



Village of Highland Park

EAR Public Workshop

Major Issues Survey

The following is a summary of the issues that were expressed by Village of Highland Park residents at their Town Council Meeting on March 11th, and from the surveys that were collected. Some of these issues will be considered when preparing the Town's Evaluation and Appraisal Report. Many of the issues presented may not be considered as major growth-related issues, but are of equal importance to share with the Village. The responses listed are the opinions of the residents who live in the Village of Highland Park.

Transportation

Do you have any concerns with the highways, streets, sidewalks, trails or streetlights in the Village?

Responses:

- ✓ There is a concern with speeding in the Village; the speed bumps are not slowing down drivers as expected.
- ✓ The main road will not be able to accommodate any additional traffic from any new development.
- ✓ Some residents would like to see in-ground electrical wires with antique-style lamp posts; the current street lights are poorly placed and are inadequate. The lights should be checked regularly to make sure bulbs are working. Light sensors are not working and lights should stay lit all night.
- ✓ The streets in the Village are too narrow, and should be widened. In some places, residential homes are very close to the roadway. A sidewalk would be beneficial for walkers, since the roads are so narrow. Also, the road should be widened so that two cars can pass each other going opposite directions.
- ✓ The school bus-stop at the entrance should be maintained better.

Housing

Are there any housing issues in the Village that are a concern to you?

Responses:

- ✓ There should be a better tenant-screening process for those selected to live in the apartments, or to rent homes.
- ✓ Landscaping is very important and enhances the beautification of our Town. All property owners should do a better job with maintaining their property and lawns.
- ✓ The old HPC building is an eyesore in Highland Park.
- ✓ Homes should be properly maintained; there are some single-family homes that are in disrepair and are very unkempt.

- ✓ There are too many vacant homes and rental properties in the Village. Every homeowner should do more to keep their home clean and decent.
- ✓ Some of the lakefront homes and apartments/condos are in disrepair.
- ✓ The old apartments across from the old clubhouse are an eyesore in the community.
- ✓ I am concerned that the owners of rental properties do not do proper background checks. Also, with so many houses for rent or for sale, I am worried about the community and property values going downhill.

What other types of housing would you like to see in your Village?

Responses:

- ✓ New single-family homes and multi-family housing, including upscale condos.
- ✓ Upscale retirement housing or an assisted-living facility.
- ✓ Only single-family homes, no condos, multi-family housing or apartment buildings.
- ✓ I would like to see upscale condos, single-family dwellings, etc., so that the property values will increase.
- ✓ Quality homes, mixed development, single-family homes and multi-family condos. The golf course has ample room for development.
- ✓ The community should maintain the integrity of single-family homes. Future plans should retain a high standard on new homes with restoration on the number of units on an acre (example, 1 unit per acre).
- ✓ Quality mixed housing! It's obvious that many of the homes and properties are past their prime. In the past year, three homes have been razed and rebuilt with modern new homes. All those homes are a great asset to the rest. The exact same thing needs to be done with the Lekarica property.
- ✓ I'd like to see a continued mix of condos, commercial, single-family homes and apartments.

Infrastructure

Do you have any concerns with the Village's water system and/or the sewer system?

Responses:

- ✓ There is a concern about the water supply if the population increases in Highland Park.
- ✓ The new septic system was installed in 2007. Some residents do have many water problems.
- ✓ There is a concern with the low water pressure and the particulate matter in the water – plus, there are leaking valves.
- ✓ The water system is expensive when no one is living in the home. Residents would like to know the long-term maintenance cost for the water system.
- ✓ There is a need for a new water system without the water tower.

- ✓ The City sewer lines would be a great improvement for the Village.
- ✓ Frequent outages, low pressure, very old piping and rusting tower.
- ✓ Storm drains should be cleaned out regularly to prevent the roads from flooding.
- ✓ The water meters are too close to the narrow streets and are run over by cars as they pass each other.
- ✓ Definitely! The water pipes are at least 80 years old - of the age when they used lead.
- ✓ Yes. The tower is a scar on the Village. I wake to no water too many times! I've had to install a filter because of so many floaters, sand, etc.
- ✓ There are frequent "water outages" and residents are not confident that there is a "master plan" or mean to overhaul these systems.

Conservation

Do you have any issues with stormwater drainage or flooding? What concerns do you have with the protection of natural resources (including lakes, rivers, wildlife, habitat, and wetlands)?

Responses:

- ✓ There always seem to be puddles in the street after it rains.
- ✓ The Town should clean Lake Amoret and control the influx on water lilies; the water level fluctuates.
- ✓ There is a need for a lake management plan for the maintenance and protection of Lake Amoret and Lake Easy.
- ✓ Lake Amoret is an eyesore, mosquito haven, and is pretty ugly. Maintain it or fill it.
- ✓ Highland Park is a municipality - not a homeowner's association; it is a small, quiet community that should grow while staying beautiful.
- ✓ Any future development should include protection standards of our natural resources.
- ✓ Concerned with all the trash being dumped in the canal at the dead end.
- ✓ Lake Amoret needs to be cleaned up; it's infested with deterioration.

Recreation and Open Space

Are the parks and recreation facilities adequate?

Responses:

- ✓ There is a need for more recreation facilities, pools, restaurants, golf, pro-shop-retail, fitness trail.
- ✓ Keep the golf course, and it would be nice to have a pool for every resident to use.
- ✓ The two lakes are enough for our small town, but they should be maintained so residents can enjoy the lakes.
- ✓ Yes, love the well-cared-for golf course; it's a great asset to the community.
- ✓ A playground for our children would be great.
- ✓ The golf course should remain a strong part of our community.
- ✓ There are currently no parks or recreation facilities, which is very disappointing. I would love to see a children's park and a community center.
- ✓ A new club house with a pool and a meeting facility for residents.

Future Land Use

Do you have any concerns about the future land uses planned for your Village?

Responses:

- ✓ Some residents don't want any resorts or restaurants in the Village, but others believe that the Village needs to build to be vital and to increase the tax base.
- ✓ Residents would like to see upper-end lodging and restaurants, but no high-rise building.
- ✓ Village should support growth but manage it well.
- ✓ Yes, future plans should not allow development of multi-family units (townhomes, etc.) located near or around the golf course, limited to single family homes on 1 acre.
- ✓ Concerns regarding the City officials not allowing the City to grow. It would be great to add more upscale houses and condos to increase the value of the community.
- ✓ The notices for elections are never timely and are that way purposefully to keep opposition to their authority squelched. This survey is the input that will never be seen or recorded.
- ✓ Yes, only future land use capable of any development or re-development is denied any input to its ability to be utilized at the highest and best use.
- ✓ Zoning and regulation is totally bad. Largest tract of land in Village is denied any due process in this. Most of zoning would not survive intact after thorough review by OUTSIDE parties.

Do you have any issues with the Village's zoning and development regulations? If so, please explain.

Responses:

- ✓ They Village should welcome development to help increase the tax base for the town.
- ✓ No high-rise commercial or residential buildings; keep new development consistent with town character.
- ✓ We need tax revenue and regulations that give us the ability to grow.
- ✓ Regulations seem to be controlled by a few people who are not known by the average homeowner in the community.
- ✓ Yes, the Town Council has some selective zoning policies which have been passed in questionnaire circumstances. They are not open to real discussion of zoning or development questions or concerns.
- ✓ The zoning and regulations seem to be inconsistent and unfair.
- ✓ Limit the units for single-family homes per acre.
- ✓ Yes, codes are not being enforced.
- ✓ Zoning and development regulations are totally bad. Largest tract of land in Village is denied due process.

Additional Comments

Are there any historic or cultural resources in the Village you would like to see preserved? Please identify and list the location of these resources.

- ✓ The clubhouse should be restored to its original structure.
- ✓ I'd love to preserve our buildings. Lekarica was terminally damaged during the 2004 hurricane season. The buildings, however, are destroyed. But now, when given an opportunity to redevelop this property, the government has refused to even hear a plan. I'm denied access and have no recourse but this survey.
- ✓ Historic preservation of older buildings. The La Casa Josephina may qualify as a historic house.
- ✓ The City should keep Lekarica or replace it with something similar.
- ✓ Golf course and natural surrounding
- ✓ The old restaurant and clubhouse was beautiful. I would love to see something just like it in its place if there is a chance to rebuild.

What do you like best about your community?

- ✓ Peacefulness, beauty, wildlife, quiet, friendly and beautiful. No true traffic.
- ✓ Living on Lake Easy, the golf course.
- ✓ The quiet and old feel of the community and living away from the populated areas.
- ✓ I would like to improve the appeal with some moderation and increase the tax base so improvements can be done.
- ✓ Privacy and natural settings of natural resources.

What do you want to change about your community?

- ✓ The local in fighting and too many rentals.
- ✓ Want it to stay just residential with low-density population.
- ✓ More development and more amenities.
- ✓ Keep grounds and common areas well maintained.
- ✓ The leadership in the Village. We should be allowed to vote for the commissioners. All elected officials only represent narrow views of the few.
- ✓ Clean up Lake Amerot and upgrade community.
- ✓ We need to grow to keep property values up and limit rental percentage.
- ✓ I would like the small town, small mind thinking of the community majority at least to go away and for neighbors to be kinder to one another.
- ✓ I would like to see it grow and thrive into a more upscale community and the old clubhouse area and the apartments across from it cleaned up.
- ✓ The leadership and the commissioners should be elected instead of appointed.
- ✓ I would like to improve the appeal with some moderation and increase the tax base so improvements can be done.
- ✓ A thriving community that is well maintained, modern yet still quaint, not afraid to grow and improve.
- ✓ Continued plans to provide beautiful landscaping and more input from more citizens rather than just a few.
- ✓ I would like to see enforcement of dogs and cats. Dogs need to be on a leash or in a fence. Cats should be limited to a certain number, 4 or 5 the most.

- ✓ I would like to see the small restaurant re-opened.
- ✓ I would like the small mindedness of a few to be overturned for the betterment of all. I would like to see tasteful, upscale development that would enhance the community and property values.

What would you like your Village to look like 10 years from now?

- ✓ The way it is now without a restaurant and resorts.
- ✓ Newer buildings, clubhouse, pool, trails for nature.
- ✓ A model community with many different types of housing, like Celebration, Florida.
- ✓ Renewed, refreshed, redevelopment and thriving.
- ✓ A beautiful upscale community with high-end new homes and condos.
- ✓ Underground electrical service, sewage and well maintained.
- ✓ More development to slow the rise of tax increases.
- ✓ A model community with many different types of housing. Like Celebration, Florida but with better plans and housing.
- ✓ A thriving community that is well-maintained, movement yet still quaint – not afraid to grow and improve.
- ✓ A community that has reasonable development that never loses the integrity, culture and history of a village.
- ✓ Like it does today but without dilapidated buildings.
- ✓ If it looks the same I won't be living here. We need to grow! Mixed uses, some commercial we could be so much more than a byline community of East Polk. It could be a paradise rather than the 3rd class community it's become. There are something like 11 houses for sale - that's a problem.
- ✓ Updated facilities (infrastructure - roads, water, playgrounds, parks, etc.), as well as an effective leadership body for the community that can make good decisions for the future.

Please include any additional comments you have or note any other issues you feel are important to address.

- ✓ No growth is preferred in the Village.
- ✓ Prevent the motorcyclists from speeding in Highland Park.
- ✓ Please do not build on the golf course
- ✓ The desire for a charette or visioning program was expressed to guide future land use development.
- ✓ Some residents would not like to have the roads to widen.
- ✓ Not sure about leadership of community. TheTown acts more like a homeowner's association

than a municipal government under sunshine laws.

- ✓ Town government questionable in all areas; the Council should listen to what the majority of the residents want instead of only a few people.
- ✓ The Town should plan for future development and plan to manage it.
- ✓ Love to keep Lekarica, it's a great asset.
- ✓ Yes, zoning and regulations are inconsistent and unfair.
- ✓ It would be nice to have a recreation place, like a pool.
- ✓ To see changes in the Village curb appeal and to see a little.
- ✓ There is a concern about the sex offenders.
- ✓ Taxpayers should have the right to be heard; opinions respected by elected officials.
- ✓ The major commissioners and city clerk are doing a great job.