporation of the Village of Pinecrest. Our Pinecrest Police Department should offer benefits and salaries that are comparable to those of Coral Gables, Key Biscayne & South Miami. We need to attract and retain the best qualified individuals in our poilice department. What good are all the parks, trails and trees if we do not feel safe.	1
I think we definitely need more lights in PINECREST. It is very difficult to see anything at night. I also think this would be better for security in neighborhoods.	1
I think that Pinecrest should continue to be a unique and exclusive city, with great parks, shopping and homes.	1
I think all the streets with traffic lights should be 35 mph. 128th street and 132 street should be made the same as the other streets. Only streets without traffic lights should be 30 mph.	1

I think addressing the peacocks is a waste. They are lovely and make us original. I do not want to pay for " vasectomies". I feel people don't trust the council or the mayor. I wish there were more community. We used to have that, and now it's gone.	1
I support the gas leaf blower ban. My biggest noise concern now is the dogs and birds of my neighbors.	1
I strongly support Pinecrest Premier Soccer. I know the club continues to request for more field usage but is limited as they share the facilities with organizations that have a fraction of participation. It is critical for their survival that the largest youth organization in Miami is supported by the Village in which they reside. By having more access to parks in the Village we are helping families reduce travel time to practices and games and enhancing their quality of living. Pinecrest Premier touches one in two households and is the most recognizable name in youth sports in our community. Let’s ensure they stay here by increasing access to the parks in the Village.	1
I love it here! But feel we do need more security with the police department. We had 5 different issues with criminals attempting to steal or break into our vehicles as these thieves are clearly targeting certain neighborhoods but we never see officers policing. I’m also wondering about code enforcement specifically pertaining to the Gas Blowers. We’ve received 3 violations and have switched to battery blowers, yet my neighbors - all of them are still allowed to use the gas blowers. I have reached out and was told we’re not being singled out but it certainly feels as we are. Again, we love living here and would love to call Pinecrest our forever home! Thank you for your community outreach!	1
I look forward to better government once the current mayor is retired!	1
I live in Pinecrest and have three kids that all play soccer at Pinecrest Premier which also. promotes community. Pinecrest Premier needs more access to open field spaces/ usage of parks. I end up traveling most of week outside Pinecrest for practice sessions. That is not why we moved to community. The club has grown as has the sport, it needs more space as exists in other communities.	1
I like the new bike and pedestrian walkways under development as well as the additional pickleball courts and new parks slated for development. Nice street lights would be an excellent addition to the community and if we could add cameras throughout the community along with the street lights it would greatly deter what little crime we currently have.	1
I hope your future projects will be better manage , less destructive and intrusive to quiet residential neighborhoods than the one we have endured for the last four months. Thanks	1

I hear many comments (complaints) from other residents regarding very high permitting costs and frustrating delays with approvals and inspections. I believe Permitting also received very low marks on the past survey. It would be interesting to know the actual status. Also, I have received a number of comments about the lack of police patrolling our streets at any given time (discounting the ghost vehicles parked throughout the Village) and the reclassification of certain crimes in order to make it appear that the numbers and types (of crimes) are actually decreasing. While I do not possess the actual data, it would be very interesting to understand this better. Thank you,	1
I do not think communications in place are sufficient. The goals, plans and vision for Pinecrest like the one stated at the beginning of this survey are largely empty and filled with platitudes. It seems by the leading manner of questions in place here that the goal of the current government is to increase mixed use residential and commercial space. This does not equal affordable housing for Pinecrest on the whole. Newly implemented commercial office space is not a goal of mine because you're just increasing density and traffic into the Pinecrest quadrant with non-residents that will largely occupy the space. I do not personally know of any business owner/resident that is looking for local space. Your goal is to increase density, perhaps to increase taxes recouped by charging local commercial rental. I think the unintended consequence of this action would be more traffic along US1 further clogging the already choked side streets (during rush hour times).	1
I do not like that you push R rated movies . What kind of people do you attract to a family neighborhood. You should do more events for our neighborhood, not outside.	1
I desire a safe community to walk and bike. Increase the tree canopy. Do not allow commercial development or apartment complexes.	1
I believe that major changes or plans should be voted on by the community.	1
I appreciate the great communication we get from the Village, and the (more often than not) prompt responses to e-mailed questions and communications.	1
I am absolutely opposed to the expansion of the shared use path beyond where it was already started on kendall drive. it is unnecessary and will not be used. Fix sidewalks so kids can ride bikes there. Do not remove anymore trees and spend the money on public safety. The recent, brazen break ins are concerning and the fact that our police are understaffed and underpaid is unacceptable. That should be priority number one.	1
how can we lower the commuter traffic in our streets	1
Honest common sense government is the key. Continue to improve the library and fitness area.	1
Help provide more soccer fields instead of building baseball where nobody plays	1
Great government, public works, and police. Keep it up.	1

Go slow on new projects... please. Survey design issue - question #7 promoting new traffic-related projects does not allow respondents to indicate that they may prefer none of them, which is my preference.	1
Give the police a raise	1
Give Pinecrest Premier SC more time/space and priority in Pinecrest parks to practice during the week and play on weekends so we reduce commute time to the practices during the week. Provide with lights the Pinecrest Community Center so the field can be used after dusk.	1
Future planning priorities should be looking ahead to see how our government would be able To help and prepare its residents in case of emergency. How does Pinecrest facilitate to help with our aging community? Do we have a stockpile in case of another bad hurricane to help the residents? A concise plan and trained employees? Are our police happy and staying in Pinecrest to want to protect us? Fire safety- what is the response time? Will we lose our homes in case of fire bc we haven't prepared? Are we prepared for flooding? These issues resonate with me more than bike paths and birds. Let's use our money wisely. What an amazing thing to be able to say our government planned for if we need it. That would put Pinecrest on a most desirable place to live - not speed limits, parrots and bike paths that took out our tree canopy.	1
Focus on safety, police, and community. Stop wasting tax payer money. People move to Pinecrest for the schools, the safe environment, the large plots of land for housing.	1
Every time I leave my Pinecrest bubble, I can’t wait to get back to the can. Knowing it’s one of if not the safest area is a huge bonus. I’ve lived in several parts of Miami-Dade and see those issues - safety and livability (green spaces, less traffic, sidewalks, bike lanes, tree cover) as setting us apart. It’s worth preserving!	1
Ensure 100% that Village Council Members and employees done have conflict of interests given their businesses and connections with developers/builders.	1
Efforts like expanding biking do not reflect the panoply of riders on paths like: 1) youngsters learning to ride; 2) people out for a Sunday bike stroll; 3) people commuting in a rush; 4) seasoned bikers who ride at a faster pace -- all of whom have different needs a single bike path doesn't accommodate. Also concerned about cars entering or exiting paths especially if tree or hedges grow and block lines of sight.	1
Don't allow the use of electric ebikes. Should they be banned	1
Don’t support buildings with commercial and residencial use. That would bring more traffic and make it less exclusive.	1
don’t raise property taxes	1

Don’t increase property taxes with items nobody needs	1
Don’t cut down any more trees!!	1
Dogs should not have to have leashes if they are well trained.	1
Do not raise taxes -i.e. milage rate, without buy-in from the community. Do not place the Village in a precarious financial situation.	1
Do not raise property taxes or millage rate	1
Do more to get rid of the peacocks	1
Dealing with traffic on 72nd Ave. Morning congestion(much worse since bridge from Old Cutler completed) and speeding during day.	1
Current beautification efforts — such as tree planting under power lines and aesthetic traffic light treatments — reflect a focus on optics over long-term infrastructure planning. Pinecrest needs underground utilities, thoughtful traffic mitigation, and zoning that allows attainable housing below $1.5M. Without a true main street or town center, we lack a shared civic identity. The Village should prioritize substance, resilience, and community-building over cosmetic improvements.	1
Credit where credit is due. I think you all communicate pretty well. I appreciate that you are planning, have good intentions and are listening. I think we have a super community center and very nice parks. There’s just some “just do it” missing when it comes to addressing some of these issues.	1
Continue to make Pinecrest a desirable community for young families to settle. Be sure that our village employees especially the police officers are well rewarded.	1
Continue finding space for Pinecrest Premier soccer and Howard Palmetto baseball so everything can stay local.	1
Continue expanding the sidewalk network, meaning adding sidewalks where there are no side walks currently. Stop tearing out existing sidewalks and making them into SUPs. Start enforcing the traffic and parking laws in the village, especially around the schools. The expansion of schools, including True North and Gulliver, goes against our wants. Please do not install any more roundabouts, they just create a traffic gridlock as people do not know how to properly use them, and the limited space to create a properly designed roundabout is not there in most intersections in the village. The limited space at intersections creates roundabouts that are difficult to transverse by anybody towing any kind of a trailer (landscapers, boaters, campers, etc.). Update the village laws/ordinances/codes using common sense. Banning the use of gas powered blowers is the most outlandish code. Most landscaping equipment, mowers/edges/chains saws make equivalent or more amount of decibels noise.	1

Concerning the #1 question, I'm not sure about "leadership which progressively enhances opportunities for citizen interaction and participation".	1
Community events are super. Would love more art and music festivals (though we already have a bunch, and that is so good!)	1
Climate Resilience and Sustainability: Future-oriented planning prioritizes environmental sustainability, including flood-resistant infrastructure, green stormwater management, and fire-safe planning. Housing and Smart Technology: Communities are adopting innovative solutions for housing affordability. Furthermore, smart technology is increasingly used to manage city services and infrastructure efficiently. Changing Demographics and Work Patterns: Urban planning is adapting to more diverse populations and the shift toward remote/hybrid work, which changes local economic needs. Inclusive Engagement: Modern planning requires moving away from top-down approaches to methods that foster deep, meaningful participation from residents	1
Blowers for yards should be electric. I think this was added to community but it is not enforced. Everyone with Gardeners use gas powered blowers and they are very loud and disturbing. All day long!	1
Before presenting any community programming to PInecrest residents, please also share the full cost so people will know nothing comes free.	1
Before i Pinecrest gets distracted with bike paths, parrot zoos and other non-r essentials doing away with septic systems, putting in sidewalks and maintaining fiscal responsibility are paramount.	1
Before diving into aggressive spending that misses the mark for most, we need to ensure residents are heard and integrated into the budget process, not sidelined. - meaningful community engagement must precede any significant expenditure plans to ensure the budget reflects priorities of the majority. - rather than isolating the public from fiscal decisions, we should involve residents early to ensure large-scale spending truly benefits the whole community. - residents deserve a seat at the table. We cannot fast track aggressive spending plans without first ensuring they align with the needs of those they impact most. - to ensure equitable outcomes, it is essential to bridge the gap between budget planning and resident feedback before committing to major new expenditures	1
Beauty is critical	1
Be more mindful of our financials don’t spend money on projects that only benefit a few vs actually focusing on sustainable and efficient government.	1

Ban multi family residential construction in the village, all new residential builds should be single family homes. Implement a ceiling for commercial buildings of 50’ or less. Mid rise and high rise buildings should never be a part of this village. Make it easier for high end restaurants to find space along US1. We are an affluent community and have to leave Pinecrest for true fine dining; that shouldn’t be.	1
As our community gets increasingly expensive, our public schools will suffer. They won’t appeal to folks in uber expensive homes. How do we solve for that? Also can’t we just have more sidewalks and streetlights? I know it’s controversial but it’s important for safety. Thank you!	1
As a Pinecrest resident with 3 children who all are active in either the Pinecrest Premier soccer leagues and the Pinecrest dance project, I feel more of a priority needs to be given to our leagues who’s residents reside in the area. It has been such a frustrating year having to drive outside of Pinecrest because our parks have been “rented” out by other leagues! Please rectify this process and ensure our leagues with the Pinecrest name have priority. Thank you!	1
As a parent of a child that plays for Pinecrest Premier soccer club, having access to more parks and park space is extremely important. Pinecrest Premier represents the City of Pinecrest and has many kids, and there is not enough field space for all teams. Forcing many to train in Kendall, etc. Having more parks and field space, and with playable grass/turf, would be extremely important for many families. As right now, there really is only 1 options (Flagler Grove Park).	1
As a father of 2 girls (10 and 12) who are both active in sports, I feel like more space is needed for them. They both play competitive soccer for Pinecrest Premier SC and the lack of valuable space for them to truly practice and play is sad. They both practice at Flagler Grove and the field space is tight when you have 2 different clubs trying to use the same space plus lacrosse and adult games. Pinecrest Premier as been our soccer home since both my girls were 4 years old. As the sport of soccer continues to grow, especially on the girls side, the lack of quality space is shameful. As working parents, the difficulties of having to sometimes drive to 2-3 different parks during the week, some as far as Zoo Miami or Kendall Soccer Park is difficult with school, homework, traffic, work and so much more. My ask is that Pinecrest please looks into finding more space for competitive youth sports to help ensure the future kids have somewhere to play!	1
Allow Pinecrest Premier SC to have and use an specific parks for the practice and games. Is unbelievable that the only soccer club in our village needs to practice in other areas (kendall, Cutler Bay, Palmetto city) and we as a resident need to drive and the meantime the parks are empty. The Coral Pine park could be a great park for soccer, but you guys decide to built i dont know what and is been close for more than a year.	1
Allow park/field usage starting no later than 9 am. Current 10 am at some locations is far too late.	1

Allow homeowners to replace hideous olive trees whose leaves are destroying properties and make common areas look filthy.	1
All pinecrest premier soccer done inside of pinecrest, and better bathrooms at palmetto middle during weekends for games.	1
A Village that does NOT copy all the crazy laws enacted in California. For example the ordinance of electric leaf blowers which is ridiculous. Pass ordinances that make sense for us residents and that benefit the MAJORITY, not a selected group of environmentalists for example. BUT MOST IMPORTANTLY are TRANSPARENCY, NOT "SELLING" OUR INTERESTS BEHIND US. and KEEP THE PROPERTY TAXES AS LOW AS POSSIBLE, which this year was kind of a surprise because of the so many lots that were purchased for "future development".	1
77th Ave. has gotten way out of control with traffic going south We need to find a better solution, it’s becoming a little US1 with high traffic, speeders and continuous honking	1
1. Consider providing public sanitary sewers to lots smaller than 20,000 SQ ft using similar funding to that used for the water supply improvements. 2. Consider a routine bulk waste removal process to supplement the one provided by the county's solid waste department of up to two annual collections. Pinecrest lots are larger than the average in the county and tend to generate more yard waste.	1
1 - SW 98 Street is completely unacceptable and unsafe - too narrow with deep, jagged erosion holes on the dirt shoulders on the edge of the asphalt road, and this has gone on for years. The deep holes at the edge of the road require drivers to drive more in the center of the road, which is obviously unsafe with oncoming traffic. Large trucks do need to use this road, but have an even harder time staying in lane and they further wreck the road edge. It needs repairing now. 2 - The tree removal permits are too strict, even for nuisance or unsafe trees, and basically require homeowners to keep the same canopy as when they bought the house - even when there is too much tree canopy planted by previous owners of the property. We want some sunshine for flowers and grassy areas, not just in our yards, but along roadways and parks as well. Thank you for all the good work Pinecrest does and for reading and listening to our suggestions for improvement!	1
Thank you for your time and for considering the voices of the families who call Pinecrest home.	1
I’d like to participate in any upcoming design or planning charrettes, as well as any plan or design reviews.	1

Answered: 300 Skipped: 273

Transportation

B

ROAD	AADT Segment	FDOT Site	AADT	Functional Classification	FDOT Context Area Comparison	K-Factor	D-Value	Estimate V/HR per direction	Capacity (from TDM)	V/C Ratio	Operating LOS	AADT GROWTH (using V2023 Model, from TPO)	V/HR	V/C Ratio Estimate Future	Future LOS
SW 77TH AVE	Entire Segment	878130	13,400	Urban Major Collector	C3R	0.1	0.62	831	900	0.92	E	21910	1358.42	1.51	F
82ND	South of 124th	878375	12,300	Urban Major Collector	C3R	0.1	0.62	763	900	0.85	D	16130	1000.06	1.11	F
82ND	North of 124th	878553	7,900	Urban Major Collector	C3R	0.1	0.62	490	900	0.54	A	14250	883.50	0.98	E
SW 124TH ST	Entire Segment	878376	7,800	Urban Major Collector	C3R	0.1	0.62	484	900	0.54	A	7860	487.32	0.54	C
SW 62ND	Entire Segment	877008	1,300	Urban Major Collector	C3R	0.1	0.62	81	900	0.09	A	7330	454.46	0.50	A
SW 104TH	West of 67th	878703	12,800	Urban Major Collector	C3R	0.1	0.62	794	1050	0.76	C	27050	1677.10	1.60	F
SW 104th ST	East of 67th	878509	6,100	Urban Major Collector	C3R	0.1	0.62	378	900	0.42	A	6680	414.16	0.46	A
SW 120th St	Entire Segment	878502	5,100	Urban Major Collector	C3R	0.1	0.62	316	900	0.35	A	9380	581.56	0.65	B
SW 88TH ST	Entire Segment	878660	9,200	Urban Major Collector	C3R	0.1	0.62	570	1000	0.57	A	11370	704.94	0.70	D
SW 112TH ST	West of 67th	878285	8,100	Urban Major Collector	C3R	0.1	0.62	502	900	0.56	A	9190	569.78	0.63	D
SW 112TH ST	East of 67th	877050	3,800	Urban Major Collector	C3R	0.1	0.62	236	900	0.26	A	7280	451.36	0.50	A
SW 136TH	West of 67th	878661	4,900	Urban Major Collector	C3R	0.1	0.62	304	900	0.34	A	7290	451.98	0.50	A
SW 67TH AVE	88th to 104th	877059	10,600	Urban Major Collector	C3R	0.1	0.62	657	900	0.73	C	12508	775.50	0.86	D
SW 67TH AVE	North of 88th	878308	11,500	Urban Major Collector	C3R	0.1	0.62	713	700	1.02	F	13570	841.34	1.20	F
SW 67TH AVE S	South of 104th	877060	11,200	Urban Major Collector	C3R	0.1	0.62	694	900	0.77	C	11270	698.74	0.78	C
SW 136TH	East of 67th	878312	19,100	Urban Minor Arterial	C3R	0.1	0.65	1242	900	1.38	F	16960	1102.40	1.22	F
SW 57TH AVE	South of 111th	878300	10,300	Urban Minor Arterial	C3R	0.1	0.65	670	900	0.74	C	9380	609.70	0.68	B
SW 57TH AVE	North of 111th	878301	12,900	Urban Minor Arterial	C3R	0.1	0.65	839	900	0.93	E	14600	949.00	1.05	F
Old Cutler Rd	67TH to Chapman Field	878313	25,000	Urban Minor Arterial	C3R	0.1	0.65	1625	900	1.81	F	22380	1454.70	1.62	F
826 Ramp	Off US-1	870562	57,000	Urban Minor Arterial	C3C	0.1	0.65	3705	1810	2.05	F	45650	2967.25	1.64	F
US-1 S	South of 826	870014	65,500	Urban Principal Arterial	C3C	0.1	0.7	4585	2680	1.71	F	64780	4534.60	1.69	F
US-1 N	North of 826	870163	48,000	Urban Principal Arterial	C3C	0.1	0.7	3360	2680	1.25	F	55060	3854.20	1.44	E
826 Ramp	At 100th Ave	876181	2,700	Urban Principal Arterial	C3C	0.1	0.65	176	1110	0.16	A	7345	477.43	0.43	A

FDOT Site	Location	Years of Historical AADT	Historic Trend Analysis			Future Trend Analysis			
			Type	R Square	Annual Growth Rate	2030 Trend	2040 Trend	2050 Trend	R-Squared Value (future)
#877050	SW 112TH ST	2015 to 2024	Linear	1.14%	-0.17%	5040	6160	7280	87.45%
			Exponential	0.96%	-0.17%	4770	5850	7160	84.60%
			ecaying Exponent	0.21%	0.09%	5060	5460	5720	44.17%
#878509	SW 104 ST/LC	2015 to 2024	Linear	8.21%	0.60%	6020	6350	6680	8.20%
			Exponential	7.57%	0.55%	6010	6360	6720	7.57%
			ecaying Exponent	2.51%	0.33%	5770	5810	5830	2.51%
#878301	SW 57TH AVE	2015 to 2024	Linear	0.00%	-0.02%	13130	13860	14600	42.84%
			Exponential	0.00%	-0.01%	13060	13800	14580	37.46%
			ecaying Exponent	2.58%	-0.37%	13030	13230	13370	13.86%
#878660	SW 88TH STR	2015 to 2024	Linear	8.79%	-1.01%	9180	10280	11370	54.02%
			Exponential	8.93%	-1.03%	8970	10040	11230	46.90%
			ecaying Exponent	27.73%	-1.91%	8870	9120	9280	10.78%
#878308	SW 67TH AVE	2015 to 2024	Linear	27.09%	2.01%	10830	11440	12050	26.72%
			Exponential	23.12%	1.77%	10,770	11410	12080	23.95%
			ecaying Exponent	11.95%	1.33%	11,010	11300	11500	24.85%
#877059	SW 67TH AVE	2015 to 2024	Linear	64.01%	-2.41%	12050	11720	11390	7.02%
			Exponential	65.86%	-2.69%	12010	11710	11410	6.49%
			ecaying Exponent	40.66%	-2.19%	11620	11320	11110	24.26%
#877008	SW 62ND AVE	2015 to 2024	Linear	80.59%	-3.35%	3560	5450	7330	85.27%
			Exponential	81.12%	-3.94%	2510	3980	6330	73.63%
			ecaying Exponent	63.96%	-3.58%	3480	4090	4510	36.78%
#878300	SW 57TH AVE	2015 to 2024	Linear	0.81%	0.26%	9930	10180	10440	1.00%
			Exponential	0.63%	0.24%	9880	10120	10370	1.00%
			ecaying Exponent	1.34%	-0.35%	9490	9420	9380	1.34%
#878312	OLD CUTLER F	2015 to 2024	Linear	40.48%	2.70%	15800	16610	17430	21.54%
			Exponential	40.01%	2.28%	15720	16580	17480	22.73%
			ecaying Exponent	23.41%	2.01%	16200	16650	16960	29.36%
#878313	OLD CUTLER F	2015 to 2024	Linear	70.95%	7.24%	19320	20670	22020	14.87%
			Exponential	69.45%	5.39%	19100	20640	22290	16.44%
			ecaying Exponent	49.46%	5.40%	20650	21680	22380	37.65%
#870163	SR 5/US-1, 20	2015 to 2024	Linear	14.50%	-1.23%	51570	53520	55060	9.65%
			Exponential	13.36%	-1.31%	51250	52990	54790	8.12%
			ecaying Exponent	17.38%	-1.47%	50120	50140	50160	1.00%
#872532	SR 5/US-1, 20	2015 to 2024	Linear	38.45%	-1.68%	42010	39500	36980	33.68%
			Exponential	38.02%	-1.86%	41820	39430	37180	33.88%
			ecaying Exponent	1.00%	-1.85%	40590	39070	38050	1.00%
#878703	SW 104TH ST	2015 to 2024	Linear	2.88%	-0.42%	17300	22190	27050	86.81%
			Exponential	3.05%	-0.44%	15850	20410	26300	81.95%
			ecaying Exponent	1.00%	-0.82%	17140	18750	19830	38.18%
#878285	SW 112TH ST,	2015 to 2024	Linear	0.45%	-0.32%	7250	8220	9190	51.95%
			Exponential	1.38%	-0.50%	7050	7990	9060	43.87%
			ecaying Exponent	6.67%	-1.23%	7080	7340	7520	15.28%
			Linear	16.66%	-1.08%	11570	11420	11270	3.17%

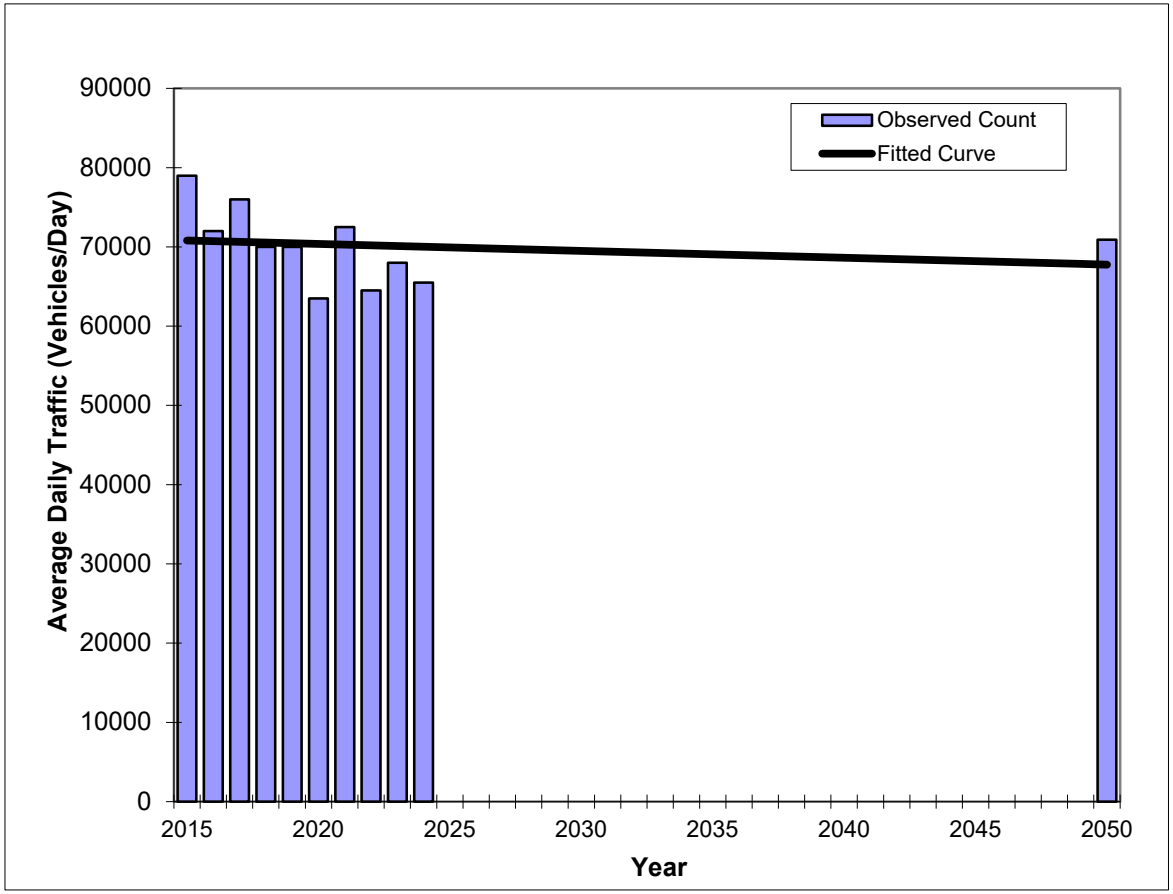
#877060	SW 67TH AVE	2015 to 2024	Exponential	15.70%	-1.08%	11550	11410	11280	2.65%
			ecaying Exponent	7.16%	-0.77%	11510	11430	11380	3.14%
#878376	SW 124 ST/CH	2015 to 2024	Linear	41.32%	7.16%	6800	7620	8450	26.61%
			Exponential	33.79%	5.13%	6610	7550	8620	23.50%
			ecaying Exponent	20.00%	4.37%	7130	7570	7860	29.91%
#878375	SW 82 AVE, 2	2015 to 2024	Linear	14.60%	1.31%	12870	14500	16130	72.56%
			Exponential	12.11%	1.19%	12640	14300	16180	62.89%
			ecaying Exponent	3.40%	0.65%	12940	13550	13950	39.57%
#878130	SW 77TH AVE	2015 to 2024	Linear	34.28%	5.07%	14590	18250	21910	79.65%
			Exponential	27.61%	3.90%	13650	17530	22500	63.45%
			ecaying Exponent	14.64%	3.03%	15010	16470	17450	51.06%
#870014	SR 5/US-1, 16	2015 to 2024	Linear	57.43%	-1.65%	69500	68630	67760	3.13%
			Exponential	56.78%	-1.74%	69410	68610	67820	2.75%
			ecaying Exponent	64.89%	-1.93%	67100	65710	64780	31.84%
#878553	SW 82 AVE, 2	2015 to 2024	Linear	2.14%	1.38%	8950	11600	14250	81.95%
			Exponential	0.27%	0.47%	8040	10650	14110	64.74%
			ecaying Exponent	0.15%	-0.35%	9260	10240	10900	45.03%
#878502	SW 120TH ST	2015 to 2024	Linear	3.22%	-0.30%	6590	7980	9380	86.59%
			Exponential	2.97%	-0.28%	6260	7600	9220	83.44%
			ecaying Exponent	4.65%	-0.39%	6560	7030	7350	39.72%
#878661	SW 136 STREE	2015 to 2024	Linear	84.86%	-3.62%	6370	6830	7290	18.10%
			Exponential	84.57%	-4.19%	6230	6650	7090	13.54%
			ecaying Exponent	87.48%	-4.35%	5910	5870	5840	0.63%

Traffic Trends - V2023

-- SR 5/US-1, 1600' S SW 120 ST

FM #	
Location	**1**

County:	0
Station #:	870014
Roadway:	



Annual Trend Decrease:	87
Trend R-squared:	3.13%
Trend Annual Historic Growth Rate:	-0.12%
Trend Growth Rate (2024 to Design Year)	-0.12%
Printed:	4/3/2026

Linear Growth Option

Year	Traffic (ADT/AADT) Count*	Trend
2015	79,000	70,810
2016	72,000	70,720
2017	76,000	70,630
2018	70,000	70,540
2019	70,000	70,460
2020	63,500	70,370
2021	72,500	70,280
2022	64,500	70,200
2023	68,000	70,110
2024	65,500	70,020
2030 Opening Year Trend		
2030	N/A	69,500
2040 Interim Year Trend		
2040	N/A	68,630
2050 Design Year Trend		
2050	N/A	67,760
Travel Demand Forecasts/Trends		
2050	70,914	67,760

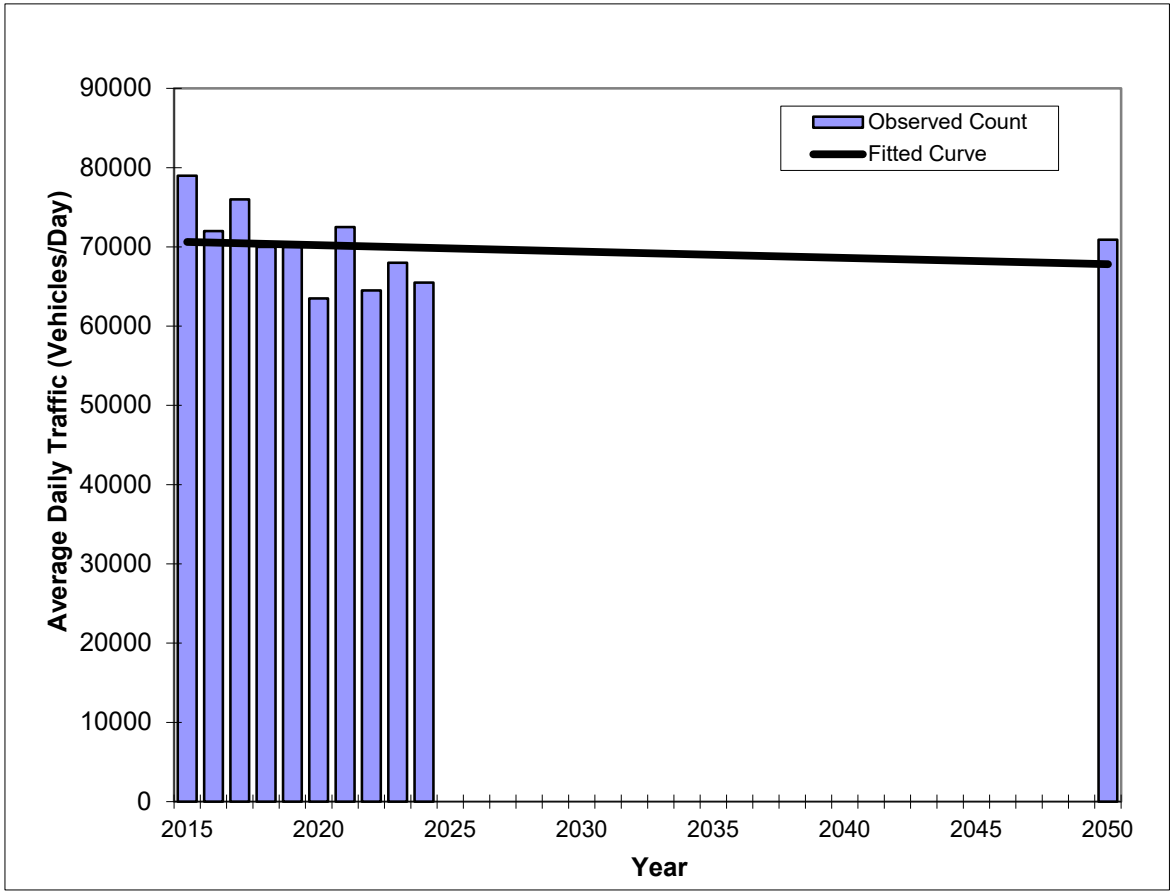
***Axle-Adjusted**

Traffic Trends - V2023

-- SR 5/US-1, 1600' S SW 120 ST

FM #	
Location	**1**

County:	0
Station #:	870014
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2015	79,000	70,620
2016	72,000	70,540
2017	76,000	70,460
2018	70,000	70,380
2019	70,000	70,290
2020	63,500	70,210
2021	72,500	70,130
2022	64,500	70,050
2023	68,000	69,970
2024	65,500	69,890
2030 Opening Year Trend		
2030	N/A	69,410
2040 Interim Year Trend		
2040	N/A	68,610
2050 Design Year Trend		
2050	N/A	67,820
Travel Demand Forecasts/Trends		
2050	70,914	67,820

Trend R-squared:	2.75%
Compounded Annual Historic Growth Rate:	-0.12%
Compounded Growth Rate (2024 to Design Year)	-0.12%
Printed:	4/3/2026

Exponential Growth Option

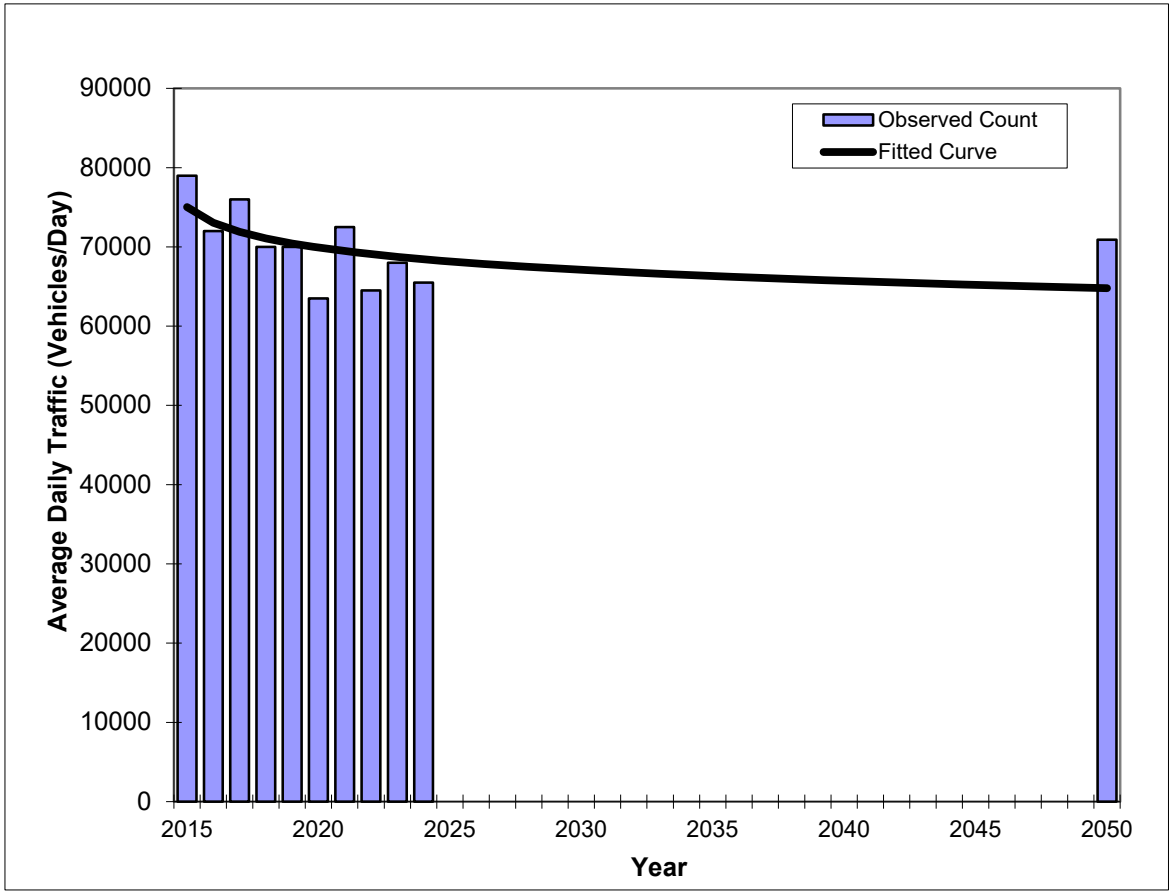
***Axle-Adjusted**

Traffic Trends - V2023

-- SR 5/US-1, 1600' S SW 120 ST

FM #	
Location	**1**

County:	0
Station #:	870014
Roadway:	



Trend R-squared:	31.84%
Compounded Annual Historic Growth Rate:	-1.01%
Compounded Growth Rate (2024 to Design Year)	-0.21%
Printed:	4/3/2026

Decaying Exponential Growth Option

Year	Traffic (ADT/AADT) Count*	Trend
2015	79,000	75,030
2016	72,000	73,050
2017	76,000	71,890
2018	70,000	71,070
2019	70,000	70,430
2020	63,500	69,910
2021	72,500	69,470
2022	64,500	69,080
2023	68,000	68,750
2024	65,500	68,450
2030 Opening Year Trend		
2030	N/A	67,100
2040 Interim Year Trend		
2040	N/A	65,710
2050 Design Year Trend		
2050	N/A	64,780
Travel Demand Forecasts/Trends		
2050	2,050	64,780

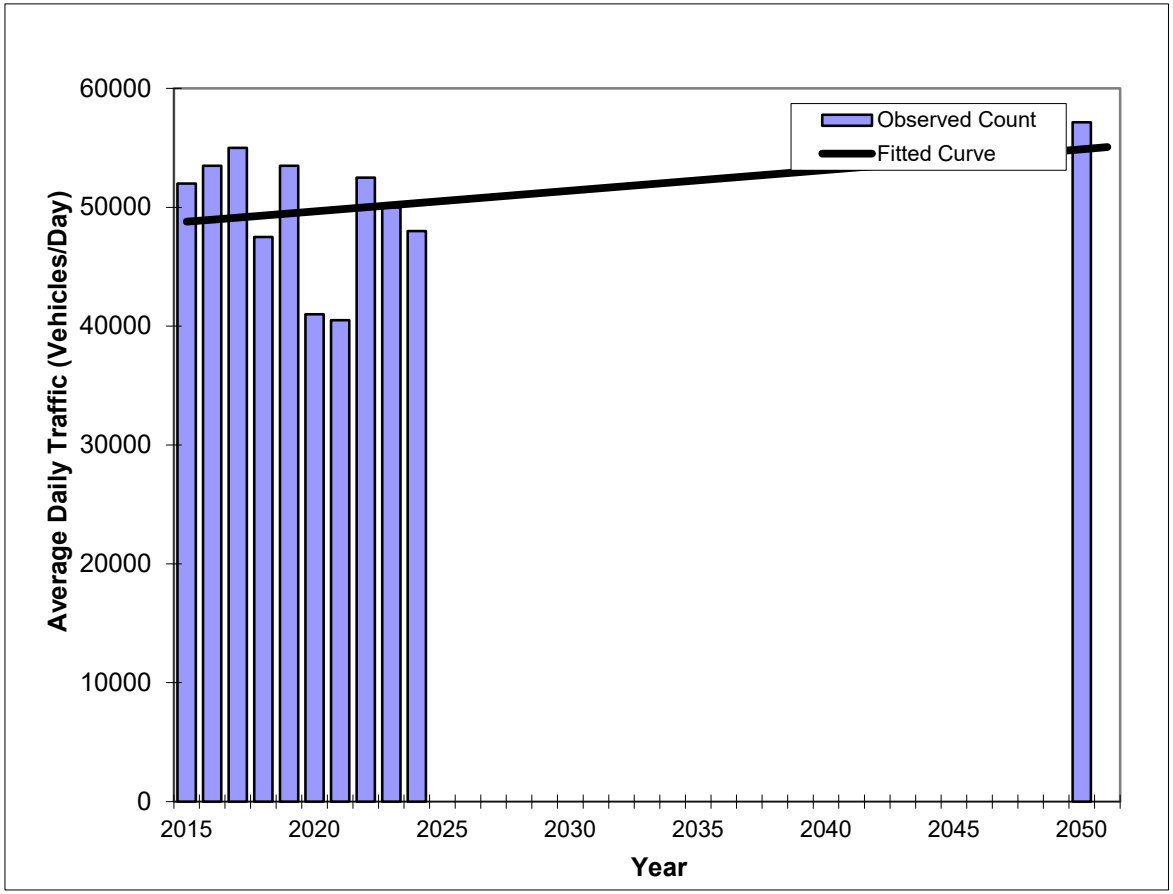
***Axle-Adjusted**

Traffic Trends - V2023

-- SR 5/US-1, 200' S SR 878/SNAPPER CREEK EXPWY

FM # Location	1

County:	0
Station #:	870163
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2015	52,000	48,790
2016	53,500	48,960
2017	55,000	49,140
2018	47,500	49,310
2019	53,500	49,480
2020	41,000	49,660
2021	40,500	49,830
2022	52,500	50,010
2023	50,000	50,180
2024	48,000	50,360
2031 Opening Year Trend		
2031	N/A	51,570
2041 Interim Year Trend		
2041	N/A	53,320
2051 Design Year Trend		
2051	N/A	55,060
Travel Demand Forecasts/Trends		
2050	57,141	54,880

*Axle-Adjusted

Annual Trend Increase:	174
Trend R-squared:	9.65%
Trend Annual Historic Growth Rate:	0.36%
Trend Growth Rate (2024 to Design Year)	0.35%
Printed:	4/3/2026

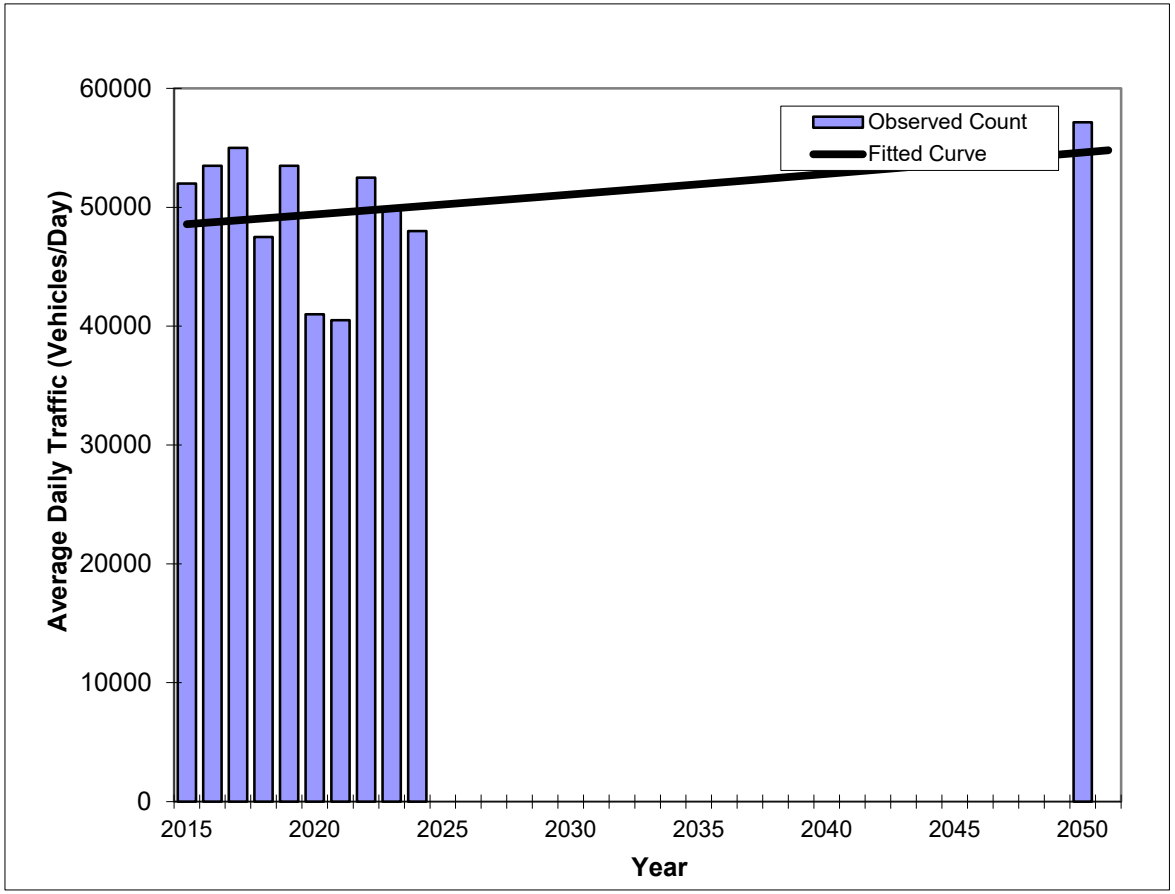
Linear Growth Option

Traffic Trends - V2023

-- SR 5/US-1, 200' S SR 878/SNAPPER CREEK EXPWY

FM #	
Location	**1**

County:	0
Station #:	870163
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2015	52,000	48,580
2016	53,500	48,740
2017	55,000	48,900
2018	47,500	49,070
2019	53,500	49,230
2020	41,000	49,400
2021	40,500	49,560
2022	52,500	49,730
2023	50,000	49,890
2024	48,000	50,060
2031 Opening Year Trend		
2031	N/A	51,250
2041 Interim Year Trend		
2041	N/A	52,990
2051 Design Year Trend		
2051	N/A	54,790
Travel Demand Forecasts/Trends		
2050	57,141	54,610

Trend R-squared:	8.12%
Compounded Annual Historic Growth Rate:	0.33%
Compounded Growth Rate (2024 to Design Year)	0.33%
Printed:	4/3/2026

Exponential Growth Option

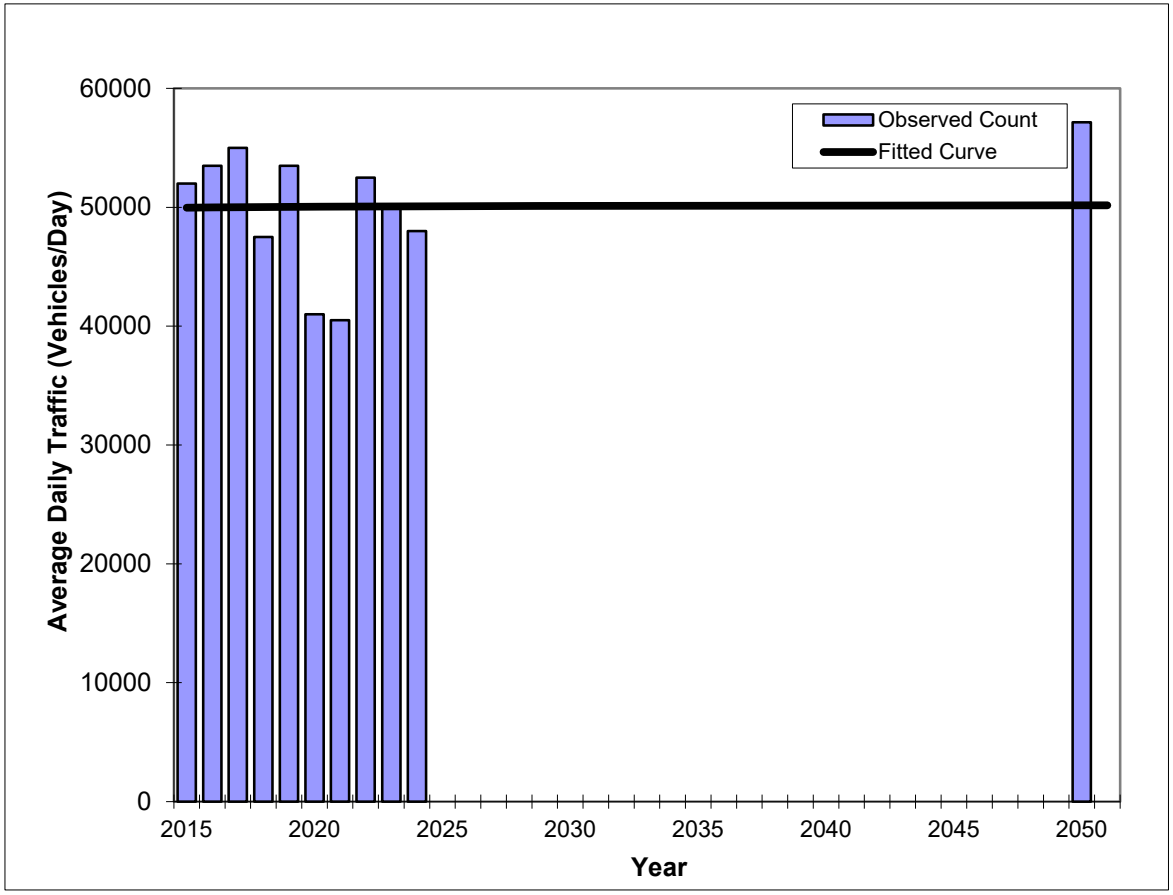
***Axle-Adjusted**

Traffic Trends - V2023

-- SR 5/US-1, 200' S SR 878/SNAPPER CREEK EXPWY

FM #	
Location	**1**

County:	0
Station #:	870163
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2015	52,000	49,960
2016	53,500	50,000
2017	55,000	50,020
2018	47,500	50,040
2019	53,500	50,050
2020	41,000	50,060
2021	40,500	50,070
2022	52,500	50,080
2023	50,000	50,080
2024	48,000	50,090
2031 Opening Year Trend		
2031	N/A	50,120
2041 Interim Year Trend		
2041	N/A	50,140
2051 Design Year Trend		
2051	N/A	50,160
Travel Demand Forecasts/Trends		
2050	57,141	50,160

Trend R-squared:	0.01%
Compounded Annual Historic Growth Rate:	0.03%
Compounded Growth Rate (2024 to Design Year)	0.01%
Printed:	4/3/2026

Decaying Exponential Growth Option

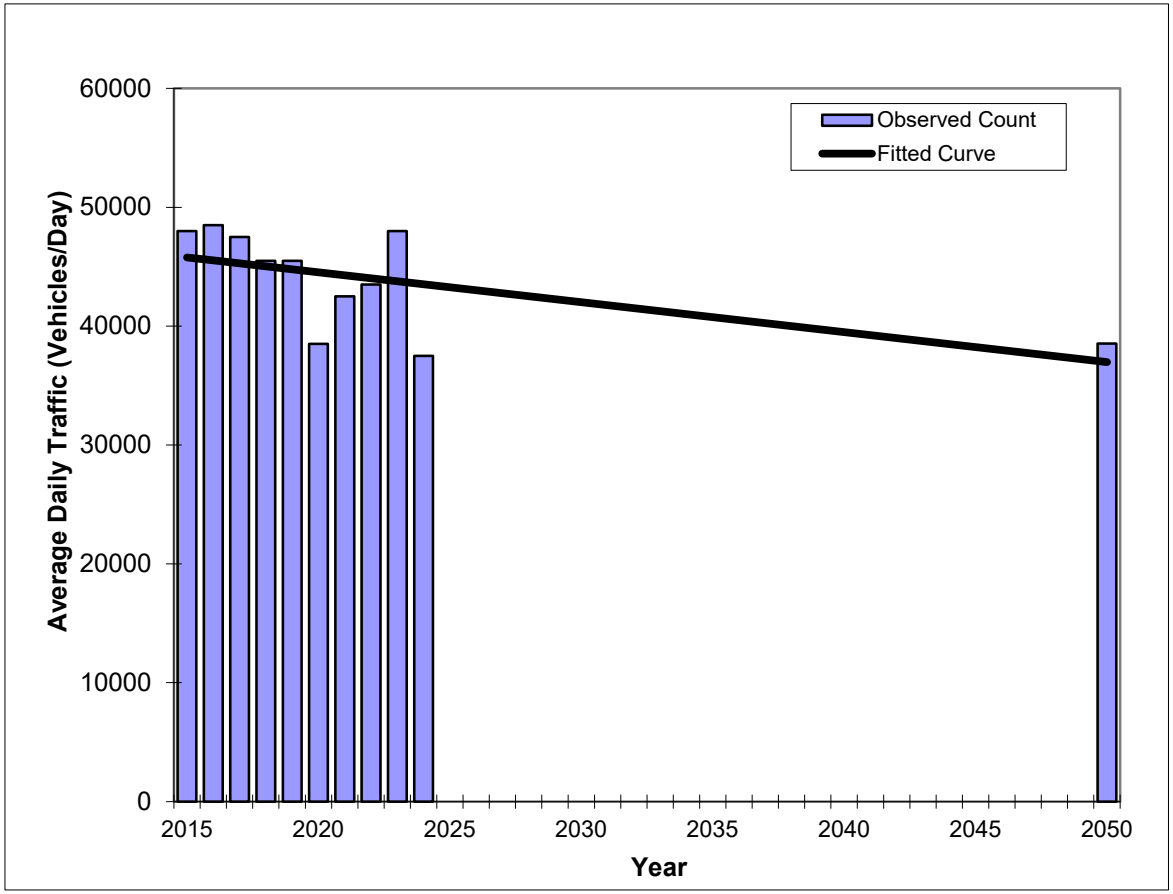
***Axle-Adjusted**

Traffic Trends - V2023

-- SR 5/US-1, 200' S SR 94/KENDALL DR/SW 88 ST

FM #	
Location	**1**

County:	0
Station #:	872532
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2015	48,000	45,780
2016	48,500	45,530
2017	47,500	45,280
2018	45,500	45,030
2019	45,500	44,780
2020	38,500	44,530
2021	42,500	44,270
2022	43,500	44,020
2023	48,000	43,770
2024	37,500	43,520
2030 Opening Year Trend		
2030	N/A	42,010
2040 Interim Year Trend		
2040	N/A	39,500
2050 Design Year Trend		
2050	N/A	36,980
Travel Demand Forecasts/Trends		
2050	38,526	36,980

Annual Trend Decrease:	251
Trend R-squared:	33.68%
Trend Annual Historic Growth Rate:	-0.55%
Trend Growth Rate (2024 to Design Year)	-0.58%
Printed:	4/3/2026

Linear Growth Option

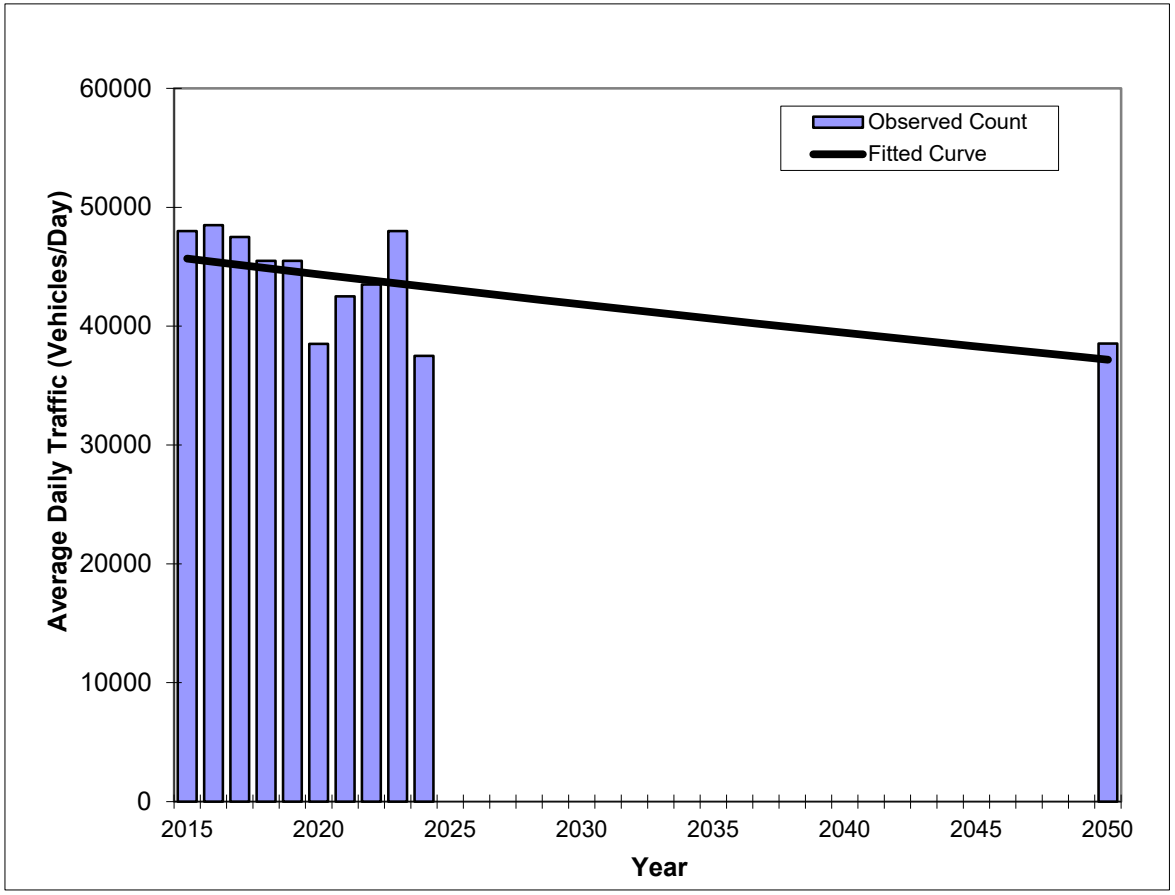
***Axle-Adjusted**

Traffic Trends - V2023

-- SR 5/US-1, 200' S SR 94/KENDALL DR/SW 88 ST

FM #	
Location	**1**

County:	0
Station #:	872532
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2015	48,000	45,680
2016	48,500	45,420
2017	47,500	45,150
2018	45,500	44,880
2019	45,500	44,620
2020	38,500	44,360
2021	42,500	44,100
2022	43,500	43,840
2023	48,000	43,580
2024	37,500	43,330
2030 Opening Year Trend		
2030	N/A	41,820
2040 Interim Year Trend		
2040	N/A	39,430
2050 Design Year Trend		
2050	N/A	37,180
Travel Demand Forecasts/Trends		
2050	38,526	37,180

***Axle-Adjusted**

Trend R-squared:	33.88%
Compounded Annual Historic Growth Rate:	-0.59%
Compounded Growth Rate (2024 to Design Year)	-0.59%
Printed:	4/3/2026

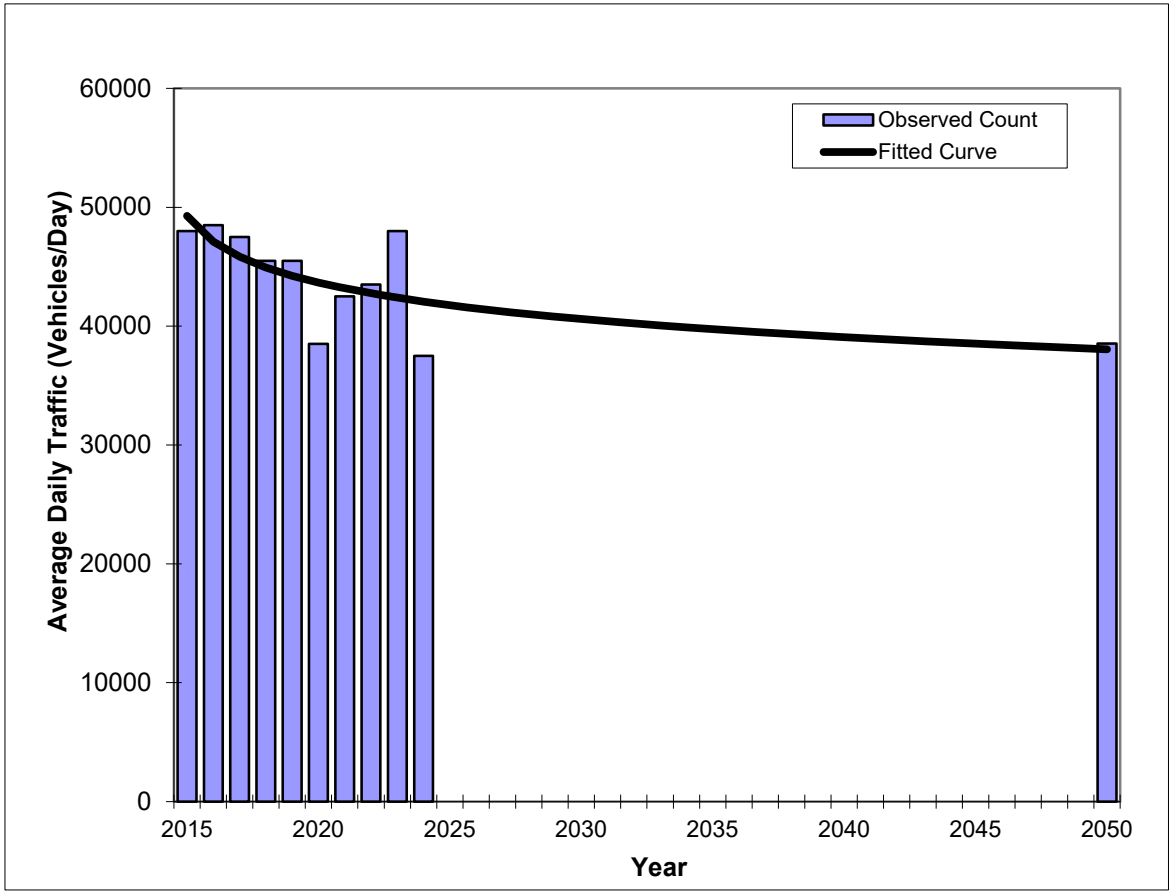
Exponential Growth Option

Traffic Trends - V2023

-- SR 5/US-1, 200' S SR 94/KENDALL DR/SW 88 ST

FM # Location	1

County:	0
Station #:	872532
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2015	48,000	49,280
2016	48,500	47,110
2017	47,500	45,840
2018	45,500	44,930
2019	45,500	44,230
2020	38,500	43,660
2021	42,500	43,180
2022	43,500	42,760
2023	48,000	42,390
2024	37,500	42,060
2030 Opening Year Trend		
2030	N/A	40,590
2040 Interim Year Trend		
2040	N/A	39,070
2050 Design Year Trend		
2050	N/A	38,050
Travel Demand Forecasts/Trends		
2050	38,526	38,050

*Axle-Adjusted

Trend R-squared:	1.00%
Compounded Annual Historic Growth Rate:	-1.74%
Compounded Growth Rate (2024 to Design Year)	-0.38%
Printed:	4/3/2026

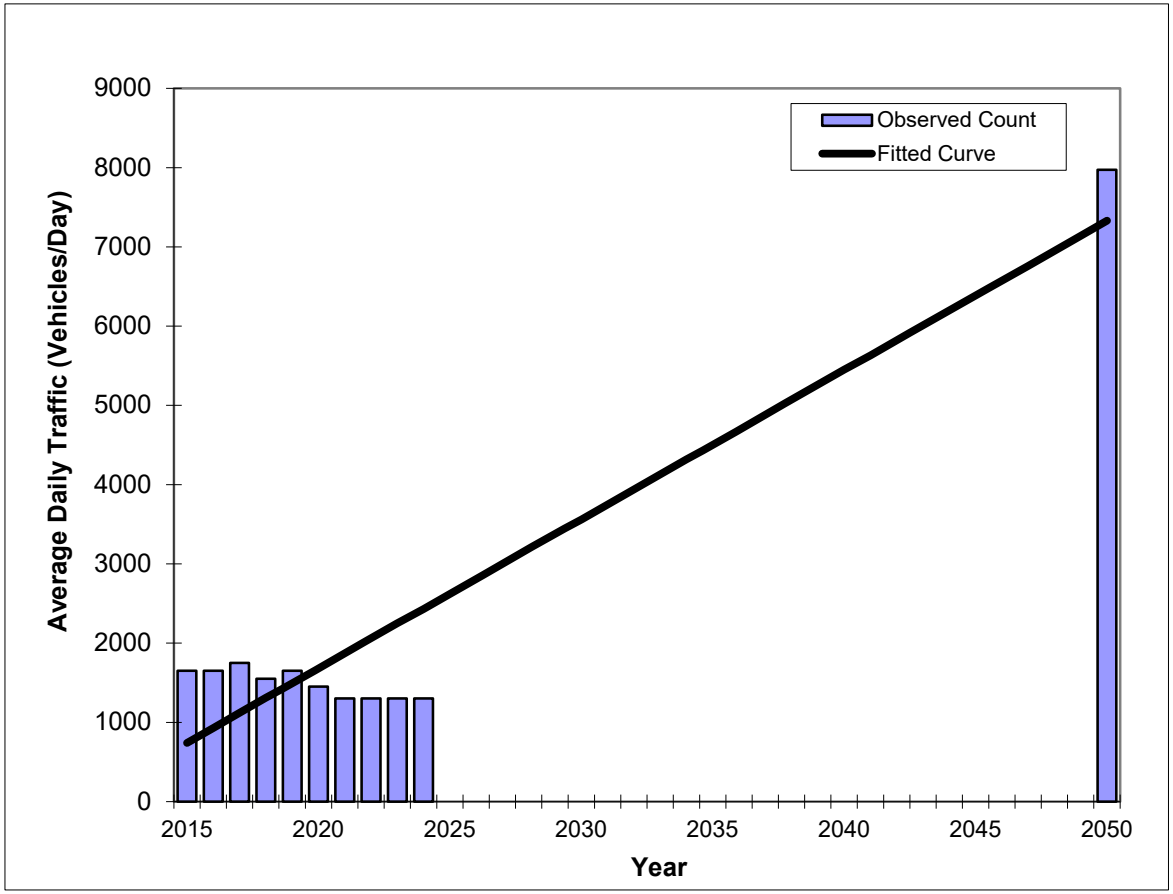
Decaying Exponential Growth Option

Traffic Trends - V2023

-- SW 62ND AVE 1000 FT SOUTH OF SW 104TH ST

FM #	
Location	**1**

County:	0
Station #:	877008
Roadway:	



Annual Trend Increase:	188
Trend R-squared:	85.27%
Trend Annual Historic Growth Rate:	25.38%
Trend Growth Rate (2024 to Design Year)	7.76%
Printed:	4/3/2026

Linear Growth Option

Year	Traffic (ADT/AADT) Count*	Trend
2015	1,650	740
2016	1,650	930
2017	1,750	1,120
2018	1,550	1,310
2019	1,650	1,490
2020	1,450	1,680
2021	1,300	1,870
2022	1,300	2,060
2023	1,300	2,250
2024	1,300	2,430
2030 Opening Year Trend		
2030	N/A	3,560
2040 Interim Year Trend		
2040	N/A	5,450
2050 Design Year Trend		
2050	N/A	7,330
Travel Demand Forecasts/Trends		
2050	7,974	7,330

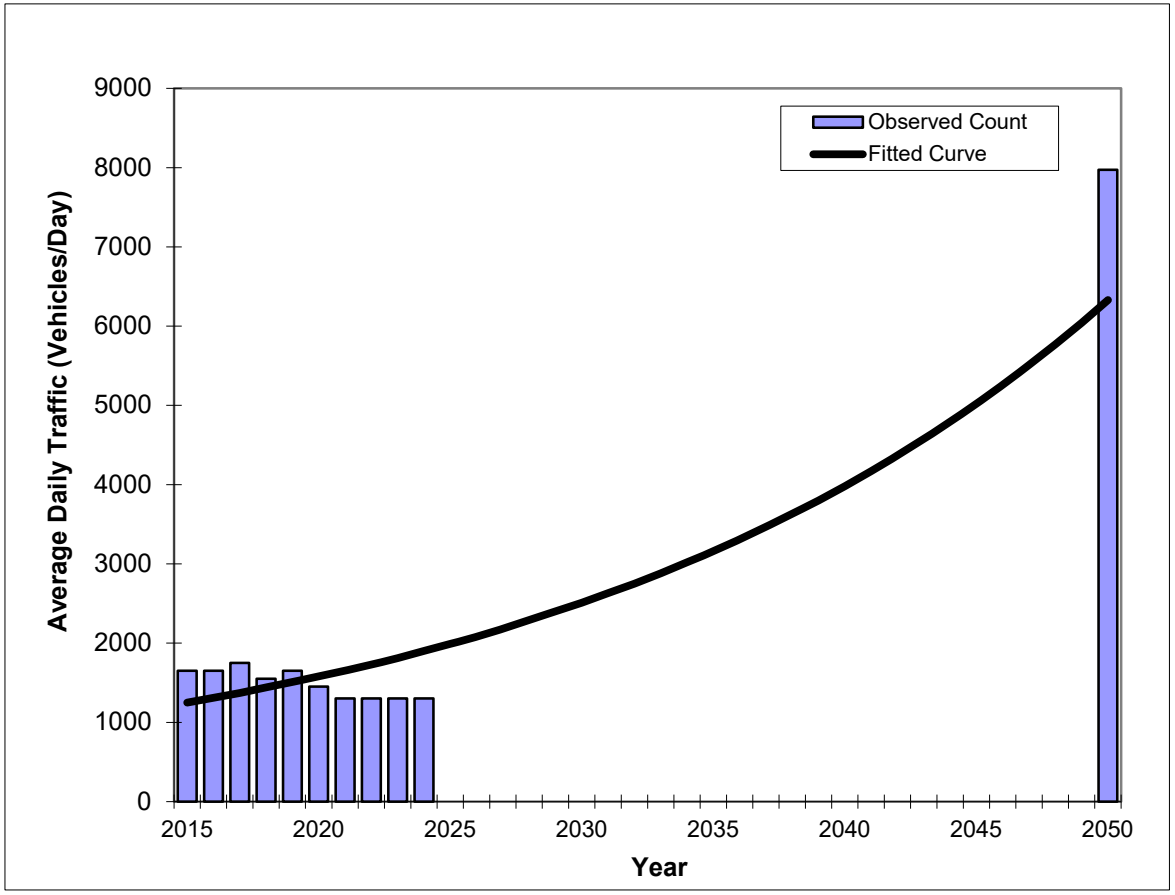
***Axle-Adjusted**

Traffic Trends - V2023

-- SW 62ND AVE 1000 FT SOUTH OF SW 104TH ST

FM #	
Location	**1**

County:	0
Station #:	877008
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2015	1,650	1,250
2016	1,650	1,310
2017	1,750	1,370
2018	1,550	1,440
2019	1,650	1,510
2020	1,450	1,580
2021	1,300	1,650
2022	1,300	1,730
2023	1,300	1,810
2024	1,300	1,900
2030 Opening Year Trend		
2030	N/A	2,510
2040 Interim Year Trend		
2040	N/A	3,980
2050 Design Year Trend		
2050	N/A	6,330
Travel Demand Forecasts/Trends		
2050	7,974	6,330

Trend R-squared:	73.63%
Compounded Annual Historic Growth Rate:	4.76%
Compounded Growth Rate (2024 to Design Year)	4.74%
Printed:	4/3/2026

Exponential Growth Option

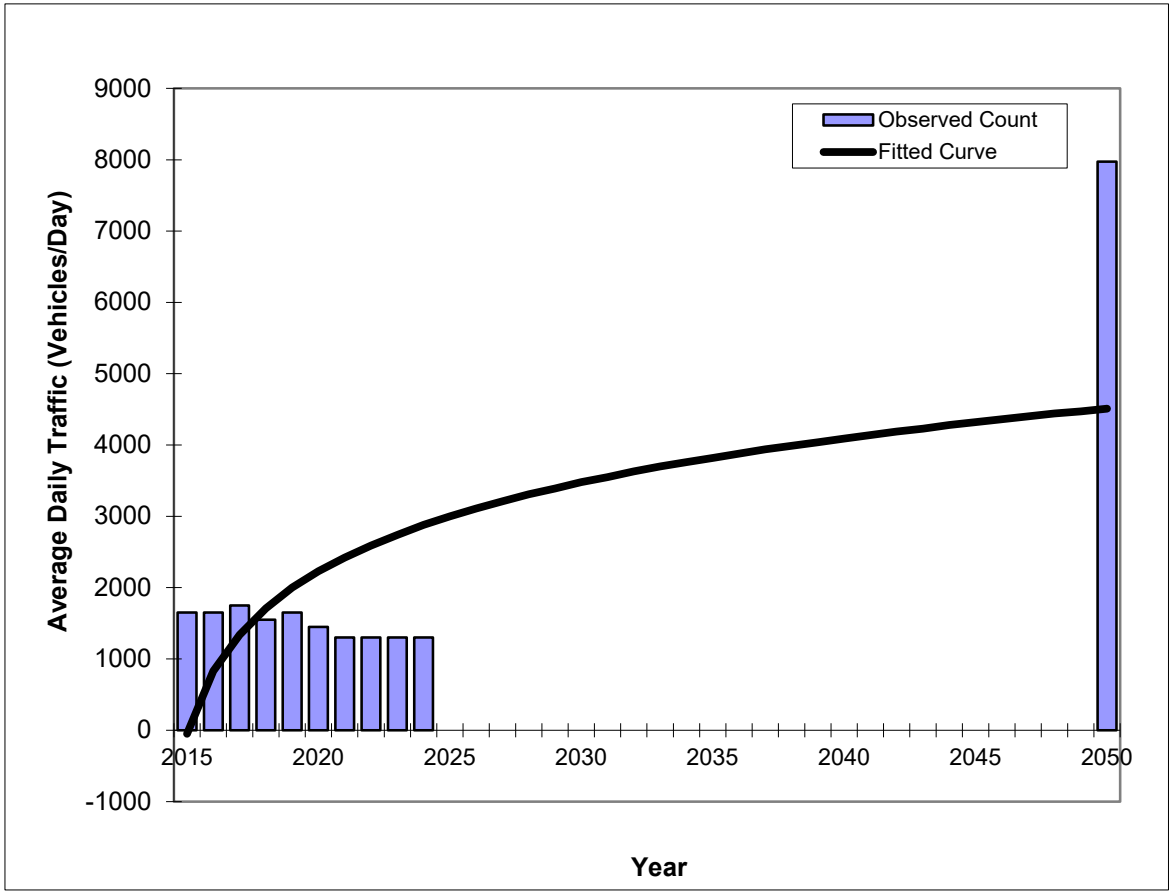
***Axle-Adjusted**

Traffic Trends - V2023

-- SW 62ND AVE 1000 FT SOUTH OF SW 104TH ST

FM #	
Location	**1**

County:	0
Station #:	877008
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2015	1,650	-50
2016	1,650	830
2017	1,750	1,340
2018	1,550	1,710
2019	1,650	2,000
2020	1,450	2,230
2021	1,300	2,420
2022	1,300	2,590
2023	1,300	2,740
2024	1,300	2,880
2030 Opening Year Trend		
2030	N/A	3,480
2040 Interim Year Trend		
2040	N/A	4,090
2050 Design Year Trend		
2050	N/A	4,510
Travel Demand Forecasts/Trends		
2050	7,974	4,510

*Axle-Adjusted

Trend R-squared:	36.78%
Compounded Annual Historic Growth Rate:	0.00%
Compounded Growth Rate (2024 to Design Year)	1.74%
Printed:	4/3/2026

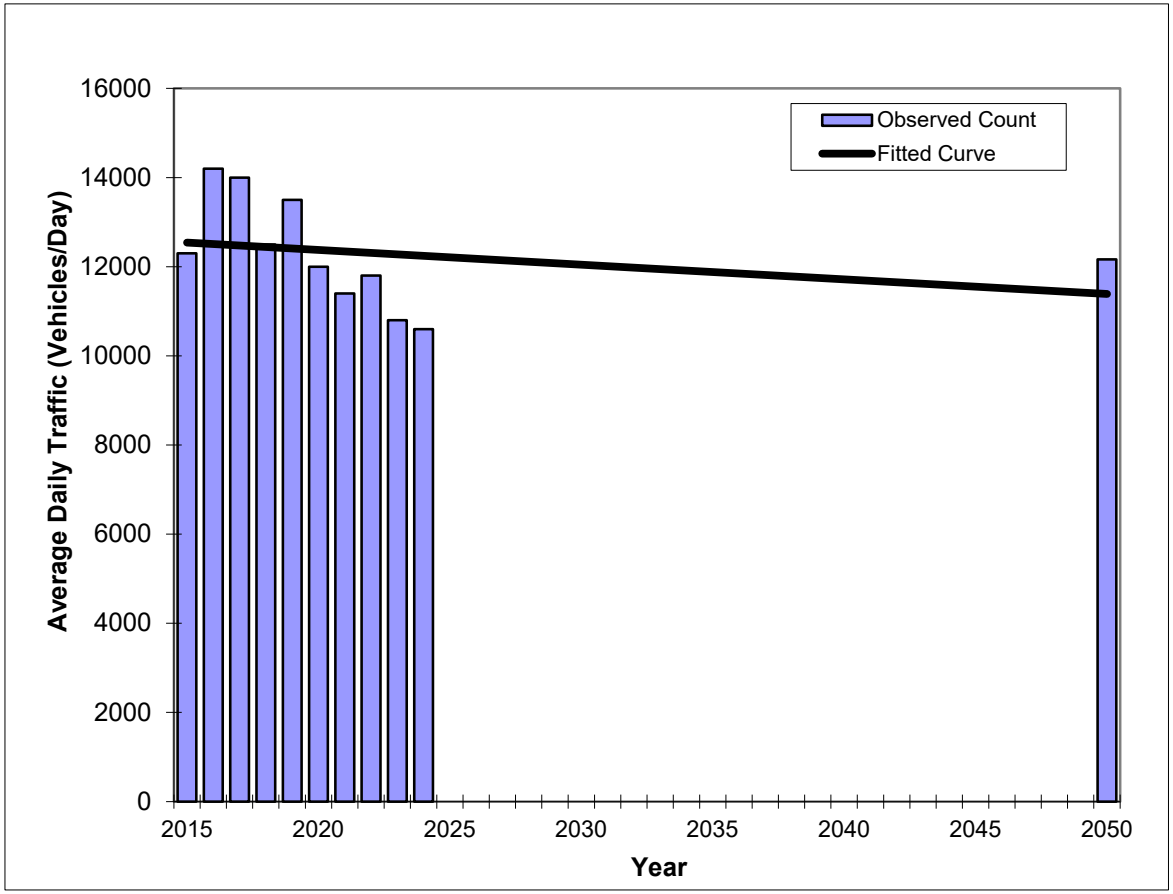
Decaying Exponential Growth Option

Traffic Trends - V2023

-- SW 67TH AVENUE 100 FT NORTH OF SW 98TH STREET

FM #	
Location	**1**

County:	0
Station #:	877059
Roadway:	



Annual Trend Decrease:	33
Trend R-squared:	7.02%
Trend Annual Historic Growth Rate:	-0.27%
Trend Growth Rate (2024 to Design Year)	-0.27%
Printed:	4/3/2026

Linear Growth Option

Year	Traffic (ADT/AADT) Count*	Trend
2015	12,300	12,540
2016	14,200	12,510
2017	14,000	12,470
2018	12,500	12,440
2019	13,500	12,410
2020	12,000	12,370
2021	11,400	12,340
2022	11,800	12,310
2023	10,800	12,280
2024	10,600	12,240
2030 Opening Year Trend		
2030	N/A	12,050
2040 Interim Year Trend		
2040	N/A	11,720
2050 Design Year Trend		
2050	N/A	11,390
Travel Demand Forecasts/Trends		
2050	12,165	11,390

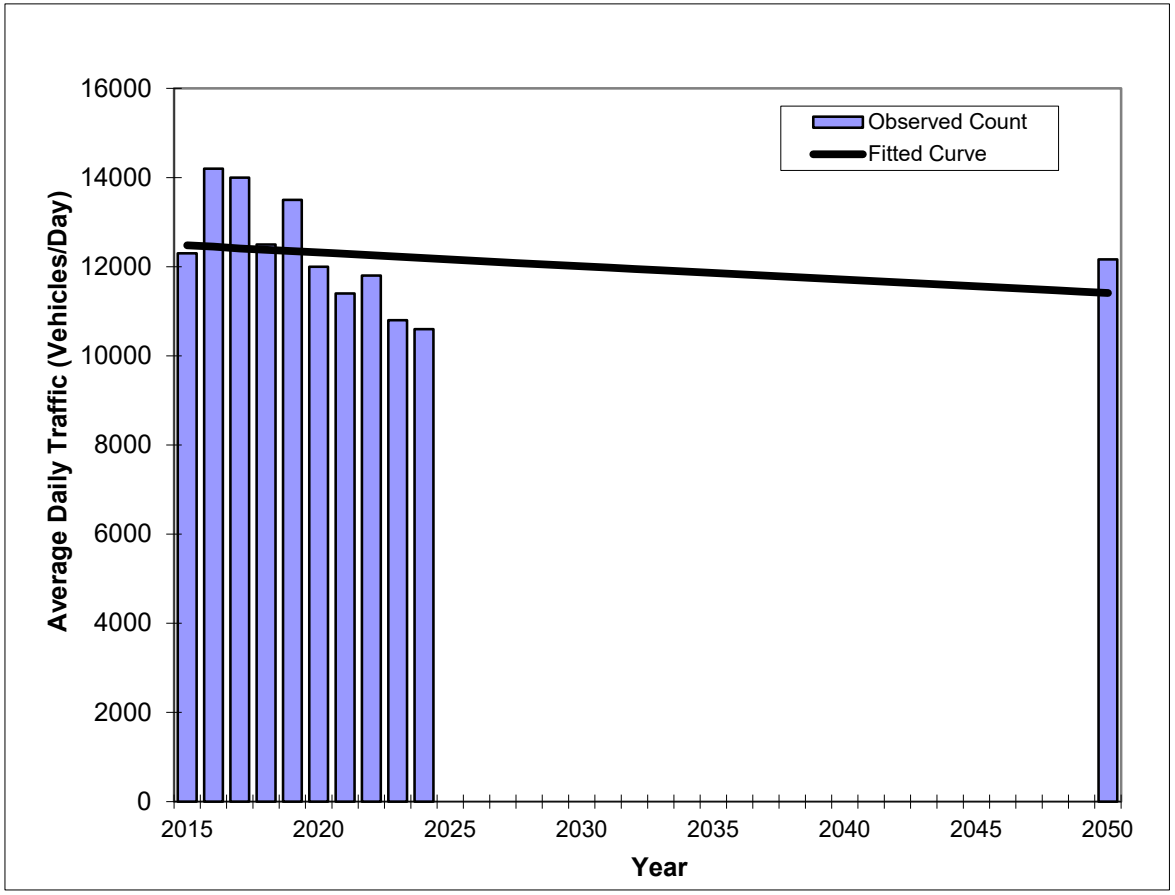
***Axle-Adjusted**

Traffic Trends - V2023

-- SW 67TH AVENUE 100 FT NORTH OF SW 98TH STREET

FM #	
Location	**1**

County:	0
Station #:	877059
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2015	12,300	12,480
2016	14,200	12,450
2017	14,000	12,410
2018	12,500	12,380
2019	13,500	12,350
2020	12,000	12,320
2021	11,400	12,290
2022	11,800	12,260
2023	10,800	12,230
2024	10,600	12,190
2030 Opening Year Trend		
2030	N/A	12,010
2040 Interim Year Trend		
2040	N/A	11,710
2050 Design Year Trend		
2050	N/A	11,410
Travel Demand Forecasts/Trends		
2050	12,165	11,410

Trend R-squared:	6.49%
Compounded Annual Historic Growth Rate:	-0.26%
Compounded Growth Rate (2024 to Design Year)	-0.25%
Printed:	4/3/2026

Exponential Growth Option

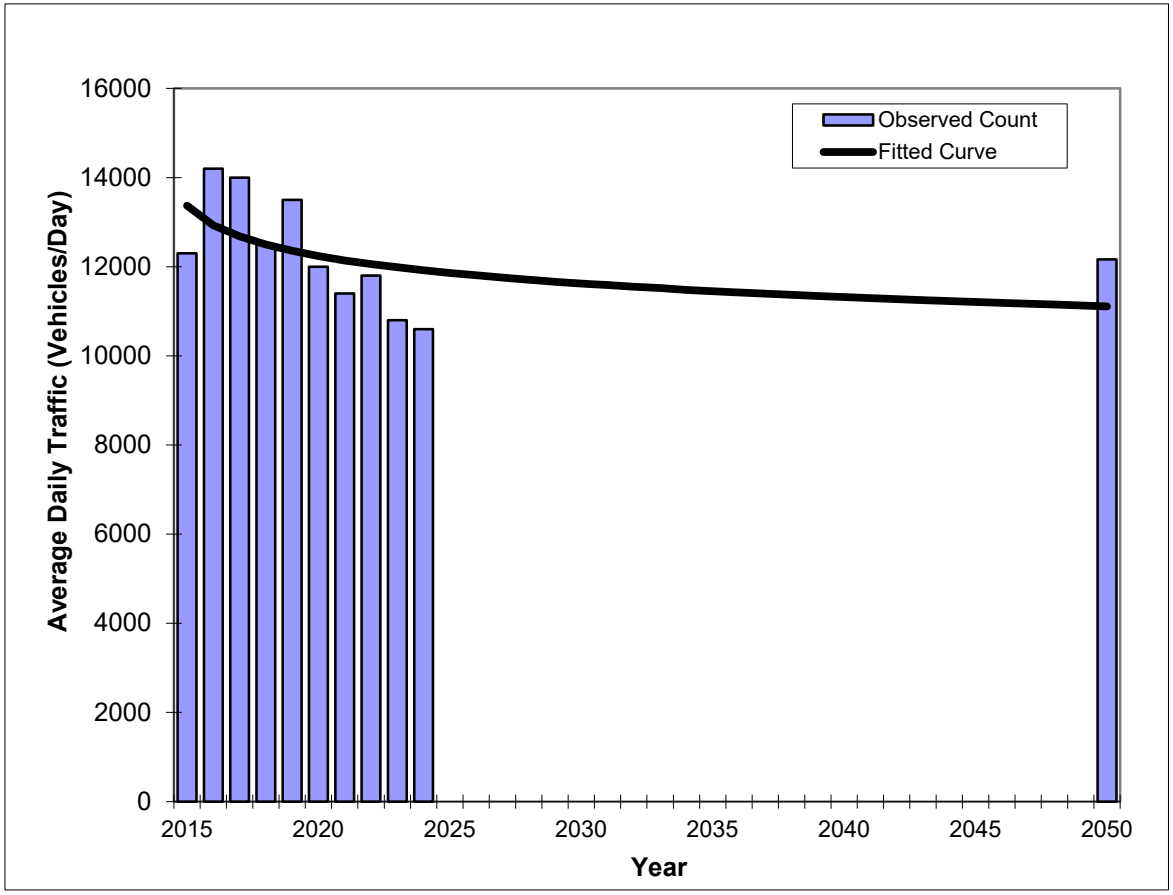
***Axle-Adjusted**

Traffic Trends - V2023

-- SW 67TH AVENUE 100 FT NORTH OF SW 98TH STREET

FM #	
Location	**1**

County:	0
Station #:	877059
Roadway:	



Trend R-squared:	24.26%
Compounded Annual Historic Growth Rate:	-1.27%
Compounded Growth Rate (2024 to Design Year)	-0.27%
Printed:	4/3/2026

Decaying Exponential Growth Option

	Traffic (ADT/AADT)	
Year	**Count***	**Trend**
2015	12,300	13,370
2016	14,200	12,930
2017	14,000	12,680
2018	12,500	12,500
2019	13,500	12,360
2020	12,000	12,240
2021	11,400	12,140
2022	11,800	12,060
2023	10,800	11,990
2024	10,600	11,920
2030 Opening Year Trend		
2030	N/A	11,620
2040 Interim Year Trend		
2040	N/A	11,320
2050 Design Year Trend		
2050	N/A	11,110
Travel Demand Forecasts/Trends		
2050	12,165	11,110

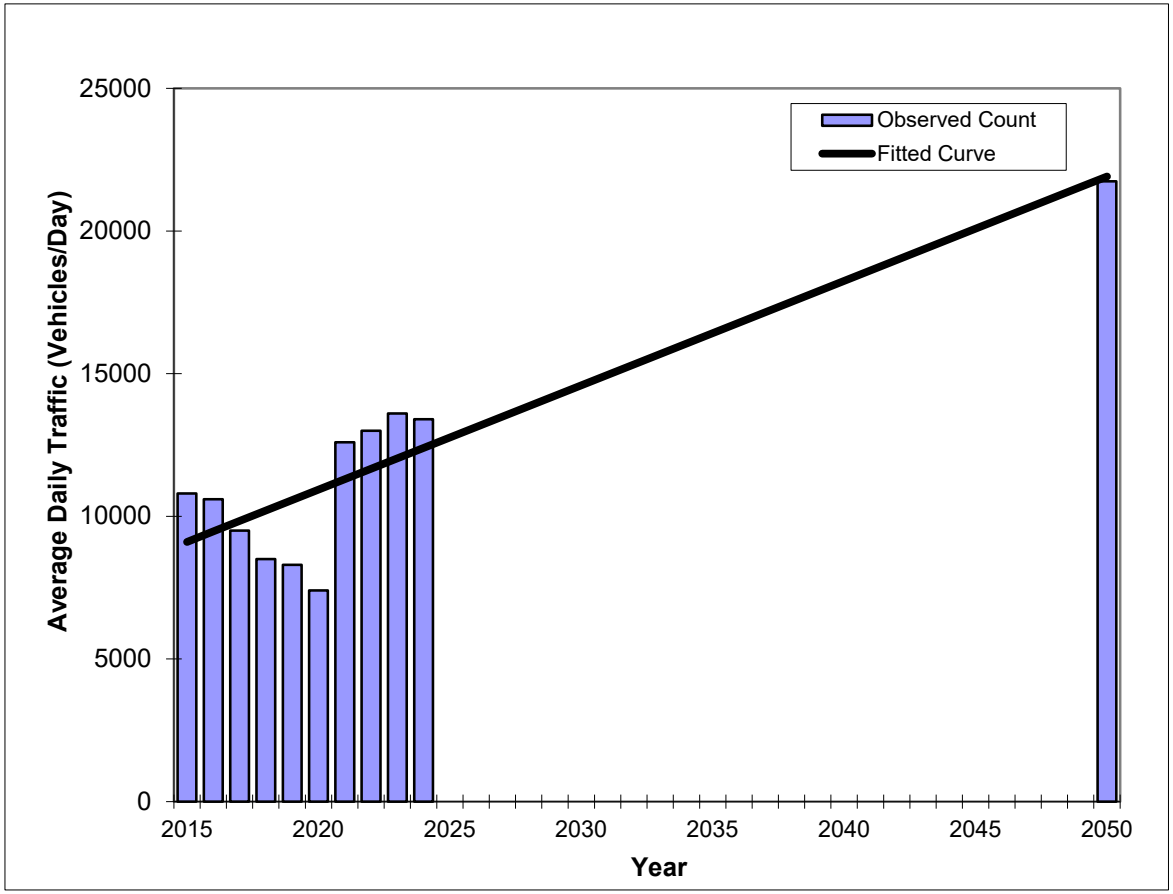
***Axle-Adjusted**

Traffic Trends - V2023

-- SW 77TH AVE, 200' SOUTH OF SW 136TH STREET

FM #	
Location	**1**

County:	0
Station #:	878130
Roadway:	



Annual Trend Increase:	366
Trend R-squared:	79.65%
Trend Annual Historic Growth Rate:	4.03%
Trend Growth Rate (2024 to Design Year)	2.95%
Printed:	4/3/2026

Linear Growth Option

Year	Traffic (ADT/AADT) Count*	Trend
2015	10,800	9,100
2016	10,600	9,470
2017	9,500	9,830
2018	8,500	10,200
2019	8,300	10,570
2020	7,400	10,930
2021	12,600	11,300
2022	13,000	11,660
2023	13,600	12,030
2024	13,400	12,400
2030 Opening Year Trend		
2030	N/A	14,590
2040 Interim Year Trend		
2040	N/A	18,250
2050 Design Year Trend		
2050	N/A	21,910
Travel Demand Forecasts/Trends		
2050	21,747	21,910

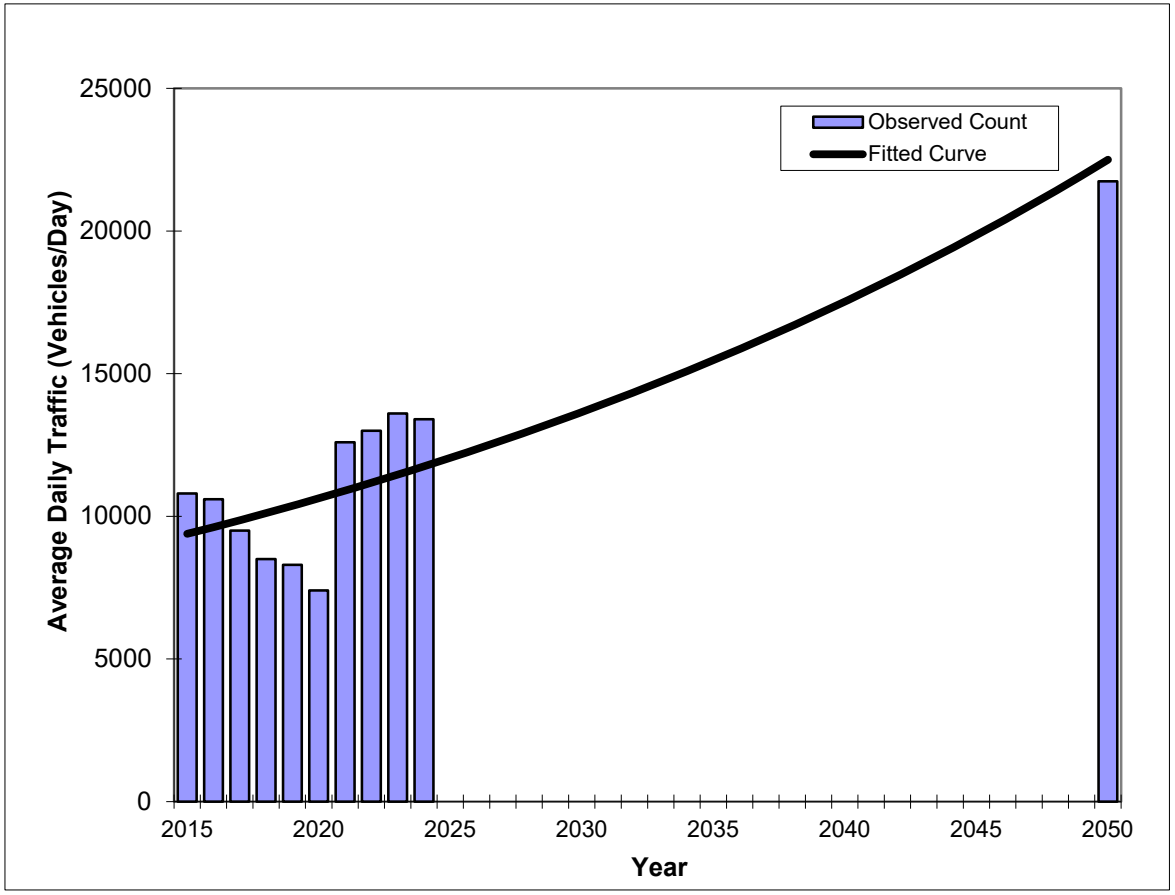
***Axle-Adjusted**

Traffic Trends - V2023

-- SW 77TH AVE, 200' SOUTH OF SW 136TH STREET

FM #	
Location	**1**

County:	0
Station #:	878130
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2015	10,800	9,390
2016	10,600	9,620
2017	9,500	9,870
2018	8,500	10,120
2019	8,300	10,370
2020	7,400	10,640
2021	12,600	10,900
2022	13,000	11,180
2023	13,600	11,460
2024	13,400	11,750
2030 Opening Year Trend		
2030	N/A	13,650
2040 Interim Year Trend		
2040	N/A	17,530
2050 Design Year Trend		
2050	N/A	22,500
Travel Demand Forecasts/Trends		
2050	21,747	22,500

Trend R-squared:	63.45%
Compounded Annual Historic Growth Rate:	2.52%
Compounded Growth Rate (2024 to Design Year)	2.53%
Printed:	4/3/2026

Exponential Growth Option

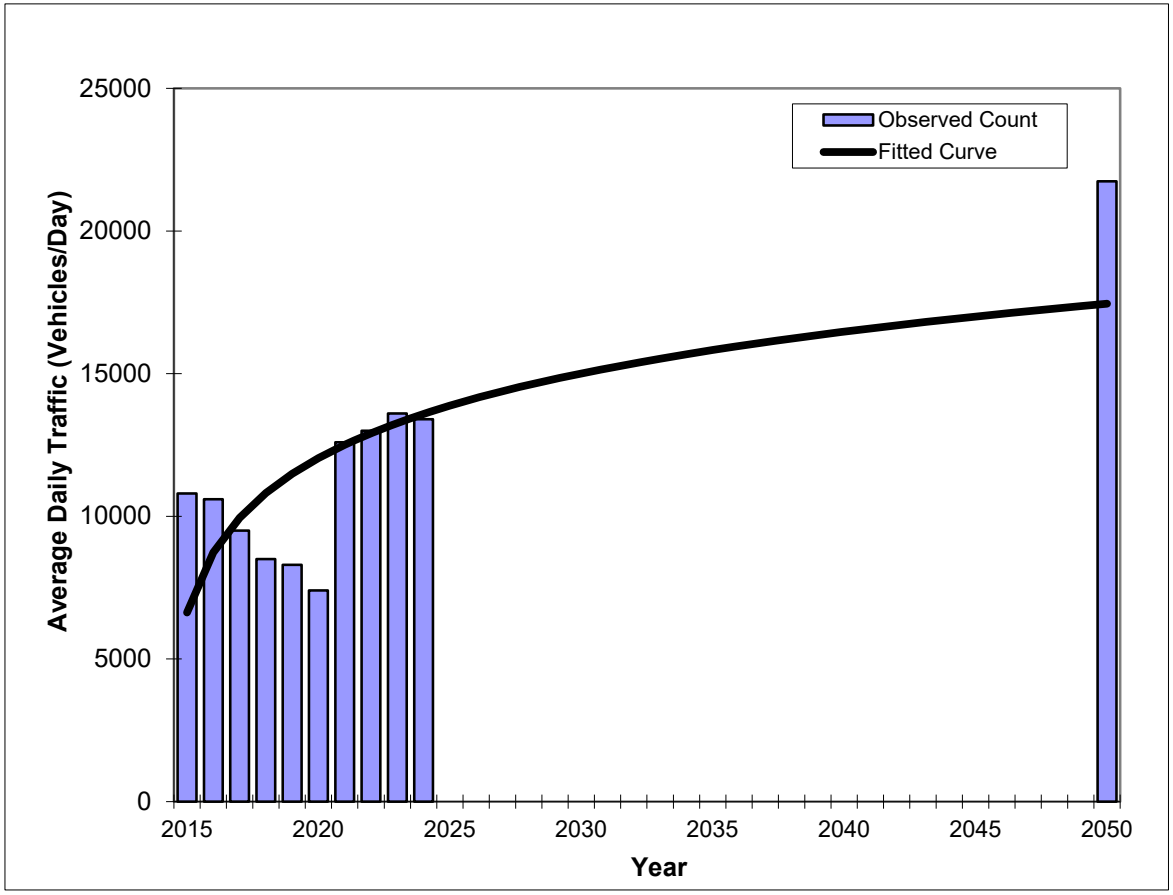
***Axle-Adjusted**

Traffic Trends - V2023

-- SW 77TH AVE, 200' SOUTH OF SW 136TH STREET

FM #	
Location	**1**

County:	0
Station #:	878130
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2015	10,800	6,630
2016	10,600	8,730
2017	9,500	9,950
2018	8,500	10,820
2019	8,300	11,490
2020	7,400	12,040
2021	12,600	12,510
2022	13,000	12,910
2023	13,600	13,270
2024	13,400	13,590
2030 Opening Year Trend		
2030	N/A	15,010
2040 Interim Year Trend		
2040	N/A	16,470
2050 Design Year Trend		
2050	N/A	17,450
Travel Demand Forecasts/Trends		
2050	2,050	17,450

Trend R-squared:	51.06%
Compounded Annual Historic Growth Rate:	8.30%
Compounded Growth Rate (2024 to Design Year)	0.97%
Printed:	4/3/2026

Decaying Exponential Growth Option

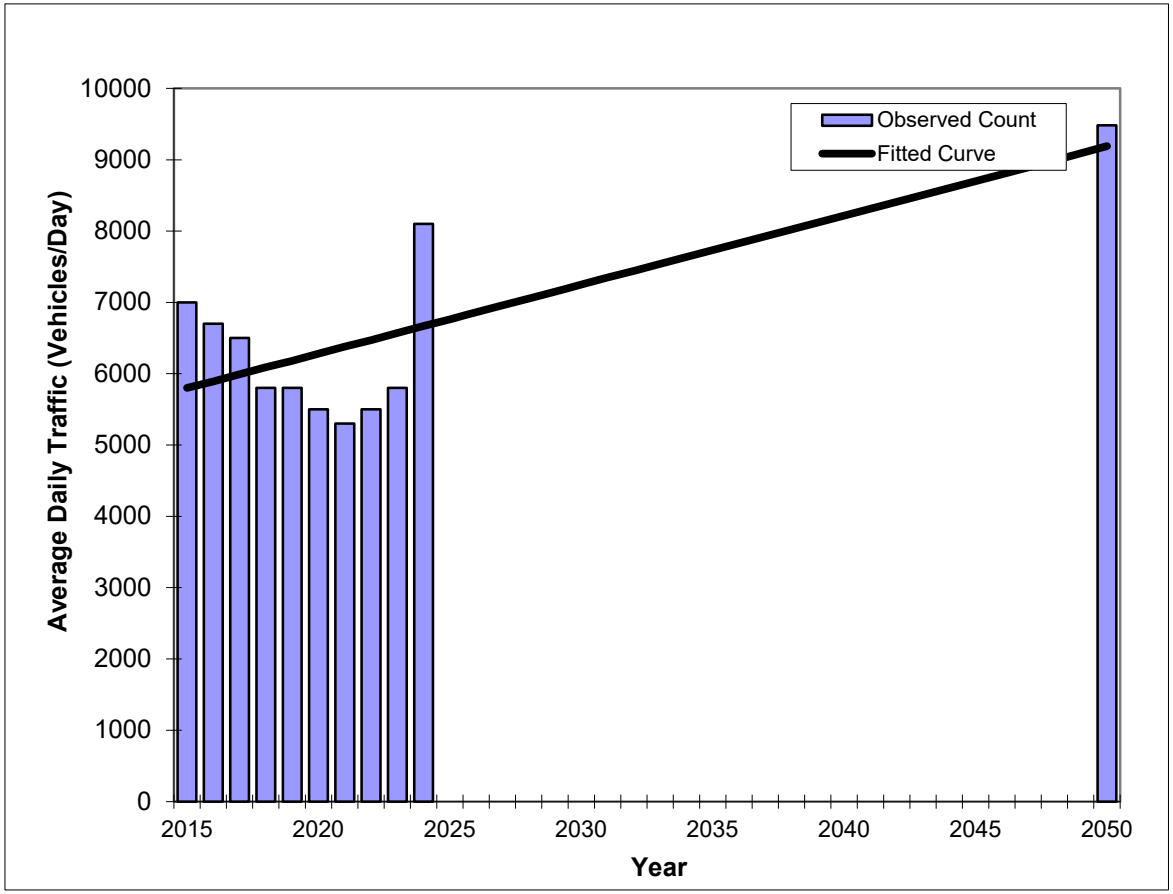
***Axle-Adjusted**

Traffic Trends - V2023

-- SW 112TH ST, 200' EAST OF US-1

FM #	
Location	**1**

County:	0
Station #:	878285
Roadway:	



Annual Trend Increase:	97
Trend R-squared:	51.95%
Trend Annual Historic Growth Rate:	1.67%
Trend Growth Rate (2024 to Design Year)	1.45%
Printed:	4/3/2026

Linear Growth Option

Year	Traffic (ADT/AADT) Count*	Trend
2015	7,000	5,800
2016	6,700	5,890
2017	6,500	5,990
2018	5,800	6,090
2019	5,800	6,180
2020	5,500	6,280
2021	5,300	6,380
2022	5,500	6,470
2023	5,800	6,570
2024	8,100	6,670
2030 Opening Year Trend		
2030	N/A	7,250
2040 Interim Year Trend		
2040	N/A	8,220
2050 Design Year Trend		
2050	N/A	9,190
Travel Demand Forecasts/Trends		
2050	9,481	9,190

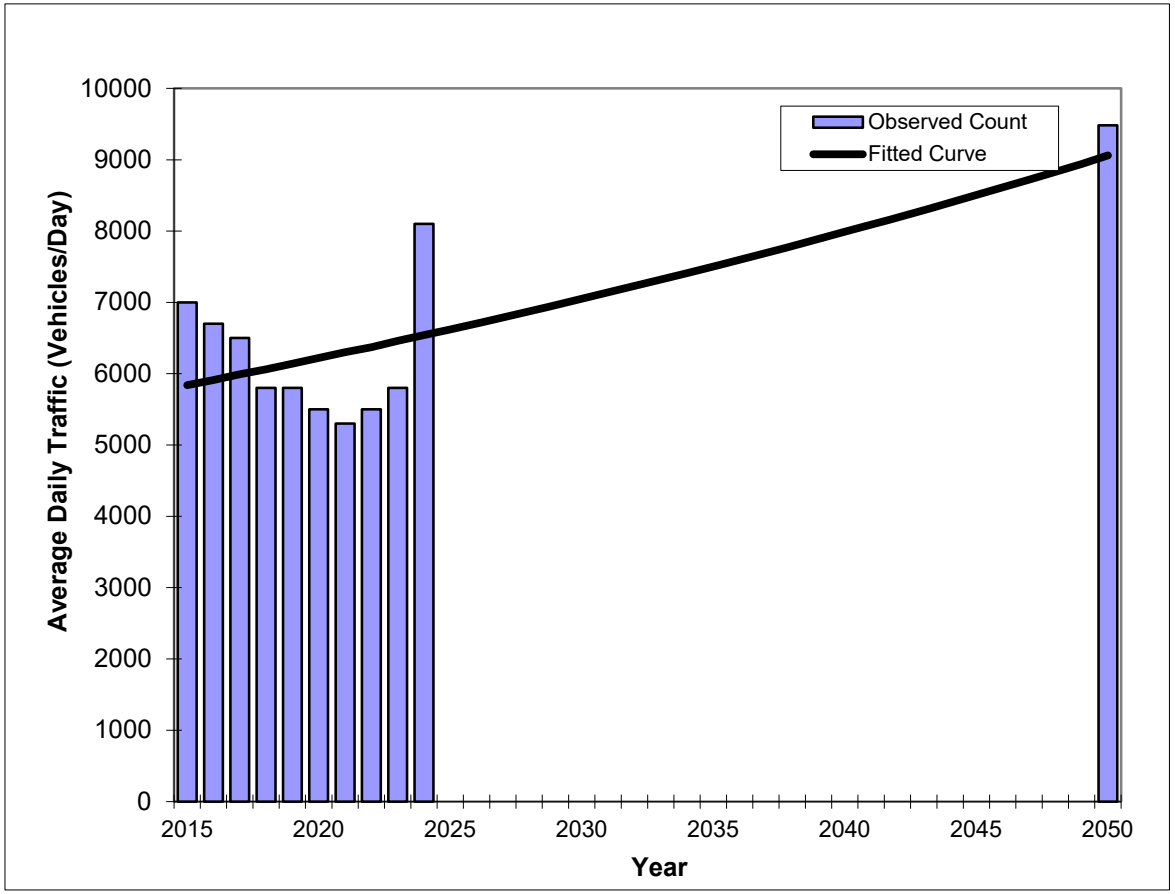
***Axle-Adjusted**

Traffic Trends - V2023

-- SW 112TH ST, 200' EAST OF US-1

FM #	
Location	**1**

County:	0
Station #:	878285
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2015	7,000	5,840
2016	6,700	5,910
2017	6,500	5,990
2018	5,800	6,060
2019	5,800	6,140
2020	5,500	6,220
2021	5,300	6,300
2022	5,500	6,370
2023	5,800	6,460
2024	8,100	6,540
2030 Opening Year Trend		
2030	N/A	7,050
2040 Interim Year Trend		
2040	N/A	7,990
2050 Design Year Trend		
2050	N/A	9,060
Travel Demand Forecasts/Trends		
2050	9,481	9,060

Trend R-squared:	43.87%
Compounded Annual Historic Growth Rate:	1.27%
Compounded Growth Rate (2024 to Design Year)	1.26%
Printed:	4/3/2026

Exponential Growth Option

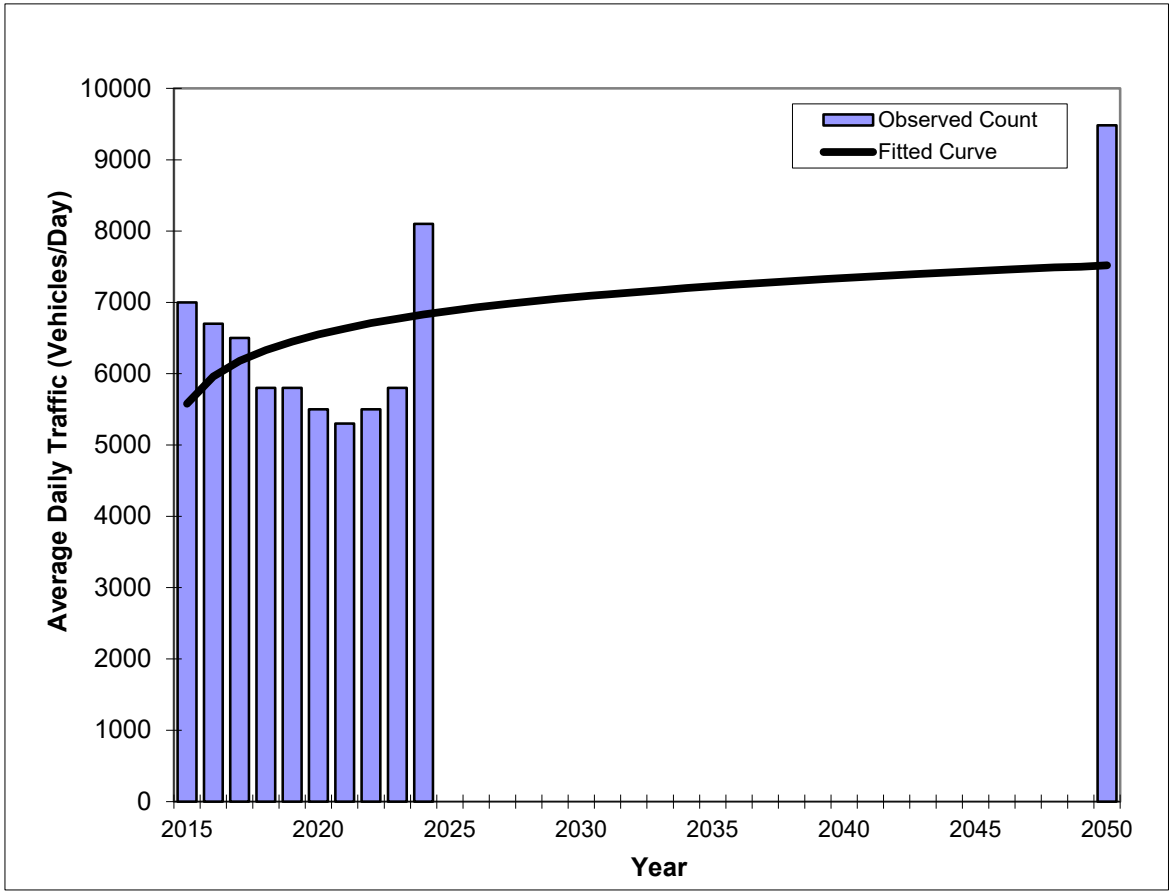
***Axle-Adjusted**

Traffic Trends - V2023

-- SW 112TH ST, 200' EAST OF US-1

FM #	
Location	**1**

County:	0
Station #:	878285
Roadway:	



Trend R-squared:	15.28%
Compounded Annual Historic Growth Rate:	2.27%
Compounded Growth Rate (2024 to Design Year)	0.37%
Printed:	4/3/2026

Decaying Exponential Growth Option

Year	Traffic (ADT/AADT) Count*	Trend
2015	7,000	5,580
2016	6,700	5,960
2017	6,500	6,180
2018	5,800	6,330
2019	5,800	6,450
2020	5,500	6,550
2021	5,300	6,630
2022	5,500	6,710
2023	5,800	6,770
2024	8,100	6,830
2030 Opening Year Trend		
2030	N/A	7,080
2040 Interim Year Trend		
2040	N/A	7,340
2050 Design Year Trend		
2050	N/A	7,520
Travel Demand Forecasts/Trends		
2050	2,050	7,520

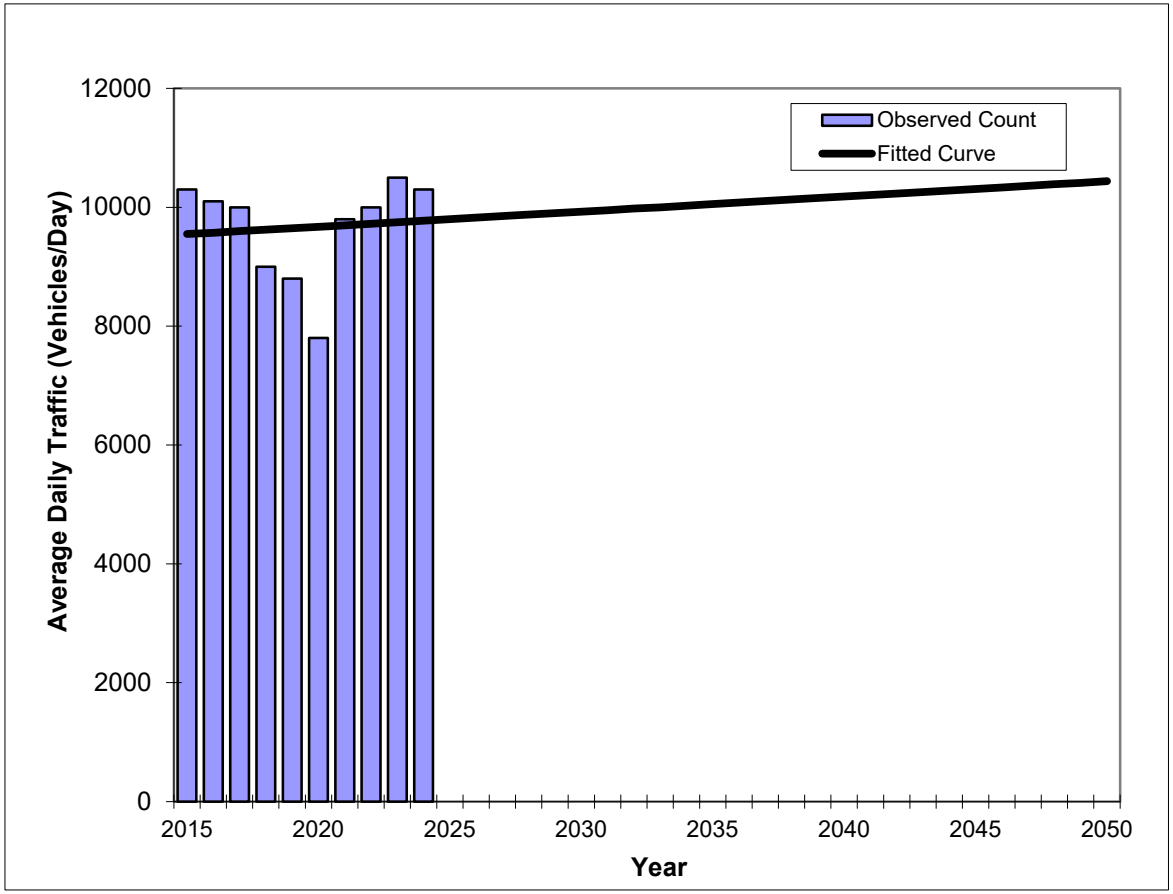
***Axle-Adjusted**

Traffic Trends - V2023

-- SW 57TH AVE, 200' NORTH OF OLD CUTLER RD

FM #	
Location	**1**

County:	0
Station #:	878300
Roadway:	



Annual Trend Increase:	25
Trend R-squared:	1.00%
Trend Annual Historic Growth Rate:	0.26%
Trend Growth Rate (2024 to Design Year)	0.26%
Printed:	4/3/2026

Linear Growth Option

	Traffic (ADT/AADT)	
Year	**Count***	**Trend**
2015	10,300	9,550
2016	10,100	9,570
2017	10,000	9,600
2018	9,000	9,620
2019	8,800	9,650
2020	7,800	9,670
2021	9,800	9,700
2022	10,000	9,720
2023	10,500	9,750
2024	10,300	9,770
2030 Opening Year Trend		
2030	N/A	9,930
2040 Interim Year Trend		
2040	N/A	10,180
2050 Design Year Trend		
2050	N/A	10,440
Travel Demand Forecasts/Trends		
2050	2,280	10,440

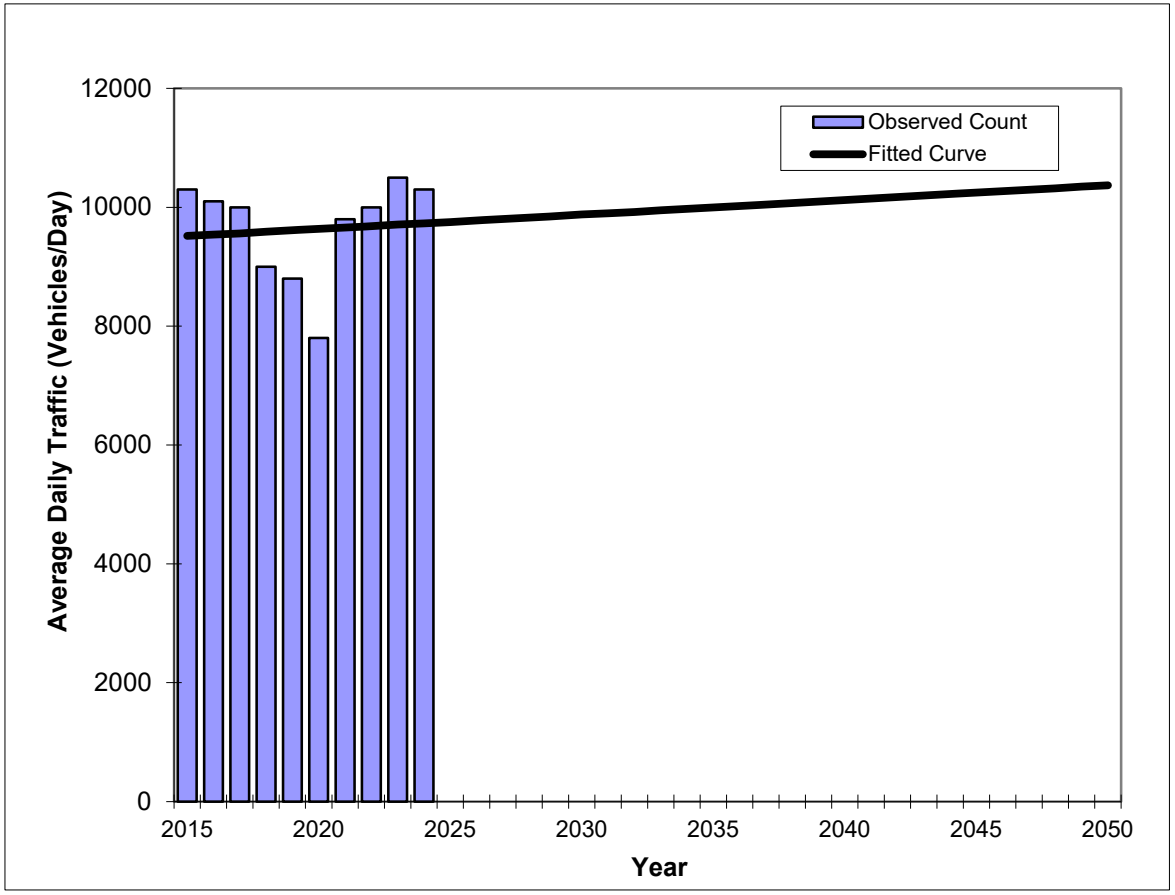
***Axle-Adjusted**

Traffic Trends - V2023

-- SW 57TH AVE, 200' NORTH OF OLD CUTLER RD

FM #	
Location	**1**

County:	0
Station #:	878300
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2015	10,300	9,520
2016	10,100	9,540
2017	10,000	9,560
2018	9,000	9,590
2019	8,800	9,610
2020	7,800	9,640
2021	9,800	9,660
2022	10,000	9,680
2023	10,500	9,710
2024	10,300	9,730
2030 Opening Year Trend		
2030	N/A	9,880
2040 Interim Year Trend		
2040	N/A	10,120
2050 Design Year Trend		
2050	N/A	10,370
Travel Demand Forecasts/Trends		
2050	2,280	10,370

*Axle-Adjusted

Trend R-squared:	1.00%
Compounded Annual Historic Growth Rate:	0.24%
Compounded Growth Rate (2024 to Design Year)	0.25%
Printed:	4/3/2026

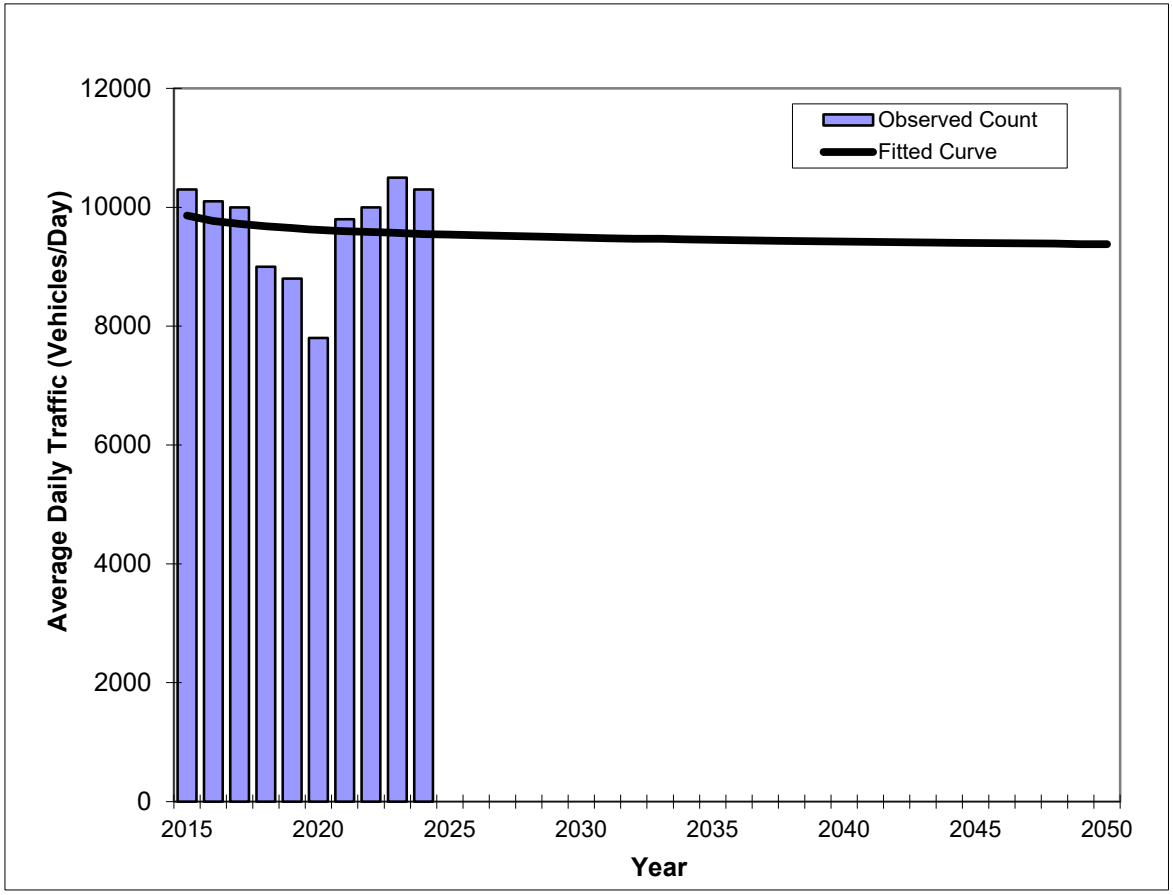
Exponential Growth Option

Traffic Trends - V2023

-- SW 57TH AVE, 200' NORTH OF OLD CUTLER RD

FM #	
Location	**1**

County:	0
Station #:	878300
Roadway:	



Trend R-squared:	1.34%
Compounded Annual Historic Growth Rate:	-0.35%
Compounded Growth Rate (2024 to Design Year)	-0.07%
Printed:	4/3/2026

Decaying Exponential Growth Option

Year	Traffic (ADT/AADT) Count*	Trend
2015	10,300	9,860
2016	10,100	9,770
2017	10,000	9,720
2018	9,000	9,680
2019	8,800	9,650
2020	7,800	9,620
2021	9,800	9,600
2022	10,000	9,580
2023	10,500	9,570
2024	10,300	9,550
2030 Opening Year Trend		
2030	N/A	9,490
2040 Interim Year Trend		
2040	N/A	9,420
2050 Design Year Trend		
2050	N/A	9,380
Travel Demand Forecasts/Trends		
2050	2,280	9,380

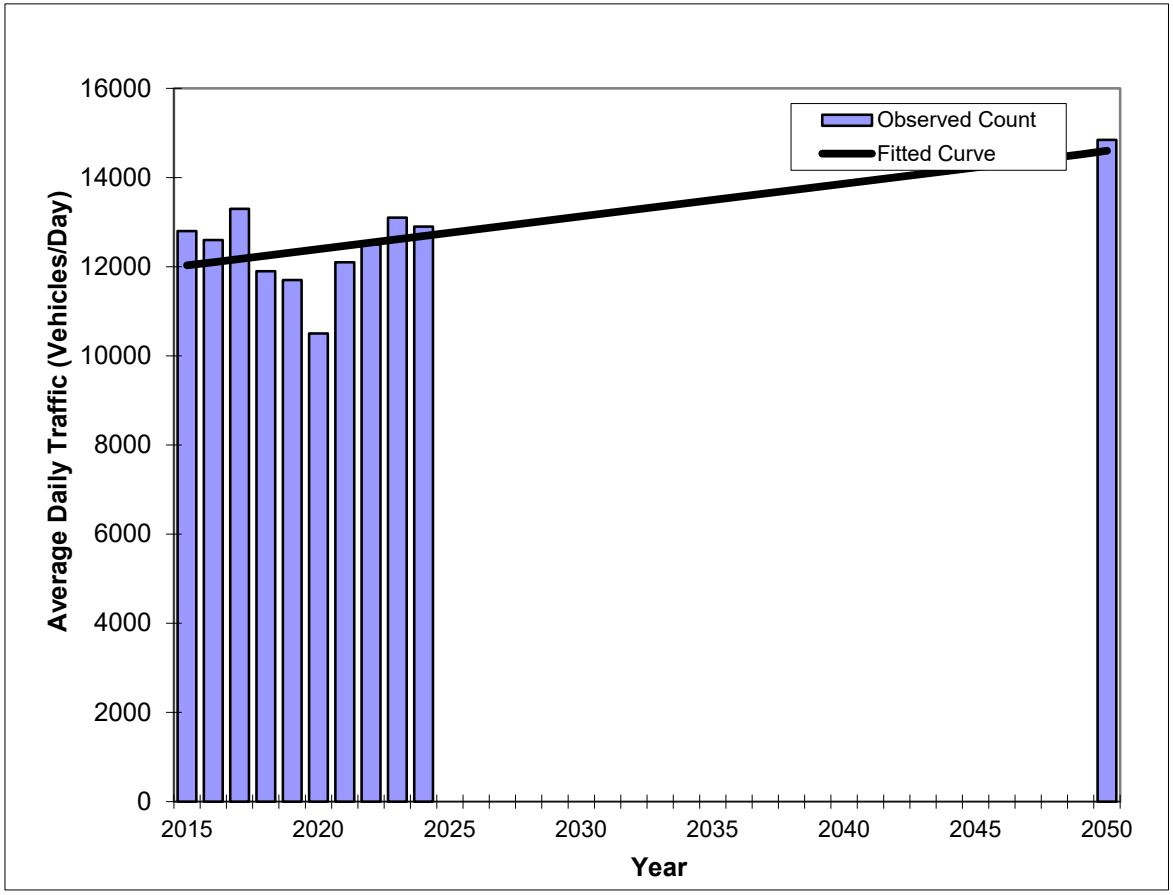
***Axle-Adjusted**

Traffic Trends - V2023

-- SW 57TH AVE, 200' NORTH OF SW 104TH STREET

FM # Location	1

County:	0
Station #:	878301
Roadway:	



Annual Trend Increase:	73
Trend R-squared:	42.84%
Trend Annual Historic Growth Rate:	0.61%
Trend Growth Rate (2024 to Design Year)	0.58%
Printed:	4/3/2026
Linear Growth Option	

Year	Traffic (ADT/AADT) Count*	Trend
2015	12,800	12,030
2016	12,600	12,100
2017	13,300	12,180
2018	11,900	12,250
2019	11,700	12,320
2020	10,500	12,400
2021	12,100	12,470
2022	12,500	12,540
2023	13,100	12,620
2024	12,900	12,690
2030 Opening Year Trend		
2030	N/A	13,130
2040 Interim Year Trend		
2040	N/A	13,860
2050 Design Year Trend		
2050	N/A	14,600
Travel Demand Forecasts/Trends		
2050	14,848	14,600

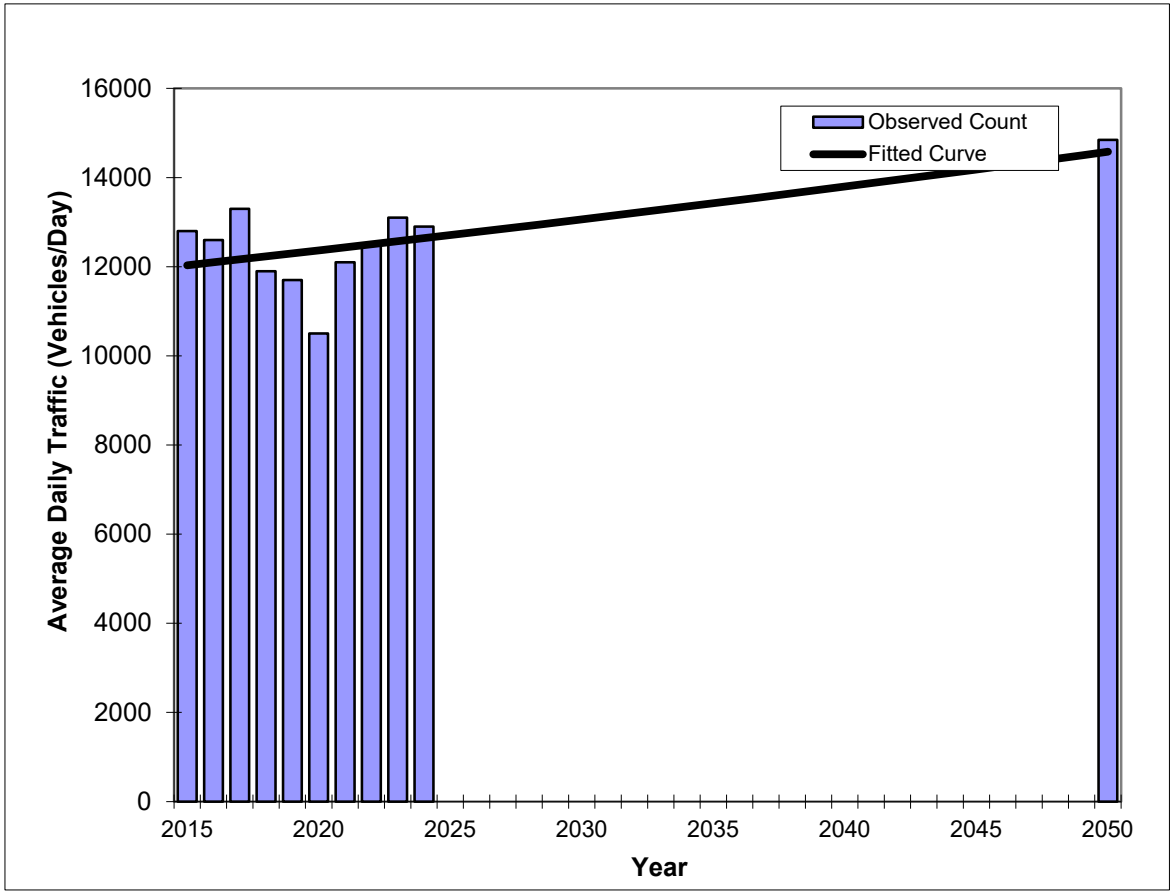
***Axle-Adjusted**

Traffic Trends - V2023

-- SW 57TH AVE, 200' NORTH OF SW 104TH STREET

FM #	
Location	**1**

County:	0
Station #:	878301
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2015	12,800	12,030
2016	12,600	12,100
2017	13,300	12,160
2018	11,900	12,230
2019	11,700	12,300
2020	10,500	12,370
2021	12,100	12,430
2022	12,500	12,500
2023	13,100	12,570
2024	12,900	12,640
2030 Opening Year Trend		
2030	N/A	13,060
2040 Interim Year Trend		
2040	N/A	13,800
2050 Design Year Trend		
2050	N/A	14,580
Travel Demand Forecasts/Trends		
2050	14,848	14,580

Trend R-squared:	37.46%
Compounded Annual Historic Growth Rate:	0.55%
Compounded Growth Rate (2024 to Design Year)	0.55%
Printed:	4/3/2026

Exponential Growth Option

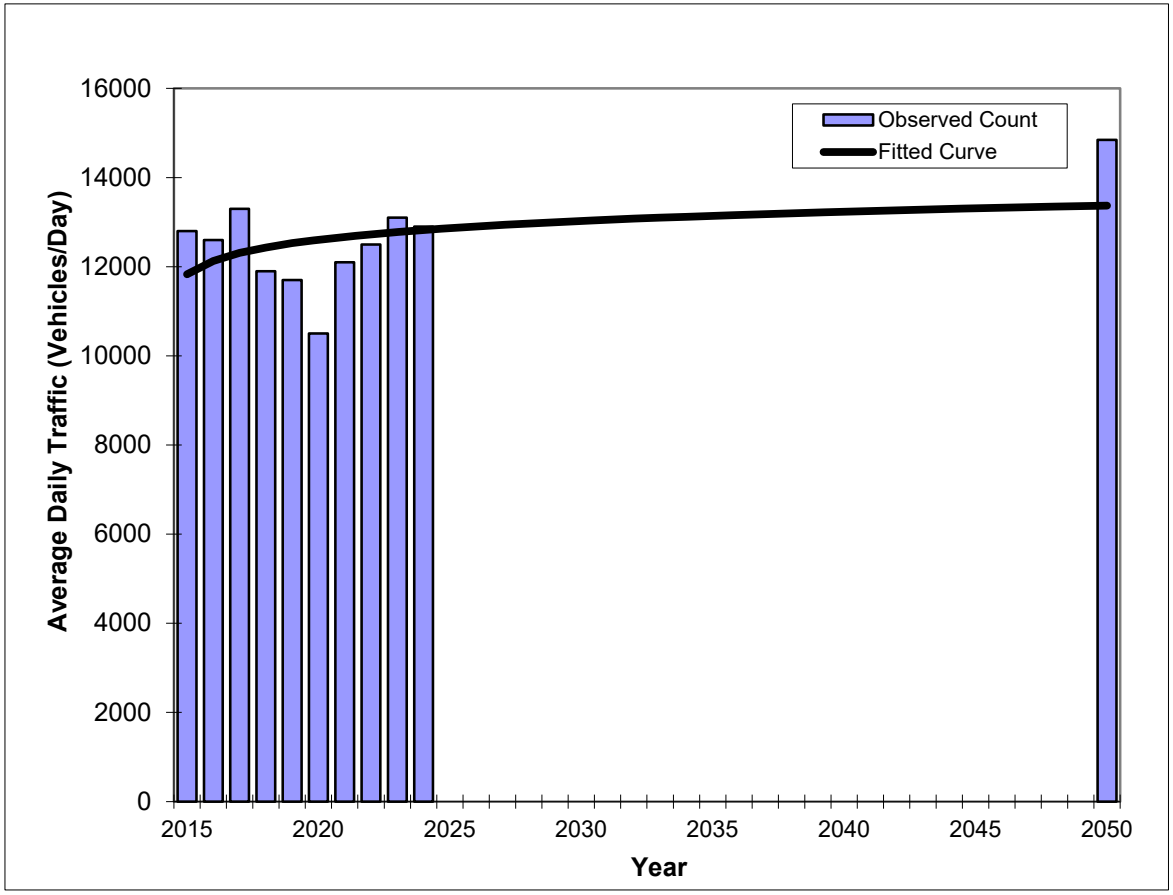
***Axle-Adjusted**

Traffic Trends - V2023

-- SW 57TH AVE, 200' NORTH OF SW 104TH STREET

FM # Location	1

County:	0
Station #:	878301
Roadway:	



Trend R-squared:	13.86%
Compounded Annual Historic Growth Rate:	0.90%
Compounded Growth Rate (2024 to Design Year)	0.16%
Printed:	4/3/2026

Decaying Exponential Growth Option

Year	Traffic (ADT/AADT) Count*	Trend
2015	12,800	11,830
2016	12,600	12,130
2017	13,300	12,310
2018	11,900	12,430
2019	11,700	12,530
2020	10,500	12,600
2021	12,100	12,670
2022	12,500	12,730
2023	13,100	12,780
2024	12,900	12,820
2030 Opening Year Trend		
2030	N/A	13,030
2040 Interim Year Trend		
2040	N/A	13,230
2050 Design Year Trend		
2050	N/A	13,370
Travel Demand Forecasts/Trends		
2050	14,848	13,370

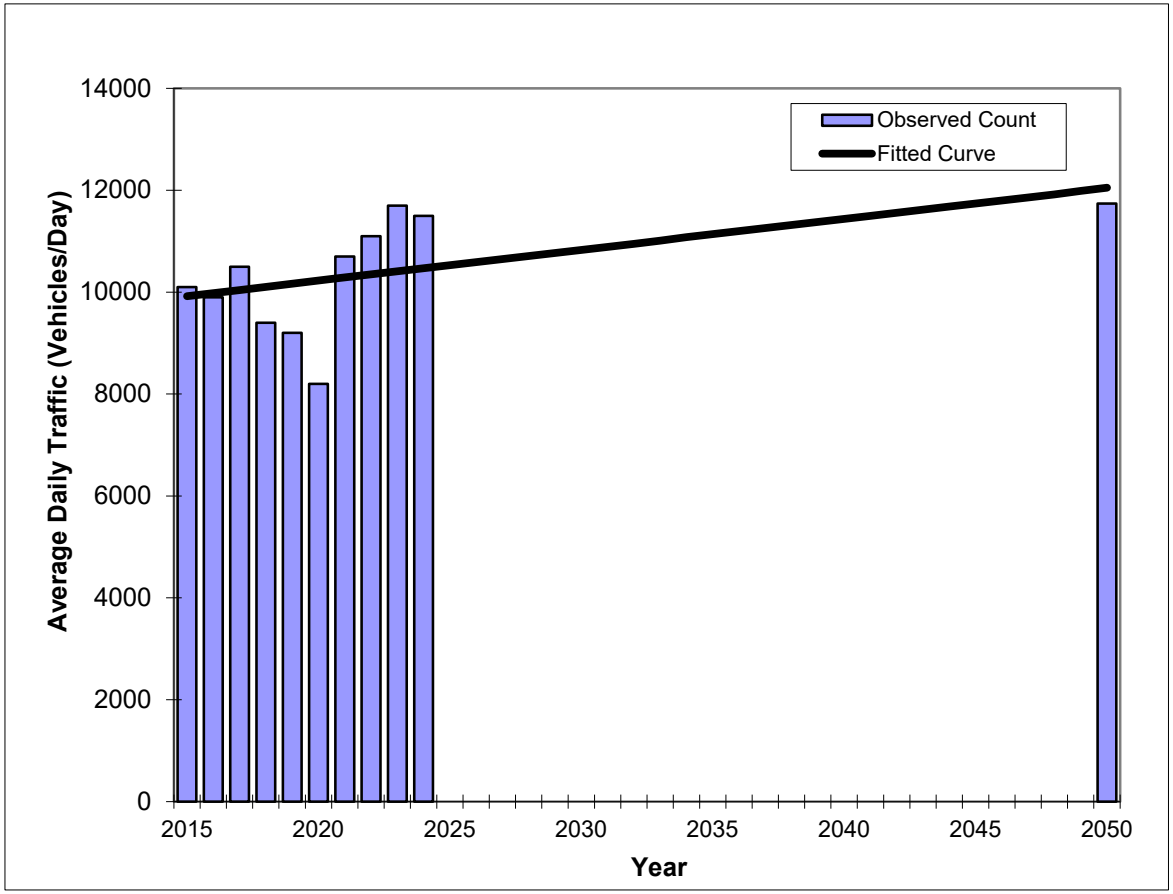
***Axle-Adjusted**

Traffic Trends - V2023

-- SW 67TH AVE, 200' SOUTH OF NW 72ND STREET

FM # Location	1

County:	0
Station #:	878308
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2015	10,100	9,920
2016	9,900	9,980
2017	10,500	10,040
2018	9,400	10,100
2019	9,200	10,170
2020	8,200	10,230
2021	10,700	10,290
2022	11,100	10,350
2023	11,700	10,410
2024	11,500	10,470
2030 Opening Year Trend		
2030	N/A	10,830
2040 Interim Year Trend		
2040	N/A	11,440
2050 Design Year Trend		
2050	N/A	12,050
Travel Demand Forecasts/Trends		
2050	11,739	12,050

Annual Trend Increase:	61
Trend R-squared:	26.72%
Trend Annual Historic Growth Rate:	0.62%
Trend Growth Rate (2024 to Design Year)	0.58%
Printed:	4/3/2026

Linear Growth Option

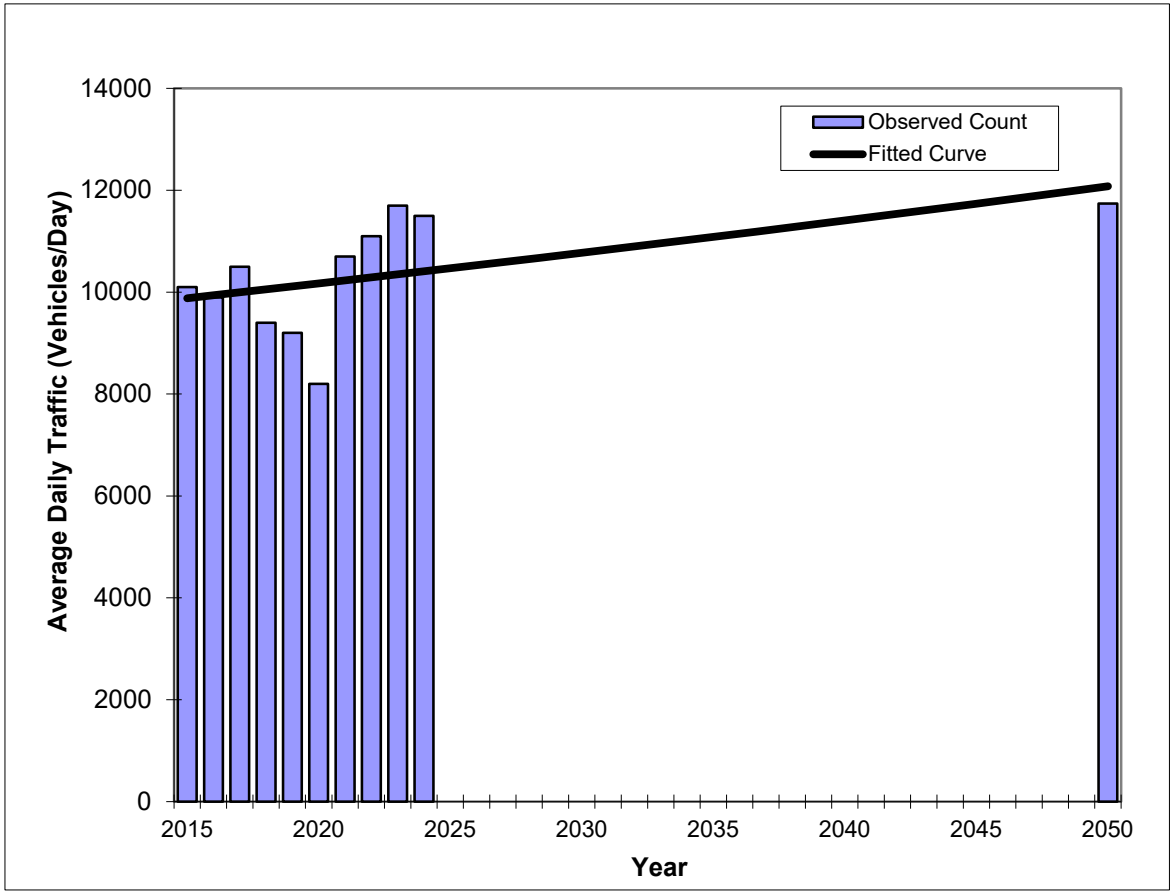
***Axle-Adjusted**

Traffic Trends - V2023

-- SW 67TH AVE, 200' SOUTH OF NW 72ND STREET

FM # Location	1

County:	0
Station #:	878308
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2015	10,100	9,880
2016	9,900	9,940
2017	10,500	10,000
2018	9,400	10,060
2019	9,200	10,110
2020	8,200	10,170
2021	10,700	10,230
2022	11,100	10,290
2023	11,700	10,350
2024	11,500	10,410
2030 Opening Year Trend		
2030	N/A	10,770
2040 Interim Year Trend		
2040	N/A	11,410
2050 Design Year Trend		
2050	N/A	12,080
Travel Demand Forecasts/Trends		
2050	11,739	12,080

Trend R-squared:	23.95%
Compounded Annual Historic Growth Rate:	0.58%
Compounded Growth Rate (2024 to Design Year)	0.57%
Printed:	4/3/2026

Exponential Growth Option

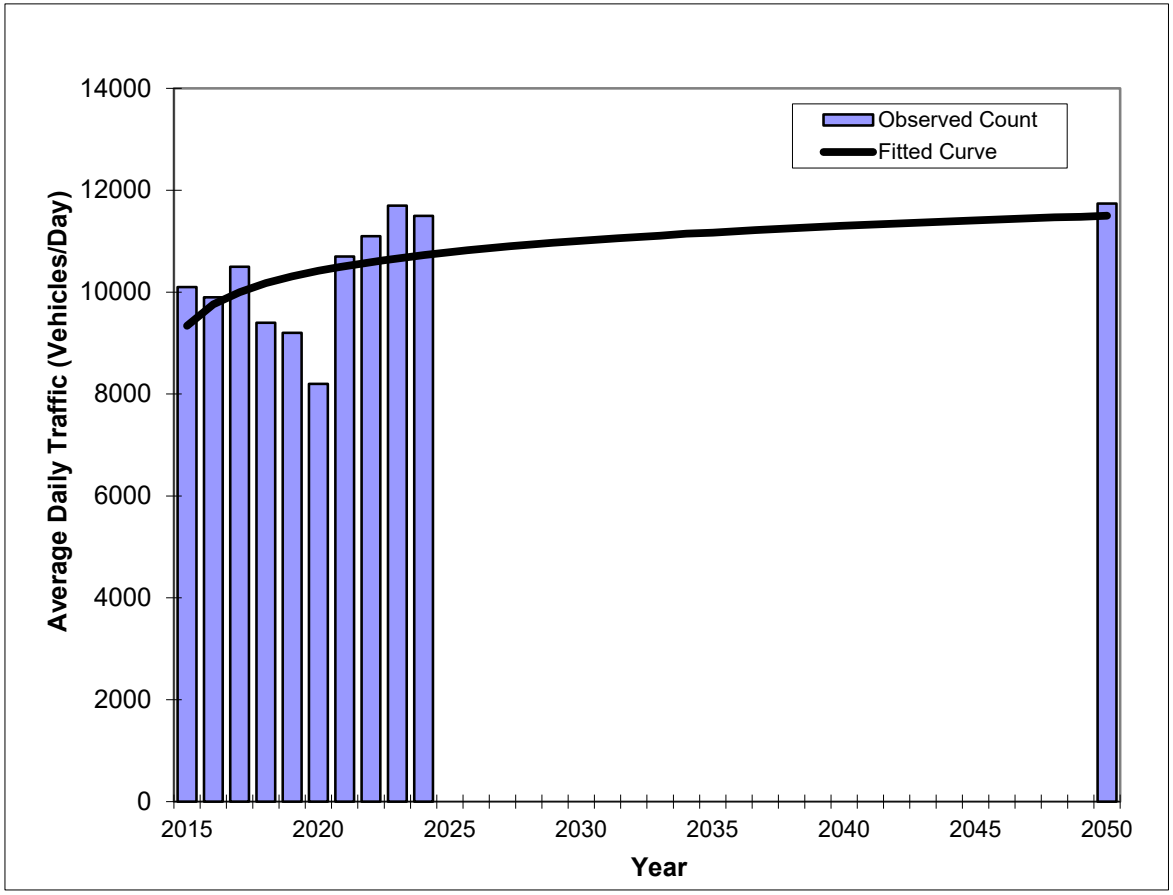
***Axle-Adjusted**

Traffic Trends - V2023

-- SW 67TH AVE, 200' SOUTH OF NW 72ND STREET

FM #	
Location	**1**

County:	0
Station #:	878308
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2015	10,100	9,340
2016	9,900	9,760
2017	10,500	10,000
2018	9,400	10,180
2019	9,200	10,310
2020	8,200	10,420
2021	10,700	10,510
2022	11,100	10,590
2023	11,700	10,660
2024	11,500	10,730
2030 Opening Year Trend		
2030	N/A	11,010
2040 Interim Year Trend		
2040	N/A	11,300
2050 Design Year Trend		
2050	N/A	11,500
Travel Demand Forecasts/Trends		
2050	11,739	11,500

Trend R-squared:	24.85%
Compounded Annual Historic Growth Rate:	1.55%
Compounded Growth Rate (2024 to Design Year)	0.27%
Printed:	4/3/2026

Decaying Exponential Growth Option

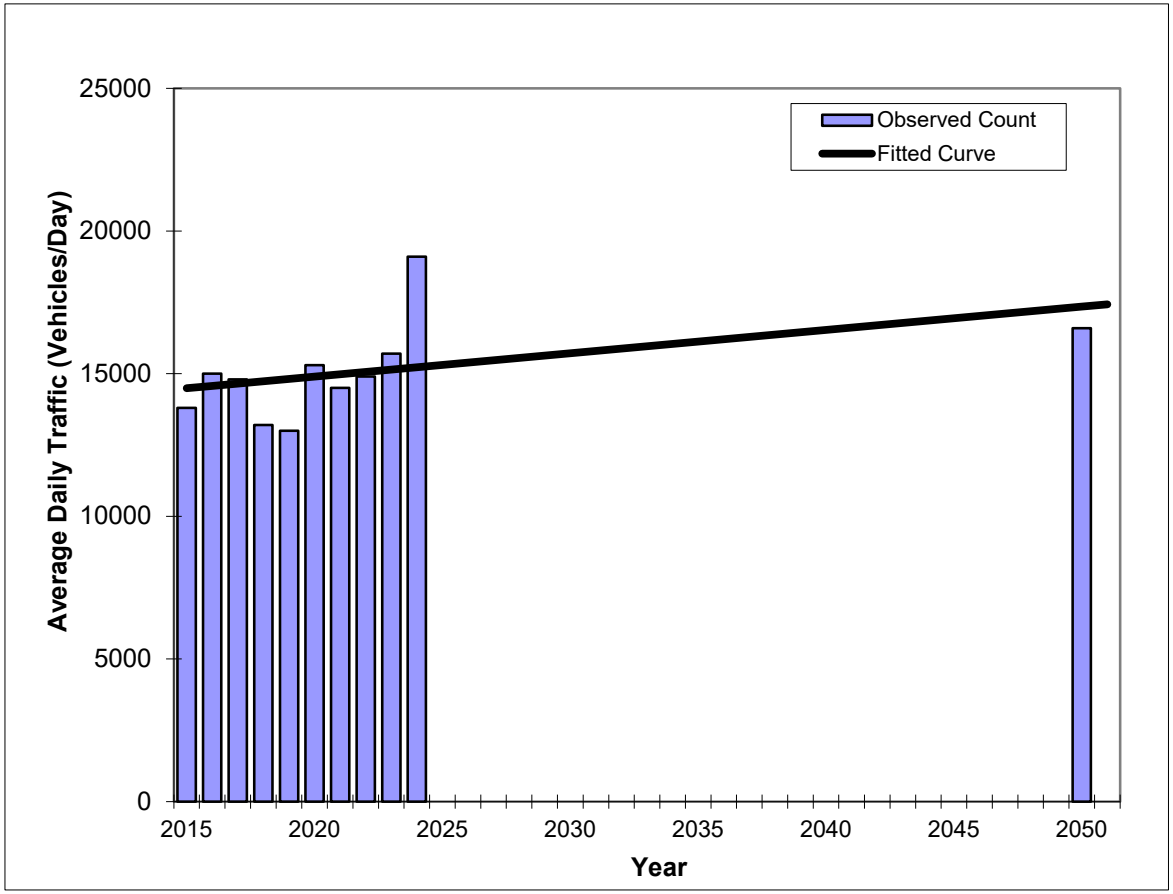
***Axle-Adjusted**

Traffic Trends - V2023

-- OLD CUTLER RD, 200' EAST OF LUDLAM RD

FM #	
Location	**1**

County:	0
Station #:	878312
Roadway:	



Annual Trend Increase:	82
Trend R-squared:	21.54%
Trend Annual Historic Growth Rate:	0.56%
Trend Growth Rate (2024 to Design Year)	0.54%
Printed:	4/3/2026

Linear Growth Option

Year	Traffic (ADT/AADT) Count*	Trend
2015	13,800	14,490
2016	15,000	14,570
2017	14,800	14,650
2018	13,200	14,730
2019	13,000	14,810
2020	15,300	14,900
2021	14,500	14,980
2022	14,900	15,060
2023	15,700	15,140
2024	19,100	15,220
2031 Opening Year Trend		
2031	N/A	15,800
2041 Interim Year Trend		
2041	N/A	16,610
2051 Design Year Trend		
2051	N/A	17,430
Travel Demand Forecasts/Trends		
2025	16,592	15,300

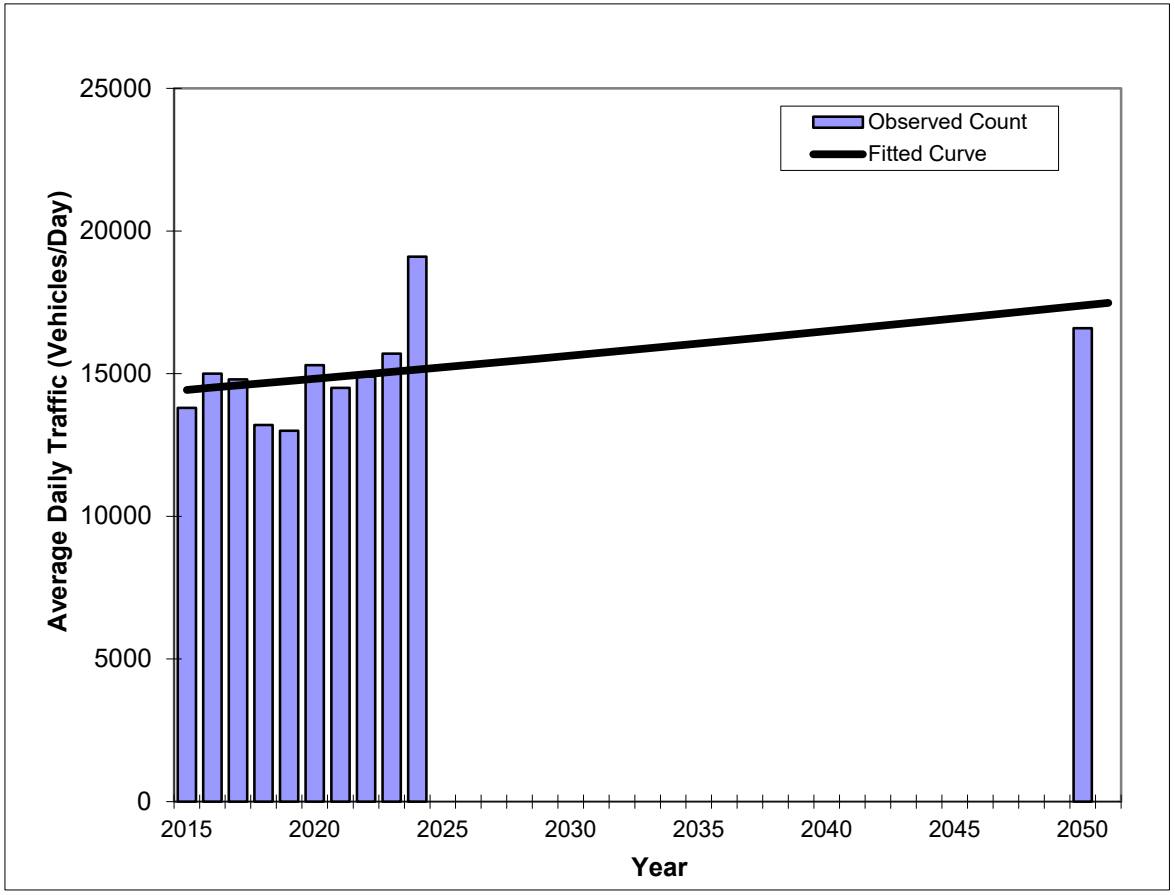
***Axle-Adjusted**

Traffic Trends - V2023

-- OLD CUTLER RD, 200' EAST OF LUDLAM RD

FM #	
Location	**1**

County:	0
Station #:	878312
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2015	13,800	14,430
2016	15,000	14,510
2017	14,800	14,580
2018	13,200	14,660
2019	13,000	14,740
2020	15,300	14,820
2021	14,500	14,900
2022	14,900	14,980
2023	15,700	15,060
2024	19,100	15,140
2031 Opening Year Trend		
2031	N/A	15,720
2041 Interim Year Trend		
2041	N/A	16,580
2051 Design Year Trend		
2051	N/A	17,480
Travel Demand Forecasts/Trends		
2025	16,592	15,220

*Axle-Adjusted

Trend R-squared:	22.73%
Compounded Annual Historic Growth Rate:	0.54%
Compounded Growth Rate (2024 to Design Year)	0.53%
Printed:	4/3/2026

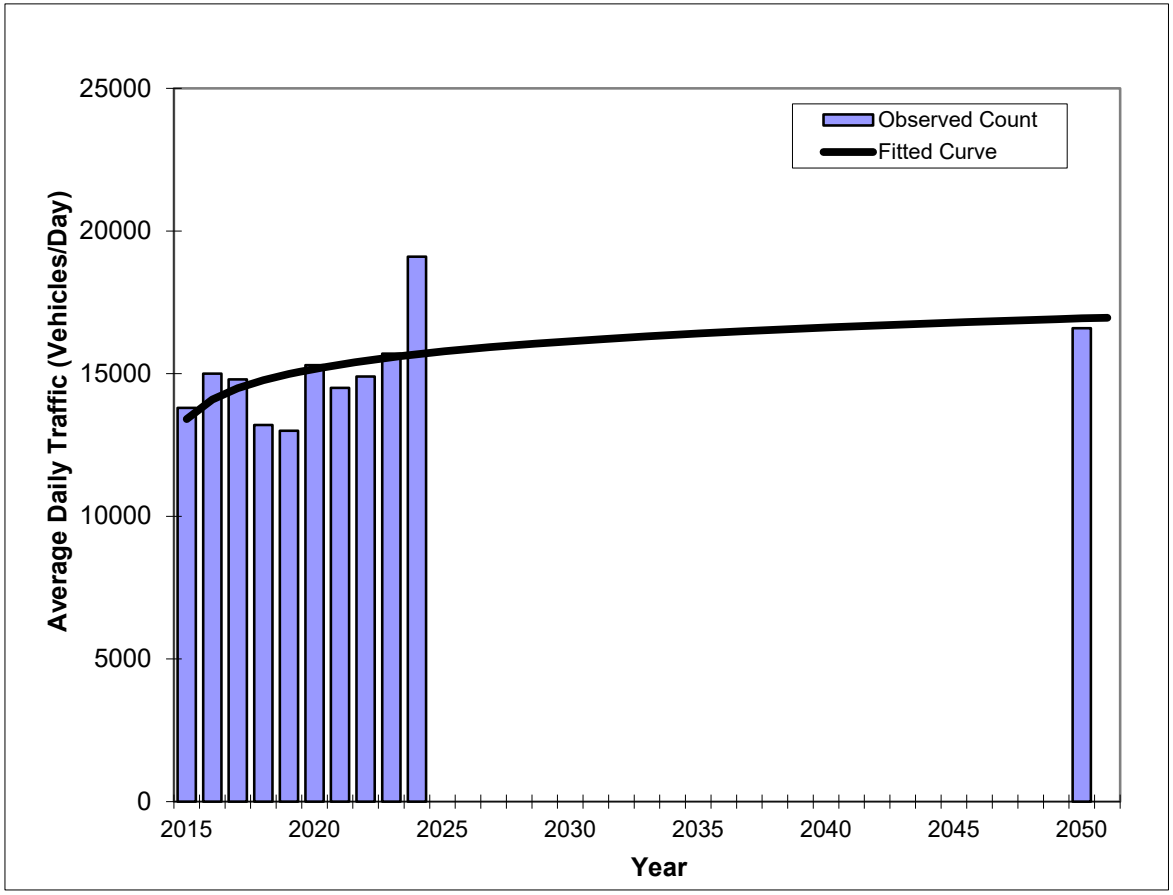
Exponential Growth Option

Traffic Trends - V2023

-- OLD CUTLER RD, 200' EAST OF LUDLAM RD

FM #	
Location	**1**

County:	0
Station #:	878312
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2015	13,800	13,410
2016	15,000	14,090
2017	14,800	14,490
2018	13,200	14,770
2019	13,000	14,990
2020	15,300	15,170
2021	14,500	15,320
2022	14,900	15,460
2023	15,700	15,570
2024	19,100	15,680
2031 Opening Year Trend		
2031	N/A	16,200
2041 Interim Year Trend		
2041	N/A	16,650
2051 Design Year Trend		
2051	N/A	16,960
Travel Demand Forecasts/Trends		
2025	16,592	15,770

*Axle-Adjusted

Trend R-squared:	29.36%
Compounded Annual Historic Growth Rate:	1.75%
Compounded Growth Rate (2024 to Design Year)	0.29%
Printed:	4/3/2026

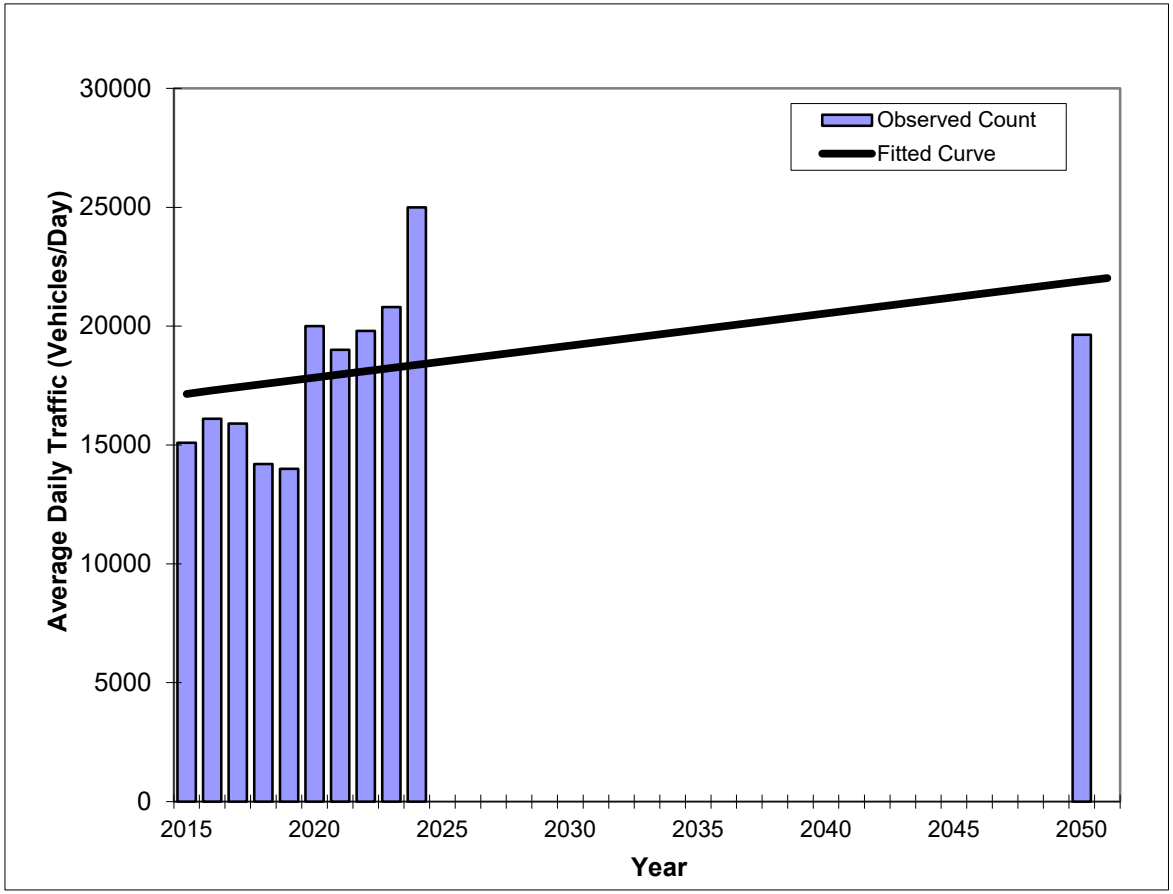
Decaying Exponential Growth Option

Traffic Trends - V2023

-- OLD CUTLER RD, 200' SOUTH OF SW 120TH STREET

FM #	
Location	**1**

County:	0
Station #:	878313
Roadway:	



Annual Trend Increase:	135
Trend R-squared:	14.87%
Trend Annual Historic Growth Rate:	0.79%
Trend Growth Rate (2024 to Design Year)	0.74%
Printed:	4/3/2026

Linear Growth Option

Year	Traffic (ADT/AADT) Count*	Trend
2015	15,100	17,150
2016	16,100	17,290
2017	15,900	17,420
2018	14,200	17,560
2019	14,000	17,690
2020	20,000	17,830
2021	19,000	17,960
2022	19,800	18,100
2023	20,800	18,230
2024	25,000	18,370
2031 Opening Year Trend		
2031	N/A	19,320
2041 Interim Year Trend		
2041	N/A	20,670
2051 Design Year Trend		
2051	N/A	22,020
Travel Demand Forecasts/Trends		
2050	19,634	21,890

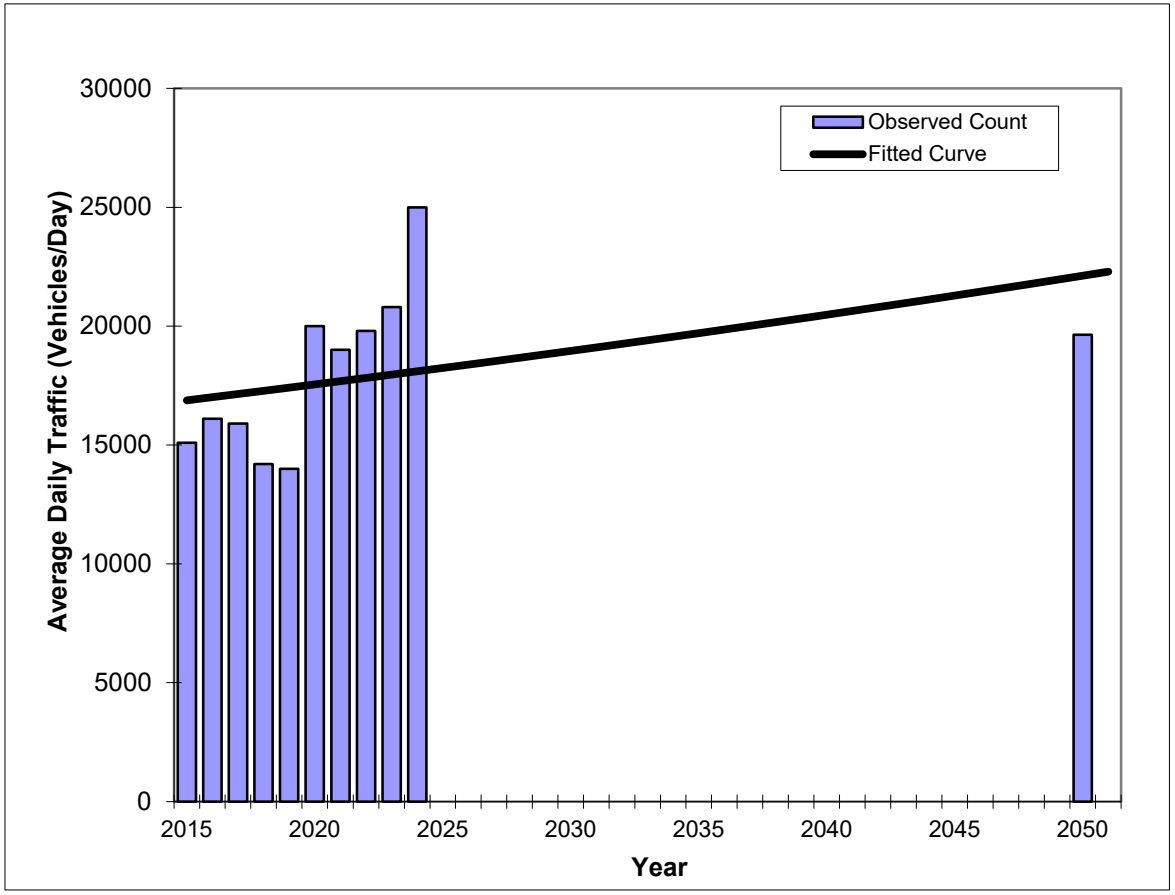
***Axle-Adjusted**

Traffic Trends - V2023

-- OLD CUTLER RD, 200' SOUTH OF SW 120TH STREET

FM #	
Location	**1**

County:	0
Station #:	878313
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2015	15,100	16,880
2016	16,100	17,010
2017	15,900	17,150
2018	14,200	17,280
2019	14,000	17,410
2020	20,000	17,550
2021	19,000	17,680
2022	19,800	17,820
2023	20,800	17,960
2024	25,000	18,100
2031 Opening Year Trend		
2031	N/A	19,100
2041 Interim Year Trend		
2041	N/A	20,640
2051 Design Year Trend		
2051	N/A	22,290
Travel Demand Forecasts/Trends		
2050	19,634	22,120

Trend R-squared:	16.44%
Compounded Annual Historic Growth Rate:	0.78%
Compounded Growth Rate (2024 to Design Year)	0.77%
Printed:	4/3/2026

Exponential Growth Option

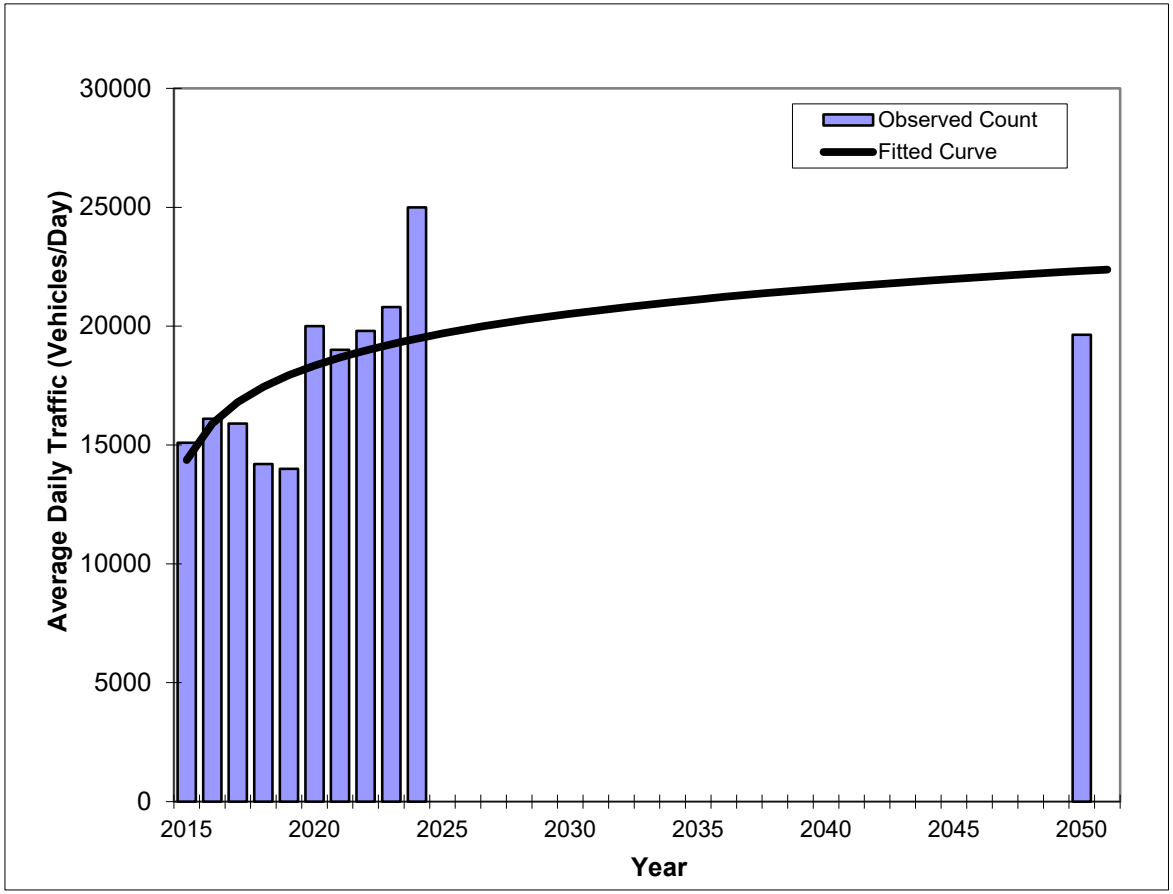
***Axle-Adjusted**

Traffic Trends - V2023

-- OLD CUTLER RD, 200' SOUTH OF SW 120TH STREET

FM #	
Location	**1**

County:	0
Station #:	878313
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2015	15,100	14,370
2016	16,100	15,900
2017	15,900	16,800
2018	14,200	17,440
2019	14,000	17,940
2020	20,000	18,340
2021	19,000	18,680
2022	19,800	18,980
2023	20,800	19,240
2024	25,000	19,480
2031 Opening Year Trend		
2031	N/A	20,650
2041 Interim Year Trend		
2041	N/A	21,680
2051 Design Year Trend		
2051	N/A	22,380
Travel Demand Forecasts/Trends		
2050	19,634	22,320

Trend R-squared:	37.65%
Compounded Annual Historic Growth Rate:	3.44%
Compounded Growth Rate (2024 to Design Year)	0.52%
Printed:	4/3/2026

Decaying Exponential Growth Option

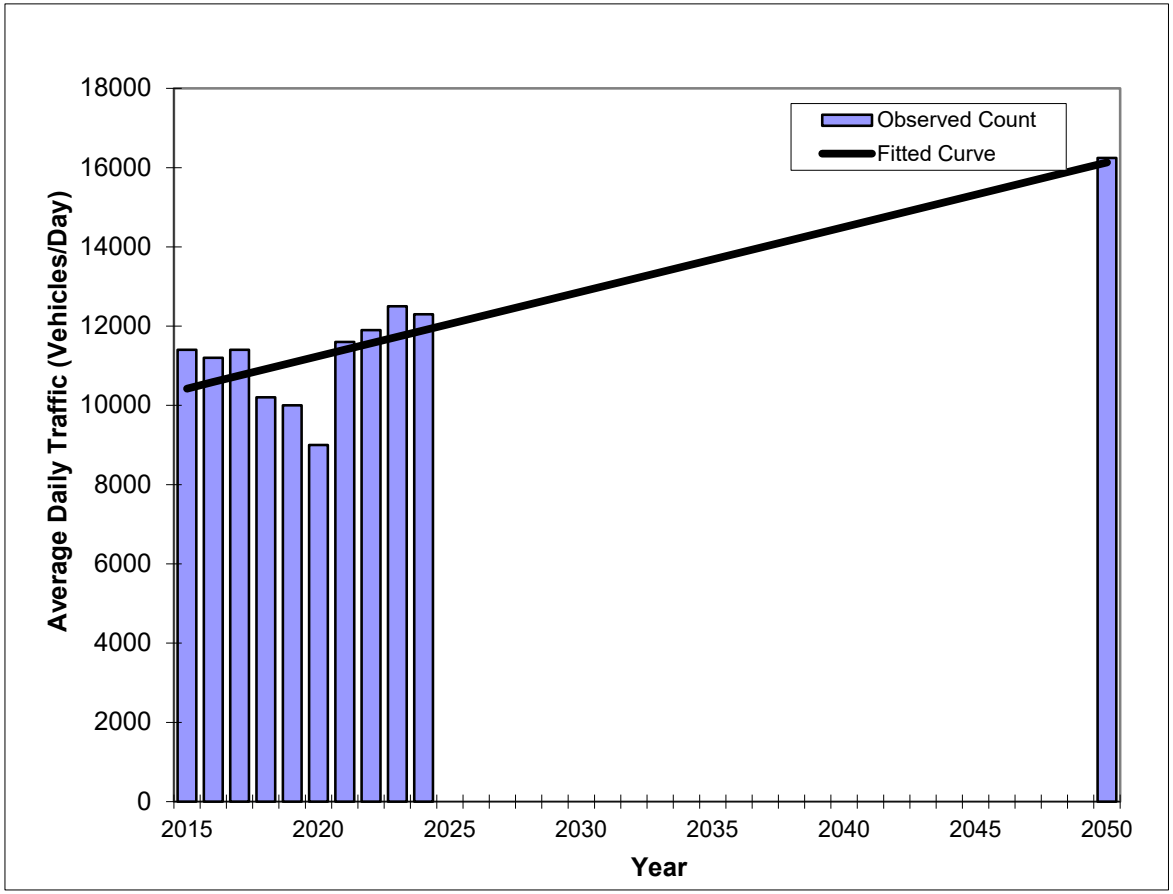
***Axle-Adjusted**

Traffic Trends - V2023

-- SW 82 AVE, 200 FT S OF SW 138 ST (2011 OFF SYSTEM CYCLE)

FM #	
Location	**1**

County:	0
Station #:	878375
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2015	11,400	10,420
2016	11,200	10,590
2017	11,400	10,750
2018	10,200	10,910
2019	10,000	11,080
2020	9,000	11,240
2021	11,600	11,400
2022	11,900	11,560
2023	12,500	11,730
2024	12,300	11,890
2030 Opening Year Trend		
2030	N/A	12,870
2040 Interim Year Trend		
2040	N/A	14,500
2050 Design Year Trend		
2050	N/A	16,130
Travel Demand Forecasts/Trends		
2050	16,246	16,130

Annual Trend Increase:	163
Trend R-squared:	72.56%
Trend Annual Historic Growth Rate:	1.57%
Trend Growth Rate (2024 to Design Year)	1.37%
Printed:	4/3/2026

Linear Growth Option

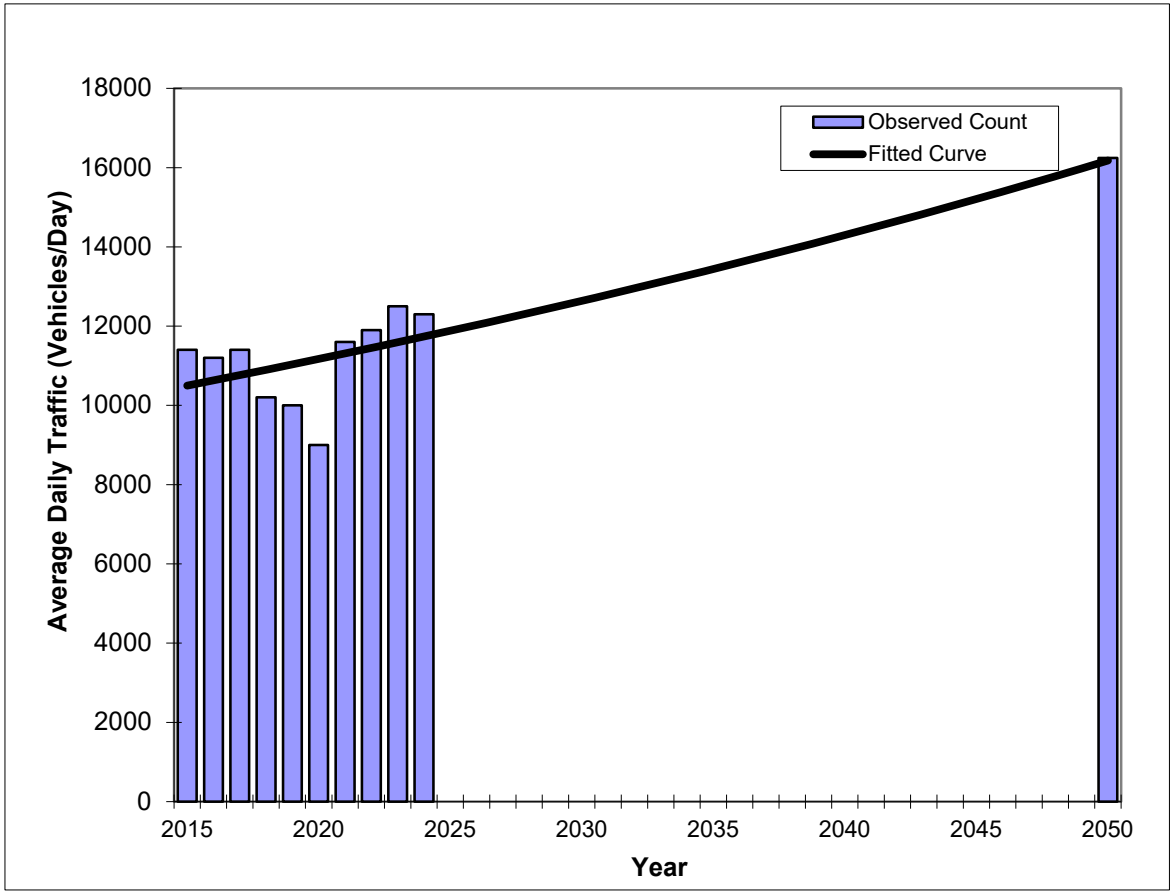
***Axle-Adjusted**

Traffic Trends - V2023

-- SW 82 AVE, 200 FT S OF SW 138 ST (2011 OFF SYSTEM CYCLE)

FM #	
Location	**1**

County:	0
Station #:	878375
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2015	11,400	10,500
2016	11,200	10,630
2017	11,400	10,760
2018	10,200	10,900
2019	10,000	11,030
2020	9,000	11,170
2021	11,600	11,310
2022	11,900	11,450
2023	12,500	11,590
2024	12,300	11,730
2030 Opening Year Trend		
2030	N/A	12,640
2040 Interim Year Trend		
2040	N/A	14,300
2050 Design Year Trend		
2050	N/A	16,180
Travel Demand Forecasts/Trends		
2050	16,246	16,180

Trend R-squared:	62.89%
Compounded Annual Historic Growth Rate:	1.24%
Compounded Growth Rate (2024 to Design Year)	1.24%
Printed:	4/3/2026

Exponential Growth Option

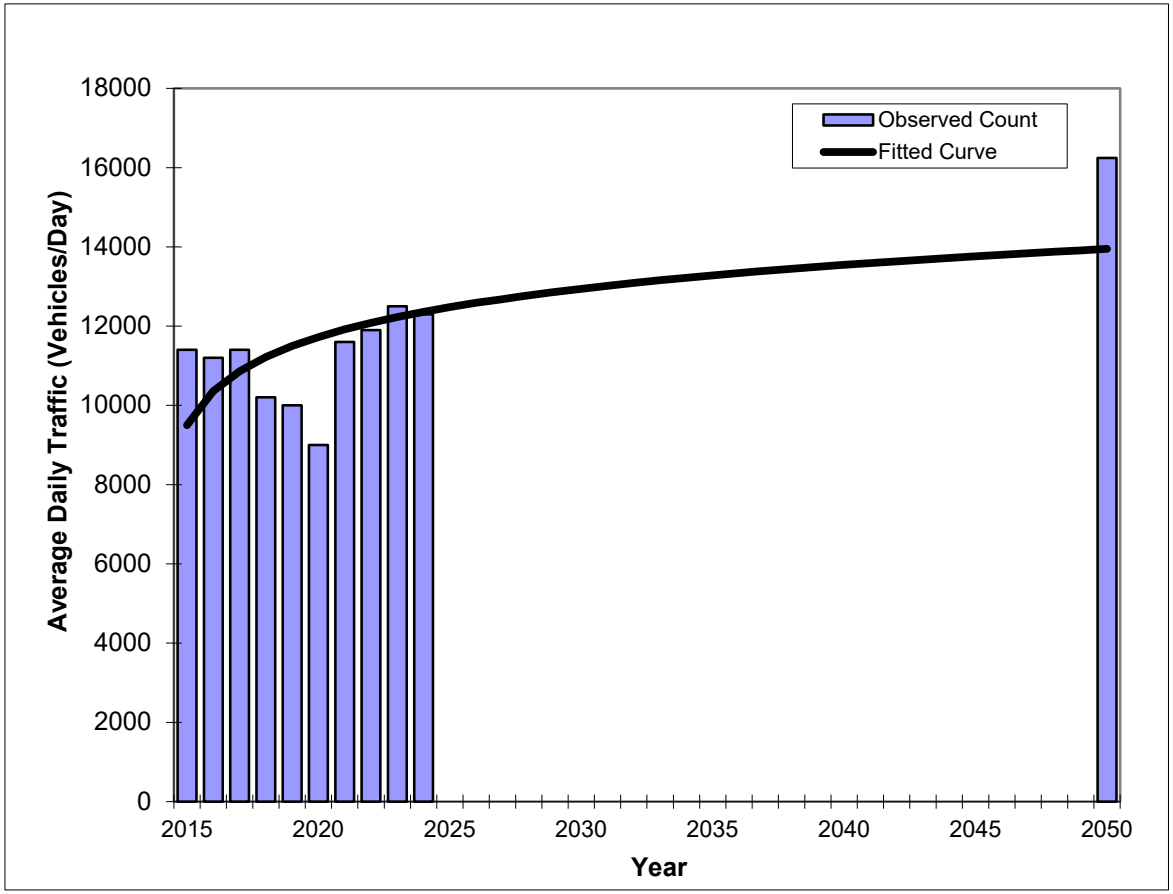
***Axle-Adjusted**

Traffic Trends - V2023

-- SW 82 AVE, 200 FT S OF SW 138 ST (2011 OFF SYSTEM CYCLE)

FM #	
Location	**1**

County:	0
Station #:	878375
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2015	11,400	9,500
2016	11,200	10,360
2017	11,400	10,860
2018	10,200	11,220
2019	10,000	11,500
2020	9,000	11,720
2021	11,600	11,920
2022	11,900	12,080
2023	12,500	12,230
2024	12,300	12,360
2030 Opening Year Trend		
2030	N/A	12,940
2040 Interim Year Trend		
2040	N/A	13,550
2050 Design Year Trend		
2050	N/A	13,950
Travel Demand Forecasts/Trends		
2050	2,050	13,950

***Axle-Adjusted**

Trend R-squared:	39.57%
Compounded Annual Historic Growth Rate:	2.97%
Compounded Growth Rate (2024 to Design Year)	0.47%
Printed:	4/3/2026

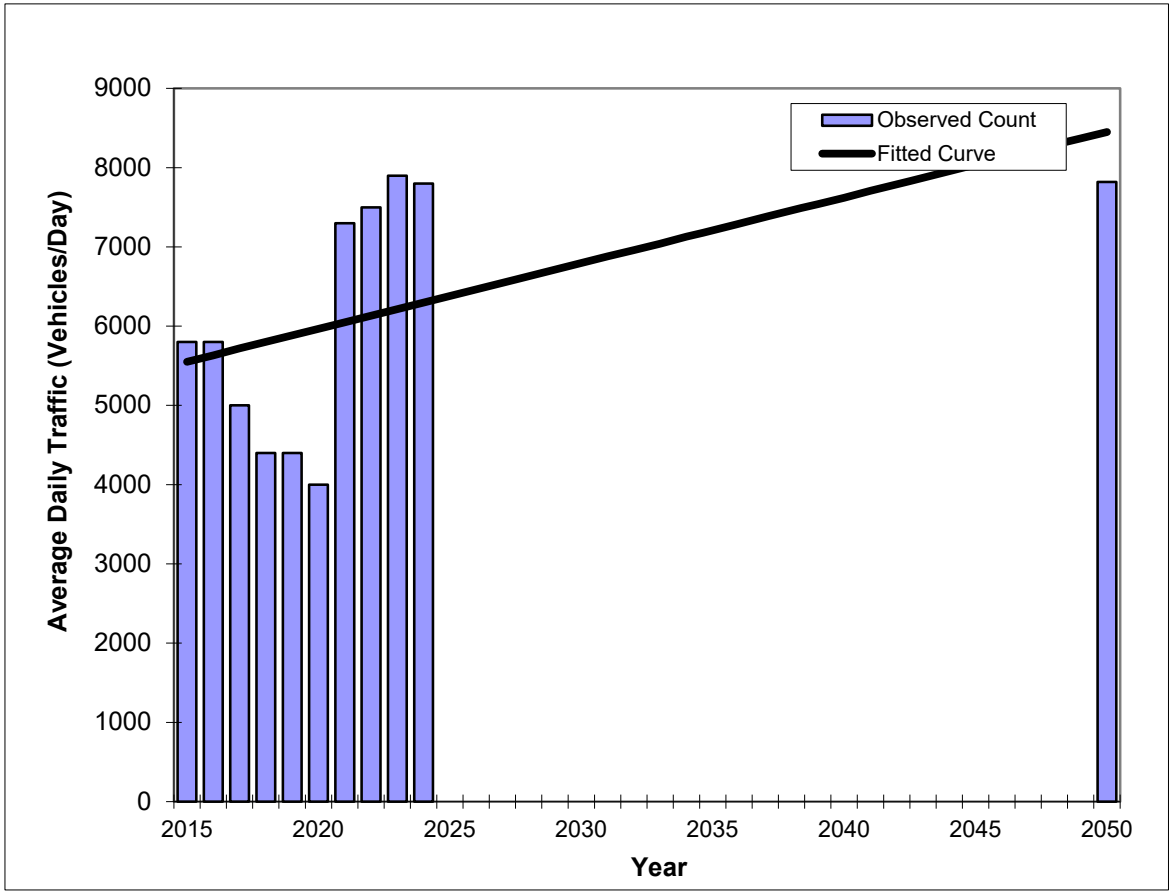
Decaying Exponential Growth Option

Traffic Trends - V2023

-- SW 124 ST/CHAPMAN FI, 200 FT W OF SW 72 AVE (2011 OFF SYSTEM CYCLE)

FM #	
Location	**1**

County:	0
Station #:	878376
Roadway:	



Annual Trend Increase:	83
Trend R-squared:	26.61%
Trend Annual Historic Growth Rate:	1.50%
Trend Growth Rate (2024 to Design Year)	1.31%
Printed:	4/3/2026
Linear Growth Option	

Year	Traffic (ADT/AADT) Count*	Trend
2015	5,800	5,550
2016	5,800	5,630
2017	5,000	5,720
2018	4,400	5,800
2019	4,400	5,880
2020	4,000	5,970
2021	7,300	6,050
2022	7,500	6,130
2023	7,900	6,210
2024	7,800	6,300
2030 Opening Year Trend		
2030	N/A	6,800
2040 Interim Year Trend		
2040	N/A	7,620
2050 Design Year Trend		
2050	N/A	8,450
Travel Demand Forecasts/Trends		
2050	7,821	8,450

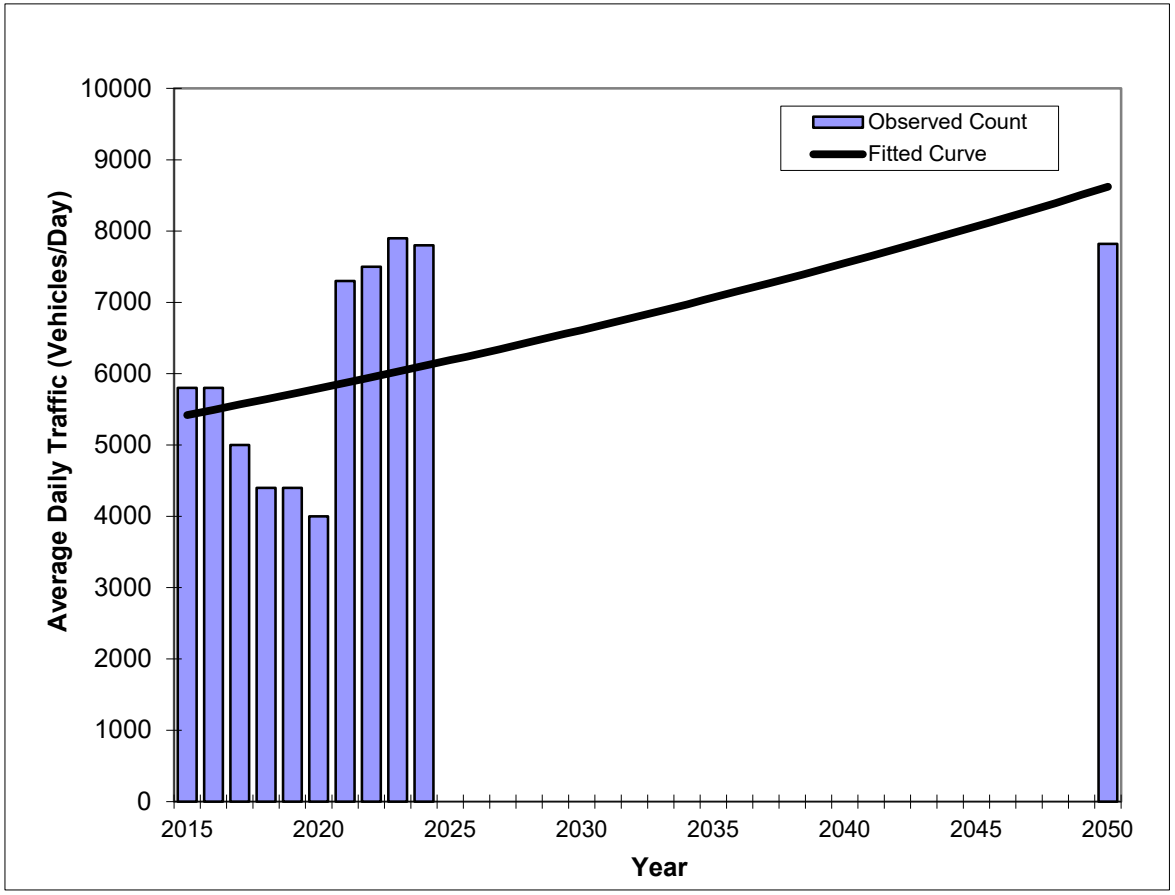
***Axle-Adjusted**

Traffic Trends - V2023

-- SW 124 ST/CHAPMAN FI, 200 FT W OF SW 72 AVE (2011 OFF SYSTEM CYCLE)

FM #	
Location	**1**

County:	0
Station #:	878376
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2015	5,800	5,420
2016	5,800	5,490
2017	5,000	5,570
2018	4,400	5,640
2019	4,400	5,720
2020	4,000	5,790
2021	7,300	5,870
2022	7,500	5,950
2023	7,900	6,030
2024	7,800	6,110
2030 Opening Year Trend		
2030	N/A	6,610
2040 Interim Year Trend		
2040	N/A	7,550
2050 Design Year Trend		
2050	N/A	8,620
Travel Demand Forecasts/Trends		
2050	7,821	8,620

*Axle-Adjusted

Trend R-squared:	23.50%
Compounded Annual Historic Growth Rate:	1.34%
Compounded Growth Rate (2024 to Design Year)	1.33%
Printed:	4/3/2026

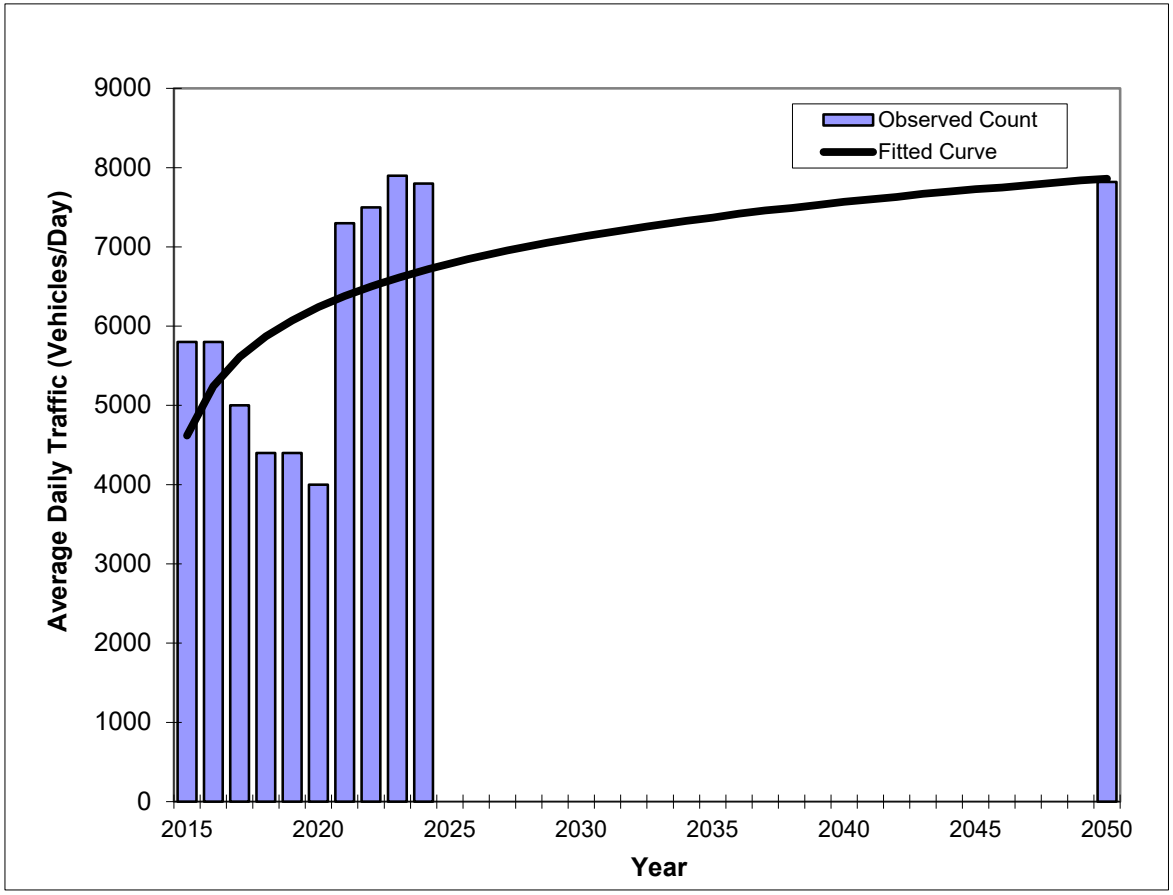
Exponential Growth Option

Traffic Trends - V2023

-- SW 124 ST/CHAPMAN FI, 200 FT W OF SW 72 AVE (2011 OFF SYSTEM CYCLE)

FM #	
Location	1

County:	0
Station #:	878376
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2015	5,800	4,620
2016	5,800	5,240
2017	5,000	5,610
2018	4,400	5,870
2019	4,400	6,070
2020	4,000	6,240
2021	7,300	6,380
2022	7,500	6,500
2023	7,900	6,610
2024	7,800	6,700
2030 Opening Year Trend		
2030	N/A	7,130
2040 Interim Year Trend		
2040	N/A	7,570
2050 Design Year Trend		
2050	N/A	7,860
Travel Demand Forecasts/Trends		
2050	2,050	7,860

*Axle-Adjusted

Trend R-squared:	29.91%
Compounded Annual Historic Growth Rate:	4.22%
Compounded Growth Rate (2024 to Design Year)	0.62%
Printed:	4/3/2026

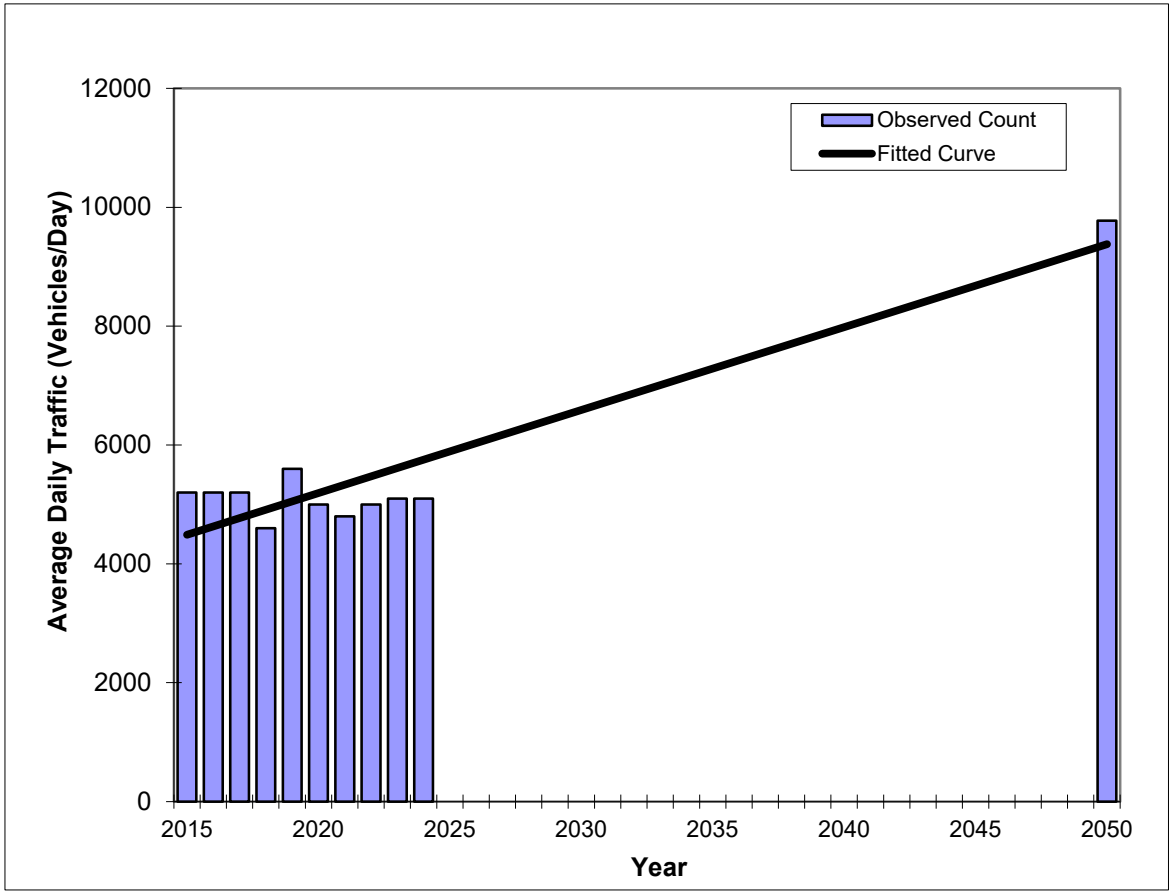
Decaying Exponential Growth Option

Traffic Trends - V2023

-- SW 120TH STREET, 200' WEST OF SW 68 CT (2011 OFF SYSTEM CYCLE)

FM #	
Location	**1**

County:	0
Station #:	878502
Roadway:	



Annual Trend Increase:	140
Trend R-squared:	86.59%
Trend Annual Historic Growth Rate:	3.12%
Trend Growth Rate (2024 to Design Year)	2.43%
Printed:	4/3/2026

Linear Growth Option

Year	Traffic (ADT/AADT) Count*	Trend
2015	5,200	4,490
2016	5,200	4,630
2017	5,200	4,770
2018	4,600	4,910
2019	5,600	5,050
2020	5,000	5,190
2021	4,800	5,330
2022	5,000	5,470
2023	5,100	5,610
2024	5,100	5,750
2030 Opening Year Trend		
2030	N/A	6,590
2040 Interim Year Trend		
2040	N/A	7,980
2050 Design Year Trend		
2050	N/A	9,380
Travel Demand Forecasts/Trends		
2050	9,775	9,380

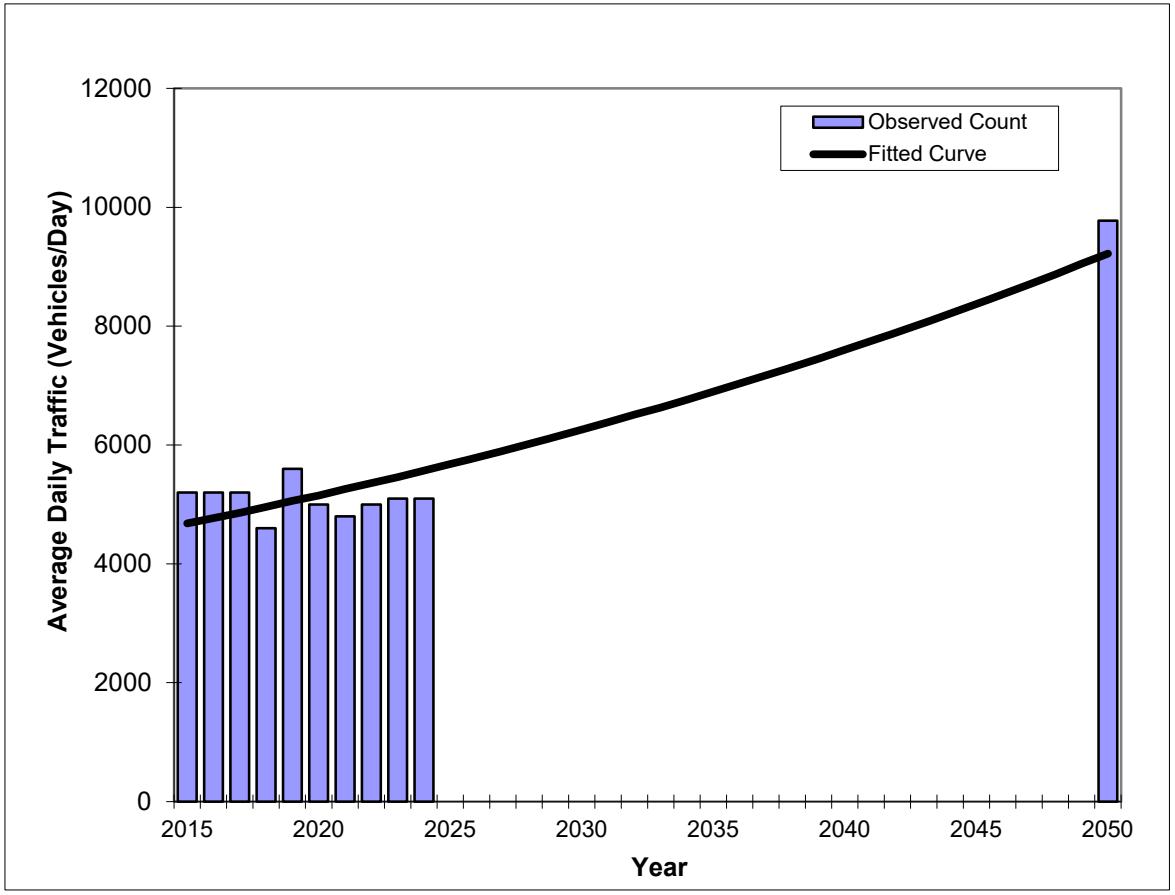
***Axle-Adjusted**

Traffic Trends - V2023

-- SW 120TH STREET, 200' WEST OF SW 68 CT (2011 OFF SYSTEM CYCLE)

FM #	
Location	**1**

County:	0
Station #:	878502
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2015	5,200	4,680
2016	5,200	4,770
2017	5,200	4,860
2018	4,600	4,960
2019	5,600	5,060
2020	5,000	5,150
2021	4,800	5,260
2022	5,000	5,360
2023	5,100	5,460
2024	5,100	5,570
2030 Opening Year Trend		
2030	N/A	6,260
2040 Interim Year Trend		
2040	N/A	7,600
2050 Design Year Trend		
2050	N/A	9,220
Travel Demand Forecasts/Trends		
2050	9,775	9,220

***Axle-Adjusted**

Trend R-squared:	83.44%
Compounded Annual Historic Growth Rate:	1.95%
Compounded Growth Rate (2024 to Design Year)	1.96%
Printed:	4/3/2026

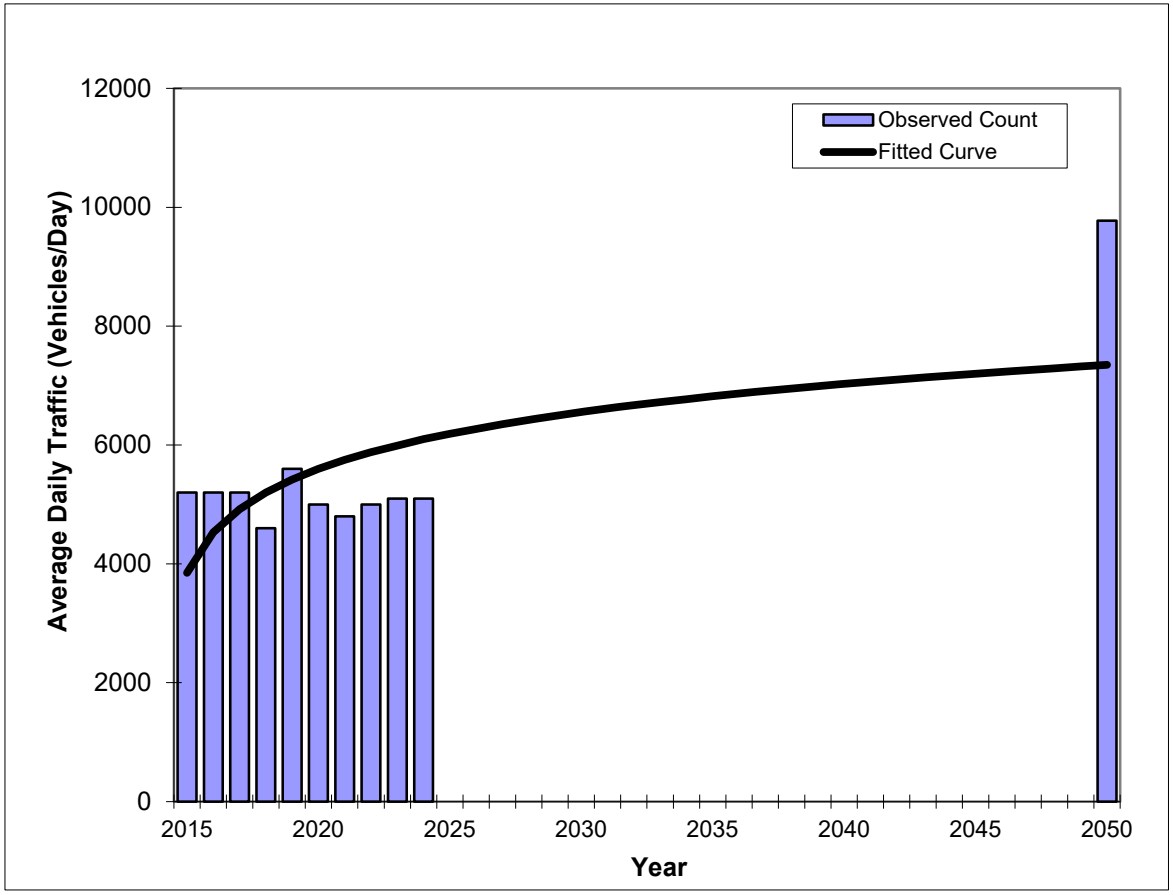
Exponential Growth Option

Traffic Trends - V2023

-- SW 120TH STREET, 200' WEST OF SW 68 CT (2011 OFF SYSTEM CYCLE)

FM #	
Location	**1**

County:	0
Station #:	878502
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2015	5,200	3,850
2016	5,200	4,530
2017	5,200	4,920
2018	4,600	5,200
2019	5,600	5,420
2020	5,000	5,600
2021	4,800	5,750
2022	5,000	5,880
2023	5,100	5,990
2024	5,100	6,100
2030 Opening Year Trend		
2030	N/A	6,560
2040 Interim Year Trend		
2040	N/A	7,030
2050 Design Year Trend		
2050	N/A	7,350
Travel Demand Forecasts/Trends		
2050	2,050	7,350

*Axle-Adjusted

Trend R-squared:	39.72%
Compounded Annual Historic Growth Rate:	5.25%
Compounded Growth Rate (2024 to Design Year)	0.72%
Printed:	4/3/2026

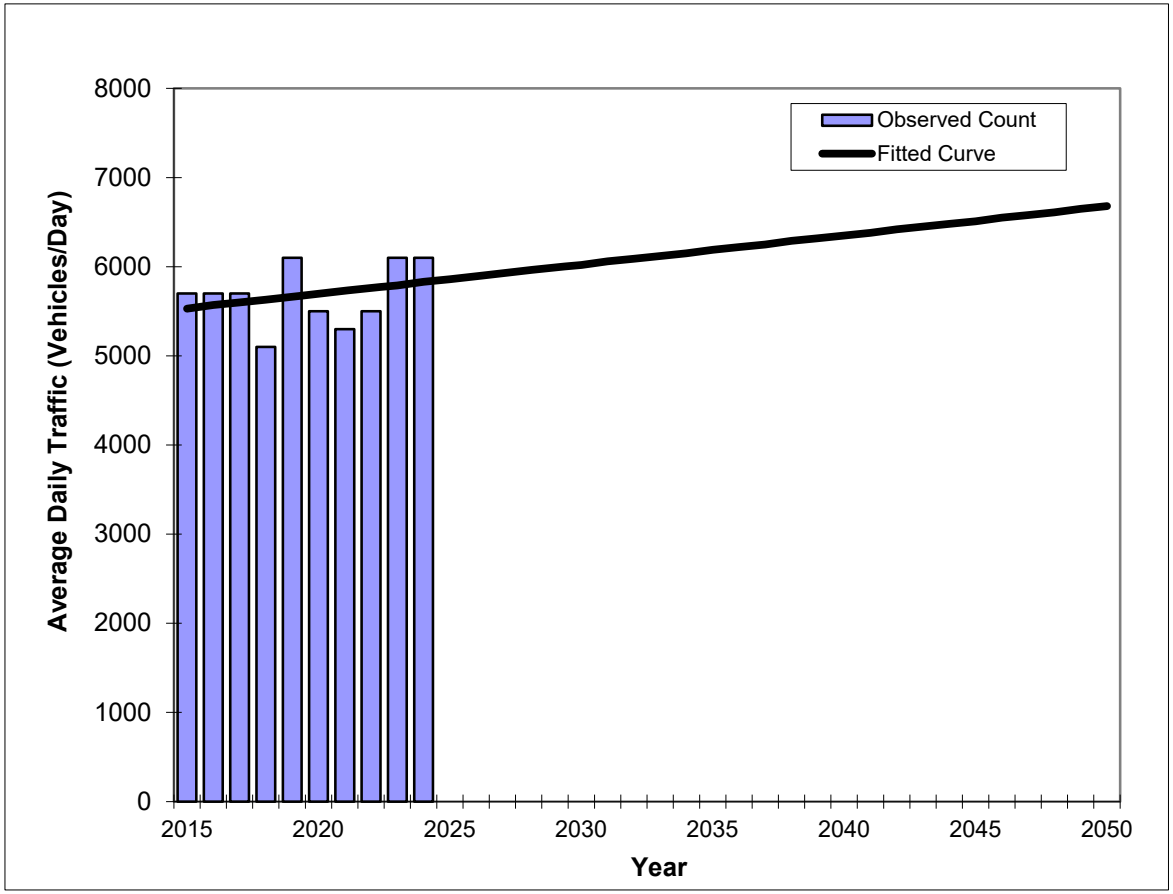
Decaying Exponential Growth Option

Traffic Trends - V2023

-- SW 104 ST/LOMBARDY ST, 200 FT E OF SW 62 AVE (2011 OFF SYSTEM CYCLE)

FM #	
Location	**1**

County:	0
Station #:	878509
Roadway:	



Annual Trend Increase:	33
Trend R-squared:	8.21%
Trend Annual Historic Growth Rate:	0.60%
Trend Growth Rate (2024 to Design Year)	0.56%
Printed:	4/3/2026

Linear Growth Option

Year	Traffic (ADT/AADT) Count*	Trend
2015	5,700	5,530
2016	5,700	5,570
2017	5,700	5,600
2018	5,100	5,630
2019	6,100	5,660
2020	5,500	5,700
2021	5,300	5,730
2022	5,500	5,760
2023	6,100	5,790
2024	6,100	5,830
2030 Opening Year Trend		
2030	N/A	6,020
2040 Interim Year Trend		
2040	N/A	6,350
2050 Design Year Trend		
2050	N/A	6,680
Travel Demand Forecasts/Trends		
2050	5,853	6,680

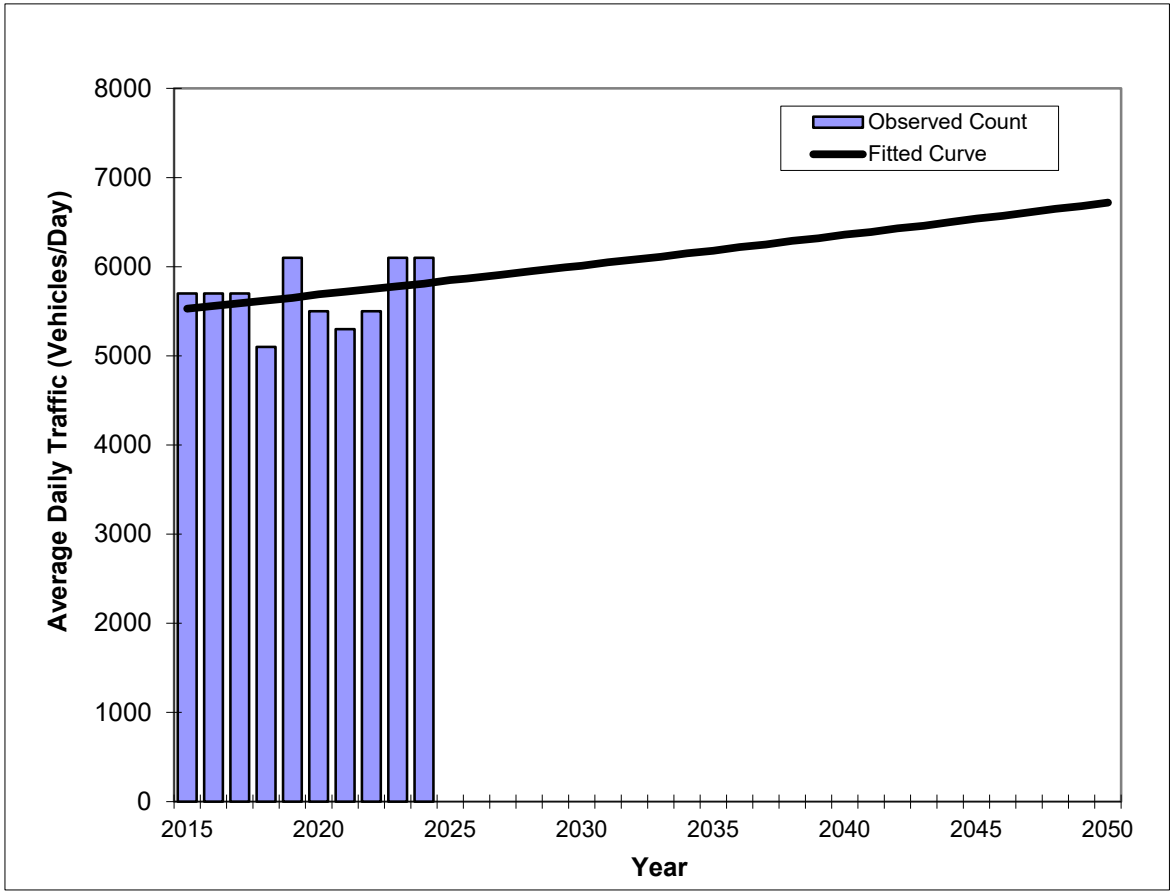
***Axle-Adjusted**

Traffic Trends - V2023

-- SW 104 ST/LOMBARDY ST, 200 FT E OF SW 62 AVE (2011 OFF SYSTEM CYCLE)

FM #	
Location	**1**

County:	0
Station #:	878509
Roadway:	



Trend R-squared:	7.57%
Compounded Annual Historic Growth Rate:	0.55%
Compounded Growth Rate (2024 to Design Year)	0.56%
Printed:	4/3/2026

Exponential Growth Option

Year	Traffic (ADT/AADT) Count*	Trend
2015	5,700	5,530
2016	5,700	5,560
2017	5,700	5,590
2018	5,100	5,620
2019	6,100	5,650
2020	5,500	5,690
2021	5,300	5,720
2022	5,500	5,750
2023	6,100	5,780
2024	6,100	5,810
2030 Opening Year Trend		
2030	N/A	6,010
2040 Interim Year Trend		
2040	N/A	6,360
2050 Design Year Trend		
2050	N/A	6,720
Travel Demand Forecasts/Trends		
2050	5,853	6,720

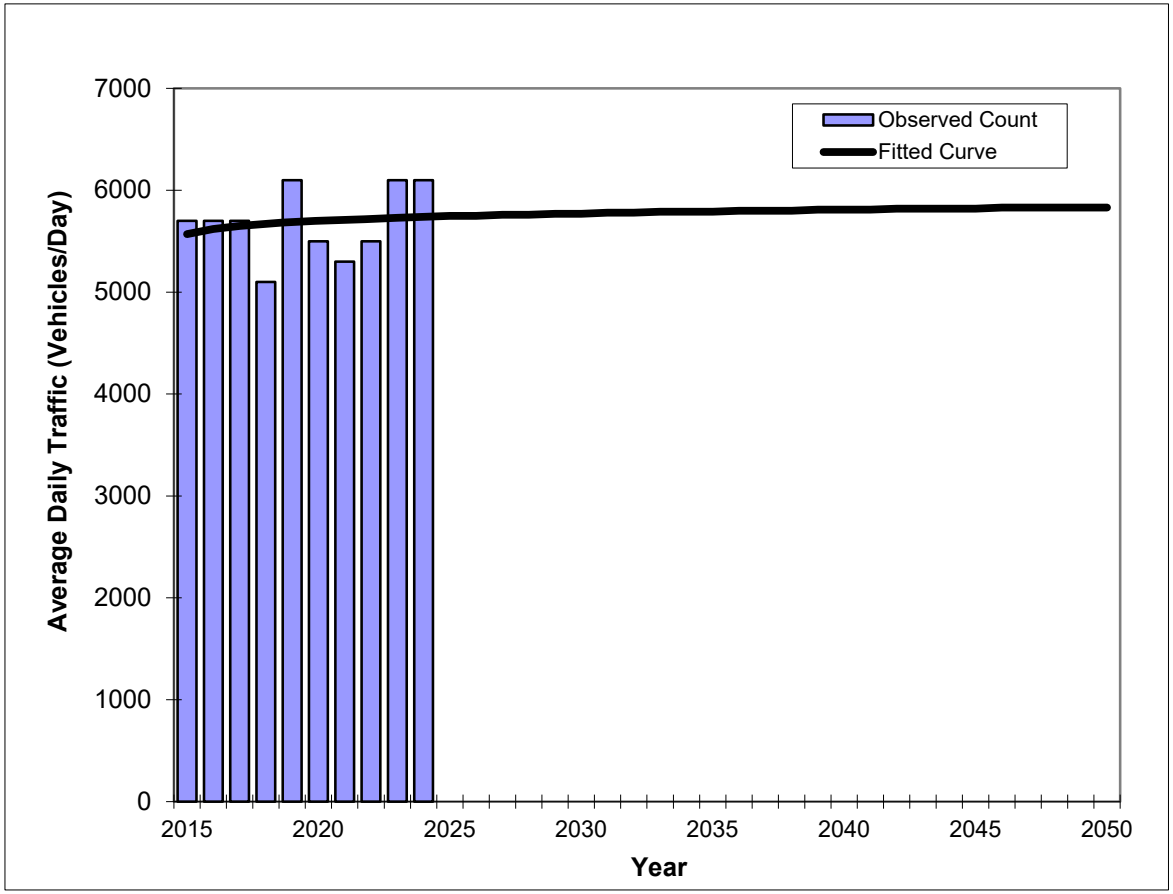
***Axle-Adjusted**

Traffic Trends - V2023

-- SW 104 ST/LOMBARDY ST, 200 FT E OF SW 62 AVE (2011 OFF SYSTEM CYCLE)

FM #	
Location	**1**

County:	0
Station #:	878509
Roadway:	



Trend R-squared:	2.51%
Compounded Annual Historic Growth Rate:	0.33%
Compounded Growth Rate (2024 to Design Year)	0.06%
Printed:	4/3/2026

Decaying Exponential Growth Option

Year	Traffic (ADT/AADT) Count*	Trend
2015	5,700	5,570
2016	5,700	5,620
2017	5,700	5,650
2018	5,100	5,670
2019	6,100	5,690
2020	5,500	5,700
2021	5,300	5,710
2022	5,500	5,720
2023	6,100	5,730
2024	6,100	5,740
2030 Opening Year Trend		
2030	N/A	5,770
2040 Interim Year Trend		
2040	N/A	5,810
2050 Design Year Trend		
2050	N/A	5,830
Travel Demand Forecasts/Trends		
2050	5,853	5,830

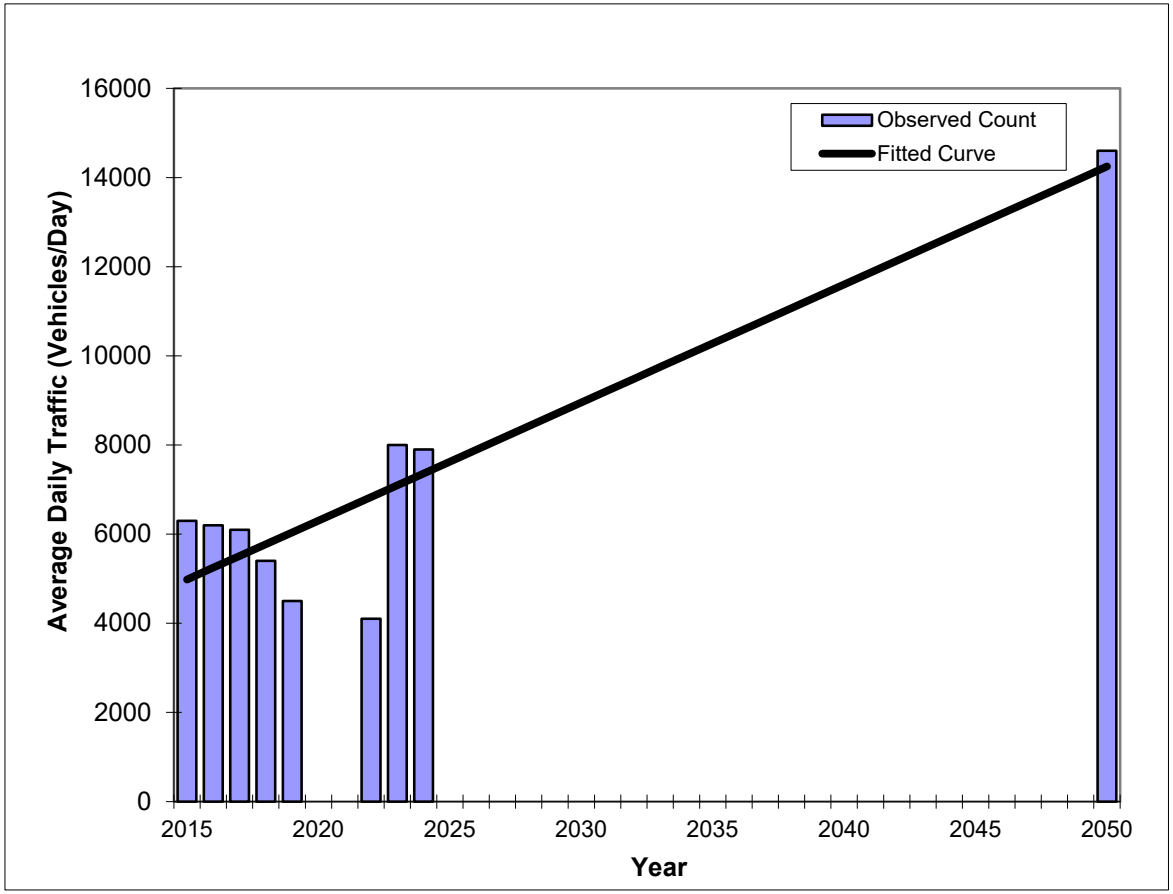
***Axle-Adjusted**

Traffic Trends - V2023

-- SW 82 AVE, 200' NORTH OFSW 122 ST (2011 OFF SYSTEM CYCLE)

FM # Location	1

County:	0
Station #:	878553
Roadway:	



Annual Trend Increase:	265
Trend R-squared:	81.95%
Trend Annual Historic Growth Rate:	5.31%
Trend Growth Rate (2024 to Design Year)	3.60%
Printed:	4/3/2026

Linear Growth Option

Year	Traffic (ADT/AADT) Count*	Trend
2015	6,300	4,980
2016	6,200	5,250
2017	6,100	5,510
2018	5,400	5,780
2019	4,500	6,040
2022	4,100	6,830
2023	8,000	7,100
2024	7,900	7,360
2030 Opening Year Trend		
2030	N/A	8,950
2040 Interim Year Trend		
2040	N/A	11,600
2050 Design Year Trend		
2050	N/A	14,250
Travel Demand Forecasts/Trends		
2050	14,603	14,250

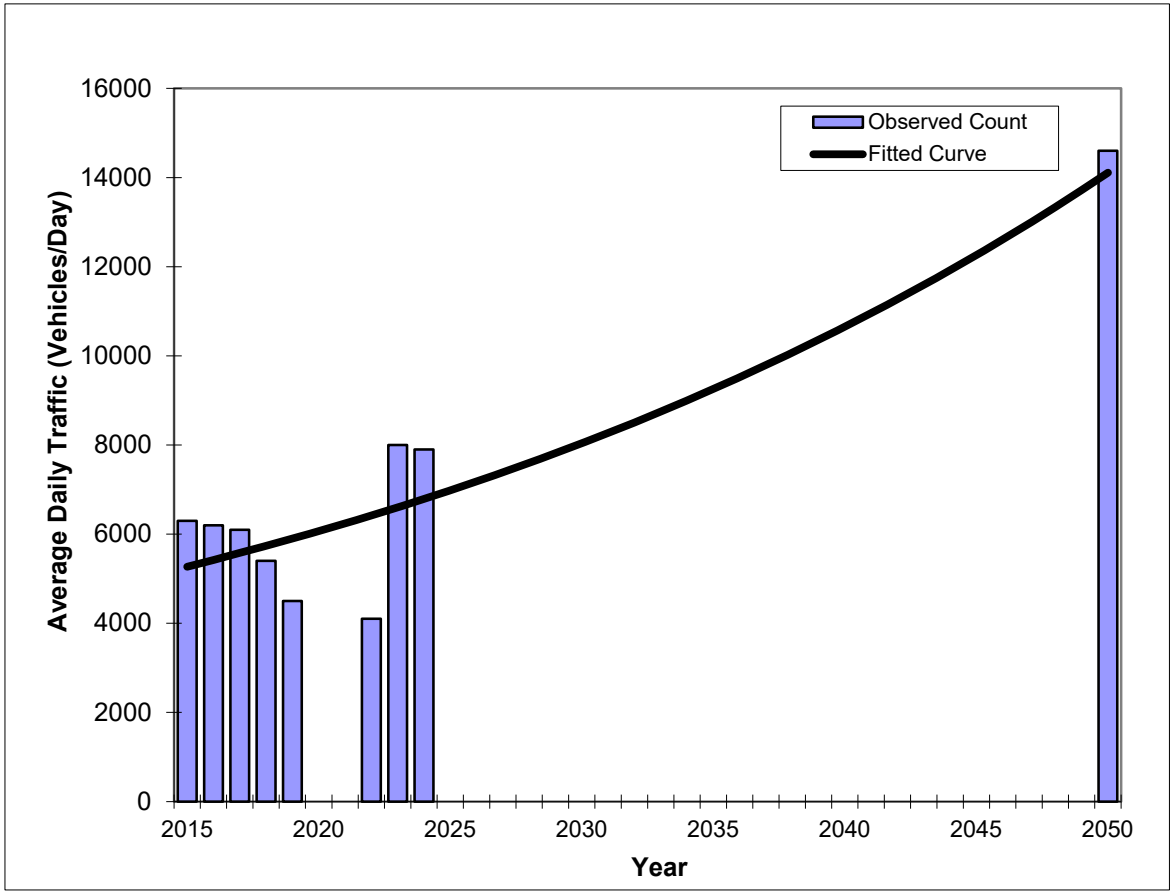
***Axle-Adjusted**

Traffic Trends - V2023

-- SW 82 AVE, 200' NORTH OFSW 122 ST (2011 OFF SYSTEM CYCLE)

FM #	
Location	**1**

County:	0
Station #:	878553
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2015	6,300	5,270
2016	6,200	5,420
2017	6,100	5,580
2018	5,400	5,740
2019	4,500	5,900
2022	4,100	6,420
2023	8,000	6,600
2024	7,900	6,790
2030 Opening Year Trend		
2030	N/A	8,040
2040 Interim Year Trend		
2040	N/A	10,650
2050 Design Year Trend		
2050	N/A	14,110
Travel Demand Forecasts/Trends		
2050	14,603	14,110

*Axle-Adjusted

Trend R-squared:	64.74%
Compounded Annual Historic Growth Rate:	2.86%
Compounded Growth Rate (2024 to Design Year)	2.85%
Printed:	4/3/2026

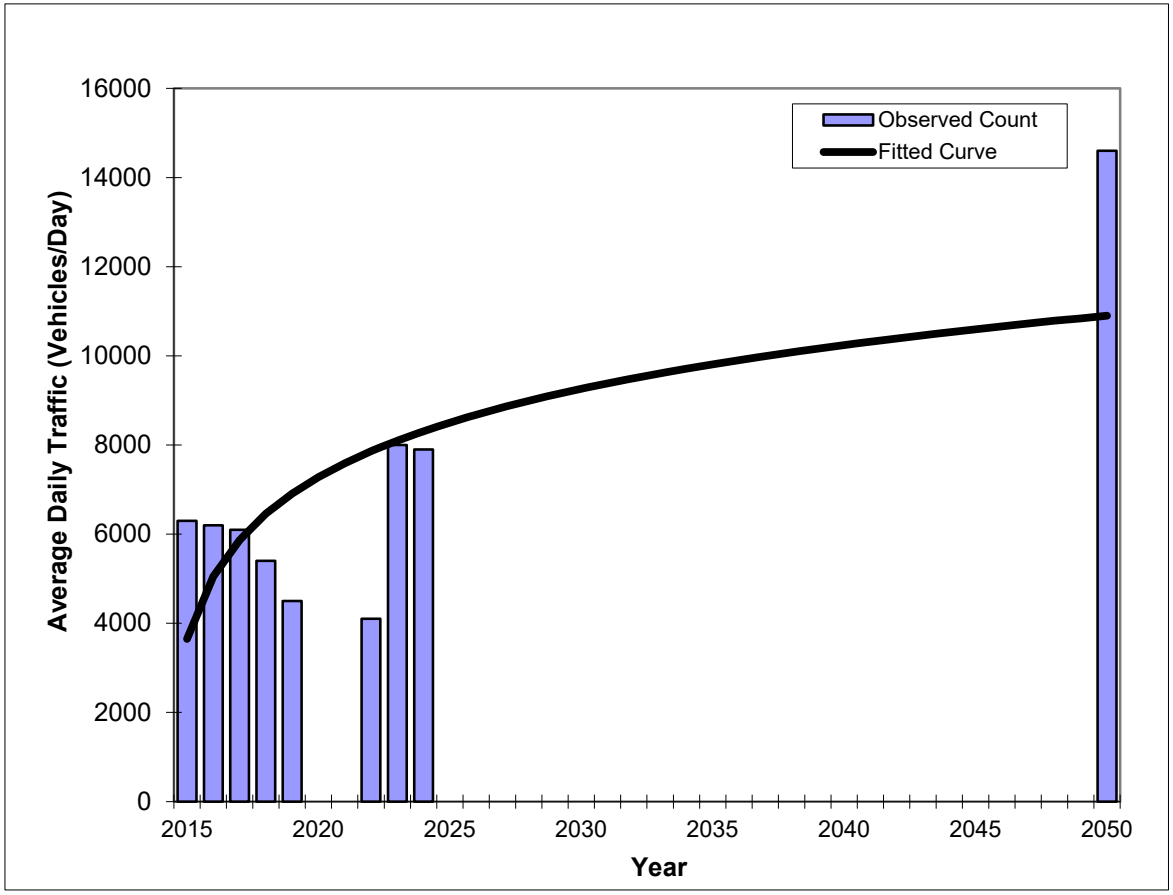
Exponential Growth Option

Traffic Trends - V2023

-- SW 82 AVE, 200' NORTH OFSW 122 ST (2011 OFF SYSTEM CYCLE)

FM #	
Location	**1**

County:	0
Station #:	878553
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2015	6,300	3,650
2016	6,200	5,050
2017	6,100	5,870
2018	5,400	6,460
2019	4,500	6,910
2022	4,100	7,860
2023	8,000	8,100
2024	7,900	8,310
2030 Opening Year Trend		
2030	N/A	9,260
2040 Interim Year Trend		
2040	N/A	10,240
2050 Design Year Trend		
2050	N/A	10,900
Travel Demand Forecasts/Trends		
2050	2,050	10,900

Trend R-squared:	45.03%
Compounded Annual Historic Growth Rate:	9.57%
Compounded Growth Rate (2024 to Design Year)	1.05%
Printed:	4/3/2026

Decaying Exponential Growth Option

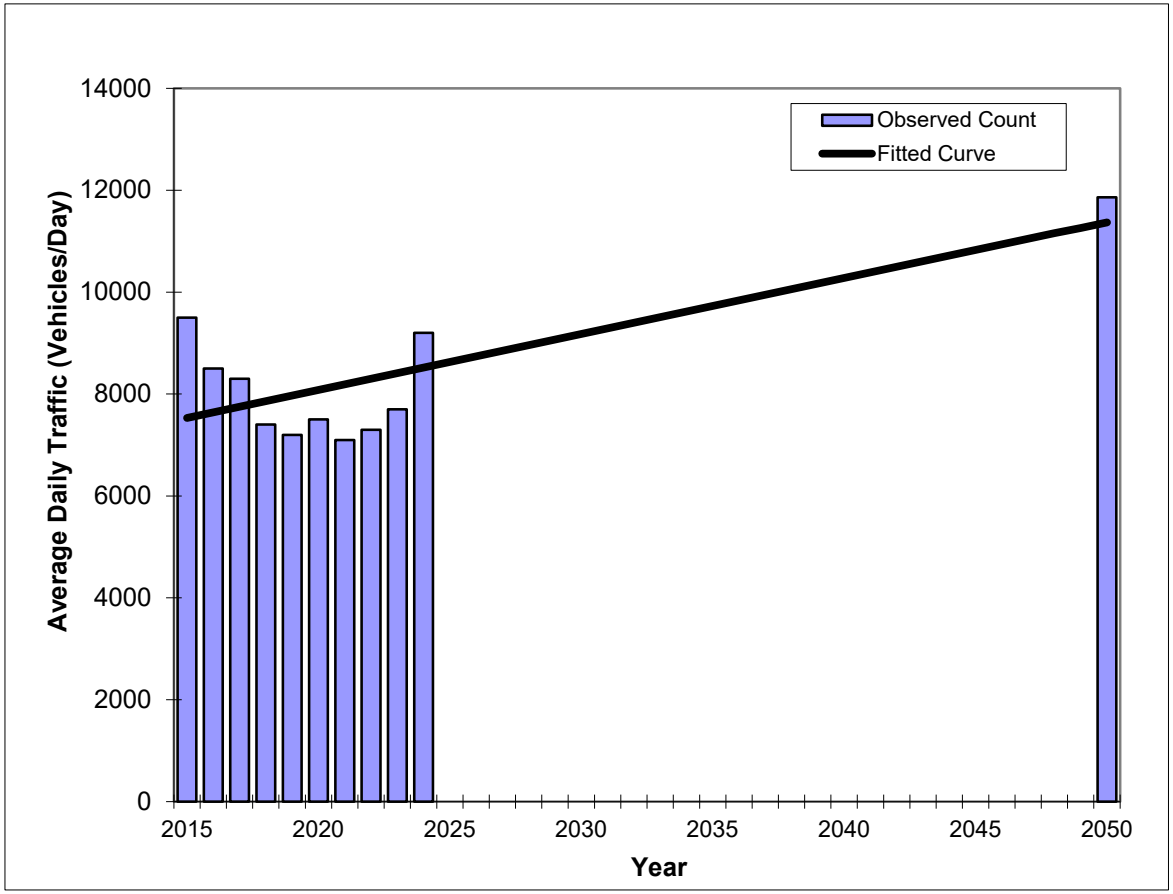
***Axle-Adjusted**

Traffic Trends - V2023

SW 88TH STREET, 200' WEST OFSW 57 AVE(2011 OFFSYSTEM CYCLE, CL:636)

FM #	
Location	**1**

County:	0
Station #:	878660
Roadway:	



Annual Trend Increase:	110
Trend R-squared:	54.16%
Trend Annual Historic Growth Rate:	1.46%
Trend Growth Rate (2024 to Design Year)	1.29%
Printed:	4/3/2026

Linear Growth Option

Year	Traffic (ADT/AADT) Count*	Trend
2015	9,500	7,530
2016	8,500	7,640
2017	8,300	7,750
2018	7,400	7,860
2019	7,200	7,970
2020	7,500	8,080
2021	7,100	8,190
2022	7,300	8,300
2023	7,700	8,410
2024	9,200	8,520
2030 Opening Year Trend		
2030	N/A	9,180
2040 Interim Year Trend		
2040	N/A	10,280
2050 Design Year Trend		
2050	N/A	11,370
Travel Demand Forecasts/Trends		
2050	11,663	11,370

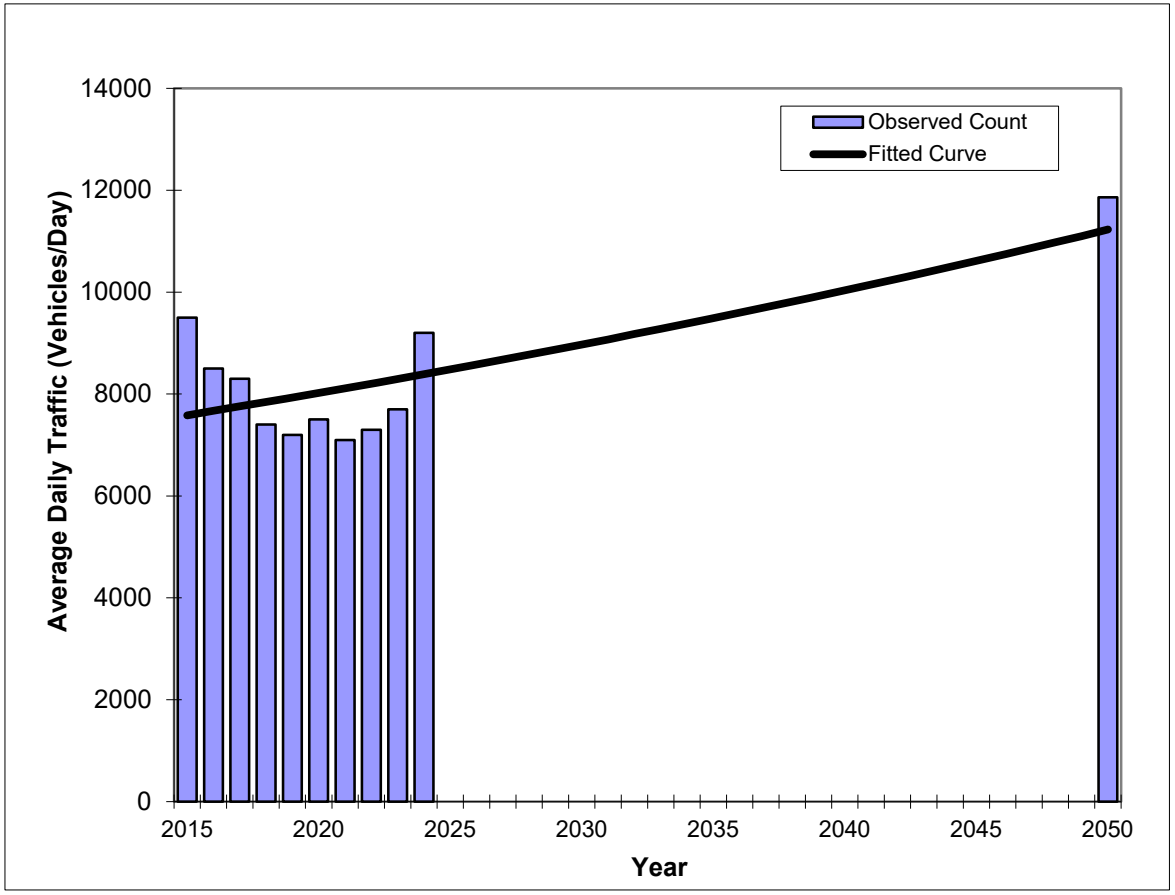
***Axle-Adjusted**

Traffic Trends - V2023

SW 88TH STREET, 200' WEST OFSW 57 AVE(2011 OFFSYSTEM CYCLE, CL:636)

FM #	
Location	**1**

County:	0
Station #:	878660
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2015	9,500	7,580
2016	8,500	7,670
2017	8,300	7,760
2018	7,400	7,840
2019	7,200	7,930
2020	7,500	8,020
2021	7,100	8,110
2022	7,300	8,200
2023	7,700	8,300
2024	9,200	8,390
2030 Opening Year Trend		
2030	N/A	8,970
2040 Interim Year Trend		
2040	N/A	10,040
2050 Design Year Trend		
2050	N/A	11,230
Travel Demand Forecasts/Trends		
2050	11,663	11,230

Trend R-squared:	46.90%
Compounded Annual Historic Growth Rate:	1.13%
Compounded Growth Rate (2024 to Design Year)	1.13%
Printed:	4/3/2026

Exponential Growth Option

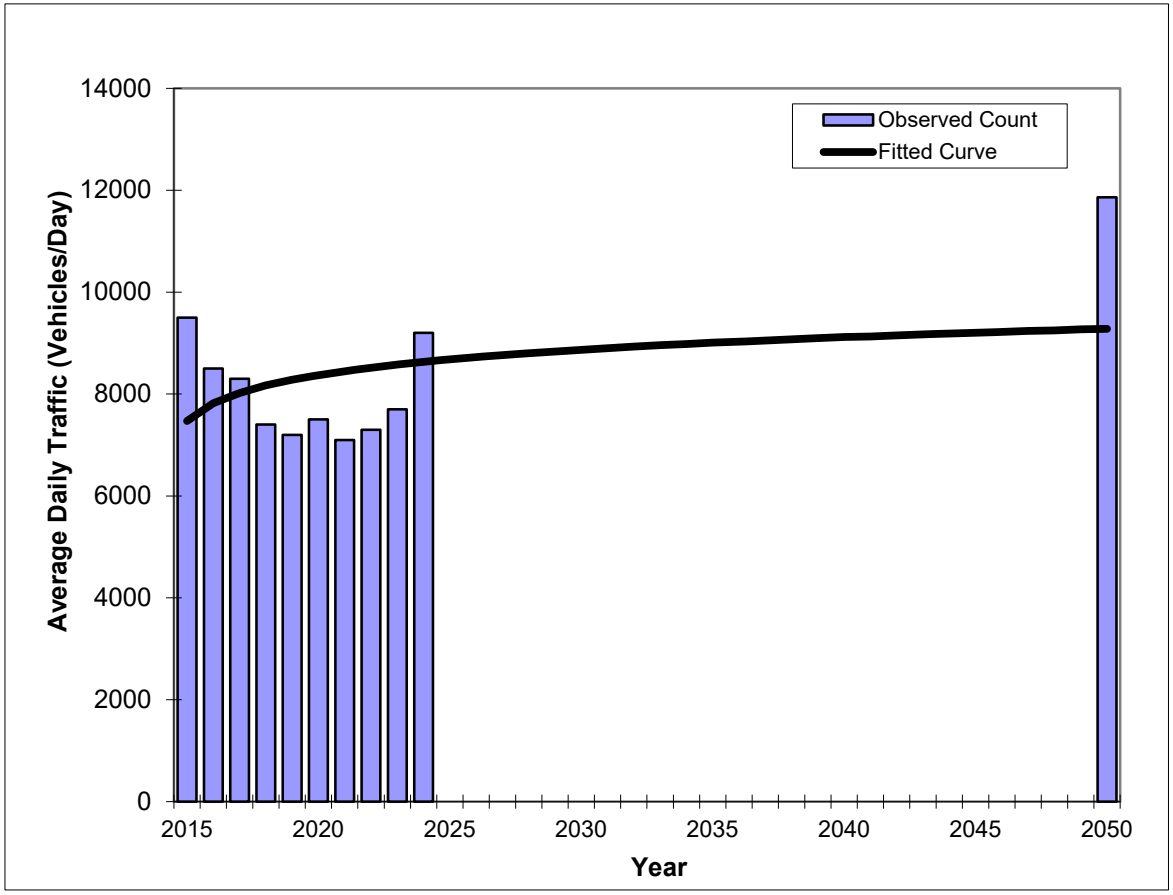
***Axle-Adjusted**

Traffic Trends - V2023

SW 88TH STREET, 200' WEST OFSW 57 AVE(2011 OFFSYSTEM CYCLE, CL:636)

FM #	
Location	**1**

County:	0
Station #:	878660
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2015	9,500	7,470
2016	8,500	7,820
2017	8,300	8,020
2018	7,400	8,170
2019	7,200	8,280
2020	7,500	8,370
2021	7,100	8,450
2022	7,300	8,520
2023	7,700	8,580
2024	9,200	8,630
2030 Opening Year Trend		
2030	N/A	8,870
2040 Interim Year Trend		
2040	N/A	9,120
2050 Design Year Trend		
2050	N/A	9,280
Travel Demand Forecasts/Trends		
2050	11,663	9,280

*Axle-Adjusted

Trend R-squared:	10.78%
Compounded Annual Historic Growth Rate:	1.62%
Compounded Growth Rate (2024 to Design Year)	0.28%
Printed:	4/3/2026

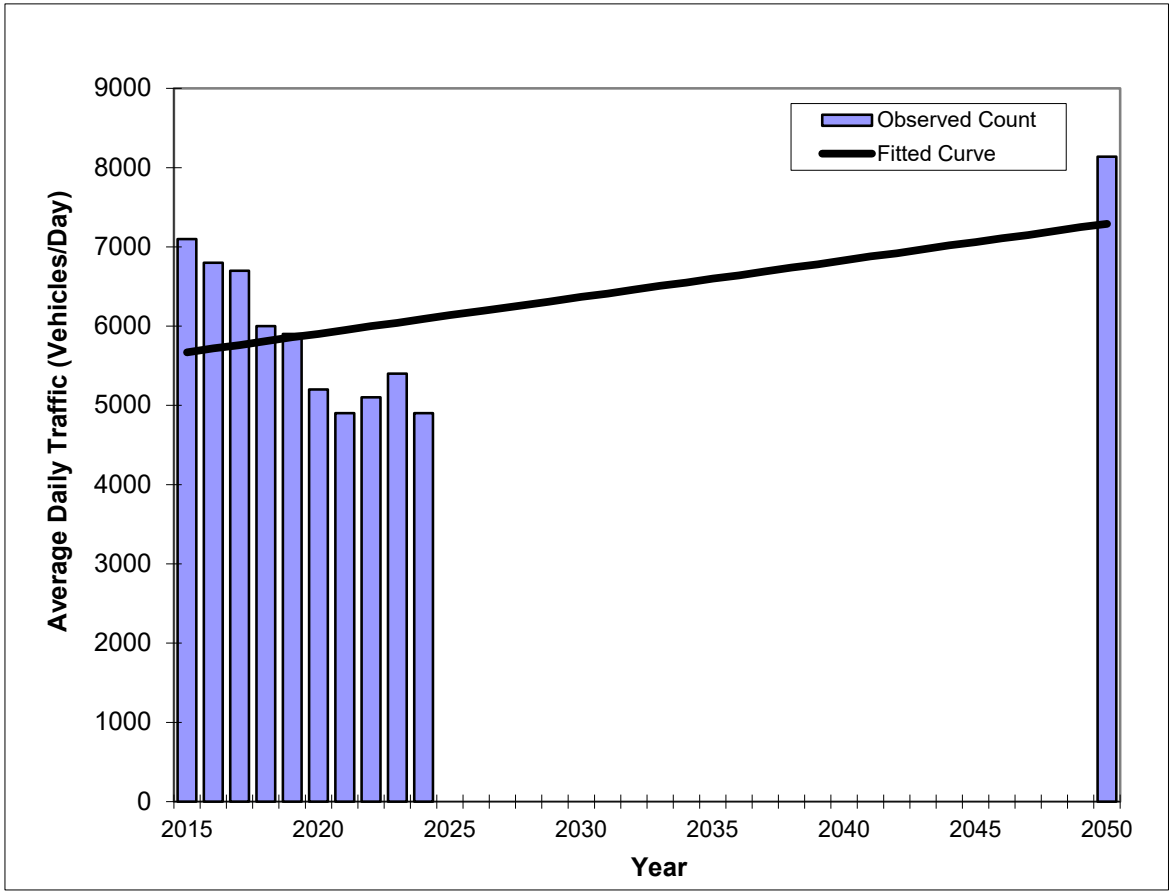
Decaying Exponential Growth Option

Traffic Trends - V2023

N 136 STREET, 200' EAST OFSW 77 AVE(2011 OFFSYSTEM CYCLE, COUNTY LINK:7

FM #	
Location	**1**

County:	0
Station #:	878661
Roadway:	



Annual Trend Increase:	46
Trend R-squared:	18.10%
Trend Annual Historic Growth Rate:	0.82%
Trend Growth Rate (2024 to Design Year)	0.76%
Printed:	4/3/2026

Linear Growth Option

Year	Traffic (ADT/AADT) Count*	Trend
2015	7,100	5,670
2016	6,800	5,720
2017	6,700	5,760
2018	6,000	5,810
2019	5,900	5,860
2020	5,200	5,900
2021	4,900	5,950
2022	5,100	6,000
2023	5,400	6,040
2024	4,900	6,090
2030 Opening Year Trend		
2030	N/A	6,370
2040 Interim Year Trend		
2040	N/A	6,830
2050 Design Year Trend		
2050	N/A	7,290
Travel Demand Forecasts/Trends		
2050	8,140	7,290

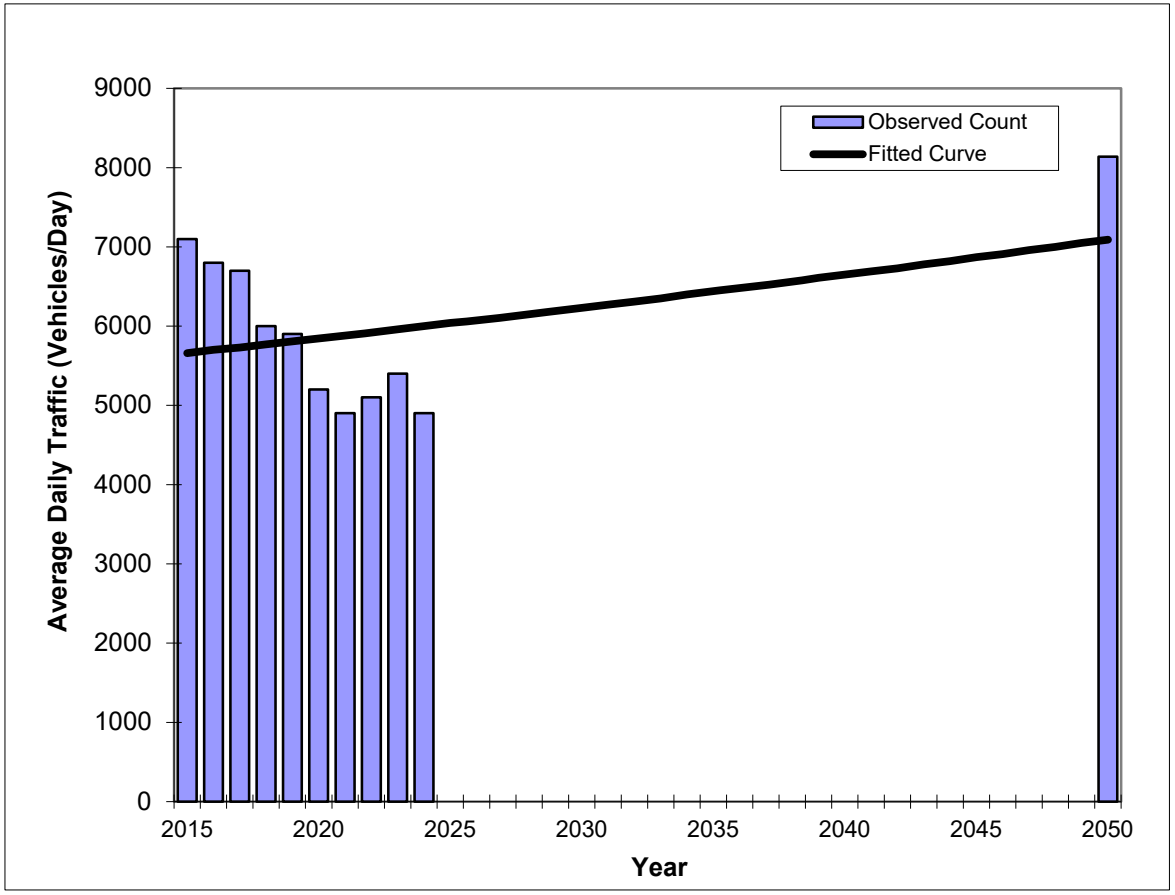
***Axle-Adjusted**

Traffic Trends - V2023

N 136 STREET, 200' EAST OFSW 77 AVE(2011 OFFSYSTEM CYCLE, COUNTY LINK:79

FM #	
Location	**1**

County:	0
Station #:	878661
Roadway:	



Trend R-squared:	13.54%
Compounded Annual Historic Growth Rate:	0.65%
Compounded Growth Rate (2024 to Design Year)	0.64%
Printed:	4/3/2026

Exponential Growth Option

Year	Traffic (ADT/AADT) Count*	Trend
2015	7,100	5,660
2016	6,800	5,700
2017	6,700	5,730
2018	6,000	5,770
2019	5,900	5,810
2020	5,200	5,840
2021	4,900	5,880
2022	5,100	5,920
2023	5,400	5,960
2024	4,900	6,000
2030 Opening Year Trend		
2030	N/A	6,230
2040 Interim Year Trend		
2040	N/A	6,650
2050 Design Year Trend		
2050	N/A	7,090
Travel Demand Forecasts/Trends		
2050	8,140	7,090

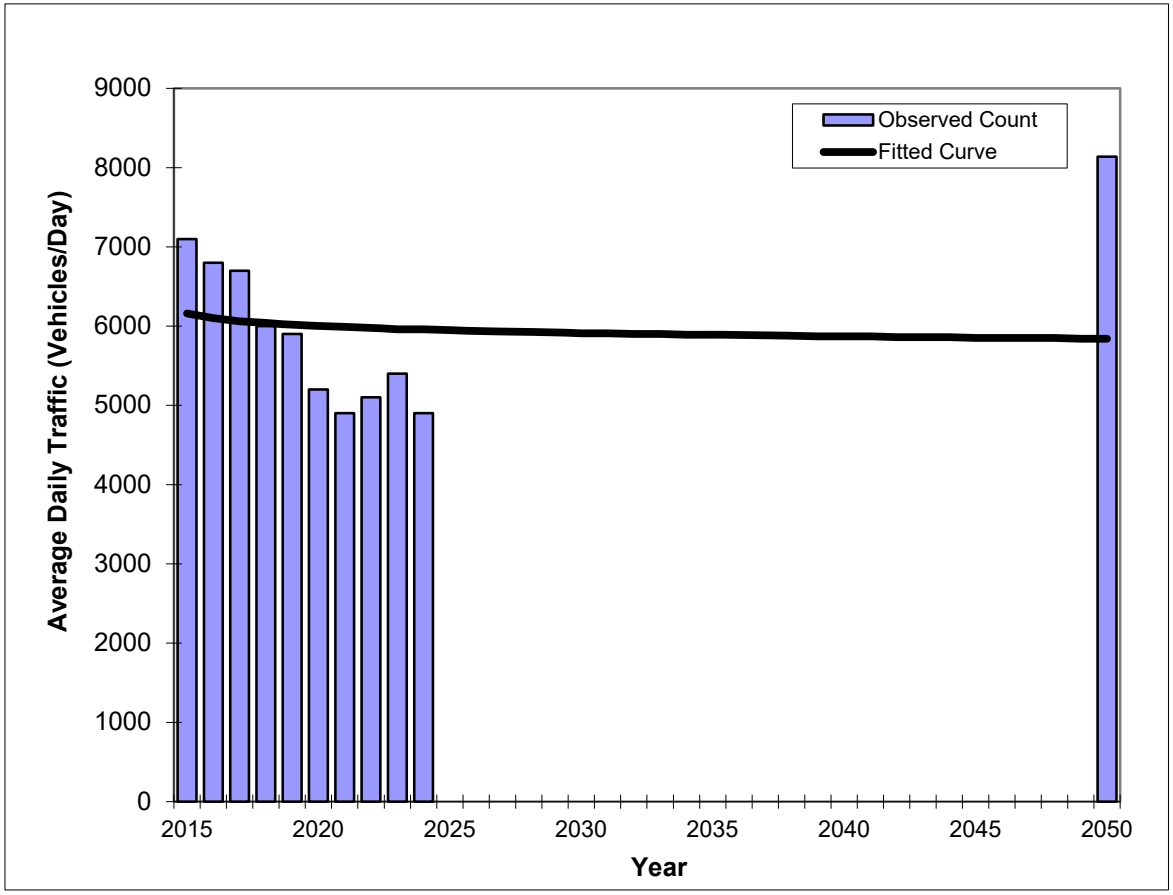
***Axle-Adjusted**

Traffic Trends - V2023

N 136 STREET, 200' EAST OFSW 77 AVE(2011 OFFSYSTEM CYCLE, COUNTY LINK:7

FM #	
Location	1

County:	0
Station #:	878661
Roadway:	



Trend R-squared:	0.63%
Compounded Annual Historic Growth Rate:	-0.37%
Compounded Growth Rate (2024 to Design Year)	-0.08%
Printed:	4/3/2026

Decaying Exponential Growth Option

Year	Traffic (ADT/AADT) Count*	Trend
2015	7,100	6,160
2016	6,800	6,100
2017	6,700	6,060
2018	6,000	6,040
2019	5,900	6,020
2020	5,200	6,000
2021	4,900	5,990
2022	5,100	5,980
2023	5,400	5,960
2024	4,900	5,960
2030 Opening Year Trend		
2030	N/A	5,910
2040 Interim Year Trend		
2040	N/A	5,870
2050 Design Year Trend		
2050	N/A	5,840
Travel Demand Forecasts/Trends		
2050	2,050	5,840

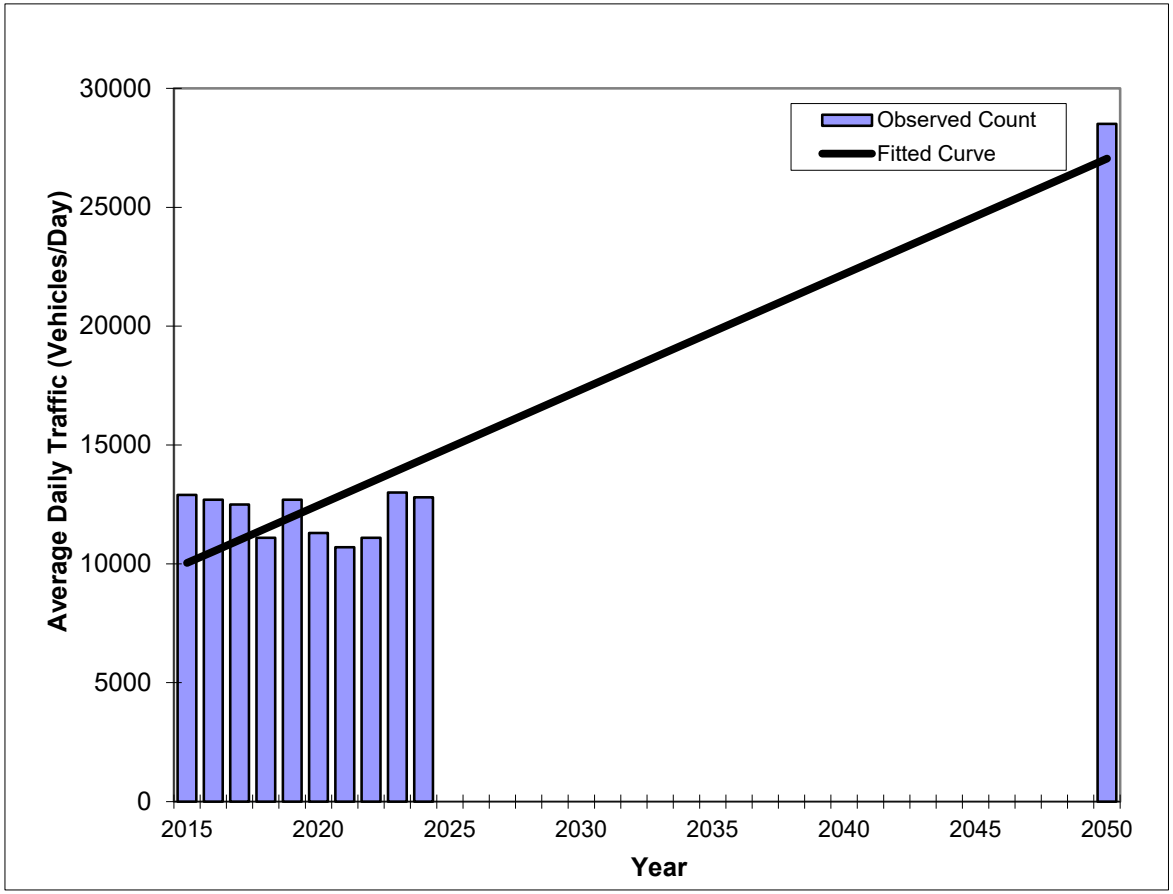
***Axle-Adjusted**

Traffic Trends - V2023

-- SW 104TH ST 500 FT. EAST OF SW 87TH AVE

FM #	
Location	**1**

County:	0
Station #:	878703
Roadway:	



Annual Trend Increase:	486
Trend R-squared:	86.81%
Trend Annual Historic Growth Rate:	4.84%
Trend Growth Rate (2024 to Design Year)	3.37%
Printed:	4/3/2026

Linear Growth Option

Year	Traffic (ADT/AADT) Count*	Trend
2015	12,900	10,040
2016	12,700	10,520
2017	12,500	11,010
2018	11,100	11,500
2019	12,700	11,980
2020	11,300	12,470
2021	10,700	12,950
2022	11,100	13,440
2023	13,000	13,930
2024	12,800	14,410
2030 Opening Year Trend		
2030	N/A	17,330
2040 Interim Year Trend		
2040	N/A	22,190
2050 Design Year Trend		
2050	N/A	27,050
Travel Demand Forecasts/Trends		
2050	28,502	27,050

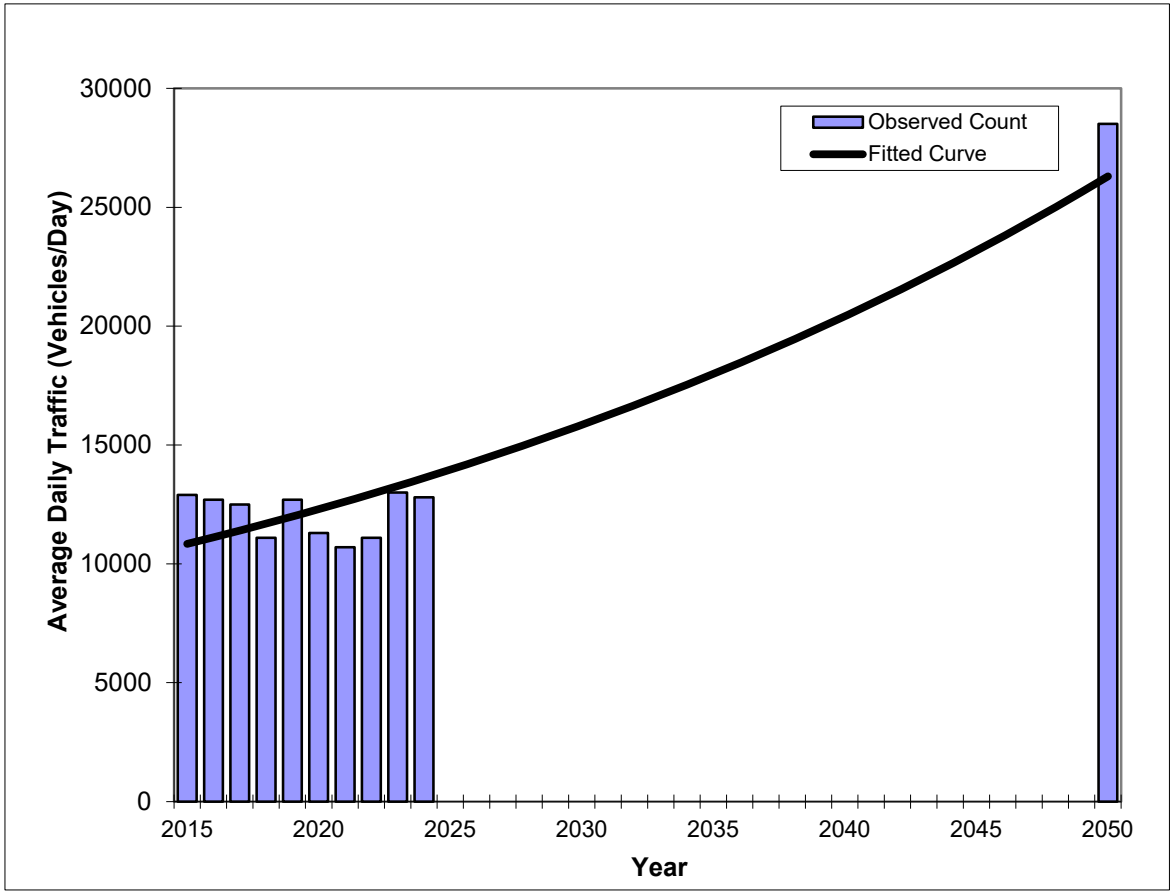
***Axle-Adjusted**

Traffic Trends - V2023

-- SW 104TH ST 500 FT. EAST OF SW 87TH AVE

FM #	
Location	**1**

County:	0
Station #:	878703
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2015	12,900	10,840
2016	12,700	11,120
2017	12,500	11,400
2018	11,100	11,690
2019	12,700	11,990
2020	11,300	12,300
2021	10,700	12,620
2022	11,100	12,940
2023	13,000	13,270
2024	12,800	13,610
2030 Opening Year Trend		
2030	N/A	15,850
2040 Interim Year Trend		
2040	N/A	20,410
2050 Design Year Trend		
2050	N/A	26,300
Travel Demand Forecasts/Trends		
2050	28,502	26,300

***Axle-Adjusted**

Trend R-squared:	81.95%
Compounded Annual Historic Growth Rate:	2.56%
Compounded Growth Rate (2024 to Design Year)	2.57%
Printed:	4/3/2026

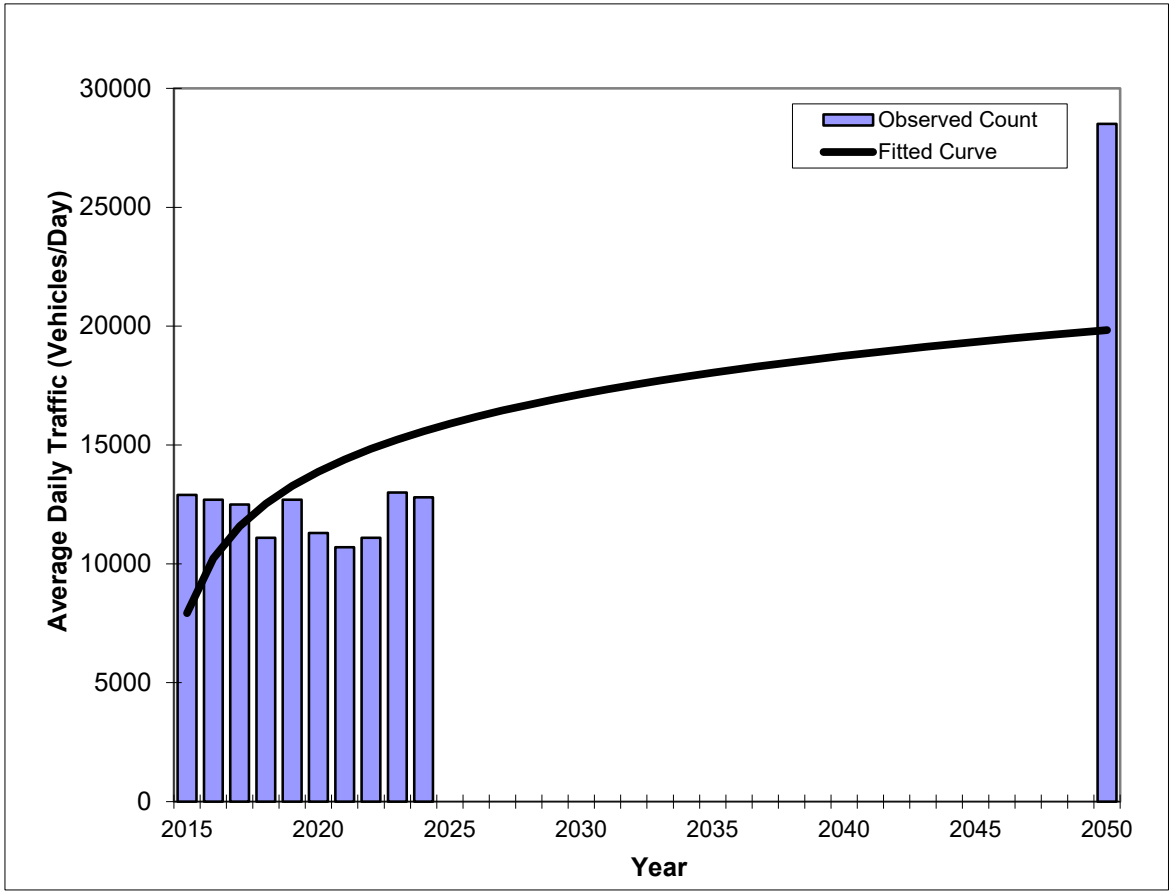
Exponential Growth Option

Traffic Trends - V2023

-- SW 104TH ST 500 FT. EAST OF SW 87TH AVE

FM #	
Location	**1**

County:	0
Station #:	878703
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2015	12,900	7,930
2016	12,700	10,230
2017	12,500	11,580
2018	11,100	12,530
2019	12,700	13,280
2020	11,300	13,880
2021	10,700	14,390
2022	11,100	14,840
2023	13,000	15,230
2024	12,800	15,580
2030 Opening Year Trend		
2030	N/A	17,140
2040 Interim Year Trend		
2040	N/A	18,750
2050 Design Year Trend		
2050	N/A	19,830
Travel Demand Forecasts/Trends		
2050	28,502	19,830

Trend R-squared:	1.00%
Compounded Annual Historic Growth Rate:	7.79%
Compounded Growth Rate (2024 to Design Year)	0.93%
Printed:	4/3/2026

Decaying Exponential Growth Option

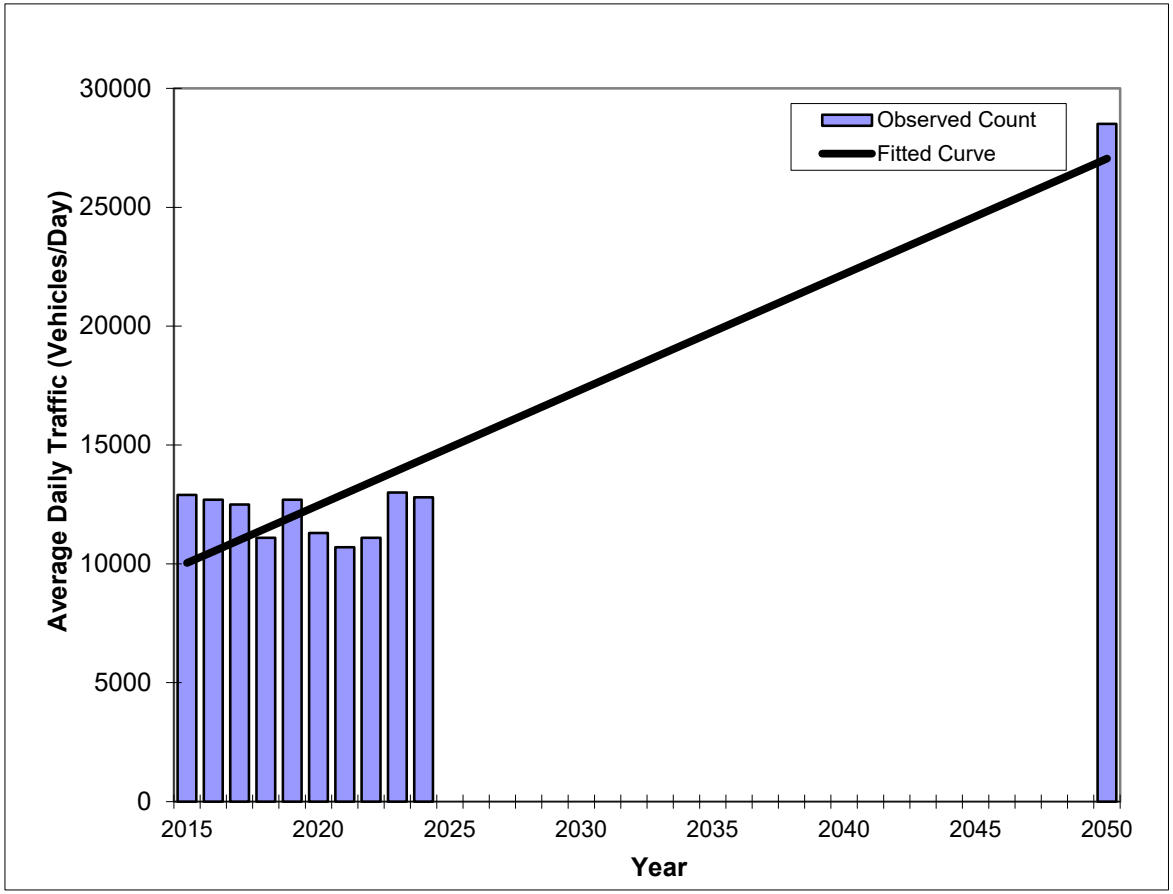
***Axle-Adjusted**

Traffic Trends - V2023

-- SW 104TH ST 500 FT. EAST OF SW 87TH AVE

FM #	
Location	**1**

County:	0
Station #:	878703
Roadway:	



Annual Trend Increase:	486
Trend R-squared:	86.81%
Trend Annual Historic Growth Rate:	4.84%
Trend Growth Rate (2024 to Design Year)	3.37%
Printed:	4/3/2026
Linear Growth Option	

Year	Traffic (ADT/AADT) Count*	Trend
2015	12,900	10,040
2016	12,700	10,520
2017	12,500	11,010
2018	11,100	11,500
2019	12,700	11,980
2020	11,300	12,470
2021	10,700	12,950
2022	11,100	13,440
2023	13,000	13,930
2024	12,800	14,410
2030 Opening Year Trend		
2030	N/A	17,330
2040 Interim Year Trend		
2040	N/A	22,190
2050 Design Year Trend		
2050	N/A	27,050
Travel Demand Forecasts/Trends		
2025	50,000	14,900

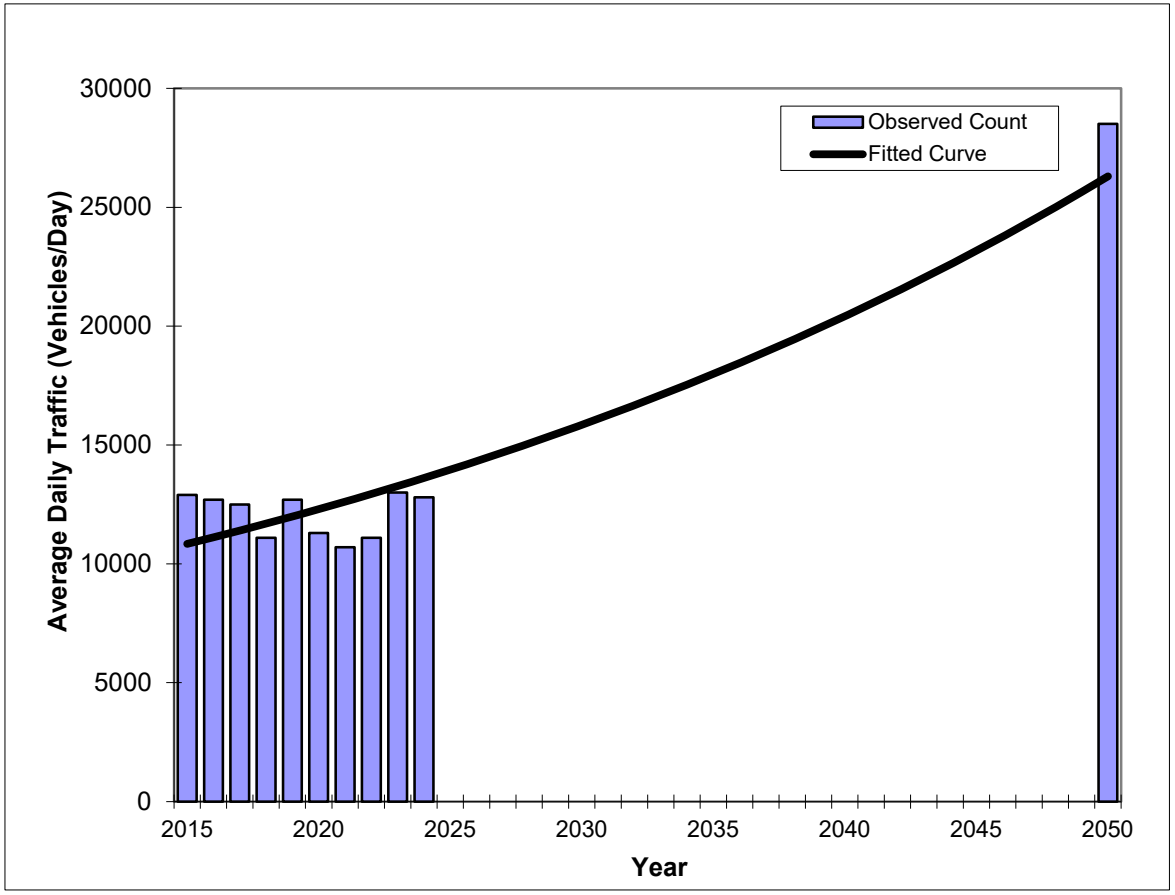
***Axle-Adjusted**

Traffic Trends - V2023

-- SW 104TH ST 500 FT. EAST OF SW 87TH AVE

FM #	
Location	**1**

County:	0
Station #:	878703
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2015	12,900	10,840
2016	12,700	11,120
2017	12,500	11,400
2018	11,100	11,690
2019	12,700	11,990
2020	11,300	12,300
2021	10,700	12,620
2022	11,100	12,940
2023	13,000	13,270
2024	12,800	13,610
2030 Opening Year Trend		
2030	N/A	15,850
2040 Interim Year Trend		
2040	N/A	20,410
2050 Design Year Trend		
2050	N/A	26,300
Travel Demand Forecasts/Trends		
2025	50,000	13,960

Trend R-squared:	81.95%
Compounded Annual Historic Growth Rate:	2.56%
Compounded Growth Rate (2024 to Design Year)	2.57%
Printed:	4/3/2026

Exponential Growth Option

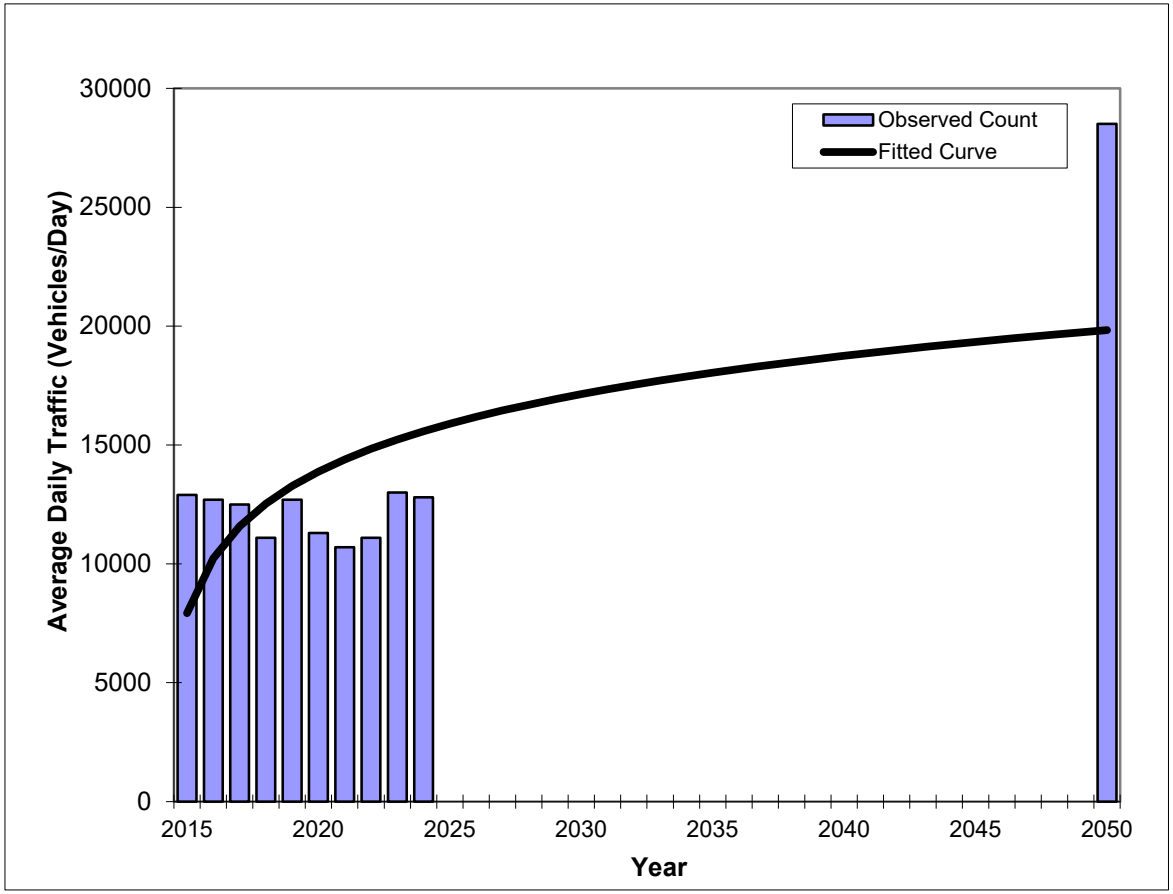
***Axle-Adjusted**

Traffic Trends - V2023

-- SW 104TH ST 500 FT. EAST OF SW 87TH AVE

FM #	
Location	**1**

County:	0
Station #:	878703
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2015	12,900	7,930
2016	12,700	10,230
2017	12,500	11,580
2018	11,100	12,530
2019	12,700	13,280
2020	11,300	13,880
2021	10,700	14,390
2022	11,100	14,840
2023	13,000	15,230
2024	12,800	15,580
2030 Opening Year Trend		
2030	N/A	17,140
2040 Interim Year Trend		
2040	N/A	18,750
2050 Design Year Trend		
2050	N/A	19,830
Travel Demand Forecasts/Trends		
2025	2,025	15,890

Trend R-squared:	38.18%
Compounded Annual Historic Growth Rate:	7.79%
Compounded Growth Rate (2024 to Design Year)	0.93%
Printed:	4/3/2026

Decaying Exponential Growth Option

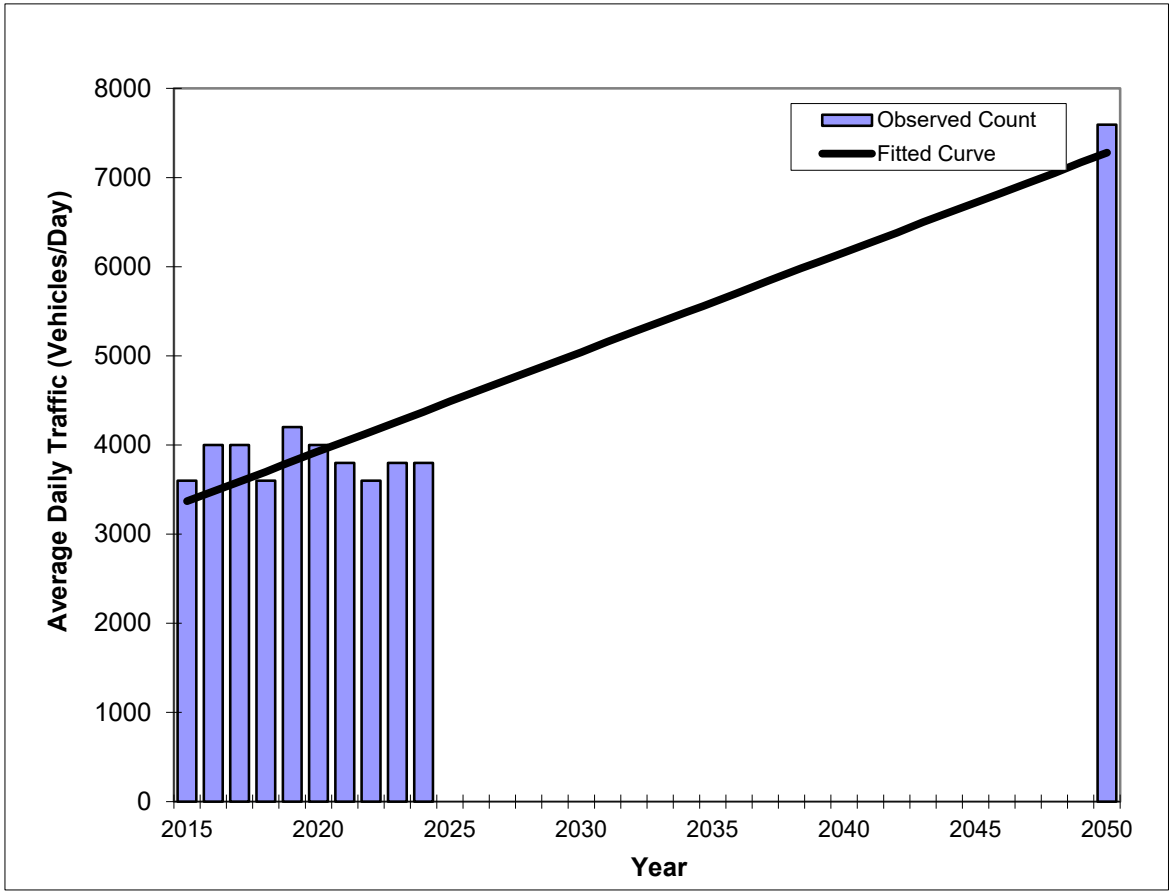
***Axle-Adjusted**

Traffic Trends - V2023

-- SW 112TH ST 500 FT WEST OF SW 57TH AVE

FM #	
Location	**1**

County:	0
Station #:	877050
Roadway:	



Annual Trend Increase:	112
Trend R-squared:	87.45%
Trend Annual Historic Growth Rate:	3.30%
Trend Growth Rate (2024 to Design Year)	2.56%
Printed:	4/3/2026

Linear Growth Option

Year	Traffic (ADT/AADT) Count*	Trend
2015	3,600	3,370
2016	4,000	3,480
2017	4,000	3,590
2018	3,600	3,700
2019	4,200	3,820
2020	4,000	3,930
2021	3,800	4,040
2022	3,600	4,150
2023	3,800	4,260
2024	3,800	4,370
2030 Opening Year Trend		
2030	N/A	5,040
2040 Interim Year Trend		
2040	N/A	6,160
2050 Design Year Trend		
2050	N/A	7,280
Travel Demand Forecasts/Trends		
2050	7,592	7,280

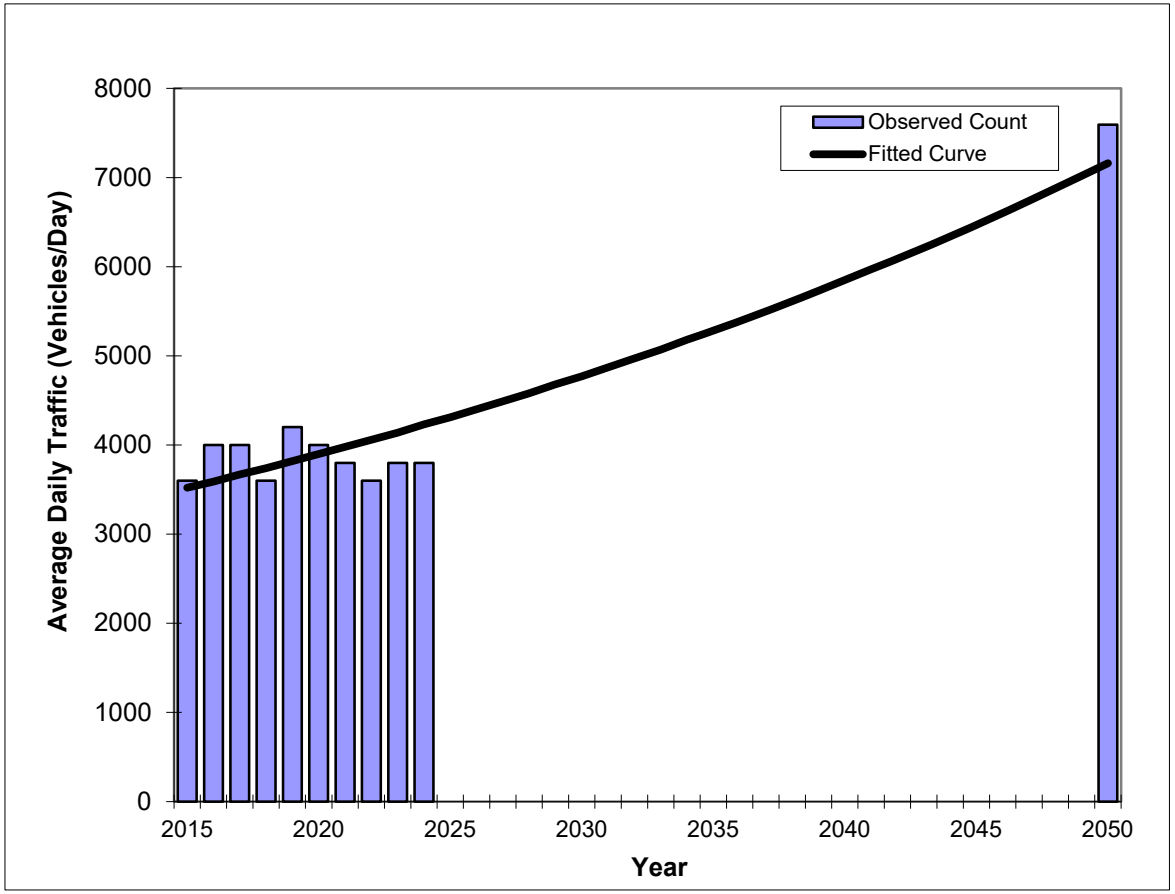
***Axle-Adjusted**

Traffic Trends - V2023

-- SW 112TH ST 500 FT WEST OF SW 57TH AVE

FM #	
Location	**1**

County:	0
Station #:	877050
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2015	3,600	3,520
2016	4,000	3,590
2017	4,000	3,670
2018	3,600	3,740
2019	4,200	3,820
2020	4,000	3,900
2021	3,800	3,980
2022	3,600	4,060
2023	3,800	4,140
2024	3,800	4,230
2030 Opening Year Trend		
2030	N/A	4,770
2040 Interim Year Trend		
2040	N/A	5,850
2050 Design Year Trend		
2050	N/A	7,160
Travel Demand Forecasts/Trends		
2050	7,592	7,160

Trend R-squared:	84.60%
Compounded Annual Historic Growth Rate:	2.06%
Compounded Growth Rate (2024 to Design Year)	2.04%
Printed:	4/3/2026

Exponential Growth Option

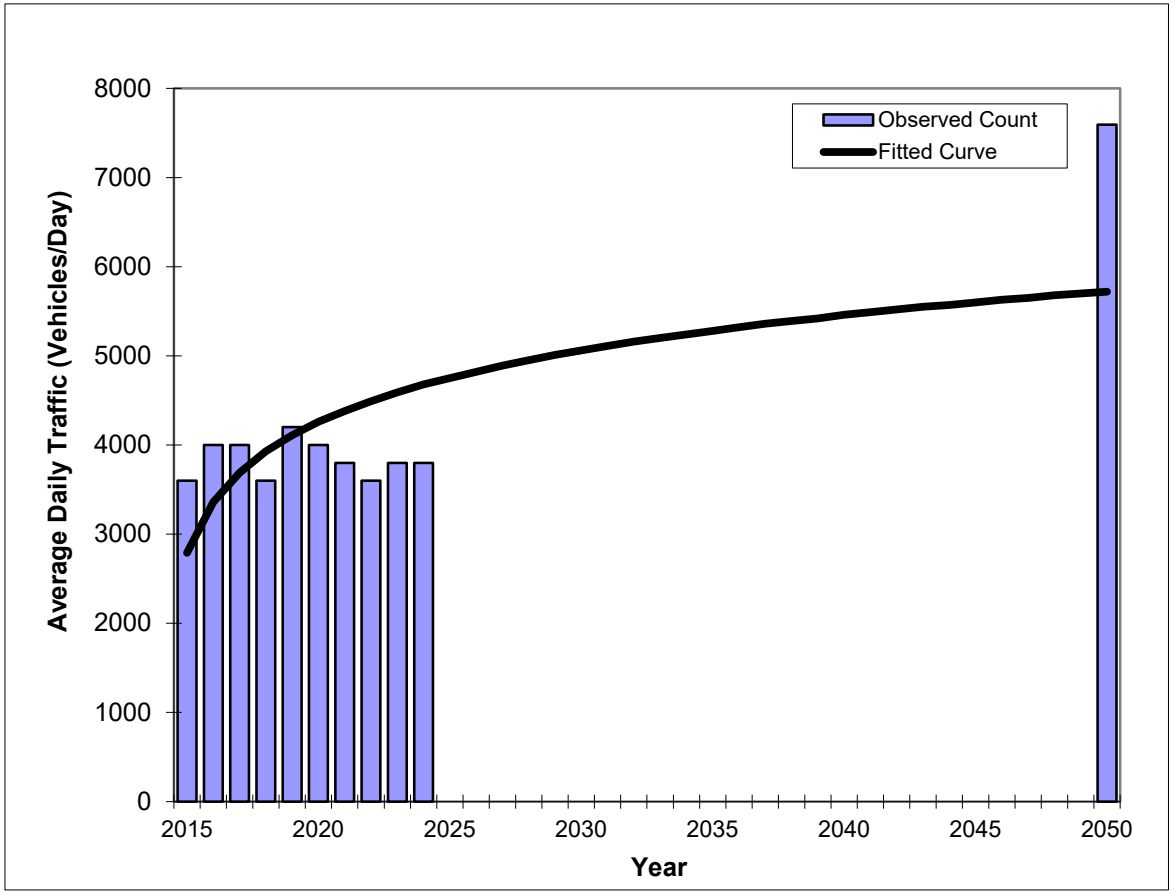
***Axle-Adjusted**

Traffic Trends - V2023

-- SW 112TH ST 500 FT WEST OF SW 57TH AVE

FM #	
Location	**1**

County:	0
Station #:	877050
Roadway:	



Year	Traffic (ADT/AADT) Count*	Trend
2015	3,600	2,790
2016	4,000	3,360
2017	4,000	3,690
2018	3,600	3,930
2019	4,200	4,110
2020	4,000	4,260
2021	3,800	4,380
2022	3,600	4,490
2023	3,800	4,590
2024	3,800	4,680
2030 Opening Year Trend		
2030	N/A	5,060
2040 Interim Year Trend		
2040	N/A	5,460
2050 Design Year Trend		
2050	N/A	5,720
Travel Demand Forecasts/Trends		
2050	7,592	5,720

Trend R-squared:	44.17%
Compounded Annual Historic Growth Rate:	5.92%
Compounded Growth Rate (2024 to Design Year)	0.77%
Printed:	4/3/2026

Decaying Exponential Growth Option

***Axle-Adjusted**

Climate Change

C

CLIMATE CHANGE

CLIMATE CHANGE ELEMENT DATA, INVENTORY AND ANALYSIS

INTRODUCTION

Purpose. The purpose of the Climate Change amendments to the Comprehensive Development Master Plan is to provide a planning framework for addressing the physical, economic, environmental, and social impacts that changes in climate are expected to have on the Village of Pinecrest.

The Village of Pinecrest recognizes the general consensus that climate change is occurring, and that greenhouse gas emissions, primarily from the burning of fossil fuels, are increasing in their atmospheric concentrations. It is recognized that these greenhouse gas emissions may be a contributing factor. The Village understands that Southeast Florida is vulnerable to sea level rise and other climate change impacts and is aware that these impacts will be greater when coupled with significant storm evens that may include flooding, hurricanes, and storm surge. As a result of the changes in global and local conditions that are occurring, the Village has made it a priority to reduce its overall "carbon footprint", and to develop additional strategies to address impacts associated with coastal flooding, tidal events, storm surge, flash floods, stormwater runoff, salt water intrusion, groundwater contamination and other impacts related to global climate change and sea level rise.

On April 12, 2011, the Village of Pinecrest committed to joining ICLEI (International Council for Local Environmental Initiatives) - Local Governments for Sustainability as a full member and pledged to take a leadership role in promoting public awareness in the community about the causes and impacts of climate change. In 2011, the Village of Pinecrest adopted a Green Action Plan to proactively reduce overall greenhouse gas (GHG) emissions by 7% below 1996 levels by 2014.

Goals, objectives, and strategies, based on local data and environmental conditions are included within the Climate Change Element of the Comprehensive Development Master Plan as necessary to address the impacts of climate change. Adoption of a Climate Change Element as an amendment to the Village's Comprehensive Plan constitutes another important step in protecting the Village of Pinecrest and providing for a more sustainable, and climate resilient community.

Service Area. The proposed amendments are applicable to the Village of Pinecrest. Although the service area is generally confined to the Village of Pinecrest, issues related to climate, natural resources, water resources and flood control impact a larger regional area. The Village encourages adjoining local municipalities to consider these larger regional issues and

implications in their environmental planning initiatives.

Planning Horizon. The proposed amendments anticipate multiple planning horizons to achieve the goal of a sustainable and climate-resilient community. Actions which were identified as being critical to achieving this mission, and able to be taken in the immediate or short-term (0-5 years) with current village resources, are given the target date of 2015. A few mid-term (0-25 year) goals have been set in the 2020 - 2030 timeframe. A 2060 planning horizon is consistent with the Southeast Florida Climate Change Compact's Regional Unified Sea Level Rise Projection.

DATA AND ANALYSIS

Greenhouse Gas (GHG) Emissions. Global warming and climate change are driven by the amount of greenhouse gases like carbon dioxide (CO2) in the atmosphere. Human activities such as the burning of fossil fuels and changing of land use patterns are increasing greenhouse gases concentration, thereby trapping more of the sun's radiant heat in the atmosphere and amplifying the natural greenhouse effect. The National Oceanographic and Atmospheric Administration (NOAA) reports that atmospheric carbon dioxide (CO2), has risen from about 318 parts per million (ppm) in 1958 to 391 ppm in Jan 2011, fueling global warming and climate instability. The Intergovernmental Panel on Climate Change reported in 2007 that the warming of the climate system was unequivocal. That same year, the U.S. Supreme Court deemed greenhouse gases in the atmosphere a threat to the public health and welfare of current and future generations, and mandated the U.S. Environmental Protection Agency (EPA) to regulate the emissions of these six gases under the Clean Air Act: carbon dioxide (CO2), methane (CH4), nitrous oxide (N2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF6).

Within the Village of Pinecrest, a *Community Greenhouse Gas Emission Inventory and Forecast* competed by Reynolds, Smith, Hills in December 2013, indicates the following emissions.

Table 1: 2010 Community GHG Emissions by Sector

	Residential	Commercial	Transportation	Waste	Other	TOTAL
CO2e (metric tons)	55,392	58,799	140,668	995	561	256,414
% of Total CO2e	22%	23%	55%	0.4%	0.2%	100%

Table 2: 2012 Community GHG Emissions by Sector

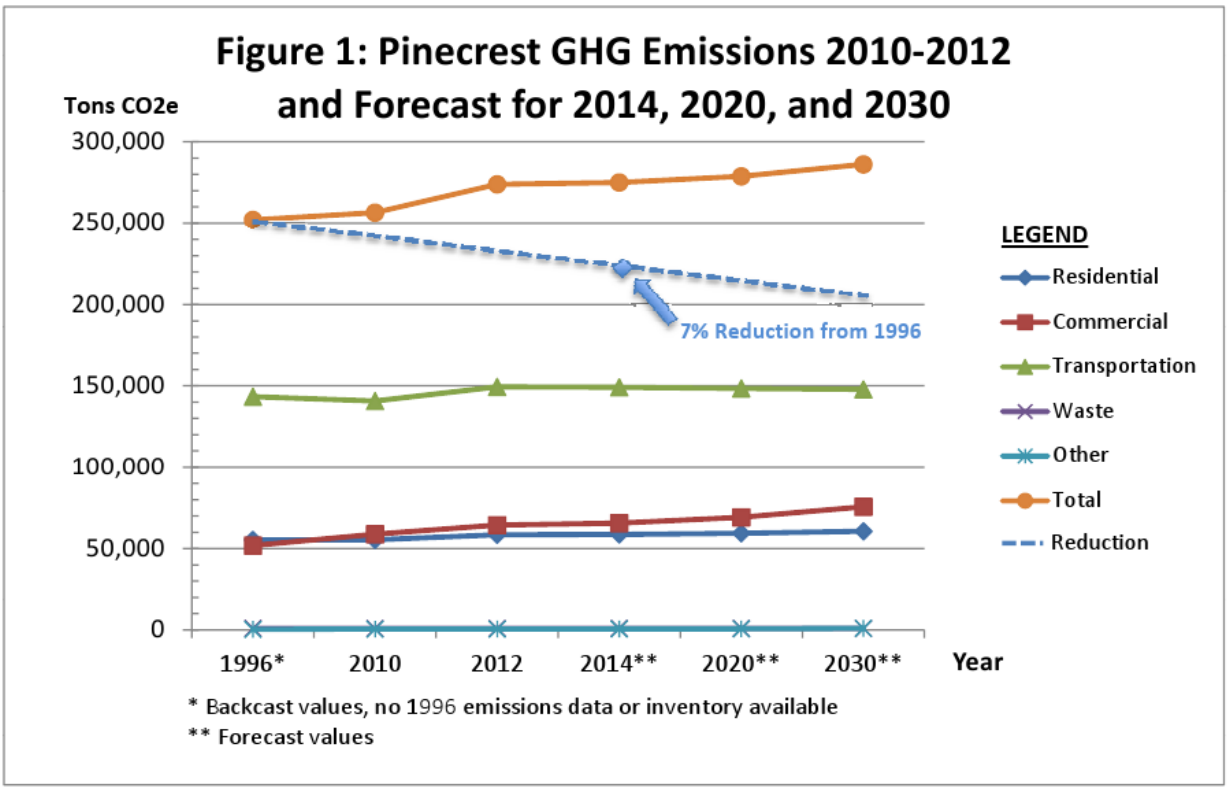
	Residential	Commercial	Transportation	Waste	Other	TOTAL
CO2e (metric tons)	58,477	64,454	149,353	957	578	273,819

CLIMATE CHANGE

% of Total CO2e 100%	21%	24%	55%	0.3%	0.2%

Table 3: 2014 Community GHG Emissions Forecast

	2010	2014	2020	2030	% Chng. 2010-2014
Residential	55,392	58,711	59,418	60,615	6%
Comm./Industrial	58,799	65,613	69,216	75,667	12%
Transportation	140,668	149,067	148,380	147,829	6%
Waste Generation	995	957	957	957	-4%
Other	561	616	742	1,013	10%
TOTAL Tons CO^2	256,414	274,727	278,712	286,080	7%



Source: *Community Greenhouse Gas (GHG) Emission Inventory and Forecast for the Village of Pinecrest,* December 19, 2013

CLIMATE CHANGE

ASSESSSING THE VILLAGE'S VULNERABILITY TO SEA LEVEL RISE

Sea Level Rise Projection – South Florida. A recent report entitled, *A region responds to Changing Climate*, prepared by the Southeast Florida Regional Climate Change Compact Counties in October 2012, indicates that sea levels are projected to rise in South Florida within a range that extends from 9 to 24 inches by the year 2060. This projection is based upon Key West tidal data collected from 1913-1999. Two key planning horizons are highlighted within the report: 2030 when sea level rise is projected to be 3-7 inches and 2060 when it is projected to be 9-24 inches.

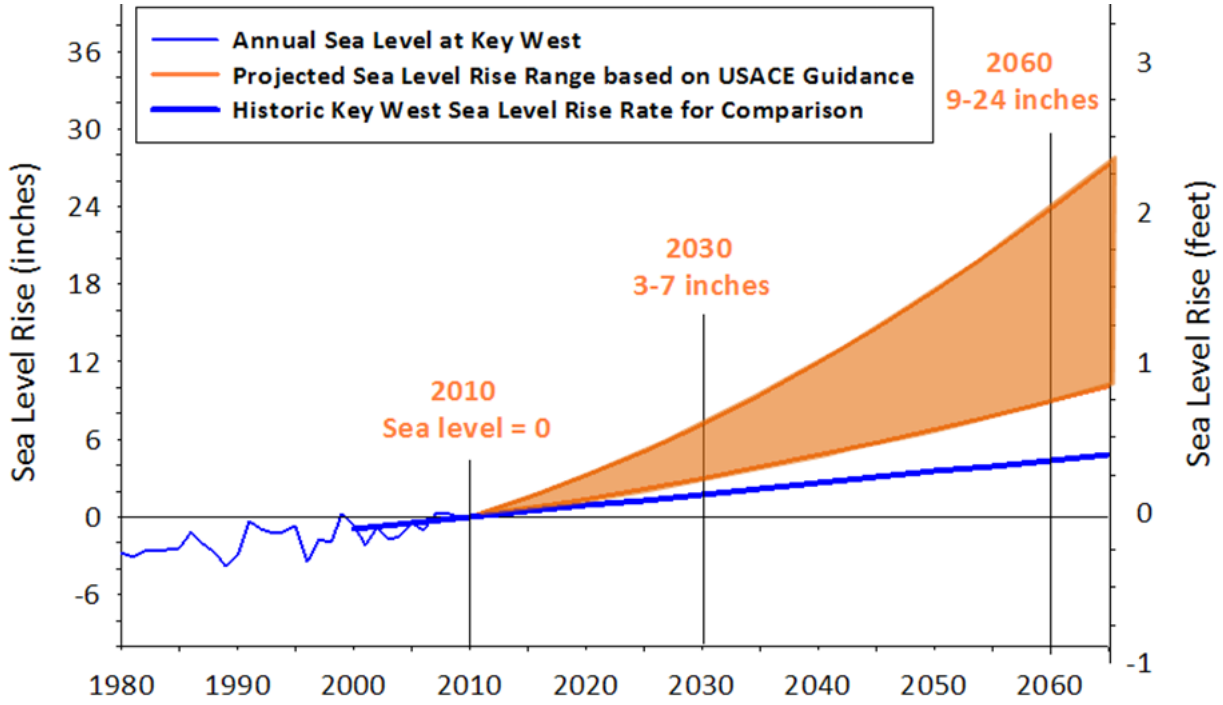


Figure 2: A *Unified Sea Level Rise Projection for Southeast Florida (2011)*

Source: *A Region Responds to a Changing Climate*, Southeast Florida Regional Climate Change Compact Counties, October 2012. This projection uses historic tidal information from Key West
and was calculated by Kristopher Esterson from the United States Army Corps of Engineers using USACE Guidance (USACE 2009) intermediate and high curves to

represent the lower and upper
bound for projected sea level rise in Southeast Florida.

Projected rise in sea levels will cause inundation in all of the Compact counties, although the extent of potential impacts varies across the region due to differences in land elevation and topography.

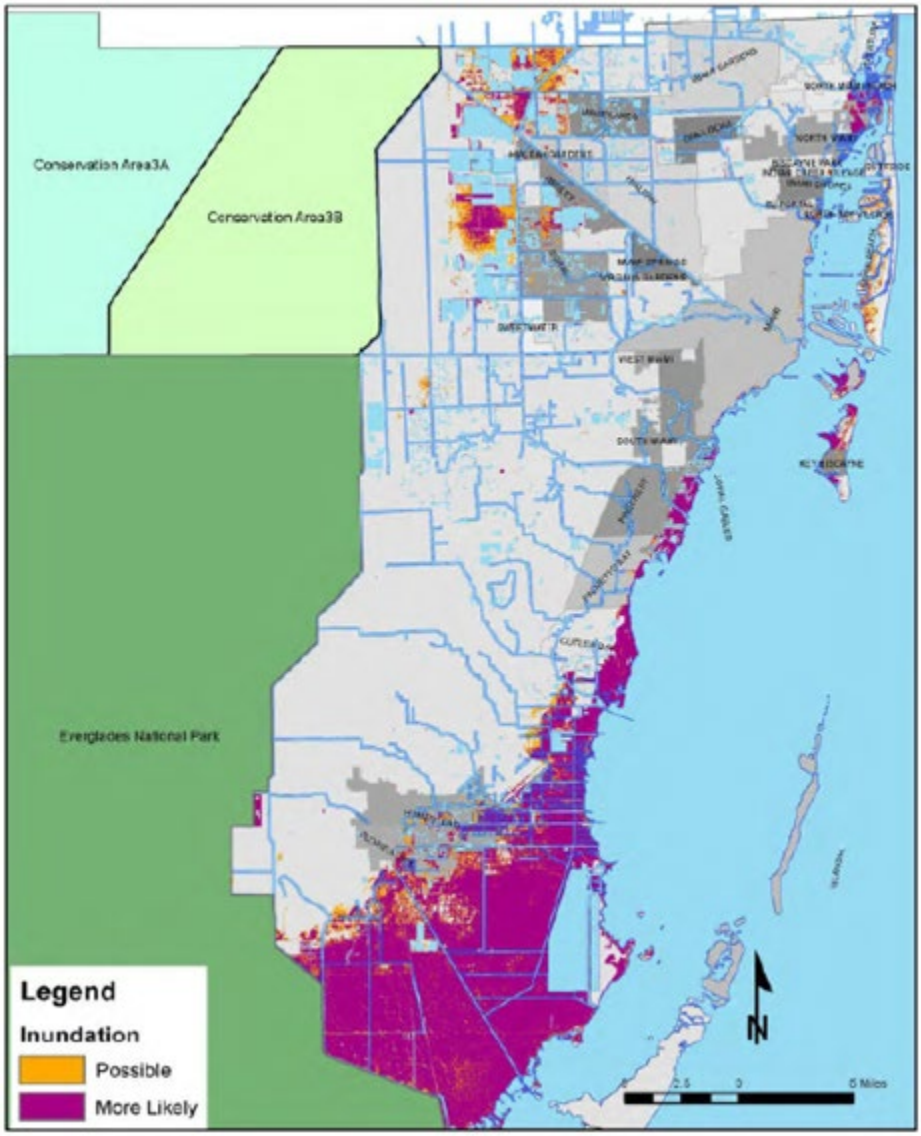


Figure 3: ***Miami-Dade County Inundation – 2-foot Rise in Sea Level (2060)***

CLIMATE CHANGE

Source: Analysis of the Vulnerability of Southeast Florida to Sea Level Rise, August 2012

The southernmost counties are expected to experience the greatest direct impacts, with lessening impacts as one travels northward. Nearly 80 percent of the lands that would potentially be affected regionally by a one-foot rise in sea level are conservation lands including coastal wetlands. Low lying natural systems made up of mangrove and wetlands are significantly impacted in all sea level rise scenarios.

Sea Level Rise and Inundation Mapping – Village of Pinecrest. Although Figure 3 above, as indicated within the *Analysis of the Vulnerability of Southeast Florida to Sea Level Rise,* does not indicate any loss of property due to permanent inundation in the Village of Pinecrest, the areas of indicated inundation are expected to be more severe with associated impacts of storm surge that may occur with a hurricane or the impacts of significant rainfall as would occur with a major storm event.

While Pinecrest is not located immediately adjacent to the Atlantic shoreline, rising sea levels are expected to impact canals, rivers and primary drainage systems within Miami-Dade County and the Village of Pinecrest. As the capacity of primary and secondary drainage systems is compromised, flooding will become more severe during storm events. Areas of flooding within the Village are expected to become progressively more widespread and slower to subside as sea level increases as projected.

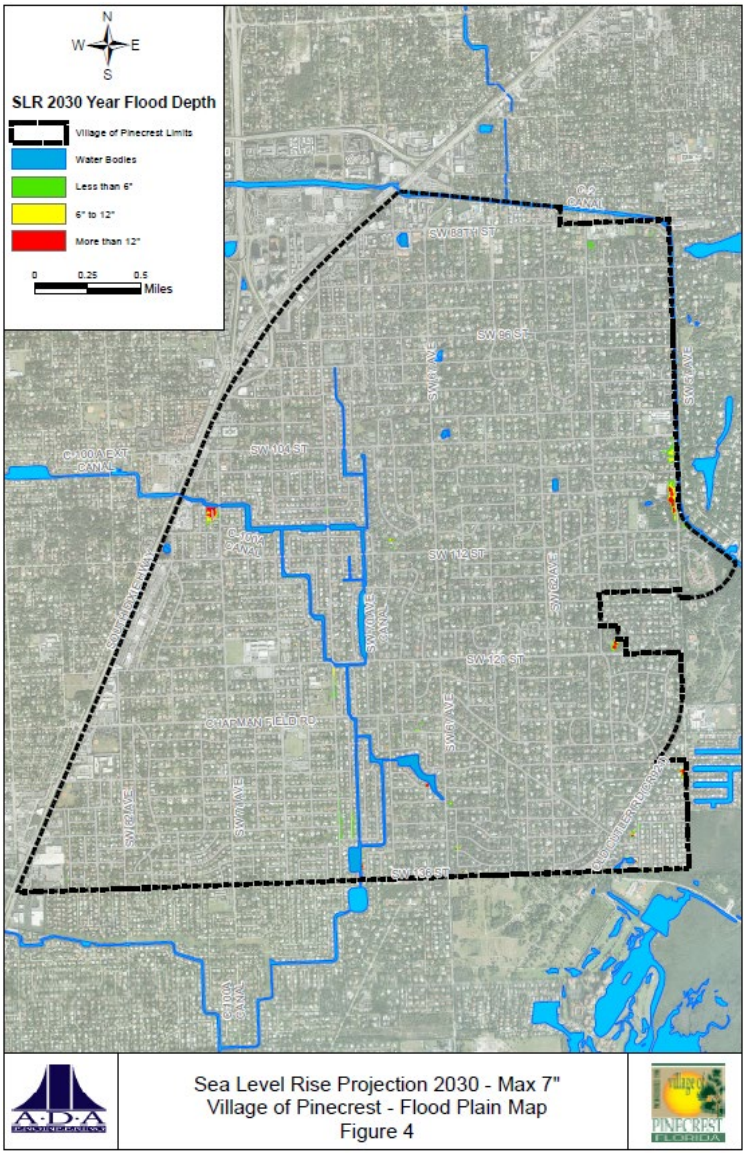
Additional analysis completed and provided by ADA Consultants in conjunction with preparation of a Stormwater Drainage Master Plan for the Village of Pinecrest shows more detailed, location-specific impacts of sea level rise for the Years 2030 and 2060. Completion of the stormwater master plan is scheduled to occur in June 2015.

A series of six maps have been prepared by ADA Consultants in conjunction with preparation of the Village's Stormwater Master Plan. Sea level predictions for the years 2030 and 2060 were selected. The 2030 projection indicates the sea level will rise an additional 3 to 7 inches above current levels by the year 2030 and continue to rise to a level of 9 to 24 inches above current levels by the year 2060. Simulations using the 2014 XP-SWMM Baseline Model were completed by implementing maximum predictions of 7 and 24 inches for the years 2030 and 2060 respectively. These conditions for these two periods were then further analyzed and mapped assuming a 5-year and 100-year storm event respectively.

CLIMATE CHANGE

Year 2030 Planning Horizon

Projected Maximum Sea level Rise - 7 Inches. A projected rise in sea level of 7 inches by the year 2030 will not cause any appreciable inundation beyond current conditions during periods of dry weather.



CLIMATE CHANGE

Although no significant impacts of a 7-inch rise in sea level are expected during dry weather conditions, Figures 5 and 6 show that areas of flooding and inundation within the Village will increase during wet weather events. Figure 5 assumes a 5-year flood, while Figure 7 shows areas of flooding and inundation during a 100-year storm event.

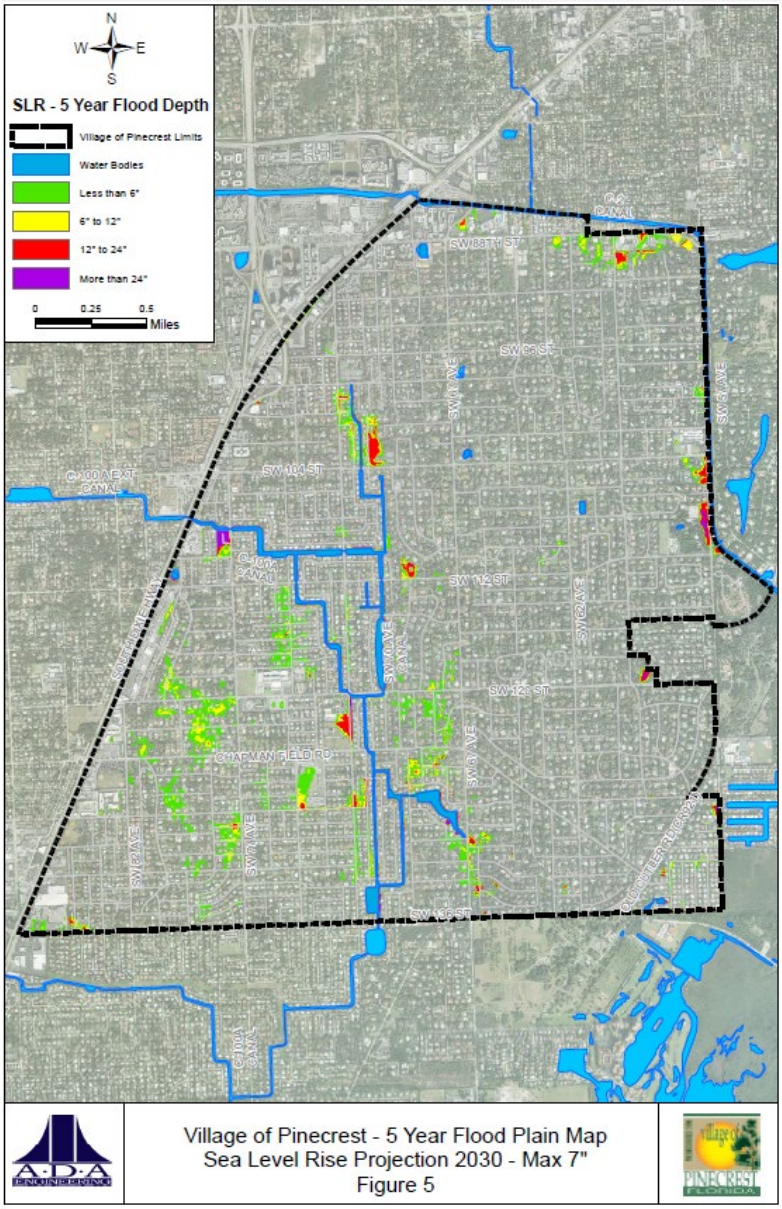


Figure 5: Sea Level Rise Projection – Maximum 7 inches *(2030) – 5 Year Flood*

CLIMATE CHANGE

A rise in sea level of 7 inches coupled with a 5-year storm will cause flooding of 6 inches or more in the southwestern portion of the Village, west of SW 77 Avenue.

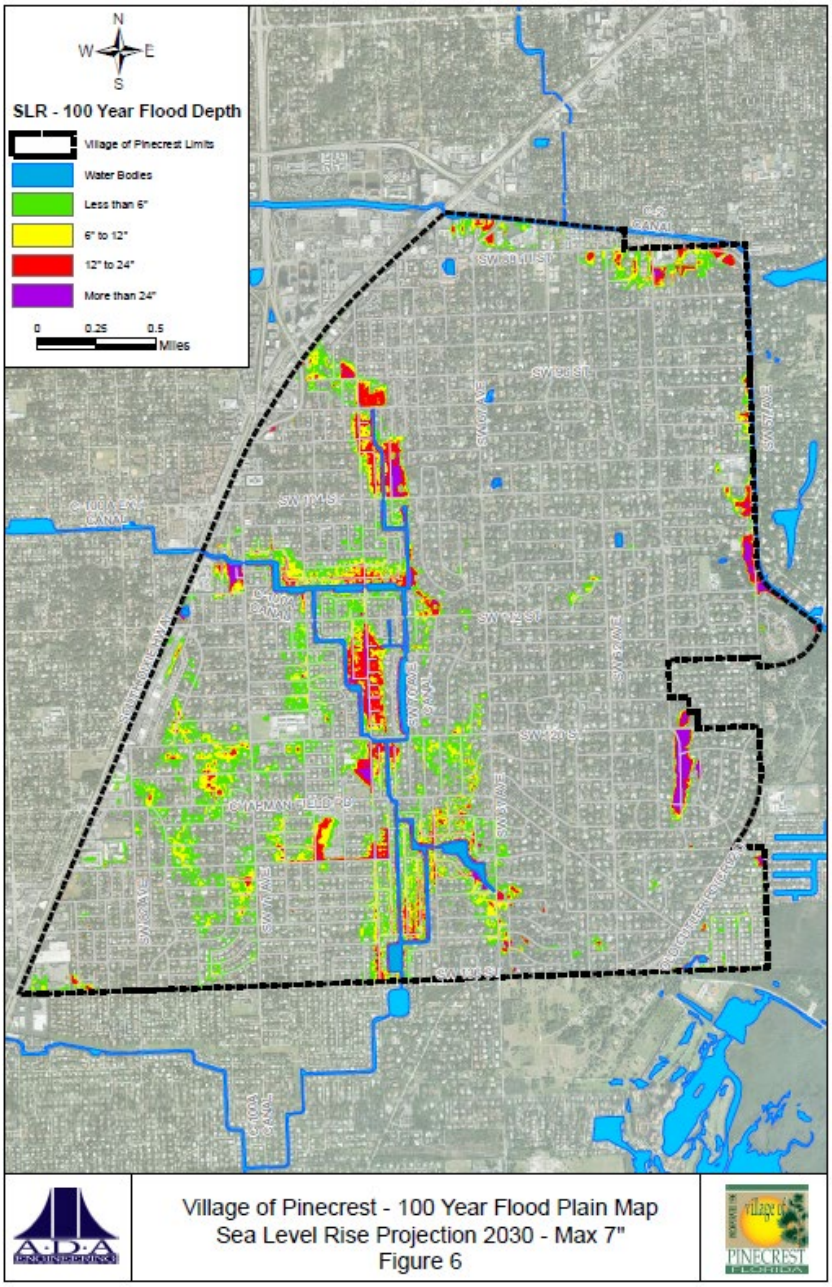


Figure 6: Sea Level Rise Projection – Maximum 7 inches *(2030) – 100 Year Flood*

CLIMATE CHANGE

Flooding of more than 12 inches is projected to occur at the northeast quadrant of SW 104 Street and SW 77 Avenue; on the west side of SW 57 Avenue between SW 104 Street and SW 111 Street; adjacent to Pine Needle Lane, south of SW 120 Street; within Pinecrest by-the-Sea; and adjacent to the Village's canals and lakes.

Flooding during a more severe 100-year storm event will cause flooding in a larger overall area as shown in Figure 6. Areas of the Village that will experience the most severe impacts include the following:

- West of SW 72 Avenue
- SW 88 Street and SW 57 Avenue
- SW 57 Avenue/Red Road
- Pinecrest by-the Sea
- Pine Needle Lane
- Both sides of the canal between SW 98 Street and SW 104 Street

Year 2060 Planning Horizon

Projected Maximum Sea level Rise – 24 Inches. As sea level rises to its maximum projected level of 24 inches by the year 2060, areas of inundation remain limited in the absence of a storm event, although the capacity of the soil to absorb rain water will continue to diminish. During periods of dry weather, areas of inundation as shown in Figure 7 appear to be limited to the northeast area of the Village adjacent to SW 88 Street and SW 57 Avenue, and the northwest corner of SW 57 Avenue and SW 111 Street.

In the year 2060, assuming a 24-inch rise in sea level as projected in the U.S. Army Corps of Engineers model, flooding becomes readily apparent during periods of heavy rainfall.

CLIMATE CHANGE

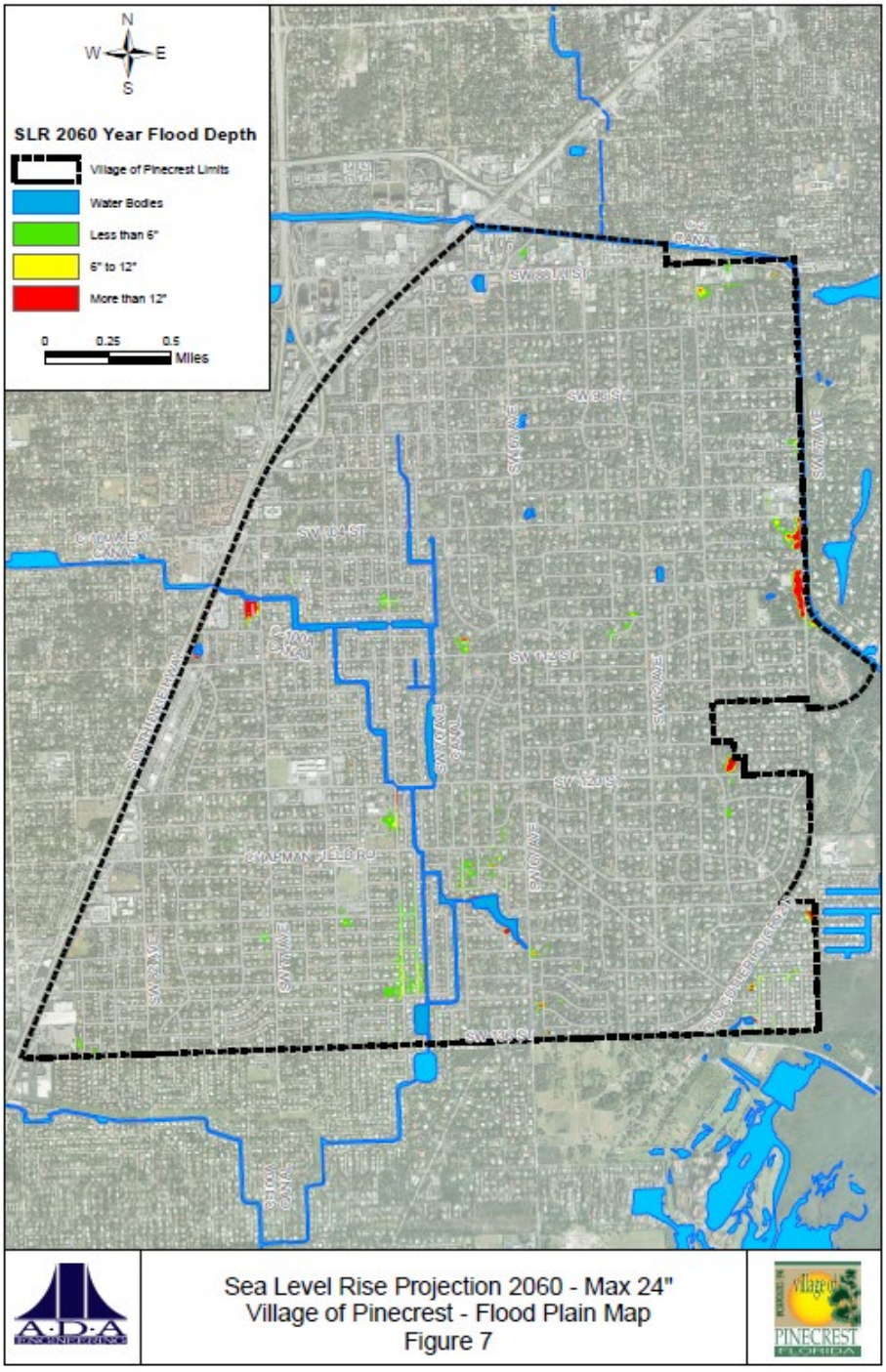


Figure 7: Sea Level Rise Projection– Maximum 24 inches *(2060)* – Dry Conditions

CLIMATE CHANGE

Areas subject to flooding in the Year 2060, assuming a rise in sea level of 24 inches, are shown in Figures 8 (5-Year Storm) and 9 (100 Year Storm) below.

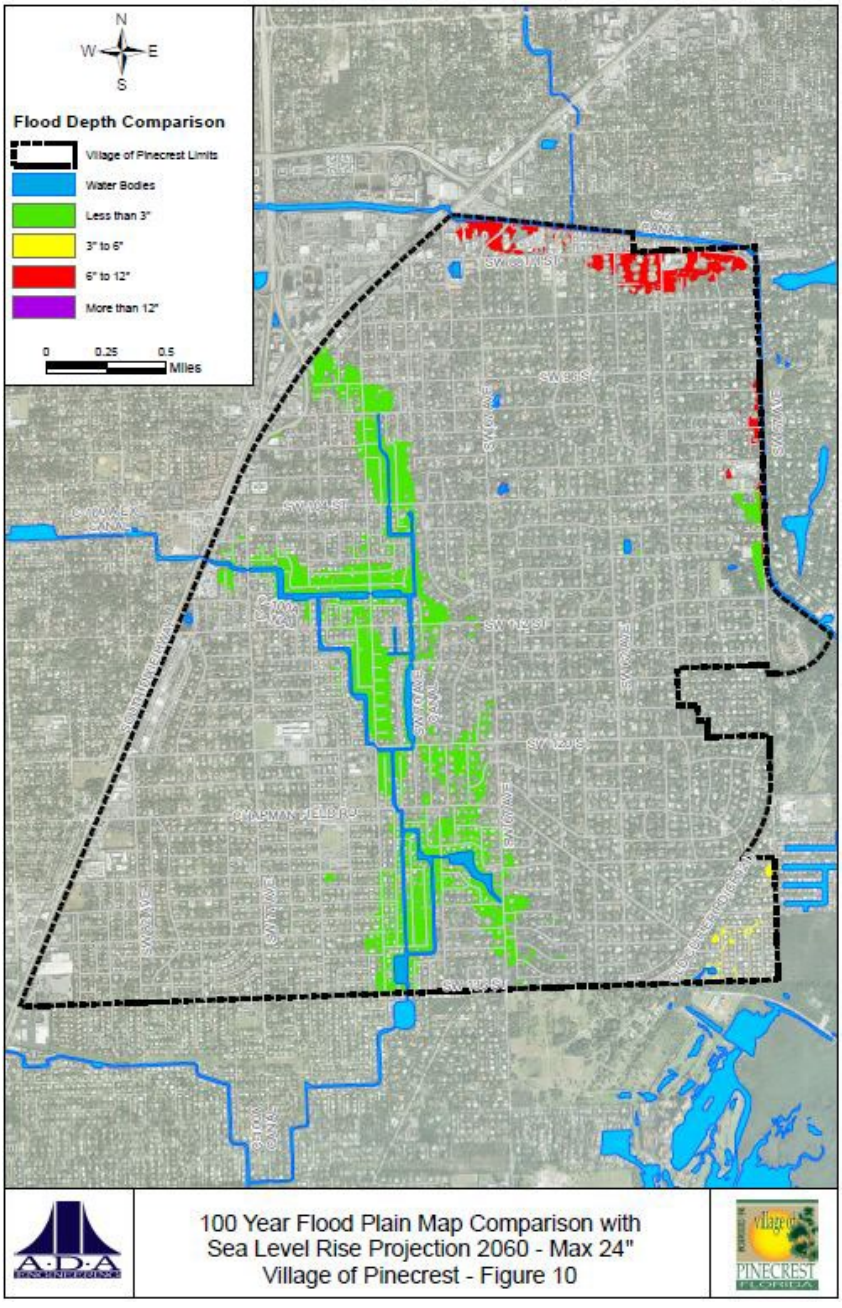


Figure 8 – Sea Level Rise Projection – Maximum 24 inches *(2060)* – *5 Year Flood*

CLIMATE CHANGE

During a 5-year rain event, flooding of 6 to 12 inches is again indicated west of SW 77 Avenue; adjacent to the Village's canals; and throughout Pinecrest by-the-Sea. Flooding of more than 24 inches is projected to occur north of SW 104 Street, east of SW 72 Avenue; in the areas adjacent to Pine Needle Lane; and in the area on the west side of SW 57 Avenue/Red Road, north of SW 111 Street.

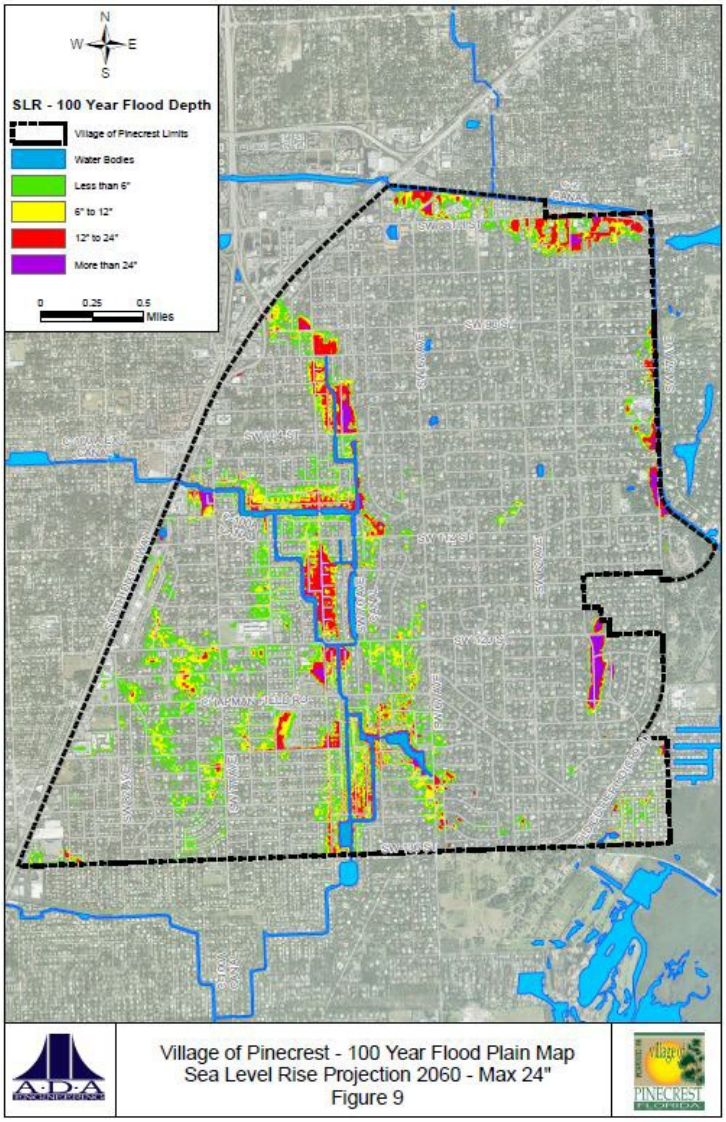


Figure 9 - Sea Level Rise Projection – Maximum 24 inches *(2060) – 100 Year Flood*

CLIMATE CHANGE

The impacts of rising sea levels and climate change will be the most widespread during a 100 year storm event. In the year 2060, when sea level is projected to have risen by a maximum of 24 inches, the most extensive flooding during a 100 year storm event will occur in those areas shown Figure 9. A comparison between the current extent of flooding with a 100 year storm event with the depth of flooding produced by the same storm event and 24 inches of projected sea level rise is shown in Figure 10.

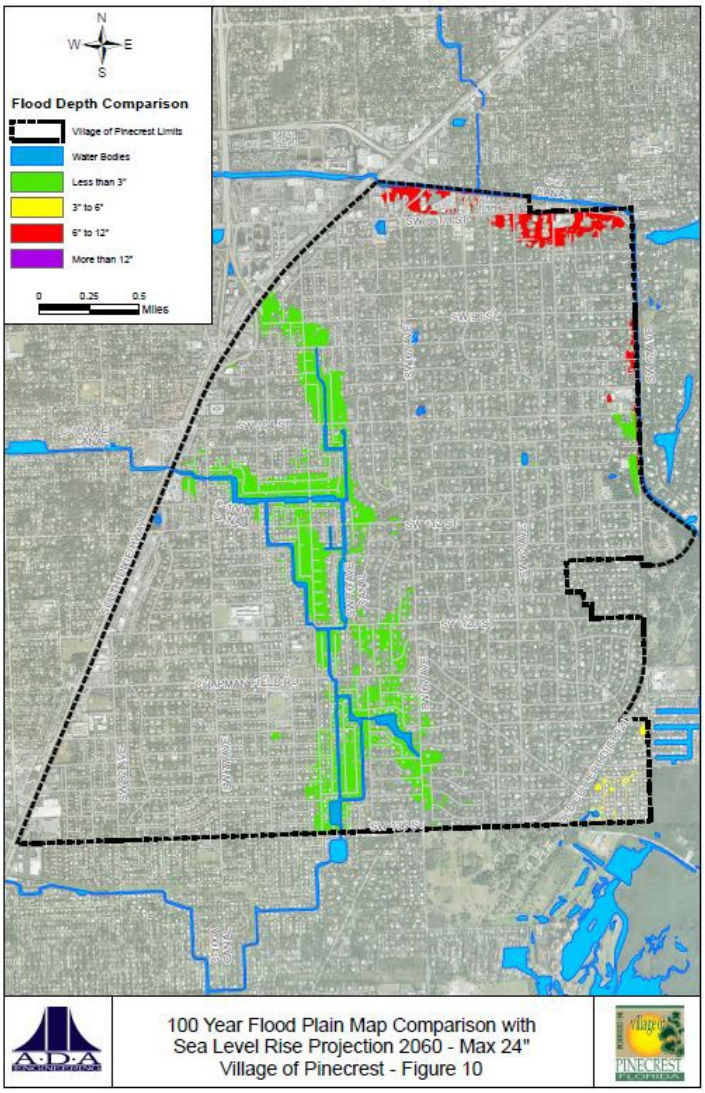


Figure 10 - Sea Level Rise Projection – 100 Year Flood Event - Net Additional Flood Depth 2014-2060

CLIMATE CHANGE

The majority of the Village will be impacted except that area between SW 60 Avenue and SW 67 Avenue. Areas most heavily impacted include:

- West of SW 67 Avenue, south of SW 104 Street
- SW 88 Street
- SW 57 Avenue/Red Road
- Pine Needle Lane
- Pinecrest by-the Sea
- Area east and west of SW 72 Avenue, between SW 94 Street and SW 104 Street

MITIGATION

Changes in climate and associated rises in sea level are based on the model provided in Figure *2, A Unified Sea Level Rise Projection for Southeast Florida (2011)* which was derived based on historic tidal information from Key West and calculations of the United States Army Corps of Engineers using USACE Guidance (USACE 2009). It is important that the projections be monitored on an annual basis and adjusted accordingly using the most recent actual data available.

Continued monitoring of projected rises in seal level should be carried out throughout the planning period and updated periodically throughout the planning period. Completion of periodic vulnerability assessment analyses will allow for monitoring of changing conditions and adjust strategies as warranted. Strategies that are available to mitigate the projected impacts of sea level rise include the following:

- Work in collaboration with the South Florida Water Management District to review and adjust policies related to the operation of the flood and salinity control structures at the S22 and S23 outfalls.
- Consider the installation of backflow preventers on drainage systems that discharge to Biscayne Bay or drainage canals.
- Consider increasing the minimum required base floor elevation of all new structures within designated Adaptation Action Areas by one additional foot (freeboard).
- Construct additional stormwater drainage infrastructure necessary to accommodate projected increases in stormwater including drainage wells, injection wells, swales, French drains, and other related structures as recommended in the Village's Stormwater Master Plan.

ADAPTATION ACTION AREAS

CLIMATE CHANGE

Florida Statutes. Chapter 163, Section 163.3164 (1) of the Florida Statutes defines an "Adaptation Action Area" as an area or areas that "*experience coastal flooding due to extreme high tides and storm surge and that are vulnerable to the related impacts of rising sea levels for the purpose of prioritizing funding for infrastructure needs and adaptation planning*".

Consideration for Adaptation Action Areas may include, but not be limited to:

a. Areas which experience tidal flooding
b. Areas which have a hydrological connection to coastal waters and are vulnerable to flooding
c. Locations which are within areas designated as evacuation zones for storm surge
d. Other areas impacted by stormwater/flood control issues

Adaptation Action Areas strategy options may include, but not be limited to Protection; Accommodation; Managed Retreat; Avoidance; and Other Options.

Based on the analysis of projected flooding and other associated impacts of sea level rise in the Village of Pinecrest, strategies encompassing protection and accommodation have the potential for being most beneficial.

Village of Pinecrest. Within the Village of Pinecrest, the areas most vulnerable to sea level rise are indicated in Figure 9. An additional map and analysis, Figure 11, identifies the "Adaptation Action Areas" that are expected to experience the greatest extent of flooding given 24 inches of sea level rise as projected, coupled with a 100-year flood event.

Water and Sewer Service

As of June 2014, there were 1,472 homes in the Village of Pinecrest receiving potable water from individual on-site wells, not connected to the Miami-Dade County Water System. Additionally, as shown in Figure 11, below, the majority of the Village of Pinecrest is served by on-site septic tanks. As water levels continue to increase as projected, it is expected that septic tanks will become inundated which could potentially cause contamination of nearby on-site water wells. Extension of central water lines into those areas projected to experience the greatest levels of flooding will be critical to the supply of clean and sanitary potable water to the residents within them. Additionally, as water levels continue to rise in those areas indicated in Figure 11, it is expected that the ability to continue to use individual on-site septic tanks will become compromised. Accordingly,

extension of sewer lines into those areas prone to future flooding and inundation will need to be considered evermore critically as sea level continues to rise.

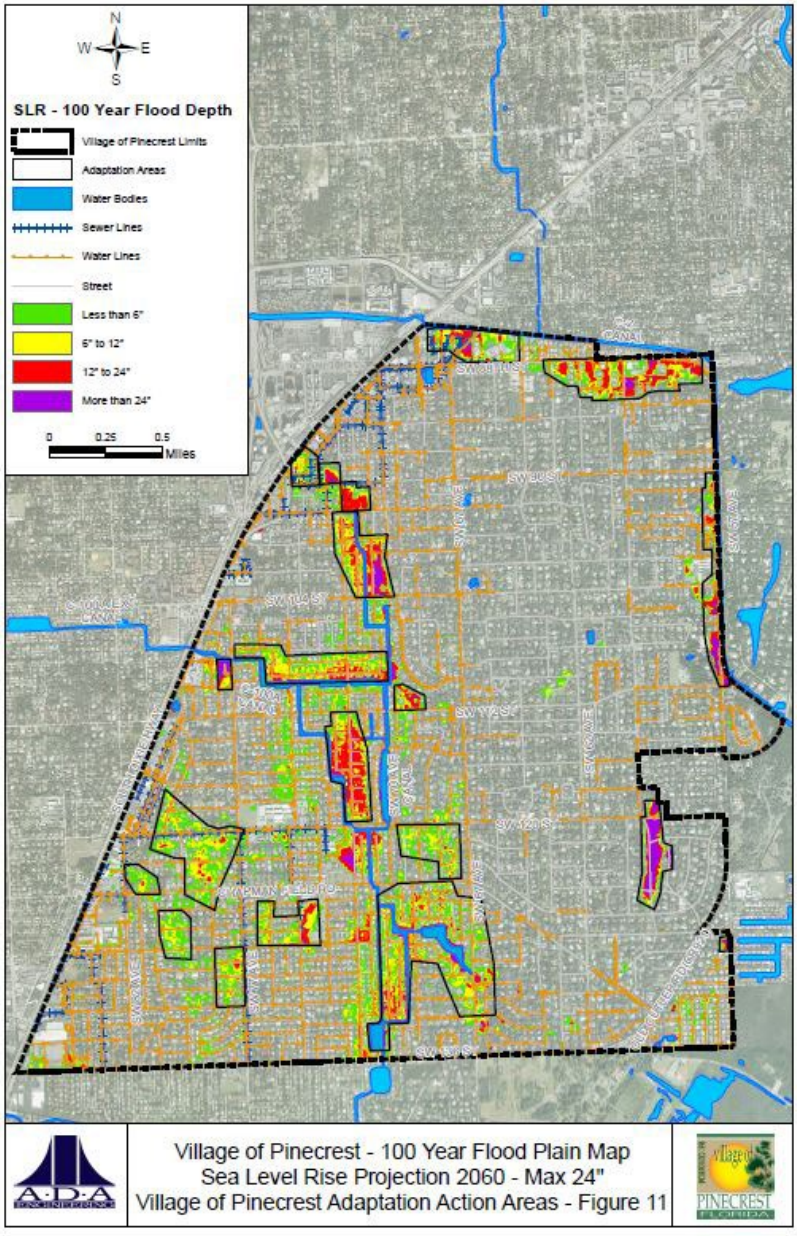


Figure 11 – Adaptation Action Areas – Areas with 6 or more Inches of Flooding

TEN-YEAR WATER SUPPLY FACILITIES WORK PLAN
APRIL 14, 2026

PUBLIC FACILITIES ELEMENT
POTABLE WATER SUB-ELEMENT

TEN-YEAR WATER SUPPLY FACILITIES WORK PLAN

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TEN-YEAR WATER SUPPLY FACILITIES WORK PLAN

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APPENDICES

Appendix A: Miami-Dade County 20-Year Water Supply facilities Work Plan - April 2022

PUBLIC FACILITIES ELEMENT
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WATER SUPPLY FACILITIES WORK PLAN

INTRODUCTION

Residents of the Village of Pinecrest obtain their potable water directly from the Miami-Dade County Water and Sewer Department (WASD). Under this arrangement, the Village's Public Works Department coordinates with WASD to ensure that enough capacity is available for existing and future customers and that supporting infrastructure is adequately maintained. The Village does not have its own water supply system or infrastructure. The Village relies on the Miami-Dade County water supply plan, the most recent plan being the Miami-Dade County "10-Year Water Supply Facilities Work Plan ~~(2014-2033)~~", **adopted in April 2022**. Updates to the County's Work Plan are scheduled to be presented to the Miami-Dade County Board of County Commissioners **and adopted** in ~~December 2020~~ **June 2026**.

Statutory History. The Florida Legislature has enacted bills in the 2002, 2004, 2005, 2011, 2012, 2015, and 2016 sessions to address the state's water supply needs. These bills, Senate Bills 360 and 444 (2005 legislative session), significantly changed Chapter 163 and 373 Florida Statutes (F.S.) by strengthening the statutory links between the regional water supply plans prepared by the water management districts and the comprehensive plans prepared by local governments. In addition, these bills established the basis for improving coordination between the local land use planning and water supply planning by requiring the development of local water supply plans that work with and are reviewed by the regional water management districts and the state.

Statutory Requirements. The following highlights the statutory requirements for the Village's Water Supply Facilities Element:

1. Coordinate appropriate aspects of its comprehensive plan with the appropriate water management district's regional water supply plan, [163.3177(4) (a), Florida Statutes].

2. Ensure that the Village's Future Land Use Plan is based upon availability of adequate water supplies and public facilities and services [s.163.3177 (6) (a), Florida Statutes, effective July 1, 2005]. The Miami-Dade County data and analysis, in support of its 20-year work plan, demonstrates that adequate water supplies and associated public facilities are available to meet projected growth demands. The Village shall amend its Capital Improvements element that requires adequate facilities to serve any proposed Future Land Use Map modification.

3. Ensure that adequate water supplies and facilities are available to serve new development no later than the date on which the local government anticipates issuing a certificate of occupancy. Additionally, the Village requires that the Village consult with the applicable water supplier prior to approving building permit, to determine whether adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy [s.163.3180 (2)(a), Florida Statutes, effective July 1, 2005]. Based upon this change, the Village is

required to comply with the concurrency requirements for all new development proposals. The Village shall also amend its land development regulations, as may be necessary, to address the statutory requirements of 163.3180, Florida Statutes.

4. Revise the General Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element (the "Infrastructure Element"), within 18 months of the South Florida Water Management's approval of an updated regional water supply plan to:

   a. Identify and incorporate the alternative water supply project(s) selected by the local government from projects identified in the updated regional water supply plan, or the alternative project proposed by the local government under s. 373.0361(7), F.S. [s. 163.3177(6)(c), F.S.];

   b. Identify the traditional and alternative water supply projects, bulk sales agreements, and the conservation and reuse programs necessary to meet current and future water use demands within the local government's jurisdiction [s. 163.3177(6)(c), F.S.]; and

   c. Include a water supply facilities work plan for at least a 10-year planning period for constructing the public, private, and regional water supply facilities identified in the element as necessary to serve existing and new development. [s. 163.3177(6)(c), F.S.]

5. To the extent necessary to maintain internal consistency after making changes described in Paragraph 1 through 4 above, the Village shall revise its Conservation Element of the Village Comprehensive Development Master Plan to assess projected water needs and sources for at least a 10-year planning period, considering the applicable regional water supply plan. [s.163.3177 (6) (d), Florida Statutes]. Necessary revisions to the Village's Conservation Element were approved in December 2012.

6. Based upon the changes described in Paragraphs 1 through 5 above, the Village shall revise its Intergovernmental Coordination Element to ensure coordination of the comprehensive plan with the applicable regional water supply plans and regional water supply authorities' plans. [s.163.3177 (6) (h) 1. Florida Statutes]. The element has been revised to include reference to the current Lower East Coast Water Supply Plan as updated and approved every five (5) years.

7. Revise the Five-Year Schedule of Capital Improvements to include water supply, reuse, and conservation projects and programs to be implemented during the 5-year period (Section 163.3177 (3) (a) 4., F.S.). Although the Village's 5-Year Capital Improvements Plan includes several projects designed to manage stormwater runoff, the current FY ~~2019-2020 through 2023-2024~~ **2025-2026 through 2029-2030** Plan does not include any water supply or water reuse capital projects, but rather relies on Miami-Dade **County** Water and Sewer Department for its water

supply and related water supply and reuse infrastructure.

BACKGROUND INFORMATION

Overview. The Village of Pinecrest was incorporated in 1996, making it the twenty-ninth municipality established in Miami-Dade County. The boundaries of the Village encompass an area of approximately six square miles bounded by Pinecrest Parkway (US 1) to the west, SW 136th Street to the south, SW 57th Avenue to the east, and Snapper Creek Canal to the north. The South Dade Busway is located immediately west of US 1. Neighboring municipalities include unincorporated Miami-Dade County to the west, South Miami to the North, unincorporated Miami-Dade County to the east, and Palmetto Bay to the south.

The Village of Pinecrest is largely built out. Between 1996 and 2000, the Village of Pinecrest population grew from 18,988 to 19,055. Although the 2005 Evaluation and Appraisal Report (EAR) predicted an increase in population between 2000 and 2010, based on the actual census counts of the US Bureau of the Census in 2010, it was determined that Village's population decreased slightly to 18,223 residents. This relatively minor population decrease is reflective of the fact that the Village is substantially built out, with future development potential and population growth limited by the scarcity of vacant and developable land. The potential expansion of the Village's current boundaries through annexations is the only factor which might result in significant population increase during the planning period. Pursuant to policies of the Village's Comprehensive Development Master Plan, future annexations will be considered on a case-by-case basis.

In 2005, an evaluation of existing gross acreage by land uses revealed that 3,507.34 acres or 72.82% of the total gross acreage in the Village is dedicated to residential use. The remaining gross acreages are allocated to non-residential such as commercial and office (2.87%); institutional (3.03%); rights-of-way (17.47%); utilities (.17%); agriculture (.40%); undeveloped (1.88%) and; inland water (1.36%). The Village does not anticipate substantial increases in land area in the near future. In the meantime, the residential and non-residential growth rate is anticipated to be stable for the next 10 to 20 years.

Relevant Regional Issues. As the state agency responsible for water supply in the Lower East Coast planning area, the South Florida Water Management District (SFWMD) plays a pivotal role in resource protection, through criteria used for Consumptive Use Permitting. As pressure increased on the Everglades ecosystem, the Governing Board of the SFWMD initiated a rule limiting increased allocations dependent on the Everglades system. The Regional Water Availability Rule was adopted by the Governing Board on February 15, 2007, as part of the SFWMD's Consumptive Use Permit Program. This reduced reliance on the regional system for future water supply needs, and mandates the development of alternative water supplies and increases in conservation and reuse measures.

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WATER SUPPLY FACILITIES WORK PLAN

The ~~2028~~ **2023-2024** Lower East Coast Water Supply Plan update identifies ~~five (5)~~ regional issues affecting the supply of water within the Lower East Coast Region as follows:

~~1. Fresh surface water and groundwater are limited; further withdrawals could have impacts on the regional system, wetlands, existing legal uses, and saltwater intrusion. As a result, additional alternative water supplies need to be developed.~~

~~2. Surface water allocations from Lake Okeechobee and the Water Conservation Areas are limited in accordance with the Lake Okeechobee Service Area RAA criteria.~~

~~3. Construction of additional storage systems (e.g. reservoirs, aquifer storage and recovery systems) to capture wet season flow volumes will be necessary to increase water availability during dry conditions and attenuate damaging peak flow events from Lake Okeechobee.~~

~~4. Expanded use of reclaimed water is necessary to meet future water supply demands and the Ocean Outfall Law.~~

~~5. Expanded use of brackish groundwater from the Floridan aquifer system requires careful planning and wellfield management to prevent undesirable changes in water quality.~~

1. **The Lower East Coast Planning Area typically receives abundant rainfall seasonally, with volumes exceeding human and natural system needs during wet periods.**

2. **Climate Change and sea level rise are issues of concern, particularly in coastal areas.**

3. **Water conservation by all water use categories continues to be a priority to help meet future water needs.**

4. **The Comprehensive Everglades Reastoration Plan (CERP), a partnership between the United States Army Corps of Engineers and the South Florida Water Management District is a critical component of of ecosystem restoration and water supply.**

5. **In addition to traditional water sources (surface water, ground water, and reclaimed water), use of alternative water supplies (brackish water from the Floridan aquifer system, seawater, excessive surface water and groundwater stored in wells) is an integral part of the current and future water supply strategy.**

PUBLIC FACILITIES ELEMENT
POTABLE WATER SUB-ELEMENT

WATER SUPPLY FACILITIES WORK PLAN

6. **Meeting future water needs through 2045 in the Lower East Coast Planning Area depends on the following:**

   a. **Construction of potable water supply development projects by PS utilities.**
   b. **Implementation of CERP Restoration Strategies and other water resource development projects to provide additional storage.**
   c. **Implementation of LOSOM and construction of CERP**

DATA AND ANALYSIS

Population Information - Projections and Methodology. Population projections indicate that the Village of Pinecrest will continue to grow at a steady rate, growing from ~~18,223~~ **18,388** residents in ~~2010~~ **2020** to ~~20,863~~ **20,143** residents in ~~2030~~ **2035**. These estimates are based on the assumption that current demographic patterns will remain constant and that growth will be limited to the amount of vacant land that is available.

Population projections for the updated 2026 Water Supply Facilities Work plan are based on the Transportation Analysis Zone (TAZ) population update provided by the Miami-Dade County Department of Regulatory and Economic Resources, Planning_Research Division. These are the same projections utilized by the Miami-Dade County Water and Sewer Department for water supply planning purposes.

Table I
Population Projections for the Village of Pinecrest

Year	Total Population	Population Increase	% Change
~~2010~~	~~18,233 (US Census)~~	~~__~~	~~__~~
~~2015~~	~~18,500~~	~~267~~	~~1.46~~
2020	~~19,698~~ **18,388 (US Census)**	~~1,198~~ -	~~6.4~~ -
2024	**19,154**	**766**	**4.16**
2025	~~20,281~~ **19,244**	~~583~~ **90**	~~2.95~~ **0.47**
2030	~~20,863~~ **19,694**	~~582~~ **450**	~~2.87~~ **2.34**
2035	**20,143**	**449**	**2.23**
2040	**20,593**	**450**	**2.23**
2045	**21,043**	**450**	**2.19**
2050	**21,492**	**449**	**2.13**

~~**2019 Population Estimate: 18,510~~

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WATER SUPPLY FACILITIES WORK PLAN

Source: U.S. Bureau of the Census (~~2010~~ **2020**); Miami-Dade County Department of Regulatory and Economic Resources (~~2015~~ **2024** through ~~2030~~ **2050**~~; University of Florida, Bureau of Economic and Business Research (2019 Estimate)~~.

~~Although, the most recent population estimate provided by the University of Florida Bureau of Economic and Business Research for the year 2019 (18,510) suggests a lower rate of population increase than the rate of increase projected by Miami-Dade County Department of Economic and Regulatory Resources, using the higher estimates allows for a margin of safety for water planning purposes.~~

Maps of Current and Future Areas Served. The Village of Pinecrest does not maintain sanitary sewer facilities within its jurisdictional boundaries. Instead, the Miami-Dade County Water and Sewer Department (WASD) serves as the governing authority responsible for the collection, transmission, primary and secondary treatment, and pumping facilities in all of incorporated and unincorporated Miami-Dade County.

The Village is located within WASD's sanitary sewer service area and it is served by the South and Central District Waste Water Treatment Plants. Map 4-1 contained in the Data Inventory and Analysis of the Public Facilities Element of the Village's Comprehensive Plan illustrates the areas of the Village served by the South District WWTP.

The South District Wastewater treatment Plant is located at 8950 S. W. 232nd Street. The wastewater treatment facility was constructed in 1983 and handles demand generated by commercial, business, and ~~approximately 130~~ **all** residential dwellings in the Village. Treated effluent is disposed through a series of deep injection wells and an outfall into the Atlantic Ocean. The South District WWTP has a design flow capacity of 112.5 million gallons per day (MGD) and is currently operating at 82.54 percent of capacity.

The Central District Wastewater Treatment Plant has a design flow capacity of 143 million gallons per day (MGD) and is currently operating at 78.20 percent of capacity.

There are approximately 130 residential dwellings located within the Village that are connected to the sanitary sewer system operated by WASD. Other residential properties, located predominately on relatively large lots, support the use of septic tanks for the collection, treatment, and disposal of residential waste water.

Land Uses Served. The Miami-Dade Water and Sewer Department serves land uses along US 1 within Village boundaries between SW 136th Street and the Snapper Creek Canal, comprised of residential, commercial, and office land uses. Residential land uses served by the WASD system are

WATER SUPPLY FACILITIES WORK PLAN

dispersed throughout the Village's jurisdictional boundaries. However, the majority of residential wastewater generated within the Village of Pinecrest is treated by on-site septic tanks.

Map 4-2 contained in the Data Inventory and Analysis Section of the Village's Comprehensive Development Master Plan illustrates the configuration of the wastewater collection system maintained by WASD.

INTERGOVERNMENTAL COORDINATION

The Village of Pinecrest requires all plans and applications for building permits to be reviewed by ~~either~~ the Miami-Dade County Water and Sewer Department ~~or the Division of Environmental Resource Management (DERM)~~ to obtain a permit for connection to the County's Central Water System ~~or to install an on-site well~~. The Village of Pinecrest continues to coordinate with the Miami-Dade County Water and Sewer Department and with the South Florida Water Management District in completion and update of its Ten-Year Water Supply Facilities Work Plan.

Policies of the Village's Comprehensive Development Master Plan requiring confirmation of the availability of water and compliance with adopted levels of service include the following:

> Policy 1-3.1.4: Water Supply Facilities. Coordinate future changes of land use with the availability of water supplies and water supply facilities to ensure all existing and future developments will have adequate water to service development.
>
> Policy 1-3.1.5: Concurrency Management. Prior to the approval of a development order, the Village shall implement its concurrency management system for all applicable services including potable water and sanitary sewer to ensure adequate water supplies and facilities are available to serve new development.

Potable Water Level of Service Standard. The Miami-Dade Water and Sewer Department (WASD) provides potable water service to **all** residential, commercial, office, and institutional land uses throughout the Village of Pinecrest. ~~Currently, service maps maintained by WASD indicate that 18 **12**% of the existing residential properties within the village do not receive WASD potable water service. In those instances, residents rely on private drinking water supply wells to satisfy their daily needs. Properties not currently served by the WASD system are already developed.~~

~~The Village of Pinecrest is in the process of developing strategies for the extension of potable water lines to all properties in the community and is currently analyzing alternative methods of funding the planned extensions.~~

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The adopted Miami-Dade County Comprehensive Development Master Plan (CDMP) establishes a level of service (LOS) standard for potable water that contains the following four (4) components:

- Regional treatment. The regional treatment system shall operate with a rated capacity that is no less than two (2) percent above the maximum daily flow for the preceding year and an average daily capacity two (2) percent above the average daily system demand for the preceding five (5) years.

- Water Quality. Water quality shall meet all federal, state, and county primary standards for potable water.

- Countywide storage capacity. Storage capacity for finished water shall equal no less than 15 percent of the countywide average daily demand.

Water is delivered to users at a pressure no less than 20 pounds per square inch and no greater than 100 pounds per square inch.

Since the system is owned and maintained by Miami-Dade County, the Village relies predominantly on Miami-Dade to make necessary improvements. The Village is committed to working with the Miami-Dade County Water and Sewer Department to study the potential for bringing potable water to residents currently not served as part of existing or future system expansion projects. The programmed and funded capital improvements scheduled in the current Miami-Dade County Capital Improvement Plan for implementation in the next five years will allow the WASD water system to meet demand projections and maintain LOS standards. The Village's Comprehensive Development Master Plan requires all development to meet adopted LOS standards and concurrency requirements.

Potable Water Demand - Existing and Projected. Potable water is distributed throughout the County by the Miami-Dade County Water and Sewer Department (WASD). The County's level of service standard for potable water service is **to** operate with a rated **maximum daily** capacity that is no less than two (2) percent above the maximum **finished water** daily flow for the preceding year **accounting for capacity that is reserved for development that is not yet completed ("reserved capacity")** and **no less than** an average daily capacity two (2) percent above the average daily system demand for the preceding five (5) years **accounting for reserved capacity**. **The maximum finished water daily flow shall be determined by calculating the average of the highest five single day finished water flows for the previous 12 months. The per capita level of service standard for potable water shall be 139 gallons per capita per day.** Using these criteria, WASD is currently meeting their level of service standard for potable water.

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Recent data provided by Miami-Dade County Water and Sewer Department indicates that water consumption for the Village of Pinecrest in ~~2018~~ **2024** was ~~577,261,208.40~~ **1,713,925** gallons or ~~1.58~~ **1.72** Million Gallons per day (MGD). ~~Currently, there are approximately 12 percent of the homes in the Village of Pinecrest that rely on wells for their potable water. Therefore, the current population that is supplied with central water service for the Village of Pinecrest generates an average daily demand of 1.63 million gallons per day (MGD) [19,698 X.88 X 94.03 gal/capita/day = 1.63 MGD]. Average demand will increase as both population and the number of homes provided central water service increase.~~ **However, existing water consumption in the Village of Pinecrest is not expected to increase significantly beyond existing levels since the Village is nearing build out, allowing for modest and limited future increases in population.**

Table II below summarizes the average daily potable water demands anticipated through build-out of the Village based on population projections and water consumption data provided by the Miami-Dade County Water and Sewer Department.

Table II

Existing and Projected Potable Water Demand for the Village of Pinecrest

Year	Village Population	~~Population Served~~	Gallons/Capita/Day	Average Demand (MGD)
~~2010~~	~~18,223~~	~~14,943~~	~~115.71~~	~~1.73~~
~~2015~~	~~18,500~~	~~15,170~~	~~90.27~~	~~1.37~~
2020	~~19,698~~**18,388**	~~17,334~~	94.03	1.63
2024	**19,154**	**19,154**	**89.9**	**1.72**
2025	~~20,281~~ **19,244**	~~18,253~~ **19,244**	~~94.03~~ **89.9**	~~1.71~~ **1.73**
2030	~~20,863~~ **19,694**	~~19,820~~ **19,694**	~~94.03~~ **89.9**	~~1.86~~ **1.77**
2035	**20,143**	**20,143**	**89.9**	**1.81**
2040	**20,593**	**20,593**	**89.9**	**1.85**
2045	**21,043**	**21,043**	**89.9**	**1.89**
2050	**21,492**	**21,492**	**89.9**	**1.93**

~~Note: Miami-Dade County Water and Sewer Department projects an average demand of 1.63 MGD for the year 2020 and derives a figure of 82.91 gallons per capita per day based on the County's total projected 2020 Village population of 19,698 persons. It is agreed that utilizing the estimated number of residents who are actually connected to the County's central water system (17,334) yields a figure of 94.03 gallons per capita per day for the year 2020.~~

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Water demand is projected to increase from ~~1.63~~ **1.72** million gallons per day (MGD) in ~~2020~~ **2024** to ~~1.86~~ **1.81** MGD in ~~2030~~ **2035** as ~~both~~ the Village population increases **through build-out** ~~and as the number of homes connected to Miami-Dade County's potable water supply continues to increase from 17,334 persons (88% of the current Village population) to 19,820 persons (95% of the Village population)~~.

Water Supply - Provided by Other Entities. The Miami-Dade County 20-Year Water Supply Facilities Work Plan (~~November 2014~~ **April 2022**) is attached as Appendix A. The intent of the County Work Plan is to meet the statutory requirements summarized in the Introduction section of this plan and to coordinate the Department's water supply initiatives with the *Lower East Coast Water Supply Plan Update*, prepared by the South Florida Water Management District.

The WASD's service area is all portions of Miami-Dade County within the Urban Development Boundary (UDB), excluding portions of North Miami, North Miami Beach, Homestead and Florida City. The areas within the Urban Expansion area are included in the planning horizon after 2015. The following summarizes Miami-Dade County's Work Plan:

- A description of population and water demand projections, included as Table 4.4 in the County's Work Plan, (MDWASD Projected Finished Water Demands) provides municipal population projections and projected AADF "Annual Average Daily Flow" finished water based on 136.27 gallons per capita per day (gpcd). The population information was derived from Miami-Dade County Department of Planning and Zoning Transportation Analysis Zone (TAZ) population data and projections based on 2010 Census data. This subsection also provides a brief discussion of WASD's conservation and reuse programs.
- The Water Supply Facilities Work Plan details the facilities and proposed alternative water supply (AWS) projects that are planned in order to meet the water demands through 2033. The intent of the AWS projects is to assist WASD meet the water demands within their respective service area. These projects are expected to be completed in increments consistent with the projected growth set forth in the Plan. The AWS projects and annual average daily demand (AADD) assumes that all current wholesalers will remain in the WASD system through 2030, except for the City of North Miami Beach. The AWS projects are included in the County's Capital Improvement Element.

The most recent water demand projections, per capita, reuse and alternative water supply projects are included in the most recent revision to the Water Use permit (WUP). The most current revision to the WUP was submitted to the South Florida Water Management District (SFWMD) for approval on June 20, 2014. The County's water demand projections were also updated with this revision to reflect a system-wide per capita of 137.2 gallons per capita per day (gpcd). As indicated in Miami-Dade County's Ten-Year Water Supply Plan update, "*the decrease in water demand is the result of the successful implementation of the County's water Conservation Plan, and new population projections based on the 2010 Census. Through 2013, a total of 11.2 mgd have been saved through the*

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implementation of the Water Conservation Plan Best Management Practices. Additionally, Miami-Dade County has enacted water use efficiency legislation including permanent landscape irrigation restrictions, landscape ordinances requiring Florida Friendly landscaping in new construction and within rights-of-way, and the installation of high-efficiency plumbing fixtures in new construction".

An update to Miami-Dade County's work plan will encompass a 10-year planning horizon (~~2020-2030~~ **2025-2035**~~). The County's current Water Use Permit, which expires on February 9, 2035, addresses anticipated demands included in the County's revised work plan. Currently, the Miami-Dade Water and Sewer Department is preparing a Water Use Permit modification which is anticipated to include optimization of the Biscayne Aquifer water supplies through improved wellfield operation, the C-51 Reservoir, and a new wellfield.~~ **The first 20-Year Water Use Permit (WUP) for Miami-Dade County was approved by the South Florida Water Management District (SFWMD) Governing Board on November 15, 2007. Subsequent modifications have been submitted by WASD and approved by SFWMD, with the latest permit issued on March 8, 2022. The water use permit limits WASD's annual allocation to 148,018 million gallons (MG) (392.2 MGD Biscayne Aquifer and 13.33 MGD Floridan Aquifer) and the maximum monthly allocation to 12,951.61 million gallons through 2042 (20 years). These allocations are further limited by the wellfield operational plan described in Exhibit 8 of the WUP, dependent on the use of the C-51 Reservoir offset. Between March 12, 2042 and December 27, 2065, withdrawals from the Biscayne aquifer that are offset from the C-51 reservoir shall be limited to an annual allocation that shall not exceed 15 MGD. The C-51 reservoir project has been completed and operational since January 9, 2024**.

The South Florida Water Management District updated and approved the **2023-2024** Lower East Coast (LEC) Water Supply Plan **Update** on ~~November 8, 2018 and adopted the update on January 11, 2019~~ **September 23, 2024**. The County's Water Supply Plan is currently being updated**.** Although the date of completion is not yet confirmed, it is expected that the update will be completed **and adopted** in ~~December 2020~~ **March 2026**. Until Miami-Dade County's updated Water Supply Facilities Work Plan is completed and adopted, the Village of Pinecrest will continue to rely on the most current data as provided in the ~~2015~~ **2022** Water Supply Facilities Work Plan, dated ~~November 2014~~ **April 2022.**

In the County's 20-Year Work Plan, WASD is committed to meet the water demand for the municipalities within the service area. The Village of Pinecrest is served by the Alexander Orr, Jr. sub-area water treatment plant. This sub-area is comprised of a high-pressure system with two major piping loops. This sub-area in the system delivers water to nearly all of Miami-Dade County south of Flagler Street to approximately SW 272nd Street, including Virginia Key, Fisher Island, the Village of Key Biscayne and, upon request, to the Cities of Homestead and Florida City. The Alexander Orr, Jr. subarea, water treatment plant is supplied by four water supply wellfields

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(Alexander Orr, Jr.- capacity 74.4 MGD; Snapper Creek – capacity 40.0 MGD; Southwest – capacity 161.16 MGD; and West – capacity 32.4 MGD), with a total designed capacity of approximately 308 MGD. In this subarea, there are also Upper Floridan Aquifer wells at two of the well fields (West Well field and the Southwest Well field). These wells have a total capacity of 25.20 MGD. WASD anticipates using these wells for storage of fresh Biscayne Aquifer water during the wet season (when operating water levels in the canal permit) for extraction and use in the dry season. In order to use the Upper Floridan Aquifer wells, the WASD designed an ultra-violet (UV) light disinfection system for each ASR site to treat the Biscayne aquifer water before it is injected into the Floridan Aquifer.

WATER CONSERVATION

County-wide Issues

The Miami-Dade County Water Use Efficiency Plan. Currently, the Miami-Dade Water and Sewer Department WASD is implementing all Best Management Practices (BMPs) included in the 20-year Water Use Efficiency Plan, which was approved by the South Florida Water Management District in May, 2007.

Water Conservation Plans and Development Codes. In addition, all of WASD's wholesale customers are required to submit a Water Conservation Plan to its Water Use Efficiency Section as mandated by County Ordinance 06-177, Section 32-83.1 of the Miami-Dade County Code. The Plan will identify BMPs based on population characteristics and type of service for each municipal service area.

In addition, Miami-Dade County has developed recommendations for new development that would achieve higher water use savings than currently required by code. The recommendations were developed by an Advisory Committee and were presented to the Board of County Commissioners (BCC) on June 5, 2007. These water conservation recommendations were adopted by ordinance and became effective on January 1, 2009. The Ordinance requires that a manual for implementation of the recommendations be developed by July, 2008. These water efficiency recommendations represent an additional 30 percent to the water savings identified in the 20-year Water Use Efficiency Plan. All applicants will be required to comply with these future code requirements. The list of recommendations submitted to the Board of County Commissioners and the ordinance relating to water use efficiency standards were attached to the plan and are also posted in the Miami-Dade Water Conservation Portal.

Per Capita Consumption. Furthermore, the WASD will establish per capita consumption for all municipalities including those in its retail customer service area. Based on this data, WASD will work with the municipalities to address those with higher than average per capita consumption and

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will target programs for those areas. The County anticipates that the implementation of the BMPs identified in the 20-year Water Use Efficiency Plan will result in an adjusted system wide per capita demand of 133.6 gpcd by 2025.

Local Issues

Coordination - Local Government Specific Actions, Programs, Regulations, or Opportunities. The Village will coordinate future water conservation efforts with the WASD and the SFWMD to ensure that proper techniques are applied. In addition, the Village will continue to support and expand existing goals, objectives and policies in its comprehensive plan that promotes water conservation in a cost-effective and environmentally sensitive manner. The Village will continue to actively support the SFWMD and Miami-Dade County in the implementation of new regulations or programs that are designed to conserve water during the dry season.

Comprehensive Development Master Plan. The Village's Comprehensive Development Master Plan includes policies and objectives to promote and require the conservation of water resources.

> Policy 1-3.5.5: Conservation of Potable Water Supply. The potable water supply shall be conserved by enforcing potable water standards to be developed as part of the land development regulations.
>
> Objective 4-3.3: Conservation of Potable Water Resources. The Village shall support the Miami-Dade Water and Sewer Department (WASD) initiative directed toward developing and implementing a comprehensive water conservation program to ensure that a sufficient, economical supply of fresh water is available to meet current and future demand for potable water without degrading the environment.
>
> Policy 4-3.3.1: Area-wide Water Conservation Initiative. The following activities comprise the Miami-Dade County water conservation initiative:
>
> 1. All potable water distribution systems shall reduce unaccounted for water loss to less than 10 percent of the water entering the system.
>
> 2. Where feasible, all potable water treatment plants and sewage treatment plants shall adopt methods which reuse water that would otherwise be consumed in the treatment process.
>
> 3. Miami-Dade County shall seek to reduce potable water consumption by domestic, industrial and institutional customers through the continued examination and implementation of water conservation incentives and a tier-based water conservation rate structure.

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4. Promote an educational program for residential, commercial and industrial consumers which will discourage waste and conserve water.

5. Enforce requirements and establish new requirements and procedures as needed to ensure that high-efficiency plumbing fixtures are used in all new buildings or in conjunction with permitted renovations in accord with the requirements of Section 553.14, F.S. Improved procedures for plumbing inspections and mechanisms for approving products for installation shall be considered.

6. Miami-Dade County shall take all necessary steps to ensure compliance with the 1995 Miami-Dade County Landscape Ordinance and shall establish mechanisms to monitor and measure the effectiveness of the ordinance and its major provisions.

The above initiatives are subject to change as the County's Water Conservation Program is otherwise implemented according to the criteria in Policies WS-5A through WS-5F in the Miami-Dade Comprehensive Development Master Plan, as may be amended.

All new development in the Village of Pinecrest is required to comply with water use efficiency techniques for indoor water use in accordance with sections 8-31, 32-84, and 8A-381 of the Code of Miami-Dade County.

The Village's Land Development Regulations include code requirements for the conservation of water, consistent with the goals of the Village's Comprehensive Development Master Plan:

Division 6.10. - Conservation of potable water supply. The village shall assist in regulating development for purposes of complying with policies of the South Florida Water Management District directed toward conservation of potable water supply and to achieve a reduction in the current rates of water consumption. Therefore, development plans shall be required to comply with the following potable water supply performance criteria:

> Where non-potable alternative sources of irrigation water are available, potable water supplies shall not be used to meet irrigation needs.
>
> All new development shall be required to use water-saving plumbing fixtures.

The Village of Pinecrest enforces code requirements for the conservation of water at the time of review of plans and applications for building permits and during the inspection of construction, prior to issuance of certificates of occupancy. The Village Council and Administration actively seek to reduce and conserve water resources and underscore this commitment in part within the

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Village's Sustainable Building Program as described in Division 6.14 of the Village's Land Development Regulations:

> Division 6.14. – Sustainable building program, Government leadership - To demonstrate the village's commitment to a sustainable building program, the village shall strive to achieve a Gold Level FGBC Local Government designation. For any building or office project undertaken by the village, the village will participate in the sustainable building program; track and report the village's monthly water and energy use.

An analysis of water usage at the Village of Pinecrest Municipal Building indicates an overall decline in water usage from 148,000 gallons in FY 2015/2016 to 114,000 gallons last year in ~~FY 2018/2019~~ **subsequent years**. These savings are attributed primarily to increased awareness and improved water saving fixtures.

Division 6.1 (Landscape Regulations) of the Village's Land Development Regulations requires the planting of native and drought tolerant "Florida Friendly Landscaping" and requires a functioning moisture or rain sensor device to be included on all irrigation systems equipped with automatic controls as required by state law. Additionally, the irrigation systems are required to be timed to operate only during hours and on days permitted in the Landscape Manual administered by the village and consistent with policies of the South Florida Water Management District.

WATER REUSE

Regional and County-wide Issues. For the past years, the State of Florida has led the nation **in** water reuse. The water reuse effort in the State is primarily led by the utility companies, local governments, the water management districts, and state agencies. The intent of their efforts is to implement water reuse programs that increase the volume of reclaimed water used and to promote public acceptance of reclaimed water. In addition to public and private efforts, there are two sections of the Florida Statutes (Sections 403.064 (1) and 373.250 (1)) that promote water reuse as formal state objectives. These sections further conclude that water reuse programs designed and operated in compliance with Florida's rules governing reuse are deemed protective of public health and environmental quality. In addition, Section 403.064(1) concludes that "reuse is a critical component of meeting the state's existing and future water supply needs while sustaining natural systems." The Village of Pinecrest is in full support of water reuse as a means of conserving water and meeting future water supply needs.

~~Although it is indicated in the County's 2015 Water Supply Plan (November, 2014) that "*WASD will be implementing a total of 117.5 mgd of reuse to address the Ocean Outfall Legislation which includes 27.6 mgd of Floridan Aquifer recharge and up to 90 mgd of reuse water to FPL for Turkey Point Units 5 and 6*", WASD recently submitted a *5-Year Progress Report* for years 2008 through 2019, (December, 2019) that indicates that FPL has "cancelled" the new reactors, resulting in a reduced amount of reuse~~

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~~water needed to be provided to Turkey Point in the future, although WASD indicates that it still plans to enter into a new agreement to "supply a substantial amount of reclaimed water to Turkey Point".~~

~~The Village is opposed to the diversion of reuse water away from other potential users to Florida Power and Light, and remains opposed to any prospective expansion of Turkey Point including the construction of new reactors 6 and 7 due to the nuclear plant's vulnerability to sea level rise, flooding and storm surge and for other reasons identified by the City of Miami in the City's report entitled, "Concerns Related to Safety and Environmental Impacts at Turkey Point Units 6 and 7". The Village of Pinecrest is particularly concerned about the negative impacts of the existing Turkey Point Nuclear Power Plant on the supply of fresh water in the Biscayne Aquifer. As reported in the *Miami Herald* on January 20, 2015, increasing salinity in the plant's cooling canals add to the growing underwater saltwater plume which is a threat to nearby drinking water supplies.~~

~~The reuse projects included in Miami-Dade County's 2014 Work Plan have been revised and wastewater reuse to address water supply demands is no longer required. At the present time, the Miami-Dade County Water and Sewer Department is evaluating all potential cost-effective projects to increase the reuse of reclaimed wastewater and remains committed to meeting the Ocean Outfall Legislation (OOL) requirements. The Water and Sewer Department is currently treating a total of 16.49 million gallons per day (MGD) of reuse water at each of the wastewater treatment plants, primarily for in-plant (process water) use. In addition, the Water and Sewer Department will be providing up to 15 MGD of reclaimed water from the South District Wastewater Treatment Plant to the FPL facilities at Turkey Point, per Miami-Dade County Resolution No R-579-20, approved by the Board of County Commissioners on June 16, 2020.~~

The County's projected finished water demands are now markedly lower than anticipated when the first 20-year water use permit application was submitted. As such, wastewater reuse to address water supply demands is no longer required, and other alternative water supplies (Floridan aquifer, water conservation, C-51 reservoir, etc.) have been determined to be more viable and shall be considered in the future. WASD is currently implementing a total of 18.42 MGD of reuse at each of the Wastewater Treatment Plants, primarily for in-plant (process water) use. In addition, WASD is providing up to 15 MGD of reclaimed water from the South District Wastewater Treatment Plant to the FPL facilities at Turkey Point, per Miami-Dade County Resolution No. R-579-20 approved by the BCC on June 16, 2020. Also, WASD is pursuing a new industrial reuse strategy at the three Wastewater Treatment Plants (WWTP), based on the use of Effluent Energy Recovery Systems (EERS), to provide cooling to buildings and energy-intensive processes at the WWTPs.

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Local Government Specific Actions, Programs, Regulations, or Opportunities. The Village of Pinecrest includes policies and code requirements for the conservation of water, but does not treat wastewater and therefore has no direct supply of reuse water. The Village is supportive of the use of reuse water and implementation of new regulations or programs designed to increase the volume of reclaimed water used and public acceptance of reclaimed water. ~~The Village's Strategic Plan includes a current initiative intended to identify new opportunities for the use of reclaimed reuse water.~~ The Building and Planning Department is currently looking at viable solutions and opportunities for water re-use. All new municipal facility expansions and renovations will provide opportunities for sustainable efforts and specifically opportunities for the use of reuse water as well as opportunities for the improvement of energy efficiency.

CAPITAL IMPROVEMENTS

Potable Water. The Miami-Dade County Water and Sewer Department (WASD) provides potable water service to residential, commercial, office, and institutional land uses throughout the Village of Pinecrest. ~~However, service maps maintained by WASD indicate that some residential properties within the village do not receive WASD potable water service. In those instances, residents are forced to rely on private drinking water supply wells to satisfy their daily needs. Properties not currently served by the WASD system are already developed.~~ Since the system is owned and maintained by Miami-Dade County, the Village relies ~~predominantly~~ on Miami-Dade to make necessary improvements. ~~The Village is committed to working with the Miami-Dade WASD to study the potential for bringing potable water to residents currently not served as part of existing or future system expansion projects.~~ The programmed and funded capital improvements scheduled in the current Miami-Dade County Capital Improvement Plan for implementation in the next five years will allow the WASD water system to meet demand projections and maintain LOS standards. The Village's Comprehensive Development Master Plan requires all development to meet adopted LOS standards and concurrency requirements.

In order to ensure that sufficient water will be available to serve new development in the Village of Pinecrest, the Village coordinates directly with the Miami-Dade County Water and Sewer Department (WASD), Department of Health, and Division of Environmental Resource Management (DERM).

Policy 1-3.6.1 of the Village's Comprehensive Development Master Plan, *Development Orders and Permitting Process*, requires development orders and permits for all future development to be timed and staged to ensure that requisite infrastructure and services are available to respective developments concurrent with the impacts of the development.

Policy 1-3.6.3 of the Village's Comprehensive Plan (Developments not Served by Public

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~~Water and/or~~ wastewater systems requires all developments in areas not serviced by public ~~water and/or~~ wastewater systems to adhere to applicable State and local laws and administrative regulations.

Policy 8-1.5.2 of the Comprehensive Plan (Adequate Facilities Ordinance) allows issuance of a development order or development permit for new development for which development orders were previously issued only when level of service and concurrency management requirements have been satisfied. Prior to approval of a development order, the Village coordinates with the Miami-Dade County Water and Sewer Department to confirm available potable water supply.

Stormwater Drainage. The Village of Pinecrest's adopted 5-year schedule of capital improvements includes planned annual expenditures over the course of the next 5 years of ~~$4,385,000~~ **$8,500,000** for construction and maintenance of the stormwater drainage system in the Village and completion of ~~a~~ various stormwater projects identified in the Village's Stormwater Master Plan.

PROJECT DESCRIPTION	FUND SOURCE	FY ~~2020-21~~ 2025-26	FY ~~2021/22~~ 2026-27	FY ~~2022/23~~ 2027-28	FY ~~2023/24~~ 2028-29	FY ~~2024/25~~ 2029-30	Total
Stormwater:							
Stormwater Master Plan Projects	SW	~~$1,835,000~~ **$7,000,000**	~~$900,000~~	~~$550,000~~	~~$550,000~~	~~$1,000,000~~	~~$4,385,000~~ **$7,000,000**
STW – Ludlam SUP and Ludlam RRR Project	**SW**		**$500,000**				**$500,000**
124 St & 77 Ave Bridge Repairs	**Impact**	**$570,000**	**$430,000**				**$1,000,000**
Total Stormwater:		~~$1,835,000~~ **$7,570,000**	~~$900,000~~ **$930,000**	~~$550,000~~	~~$550,000~~	~~$1,000,000~~	~~$4,385,000~~ **$8,500,000**

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Sanitary Sewer. The sanitary sewer system within the Village of Pinecrest is operated and maintained by the Miami-Dade Water and Sewer Department. No improvements are planned by the Village of Pinecrest.

Solid Waste. The solid waste collection and disposal system is operated and maintained by Miami-Dade County and regulated private haulers. No improvements are planned by the Village of Pinecrest.

CLIMATE CHANGE

The Village Council adopted a Climate Change Element as an amendment to the Village's Comprehensive Development Master Plan in 2015 in order to identify and address impacts of changes in the global climate and rising sea levels. It is expected that rising sea levels will negatively impact on-site septic tanks ~~and individual wells~~ in the Village of Pinecrest. Coordination with Miami-Dade County ~~in completion of Phase III of the water distribution system within the Village of Pinecrest~~ is a key goal of the Climate Change Element. ~~The Village continues to coordinate with Miami-Dade County to identify a viable solution for the completion of Phase III and has most recently submitted an application for a federal grant as a possible source of funding.~~

Appendix A

Miami-Dade County 20-Year Water Supply Facilities Work Plan (~~2014-2033~~ 2022 - 2042)

Support Data

~~November~~ 2014 April, 2022

Adopted by Reference:

Miami-Dade County Comprehensive Plan Amendment CDMP20220002