

# ST. JOHNS COUNTY VALUE ADJUSTMENT BOARD

## 2024 ORGANIZATIONAL MEETING AGENDA

Sarah Arnold, BCC Member, Chair  
Roy Alaimo, BCC Member  
Patrick Canan, SJCSB Member  
Mario Caycedo, BCC Citizen Member

Devin Schneider, SJCSB Citizen Member  
James Bedsole, VAB Counsel  
Brandon J. Patty, Clerk and Comptroller  
Saundra Hutto, VAB Clerk

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Monday, July 22, 2024 | 9:00 AM

County Auditorium, 500 San Sebastian View, St. Augustine, Florida 32084

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### 1. Call to Order

### 2. Roll Call

### 3. Opening Comments, Introductions, and Discussion of Rules

- VAB member, clerk, and legal counsel introductions; contact information to be provided.
- Information on where to find *Uniform Policies and Procedures for Value Adjustment Boards* to be provided.
- Information on where to find the *Government-in-the-Sunshine* manual to be provided.
- Guidelines and statutes applicable to assessments and assessment administration to be provided.

### 4. Ratify Private Legal Counsel Appointment

Chapter 12D-9.013(1)(c) F.A.C. requires that legal counsel to the Value Adjustment Board (VAB) be ratified annually.

Mr. James Bedsole, legal counsel to the Value Adjustment Board, has requested an hourly rate increase from his current rate of \$200 per hour to \$275 per hour. The hourly rate for legal counsel services to the Value Adjustment Board has not been adjusted since 2014, when the \$200 per hour rate was approved by the VAB.

Orange and Indian River Counties conducted surveys on the rates paid for private legal counsel services to VABs in various Florida counties. In counties with similar populations to St. Johns County, the hourly rate of pay ranged from \$150 (St. Lucie County) to \$300 (Marion County).

#### **Suggested Motion:**

Motion to ratify the appointment of James Bedsole as private counsel to the St. Johns County Value Adjustment Board and amend the value adjustment board legal counsel's hourly compensation rate from \$200 to \$275, per hour.

### 5. Approval of Minutes

Approval of the May 23, 2024, VAB meeting minutes.

**Suggested Motion:**

Motion to approve the May 23, 2024, Value Adjustment Board meeting minutes, as submitted.

**6. Ratify Special Magistrates' Contracts**

The VAB is required by F.S. 194.035(1) to appoint special magistrates to conduct hearings and to make recommendations to the Board in the areas of real property valuation, tangible personal property valuation, and exemptions and classifications.

The special magistrates who have consented to serve for the 2024 tax year, and whose appointments need to be ratified are:

- Reginald Carter, Real Property Valuation Magistrate and Tangible Personal Property (TPP) Valuation Magistrate
- Mel Ward, Real Property Valuation Magistrate
- Elizabeth Young, Exemptions and Classifications Magistrate
- Joseph Davis, Exemptions and Classifications Magistrate

See attached spreadsheet for information regarding the magistrates' service, qualifications, and statutory requirements.

**Suggested Motion:**

Motion to ratify the appointments of: Reginald Carter, as real property and TPP special magistrate; Mel Ward, as real property special magistrate; Elizabeth Young, as exemptions and classifications magistrate; and Joseph Davis, as exemptions and classifications magistrate, to serve as special magistrates for the 2024 tax year.

**7. Resolution to Ratify the VAB Petition Filing Fee of \$15**

Chapter 12D-9.013(1)(k) F.A.C. requires that the VAB petition filing fee be ratified, by resolution, annually.

**Suggested Motion:**

Motion to adopt VAB Resolution No. 2024-1, setting the VAB petition filing fee of \$15.

**8. Discussion of Florida's Property Tax System**

Jim Bedsole, VAB Counsel, will present information on Florida's property tax system, respective roles within the system, taxpayer opportunities to participate in the system, and property taxpayer rights.

**9. Approval of Destruction of VAB Records**

Request for Board approval to destroy 115.5 cubic feet of value adjustment board records. Those records include petitions, meeting records, and tapes, from 1962 to 2018, per the *Florida Department of State Division of Library and Information Services General Records Schedule GS11*, Item #16: Value Adjustment Board Files: No Appeal Filed and Item #91: Value Adjustment Board Files: Appeal Filed.

**Suggested Motion:**

Motion to approve the destruction of 115.5 cubic feet of value adjustment board records, including petitions, meeting records, and tapes, from 1962 to 2018, per the *Florida Department of State Division of Library and Information Services General Records Schedule GS11*, Item #16: Value Adjustment Board Files: No Appeal Filed and Item #91: Value Adjustment Board Files: Appeal Filed.

**10. Discussion of Tentative VAB Meeting Schedule**

The VAB will meet on Thursday, October 10, 2024, at 9:00 am, to approve the first certification of the 2024 tax roll.

**11. Public Comment**

**12. Other Business, if any**

**13. Adjournment**

**VAB Contact Sheet**

<b>VAB Members:</b>	
Sarah Arnold, Chair 500 San Sebastian View St. Augustine, Fl 32084 (904) 209-0302 bcc2sarnold@sjcfl.us	Roy Alaimo 500 San Sebastian View St. Augustine, Fl 32084 (904) 209-0303 bcc3ralaimo@sjcfl.us
Mario Caycedo 7165 Woodward Road St. Augustine, Fl 32092 (760) 608-3200 mcaycedojr@bellsouth.net	Patrick Canan 40 Orange Street St. Augustine, Fl 32084 (904) 547-7510 patrick.canan@stjohns.k12.fl.us
Devin Schneider 240 Brantley Harbor Drive St. Augustine, Fl 32086 (904) 377-4352 devin.lopez@gmail.com	

**VAB Private Legal Counsel:**

Jame Bedsole 2450 Old Moultrie Road, Suite 104 St. Augustine, Fl 32086 (904)797-8701 service@bedsolelaw.com	
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**VAB Clerk:**

Brandon J. Patty, Clerk of Courts 4010 Lewis Speedway St. Augustine, Fl 32084 (904) 819-3601 bpatty@stjohnsclerk.com	
VAB Clerk Designee Robin Platt, VAB Supervisor 4010 Lewis Speedway St. Augustine, Fl 32084 (904) 819-3644 Ex. 4350 rplatt@stjohnsclerk.com	VAB Deputy Clerk Saundra Hutto 4010 Lewis Speedway St. Augustine, Fl 32084 (904) 819-3644 Ex. 4529 shutto@stjohnsclerk.com