

IN THE CIRCUIT COURT OF THE ELEVENTH JUDICIAL CIRCUIT
IN AND FOR MIAMI-DADE COUNTY, FLORIDA
CIVIL DIVISION

UNIVISION NETWORKS & STUDIOS,
INC., a foreign corporation,

Plaintiff,

Case No:

v.

Division:

PEDRO J. GARCIA, as Property Appraiser;
MARCUS SAIZ de la MORA as Tax Collector
and LEON M. BIEGALSKI as the Executive
Director of the Florida Department of Revenue;

Defendants.

COMPLAINT

Plaintiff, UNIVISION NETWORKS & STUDIOS, INC., a foreign corporation, sues Defendants, PEDRO J. GARCIA as Property Appraiser ("Appraiser"), MARCUS SAIZ de la MORA as Tax Collector ("Collector"), and LEON M. BIEGALSKI ("Biegalski") as the 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 2017 and this Court has jurisdiction pursuant to Chapter 194, Florida Statutes, and article V, section 5 and 20 of the Florida Constitution.
2. Plaintiff is a California 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 tangible personal property located in Miami-Dade County, Florida, identified by Appraiser using Folio No. **40-296328**, which property is used in conjunction with its broadcast communications business, hereinafter referred to as the "Subject Property."

7. Appraiser originally estimated the Subject Property's assessed value for ad valorem purposes in the amount of \$57,558,930 (hereinafter, the "assessment").

8. The Value Adjustment Board subsequently reduced the assessment to \$34,825,509, (hereinafter, the "revised assessment").

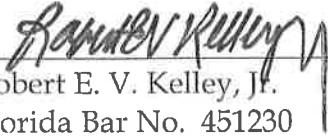
9. Plaintiff has paid the taxes which have been assessed in full, pursuant to section 194.171(3)(4), Florida Statutes. A copy of the receipt is attached hereto as Plaintiff's Exhibit "A."

10. Plaintiff has performed all conditions precedent which are 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.

11. The revised assessment was not made in compliance with section 193.011, Florida Statutes, and professionally accepted appraisal practices.

12. The revised assessment does not represent the just value of the Subject Property as of the lien date because it exceeds the market value and therefore violates 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 revised assessment on the Subject Property as excessive; establish the proper assessment of 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 bill and issue a new tax bill in said reassessed amount; and finally, to award Plaintiffs their 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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