

**TOWN OF SOUTHWEST RANCHES VISIONING WORKSHOP
MEETING II
SEPTEMBER 29, 2001
SOUTHWEST FOCAL POINT SENIOR CENTER
8:00 A.M. - 4:00 P.M.**

REPORT OF PROCEEDINGS

WELCOME

The meeting was opened by Mayor Mecca Fink who thanked everyone for coming and continuing the process of developing a Vision for their Town. Mayor Fink extended a warm thank you to Southwest Focal Point Senior Center for donating the use of their facility for this meeting.

A list of all attendees is attached as Exhibit "A".

The Mayor then turned the meeting over to the meeting Facilitator, Janice M. Fleischer, of the South Florida Regional Planning Council (SFRPC) Institute for Community Collaboration, who thanked Town Clerk, Arielle Haze Tyner, along with John, Sheri and Christine Canada, for their help setting up and serving refreshments. Carlos Gonzalez, SFRPC staff, reminded Town residents that the visioning process has two functions: one, to provide the Town with a formal statement of the vision of their future; and, two, to provide the Comprehensive Planning Committee with a basis upon which they will develop the Town's Comprehensive Master Plan as required by the Department of Community Affairs (DCA).

AGENDA REVIEW, DISCUSSION GUIDELINES

Ms. Fleischer went over the Objectives and Agenda for the day. (Exhibit "B"). Because many of those present had not attended the first workshop, she reviewed the responsibilities of a Facilitator as well as the Guidelines for Discussion. (See Exhibits "C" and "D"). She also explained the concept of the "Idea Parking Lots" (large flipchart sheets placed in two areas of the room for participants to use to note any items they felt were not addressed during the day that they thought were important). Participants were assured that anything written on these "Parking Lot" sheets would be transcribed along with all other work produced during the day and would be included in the Report of Proceedings.

As part of the day's activities, participants would be finalizing the overall Vision Statement. The Facilitator explained that this would be done by a consensus decision making model. The method for indicating consensus ranking was explained as follows:

After a period of discussion on any part of the Vision, the Facilitator would ask for a show of hands indicating participants' ranking of the item being considered.

- Consensus is indicated as follows with a show of fingers:
 - 5 fingers means wholehearted support
 - 4 fingers means support
 - 3 fingers means neutral but will support fully to outside world
 - 2 fingers means you still have questions you need to ask
 - 1 finger blocks any decision (no middle fingers!!)

In the event anyone has a show of 1 or 2 fingers, discussion will continue for a reasonable time to either answer questions or concerns of those blocking. If there are no 1's or 2's, then consensus is reached on that part of the language of the Vision and the group moves on to the next portion to be discussed.

OVERVIEW OF FIRST MEETING RESULTS

Ms. Fleischer and Mr. Gonzalez quickly reviewed the results of the first Vision Meeting which occurred on June 23, 2001. The group was reminded of the Core Values which were decided upon at that meeting:

- Rural
- Preservation
- Equestrian
- Freedom
- Independent
- Space
- Nature/Wildlife

Participants were told to keep these values in mind when working on the overall Vision Statement as well as when they break into their small groups later in the day to draft vision statements for each element of the Comprehensive Plan.

VISION STATEMENT FINALIZATION

The Facilitator presented a draft of a Vision Statement written by Mr. Gonzalez and Ms. Fleischer. It was explained that this draft was just a starting point; participants were free to adopt or reject all or any part of the draft. Mr. Gonzalez explained the draft was written keeping the Town's core values in mind. After lively and lengthy discussion and a short break, participants adopted the following vision statement unanimously:

The Vision of the Town of Southwest Ranches is to enhance and preserve the unique rural character of its community. The Town shall promote, maintain, and protect it's agricultural, residential, and equestrian lifestyles, sensitive to the natural environment.

The Town's Vision is dedicated to the values of:

- Rural Lifestyle
- Preservation
- Equestrian Interests
- Freedom
- Independence
- Open Space
- Nurturing Nature and Wildlife
- Safe Family Environment

COMPREHENSIVE PLAN ELEMENTS

After participants had finalized the overall Vision Statement, the Facilitator introduced Robert Daniels, Senior Planner, SFRPC, who, along with Mr. Gonzalez, explained what DCA would expect from the Town with regard to each element of their Comprehensive Master Plan. Participants were given short descriptions of the purpose of each element in their packets. (Exhibit E) Participants were encouraged to use this document when working in their small groups developing vision statements for these elements.

RURAL SERVICES USES AND GREENWAYS TRAIL MAP

Richard Rubin, AIA, the Town Consultant who is drafting the Comprehensive Master Plan for the Town, made a presentation on potential rural services for the Town as well as a vision of a greenways trail map he, along with a design firm, ACAI, had developed. (Exhibit F)

ELEMENT VISIONING

At the conclusion of Mr. Rubin's presentation, the Facilitator drew participant's attention to their packets for two documents: a booklet describing what should be considered when drafting a vision statement (Exhibit G), and the instructions for the small group work in which participants would now be engaged (Exhibit H).

Participants were divided into 7 small groups. Inclusion in a group was assigned randomly to ensure a cross section of Town residents working in each group. The groups were:

- Recreation and Open Space
- Housing
- Intergovernmental Coordination
- Transportation
- Infrastructure/Capital Improvements
- Future Land Use
- Equestrian

The groups worked in separate rooms and were instructed to use their Worksheets in developing their group vision statements. (Exhibit I). Participants were also directed to their packets for the results of a survey directed at the youth (5-12 grade) of the Town (Exhibit J) and told to review those when drafting their vision.

During the time participants worked in their small groups lunch was provided.

The small groups worked on their individual vision statements for approximately 1.5 hours. At the end of that time, all participants came back together to report the results of their work to the group as a whole. As each group reported its results, the Facilitator encouraged reactions from those who were not involved in the group reporting.

The results of the work of each group follows (*italicized* portions indicate comments taken from participants not in that group):

CONSERVATION/RECREATION AND OPEN SPACE

- We promote, maintain and create conservation of our natural lands.
- We provide recreational and open space that is focused on passive and open space activities.
- We provide open space land banking balanced in a financially responsible manner.
- We create partnerships for active recreational needs with civic, church, government and other groups.

Comments received from full group:

Do not want the Town to be a land bank.

Town may not develop or partner with others to build recreational facilities. (?)

FUTURE LAND USE

- We approach our neighbors and citizens and outside agencies with an attitude of positive partnership.
- We recognize the need for long-term affordability for residents.
- We are accommodating the residents' intergenerational needs.
- We are providing for a full range of land use categories that support and encourage the rural life-style such as: a non-residential rural services land use category, and a rural oriented mixed use *on land that is owned by the Town.*

Comments from full group:

Apply only to town owned land.

HOUSING

The nature of land use and zoning within the Town of Southwest Ranches promotes the development of estate homes, ranchettes, and agricultural uses which often provides within those homes accommodations for staff and other workers. In addition, many residents, as a normal course of events, open their homes as half-way houses and group homes for those in need. Accordingly, the anticipated needs over the course of the next 5-10 years can be accommodated within the existing structure.

The requirement of affordable housing will be met by promoting laws and policies which will enable the Town residents to use their homes, farms and ranchettes in a manner which will accommodate the needs of farm and agricultural workers, as well as individuals from foster and broken homes and abused youth.

The rural character of the Town, its openness to the large surrounding community will continue to promote it as a haven for those in need of these services.

To the extent that residences within the Town cannot satisfy the need for all who seek moderate or low income houses, the Town should work in concert with neighboring communities to share resources. The Town invites others to use and enjoy its open spaces, equestrian or farming activities in exchange for residents in need having access to low income housing within the surrounding communities.

Comments from the full group:

Have minimal commercial in the Town. (not required to have housing for greater than commercial space).

State requirements of housing vs. commercial are different categories.

Enforcement of code violations.

Population

INFRASTRUCTURE/CAPITAL IMPROVEMENTS

1. Keep septic tanks, no sewers
2. Improve bulk pick up on solid waste.
3. Create a drainage plan and enforcement for stormwater management.
4. We have no problem with potable water, natural groundwater and aquifer recharge.

Comments from full group:

Periodic cross sectional sampling of drinking water (potable water).

Water provided to the Town should not have surcharges (i.e. not charge more than other residents in outlying areas).

INTERGOVERNMENTAL COORDINATION

Needs and how we meet them:

Schools and roads are two of the needs.

- Meeting them:
1. Anyone and everyone can attend meetings
 2. The Town and residents publicize the meetings.
 3. Homeowners Associations help research issues and post meetings around town.
 4. Steps in bringing issues to action:
 - a. Residents tell HOA's and District Reps.
 - b. HOA liaisons and District Reps talk with Town Administrator
 - c. Town Administrator communicates with neighboring Town Administrator, Council or County
 - d. Meeting is held, public discussion and decisions are made

How we reflect our values in meeting the needs:

With regard to our rural character and desire for open space:

- Be sure there is a visual aspect
- Set a precedent
- Ensure open space
- Keep traffic flow minimal

With regard to Preservation

- Fight having commercial on our Town borders (civil issue)
- *Lobby the residents to ensure this*
- Have Town write letters to County
- Keep pollution low and protect aquifers

With regard to Freedom and Independence:

- Stand united and establish unique zoning

With regard to Wildlife and Family Safety:

- Use traffic calming devices to control speeding
- Create an educational nature center
- Support schools

TRANSPORTATION

What are needs?

- Cars
- Carpooling
- Airport shuttle
- Major bus routes and stops
- Multipurpose trails to facilitate horses, bikes, walking

How we meet needs:

1. All transportation related easements *and rights of way* that are dedicated are to remain dedicated and utilized for multi-purpose trails.
2. As needed, county should be encouraged to expand bus routes to designated major arteries.
3. Municipal facilitation and coordination for carpooling.
4. Consider options for providing airport shuttle.

How we reflect our values:

We have limited the intrusion of vehicles into the area by promoting the use of buses, carpooling, etc.

How we interact:

1. We are linking our multi-purpose trails to the surrounding communities.
2. We have coordinated and connected bus routes with the surrounding communities.

Comments from full group:

Add in "rights of way"

The Town shall seek to obtain multipurpose trails.

EQUESTRIAN

1. Create a strong system of trails around and within the Town that are connected to outside trail systems. Have these trails be restricted to unmotorized use.
2. Have trail system completed in next 5-10 years.
3. Separate the trails from vehicular traffic. Acquire rights of way.
4. Anticipate and provide for cost of maintenance and safety patrol for the trails.
5. Work with surrounding communities to get trails completed.

Just prior to the end of the meeting, Sally Brokken, Chair of the Town's Comprehensive Plan Advisory Board asked for a straw poll of how residents felt about Mr. Rubin's presentation earlier in the day regarding Rural Services and Greenway. By an informal raising of hands, the residents seemed to indicate their general support for the plan presented.

After all groups had reported to the other participants and comments had been received, Mayor Fink once again expressed her delight and thanks to all who attended for their energy, commitment and support. She then adjourned the meeting.

IDEA PARKING LOT AND OTHER COMMENTS RECEIVED

Vince Falletta:

Vision workshop was very good in giving us direction for the development of our Town.

Ruth Wolff:

Thanks for everyone's time and input to the future of our Town.

Isolde Cahill:

After taking more time to think about the workshop, one negative is that we were told that we would have 2.5 -2.75 hours to work in our small groups. After about 1.5 hours, we were informed that we had only 7 minutes left because the other groups were finished. Our group had a good discussion going and we had to cut it short due to lack of time.

Arielle Haze Tyner:

The meeting went very well and it is always great to see diversely opinionated people working together harmoniously toward a common goal.