

PASCO COUNTY VALUE ADJUSTMENT BOARD  
2022 FINAL MEETING

ANNOTATED AGENDA

MARCH 24, 2023

PREPARED IN THE OFFICE OF  
NIKKI ALVAREZ-SOWLES, Esq., CLERK & COMPTROLLER

THE MINUTES WERE PREPARED IN AGENDA ORDER  
AS PUBLISHED AND NOT IN THE ORDER  
IN WHICH THE ITEMS WERE HEARD

10:00 A.M.

HISTORIC PASCO COUNTY COURTHOUSE, BOARD ROOM, 2<sup>ND</sup> FLOOR  
37918 MERIDIAN AVENUE, DADE CITY, FL 33525

*Any person who decides to appeal any decision made by the Value Adjustment Board with respect to any matter considered at the forthcoming meeting, is hereby advised that he or she will need a record of the proceedings, and for such purpose he or she may need to ensure that a verbatim record of the proceedings is made that will include the testimony and evidence upon which such appeal is to be based.*

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**Members:**

Honorable Ronald E. Oakley, Chairman  
Honorable Seth Weightman – **Absent**  
Honorable Cynthia Armstrong  
Mr. Jim McBride, Citizen Representative for the County Commission  
Mr. Tim Linville, Citizen Representative for the School Board

**Clerk & Comptroller**      Honorable Nikki Alvarez-Sowles, Esq.  
                                         **Rep by: Ms. Debbie Gay, Director of Records and Support Services.**

**VAB Legal Counsel**      Rinky S. Parwani, Esq.

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**Call To Order**

Chairman Oakley called the meeting to order at 10:00 a.m.

**Invocation**  
**Pledge of Allegiance**

Ms. Gay led the Invocation and led the Pledge of Allegiance to the Flag

**Roll Call**

Ms. Gay called the roll. All members were present with the exception of Commissioner Weightman who was absent.

**Public Comment**

Mr. Alexander Callus spoke regarding his purchase of an old dairy farm, the existing lease, number of parcels, the tax bill increase, Green Belt Exemption, and the expectation that the exemption would have transferred. He expressed his disappointment in regard to this issue.

**Value Adjustment Board Minutes for Approval**

- 1 Minutes of June 17, 2022 Value Adjustment Board Organizational Meeting  
**File Number** VAB23-0001  
**Recommendation** Approve

**The Board approved** the June 17, 2022, Value Adjustment Board Organizational Meeting minutes.

**Listing of all Petitions Filed**

- 2 Listing of all Petitions Filed  
**File Number** VAB23-0002  
**Recommendation** No Action Required

The item was for information only. No action was required.

**Special Magistrate Recommendation in which an Exception has been filed by the Petitioner, Including Response from the Property Appraiser**

- 3 AV-554 Solomon Evans c/o Paul H. Bowen  
**File Number** VAB23-0003  
**Recommendation** Approve

**The Board approved** to uphold the Special Magistrate Recommendation.

- 4           HMLF-011 Theresa Vachon  
          **File Number**           VAB23-0004  
          **Recommendation** Approve

**The Board approved** to uphold the Special Magistrate Recommendation.

### **Special Magistrate Recommendations for All Petition Types**

- 5           Special Magistrate Recommendations for All Petition Types  
          **File Number**           VAB23-0005  
          **Recommendation** Approve

**The Board approved** the Special Magistrate recommendations for all petition types.

### **Certification of the Value Adjustment Board**

- 6           2022 Certification of the Value Adjustment Board  
          **File Number**           VAB23-0006  
          **Recommendation** Approve

**The Board approved** the 2022 Certification of the Value Adjustment Board.

### **Value Adjustment Board Attorney Contract**

- 7           VAB Attorney Contract – Rinky S. Parwani, Esquire  
          **File Number**           VAB23-0007  
          **Recommendation** Approve

**The Board approved** the item.

### **Advertisement and Setting of Compensation for Special Magistrates for the Value Adjustment Board**

- 8           Advertisement and Setting of Compensation for Special Magistrates for  
          2023 VAB  
          **File Number**           VAB23-0008  
          **Recommendation** Approve

**The Board approved** to increase the Special Magistrate Compensation from \$125.00 per hour to \$185.00 per hour.

#### **Request for Penalty Waiver**

- 9            Request for Penalty Waiver from Special Magistrate Steven Nystrom  
              **File Number**            VAB23-0009  
              **Recommendation** Approve

**The Board approved** to waive the penalty clause.

#### **Year End Reports and Noted Items**

- 10           Noted Items/Miscellaneous Correspondence  
              **File Number**            VAB23-0010  
              **Recommendation** No Action Required

The item was for information only. No action was required.

#### **Election of New Chairman and Vice-Chairman to the Value Adjustment Board**

- 11           Election of New Chairman and Vice-Chairman to the 2023 Value  
              Adjustment Board  
              **File Number**            VAB23-0011  
              **Recommendation** Approve

**The Board approved** to appoint Commissioner Oakley to serve as Chairman.

**The Board approved** to appoint Commissioner Weightman to serve as Vice-Chairman.

#### **Adjourn**

The meeting adjourned at 11:07 a.m.

Prepared by: Kayla Zine, Deputy Clerk, Records Clerk I, Board Records Division