

090389B

LJ&B Development, Inc.

Engineering • Design Build • Construction

May 13, 2009

Mr. Lawrence Calderon
City of Gainesville Department of Community Development
Planning Division – Thomas Center B
306 NE 6th Avenue
Gainesville, Florida 32602

RE: City of Gainesville Possum Creek Skate Park
Supplemental Information for Development Plan Review
LJBD Project No.: 08-0012

Dear Mr. Calderon:

Please find attached Neighborhood Workshop Agendas and Meeting Notes for the above referenced Development Plan Review Submittal.

Feel free to contact me at 352.375.5282 with any questions or concerns regarding this submittal. Thank you for your time and consideration.

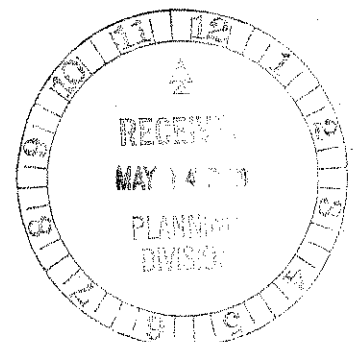
Respectfully submitted,

Lisa J. Baker 

Lisa J. Baker

Attachments

Cc: Patrick Byrne, City of Gainesville Parks and Recreation



P209-53



Department of Parks, Recreation & Cultural Affairs

Meeting Agenda

Westside Park Recreation Center
1001 NW 34th Street

Wednesday, July 26, 2006
7:00 PM

- I. Welcome
- II. Purpose of Meeting
- III. Hogtown Creek Watershed Referendum Update
- IV. Budget/Capital Improvement Funding
- V. Proposed Facility Design - Short Term/Long Term
- VI. Questions and Answers
- VII. Public Comment
- VIII. Adjournment

**For more information contact the Department of Parks, Recreation & Cultural Affairs.
(352) 334-5067**

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City of Gainesville Department of Parks, Recreation, and Cultural Affairs
 Possum Creek Workshop - July 26, 2006

Name	Address	City - State - Zip	Email
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Henry J. Deany	5004 NW 40 th St	GAINESVILLE FL 32606	
Denise Deany	5004 NW 40 th St	GAINESVILLE FL 32606	
Rob & Cheryl Barolet	3733 NW 48 th PL	GAINESVILLE FL 32606	robbarolet@hotmail.com
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Doug Jossi	3637 NW 64 th Ln	32653	
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Robin Poltowicz	4118 NW 47 PL	" "	robin1561@aol.com

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Workshop Minutes

Possum Creek Park Workshop
Westside Recreation Center
1001 NW 34th Street

July 26, 2006
Wednesday, 7:00 PM

Department of Parks, Recreation, & Cultural Affairs

David Flaherty, Director
Steve Phillips, Assistant Director
Shannon Keleher, Recreation Manager
Pat Byrne, Parks Manager
Ann Bigelow, Nature Manager
Margie Roland, Senior Staff Assistant

City Commission

Commissioner Rick Bryant

Mr. David Flaherty, Director of the Department of Parks, Recreation, & Cultural Affairs, introduced staff and City Commissioner Rick Bryant. He then presented an overview of the purpose of the meeting. Discussion items included the Possum Creek Park boundary, active and passive parks within the City limits, Capital funding and grant opportunities, funded park amenities, proposed skate park facilities and the Hogtown Creek Watershed Amendment.

Neighbors of the park cited concerns about fencing at the south and the west end of the park adjacent to residences. They discussed instances of trespassing on private property by persons using the park, and noted that a fence that had been placed to stop such intrusions had been pushed down. Most of the residents present were not in favor of a fence. Mr. Flaherty discussed the possibility of a black vinyl fencing which would be less visible than other types of fencing.

Mr. Flaherty indicated that any parking and restrooms proposed would be located around the front edge of the park away from the houses.

A number of the workshop attendees indicated that they were strongly in favor of a dog park. Discussion included suggestions that a dog park should be securely fenced and kept away from residences and any creeks or wetlands inside the park.

One resident described flooding on his property from a nearby retention pond and there was discussion of contacting the Public Works Department to determine if the size of the pond could be increased.

Parks Manager Pat Byrne presented a proposal for playground equipment and a large pavilion in the area of the southwest corner of the park. Neighbors agreed with the proposal on general principles, however, they requested that staff come back with exact distances from homes where the play equipment and picnic shelter might be placed. It was suggested that there be a buffer between residences and the playground and picnic pavilion, or that staff consider placing them closer to the middle of the park. There were also suggestions on keeping a certain amount of open space for soccer, and installation of benches.

There were also concerns about increased traffic and conflicting uses should the park be developed. Mr. Flaherty explained that good park design would accommodate a wide range of different uses. It was suggested that there be a door-to-door survey, excluding renters, be to obtain a wider range of comments on the proposed uses of the park.

Regarding lighting, particularly on the south and west sides of the park, it was suggested that there be no lighting on the east side near the natural areas. Most persons were opposed to lighting on the south side near residences. Mr. Flaherty indicated that the whole park would not have lights, however, there would be lighting in the parking areas for security purposes. He noted there could be lights in the central portion of the park for active recreation and light trespass could be controlled with modern lighting equipment.

There was discussion of the provision of restrooms at the park. A representative of the YMCA which used the park for soccer, T-ball, and flag football indicated that she had paid to have portable toilets placed at the park but they were soon vandalized. She suggested that defined sports fields and parking would help the situation.

Mr. Flaherty discussed the possible development of a skate park. Concerns were expressed about the City's liability for injuries. He explained that there would be fencing, supervision at the facility, and all users would be required to sign a waiver and wear proper attire. There were no specific objections to the skate park other the fact that it would increase the use of the park. The general consensus was that any skate park should be placed on the north side of the park. There was a suggestion that there be a demographic survey of a mile around the park to determine possible use of a skate park.

Ms. Ann Bigelow, Nature Operations Manager, addressed a number of concerns about the wildlife in the conservation area. She indicated that Nature Operations staff would be doing an environmental inventory to determine the number and types of plant and animal species in the conservation areas. She explained that there would be a management plan to control exotic invasive plant species.

A member of the workshop asked about contamination warning signs on the east of the property, at the lift station and if there had been any sewage spills. Mr. Byrne indicated that a representative of GRU could be at the next public meeting to address the matter.

There was a request that staff address any adverse impacts on the neighbors around the park.

Commissioner Rick Bryant addressed the workshop. He noted that there were no active parks in the area and he wished to consider plan that would not overdevelop the property. He indicated that he would like the uses at the park to include something for children, seniors and dogs. He noted that the project would take a number of years of planning, and staff would respect the concerns of neighbors while addressing the needs of the community.

Mr. Flaherty requested that the YMCA representative where the children they take to the park live. He indicated that staff would provide a conceptual layout of a dog park. He stated that there would be regular updates, and staff would arrange another workshop in approximately

three months where there would be a conceptual layout of the plans for the park. He noted that the website should be online by that time. Mr. Flaherty requested comment on a four to eight foot paved walkway with benches around the perimeter of the recreation area. Most of those present agreed with the proposal.

There being no further business, the meeting adjourned at 8:30 PM.



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Department of Parks, Recreation & Cultural Affairs

Meeting Agenda

Westside Park Recreation Center
1001 NW 34th Street

Wednesday, September 6, 2006
7:00 PM

- I. Welcome
- II. Purpose of Meeting
- III. State of Florida Grant Opportunity
- IV. Proposed Facility Design - Short Term/Long Term
- V. Questions, Answers, and Public Comment
- VI. Adjournment

For more information contact the Department of Parks, Recreation & Cultural Affairs.
(352) 334-5067

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City of Gainesville Department of Parks, Recreation, and Cultural Affairs
 Possum Creek Workshop - September 6, 2006

Name	Address	City - State - Zip	Email
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Bart & Casim	5005 NW 39th Lane	" "	
Shehry Casim	1405 NW 35 th WAY	" 32605	
Linda Hartbill	3759 NW 54 th Cn.	" 32653	
Morgan Steffe	3839 NW 48 th Pl.	Gainesville 32606	
Rob Bache	4833 NW 37 th Way	Gainesville 32605	

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Possum Creek Development Workshop

Westside Park Recreation Center
1001 NW 34th Street

September 6, 2006
Wednesday 7:00 PM

City Staff Present

Department of Parks, Recreation, and Cultural Affairs
David Flaherty, Director
Steve Phillips, Assistant Director
Patrick Byrne, Parks Manager
Margie Roland, Senior Staff Assistant

Mr. Flaherty welcomed the citizens present and requested that they place their names on the sign-up sheet for further contact in the future. He explained that there was a workshop on July 26, 2006 to discuss proposed improvements to Possum Creek Park on NW 53rd Avenue. He noted that Possum Creek was considered two parks, an active park and a passive park, and the majority of the park would be passive. He pointed out the passive area on the aerial photograph and indicated that, while there would be nature trails and informational kiosks, there would be no pavement. He explained that passive areas would be similar to Bivens, Coffrin, and Boulevard Springs parks. Mr. Flaherty indicated that the primary focus of the present meeting was the active portion of the park. He explained that there was funding available for some improvements to the active areas, and at least half of the funding would be for improvements to the city's swimming pools. He noted, however, that the remainder was available for other projects. He discussed the possibility of obtaining a \$200,000 park development, renovation, and improvement grant from the State of Florida. He explained that the deadline for that grant application was September 15, 2006, and the present meeting was being held to meet the guidelines. Mr. Flaherty discussed the proposed phases of development and indicated that it would be a long term project. He noted that, at the previous meeting there had been interest expressed in having a dog park. He pointed out a possible area for the dog park on the aerial photos, but noted that the exact location had not been determined. He indicated that there was some interest in a skate park, as long as it was not close to the residential areas. He pointed out areas for a walking path. Mr. Flaherty noted that the future Phase II development included four ball fields, which would be fifty or sixty feet from the back fence, which might not be sufficient. He explained that outfields could be shortened and fences made taller to increase the distance, and those fences would be black vinyl which was not highly visible. He noted that there would be two trailheads with informational kiosks and there would be no paved trails. He explained that there would possibly be bridges and benches along the trails. He indicated that there would be no restrooms on the site initially, but he was reviewing options for modular design restrooms in Phase II.

A citizen asked if there would be paths in two smaller areas on the south of the site.

Mr. Flaherty indicated that there would be in the future.

A citizen indicated that he and other owners near the park owned additional lots and he stated that his property went all the way to the creek. He cited concerns about trails in the area, and the number of people using those trails.

Mr. Flaherty pointed that the purpose of the project was to increase use of public parkland.

A citizen asked if the City was going to purchase property for the trails.

Mr. Flaherty referred to the aerial photo and the marked boundary of the park and indicated that all the property within those boundaries belonged to the city. He noted however, that there would be surveys to determine exact property line. He reiterated that there would be future discussions on how the site was to be developed.

A citizen cited a concern about wildlife in the conservation areas, and indicated that he assumed that any kind of intrusion in the area would impact the wildlife. He suggested that people walking on trails would cause the wildlife to leave the area.

Mr. Flaherty pointed out that Ironwood Golf Course was fully manicured, however, it had deer, red-tailed hawks and other birds, red fox, and an alligator. He pointed out that there was no intrusion proposed into the nature parks that affected wildlife. He suggested that citizens go to John Mahon or Cofrin Parks, where wildlife was abundant.

A citizen asked if the typical walking path through the park would have multiple entrances.

Mr. Flaherty indicated that staff would work with neighborhoods on pedestrian connections. He explained that access could be nothing more than a five to six-foot wide trail and a sign. He pointed out the location of a proposed playground unit near the existing unimproved parking. He also pointed out a spot for a play and picnic pavilion area. He described the pavilions.

Most citizens present indicated that they agreed with the concept. One citizen noted that part of the conservation area was very wet. He explained that he liked the idea of a path as long as it did not affect the wildlife.

Mr. Phillips explained that before any path was developed, the Nature Operations Division staff would do a plant and animal inventory on the site. He pointed out that Nature Operations staff maintained property and removed exotic invasive plants to allow natural food sources for wildlife. He explained that the development of Ring Park and other nature parks created a better habitat for wildlife. Regarding trails, he pointed out that only a certain amount of development was permitted in wetlands, and the property would be surveyed to determine the location of areas that would have no development. He suggested that citizens present at the meeting visit Ring Park to see the types of development possible in wetter areas. He explained that the survey of Ring Park indicated several species of rare plants, and the trails were moved away from those areas.

Mr. Flaherty noted that the community had over 2,000 acres set aside for passive recreation in 23 different areas inside the City Limits. He pointed out Morningside Nature Center where there was a historic farm and educational center. He noted that there could also be a swimming pool and community center in the future. He pointed out an area for the proposed skate park development and its location near the proposed parking. He stated that the skate park would be fenced and staffed at any time it was open. Regarding the dog park, he explained that it would be a fenced area to separate it from the general park. He explained that when funding became available there would be another meeting to discuss the actual dimensions and locations. He

presented photos of a possible skate park designs and discussed how they would function for beginner, intermediate, and advanced users. He explained that at one time the improvements would not have been possible because of a referendum that prohibited paved surfaces in certain areas of the Hogtown Creek Watershed Basin, however, that referendum had been modified to allow some development.

Mr. Byrne stated that, in approximately 1 year, GRU would be placing a 36 inch waterline along NW 53rd Avenue and down the western perimeter of the park. He indicated that there would be no impact to the park and any trees removed would be replanted.

A citizen asked if there was the possibility of placing a basketball court in the park.

Mr. Flaherty agreed that there could be. He noted that citizens had expressed concerns about late night activities. He explained that, sometime in the future, ideally, the ball fields would have lights, however, any lights would be the type that did not spread light over a wide area.

A citizen noted that the field was presently being used for soccer and the proposed use was for baseball fields. He asked if there was a need for baseball fields.

Mr. Flaherty explained that there were 6 new soccer fields proposed for the County's Jonesville Park. He noted that the City signed an agreement with the Suwannee River Water Management District for the use of 60 acres of land for 50 years, and that property would be devoted to soccer fields. He indicated that there was a shortage of baseball fields and those the City did have were overplayed.

Mr. Phillips indicated that staff was working on having all the Possum Creek information on the City website within a month or so.

Mr. Flaherty explained that the City, along with Alachua County Conservation Trust, was attempting to acquire a site on NW 13th Street and NW 53rd Avenue, referred to as the Hartman Property, and that site would be passive in nature.

A citizen asked what part of the development would take place first.

Mr. Flaherty indicated that it would be playground and picnic area, and after that would be the walking trails.

A citizen asked if dogs would be permitted on the walking trails.

Mr. Flaherty stated that dogs would be permitted anywhere in the park as long as they were on a leash.



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Department of Parks, Recreation and Cultural Affairs

Public Meeting

Update on Possum Creek Park Development

A public workshop will be held by the City of Gainesville Department of Parks, Recreation, and Cultural Affairs for neighboring property owners and interested citizens to discuss development at Possum Creek Park, located in the 4000 Block of NW 53rd Avenue.

When: Tuesday, August 25, 2009
6:30 PM

Where: Westside Park Recreation Center
1001 NW 34th Street

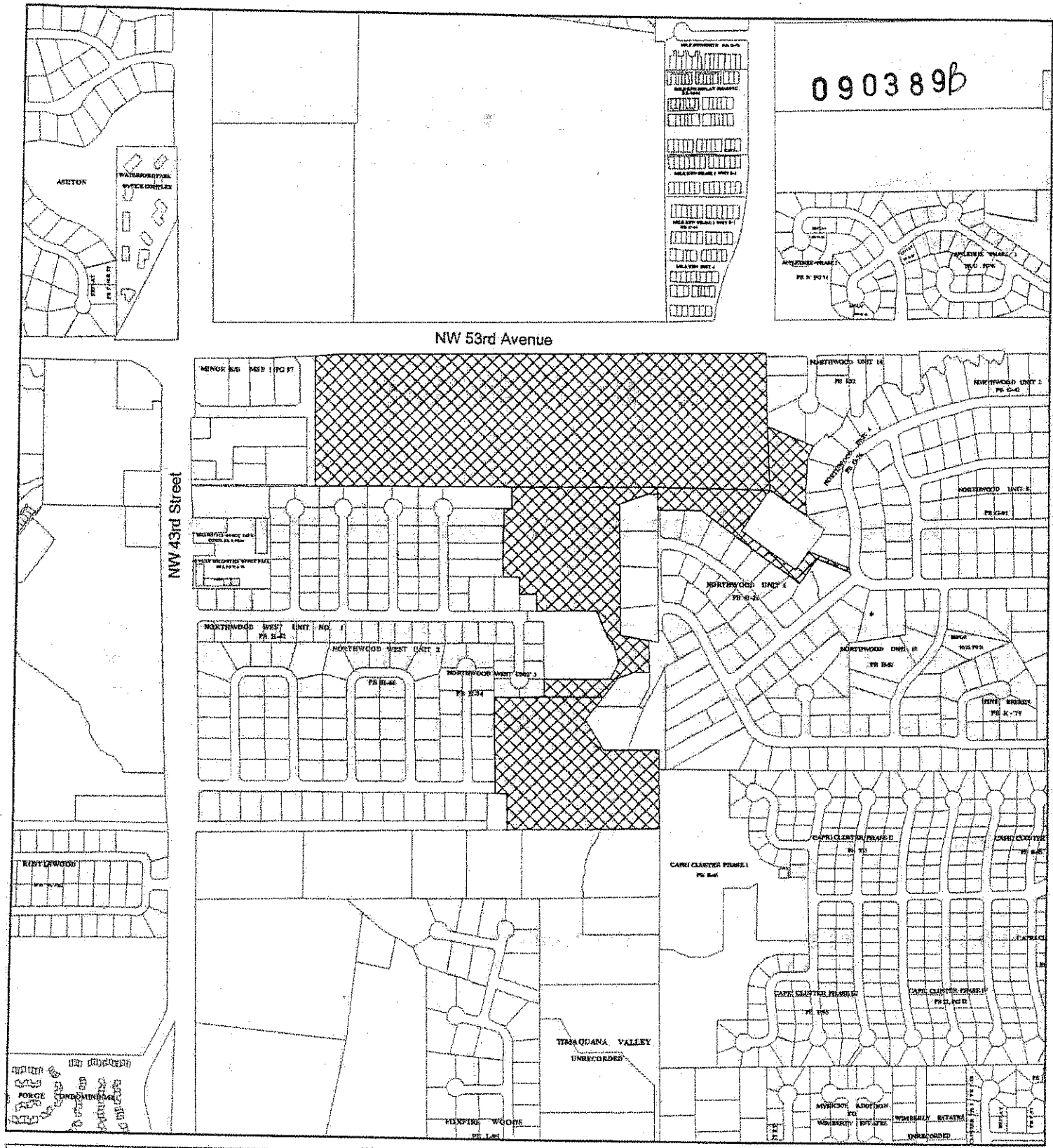
Please call (352) 393-8358 for information on the meeting.

(SEE MAP ON REVERSE SIDE)

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NW 53rd Avenue

NW 43rd Street



1 inch equals 770 feet

Possum Creek Park
 Prepared by: Department of Community Development
 City of Gainesville, Florida
 6.30.2006

This map is for informational purposes only. Do not rely on this map for accuracy of dimensions, size or location. The City of Gainesville does not assume responsibility to update this information or for any error or omission on this map. For specific information, you are directed to contact the City of Gainesville, Florida.



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Department of Parks, Recreation & Cultural Affairs

Meeting Agenda

Westside Park Recreation Center
1001 NW 34th Street

Tuesday, August 25, 2009
6:30 PM

- I. Welcome
- II. Update on Park Development
- III. Public Comment
- IV. Adjournment

**For more information contact the Department of Parks, Recreation & Cultural Affairs.
(352) 393-8358**

Possum Creek Park
 August 25, 2009
 Albert Ray Massey Recreation Center

Name	Address	Email
LISA BAKER LJB@D	1502 NW 6th St Gainesville	lisa.jbde@gmail.com
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Stef Magid		
STEVE PHILLIPS		
Loretta Maria Galanos	3940 NW 46th Ave. Gville 32606	
Gay Tom Zavelson	4316 NW 38th St Gville 32606	
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Department of Parks, Recreation & Cultural Affairs

Possum Creek Park Neighborhood Meeting

Albert Ray Massey Recreation Center
1001 NW 34th Street

Tuesday, August 25, 2009
6:30 PM

I. Welcome

Steve Phillips, Director of Parks Recreation and Cultural Affairs welcomed attendees and introduced staff.

II. Update on Park Development

Mr. Phillips gave a brief history of the Possum Creek Park. He noted that, in September 2006, PRCA staff applied for, and received, a state grant of \$200,000 to make improvements to the park. He noted that some improvements had already been made, and the skate park was a part of the original plan in the grant application. He explained that two neighborhood meetings were held in 2006 to review the plan and it had been modified at that time to meet some of the neighbors concerns. Mr. Phillips indicated that the City Commission would make the final decision on the proposed plan.

Pat Byrne, CIP Manager, also addressed the history of the park. He noted that there was wide support for the skate park when the plans were developed.

Stephanie Nagid, Habitat Naturalist with the Nature Operations addressed issues regarding the conservation land. She described the improvements in the conservation areas to protect sensitive areas and wetlands.

Lisa Baker, LB & J Development, Inc Engineer for the project, described the retention basin and how it would function. She noted that it would empty within 72 hours after a rain storm. She explained that the retention area was chosen for the dog park because it covered only 1 acre of the total 19 acres of the park, which left more land free for other uses.

III. Public Comment

Meeting attendees spoke both in support of and in opposition to the project.

Those supporting the petition indicated that:

- It is an excellent recreation opportunity for youth
- The park is well used and popular
- Centrally located in the school zone
- An opportunity for stormwater management

- Developed parking would reduce the environmental impact of the existing grass parking.

Those speaking in opposition cited concerns about the following:

- The park is will be chopped up
- Concern for wildlife and wetlands
- Privacy issues for homes on the south park line where the buffers were not adequate. Neighbors requested that a high privacy fence be constructed to shield the houses.
- Some retention ponds in the area do not function properly and there was concern that the new Possum Creek pond would not work either.
- The skate park would bring the value of the park down since it would be popular and have a high use level.
- Concerns about noise and lack of control since the park would not be staffed.
- Will bring crime and traffic
- The proposed dog park is too large and will take up too much room.
- Concern about cost of maintaining the skate park, and that there would be lawsuits because it would be unsupervised.
- Neighbors requested that private property be clearly delineated.

IV. Adjournment

The meeting adjourned at 8:15 PM