

PORT ST. JOE, FLORIDA

OCTOBER 19, 2006

VALUE ADJUSTMENT BOARD

The Value Adjustment Board of Gulf County, Florida met this date in special session with the following members present: County Commissioners Carmen L. McLemore, Billy E. Traylor and Bill Williams, and School Board Members Linda Wood and George Cox.

Others present were: County Attorney Timothy McFarland, Clerk Executive Administrator Towan Kopinsky, and Deputy Clerk Kari Summers.

The meeting was called to order at 9:01 a.m., E.T.

APPROVAL OF MINUTES

Upon motion by County Commissioner Traylor, second by County Commissioner Williams, and unanimous vote, the Board approved the minutes of the September 20, 2006 V.A.B. Organizational Meeting.

PETITION #1 - PAULA R. STOVALL (#05649-001R)

The Petitioner not being present, Property Appraiser Colbert stated that Mrs. Stovall is requesting homestead exemption on this parcel. He reported that Mrs. Stovall is married and her husband claims homestead in Georgia, and he presented Article VII, Section 6(b), of the Florida Constitution which allows only one (1) exemption to any individual or family unit. County Commissioner Traylor motioned to deny Petition #1, and County Commissioner Williams seconded the motion. County Commissioner Williams discussed the extensive evidence presented by Mrs. Stovall. The motion then passed unanimously.

The meeting did then recess at 9:04 a.m., E.T.

The meeting reconvened at 9:10 a.m., E.T.

PETITION #5 - JAMES E. RISH (#02656-000R)

Chairman McLemore stated that he needs to abstain from the discussion on this petition due to business involvement with the Petitioner, and he passed the Chair to County Commissioner Williams. The Petitioner not being present, Property Appraiser Colbert reported that Mr. Rish is now receiving homestead exemption on this parcel of property, and is contesting something that happened a few years ago. County Commissioner Traylor motioned to deny this petition. The motion died for lack of a second. Chairman Williams discussed that the V.A.B. addressed this issue last year, and it was denied based on the fact that Mr. Rish rented his home during the time period in question (Mr. Rish petitioned for his

appraised value to be reduced back to what it was when he lost his homestead exemption status). County Commissioner Traylor then motioned to deny Petition #5. Chairman Williams passed the Chair to County Commissioner Traylor and seconded the motion. The motion then passed unanimously (4-0). Chairman Traylor then returned the Chair to County Commissioner McLemore.

The meeting did then recess at 9:14 a.m., E.T.

The meeting reconvened at 9:15 a.m., E.T.

PETITION #92 - CHARLES H. GRIFFIES, SR. (#03905-000R)

V.A.B. Attorney McFarland reported that the Petitioner requested withdrawal of this petition. Upon motion by County Commissioner Traylor, second by County Commissioner Williams, and unanimous vote, the Board confirmed withdrawal of Petition #92.

PETITION #99 - GAIL ALSOBROOK (#04245-000R)

V.A.B. Attorney McFarland reported that, per Florida Statutes, the hearing for this petition has been re-scheduled for October 24, 2006 at 5:00 p.m., E.T.

PETITION #2 - PETER H. BURGHER (#03191-020R)

Peter Burgher appeared before the Board to discuss damage to his property and loss of land due to Hurricane Dennis in 2005 (with proposed calculations based on an appraisal he received in 2003, prior to Hurricane Dennis).

Property Appraiser Colbert presented a handout showing land sales in the surrounding area (vacant property) in 2005. He stated that many of the sales were for less land than Mr. Burgher owns. He stated that there is a good chance his value will be reduced in 2006 because there have been no sales this year (market has declined this year).

Upon inquiry by V.A.B. Attorney McFarland regarding damage to the structure during the Hurricane, Mr. Burgher reported that his house is permanently tilted, and the insurance company will not cover the costs to repair it (\$25,000.00), but no square footage was decreased.

Property Appraiser Colbert reported that the houses that were condemned by the County have been removed from the tax roll (a list was received from the Building Department).

After further discussion, County Commissioner Williams motioned to continue (table) this petition until the October 24, 2006 meeting to allow the Property Appraiser to review the property and work out an agreement regarding this petition. School Board Member Cox seconded the motion, and it passed unanimously.

PETITION #3 - KAY TAYLOR (#03816-210R)

V.A.B. Attorney McFarland reported that the Petitioner requested withdrawal of this petition. Upon motion by County Commissioner Traylor, second by School Board Member Wood, and unanimous vote, the Board confirmed withdrawal of Petition #3.

PETITION #100 - JAMES SAULS (#03169-595R)

V.A.B. Attorney McFarland reported that the Petitioner requested withdrawal of this petition. Upon motion by School Board Member Wood, second by School Board Member Cox, and unanimous vote, the Board confirmed withdrawal of Petition #100.

PETITION WITHDRAWALS - BUDGETARY IMPACT

County Commissioner Williams requested that Property Appraiser Colbert present the Value Adjustment Board with a list of reductions (made during his negotiations with Petitioners who withdrew their petitions) that will impact the County and School Board budgets. Property Appraiser Colbert stated he will present this information at the October 24th meeting.

The meeting did then recess at 9:38 a.m., E.T.

The meeting reconvened at 10:00 a.m., E.T.

PETITION #2 - PETER H. BURGHER (#03191-020R)

V.A.B. Attorney McFarland reported that the Petitioner has requested withdrawal of his petition (has worked out an agreement with the Property Appraiser). Upon motion by County Commissioner Williams, second by School Board Member Wood, and unanimous vote, the Board confirmed withdrawal of Petition #2.

PETITION #4 - DAVID R. LESTER (#06269-051R)

David Lester appeared before the Board to discuss that he is not contesting his appraisal (it was reduced by the Property Appraiser), he is requesting that he be re-designated as Gulfside Interior (is now designated as Gulfside) for purposes of the new M.S.T.U.

V.A.B. Attorney McFarland discussed the Beach Restoration M.S.T.U. that was recently adopted by the Board of County Commissioners, stating that the Value Adjustment Board could make a recommendation to them for a designation change on this parcel.

Mr. Lester stated that he does not own waterfront property, another individual owns the vacant lot between him and the Gulf. He stated that he does have a 10-foot easement to the Gulf.

Property Appraiser Colbert presented a handout showing this parcel, and stated that he has no objection to Mr. Lester's request.

After further discussion, County Commissioner Traylor motioned to make a recommendation to the Board of County Commissioners that this parcel be re-designated as a Gulfside Interior lot for M.S.T.U. purposes. County Commissioner Williams seconded the motion, and it passed unanimously. County Commissioner Williams also discussed Mr. Lester's easement, and requested that he meet with T.D.C. Director Pickett to discuss this issue.

PETITION #6 - BONNIE HEATH (#06345-850R)

Bonnie Heath appeared before the Board to contest the valuation on his property. He discussed that his house was condemned after Hurricane Dennis, and stated that Property Appraiser Colbert removed his house from the appraised value. He stated that he disagrees with the value of his lot because it does not serve the same purpose as it did prior to the Hurricane, and he disagrees with it being on the tax roll at 100% of the value (other Counties typically have the appraised value at less than the market value). He further reported that he is relocating the house on the lot, and is in the process of rebuilding.

Property Appraiser Colbert presented a handout showing the valuations of surrounding properties in the area, stating that they are all similar in value. He further stated that the valuations will probably come down for 2006 due to the decline in sales this year.

After discussion by members of the Board that they must consider what the property was worth in 2005, County Commissioner Traylor motioned to deny Petition #6. School Board Member Cox seconded the motion, and it passed unanimously.

PETITION #93 - CHARLES E. & EDITH B. DOYLE (#01376-000R)

V.A.B. Attorney McFarland reported that the Petitioner requested withdrawal of this petition. Upon motion by County Commissioner Williams, second by School Board Member Wood, and unanimous vote, the Board confirmed withdrawal of Petition #93.

PETITION #1 - PAULA R. STOVALL (#05649-001R)

Upon inquiry by Paula Stovall regarding her petition that was scheduled for 9:00 a.m., Chairman McLemore stated that her petition was considered at that time. After discussion by the V.A.B. Attorney and members of the Board, School Board Member Wood inquired about additional documents that were not a part of the evidence Mrs. Stovall presented. Mrs. Stovall stated that she would like to highlight portions of the evidence she presented. County Commissioner Williams discussed that Mrs. Stovall did a tremendous amount of work in preparing her evidence, and the members have reviewed it extensively. The Board took no

further action on Petition #1.

PETITION #5 - JAMES E. RISH (#02656-000R)

James Rish stated that his petition was scheduled for 9:10 a.m., and he was late because he had a flat tire. After discussion that this petition has already been considered, the Board took no further action on Petition #5.

The meeting did then recess at 10:25 a.m., E.T.

The meeting reconvened at 10:32 a.m., E.T.

PETITION #94 - JOAN L. PATRONIS (#03805-140R)

County Commissioner Williams stated that he needs to abstain from the discussion on this petition due to business involvement with the Petitioner. The Petitioner not being present, Property Appraiser Colbert presented a handout, discussed the values of surrounding properties, and reported that Ms. Patronis paid \$185,000.00 for the property in 2005 (she is assessed at \$143,910.00). After further discussion, County Commissioner Traylor motioned to deny Petition #94. School Board Member Wood seconded the motion, and it passed unanimously (4-0).

PETITION #98 - CHRIS & ANDREA KENNINGTON (#04546-017R)

Chris Kennington appeared before the Board to discuss his petition for reduction of his property value based on the assessment of a surrounding property.

Property Appraiser Colbert presented a handout of assessed values of vacant land in the surrounding area. He stated that most of the lots are on the roll at \$45,000.00, with the "front-foot" lots being at \$600.00 per foot. He also presented a handout showing sales in this area. <County Commissioner Traylor left the meeting at 10:40 a.m.> Upon inquiry by County Commissioner Williams, Property Appraiser Colbert stated that the mobile home (improvements) value is \$73,697.00 and the land is \$90,000.00. <County Commissioner Traylor returned to the meeting at 10:41 a.m.>

Mr. Kennington stated that he is not contesting the house, but the land was given to him and after he applied for homestead, the value increased almost 600% from when it belonged to his father. Upon further discussion, the Board agreed to recess to allow Property Appraiser Colbert to check the current value of the property Mr. Kennington is using as his comparison (the copy printed from the Website is the 2004 figure).

The meeting did then recess at 10:43 a.m., E.T.

The meeting reconvened at 10:54 a.m., E.T. <County Commissioner Traylor did not return to the meeting>

PETITION #98 - CHRIS & ANDREA KENNINGTON (#04546-017R)

Property Appraiser Colbert stated that the comparison Mr. Kennington used is the same as the listing on the Website. He stated that he will be glad to go look at this property to see if he can work something out with Mr. Kennington. After discussion, Mr. Kennington stated that he would like to withdraw his petition, and meet with Property Appraiser Colbert regarding his valuation. Upon motion by County Commissioner Williams, second by School Board Member Wood, and unanimous (4-0) vote, the Board confirmed withdrawal of Petition #98.

PETITIONS #95-#97 - ST. JOE NATURAL GAS COMPANY (#00355-002R/#00355-000R/#00355-003R)

V.A.B. Attorney McFarland reported that the Petitioner requested withdrawal of these petitions. Upon motion by School Board Member Wood, second by School Board Member Cox, and unanimous (4-0) vote, the Board confirmed withdrawal of Petition #95, #96 and #97.

PETITIONS #7-#91 - MONIKA GRUNDMAN (#06287-145R / #06370-105R, - 110R, 115R, -120R, -125R, -130R, -135R, -140R, -145R, -150R, -160R, -165R, - 170R, -255R, -260R, -270R, -275R, -280R, -285R, -290R, -295R, -300R, - 305R, -310R, -315R, -320R, -325R, -330R, -335R, -340R, -345R, -350R, - 355R, -360R, -365R, -370R, -375R, -380R, -385R, -390R, -395R, -400R, -405R, - 410R, -415R, -420R, -425R, -430R, -435R, -440R, -445R, -450R, -460R, - 465R, -470R, -475R, -480R, -490R, -495R, -505R, -520R, -525R, -530R, - 540R, -550R, -565R, -570R, -575R, -580R, -585R, -590R, -595R, -600R, - 605R, -610R, -615R, -620R, -630R, -635R, -645R, -655R, -665R, -675R, & - 700R

V.A.B. Attorney McFarland reported that the Petitioner requested withdrawal of these petitions. Upon motion by School Board Member Wood, second by School Board Member Cox, and unanimous (4-0) vote, the Board confirmed withdrawal of Petitions #7 through #91.

V.A.B. Attorney McFarland reported that the next meeting will be held on October 24, 2006 at 5:00 p.m., E.T. to consider Petition #99 which was re-scheduled. Property Appraiser Colbert stated that he will report on any changes that will affect the budget at that meeting.

PETITION #1 & PETITION #5

Upon inquiry by Paula Stovall and James Rish regarding re-scheduling their petitions for October 24th, V.A.B. Attorney McFarland reported that Petitions #1 and #5 have been considered, and Petition #99 was re-scheduled according to the timeframe set out in the Florida Statutes.

There being no further business, and upon motion by County Commissioner Williams, second by School Board Member Wood, and unanimous (4-0) vote, the meeting did then adjourn at 10:58 a.m., E.D.T.

**CARMEN L. MCLEMORE
CHAIRMAN**

ATTEST:

**REBECCA L. NORRIS
CLERK**