Comprehensive Development Master Plan - Update (2026)

Engagement Plan

December 2025

INTRODUCTION

The Village of Pinecrest is completing review and update of its Comprehensive Development Master Plan to comply with legislative requirements of the State of Florida. The last complete update to the Comprehensive Plan occurred in 2016, followed by a review in 2018. Since 2016, the village has made revisions and updates to its Comprehensive Plan, including annual revisions to incorporate the Village's 5-year Capital Improvements Plan, periodic updates to reflect revisions in its Water Supply Facilities Work Plan, completion of a new Property Rights Element, and necessary amendments for implementation of the Village's *Pinecrest Parkway (US 1) Vision Plan*. The Village is now preparing for its future, focusing on its core values and ensuring they are reinforced with the 2026 Comprehensive Plan update. This update will continue to focus on preserving the village's character and quality of life in terms of land use, transportation, recreation, environmental sustainability, and infrastructure.

The Comprehensive Plan lays the foundation for planning our community's growth. It is a policy document which sets the in terms of long-range land use and development regulations decisions made by elected officials. Florida State Statutes Section 163.3177 requires that each local government have a Comprehensive Plan to guide and ensure consistent decision making on future growth.

The Comprehensive Plan update must reflect the Village's population trends which have been constant and shown little variation in the past ten years. The Village of Pinecrest's population

decreased from 18,388 in 2020 to 18,206 (estimate) in 2025 (University of Florida, Bureau of Economic and Business Research – BEBR), reflecting the Village's limited growth potential and minimal population changes. Recent changes to Florida Statutes, Chapter 163 (approved in 2023), extend the required planning horizons for local comprehensive plans from 5 and 10 years to 10 and 20 years. To align with these longer timeframes, the Village will update population projections and supporting data and revise Comprehensive Plan elements as necessary to maintain consistency.

Public Outreach Goals

Throughout this process, there will be public outreach and participation to guide the Plan update. This engagement plan outlines the tools to encourage public participation throughout the planning process while reinforcing the community's vision and quality of life for its residents. The goals of public outreach are to increase awareness and understanding of the Comprehensive Plan Update process and to gather input on additional needs including:

- Facilitating active and collaborative participation
- Maintaining an open and transparent process
- Providing timely and informative project updates
- Using appropriate engagement methods to reach the whole community
- Creating a clear connection between public feedback and plan recommendations
- Gathering community input and feedback to help shape the plan

Protocol

Public outreach for the comprehensive plan update will be coordinated by MHCP Colab, the Village's comprehensive plan consultants, and the Village of Pinecrest. MHCP Colab will coordinate closely with the Village and regularly provide community outreach and stakeholder engagement.

Engagement Tools

The primary focus of the community engagement component will be first to affirm the current vision and second to inform the community about the role and purpose of the comprehensive plan update using the following engagement tools:

- **Online Communication Materials** - Providing materials for the Village's website including talking points and frequently asked questions.
- **One-on-one interviews with the Village Council, Mayor, and Village Manager** - Meeting with each Councilmember, the Mayor, and the Village Manager twice to understand the current challenges and needs, and to present preliminary findings and the Comprehensive Plan analysis.
- **Staff Workshop** - Hosting a workshop with key staff to understand infrastructure, services, administrative and growth needs.
- **Staff and stakeholder Interviews** - Meeting with staff specific to each element and key stakeholders to understand overall community sentiment.
- **Online Communication Survey** - Conducting one online community-wide survey and working with staff to develop questions about the Comprehensive Plan.
- **Public Hearings for Transmittal and Adoption** – Coordinating the first public hearing to present proposed Comprehensive Plan amendments to the Village Council and community for initial consideration and subsequent transmittal to the State Land Planning Agency; and a second public hearing for consideration of required revisions identified by the State Land Planning Agency and reviewing agencies, and final adoption by the Village Council.

Timeline

Pinecrest's Comprehensive Plan update is considered a statutory update to maintain the regulatory process and ensure alignment with the community vision, with a short timeline to meet state requirements. It is not anticipated that significant changes will be needed to align the current Goals, Objectives, and Policies of the Comprehensive Plan with the community vision and statutory requirements.

The Comprehensive Plan update is estimated to take 6 months and will be presented for approval at first reading and transmittal to the State Land Planning Agency in April 2026. Key milestones are as follows:

- November/December 2025 – Plan Awareness. Plan awareness will be raised through online

communication materials that will include:

- Project Initiation
- Comprehensive Plan Review and Data Collection
- Online Communication Materials
  - Outreach Plan
  - Talking Points
  - FAQ's

- January/February 2026 – Engagement. The selected interviews and public survey will occur in January 2026. Input opportunities include:
  - One-on-one interviews with the Mayor, Village Council, and the Village Manager
  - Staff workshop
  - Stakeholder Interviews
  - Launch Village-wide survey

- March 2026 – Socio-Economic Analysis/Draft Plan. The planning team will provide project updates, which will include:
  - Outreach conclusions from the survey results and findings from interviews and discussions
  - Socio-Economic Data and Analysis Draft
  - CDMP Diagnostic Table
  - The proposed changes to the Comprehensive Plan will be posted on the project webpage

- April 2026 – September 2026 - Plan Adoption. Plan adoption will include:
  - One public hearing (transmittal hearing) with the Village Council, to be held on April 14, 2026
  - One public hearing (adoption hearing) to be held after all outstanding comments from governmental agencies have been addressed