

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT
IN AND FOR ORANGE COUNTY, FLORIDA
CIVIL DIVISION

SEA WORLD OF FLORIDA, LLC, a
a Florida corporation,

Plaintiff,

Case No.: 2016-CA-005060-O

vs.

Division:

RICK SINGH, as Property Appraiser;
SCOTT RANDOLPH, as Tax Collector and
LEON BIEGALSKI as Executive Director of
the Florida Department of Revenue,

Defendants.

AMENDED COMPLAINT

Plaintiff, SEA WORLD OF FLORIDA, LLC a Florida corporation, sues Defendant, RICK SINGH as Property Appraiser ("Appraiser"), SCOTT RANDOLPH as Tax Collector ("Collector"), and LEON BIEGALSKI ("Biegalski"), as Executive Director of the Florida Department of Revenue, and alleges:

1. This is an action to contest ad valorem tax assessments for the tax year 2015 and this Court has jurisdiction pursuant to Chapter 194, Florida Statutes, and article V, sections 5 and 20 of the Florida Constitution.
2. Plaintiff is a Florida limited liability corporation.
3. Appraiser is sued herein in his official capacity and is a necessary party to the action pursuant to section 194.181(2), Florida Statutes.

4. Collector is sued herein in his official capacity and is a necessary party to the action pursuant to section 194.181(3), Florida Statutes.

5. Defendant Biegalski is sued in his official capacity as Executive Director of the Florida Department of Revenue and is a necessary party to this action pursuant to section 194.181(5), Florida Statutes.

6. Plaintiff is the owner of certain real property located in Orange County, Florida, identified by Appraiser as follows:

Parcel No.
12-24-28-7874-00010
13-24-28-6283-00050
07-24-29-7959-00010
12-24-28-7874-00021
12-24-28-7874-00020
12-24-28-9247-00010
12-24-28-9249-00010

hereinafter referred to as the "Subject Property."

7. Appraiser estimated the just and assessed values of the Subject Property for ad valorem purposes as follows:

<u>Parcel No.</u>	<u>Just Value</u>	<u>Assessed Value</u>
12-24-28-7874-00010	\$195,264,253	\$195,264,253
13-24-28-6283-00050	\$42,572,203	\$34,774,663
07-24-29-7959-00010	\$46,021,020	\$36,711,677

<u>Parcel No.</u>	<u>Just Value</u>	<u>Assessed Value</u>
12-24-28-7874-00021	\$2,591,865	\$2,209,527
12-24-28-7874-00020	\$6,737,707	\$2,812,722
12-24-28-9247-00010	\$15,108,737	\$10,153,859
12-24-28-9249-00010	\$5,817,267	\$5,269,725

hereinafter the ("assessments").

8. Plaintiff has paid the taxes which have been assessed in full, pursuant to 194.171(3)(4), Florida Statutes. Copies of the receipts are attached hereto as Plaintiff's Composite Exhibit "A."

9. Plaintiff has performed all conditions precedent which is required to be performed by Plaintiff in establishing its right to bring this action. Specifically, this action has been filed within the time period prescribed by section 194.171(2) Florida Statutes.

10. Appraiser failed to comply with section 193.011, Florida Statutes and professionally accepted appraisal practices in assessing the Subject Property.

11. The assessments do not represent the just value of the Subject Property as of the lien date because they exceed the market value and therefore violate article VII, section 4 of the Florida Constitution.

WHEREFORE, Plaintiff demands that this Court take jurisdiction over this cause and the parties hereto; enter an order setting aside the assessment on the Subject Property as excessive; establish the proper just and assessed values for the Subject Property in accordance with the Constitution of the State of Florida and section 193.011,

Florida Statutes; direct the Collector to cancel the original bills and issue new tax bills in said reassessed amounts; and finally, to award Plaintiff its costs incurred in bringing this action pursuant to section 194.192, Florida Statutes, and award such other general relief as may be just and equitable.



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