

2025
ALACHUA COUNTY
VALUE ADJUSTMENT BOARD MEETING
March 23, 2026 – 3:00 p.m.
Gainesville, Florida

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

ALSO PRESENT: Attorney Rinky Parwani, Deputy Clerk Deanne Williams, Brittany Heeder, Chris Cao and Attorney Jennifer McClain.

ABSENT: Citizen Member Elizabeth Mueller.

1. **Chair Cornell called** the meeting to order at 3:07 p.m.
2. Approval of Agenda

Chair Cornell recommended deferring petitions 2025-127, 2025-237, 2025-247, 2025-406, 2025-458, 2025-469 and 2025-863, and until the next meeting so all parties have time to review the Property Appraiser’s Exception to the Magistrate’s Recommended Decision.

Commissioner Chestnut moved to approve the agenda as amended. The motion carried 4-0.

3. Public Comment

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

4. Minutes from VAB Organizational Meeting September 12, 2025

Vice Chair Rockwell moved to approve the minutes. The motion carried 4-0.

5. DOR Information Bulletin – VAB Attorney

VAB Attorney Parwani stated it was for informational purposes only.

6. Authorize the Clerk to advertise for the 2026 Magistrates – VAB Attorney

Vice Chair Rockwell moved to authorize the Clerk to advertise for the 2026 Magistrates. The motion carried 4-0.

7. Consideration of Findings of Facts – Deputy Clerk

Real Property

Petition #

Magistrate Recommends to Grant

2025-434	Gator Argate Gville LLC
2025-446	Smarterspace Storage Archer Road
2025-540	Royal Gville Limited Partnership
2025-542	Harpers Pointe LP
2025-559	Webster Rattlesnake Ranch Inc
2025-861	LMP Gville Property Owner LLC

Magistrate Recommends to Partially Grant

2025-220	Gville Automotive
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Magistrate Recommends to Partially Grant

2025-221	Gville Automotive
2025-297	David & Sybil Stillwell parcel #06004-004-000
2025-533	Springhill Commons LLC

Real Property

Petition

Magistrate Recommends Denial

2025-126	Robert Tucker
2025-168	Stoke CR LLC
2025-196	Gillespie Gillespie Holdings LLC
2025-206	Duval Motors of G'ville LLC
2025-223	Gville Automotive
2025-241	Harwood Realty Holdings LLC
2025-249	Kundrat Hanselman Jr
2025-254	Sweetwater 16 LP
2025-297	David & Sybil Stillwell parcel #06004-005-000
2025-327	Diadem Investments LLC
2025-343	Cyclone Gville PW 146 LLC
2025-344	Gville Hotel Investments LLC
2025-346	WP Gville MF-FL-Owner LLC
2025-347	2025 Student II LL LLC
2025-349	Cyclone Gville Piccadilly 234
2025-356	T Parklane Apts FL LLC
2025-359	NRE Social Property Owner LLC
2025-360	NRE Social Property Owner LLC
2025-362	Core Gville University LLC
2025-363	NW Fifth Ave Property LLC
2025-368	BDG Royal Park Apts LP
2025-382	Jordan Mercer c/o Attorney David Boyette
2025-385	Lan T Tran, Trustee
2025-386	Joshua Ballantine
2025-390	NW Fifth Ave Property LLC
2025-393	Gville Properties 34st LLC
2025-394	NW Fifth Ave Property LLC
2025-410	CFI Ridge Development LLC
2025-419	Gville Propco LLC
2025-424	FL Fiduciary Services LLC Trustee
2025-425	Linda Quincey Trustee
2025-427	Muneer Properties LLC

Real Property

Petition

Magistrate Recommends Denial

2025-428	Innovation Square LLC
2025-429	Innovation Square LLC
2025-430	Innovation Square LLC
2025-431	Innovation Square LLC
2025-437	Tucson Hospitality
2025-440	West Shore Legacy LLC
2025-441	Centercorp Pines Uptown LLC Cent
2025-456	Gnv City Center LLC
2025-462	Robert Stanley Trustee
2025-513	James Walkup Life Estate
2025-516	Archer Road Self Storage Inc
2025-534	Ocean Blue Holdings LLC
2025-545	Trust No 30277
2025-572	Dodson & Dodson
2025-596	Deborah Butler Trustee
2025-862	PHG Gville CP LLC

Exemptions

Petition

Magistrate Recommends Denial

2025-001	Juraneide & Robin Wright
2025-002	Juraneide & Robin Wright
2025-004	Jancie Vinson
2025-005	Gville Properties 34 th St LLC
2025-007	NW Fifth Ave Property LLC
2025-008	NW Fifth Ave Property LLC
2025-011	Amanda Adkins
2025-012	4121 NW 15 th St LLC
2025-015	Fl Nook Holdings LP
2025-025	David & Angela Rodriquez
2025-026	Celebration Pointe Holdings

Exemptions

Petition

Magistrate Recommends Denial

2025-027	MCI-LIV Investors LLC
2025-028	LMP Gville Property Owner LLC
2025-029	SP Gville Apts LLC
2025-030	HRA CC Gville LLC
2025-298	David & Sybil Stillwell (parcel 06004-005-000)
2025-382	Jordan C Mercer
2025-439	Kathryn Ann Gossard
2025-445	Newberry Christian Community School
2025-521	Dayna Walker
2025-529	Robert J Lusnia
2025-548	Dance Alive Inc
2025-549	Fariello Fariello Co-Trustees
2025-608	Brown & Brown
2025-778	Esther Hartman
2025-824	James & Jeannette Larsen
2025-859	Gville Properties III LLC
2025-866	Sandhya Penmatcha Revocable Trust
2025-867	Andrew & Kristi Needles
2025-868	Arrango Beltran
2025-869	Li Peters
2025-870	Trace Holdings of Gville LLC
2025-871	Trace Holdings of Gville LLC
2025-872	Yankun Han
2025-873	Trace Holdings of Gville LLC
2025-874	Trace Holdings of Gville LLC
2025-875	Trace Holdings of Gville LLC
2025-876	Trace Holdings of Gville LLC
2025-877	Trace Holdings of Gville LLC
2025-878	Trace Holdings of Gville LLC
2025-879	Trace Holdings of Gville LLC
2025-880	Trace Holdings of Gville LLC
2025-881	Trace Holdings of Gville LLC

Exemptions

Petition

Magistrate Recommends Denial

2025-882	Trace Holdings of Gville LLC
2025-883	Trace Holdings of Gville LLC
2025-884	Trace Holdings of Gville LLC
2025-885	Trace Holdings of Gville LLC
2025-886	Trace Holdings of Gville LLC
2025-887	Trace Holdings of Gville LLC
2025-888	Trace Holdings of Gville LLC
2025-889	Trace Holdings of Gville LLC
2025-890	Trace Holdings of Gville LLC

Tangible

Petition

Magistrate Recommends Denial

2025-813	Gaston Tree Debris Recycling LLC
2025-814	Gaston Tree Services LLC
2025-815	Gaston Mulch Soil LLC

Commissioner Chestnut moved to approve the above Magistrate recommendations except the ones that were deferred to the next meeting. The motion carried 4-0.

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

Vice Chair Rockwell moved to authorize Chair to sign the DR-485 forms. The motion carried 4-0.

9. The meeting was adjourned at 3:15 p.m.