



# MEMORANDUM

AGENDA ITEM #III.H.7

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DATE: JUNE 6, 2011

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: VILLAGE OF PINECREST ADOPTED COMPREHENSIVE PLAN AMENDMENT  
DCA #11-1ER

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## Community Profile

The Village of Pinecrest became Miami-Dade County's twenty-ninth municipality, although the community has a long and vibrant history dating back to the 1920s when it was used as a staging area for the Overseas Railroad to the Florida Keys. The Village is adjacent to the municipalities of South Miami, Coral Gables, Palmetto Bay and unincorporated Miami-Dade County. The Village is approximately 7.5 square miles with a U.S. Census 2010 population of 18,223. The Village is primarily a single-family residential community with only 33 acres of developable, vacant land. The Village is home to the tourist and historical site formally known as Parrot Jungle, now Pinecrest Gardens, which is a multi-acre site of lush tropical gardens and exotic species. A general location of the Village is shown in Attachment 1.

## Amendment Review

The South Florida Regional Planning Council (SFRPC) review of proposed Comprehensive Plan amendments for consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)* primarily addresses effects on regional resources or facilities identified in the *SRPP* and extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of the affected local government (§163.3184(5), Florida Statutes). The Council's review of amendments is conducted in two stages: (1) proposed or transmittal and (2) adoption. Council staff reviews the contents of the amendment package once the Department of Community Affairs certifies its completeness.

Objections and Comments relate to specific inconsistencies with relevant portions of the *SRPP*, which was adopted pursuant to Rule 29J-2.009, Florida Administrative Code. Council staff will work with local governments to address Objections and Comments identified during the review of a proposed amendment between the transmittal and the adoption of the amendment.

## **Staff Analysis**

The Village of Pinecrest adopted amendment #11-1ER contains Evaluation and Appraisal Report (EAR)-based text amendments to the Comprehensive Plan.

The proposed amendment was found to be generally consistent with the *SRPP* at the December 6, 2010 Council meeting. The amendment package was adopted as proposed with revisions in response to the

Objections, Recommendations, and Comments (ORC) Report issued by the Florida Department of Community Affairs (DCA) on January 21, 2011. In response, Policies were adopted to identify how the Village will reduce greenhouse gas emissions and conserve energy in the Conservation, Housing and Transportation Elements. The Village intends to transmit its required Water Supply Facilities Work Plan and related amendments later this summer to meet water supply planning requirements per Chapter 163.3177(6)(c) of the Florida Statutes.

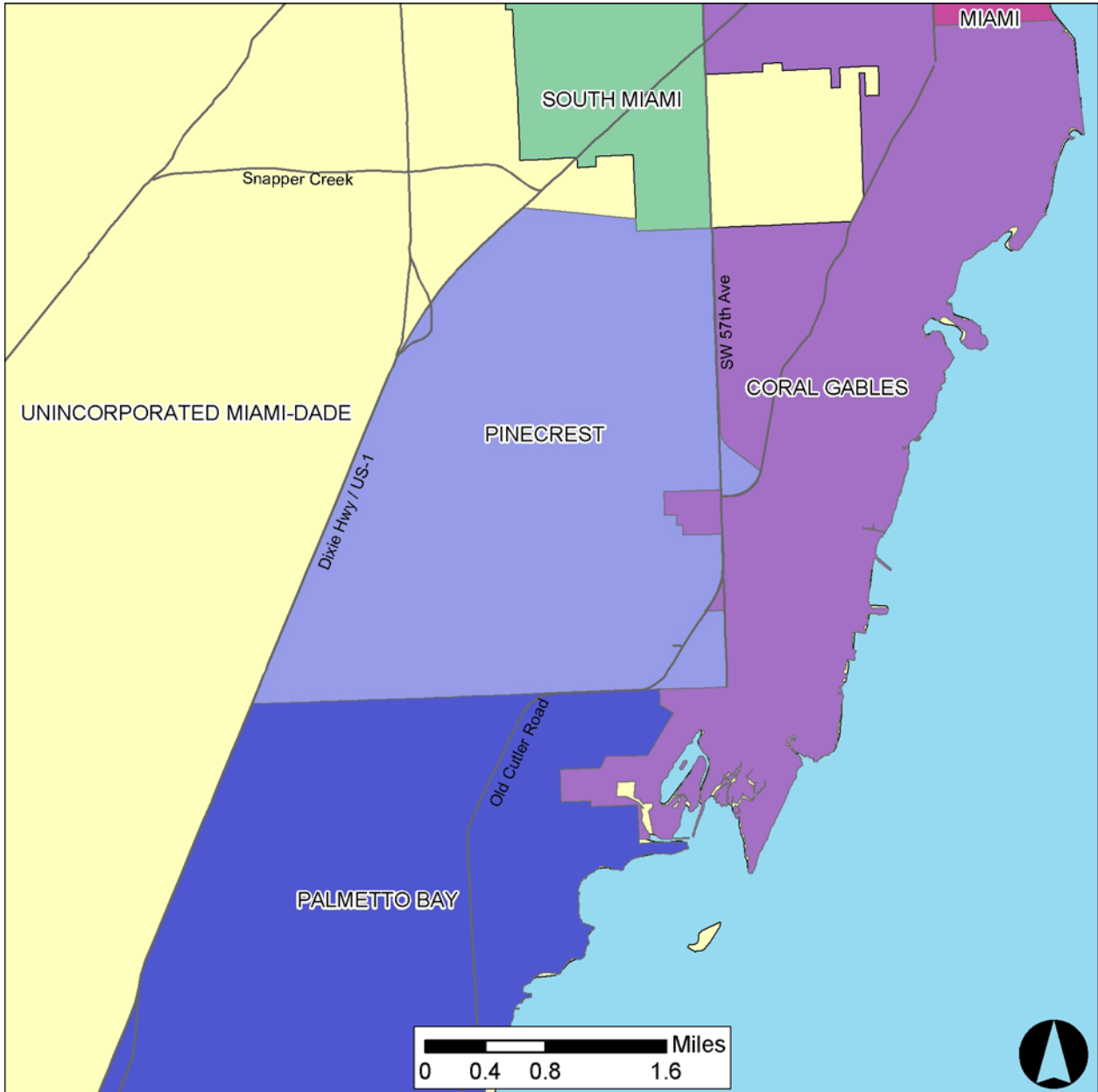
Staff analysis confirms the text amendments are generally consistent with the *SRPP*.

**The Village of Pinecrest Council approved (5-0) the adopted amendments at its May 10, 2011 meeting.**

**Recommendation of Consistency with the *Strategic Regional Policy Plan (SRPP)***

**Find the Village of Pinecrest adopted amendment package #11-1ER generally consistent with the *SRPP*. Approve this staff report for transmittal to the Florida Department of Community Affairs with a copy to the Village.**

**Attachment 1**



**COMPREHENSIVE PLAN AMENDMENTS**

**General Location Map**

Village of Pinecrest  
Adopted Amendment #11-1ER

Sources: SFWMD, Miami-Dade County, SFRPC.  
Note: For planning purposes only. All distances are approximate.