

Village of Pinecrest

County

Miami-Dade

Boundaries

North: Snapper Creek Canal and Southwest 88th Street

South: Southwest 136th Street/Howard Drive

West: US Highway 1/South Dixie Highway/Pinecrest Parkway

East: Southwest 57th Avenue and Old Cutler Road

Community Type

Municipality

History

The Village of Pinecrest is a suburban community occupying 7.54 square miles in southern Miami-Dade County, 11 miles southwest of Downtown Miami. Neighboring communities are Coral Gables to the east, South Miami to the north, Glenvar Heights to the northwest, Kendall to the west, and Palmetto Bay to the south. Pinecrest is one of the most affluent places in Miami-Dade, making it a highly desirable place to live.

The Pinecrest area began to develop in the early 1900s when Henry Flagler used property located at US 1 and Southwest 102nd Street as a staging area during the construction of the Overseas Railroad to the Florida Keys. In the 1930s, growth continued and the community began to evolve around one of the first tourist attractions established in the Miami area, Parrot Jungle and Gardens. Founded in 1936 on twenty acres of property located at Red Road and Southwest 111th Street, it became a world-famous tourist destination whose visitors included Winston Churchill. The Miami Serpenterium was another popular tourist attraction that operated for many decades on US Highway 1, next to the current site of the Pinecrest Municipal Center. It was closed in the mid-1980s.

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

During the 1990s, rapid growth inspired a movement led by residents Evelyn Langlieb Greer and Gary Matzner to incorporate the area. The Village of Pinecrest was officially incorporated as Miami-Dade County's twenty-ninth municipality on March 12, 1996.

In August 1992, Pinecrest and the surrounding South Miami-Dade area were devastated by the effects of Hurricane Andrew. Many of the homes and businesses in the area were destroyed. In the subsequent years, the area was slowly rebuilt.

In 2002 the Village of Pinecrest purchased Parrot Jungle with the idea of redeveloping it as Pinecrest Gardens, which opened in 2003 as the village's sixth and newest municipal park. Known as South Florida's Cultural Arts Park, it is a large green space featuring over 1,000 varieties of exotic tropical plants and trees. The landscape features natural streams, sinkholes, caves, and fissures. The park offers various programs, including summer camps. The property was added to the National Register of Historic Places in 2011. Parrot Jungle was relocated to Watson Island, alongside the MacArthur Causeway, and was renamed Jungle Island.

Pinecrest is governed by a Village Council of five members, including the Mayor and the Vice Mayor. A calendar of upcoming meetings, agendas, and meeting videos are available on the municipal website, going as far back as 2009.

In 2011, the South Florida Business Journal recognized Pinecrest as one of the ten best places in Florida for "quality of life." Pinecrest is nationally recognized as a Tree City USA and was awarded the Tree City 2022 Growth Award for continuous efforts to improve our urban forestry program and protecting our tree canopy. Most recently, the Village was recognized as the top place to live in South Florida by Niche, and in 2022 the Pinecrest Farmers Market was voted Best Farmers Market by the Miami New Times.

Community Dynamics

As of 2022, Pinecrest had a population of 18,279. The median age was 42 and the median household income was \$178,095. Between 2021 and 2022 the population of Pinecrest declined from 18,405 to 18,279, a decrease of .685%. At the same time, the median household income rose from \$166,801 to \$178,095, an increase of 6.77%. Regarding ethnicity in 2022, 46.3% of the population was White, 23.3% was Multiracial Hispanic, 18.1% was White Hispanic, 4.29% was Multiracial non-Hispanic, and 3.84% was Asian. None of the households in Pinecrest reported speaking a non-English language at

home as a primary language, and 91.1% of the population were US citizens. As of 2022, 28.5% of the residents of Pinecrest were born outside the US, which is higher than the national average of 13.6%. In 2021, the percentage of foreign-born residents was 29.7%, indicating that the rate has been decreasing. In 2022, the median property value was \$1,130,000 and the homeownership rate was 82.5%.

Business Landscape

The vast majority of land in Pinecrest is zoned for Residential Estate, with only one single-family residence per acre, or per 2.5 acres. Narrow commercial and business zones are located only along the US Highway 1/South Dixie Highway corridor, which forms the western boundary of the village. There are a few big box stores, as well as grocers, restaurants, car dealerships, and services. Some multi-family residences are also located in this area. A look at the Pinecrest Future Land Use Map shows little or no difference.

The village's municipal website includes a Business Directory, with names, addresses, and contact information for twelve categories of businesses and services. There is also an Economic Development page with a variety of documents, such as a Pinecrest market analysis, a business guide for startups, and information on business incentives.

Transportation Characteristics

The main transportation artery in Pinecrest is US Highway 1/South Dixie Highway/Pinecrest Parkway, which forms the western boundary of the village. The South Miami-Dade Busway runs parallel to this roadway, just west of the village's western boundary.

According to DATA USA 2022 statistics, most people in Pinecrest drove alone to work, with an average commute time of 28.1 minutes. The average car ownership was two cars per household.

The Dadeland North Metrorail Station is located at 8300 South Dixie Highway, just beyond the village's northwestern tip. The Dadeland South Metrorail Station is located just west of South Dixie Highway, outside the village's western boundary, at the level of Southwest 92nd Street.

Miami-Dade Metrobus serves Pinecrest on its larger, busier streets.

Pinecrest has a free bus service, the People Mover, connecting the village's neighborhoods and schools. It is a convenient way to connect with Miami-

Dade Metrobus at multiple stops. Service is available on weekdays from 8:00am to 4:30pm. Times and locations of stops, organized around routes to schools, are available on the municipal website. Users can download the People Mover mobile app from the website, and there is an online tracker for buses. Freebee on-demand free rides are also available to residents, including rides to the South Dade TransitWay and Metrorail station. Riders can download the Freebee app from the municipal website.

The village's Transportation Master Plan from 2018 is available on the website. It gives information on improvements to pedestrian and bicycle networks, traffic operations recommendations, traffic calming improvements, public transit, and speed limits. Maps are included.

The Village of Pinecrest Comprehensive Development Master Plan Update (2016), available on the municipal website, gives a snapshot of the Transportation Element of the plan, using a series of maps showing projections for the year 2030. Maps include major thoroughfares, future transit facilities, bikeways and sidewalks, and levels of service on major thoroughfares (see pp. 62-66 of the PDF).

Sources

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