

March 15, 2016

The Pinellas County Value Adjustment Board (VAB) met in the County Commission Conference Room, 315 Court Street, Clearwater, Florida, at 8:34 A.M. on this date with the following members present:

Pat Gerard, County Commissioner, Chairman  
John Morroni, County Commissioner  
Carol Cook, School Board Member  
Michael A. J. Bindman, Citizen Appointee (School Board)  
Darryl C. Wilson, Citizen Appointee (Board of County Commissioners)

Also Present

Pam Dubov, Property Appraiser  
Stephen G. Watts, Esquire, VAB Counsel  
Claretha N. Harris, Chief Deputy Director, Finance  
Frederick L. Dean, Director, Finance  
Norman Loy, Manager, Board Records  
Other interested individuals  
Christopher Bartlett, Deputy Clerk, Board Reporter

AGENDA

- Item No. 1 Meeting called to Order.
- Item No. 2 Select the Chair for the 2016 VAB Cycle.
- Item No. 3 Citizens who wish to comment on the VAB process.
- Item No. 4 Approval of the Minutes of the October 6, 2015 Meeting.
- Item No. 5 Final Action of Recommendations of Special Magistrates.
- Item No. 6 Final Certification of the 2015 Tax Rolls.
- Item No. 7 Selection of date to hold Organizational Meeting and First Certification Meeting for the 2016 VAB Cycle.
- Item No. 8 Final Impact Notice and Statistical Information.
- Item No. 9 Adjournment.

MEETING CALLED TO ORDER

Chairman Gerard called the meeting to order at 8:34 A.M., and at her request, those in attendance introduced themselves.

COMMISSIONER GERARD SELECTED AS CHAIRMAN FOR 2016

Commissioner Morroni moved, seconded by School Board Member Cook and carried unanimously, that Commissioner Gerard serve as Chairman for the 2016 VAB cycle.

CITIZENS TO BE HEARD

In response to the Chairman's call for citizens wishing to be heard, Property Appraiser Pam Dubov appeared on behalf of herself and petitioner Thomas Jeszke regarding his petition number 2015-0220. She discussed the Special Magistrate hearing held on January 4, a transcript of which has been filed and made a part of the record, and stated that she is asking the Board to overturn the magistrate's recommendation. She indicated that certain processes within her office were misrepresented by the magistrate during the hearing; that her office was not allowed to offer corrections at the hearing; and that had she been aware of the full testimony in the case, she would have directed her staff to reduce the value.

Responding to queries by the members, Ms. Dubov stated that while there may be concern for the lack of due process during the hearing, she is more concerned about the magistrate's inaccurate statements and decision based upon the evidence that was presented. She indicated that two similar boat slips in the same condominium complex each sold for \$10,000 in 2015; that Mr. Jeszke's boat slip's initial value of \$25,000 was based on sales that were older; and that the actual value of Mr. Jeszke's boat slip should be set at \$15,000.

Thereupon, Commissioner Morroni moved, seconded by Mr. Bindman and carried unanimously, that the Board overturn the Special Magistrate's recommendation in petition 2015-0220.

Responding to query by Mr. Bindman, Attorney Watts stated that any issue and concern regarding the magistrate can be reviewed during next year's hiring process.

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MINUTES OF THE VAB MEETING HELD OCTOBER 6, 2015 – APPROVED

Upon motion by School Board Member Cook, seconded by Mr. Bindman and carried unanimously, the minutes of the meeting of October 6, 2015 were approved.

FINAL RECOMMENDATIONS OF SPECIAL MAGISTRATES – APPROVED

Commissioner Morroni moved, seconded by School Board Member Cook and carried unanimously, that the final recommendations of the Special Magistrates be approved with the exception of the recommendation specific to petition 2015-0220.

FINAL CERTIFICATION OF 2015 TAX ROLLS – APPROVED

Mr. Loy indicated that the real property certification will have to be updated in order to reflect the exception to petition 2015-0220; and that the Board could approve the new certification to be signed at a later date; whereupon, Ms. Dubov stated that her office will deliver the updated certification to the Board Chairman later today.

Mr. Bindman moved, seconded by School Board Member Cook and carried unanimously, that the Chairman be authorized to sign the final certification of the 2015 tax rolls as soon as it is completed and received.

2016 ORGANIZATIONAL MEETING TO BE HELD JUNE 7, 2016 AND 2016 FIRST CERTIFICATION MEETING TO BE HELD OCTOBER 4, 2016

Following discussion, Commissioner Morroni moved, seconded by Mr. Bindman and carried unanimously, that the Board hold its 2016 Organizational Meeting on June 7, 2016 at 8:30 A.M. and its 2016 First Certification Meeting on October 4, 2016 at 8:30 A.M.

FINAL IMPACT NOTICE AND STATISTICAL INFORMATION

Mr. Loy reviewed the final impact notice and statistical information, a copy of which has been filed and made a part of the record, and noted that 29 VAB petitions were granted this year.

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ADJOURNMENT

At this time, 8:54 A.M., Chairman Gerard directed that the meeting be adjourned.

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Chairman