

PUBLIC ENGAGEMENT SURVEY QUESTIONS

City of High Springs LDC Rewrite

INTRODUCTION

The City of High Springs is updating its Land Development Code (LDC) to ensure it reflects the community's priorities for growth, redevelopment, environmental protection, and quality of life.

This survey will help guide upcoming stakeholder meetings and discussions. Results will be reviewed before those meetings so staff can focus on areas of consensus and concern.

The first section (short survey) takes about 8-10 minutes. At the end, you will have the option to answer additional questions (approximately 30-45 minutes total) if you would like to provide more detailed feedback (extended survey).

Survey results are intended to guide policy discussions during community meetings, not replace them. Survey responses do not represent a vote or formal decision.

To ensure accurate results, please submit only one survey per person, whether completed online or in person.

SECTION 1 Stakeholder Identification

1. Which of the following best describes your connection to High Springs? Select all that apply.

- Own a home within city limits
 - Rent a home within city limits
 - Own a business within city limits
 - Member of a City board or committee
 - City employee
 - Developer or builder
 - Employed/work in High Springs
 - Live outside city limits but nearby
 - Other:
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-

SECTION 2 Community Character & Growth

2. How important is it for the Land Development Code to preserve the existing character of High Springs?

1 2 3 4 5

1 = Not important

5 = Extremely important

**3. Which aspects of High Springs should the Land Development Code prioritize preserving?
Select up to three.**

- Historic downtown
 - Tree canopy and natural areas
 - Small-town scale development
 - Agricultural and rural character
 - Walkable neighborhoods
 - Local small businesses
 - Other:
-
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4. How should the City approach future growth?

- Limit growth
- Grow slowly and carefully
- Maintain the current pace of growth
- Encourage additional growth

5. Where should most future development occur?

- Downtown area
- Along major corridors (highways and connectors)
- On the edges of the city
- Distributed throughout the city

SECTION 3 Redevelopment & Blight

6. How concerned are you about vacant or deteriorating buildings in High Springs?

1 2 3 4 5

1 = Not concerned

5 = Very concerned

7. Should redevelopment of existing properties be allowed more flexibility than new development?

- Yes
- No
- Unsure

8. Which regulations should be more flexible for redevelopment of older properties? Select all that apply.

- Parking requirements
 - Landscaping requirements
 - Setbacks
 - Impervious surface or Floor Area Ratio limits
 - Building height
 - None
 - Other:
-
-

SECTION 4 Downtown Development

9. What improvements would you most like to see in downtown High Springs? Select up to three.

- More restaurants
 - More retail shops
 - More housing
 - Streetscape improvements
 - More events and tourism
 - Improved parking
 - Other:
-
-

10. Should the City encourage mixed-use buildings in appropriate areas (for example retail with housing above)?

- 1 2 3 4 5
1 = Strongly oppose
5 = Strongly support

SECTION 5 Housing

11. What types of housing are most needed in High Springs? Select up to three.

- Single-family homes
- Smaller starter homes
- Townhomes
- Apartments
- Senior housing
- Workforce/affordable housing
- Accessory dwelling units (secondary housing unit located on the same lot as a primary single-family home)

12. How concerned are you about housing affordability in High Springs?

- 1 2 3 4 5

1 = Not concerned

5 = Very concerned

NEXT STEPS

13. The short survey is now complete and may be submitted. If you would like to provide additional detailed feedback, please turn the page to continue the extended survey (approximately 30-45 minutes).

EXTENDED SURVEY SECTION

SECTION 6 Development Review Process

14. Should smaller development projects qualify for a simplified site plan review process?

- Yes
- No
- Unsure

15. What part of the development review process should be improved most?

- Approval timelines
- Application requirements
- Predictability of standards
- Cost of compliance
- Communication with staff

16. If you have experience with the development review process, what challenges have you encountered?

- I have not submitted an application for review
 - I submitted an application for review and did not face any challenges
 - The application process took too long before my application was approved/denied
 - The land development code was difficult to read or interpret
 - Other:
-
-

17. Should minor building expansions qualify for an expedited review process?

- Yes
- No
- Unsure

SECTION 7 Subdivision Development

18. How clear are the City's subdivision requirements for creating new residential neighborhoods?

- 1 2 3 4 5

1 = Unclear

5 = Very clear

19. Based on existing neighborhoods (other than historic neighborhoods), how well do the City's subdivision standards ensure neighborhoods are well designed and connected to surrounding areas?

- 1 2 3 4 5

1 = Not effective
5 = Very effective

20. What are the most important design features for new subdivisions? (Select up to three)

- Sidewalks and pedestrian connectivity
- Preservation of existing trees and natural features
- Neighborhood parks or open space
- Good vehicle connectivity
- Safe streets with slower traffic speeds
- Consistent building setbacks
- Adequate stormwater drainage and flood protection
- Street lighting and safety features
- Smaller blocks that encourage walkability
- Larger lots and more open space between homes
- Flexibility in design to encourage creative layouts

SECTION 8 Accessory Structures

21. How clear are the City's regulations for accessory structures such as sheds, garages, and workshops?

- 1 2 3 4 5

1 = Unclear

5 = Very clear

22. When regulating accessory structures, which factors are most important? Select up to three.

- Limiting size/number
- Limiting height
- Match principal structures
- Located behind primary building
- Maintain setbacks
- Minimally regulated

SECTION 9 Small Business & Economic Development

23. What types of businesses should the City prioritize attracting? Select up to three.

- Restaurants and cafes
- Retail shops
- Tourism-related businesses
- Professional offices
- Light industrial/manufacturing

Entertainment or recreation

Other:

24. Should the City make it easier to reuse older commercial buildings for new businesses?

Yes

No

Unsure

SECTION 10 Environmental Protection

25. Which environmental protection strategies should the Land Development Code rewrite prioritize? Select up to three.

Limiting development near wetlands and waterways

Preserving existing trees

Limiting impervious surface

Protecting groundwater and springs

Encouraging low-impact development

Requiring more open space

Protecting wildlife habitat

Other:

SECTION 11 Signage

26. How effective are the City's current sign regulations at maintaining the character of High Springs while allowing businesses to advertise?

1 2 3 4 5

1 = Not effective

5 = Very effective

27. Should the City allow more flexibility for signage for small businesses and downtown properties?

1 2 3 4 5

1 = Strongly oppose

5 = Strongly support

SECTION 12 Agriculture & Livestock

28. Should residents outside of the AG (Agriculture) zoning district be allowed to keep small-scale livestock?

Yes

- No
- Unsure

29. If livestock is allowed outside of the AG (Agriculture) zoning district, how should limits be determined?

- By lot size
- By zoning district
- Number limits by animal type
- Livestock should not be allowed

SECTION 13 Recreation

30. How important is access to parks and open space when planning development?

- 1 2 3 4 5
- 1 = Very important
- 5 = Not important at all

31. How adequate are the number of parks and recreational areas within the City of High Springs to serve residents?

- More parks are needed
- The current number is adequate
- There are more parks than needed
- Unsure

SECTION 14 Final Input

32. What should be the top priority for the LDC rewrite?

33. Do you have any additional comments or suggestions regarding the LDC rewrite?
