

Town of Lake Hamilton

Evaluation and Appraisal Report Major Issues Survey

The following is a summary of the issues that were expressed by Lake Hamilton residents at the Town Council EAR Work session meeting on March 4, 2008, and from the major issues 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 Town.

Transportation

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

Responses:

- ✓ Doug Leonard stated that the roadway capacity is good – all roads in Lake Hamilton are operating at an acceptable Level of Service (LOS), although many intersections are operating below acceptable LOS standards. Comments from several Council members and residents indicated that many intersections need improvements, including:
 - The design of intersection at US 27 and Main Street - a traffic signal is needed. (FDOT will accept plans to do this. Maybe use Impact fees - comment from Doug Leonard.)
 - US 27 and Poinciana – More development in Poinciana will bring more headaches at that intersection.
 - The intersection of SR 17 and Hatchineha Lakes, and also at SR 542, will need a minimum of another caution light.
 - The intersection at Town Hall is scary – located on a steep hill.
 - The intersection at GreenLeaf is being re-done – a flashing light is needed there.

- ✓ In addition to intersections, the following improvements are needed:
 - Scenic Highway – some shoulder widening is needed.
 - Cocomo Road – a 2-lane road in which some road straightening is needed, as it has sharp curves.

Are you satisfied with the public transportation in your Town?

Responses:

- ✓ At the present time, there are no transit stops in the Town.

- ✓ At one time there was a transit stop in Lake Hamilton – provided by Polk County for a period of approximately 9 months. That service has been gone now for about 2 years.

- ✓ Today, the greatest need for a transit stop is at US 27/US 17 and Detour Road or at Detour Road and Cocomo Road at Smith's Grocery.

Housing

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

Responses:

- ✓ More rental housing is needed.
- ✓ One of the Council members stated that there is need for more affordable housing. Doug Leonard said that the new housing, he believes, is affordable and ranges from the \$160,000's to the \$185,000's... He thinks this can be confirmed.
- ✓ Doug Leonard said that the Town demographics should be reviewed, but he believes the Town has a significantly older population.
- ✓ It was mentioned that there are no Assisted Living Facilities (ACLF's) in the Town.
- ✓ A comment was made that Lake Hamilton is a "Scrapbook of American Homes".
- ✓ The heart of the Town is composed of all single-family, detached housing

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

Responses: N/A

Infrastructure

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

Responses:

- ✓ The Town is in the process of upgrading infrastructure. The firm of Envisors is working on a Draft Master Plan which the Comprehensive Plan should reflect.
- ✓ There is the prospect of extending sewer from Dundee up US 27.

Do you have any issues with stormwater drainage or flooding?

Responses: No responses.

Conservation

What concerns do you have with the protection of natural resources (including: lakes, rivers, wildlife, habitat, and wetlands)?

- ✓ The eastern edge of Lake Hamilton could be preserved, however, it could also be prime development land between US 27 and the Lake. Perhaps some areas should be preserved and maybe there could be a restaurant with a lake view... (comment from Doug Leonard)

Recreation and Open Space

Are the parks and recreation facilities adequate?

- ✓ There are 3 parks in the Town - Paul Gunthier Park (improvements have been made to this park via CDBG funding); Sample Park; and Park - Ball Field
- ✓ In addition to these parks, there is also a Boat Ramp at Sample Park – on Big Lake Hamilton. Sample Park has the only public boat ramp on this side of the Lake for access. The ramp is too steep to pull boats out.
- ✓ Doug Leonard suggested a City – County Partnership to repair the boat ramp – but he said the County has been ignoring such a request.

Future Land Use

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

- ✓ Per Doug Leonard, the Future Land Use Map is in desperate need of revisions. Doug proposes establishing land uses now. Doug wants to work toward updating the Future Land Use Policies - GOPs and FLUM by September 2009

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

Additional Comments

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

- ✓ There is a need to preserve or seek historic destination for the Bank Building (privately owned), Women's Club and the City Hall that was once a schoolhouse

What do you like best about your community?

- ✓ It's a safe, quiet, friendly, close-knit community, with a small-town feel.

What do you want to change about your community?

- ✓ Change – like to attract more businesses along US 27

There is some vacant land in the Town

- ✓ Some interest in non-residential development along US 27

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

- ✓ The same, more businesses along US 27

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

- ✓ New: City Hall, Police Department, and Community Center;
- ✓ Maybe a small library or community center at current city hall;
- ✓ Main Street and US 27 – terrible drainage when it rains;
- ✓ Hopefully US 27 improvements will address this.