

2017  
ALACHUA COUNTY  
VALUE ADJUSTMENT BOARD/  
2018 ORGANIZATIONAL MEETING  
March 19, 2018 – 2:00 p.m.  
County Administration Building  
Grace Knight Conference Room - 2<sup>nd</sup> Floor  
12 Southeast First Street  
Gainesville, Florida

**PRESENT:** Commissioner Lee Pinkoson Vice Chair, Citizen Member Kirk Smith; Citizen Member Ruben Ramos and School Board Member Gunnar Paulson.

**ALSO PRESENT:** Clerk of the Court J.K. “Jess” Irby, VAB Deputy Clerk Rosie Gilmore, VAB Deputy Clerk Deanne Williams, VAB Attorney Rinky Parwani, and Attorney for Property Appraiser John Dent.

**ABSENT:** Commissioner Mike Byerly, Chair

1. Call to Order

Clerk Irby called the meeting to order at 2:08 p.m.

2. Approval of Agenda

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

3. Introduction of members and staff

Clerk Irby had everyone introduce themselves.

**2017 VAB Business**

4. Approve the minutes of the VAB Meeting on March 29 and December 12, 2017.

**Citizen member Ramos moved** to approve the minutes. The motion carried 4-0.

5. Consideration of Findings of Facts

## Exemptions

### Petition #

### Magistrate Recommends to Partially Grant

2017-002-H

Lew A Welge

Chair Pinkoson recognized John Dent, Dan Marvel and Lew Welge to speak regarding 2017-002-H.

**Citizen member Smith moved** to approve the Magistrates recommendation to partially grant Petition 2017-002-H.

**Citizen member Ramos moved** a substitute motion to send the recommendation for 2017-002-H back to the magistrate for review. The motion carried 4-0.

2017-106-O

Newberry Christian Community School, Inc.

**Citizen member Ramos moved** to approve the magistrate's recommendation to partially grant Petition 2017-106-O. The motion carried 4-0.

### Magistrate Recommends to Grant

2017-014-HD

Diane Williams

**Citizen member Smith moved** to approve the magistrate's recommendation to grant Petition 2017-014-HD. The motion carried 4-0.

### Magistrate Recommends to Deny

2017-016-OD

Eastern States Veterinary Assoc., Inc.

2017-017-OD

Eastern States Veterinary Assoc., Inc.

2017-019-HD

Curtis E. Foster

2017-093-A

Frank Forge

2017-504-O

K9s for Warriors, Inc.

**Citizen member Smith moved** to approve the magistrate's decision to deny Petitions 2017-016-OD, 2017-017-OD, 2017-019-HD, 2017-093-A, and 2017-504-O. The motion carried 4-0.

## Real Property

### Petition#

### Magistrate Recommends to Deny

2017-022-V

Lew A. Welge

2017-067-V

Lawrence Hamilton

2017-068-V

Lawrence Hamilton

## Real Property

### Petition#

### Magistrate Recommends to Deny

2017-069-V	Lawrence Hamilton
2017-070-V	Lawrence Hamilton
2017-071-V	Lawrence Hamilton
2017-103-V	Cooper & Cooper
2017-104-V	Curtis & Monica Cooper
2017-105-V	Curtis & Monica Cooper
2017-107-V	Gainesville 116 LLC
2017-108-V	Campus Crest at Gainesville, LLC
2017-114-V	BRE SSP Property Owner, LLC
2017-120-V	ARC Hospitality Portfolio 1
2017-423-V	Archer Square/Kohl's c/o Adam Richmond
2017-486-V	T Parklane Apts Fl, LLC
2017-497-V	Nicole J. Sands
2017-508-V	Hydra Corporation

**Citizen member Ramos moved** to approve the Magistrates recommendation to deny Petitions 2017-022-V, 2017-067-V, 2017-068-V, 2017-069-V, 2017-070-V, 2017-071-V, 2017-103-V, 2017-104-V, 2017-105-V, 2017-107-V, 2017-108-V, 2017-114-V, 2017-120-V, 2017-423-V, 2017-486-V, 2017-497-V and 2017-508-V. The motion carried 4-0.

### Petition#

### Magistrate Recommends to Partially Grant

2017-094-V	Hampton Inn Hotel c/o Louis Breeding
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Chair Pinkoson recognized John Dent to speak regarding 2017-094-V.

**Ramos moved** to approve the Magistrate's recommendation to partially grant 2017-094-V. The motion failed 2-2 with Chair Pinkoson and School Board member Paulson in dissent.

**Citizen member Smith moved** to re-submit to Magistrate for consideration.

**Citizen member Smith moved** a substitute motion to send to a 2<sup>nd</sup> special magistrate for consideration and the VAB Attorney to review qualifications of the new magistrate. The motion carried 4-0.

### Petition#

### Magistrate Recommends to Partially Grant

2017-428-V	Mable Barnes LLC
2017-429-V	PDA Development, Inc.

Chair Pinkoson recognized Andrew Coffey to speak regarding petitions 2017-428-V and 2017-429-V.

**Citizen member Smith moved** to send 2017-428-V and 2017-429-V to a 2<sup>nd</sup> magistrate for consideration. The motion carried 4-0.

### **Real Property**

#### **Petition#**

#### **Magistrate Recommends to Partially Grant**

2017-096-V

Oaks Mall Gainesville, Ltd

Chair Pinkoson recognized Sabrina Robinson and John Dent to speak regarding petition 2017-096-V.

**Citizen member Smith moved** to send to a 2<sup>nd</sup> magistrate for consideration. The motion carried 4-0.

### **Tangible**

#### **Petition #**

#### **Magistrate Recommends to Deny**

2017-149-T

Winn Dixie Stores, Inc.

2017-150-T

Winn Dixie Stores, Inc.

2017-151-T

Winn Dixie Stores, Inc.

2017-411-T

Sysco Merchandising Supply Chain Service

2017-488-T

Wal-Mart Stores East, LP

2017-489-T

Wal-Mart Stores East, LP

2017-490-T

Sam's East, Inc.

2017-491-T

Wal-Mart Stores East, LP

2017-492-T

Wal-Mart Stores East, LP

2017-493-T

Wal-Mart.com USA LLC

2017-509-T

North Florida Regional Medical Center

**Citizen Ramos moved** to approve the magistrate's recommendation to deny 2017-149-T, 2017-150-T, 2017-151-T, 2017-411-T, 2017-488-T, 2017-489-T, 2017-490-T, 2017-491-T, 2017-492-T, 2017-493-T and 2017-509-T. The motion carried 4-0.

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

**Citizen member Ramos moved** to authorize the Chair to sign the decision of the VAB (Form 485-V) and the certification of the VAB forms (Form DR-488). The motion carried 4-0.

### **2018 Business**

7. Election of chair and vice chair – J.K. “Jess” Irby, Clerk  
(Chair must be a County Commissioner)

**Citizen member Ramos moved** to appoint Commissioner Byerly as Chair and Commissioner Pinkoson as Vice Chair. The motion carried 4-0.

8. VAB Attorney Contract

**Citizen member Smith moved** to approve the 2018 VAB Attorney Contract. The motion carried 4-0.

9. Sunshine Rules Overview – VAB Attorney presented

link: <http://www.myflsunshine.com/sun.nsf/sunmanual>

10. DOR Uniform Policies & Procedures Manual for VAB'S – VAB Attorney presented

State - <https://www.flrules.org/gateway/ChapterHome.asp?Chapter=12D-10>

<https://www.flrules.org/gateway/ChapterHome.asp?Chapter=12D-9>

11. Selection of 2018 Special Magistrates – Summary sheet of applicants' qualifications and requirements attached

- a) Select one attorney magistrate and one alternate for issues of exemptions and classifications
- b) Select one Real Estate Magistrate and one alternate for issues regarding the valuation of real estate – residential and commercial and issues regarding the valuation of tangible personal property
- c) Authorize the Clerk to negotiate contracts with the Special Magistrates and alternates, and direct the Chair to execute the agreement subject to approval by the VAB Attorney.

**Citizen member Ramos moved** to approve Lee Carlin, Reginald Carter, John Robinson and Elizabeth Young as magistrates for 2017 and 2018 and continue to look for qualified applicants. The motion carried 4-0.

12. Selection of designee to make good cause decisions for late filed petitions (VAB Attorney) and for rescheduling of petitions (Deputy Clerk) –

**Citizen member Smith moved** to select Lee Carlin or Elizabeth Young to make good cause decisions and the Deputy Clerk for rescheduling request. The motion carried 4-0.

13. Authorize Chair to sign Resolution ratifying the Clerk to charge fee of not more than \$15 for each parcel covered by the petition as allowed by FAC Rule 12D-9.015(7).

**Citizen member Smith moved** to authorize the Chair to sign Resolution 18-01. The motion carried 4-0.

**Citizen member Smith moved** to authorize the Clerk to negotiate contracts with the Special Magistrates and direct the Chair to execute the agreement subject to approval by the VAB Attorney. The motion carried 4-0.

14. 2018 Calendar (Information only)

The meeting adjourned at 3:52 p.m.