

2024 ALACHUA COUNTY
VALUE ADJUSTMENT BOARD MEETING MINUTES
February 6, 2025 – 1:00 p.m.
Grace Knight Conference Room

PRESENT: Commissioner Charles “Chuck” Chestnut IV, Vice Chair,
Citizen Member Scott Anderson and School Board Member
Dr. Sarah Rockwell.

ABSENT: Commissioner Ken Cornell, Chair and Citizen Member Brent
Hartman.

ALSO PRESENT: VAB Attorney Rinky Parwani, Deputy Clerk Deanne
Williams, Chris Cao, Toby Foster and Jennifer McClain
(telephonically).

1. Vice Chair Chestnut called the meeting to order at 1:02 p.m.

2. Approval of Agenda

School Board member Rockwell moved to approve the agenda as amended.
The motion carried 3-0.

3. Public Comment

Vice Chair Chestnut recognized Tim Paletti, Jancie Vinson and Jennifer
McClain who spoke regarding their objections to their petition
recommendations.

4. Approve the minutes of the last VAB Meeting on September 5, 2024

Citizen member Scott Anderson moved to approve the minutes. The motion
carried 3-0.

5. Consideration of Findings of Facts – Deputy Clerk

Exemptions

Petition #

Magistrate Recommends Denial

2024-001	Gladys Hill
2024-002	Jancie Vinson (Will be present)
2024-004	Robert Alberts
2024-009	Timothy Paletti
2024-011	Robert Lusnia
2024-013	Christopher Short
2024-014	Robert Mounts
2024-015	Gainesville Properties 34 LLC
2024-016	Gainesville Properties III LLC4
2024-017	HRA CC Gainesville LLC
2024-018	MCI-LIV Investors LLC
2024-019	NW Fifth Avenue Property LLC
2024-020	SP Gainesville Apartments LLC
2024-283	Horizon Sunset Apartments LLC
2024-285	Horizon Sunset Apartments LLC
2024-306	Thomas Finnegan
2024-404	Zi Meng
2024-415	Robert & Barbara Roper
2024-416	Stephanie Harrington Trustee
2024-447	Eleanor May Trustees
2024-454	Renee Brockman (Written Objection Submitted)
2024-474	Quincey Rowan
2024-494	Gordon Dixon

Real Property

2024-061	Hanselman Kundrat Jr Nissen III
2024-111	HCA Health Services
2024-140	FL Fiduciary Services LLC
2024-141	Linda C Quincey
2024-143	Ras Mayfair Owner LLC
2024-144	Jeff Montgomery Investments LLC

Real Property

Petition #

Magistrate Recommends Denial

2024-145	Muneer Properties LLC
2024-146	Innovation Square LLC
2024-147	Innovation Square LLC
2024-148	Innovation Square LLC
2024-149	Innovation Square LLC
2024-150	Jai Sachchidanand Hospitality Inc
2024-151	Dada Bhagavan Hospitality LLC
2024-152	DDC Hotels Inc
2024-155	Archer Square LLC
2024-165	Eugene Itnyre III
2024-166	Eugene Itnyre
2024-233	AF KG Investments LLC
2024-249	Bottling Group LLC
2024-311	The Common Guys 3 LLC
2024-312	The Common Guys 3 LLC
2024-328	Robert Paul
2024-351	Ben E Keith Company
2024-357	Baugh Southeast Coop Inc
2024-358	Baugh Southeast Coop Inc
2024-406	Archer Road BTR LLC
2024-475	Century Shoppes of Gainesville Inc

Magistrate Recommends to Grant

2024-131	Exchange Associates of GA Ltd
2024-337	Bella-Rue LLC

Magistrate Recommends to Partially Grant

2024-230	Gainesville Archer Properties LLC
2024-458	Concept Development Inc

Real Property

Petition

Magistrate Recommends to Partially Grant

2024-459	Concept Development Inc
2024-460	Concept Development Inc
2024-461	Concept Development Inc
2024-462	Concept Development Inc
2024-463	Concept Development Inc
2024-464	Concept Development Inc
2024-465	Concept Development Inc
2024-466	Concept Development Inc

School Board member Rockwell moved to approve the above recommendations except for 2024-002, 2024-009, 2024-131, 2024-230, 2024-337, 2024-458 and 2024-460 through 2024-466, which need to be heard by another magistrate. The motion carried 3-0.

6. Decisions of the VAB (Form DR-485-V)

School Board member Rockwell moved to authorize the Chair to sign the decisions. The motion carried 3-0.

7. The meeting was adjourned at 2:00 p.m.