



Building and Planning Department

DATE: March 31, 2025

EXHIBIT "A"

TO: Yocelyn Galiano, ICMA-CM
Village Manager

FROM: Stephen Olmsted, AICP, LEED-GA
Planning Director

RE: Comprehensive Development Master Plan
Evaluation and Appraisal Review – Determination of Need

Pursuant to Chapter 163, Florida Statutes, Florida counties and municipalities in Florida are required every seven (7) years to review their respective comprehensive plans and complete an assessment regarding the need to amend the plan to reflect any new changes in state requirements that have not been incorporated. Following completion of the review and assessment, Florida counties and municipalities are required to submit a "notification letter" of the determination to the Florida Department of Commerce, also known as the State Land Planning Agency. In accordance with the schedule published by the Department of Commerce, the Village of Pinecrest ("Village") is required to complete and submit the required notification letter by May 1, 2025. Following the scheduled review and assessment, the Village will be required to update its Comprehensive Plan to include identified amendments necessary to maintain compliance with state requirements, and to transmit the proposed amendments to the State Land Planning Agency within one year of such determination, no later than May 1, 2026.

The Building and Planning Department has researched the legislative amendments to the Community Planning Act and other state planning requirements that have become effective since the most recent amendments to the Village's Comprehensive Development Master Plan in 2018 and 2022, and has determined that certain amendments to the Comprehensive Plan are required as follows:

REQUIRED AMENDMENTS

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. The Village of Pinecrest has begun the process of updating its Water Supply Facilities Work Plan and will coordinate with the South Florida Water Management District and update its Water Supply Facilities Work Plan through an amendment to the Comprehensive Plan no later than March 12, 2026.

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 will be revised as necessary to provide consistency.

OTHER AMENDMENTS

In addition to the statutorily required amendments to the Village's Comprehensive Development Master Plan, the Building and Planning Department recommends that the Comprehensive Plan be further amended to include new goals, objectives, and policies necessary for implementation of the Village Council's Strategic Plan, to include other goals and objectives that may be identified by the Village Council, and to delete those goals and objectives determined to be either completed or obsolete.

A resolution approving this evaluation and authorizing its transmittal to the State Land Planning Agency is attached for review and consideration by the Local Planning Agency and Village Council. Once approved and authorized by the Local Planning Agency and Village Council, staff will forward the resolution and determination to the Florida Department of Commerce as required.

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

C/ Mitchell Bierman, Esq.
Village Attorney

RESOLUTION NO. 2025-_____

A RESOLUTION OF THE VILLAGE OF PINECREST, FLORIDA, APPROVING THE DETERMINATION OF NEED TO AMEND THE VILLAGE'S COMPREHENSIVE DEVELOPMENT MASTER PLAN; AUTHORIZING TRANSMITTAL TO THE FLORIDA DEPARTMENT OF COMMERCE; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS Chapter 163, Florida Statutes, requires Florida counties and municipalities to review and assess their respective comprehensive plans to ensure comprehensive plans are in compliance with state requirements; and

WHEREAS, upon the municipality's completion of the review and assessment process, a "Notification Letter" regarding the municipality's determination shall be sent to the Department of Economic Opportunity; and

WHEREAS, staff has completed an evaluation of the Village's Comprehensive Development Master Plan and recommends that various amendments be completed as necessary to address statutory requirements of the State's Community Planning Act; and

WHEREAS, the Village's Local Planning Agency has determined that the Village's Comprehensive Plan is required to be amended to comply with state planning requirements adopted since the date of its last evaluation and update; and

WHEREAS, the Village Council finds that this Resolution is in the best interest and welfare of the residents of the Village.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF PINECREST FLORIDA AS FOLLOWS:

Section 1. The above recitals are true and correct and incorporated herein by reference.

Section 2. The Village Council hereby concurs with the findings and recommendations of the Determination of Need, attached hereto and incorporated herein as Exhibit "A," which states that update of the Water Supply Facilities Work Plan of the Village's Comprehensive Development Master Plan will be required on or before March 12, 2026 to comply with Chapter 163.3177 (6)(c)3 Florida Statutes, and that other

identified amendments to the Village's Comprehensive Development Master Plan will be required to be completed and transmitted no later than May 1, 2026.

Section 3. The Village Council hereby authorizes the Village Clerk and staff to transmit this Resolution, and any other information necessary, to the Florida Department of Commerce, in accordance with Chapter 163, Florida Statutes.

Section 4. The Village Council hereby repeals all resolutions, or parts of resolutions, in conflict with this Resolution to the extent of such conflict.

Section 5. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 8^h day of April, 2025.

Joseph M. Corradino, Mayor

Attest:

Priscilla Torres, MMC
Village Clerk

Approved as to Form and Legal Sufficiency:

Mitchell Bierman
Village Attorney

Motion by:

Second by:

Vote: