

Petition PB-10-85 ZON
August 26, 2010

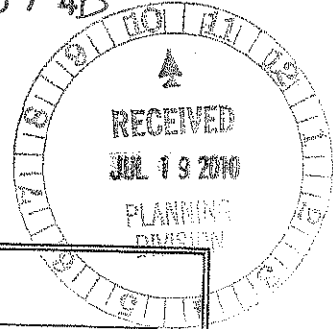
100374B

Appendix B Application and Neighborhood Workshop Information



EXHIBIT
B-1

100374B



APPLICATION—CITY PLAN BOARD
Planning & Development Services

OFFICE USE ONLY	
Petition No. <u>PE-10-85 BON</u>	Fee: \$ <u>2929.50</u>
1 st Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-670-6710-3401 <input checked="" type="checkbox"/>	
Account No. 001-670-6710-1124 (Enterprise Zone) <input type="checkbox"/>	
Account No. 001-670-6710-1125 (Enterprise Zone Credit) <input type="checkbox"/>	

Owner(s) of Record (please print)
Name: <u>Villas at 39th LLC</u>
Address: <u>4707 NW 53rd AV #A</u> <u>Gainesville, FL 32653</u>
Phone: <u>352 377 2240</u> Fax: <u>352 373 5363</u>
(Additional owners may be listed at end of applic.)

Applicant(s)/Agent(s), if different
Name: <u>Howard Wallace</u>
Address: <u>SAME</u>
Phone: _____ Fax: _____

Cell: (352) 494-3038

Note: It is recommended that anyone intending to file a petition for amendments to the future land use map or zoning map ailas, meet with the Department of Community Development prior to filing the petition in order to discuss the proposed amendment and petition process. Failure to answer all questions will result in the application being returned to the applicant.

REQUEST

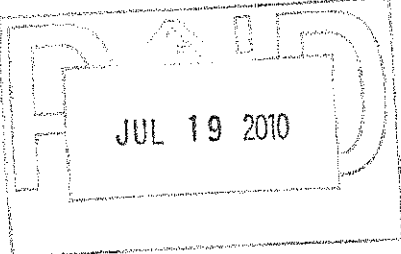
Check applicable request(s) below:		
Future Land Use Map <input type="checkbox"/>	Zoning Map <input checked="" type="checkbox"/>	Master Flood Control Map <input type="checkbox"/>
Present designation: <u>RL</u>	Present designation: <u>MH</u>	Other <input type="checkbox"/> Specify:
Requested designation: <u>RL</u>	Requested designation: <u>AGF4</u>	

INFORMATION ON PROPERTY

1. Street address: <u>29 NW 39th Av See Attached Address List (1-100) RW 7/27/10</u>
2. Map no(s): _____
3. Tax parcel no(s): <u>8247-1 thru 8247-100</u>
4. Size of property: <u>14</u> acre(s)

All requests for a land use or zoning change for property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more must be accompanied by a market analysis report.

Certified Cashier's Receipt:



5. Legal description (attach as separate document, using the following guidelines):
- a. Submit on 8 1/2 x 11 in. sheet of paper, separate from any other information.
 - b. May not be included as part of a Purchase Agreement, Contract for Sale, Lease Agreement, Transfer of Title, Warranty Deed, Notice of Ad Valorem Taxes, Print-outs from Property Appraiser's Office, etc.
 - c. Must correctly describe the property being submitted for the petition.
 - d. Must fully describe directions, distances and angles. Examples are: North 20 deg. West 340 feet (not abbreviated as N 20 deg. W 340'); Right-of-Way (not abbreviated as R/W); Plat Book (not abbreviated as PB); Official Records Book 1, page 32 (not abbreviated as OR 1/32); Section 1, Township 9 South, Range 20 East (not abbreviated as S1-T9S-R20E).

6. INFORMATION CONCERNING ALL REQUESTS FOR LAND USE AND/OR ZONING CHANGES (NOTE: All development associated with rezonings and/or land use changes must meet adopted level of service standards and is subject to applicable concurrency requirements.)

A. What are the existing surrounding land uses?

North Commercial B03

South Industrial I2

East Business I1 and B03

West Public Service PS

B. Are there other properties or vacant buildings within 1/2 mile of the site that have the proper land use and/or zoning for your intended use of this site?

NO

YES _____ If yes, please explain why the other properties cannot accommodate the proposed use?

C. If the request involves nonresidential development adjacent to existing or future residential, what are the impacts of the proposed use of the property on the following:

Residential streets NONE

Noise and lighting NONE

D. Will the proposed use of the property be impacted by any creeks, lakes, wetlands, native vegetation, greenways, floodplains, or other environmental factors or by property adjacent to the subject property?

NO YES (If yes, please explain below)

E. Does this request involve either or both of the following?

a. Property in a historic district or property containing historic structures?

NO YES

b. Property with archaeological resources deemed significant by the State?

NO YES

F. Which of the following best describes the type of development pattern your development will promote? (please explain the impact of the proposed change on the community):

Redevelopment

Activity Center

Strip Commercial

Urban Infill

Urban Fringe

Traditional Neighborhood

Explanation of how the proposed development will contribute to the community.

Single family stick built homes, will add value to the area.

G. What are the potential long-term economic benefits (wages, jobs & tax base)?

Approximately 100 families living close to services in townships. Increasing Tax base and reducing commuting + pollution.

H. What impact will the proposed change have on level of service standards?

Roadways NONE

Recreation NONE

Water and Wastewater NONE

Solid Waste NONE

Mass Transit NONE

I. Is the location of the proposed site accessible by transit, bikeways or pedestrian facilities?

NO

YES (please explain)

CERTIFICATION

The undersigned has read the above application and is familiar with the information submitted. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) shown in questions 3 and 5 is/are the true and proper identification of the area for which the petition is being submitted. Signatures of all owners or their agent are required on this form. Signatures by other than the owner(s) will be accepted only with notarized proof of authorization by the owner(s).

Owner of Record	
Name:	<u>Wallas of 3979 LLC</u>
Address:	<u>4707 NW 52 Ave #6</u> <u>Gainesville, FL 32652</u>
Phone:	<u>352 377 2240</u>
Fax:	<u>352 373 5563</u>
Signature:	<u>[Signature]</u>

Owner of Record	
Name:	
Address:	
Phone:	
Fax:	
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	
Fax:	
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	
Fax:	
Signature:	

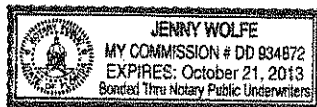
No person submitting an application may rely upon any comment concerning a proposed amendment, or any expression of any nature about the proposal made by any participant, at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form.

To meet with staff to discuss the proposal, please call (352) 334-5022 or 334-5023 for an appointment.

[Signature]
 Owner/Agent Signature
7/19/10
 Date

STATE OF FLORIDA
COUNTY OF Alachua

Sworn to and subscribed before me this 19th day of July 20 10, by (Name)
Howard Wallaw



[Signature]
Signature - Notary Public

Personally Known OR Produced Identification (Type) FL DL

100374B

CERTIFICATION

The undersigned has read the above application and is familiar with the information submitted. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) shown in questions 3 and 5 is/are the true and proper identification of the area for which the petition is being submitted. Signatures of all owners or their agent are required on this form. Signatures by other than the owner(s) will be accepted only with notarized proof of authorization by the owner(s).

Owner of Record	
Name:	Villas at 39 th LLC
Address:	4707 NW 53 rd Av #A Gainesville, FL 32652
Phone:	352 377 2240 Fax: 352 373 5563
Signature:	<i>MCKW</i>

Owner of Record	
Name:	Diana Rosario
Address:	3555 NE 1st Terrace Gainesville FL 32609 352
Phone:	301 2650 Fax:
Signature:	<i>Diana Rosario</i>

Owner of Record	
Name:	Joy Ann Goodman
Address:	3566 N.E. 1 st Terr. GAINESVILLE, FL 32609 home
Phone:	225-3965 Fax:
Signature:	<i>Joy Ann Goodman</i>

Owner of Record	
Name:	Margorie N. Gregory
Address:	3555 NE 1st Terrace Gainesville FL 32609 352
Phone:	815 7778 Fax:
Signature:	<i>Margorie N. Gregory</i>

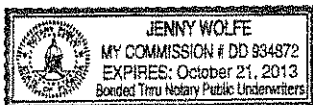
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MCKW _____
 7/19/10
 Owner/Agent Signature
 Date

STATE OF FLORIDA
COUNTY OF *Alachua*

Sworn to and subscribed before me this 19th day of July 2010, by (Name)
Howard Wallaw



Jenny Wolfe
Signature - Notary Public

Personally Known _____ OR Produced Identification X (Type) FL DL

100374B

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Owner of Record	
Name:	Villas of 39 th LLC
Address:	4707 NW 53 rd Ave #A Gainesville, FL 32652
Phone:	352 377 2240
Fax:	352 373 5563
Signature:	<i>MCKW</i>

Owner of Record	
Name:	Kim E. White
Address:	3703 NE 1 st Way
Phone:	(352) 225-3641
Fax:	
Signature:	<i>Kim E. White</i>

Owner of Record	
Name:	
Address:	
Phone:	
Fax:	
Signature:	

Owner of Record	
Name:	
Address:	
Phone:	
Fax:	
Signature:	

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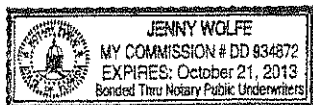
MCKW
7/19/10

MCKW
7/19/10

Owner/Agent Signature _____
Date _____

STATE OF FLORIDA
COUNTY OF Quincy

Sworn to and subscribed before me this 19th day of July, 2010, by (Name)
Howard Waller



Jenny Wolfe
Signature - Notary Public _____

Personally Known _____ OR Produced Identification X (Type) FL DL

100374B

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Owner of Record	
Name:	Villas at 39 th LLC
Address:	4707 NW 53 rd Ave #A Gainesville, FL 32652
Phone:	352 377 2240
Fax:	352 373 5663
Signature:	<i>MKW</i>

Owner of Record	
Name:	Joseph W. Stacey
Address:	145 NE 35 th Pl Gainesville Florida 32609
Phone:	352-338-0483
Fax:	
Signature:	<i>J. W. Stacey</i>

Owner of Record	
Name:	
Address:	
Phone:	
Fax:	
Signature:	

Owner of Record	
Name:	Keri Ann Stacey
Address:	145 NE 35 th Pl Gainesville Florida 32609
Phone:	352-338-0483
Fax:	
Signature:	<i>Keri Ann Stacey</i>

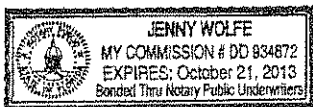
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MKW _____
 7/19/10
 Owner/Agent Signature
 Date

STATE OF FLORIDA
COUNTY OF Madison

Sworn to and subscribed before me this 19th day of July 2010, by (Name)
Howard Wallau



Jenny Wolfe
Signature - Notary Public

Personally Known _____ OR Produced Identification X (Type) FL DL

100374B

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Owner of Record	
Name:	W/ks of 39 th LLC
Address:	4707 NW 53 rd Av #A Gainesville, FL 32652
Phone:	352 377 2240
Fax:	352 373 5563
Signature:	<i>[Signature]</i>

Owner of Record	
Name:	Jeanette Denson
Address:	3745 N Main Terr Gainesville, FL 32609
Phone:	
Fax:	
Signature:	<i>[Signature]</i>

Owner of Record	
Name:	Nathaniel Denson
Address:	3745 N Main Terrace Gainesville, FL 32609
Phone:	
Fax:	
Signature:	<i>[Signature]</i>

Owner of Record	
Name:	Dominique Denson
Address:	3745 N Main Terr Gainesville, FL 32609
Phone:	
Fax:	
Signature:	<i>[Signature]</i>

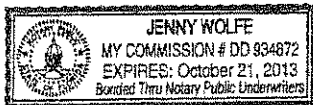
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[Signature] _____
 Owner/Agent Signature
 7/19/10 _____
 Date

STATE OF FLORIDA
COUNTY OF Quachua

Sworn to and subscribed before me this 19th day of July 2010, by (Name)
Howard Wallaw



[Signature] _____
Signature - Notary Public

Personally Known _____ OR Produced Identification (Type) FL DL

1003743

NE 38TH AVE

5
48
13
47
21
46
29
45

44
43
42
41
40

39
38
37

36
35
34
33

N MAIN TER

3542 3556 3562 3580 3618 3624 3636 3642 3706 3714 3722 3730

NE 35TH PL

31
30
29
28
27

3543 3551 3559 3567 3575 3613 3621 3629 3637 3645 3707 3715 3723 3731 3739 3745
64 63 62 61 60 59 58 57 56 55 54 53 52 51 50 49
65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80
3540 3548 3556 3564 3572 3616 3622 3628 3634 3640 3702 3710 3718 3726 3734 3742

NE 1ST WAY

3537 3545 3553 3561 3569 3611 3619 3625 3631 3637 3703 3711 3719 3727 3735 3743
106 90 89 88 87 86 85 84 83 82 81 107 105 113 121 129
118 91 92 93 94 95 96 97 98 99 100 126 134 142 150
3544 3552 3558 3566 3614 3620 3626 3632 3638

NE 1ST TER

3531 3539 3547 3555 3563 3615 3621 3627 3633 3639
145 137 136 135 134 133 132 131 130 129 128 127 126 125 124 123 122 121 120 119 118 117 116 115 114 113 112 111

NE 37TH PL

107
81
131
100
126
134
142
150

NE 2nd Street

3637

3739

3751

3

NE 35th Ave.

N

100374B

Name Villas at 39th

SECTION 29 TOWNSHIP 9 RANGE 20

MAP 3551 ZONING MH Current Parcel # 08247-000-000

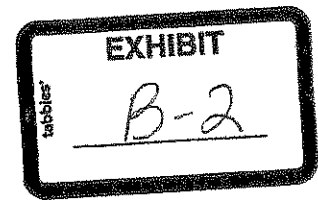
Lot #	Address	Parcel #
1	3743 NE 1 st Way	
2	3735 NE 1 st Way	
3	3727 NE 1 st Way	
4	3719 NE 1 st Way	
5	3711 NE 1 st Way	
6	3703 NE 1 st Way	
7	126 NE 37 Place	
8	134 NE 37 Place	
9	142 NE 37 Place	
10	150 NE 37 Place	
11	3639 NE 1 st Ter	
12	3633 NE 1 st Ter	
13	3627 NE 1 st Ter	
14	3621 NE 1 st Ter	
15	3615 NE 1 st Ter	
16	3563 NE 1 st Ter	
17	3555 NE 1 st Ter	
18	3547 NE 1 st Ter	
19	3539 NE 1 st Ter	
20	3531 NE 1 st Ter	
21	145 NE 35 Place	
22	137 NE 35 Place	
23	129 NE 35 Place	
24	121 NE 35 Place	
25	113 NE 35 Place	
26	105 NE 35 Place	
27	47 NE 35 Place	
28	45 NE 35 Place	
29	39 NE 35 Place	
30	35 NE 35 Place	
31	31 NE 35 Place	
32	27 NE 35 Place	

	Name Villas at 39th	Page 2
Lot #	Address	Parcel #
33	3542 N Main Ter	
34	3556 N Main Ter	
35	3562 N Main Ter	
36	3580 N Main Ter	
37	3618 N Main Ter	
38	3624 N Main Ter	
39	3636 N Main Ter	
40	3642 N Main Ter	
41	3706 N Main Ter	
42	3714 N Main Ter	
43	3722 N Main Ter	
44	3730 N Main Ter	
45	29 NE 38 Ave	
46	21 NE 38 Ave	
47	13 NE 38 Ave	
48	5 NE 38 Ave	
49	37 NE 38 Ave or 3745 N Main Ter	Corner lot
50	3739 N Main Ter	
51	3731 N Main Ter	
52	3723 N Main Ter	
53	3715 N Main Ter	
54	3707 N Main Ter	
55	3645 N Main Ter	
56	3637 N Main Ter	
57	3629 N Main Ter	
58	3621 N Main Ter	
59	3613 N Main Ter	
60	3575 N Main Ter	
61	3567 N Main Ter	
62	3559 N Main Ter	
63	3551 N Main Ter	
64	34 NE 35 Pl or 3543 N Main Ter	Corner lot

Lot #	Name Villas at 39 th	Page 3
	Address	Parcel #
65	40 NE 35 Pl or 3540 NE 1 st Way	Corner lot
66	3548 NE 1 st Way	
67	3556 NE 1 st Way	
68	3564 NE 1 st Way	
69	3572 NE 1 st Way	
70	3616 NE 1 st Way	
71	3622 NE 1 st Way	
72	3628 NE 1 st Way	
73	3634 NE 1 st Way	
74	3640 NE 1 st Way	
75	3702 NE 1 st Way	
76	3710 NE 1 st Way	
77	3718 NE 1 st Way	
78	3726 NE 1 st Way	
79	3734 NE 1 st Way	
80	41 NE 38 Ave or 3742 NE 1 st Way	Corner lot
81	107 NE 37 Pl or 3637 NE 1 st Way	Corner lot
82	3631 NE 1 st Way	
83	3625 NE 1 st Way	
84	3619 NE 1 st Way	
85	3611 NE 1 st Way	
86	3569 NE 1 st Way	
87	3561 NE 1 st Way	
88	3553 NE 1 st Way	
89	3545 NE 1 st Way	
90	106 NE 35 Pl or 3537 NE 1 st Way	Corner lot
91	118 NE 35 Pl or 3536 NE 1 st Ter	Corner lot
92	3544 NE 1 st Ter	
93	3552 NE 1 st Ter	

	Name Villas at 39 th	Page 4
Lot #	Address	Parcel #
94	3558 NE 1 st Ter	
95	3566 NE 1 st Ter	
96	3614 NE 1 st Ter	
97	3620 NE 1 st Ter	
98	3626 NE 1 st Ter	
99	3632 NE 1 st Ter	
100	131 NE 37 Pl or 3638 NE 1 st Ter	Corner Lot

100374B



**Minutes from Neighborhood Workshop
Held by Villas at 39th, LLC
Friday, August 6, 2010 at 6:30pm**

The meeting was started at 6:35pm by Howard Wallace. He welcomed everyone and made sure everyone had a hand out packet (copy attached).

Howard told everyone that this meeting was being held to discuss a request to rezone a 14 (+-) acre parcel to the Residential Single-Family (RSF-4) district in order to plat single-family lots. He explained the differences in setbacks with the zoning change.

He said that Villas at 39th LLC is not contemplating any substantial changes in the deed restrictions which already exist.

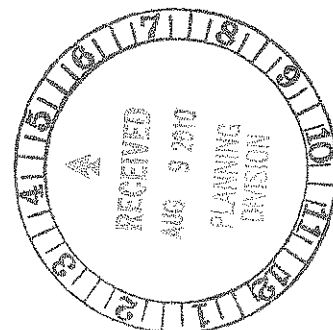
He explained that he had already met with each of the homeowners in Villas at 39th and had secured their support for this rezoning.

He explained that the First Step meeting went well, but that we may lose several lots in the SW corner of Villas at 39th due to the new setback restrictions.

One homeowner asked about the commercial site on 39th Avenue. Howard discussed the upcoming potential realignment of NE 2nd Street at 39th Avenue in relationship to the Dollar General Store site on the corner and the fact that the entrance into Villas from 39th Avenue would be changing to accommodate this realignment.

Howard asked if anyone had any questions or comments, and no one did.

Howard Wallace thanked everyone for their input and the meeting ended.



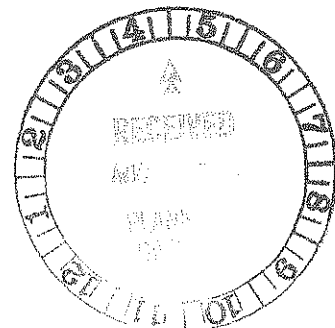
1003743

Neighborhood Workshop

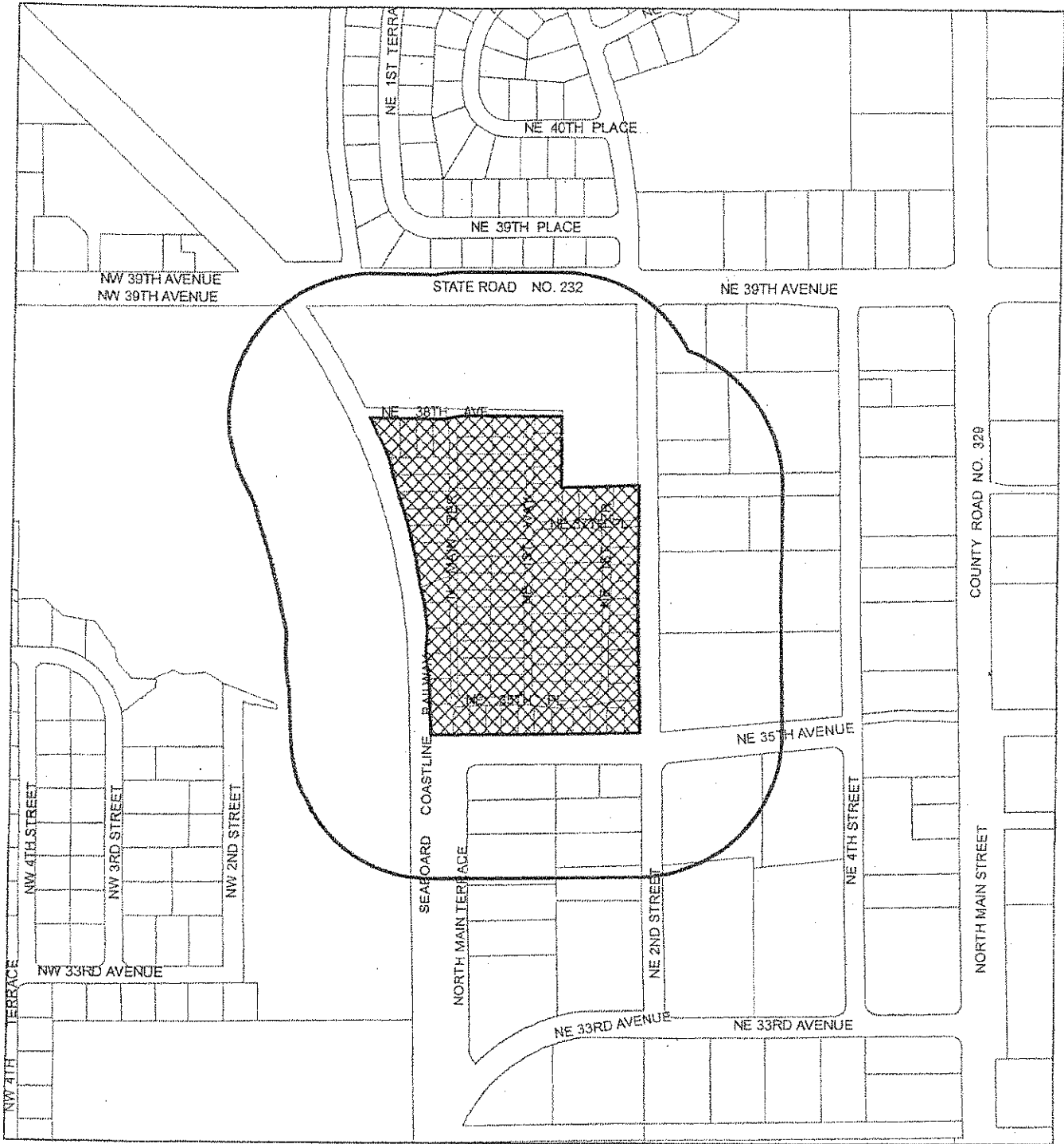
For a residential subdivision, located generally at the corner of NE 38th Avenue and NE 1st Way, Gainesville, Florida will be held as follows:

Date: Friday, August 6, 2010
Time: 6:30 pm
Place: Eden Park Apartments
Address: 1330 NE 39th Avenue, Gainesville, FL 32609
Contact: Howard Wallace (352) 377-2240

This workshop will be held to discuss a request to rezone a 14 (+-) acre parcel to the Residential Single-Family (RSF-4) district in order to plat single-family lots. The RSF-4 district permits up to 8 dwelling units/acre. Some of the uses permitted in this district include single-family dwellings, family day care homes and adult day care homes. Please see the complete list of permitted uses attached. The purpose of the workshop is to information neighboring property owners about the nature of the proposal and to seek comments. We look forward to seeing you there.



100374B



Proposed Rezoning from MH
to RSF4 for Villas at 39th

Parcels #08247-1 to #8247-100

400-Foot Notification Radius

Prepared by: Department of Community Development
City of Gainesville, Florida
7.19.2010



1 inch = 435 feet

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.

Sec. 30-51. - Single-family residential districts (RSF-1, RSF-2, RSF-3 and RSF-4).

Permitted uses.

(1)

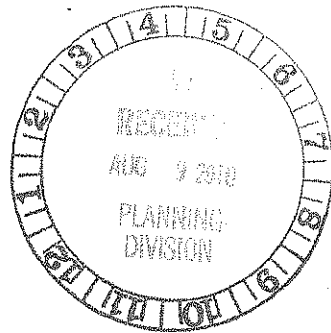
Uses by right.

- a. Single-family dwellings and customary accessory buildings incidental thereto.
- b. Occupancy of a single-family dwelling by one family.
- c. Community residential homes, in accordance with article VI.
- d. Family child care homes, in accordance with state law.
- e. Adult day care homes, in accordance with article VI.
- f. Home occupations, in accordance with article IV.
- g. Large family child care homes, in accordance with article VI.

(2)

Uses by special use permit.

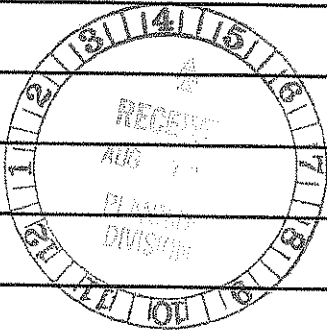
- a. Places of religious assembly, in accordance with article VI.
- b. Private schools, in accordance with article VI.
- c. Public schools, other than institutions of higher learning, in accordance with section 30-77, educational services district (ED).



SIGN IN SHEET

This is the sign-in sheet for a neighborhood workshop meeting held Friday, August 6, 2010 at 6:30pm at Eden Park Apartments, 1330 NE 39th Avenue, Gainesville, FL 32609. This meeting is being held to discuss a request to rezone a 14 (+-) acre parcel to the Residential Single-Family (RSF-4) district in order to plat single-family lots. This is not a public hearing. The purpose of the meeting is to information neighboring property owners of the nature of the proposal and to seek their comments.

Name	Printed Name	Address
Kim White		3703 NE 1 st Way
TUM SPAID		-
Russ Hishik		4141 NW 37th Pl
Anne Wallace		8021 NE 221 Street, 32666
Howard Wallace		✓ ✓ ✓ ✓



PEOPLE



THE ASSOCIATED PRESS/FILE

Members of the band Rage Against the Machine.

Band wants stars to boycott Arizona

LOS ANGELES — Rage Against the Machine will push for artists and musicians to boycott Arizona because of its new and restrictive immigration laws. To advertise call (352) 374-5012

ex-girlfriend.

Sheriff's spokesman Steve Whitmore says the agency is looking into whether Russian singer Oksana



The Gainesville Sun
Please your mind daily

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a rezoning to RSP4 (Low Density Residential Single-Family, 8 units/acre) for the 14 acres (+/-) located generally at the corner of NE 38th Ave and NE 1st Way, Gainesville, FL. This is not a public hearing. The purpose of the meeting is to inform the neighboring property owners of the nature of the proposal and to seek their comments.

The meeting will be held Friday, August 6, 2010 at 6:30 pm at Eden Park Apartments, 1330 NE 39th Avenue, Gainesville, FL 32609. Contact person: Howard Wallace (352)377-2240

Ex-governor Sarah Palin still a draw for Alaska home town

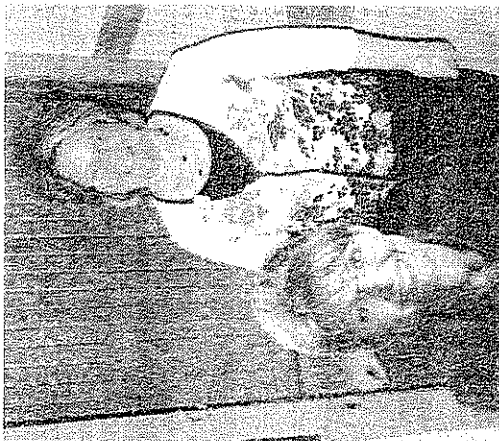
The Associated Press

JUNEAU, Alaska — Anyone who doubts Sarah Palin's celebrity need only talk to Lyn Carden.

As head of Wasilla, Alaska's chamber of commerce, Carden tends to be the frontline for tourists wanting to see Palin, perhaps even grab a cup of coffee at her house. And she's heard it all.

When Palin makes news, or carries a snazzy purse women want to buy, Carden invariably gets a call, or flurry of calls. Some callers have left credit card information, hoping to get that purse. Others send fan mail, or money for Palin's political action committee.

There are those, too, that just stop in, off a train and hoping for directions to her house — which they do not get — or



Alfreds Bhata, MD, Manuel del Puerto, MD, Lucio Gordan, MD, Peter Acs, MD PhD, Laura Dickerson Board Certified American Board of Oncology / American Board of Hematology

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Answer online at gainesville.com

How do you think the Gainesville football season

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Kathy Connerly, PA-C

Nurse Practitioners
Tracy Curtis, ARNP
Jenny Toney, ARNP
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Events Calendar

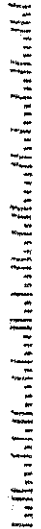
gainesville.com

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GAINESVILLE FL 32606
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Neighborhood Workshop Notice
08247-000-000 *** Villages at 39th Rezoning
VILLAS AT 39TH LLC
4707 NW 53RD AVE STE A
GAINESVILLE, FL 32606 32653



08247-000-000

