Comprehensive Development Master Plan - Update (2026)

Talking Points
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January 2026

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 the framework of the Village's Land Development Regulations, and a policy document which sets the terms and conditions of long-range land use and development decisions made by elected officials. Florida State Statutes, Section 163.3177, requires that each local government adopt and maintain a Comprehensive Plan to guide land use decisions and ensure consistent decision-making in matters related to future growth and development.

The Comprehensive Plan update must reflect the Village's population trends, which have been constant and shown modest 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 moderate 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 its Comprehensive Plan elements as necessary to maintain consistency.

FAQ's

Comprehensive Plan Update

1. ***What were the key takeaways of the 2016 Comprehensive Plan, and what are the recommendations for this update?***

   A Comprehensive Development Master Plan (CDMP) is a policy document required by the State of Florida to guide growth, development, and investments necessary to support future development. It achieves this through adopted Goals, Objectives, and Policies within plan "elements" or chapters, including Land Use, Transportation, Housing, Public Facilities, Conservation, Recreation, Education, Intergovernmental Coordination, Capital Improvements, and Property Rights. The Comprehensive Plan is used to support and enhance the quality of life that Pinecrest's residents enjoy.

   Pinecrest's current Comprehensive Plan was last updated in 2016 and 2022 to align with community initiatives. The 2016 Comprehensive Plan included Goals, Objectives, and Policies to:

   - Preserve community character.
   - Improve bicycle and pedestrian mobility.
   - Maintain and enhance the Village's street trees and tree canopy.
   - Enhance parks and recreation facilities and programming.
   - Incorporate policies to promote environmental resilience and sustainability.

   Plan amendments prepared and adopted in 2022 incorporate goals and objectives for implementation of the updated *Pinecrest Parkway (US 1) Vision Plan*.

   This current review and update of the Village's Comprehensive Plan is required to ensure that it complies with current state legislative requirements. This update will reaffirm the community's vision, reflect updated planning period requirements, incorporate current data and analysis, and include targeted adjustments to better support the Village Council's Strategic Plan. It is

not anticipated that there will be significant changes to the current Goals, Objectives, and Policies of the Comprehensive Plan.

2. *How do the Pinecrest Vision Plan efforts relate to the Comprehensive Plan update?*

The Pinecrest Village Council initiated a process for the creation of a vision and community consensus for the future development, redevelopment, beautification, and enhancement of the Pinecrest Parkway (US 1) corridor. This effort stems from the Council's completion of a five-year Strategic Plan in 2010 and a subsequent update to the Plan in March 2012. The *Pinecrest Parkway (US 1) Vision Plan* articulated the following guiding principles and goals:

- Create a distinct Pinecrest brand (identity).
- Encourage environmentally efficient redevelopment of neighborhood-focused retail.
- Protect neighborhoods and provide for appropriate transitions between residential and nonresidential areas.
- Connect and create a sense of unity for commercial properties.

3. *When will the updated Comprehensive Plan be submitted to the State Land Planning Agency?*

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

The Comprehensive Plan update is estimated to take 6 months and will be presented for review by the Village Council at first reading and transmittal to the State Land Planning Agency in April 2026.

4. What is the outreach process and timeline for informing residents?

- January/February 2026 – Engagement. The selected interviews and public survey will occur in January 2026. We will affirm the community's vision through:
    - One-on-one interviews with the Mayor, Village Council, and the Village Manager.
    - Staff workshop.
    - Stakeholder Interviews.
    - 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.
    - Analysis of the status and implementation of current plan goals, objectives, and policies.
    - 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 review agencies have been addressed.