



VILLAGE OF
Pinecrest

CELEBRATING A DECADE OF EXCELLENCE







W E L C O M E

T O

P I N E C R E S T

The Village of Pinecrest was incorporated on March 12, 1996 and is one of thirty-five municipalities in Miami-Dade County. Pinecrest is home to approximately 19,317 residents and is conveniently located twenty minutes south of Downtown Miami and Miami International Airport. Pinecrest encompasses approximately eight square miles and is recognized as one of the most beautiful residential areas in South Florida.

The Village's appeal as a desirable place to live is attributed to its natural beauty and area schools which are singled out as the best in the county. Residents enjoy a superior quality of life in a unique hometown rural atmosphere and also benefit from the many amenities of the Greater Miami area.

Pinecrest is governed by a five member Village Council and operates under the Council-Manager form of government.



Greetings from the Mayor

Gary C. Matzner
Mayor

Dear Pinecrest Residents,

In 2006, the Village of Pinecrest is celebrating a major milestone in its brief history – commemoration of a decade of providing excellence to our residents. It is hard to believe that it has been over ten years since former Mayor Evelyn Greer and I organized a group of area citizens, with a common goal of improving the quality of life in our neighborhoods by advocating the creation of a new municipality. The vision of the incorporation founders is now a reality, evidenced by the many accomplishments outlined in this special publication.

In ten short years, the Village of Pinecrest has become the premier municipality in Miami-Dade County. The Village of Pinecrest is the benchmark by which each new city in our county measures its success. In the words of Mayor Greer, the Village's "success is attributable to the strong, focused leadership of our public officials and the dedication and professionalism of our staff." As a result, we continue to enjoy a full service municipal government that delivers services in a cost-efficient and quality manner.

Our nationally accredited Police Department, created in 1997, continues to be a model community-oriented policing agency and maintains its high level of law enforcement professionalism. With one of the lowest crime rates in Miami-Dade County, and an emergency response average of just under three minutes per call, we benefit from living in one of the safest communities in Florida.

We have created one of the best park systems anywhere in the county. This commitment has been exemplified by the development of new facilities including the splendid and award-winning Evelyn Greer Park (formerly Pinecrest Park). In 2002, Pinecrest acquired the former site of the historic Parrot Jungle and this one-of-a-kind park is evolving as the new Pinecrest Gardens.

Yet, there is much more to do. In the coming year, the Village Council will break ground on the much-anticipated Community Center and Pinecrest Branch Library at Pinecrest Gardens – scheduled for completion in 2007. We will work towards developing additional park facilities, aggressively address FPL-related issues arising from the recent hurricanes, continue enhancements of our existing facilities including the lighting of the Red Road Linear Park, and, my number one priority, begin the design phase for extending the county's water mains through the Village's arterial roadways.

To our residents and staff alike, thank you for making the Village of Pinecrest one of the best places to live, work and play in the Greater Miami area.

Yours truly,

THE PINECREST VILLAGE COUNCIL

WWW.PINECREST-FL.GOV/COUNCIL

The Village of Pinecrest is governed by a five-member legislative body, the Village Council. Three councilmembers are elected by a non-partisan vote to represent specific residential areas, Seats 1, 2 and 3. The fourth councilmember, Seat 4, and the mayor may reside anywhere in the Village. The mayor is recognized as the head of the Village government, presides at all Village Council meetings, appoints all committees, and presents an annual State of the Village address. The Village Council determines policy, adopts the annual budget and makes laws. The Village Council generally meets on the second Tuesday of the month at 7:00 p.m. in the Council Chamber at the Pinecrest Municipal Center.



Mayor Gary C. Matzner, currently serving his first term, was elected in 2004. He earned a B.S. degree from the University of Connecticut and a J.D. degree from Temple University. Mayor Matzner serves as counsel in the law firm of McDermott Will & Emory, LLP. He is the co-founder of the Village of Pinecrest, served as chairman of the 1996 Charter Commission which drafted the framework of the Village's government, and was chairman of the 2001 Charter Review Commission.

gmatzner@pinecrest-fl.gov



Vice Mayor Robert Hingston, currently serving his third term as Seat 4 Councilmember, was elected in 1996 and re-elected in 1998 and 2002. He earned a B.A. degree from Ripon College and a J.D. degree from the University of Florida. He is a partner in the law firm of Welbaum, Guernsey, Hingston, Greenleaf, Gregory, Black, Rune, and Thomas, LLP. Vice Mayor Hingston was a member of the founding Village Council and has been active in the Optimist Club of Suniland since 1979 and the Howard-Palmetto Baseball-Softball Association since 1983.

council@pinecrest-fl.gov



Councilmember Cindie Blanck, currently serving her third term as Seat 2 Councilmember, was elected in 1996 and re-elected in 1998 and 2002. She earned a B.S.B.A. degree from Washington University. She is an owner of AA Uniform Company, Inc. Councilmember Blanck was active in the Pinecrest incorporation movement, was a member of the founding Village Council and serves as a member of the Educational Excellence School Advisory Council (EESAC) at Miami Palmetto Senior High School and Leewood Elementary School.

cblanck@pinecrest-fl.gov



Councilmember Nancy L. Harter, currently serving her first term as Seat 3 Councilmember, was elected in 2004. She earned a B.A. degree from Wellesley College and an M.B.A. degree from The Citadel, the Military College of South Carolina. She is vice president of strategic planning for Kerry's Bromeliad Nursery, Inc. Councilmember Harter is treasurer of the Girl Scout Service Unit that coordinates approximately 50 troops in Pinecrest. She is also the president of the Palmetto Middle School PTSA, a member of the Educational Excellence School Advisory Council (EESAC) at Miami Palmetto Senior High School, and an officer of the Miami Wellesley Club.

nharter@pinecrest-fl.gov



Councilmember Gail D. Serota, currently serving her first term as Seat 1 Councilmember, was elected in 2004. She earned an A.B. degree from Princeton University and a J.D. degree from the University of Miami. She is an attorney with the firm of Weiss Serota Helfman Pastoriza Cole & Boniske, P.A. Councilmember Serota is the treasurer of Bet Shira Congregation, was a member of the Village's Planning Board and served as president of the Pinecrest Elementary School PTA.

gserota@pinecrest-fl.gov





From the desk of the Village Manager

Peter G. Lombardi
Village Manager

Dear Neighbors,

It is hard to believe that we are publishing our Ten Year Report – “Celebrating a Decade of Excellence.” It seems that just yesterday local visionaries set out to bring about the incorporation of what we now know as the Village of Pinecrest. Over the past ten years, we have been extremely fortunate to have dedicated and talented individuals serve on the Village Council, Planning Board, Charter Review Commission, and all the other committees. Many enthusiastic residents have volunteered their time, expressed their opinions, favorable and unfavorable, which has helped to define our “community” representing everyone.

We have been very fortunate to have the resources to accomplish the many capital improvements undertaken over the years and to provide what I hope you will agree has been an excellent level of programs and service to our residents and business community. It would be nearly impossible to summarize ten years of accomplishments in a single report, but I am pleased with this attempt.

While this report reflects upon what has been accomplished, let us not forget about the future. With your continued interest and participation in your local government, Pinecrest will continue to be the place we are all proud to call home.

It has been my honor and privilege over these ten years to work with our elected officials, our dedicated volunteers, the business community, and our extremely dedicated and hard working municipal family of employees who strive every day to provide the outstanding level of service we are accustomed to in the Village of Pinecrest.

Sincerely,

CHARTER OFFICIALS



Peter G. Lombardi
Village Manager
plombardi@pinecrest-fl.gov



Guido H. Inguanzo Jr., CMC
Village Clerk
ginguanzo@pinecrest-fl.gov

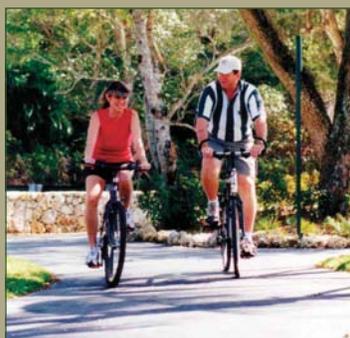


Cynthia A. Everett
Village Attorney
ceverett@pinecrest-fl.gov





“ Residents enjoy a superior quality of life in a unique hometown rural atmosphere and also benefit from the many amenities of the Greater Miami area. ”



Historical Perspective

During the 1900s, Miami pioneer and railroad tycoon Henry Flagler used the property at US 1 and Southwest 102 Street as a staging area during the construction of the Overseas Railroad to the Florida Keys.

In the 1930s, the area's growth continued and the community began to evolve around one of the first tourist attractions established in the Miami vicinity, Parrot Jungle and Gardens. Parrot Jungle, founded in 1936 by Franz and Louise Scherr on 20 acres of property located at Red Road and Southwest 111 Street, evolved into a world famous tourist attraction whose visitors included Sir Winston Churchill. The Miami Serpenterium, an area tourist attraction located on US 1 for many decades prior to its closing in the mid-1980s, was most noted for the 50-foot replica of a cobra at the entrance that was visible from a half-mile distance and its world-renowned founder, Bill Haast.

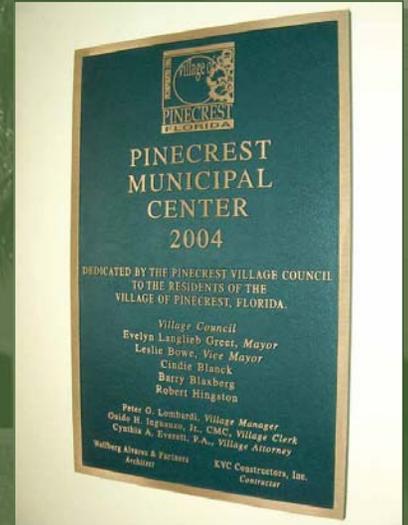
During the 1950s and 1960s the area flourished with the development and construction of ranch-style homes on acre lots which laid the foundation for the community's rural and lushly landscaped residential character.

Rapid growth and local issues during the 1990s inspired a movement led by residents Evelyn Langlieb Greer and Gary Matzner to incorporate the area. The Village of Pinecrest was officially incorporated on March 12, 1996. Greer was elected the Village's first mayor and was succeeded, after serving two terms, by Matzner in 2004. The founding Village Council, including Greer, Cindie Blanck, Barry Blaxberg, Leslie Bowe, and Robert Hingston, are credited with establishing outstanding municipal services including police, parks and recreation, building and planning services, and public works.





Ground-breaking Ceremony



Dedication Ceremony

Pinecrest

M U N I C I P A L C E N T E R

The Pinecrest Municipal Center is the state-of-the-art home of the Village government. The concept of a joint Village Hall and Police Station, designed by the firm of Wolfberg Alvarez and constructed by KVC Constructors, Inc., was given final approval by the Village Council on May 6, 2002. The building's architecture resembles facilities constructed by the Village at Evelyn Greer Park and Suniland Park. The total project cost, including land acquisition, was \$5.8 million. The official ground-breaking was held on September 9, 2003. The facility was designated by the Village Council as the seat of government on October 26, 2004 and dedicated during a public ceremony four days later. The Pinecrest Municipal Center is located on US 1 at 12645 Pinecrest Parkway and is open Monday – Friday from 8:00 a.m. – 4:30 p.m. Access to the Police Station is available 24/7.



Milestones

O F T H

1 9 9 6

MARCH 12, 1996

Pinecrest voters adopt the Village Charter and the Village of Pinecrest becomes Miami-Dade County's 29th municipality.

MAY 1, 1996

Evelyn Langlieb Greer is sworn-in as the first mayor and Robert Hingston, Leslie Bowe, Cindie Blanck, and Barry Blaxberg are installed as the members of the first Village Council at a ceremony held at Pinecrest Elementary School.

NOVEMBER 19, 1996

The Village Council adopts the Village Seal.

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JULY 1, 1997



The Pinecrest Police Department becomes operational and assumes patrol responsibilities from the Miami-Dade County Police Department.

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AUGUST

The Village first major project, a program to r Village r

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NOVEMBER 27, 2000

The Village Council adopts the Village's Land Development Regulations and repeals Miami-Dade County's Zoning Code.

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JANUARY 27, 2001



The Village Council dedicates Pinecrest Park.

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SEPTEMBER 11, 2002



The Village Council observes the first Patriot Day with a solemn ceremony at Pinecrest Park and dedicates a "September 11th Memorial Tree" commemorating the one year anniversary of the September 11th terrorist attacks on the United States.

DECEMBER 17, 2002



The Village completes the purchase of the former site of the historic Parrot Jungle and Gardens and opens the park as Pinecrest Gardens.

JULY 3



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VILLAGE OF PINECREST

1998 **1999**

APRIL 10, 1998	FEBRUARY 9, 1999	JUNE 11, 1999	JULY 6, 1999	JULY 8, 1999
The Village begins its five-year capital program to re-surface all roadways.	The Village Council adopts the Village's first Comprehensive Development Master Plan.	 <p>The Village Council dedicates the portion of South Dixie Highway (US 1) in Pinecrest as Pinecrest Parkway. The co-designation of the roadway was approved by the Florida Legislature and signed into law by former Pinecrest resident Governor Jeb Bush.</p>	 <p>Pinecrest assumes responsibility for Coral Pine Park, Suniland Park and Veterans Wayside Park as ownership of these parks is transferred by Miami-Dade County to the Village.</p>	 <p>The Pinecrest Police Department assumes responsibility for 911 emergency functions.</p>

2004 **2005**

APRIL 1, 2004	OCTOBER 26, 2004	NOVEMBER 3, 2004	NOVEMBER 9, 2004	MARCH 17, 2005
 <p>The Pinecrest Police Department is awarded National Law Enforcement Merit Award by the Department of Justice (DOJ) for Law Enforcement Merit (LEMA).</p>	 <p>The Village Council designates the Pinecrest Municipal Center as the official seat of government. The new building is dedicated four days later during a public ceremony and becomes the permanent home of the municipal government.</p>	 <p>Founding Mayor Evelyn Langlieb Greer administers the oath of office to the Village's second mayor, Gary C. Matzner.</p>	 <p>The Village Council renames Pinecrest Park as "Evelyn Greer Park" in recognition of the contributions and accomplishments of the Village's first mayor.</p>	 <p>The Village Council inaugurates a free Wi-Fi spot at Evelyn Greer Park.</p>

Neighborhood Enhancements

W W W . P I N E C R E S T - F L . G O V

The Village of Pinecrest has made a substantial investment in the improvement of its neighborhoods and the enhancement of its infrastructure through a series of capital projects. From the repaving of the 100+ miles of Village roadways to the introduction of distinct street signs, Pinecrest is committed to improving the quality of life for all residents.

- **Road Resurfacing Program** – The Village’s first major capital project, completed from 1998 to 2001, was the resurfacing of all Village roadways at a cost of \$2,145,000. In 2004, all intersections with traffic signals were resurfaced at a cost of \$538,000.
- **Miami Palmetto Senior High School Parking Lot** – In a 2001 joint partnership with the Miami-Dade County School Board, the Village developed a much needed parking lot for the students and staff at the high school. Pinecrest will be reimbursed the \$750,000 associated with the acquisition of the land and development of the parking facility over a ten-year period ending in 2012.
- **Pedestrian/Bicyclist Safety Improvement Project** – In 1999, the Village Council approved a sidewalk/bicycle path master plan which was designed to provide safe pedestrian and bicycle access to the Village’s parks, schools and other public places. The improvements were completed during 2001-2002 at a cost of \$780,000.





/ P U B L I C W O R K S

- **Street Sign Identification Program** – Following the completion of a study in 1999, the Village Council authorized the implementation of a new street sign program to serve as a means of promoting a community identity and knowledge of Village boundaries. A design for the new signs was selected in 2000 and the \$330,000 project was completed in 2002 with the installation of the “Pinecrest-style” signs at the Village’s 750 intersections.
- **Stormwater, Drainage and Flood Control Projects** – The Village, along with the South Florida Water Management District, is responsible for the drainage canals in Pinecrest and, in 2004, completed a major flood control project along the Southwest 70th Avenue canal at a cost of \$431,000, which was reimbursed by FEMA. The Village has also expended approximately \$752,000 since 2000 addressing flooding issues in local neighborhoods, including portions of Southwest 63rd Avenue, Southwest 64th Court, Southwest 73rd Avenue, Southwest 77th Court, Southwest 82nd Avenue, Southwest 88th Street, Southwest 106th Street, Southwest 128th Street, Killian Park Road, Pine Needle Lane, and Rock Garden Lane.
- **Roadway Beautification Program** – Beginning with Killian Drive in 1997, the Village has orchestrated the planting of over 10,000 trees in the Village’s swale areas along most roadways and other public places. The Village also completed a major landscaping project in 2002 along the Village’s commercial corridor and namesake roadway, Pinecrest Parkway (US 1). These greening projects were completed at an approximate cost of \$1.5 million.
- **Park Entrance and Welcome Signs** – New monument-style “entrance” signs with coral rock accents were constructed at the Village’s parks in 2003, and provide a familiar and welcoming theme for patrons throughout the Pinecrest park system. In 2004, the Village unveiled new “welcome” signs, in the same style as the park entrance signs, along six of the major entrances into Pinecrest. The total cost of the new park entrance and welcome signs was \$49,000.
- **Wi-Fi Spot Pilot Program** – The Village Council unveiled a free Wi-Fi spot at Evelyn Greer Park in 2005 as a pilot program to provide Internet access for patrons of the park with wireless enabled laptops. The project intends to increase the amenities offered at the Village’s parks, as well as promote the park as a great place for children and adults to congregate and enjoy the outdoors. The project may be implemented at other parks at a future time.
- **Community Center and Library** – Construction is slated to begin in 2006 for the long-anticipated Pinecrest Branch of the Miami-Dade Public Library System, along with an adjoining community center to be constructed during the same time. Both facilities will be built on vacant acreage at Pinecrest Gardens and are part of the overall master plan for developing the former site of the Parrot Jungle as the social, educational, recreational, environmental, and civic hub of activity in Pinecrest. The library is being built in joint partnership with Miami-Dade County and the approximate \$3 million construction cost will be reimbursed to the Village by the Miami-Dade County Library System. The anticipated total cost for the library and community center project is \$5.5 million.



Parks, Recreation and Leisure

W W W . P I N E C R E S T - F L . G O V

The Village of Pinecrest is known for its many community parks and recreational areas. With over fifty-plus acres of park land, Pinecrest residents enjoy lush green parks with all types of amenities. From taking a nature walk at Pinecrest Gardens, to Evelyn Greer Park serving as the home field of the 2003 state champion Miami Palmetto High School girls' softball team, the parks offer something for everyone. The Village's Parks and Recreation Department was established in 1999 and is recognized for its excellent operation and maintenance of the community's parks.

- **Coral Pine Park** – 6955 Southwest 104th Street. This nine-acre neighborhood park is a favorite among the Village's tennis aficionados, and includes a recreation center, a natural hardwood hammock area, a tot-lot, and six lighted tennis courts.
- **Evelyn Greer Park** – 8200 Southwest 124th Street. Formerly known as Pinecrest Park, the ten-acre recreational area was constructed in 2000 and is the Village's state-of-the-art signature park. Amenities include lighted multi-purpose softball and soccer fields, batting cages, a vita-course, a tot-lot, a Wi-Fi spot, and a community gazebo and recreation center.
- **Red Road Linear Park** – Red Road from Kendall Drive to Killian Drive. Developed in 2001 along the banks of the Snapper Creek Canal, this linear park includes a 2.5 mile bicycle and pedestrian pathway, rest areas accented with coral rock walls and enhanced landscaping along historic Red Road.
- **Suniland Park** – 12855 Pinecrest Parkway. One of the Village's most active parks, this ten-acre park is host to year-round athletic events and is home to the Suniland Optimist Club and the Howard-Palmetto Baseball-Softball Association. The park's amenities include multi-purpose fields for baseball and football, batting cages, a recreation center, lighted basketball courts, a tot-lot, and a walking path.
- **Veterans Wayside Park** – Pinecrest Parkway and Killian Drive. Providing a beautiful, open and green space along the busy commercial corridor on Pinecrest Parkway, this passive four and one half-acre park was one of many "wayside" parks developed during the construction of US 1 from Homestead to South Miami. The park provides a welcoming recreational area for picnics and a scenic freshwater lake.





/ P A R K S

I N V E S T I N G I N O U R P A R K S

PARK	IMPROVEMENT	AMOUNT	YEAR COMPLETED
Suniland	Development of Suniland Place including a park annex and additional parking	\$517,000	1999
Evelyn Greer	Acquisition and development of new park	\$6,900,000	2001
Coral Pine	New lighting for tennis courts	\$52,000	2001
Red Road Linear	Development of new park	\$533,000	2002
Coral Pine	Remodeled recreation center and site improvements	\$165,000	2002
Pinecrest Gardens	Acquisition of the former Parrot Jungle property	\$12,000,000	2002
Suniland	Redevelopment of entire park site including new recreation center	\$1,600,000	2003
Coral Pine	Resurfacing tennis courts	\$21,200	2003
Pinecrest Gardens	Splash 'N Play	\$250,000	2005
Pinecrest Gardens	Development of community center, library, park amenities, Village Green, and recreational areas		Scheduled for 2006-2007

“Pinecrest parks offer something for everyone.”



Pinecrest Gardens

WWW.PINECREST-FL.GOV/GARDENS

Built in 1935, historic Pinecrest Gardens features over one thousand varieties of rare tropical and exotic plants and palm trees in a native tropical hardwood and cypress hammock setting. The dramatic landscape is enhanced with natural streams, sinkholes, and caves and provides a breathtaking backdrop for the historical structures on the property.

The park is the site of the former Parrot Jungle and was purchased by Pinecrest in 2002 for \$12 million. The cost for acquisition of the site was offset by the \$4 million proceeds from the Safe Neighborhood Parks Bond Program and a \$2.2 million grant from the Florida Communities Trust. The park was dedicated by the Village Council on March 8, 2003.

In 2003, Pinecrest Gardens became the permanent home of the Whilden-Carrier Cottage, a designated historic structure that is typical of the pioneer dwellings built by rural Miami-Dade County homesteaders during the early 1900s.

In 2005, the Village Council inaugurated the Splash 'N Play area, an entertaining children's water oasis situated in the middle of the lush garden that offers the perfect cooling-off place during hot summer days. The park also boasts a petting zoo, a butterfly exhibit, beautiful trails, and a children's playground.

In 2006, construction will commence on the Pinecrest Branch of the Miami-Dade Library System, a new community center and development of additional athletic and recreational areas. These improvements are in conformity with the master plan for the park approved by the Village Council in 2003.

Aside from the serene and beautiful landscape, Pinecrest Gardens hosts a variety of programs such as yoga, drawing and music classes, along with larger community events throughout the year that include the annual Pinecrest Fine Art Festival, a regional chili cook-off to benefit the Pinecrest Foundation, the eagerly anticipated Snow Day, and many other cultural and family events promoting education, love for nature and family enjoyment. Also, there are many locations within the park to hold a memorable event, whether it is an adventurous birthday party or a romantic fairytale wedding.

Pinecrest Gardens is the place where the community convenes for an astounding array of relaxation, social and enrichment opportunities.





“ The dramatic landscape is enhanced with natural streams, sinkholes, and caves and provides a breathtaking backdrop for the historical structures on the property. ”

Public Safety

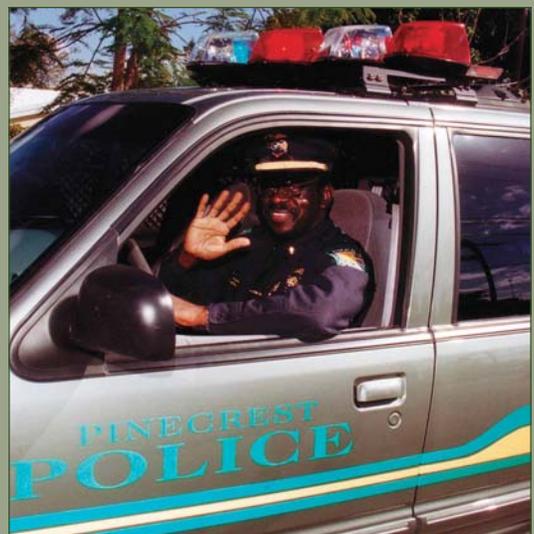
AND EMERGENCY SERVICES

WWW.PINECREST-FL.GOV

Pinecrest prides itself on being one of the safest communities in the Greater Miami metropolitan area with one of the lowest, and steadily declining, crime rates. The community is protected by the nationally and state accredited Pinecrest Police Department which was created in 1997 as a full-service community-oriented law enforcement agency.

The Police Department has an authorized strength of 58 sworn staff and provides services through its many divisions, including school resource officers, D.A.R.E. program, police explorers, community service aides, crossing guards, internal affairs, 911 and dispatch, records, crime prevention unit, honor guard unit, K9 unit, detective bureau, and road patrol.

The Police Department averaged 432,053 miles of road patrol during 1999 – 2004 and had an excellent 2.998-minute response time for emergency calls during the same time period. It has successfully been awarded over \$1 million in grants since 1997, including funding for additional police personnel, state-of-the-art equipment and drug, tobacco and crime prevention programs. The department continues to deploy emerging technologies and the latest equipment, like life-saving defibrillators in all marked patrol vehicles, and provides excellent service on a regular basis to ensure the safety and well-being of Pinecrest's citizens.





/ P O L I C E

PART I CRIMES *	
YEAR	INCIDENTS
1999	971
2000	836
2001	799
2002	795
2003	751
2004	753
2005	724

SERVICE CALLS	
YEAR	CALLS/ DEPARTMENTAL RESPONSES
1999	11,034
2000	9,835
2001	8,311
2002	7,718
2003	7,548
2004	7,027
2005	6,448

* PART I CRIMES are reported to the FBI on a uniform crime report by all police agencies in the United States. For additional information please visit www.fbi.gov/ucr/ucr.htm.

“ The Police Department has an authorized strength of 58 sworn staff and provides services through its many divisions, including school resource officers, D.A.R.E. program, police explorers, community service aides, crossing guards, internal affairs, 911 and dispatch, records, crime prevention unit, honor guard unit, K9 unit, detective bureau, and road patrol. ”



Construction,

PLANNING AND

ZONING SERVICES

WWW.PINECREST-FL.GOV/BUILDING

The physical development and evolution of the community is dependent on the services of the Building and Planning Department which is primarily responsible for the issuance of building permits in compliance with all pertinent building codes and zoning regulations. This important role ensures compliance with life safety codes and regulations as well as improving the aesthetic quality of our Village.

The Pinecrest Building and Planning Department consists of two divisions: Building and Planning. The Building Division is responsible for the processing of all building permit applications, plan review, and issuance and inspection of all permits. This division has issued nearly 32,745 permits and processed more than 114,666 inspections from July 1, 1997 through September 30, 2005. The Planning Division is responsible for the code compliance function, the Village's Comprehensive Development Master Plan and all matters relating to zoning including interpretation and administration of the Land Development Regulations. This division also provides administrative support to the Village Council and Planning Board on matters relating to zoning hearings.

The department has implemented state-of-the-art technology which includes a Graphical Information System (GIS), computerized records management system, imaging of archived records, and the posting of live inspection results on the Village's web site. These enhancements contribute to the department's efficient and effective method of delivering quality services to residents, property owners, developers, and the business community.

	FY1997	FY1998	FY1999	FY2000	FY2001	FY2002	FY2003	FY2004	FY2005
Permits Issued	377	3,721	3,631	4,079	4,252	4,390	4,325	3,881	4,089
Inspections Processed	468	7,462	12,527	14,222	15,158	15,926	16,510	16,822	15,571
Code Compliance Cases	497	1,637	1,971	1,101	1,032	1,066	819	827	1,636



ONLINE RESOURCES:

www.pinecrest-fl.gov/building

Electronic Copy of Land Development Regulations

Electronic Copy of Florida's Building Code

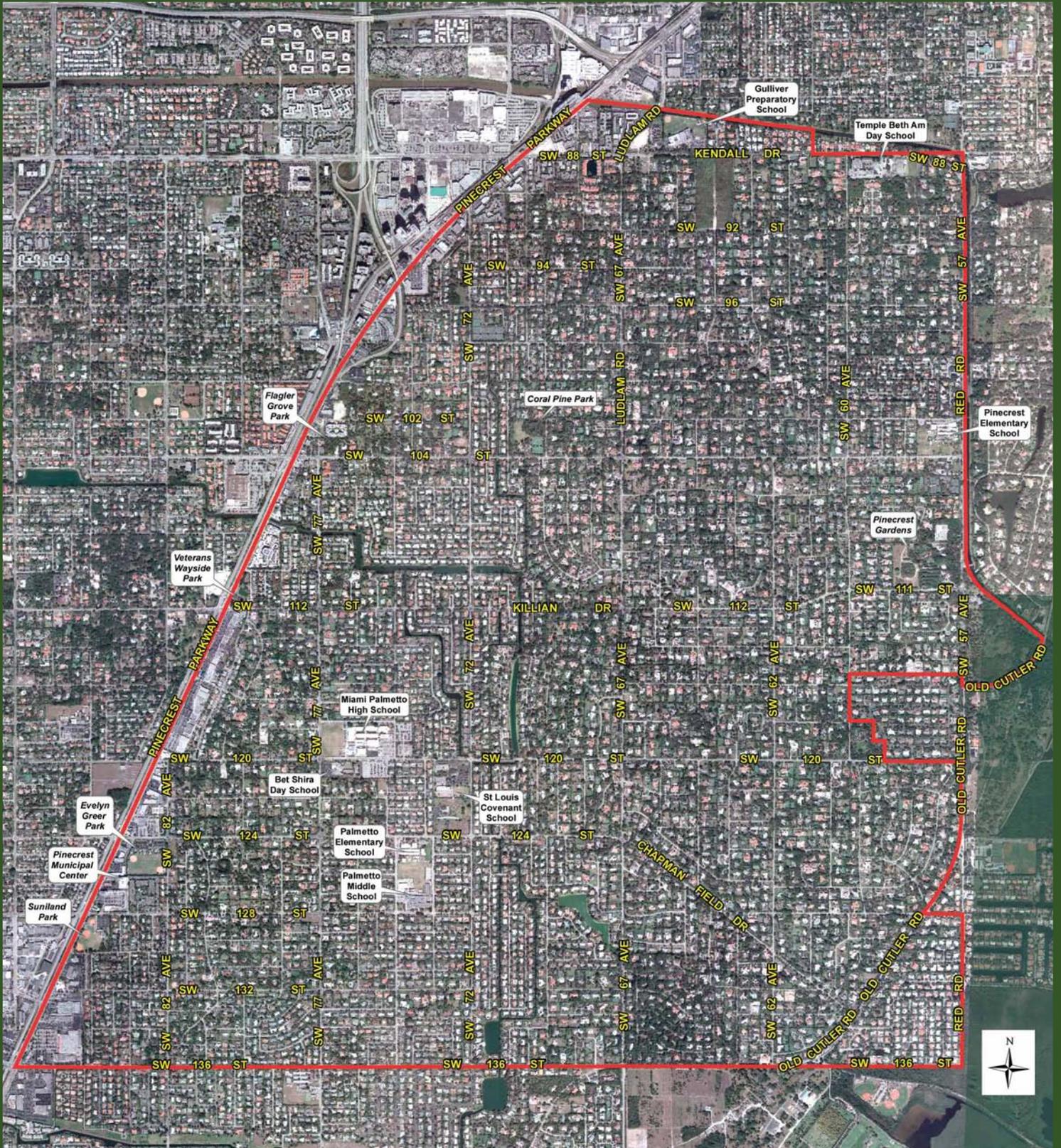
Live Inspection Results

Permit Applications

Zoning Map



VILLAGE OF PINECREST
FLORIDA

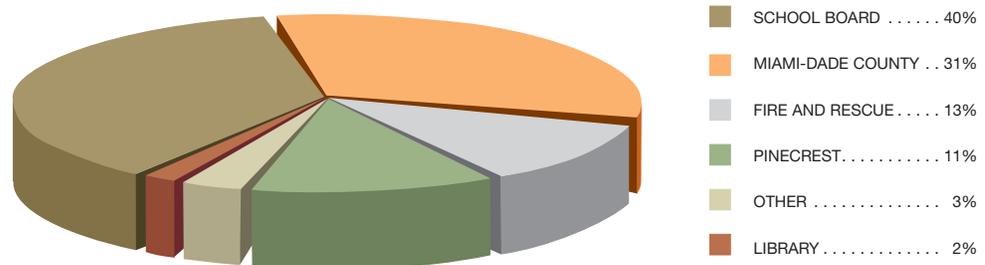


Where do your tax dollars go?

2005-2006 PROPERTY TAX DISTRIBUTION

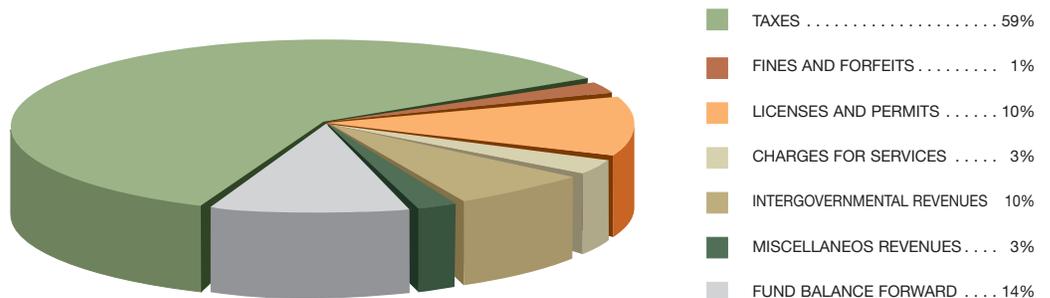
The Village's share of the average tax bill is approximately 11 percent. In other words, for every property tax dollar collected, the Village receives only 11 cents. The remainder goes to other taxing authorities that include the Miami-Dade County School Board, Miami-Dade County, and the Miami-Dade County Fire and Rescue District.

A typical Pinecrest home assessed at \$500,000, with the standard \$25,000 homestead exemption, paid \$10,103 in property taxes in 2005. This is based on the total millage rates from all taxing authorities of 21.26930 per \$1,000 of assessed property value. Of the total amount, Pinecrest received \$1,111.



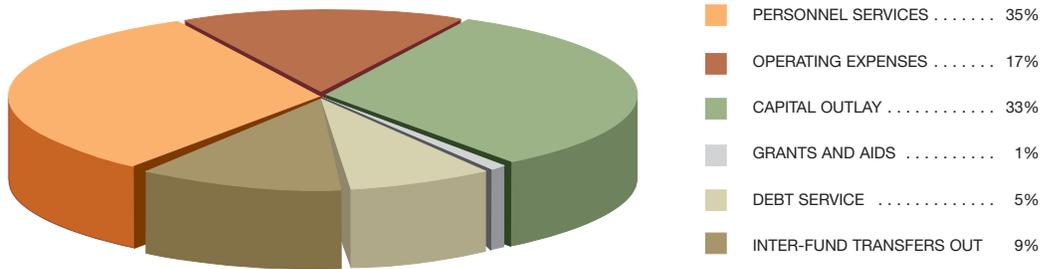
2005-2006 BUDGET REVENUES

The Village's major source of revenue is taxes, which include property taxes, utility taxes and franchise fees taxes. For every dollar the Village receives in revenues, 59 cents comes from these sources. Intergovernmental revenues and fees for licenses and permits are the next highest revenue contributors, at 20 cents per dollar.



2005-2006 BUDGET EXPENDITURES

The majority of the Village's expenditures are for personnel services and capital outlay which combined accounts for 68 cents of every dollar. Operating services, which consist of maintaining Village facilities, infrastructures, streets, landscaping and other services, accounts for the next largest expense at 17 cents of every dollar.



MILLAGE RATE COMPARISON

The millage rate determines the taxes a property owner will pay per \$1,000 of assessed property value. All property assessments are conducted by the Miami-Dade County Property Appraiser as mandated by state law. Since Pinecrest's incorporation in 1996, owners have saved \$3,858,255 cumulatively in property taxes as indicated in the chart below. A property owner with a property assessed at \$500,000 has saved approximately \$970 since the creation of Pinecrest in 1996 (compared with monies that would have otherwise been paid by the property owner for the county's "Unincorporated Municipal Service Area" tax). Pinecrest continues to have one of the lowest millage rates of any municipality in Miami-Dade County.

FISCAL YEAR	ASSESSED VALUE	UNINCORPORATED MUNICIPAL AREA MILLAGE RATE	UNINCORPORATED MUNICIPAL AREA TAXES	VILLAGE OF PINECREST MILLAGE RATE	VILLAGE OF PINECREST TAXES	ANNUAL SAVINGS TO PINECREST TAXPAYERS
1996-1997	\$1,550,000,000	2.277	\$3,529,350	2.277	\$3,529,350	\$ 0
1997-1998	\$1,622,483,217	2.683	\$4,353,122	2.277	\$3,694,394	\$ 658,728
1998-1999	\$1,699,976,441	2.517	\$4,278,841	2.100	\$3,569,951	\$ 708,890
1999-2000	\$1,785,354,684	2.447	\$4,368,763	2.100	\$3,749,245	\$ 619,518
2000-2001	\$1,882,150,839	2.477	\$4,605,623	2.100	\$3,952,517	\$ 653,106
2001-2002	\$2,072,601,135	2.447	\$5,071,655	2.100	\$4,352,462	\$ 719,193
2002-2003	\$2,277,451,676	2.447	\$5,572,924	2.400	\$5,465,884	\$ 107,040
2003-2004	\$2,499,892,672	2.447	\$6,117,237	2.400	\$5,999,742	\$ 117,495
2004-2005	\$2,737,815,229	2.447	\$6,699,434	2.400	\$6,570,757	\$ 128,677
2005-2006	\$3,098,040,917	2.447	\$7,580,906	2.400	\$7,435,298	\$ 145,608
TOTAL						\$3,858,255

Facts and Figures

V I L L A G E O F P I N E C R E S T

POPULATION (2000 U.S. CENSUS) *

GENERAL DEMOGRAPHICS

White	17,206	90.3%
Black or African American	327	1.7%
American Indian/Alaska Native	23	0.1%
Asian	864	4.5%
Other	635	3.4%
Hispanic (Any race)	5,652	N/A

*Additional U.S. Census information available at www.pinecrest-fl.gov/publications/pinecrest2000censusinfo.pdf

LAND USE PERCENTAGES

DEVELOPED LAND	99.4%
RESIDENTIAL	73.5%
Single Family	71.9%
Multi Family	1.6%
COMMERCIAL/OFFICE	2.8%
INSTITUTIONAL	4.2%
Government	0.2%
Parks and Recreation	1.4%
Religious and Educational	2.5%
Utilities	0.1%
ROADWAYS	17.5%
CANALS	1.4%
VACANT	0.6%





D E M O G R A P H I C S

LOCAL AREA SCHOOLS

PUBLIC

Howard Drive Elementary School
 Palmetto Elementary School
 Pinecrest Elementary School
 Palmetto Middle School
 Miami Palmetto Senior High School

PRIVATE

Bet Shira Congregation School
 Gulliver Preparatory School
 Gulliver School (Pinecrest Middle)
 Kendall United Methodist School
 Pinecrest Presbyterian Day School
 St. Louis Covenant School

RELIGIOUS INSTITUTIONS

Bet Shira Congregation	7500 Southwest 120th Street	(305) 238-2601
Christ the King Lutheran Church	11295 Red Road	(305) 665-5063
Immanuel Presbyterian Church	6605 North Kendall Drive	(305) 661-9900
Kendall United Methodist Church	7600 Southwest 104th Street	(305) 667-0343
Pinecrest Presbyterian Church	10400 Red Road	(305) 666-8732
St. Louis Catholic Church	7270 Southwest 120th Street	(305) 238-7562
Temple Beth Am	5950 North Kendall Drive	(305) 667-6667
Young Israel of Kendall	7880 Southwest 112th Street	(305) 232-6833

“ Pinecrest encompasses eight square miles and is recognized as one of the most beautiful residential areas in South Florida. ”



Contact Us

BUILDING AND PLANNING DEPARTMENT

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(305) 234-2100 Dispatch/Non-Emergency
(305) 234-2132 Fax
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(305) 234-2106 Records
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Angela T. Gasca, Assistant to the Manager
Mayra R. Sauleda, Personnel Officer
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PINECREST IS ONLINE AT WWW.PINECREST-FL.GOV

The Village's web site provides instant access to information for all Pinecrest residents. The site includes electronic copies of all Village Council meeting agendas and minutes, the Village Charter and Code of Ordinances, and other important documents including resolutions, the operating and capital budget, and Land Development Regulations. The Village's commitment to e-government is evident with access on the web site to live building inspection results, streaming video of Village Council meetings and real-time local weather information.

"Village of Pinecrest... Celebrating a Decade of Excellence"

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Pinecrest

CELEBRATING A DECADE OF EXCELLENCE





VILLAGE OF PINECREST

Village Council

Gary C. Matzner, *Mayor*
Robert Hingston, *Vice Mayor*
Cindie Blanck
Nancy L. Harter
Gail D. Serota

Peter G. Lombardi, *Village Manager*
Guido H. Inguanzo, Jr., CMC, *Village Clerk*
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