

2024 ALACHUA COUNTY
VALUE ADJUSTMENT BOARD
MEETING MINUTES
Grace Knight Conference Room
May 1, 2025 – 1:30 p.m.

PRESENT: Commissioner Ken Cornell, Chair, Citizen Member Elizabeth Mueller, Citizen Member Scott Anderson, School Board Member Dr. Sarah Rockwell.

ALSO PRESENT: VAB Attorney Rinky Parwani, Deputy Clerk Deanne Williams, Toby Foster and Jennifer McClain.

ABSENT: Commissioner Charles “Chuck” Chestnut IV, Vice Chair

1. Chair Cornell called the meeting to order at 1:33 p.m.

2. Approval of Agenda

Citizen member Rockwell moved to approve the agenda. The motion carried 3-0. Citizen member Anderson was not present.

3. New Member Leza Mueller

Chair Cornell welcomed Citizen Member Mueller.

4. Public Comment

There was no one present that wished to address the Board.

5. Approve the minutes of the last VAB Meeting on February 6, 2025

Citizen member Rockwell moved to approve the minutes. The motion carried 3-0. Citizen member Scott Anderson was not present.

6. Consideration of Findings of Facts – Deputy Clerk

Exemptions

Petition #

Magistrate Recommends Denial

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| 2024-002 | Jancie Vinson (Will be Present) |
| 2024-009 | Green Heirs & Green |

Real Property

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| 2024-230 | Gainesville Archer Properties c/o James Clodfelter |
| 2024-282 | Horizon Sunset Apartments LLC |
| 2024-284 | Horizon Sunset Apartments LLC |
| 2024-363 | T Parklane Apts FL LLC |
| 2024-367 | West 20 Owner LLC |
| 2024-376 | CFI Ridge Development LLC |
| 2024-387 | St Florida Portfolio LLC |
| 2024-394 | Gray Television Group Inc c/o Keldrick Hieke |
| 2024-431 | Wal-Mart Stores East LP c/o Jerry Aucoin |
| 2024-437 | Raul Isaac Garcia |
| 2024-452 | Michael & Judith Kearney |

Magistrate Recommends to Grant

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| 2024-337 | Bella-Rue LLC |
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Magistrate Recommends to Partially Grant

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| 2024-379 | AG Brookfield LLC |
| 2024-396 | George W Gibbs |

Citizen member Rockwell moved to approve all the recommendations except for 2024-002. The motion carried 3-0. Citizen member Anderson was not present.

VAB Attorney Parwani gave a brief overview of Petition 2024-002 and answered questions from the Board members.

Chair Cornell recognized Jancie Vinson, Jennifer McClain, Toby Foster and John Dent to address the Board regarding Petition 2024-002.

Citizen member Rockwell moved to deny the magistrates recommendation and grant petition 2024-002.

Citizen member Anderson moved to amend the motion to 15 acres only. There was not a second to his motion.

After discussion, the original motion was approved 3-1 with Citizen member Anderson voting nay.

7. Information on Property Tax Relief for Catastrophic Events – VAB Attorney

This is for informational purposes only.

8. Authorize Chair to sign the Decisions of the VAB (Form DR-485) and the Certification of the VAB (Form DR-488) – Chair

School Board member Rockwell moved to authorize the Chair to sign the DR-485 forms and the DR-488 forms. The motion carried 4-0.

9. The meeting was adjourned at 2:11 p.m.