

2022 ALACHUA COUNTY
VALUE ADJUSTMENT BOARD
ZOOM MEETING MINUTES
March 20, 2023 - 1:00 p.m.
GAINESVILLE, FLORIDA

PRESENT: Commissioner John Cornell, Chair; Citizen Member Brent Hartman, Vice Chair; Commissioner Charles “Chuck” Chestnut IV and School Board Member Dr. Sarah Rockwell.

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

1. Deputy Clerk Williams called the meeting to order at 1:00 p.m.
2. Election of Chair and Vice Chair

Commissioner Chestnut moved to elect Commissioner Cornell as Chair to the VAB. The motion carried 4-0.

Commissioner Chestnut moved to elect Mr. Hartman as Vice Chair to the VAB. The motion carried 4-0.

3. Chair Cornell welcomed the new Board members Charles “Chuck” Chestnut IV and Dr. Sarah Rockwell.
4. Approval of Amended Agenda

Mr. Hartman moved to approve the amended agenda as circulated. The motion carried 4-0.

5. Public Comment

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

6. Approve the minutes of the last VAB Meeting on June 22, 2022

Citizen member Hartman moved to approve the minutes of the meeting on June 22, 2022. The motion carried 4-0.

7. Consideration of Findings of Facts – Deputy Clerk

Commissioner Chestnut moved to approve all of the magistrate's recommendations below. The motion carried 4-0.

Exemptions

Petition

Magistrate Recommends to Deny

2022-014	Peter Ventouris
2022-041	Veronica Darcy c/o William & Kristine Knowles
2022-385	Vigil Tony Heirs c/o Victoria Aragon
2022-466	Trust No 30277 c/o Kristin Howe

Magistrate Recommends to Partially Grant

2022-436	Diana Garrison c/o Shalonda White
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Real Property

Petition

Magistrate Recommends to Deny

2022-253	Abby Jacobson
2022-254	Kamla Enterprises Inc.
2022-270	Regency Centers LP c/o Ryan, LLC
2022-271	Regency Centers LP c/o Ryan, LLC
2022-274	Aashi Inc.
2022-281	Cyclone G'ville Piccadilly 234 LLC c/o Property Tax Alliance Group
2022-282	Cyclone G'ville PW 146 LLC c/o Property Tax Alliance Group
2022-335	Verde Plaza LLC
2022-336	Gator Argate Gville LLC c/o Bruce Stavitsky
2022-337	Gator Gville Partners LLC c/o Bruce Stavitsky
2022-345	Realty Income Properties 10 LLC
2022-350	Springhill Commons LLC c/o Deneen Maly
2022-352	G'ville Self Storage Units 2 Inc
2022-369	G'ville Archer Properties
2022-375	3330 NW 31 st LLC
2022-376	Carol Bosshardt Trustee c/o Robert Kelley
2022-377	Meredith Hoyt c/o Steve McKinney
2022-394	Ras Mayfair Owner LLC c/o Firstpointe Advisors LLC
2022-395	Jeffrey Montgomery c/o Firstpointe Advisors
2022-396	Jeffrey Montgomery Investments LLC c/o Firstpointe Advisors LLC
2022-397	Muneer Properties LLC c/o Firstpointe Advisors

Real Property

Petition

Magistrate Recommends to Deny

2022-407 HCA Health Services of FL Inc c/o Firstpointe Advisors
2022-408 BOX R Investments LLC c/o Firstpointe Advisors LLC
2022-414 LLT Associates LLC SSAB Assoc. c/o Firstpointe Advisors
2022-438 CS FL HIGH SPRINGS LLC c/o Firstpointe Advisors
2022-444 Andrew & Shaima Coffey
2022-445 John C Hipp Construction c/o Virginia Johns
2022-446 John C Hipp Construction c/o Virginia Johns
2022-453 Retreat at G'ville LLC c/o David Pichler
2022-455 Cushman Wakefield c/o David Pichler
2022-458 Lakeshore Ventures LLC
2022-463 Loucks Wang c/o Kevin Kubala
2022-464 Ronald & Heidi Evans c/o Kevin Kubala
2022-473 Pacifica Magnolia LLC c/o Pivotal Tax Solutions
2022-474 Pacifica Magnolia LLC c/o Pivotal Tax Solutions
2022-475 Pacifica Magnolia LLC c/o Pivotal Tax Solutions
2022-476 Pacifica Magnolia LLC c/o Pivotal Tax Solutions
2022-477 Mari Development Group LLC
2022-489 West Shore Legacy LLC c/o Brian Roland
2022-491 Centercorp Pines Uptown LLC c/o Brian Roland
2022-492 Pep Boys-Manny Moe Jack c/o KPMG LLP
2022-493 Kimberly Buchholz
2022-495 Jang Lee
2022-497 Roberts & Roberts
2022-498 T Parklane Apts FL LLC c/o Brandon Fisher
2022-505 Kevin Powers
2022-506 Hep-4-Gain LC c/o AMG Property Tax Consulting

Magistrate Recommends to Grant

2022-462 Michael & Amy Vogel c/o Kevin Kubala
2022-465 Trust No 30277 c/o Kristin Howe

Tangible

Petition

Magistrate Recommends to Deny

2022-275 Himalaya Investments LLC
2022-300 Texas Roadhouse Holdings c/o Paradigm Tax

Tangible

Petition

Magistrate Recommends to Deny

2022-365	N Florida Regional Medical Center
2022-366	N Florida Regional Medical Center
2022-367	N Florida Regional Medical Center
2022-503	Gainesville Physicians LLC

6. Authorize Chair to sign the Decision of the VAB (Form DR-485-V) and the Certification of the VAB forms (Form DR-488) – Chair

Mr. Hartman moved to authorize the Chair to sign the VAB forms. The motion carried 5-0.

7. VAB Attorney

8. The meeting was adjourned at 1:11 p.m.