

**MINUTES OF THE  
BRADFORD COUNTY  
VALUE ADJUSTMENT BOARD HEARINGS  
TUESDAY, OCTOBER 9, 2012  
9:00 A.M.**

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The 2012 Value Adjustment Board met October 9, 2012, for the purpose of hearing Petitioners seeking review and adjustment of the assessed value and/or classification of certain properties.

Serving on the Value Adjustment Board this year for the School Board: Vivian Chappell. Serving for the Board of County Commissioners: Ross Chandler and Lila Sellars. Citizen members: Frank Patterson and Greg Pusateri.

Also attending: Jimmy Alvarez, Property Appraiser; Al Coston, Chief Deputy Property Appraiser; Kenny Clark and Shelley Bowen, Property Appraiser staff members; Paul Sanders, VAB Attorney; and Marlene Stafford, Deputy Clerk.

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**CALL TO ORDER:** Chairman Chandler called the hearings to order at 9:00 a.m.

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**ANNOUNCE COMPLIANCE WITH 12D-9.014 PRE-HEARING CHECKLIST—PAUL SANDERS**

Mr. Sanders advised that the VAB is compliant with all requirements of Chapter 194, F.S. and Department rules. ([Pre-Hearing Checklist](#))

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**REPORT ON ALL WITHDRAWALS, SETTLEMENTS, ACKNOWLEDGEMENTS OF CORRECTNESS—MARLENE STAFFORD**

Ms. Stafford advised that [a list](#) of all withdrawals, settlements and acknowledgements of correctness is on the docket.

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**(All items presented as evidence in each case are on file in the Clerk's Office.)**

**PETITION NO. 5 - filed by Carolyn B. Spooner**, concerning the real property value of parcel #02683-0-01100.

Mr. Alvarez cited rules relating to the exchange of evidence between the property appraiser and petitioners. Ms. Spooner has not presented his office with any evidence as was requested. Therefore, he may object to some of the evidence she presents.

Chairman Chandler asked Ms. Spooner if she had any questions regarding the written overview of the procedures for the hearing provided to her. Ms. Spooner indicated in the negative.

(10-09-12 VAB Hearings)

Ms. Spooner presented her position to support the petition appealing the real property value. Ms. Spooner presented photos to Mr. Alvarez and reviewed the photos. (The photos depicted the addition to her home and were not presented into evidence.) Ms. Spooner then presented the photos to the VAB for their review.

The Property Appraiser's Office distributed copies of evidence and presented their position to support denial of adjustment to the real property value.

Rebuttal, questions and discussion ensued.

Mr. Sanders directed the VAB relating to the appropriate action to take based on the evidence presented.

**ACTION BY THE BOARD:** On Motion of Commissioner Sellars, Seconded by Citizen Member Patterson, the Board unanimously accepted the Property Appraiser's real property value and denied the relief applied for in Petition No. 5.

(Form [DR-485V](#)-Decision of VAB-Findings of Fact and Conclusions of Law)

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**PETITION NO. 9 - filed by Belco Enterprises (Winn-Dixie),** concerning the real property value of parcel 03185-0-00000.

The Clerk announced that the Petitioner advised that they would not be present but would like a motion to preserve their right to appeal to the next level. (A good cause request is not pending.)

**ACTION BY THE BOARD:** On Motion of School Board Member Chappell, Seconded by Commissioner Sellars, the Board unanimously instructed Mr. Sanders to prepare Findings of Fact and Conclusions of Law within the guidelines of Department Rules and Florida Statutes to preserve the Petitioners right to appeal.

(Form [DR-485V](#)-Decision of VAB—Findings of Fact and Conclusions of Law)

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**PETITION NO. 7 - filed by Greenhouse, LLC (Walgreens),** concerning the real property value of parcel #03151-0-00000.

The Clerk announced that the petitioner would not be present but desires to have their evidence heard. The Property Appraiser will present their position and then the VAB will review the evidence submitted by the Petitioner.

The Property Appraiser's Office distributed copies of evidence and presented their position to support denial of adjustment to the real property value.

The VAB reviewed the evidence submitted by the Petitioner.

(10-09-12 VAB Hearings)

**ACTION BY THE BOARD:** On Motion of Citizen Member Pusateri, Seconded by School Board Member Chappell, the Board unanimously accepted the Property Appraiser's real property value and denied the relief applied for in Petition No. 7.

(Form [DR-485V](#)-Decision of the VAB-Findings of Fact and Conclusions of Law)

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**PETITION NOS. 11 and 12- filed by DeBary Associates, LP,** concerning the real property value of parcel nos. 04229-0-00000 and 04229-0-00200, respectfully.

The Clerk announced that the petitioner was not present but desired to have their evidence heard. The Property Appraiser will present their position and then the VAB will review the evidence submitted by the Petitioner.

The Property Appraiser's Office distributed copies of evidence and presented their position to support denial of adjustment to the real property value.

**ACTION BY THE BOARD:** On Motion of School Board Member Chappell, Seconded by Citizen Member Pusateri, the Board unanimously accepted the Property Appraiser's real property value and denied the relief applied for in Petition Nos. 11 & 12.

(Form [DR-485V](#)-Decision of the VAB-Findings of Fact and Conclusions of Law)

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**CERTIFICATION OF THE VALUE ADJUSTMENT BOARD (FORM DR-488):**

Ms. Bowen presented Form DR-488 for both Real Property and Tangible Personal Property for the Board's review and the Chairman's signature. (It was later determined that Form DR-488P was appropriate since the VAB has not completed its hearings.)

([DR-488P](#) for Real and Tangible Personal Property)

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Deputy Clerk Stafford announced that the next date for hearings is set for Thursday, November 8 beginning at 9:00 a.m.

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**ADJOURN**

There being no further business, the hearings adjourned at 10:15 a.m.

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(Minutes prepared by Marlene Stafford, Deputy Clerk)