

2023 ALACHUA COUNTY  
VALUE ADJUSTMENT BOARD  
ZOOM MEETING MINUTES  
April 30, 2024 - 11:00 a.m.  
GAINESVILLE, FLORIDA

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

ABSENT: Citizen Member Brent Hartman, Vice Chair

ALSO PRESENT: VAB Attorney Rinky Parwani, Deputy Clerk Deanne Williams; Jennifer McClain, John Dent, Chris Cao and Toby Foster.

1. Chair Cornell called the meeting to order at 11:00 a.m.
2. Approval of Agenda

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

3. Public Comment

Chair Cornell recognized Adam Rosenfield, Bruce Stavitsky and regarding their recommendations for approval being disputed by the Property Appraiser.

4. Welcome New Citizen member Scott Anderson

The Board welcomed Mr. Anderson and thanked him for his service.

5. Approve the minutes of the last meeting on May 18, 2023.

**School Board member Rockwell moved** to approve the minutes. The motion Carried 4-0.

6. Consideration of Findings of Facts – Deputy Clerk

**Commissioner Chestnut moved** to return the below petitions to another attorney magistrate to hear. The motion carried 4-0.

### **Exemptions**

| <b><u>Petition #</u></b> | <b><u>Magistrate Recommends to Grant</u></b>             |
|--------------------------|--|
| 2023-021                 | We Would Agricultural Holdings LP, c/o Byron Flagg, Esq. |
| 2023-022                 | We Would Agricultural Holdings LP, c/o Byron Flagg, Esq. |
| 2023-023                 | We Would Agricultural Holdings LP, c/o Byron Flagg, Esq. |

Chair Cornell recognized Attorney (for PA) Jennifer McClain, Adam Rosenfield and George Dell regarding petitions 2023-027, 030, 032, 033, 034, 211 and 213.

**Commissioner Chestnut moved** to return the below recommendations back to a different magistrate to re-hear. The motion carried 4-0.

### **Real Property**

| <b><u>Petition #</u></b> | <b><u>Magistrate Recommends to Grant</u></b>     |
|--------------------------|--|
| 2023-027                 | Property Tax Alliance                            |
| 2023-030                 | Property Tax Alliance                            |
| 2023-032                 | Property Tax Alliance                            |
| 2023-033                 | Property Tax Alliance                            |
| 2023-034                 | ARE Solutions Property Tax                       |
| 2023-211                 | Bruce Stavitsky c/o Gator Argate Gainesville LLC |
| 2023-213                 | Alachua Highpoint LLC                            |

**Commissioner Chestnut moved** to approve the remaining Magistrate’s recommendations below. The motion carried 4-0.

## **Exemption**

| <b><u>Petition #</u></b> | <b><u>Magistrate Recommends to Grant</u></b> |
|--------------------------|--|
|--------------------------|--|

|          |                             |
|----------|-----------------------------|
| 2023-393 | Crepeau & Crepeau & Crepeau |
|----------|-----------------------------|

## **Real Property**

| <b><u>Petition #</u></b> | <b><u>Magistrate Recommends to Grant</u></b> |
|--------------------------|--|
|--------------------------|--|

|          |  |
|----------|--|
| 2023-166 | EPC Guardian LLC, Altus Group                          |
| 2023-183 | CS FL Gainesville LLC c/o Brian DePotter               |
| 2023-198 | Margall Properties LLC c/o Brian DePotter              |
| 2023-312 | Ryan Gibbs, EGP Gainesville II LLC                     |
| 2023-399 | James Ray Clodfelter c/o Gainesville Archer Properties |
| 2023-403 | Scott Watson c/o Shiwlochan Davaswarnauth              |
| 2023-404 | Scott Watson c/o Shiwlochan Davaswarnauth              |
| 2023-406 | ACC OP UC-Gainesville LLC                              |
| 2023-408 | Gillespie Gillespie Holdings LLC                       |
| 2023-410 | Lisa Clements c/o Alachua Fl 0716 LLC                  |
| 2023-416 | CC Oakmont LLC   |
| 2023-417 | CC Oakmont LLC   |
| 2023-452 | MCB Pride LLC  |

## **Exemptions**

| <b><u>Petition #</u></b> | <b><u>Magistrate Recommends to Deny</u></b> |
|--------------------------|---|
|--------------------------|---|

|          |                    |
|----------|--------------------|
| 2023-001 | Richard Vandegrift |
| 2023-004 | Williams Salazar   |
| 2023-009 | Petrakis Ioannis   |
| 2023-019 | Christy Waterbury  |
| 2023-145 | Michael Di Lena    |

## **Exemptions**

| <b><u>Petition #</u></b> | <b><u>Magistrate Recommends to Deny</u></b> |
|--------------------------|---|
| 2023-306                 | Weseman Development LLC                     |
| 2023-310                 | Raymond Mobley                              |
| 2023-311                 | Raymond Mobley                              |
| 2023-327                 | Kaylene Sattanno                            |
| 2023-436                 | Nancy & Vincent Gullo                       |

## **Real Property**

| <b><u>Petition #</u></b> | <b><u>Magistrate Recommends to Deny</u></b>         |
|--------------------------|---|
| 2023-028                 | Property Tax Alliance                               |
| 2023-029                 | Property Tax Alliance                               |
| 2023-031                 | Property Tax Alliance                               |
| 2023-037                 | Sheila Anderson, Commercial Property                |
| 2023-039                 | Property Tax Professionals                          |
| 2023-138                 | Ryan LLC c/o West 20 Owner LLC                      |
| 2023-161                 | Nathan Mandler, Esq. c/o Gator Hotel One LLC        |
| 2023-179                 | LMP Gainesville Property Owner LLC                  |
| 2023-193                 | HCA Health Services c/o Brian DePotter              |
| 2023-196                 | N FL Regional Medical Center c/o Brian DePotter     |
| 2023-200                 | DDC Hotels Inc c/o Brian DePotter                   |
| 2023-201                 | Brian DePotter c/o Muneer Properties LLC            |
| 2023-203                 | Brian DePotter c/o Gville Hotel Investment Group    |
| 2023-256                 | Stephen Silberman                                   |
| 2023-295                 | Thomas Konecny                                      |
| 2023-300                 | Wycoff Wycoff Trustees                              |
| 2023-301                 | Aashi Inc   |
| 2023-304                 | Himalaya Investments LLC                            |
| 2023-308                 | Aashi Inc   |
| 2023-309                 | Aashi Inc   |
| 2023-310                 | Aashi Inc   |
| 2023-311                 | Aashi Inc   |
| 2023-330                 | Gainesville H Auto Mngmnt c/o Pivotal Tax Solutions |

## Real Property

### Petition #

### Magistrate Recommends to Deny

|          |  |
|----------|--|
| 2023-331 | Gainesville Auto Mngmnt c/o Pivotal Tax Solutions  |
| 2023-337 | Gator Gainesville Partners LLC c/o Bruce Stavitsky |
| 2023-339 | Nicholas & Alexandra Hoffman                       |
| 2023-341 | Jalals Farms LLC                                   |
| 2023-342 | Jalals Farms LLC                                   |
| 2023-343 | Jalals Farms LLC                                   |
| 2023-344 | Jalals Farms LLC                                   |
| 2023-345 | Jalals Farms LLC                                   |
| 2023-346 | Jalals Farms LLC                                   |
| 2023-348 | Jalals Farms LLC                                   |
| 2023-349 | Jalals Farms LLC                                   |
| 2023-350 | Jalals Farms LLC                                   |
| 2023-351 | Jalals Farms LLC                                   |
| 2023-357 | Robert Turner c/o Pacifica Magnolia                |
| 2023-358 | Robert Turner c/o Pacifica Magnolia                |
| 2023-359 | Robert Turner c/o Pacifica Magnolia                |
| 2023-362 | Lamb Peterson                                      |
| 2023-364 | WSCR Hideaway Owner IX LP c/o Ryan LLC             |
| 2023-365 | Lamb Peterson                                      |
| 2023-370 | Gator Gainesville Partners LLC c/o Bruce Stavitsky |
| 2023-397 | Connor Parsons ACC OP (Gainesville IV) LLC         |
| 2023-415 | Weseman Development LLC                            |
| 2023-418 | Bradley David Hunter Inc                           |
| 2023-419 | Bradley David Hunter Inc                           |
| 2023-420 | Bradley David Hunter Inc                           |
| 2023-421 | Bradley David Hunter Inc                           |
| 2023-422 | Bradley David Hunter Inc                           |
| 2023-423 | Bradley David Hunter Inc                           |
| 2023-424 | Bradley David Hunter Inc                           |

## Tangible

### Petition #

### Magistrate Recommends to Deny

2023-203

Brian Depotter c/o Gainesville Hotel Investment Group

#### 6. Letters to DOR

Attorney Parwani explained that 2023-181-182, 202 and 204 were returned to the Magistrate for additional information to be added and have not been returned, as he is waiting on a response from DOR requesting additional information. Attorney Parwani recommended to return to another magistrate to hear.

**Commissioner Chestnut moved** to return 2023-181-182, 202 and 204 to return to a different magistrate to be re-heard. The motion carried 4-0.

Chair Cornell recognized Byron Flagg who asked where these meetings are advertised.

#### 7. The meeting was adjourned at 11:50 a.m.