

**IN THE CIRCUIT COURT OF THE  
SEVENTEENTH JUDICIAL CIRCUIT IN AND FOR  
BROWARD COUNTY, FLORIDA  
CIVIL DIVISION**

**PPF INDUSTRIAL 1971-1991 NW  
POWERLINE ROAD, LLC,  
a foreign limited liability company**

**Plaintiff,**

**v.**

**CASE:**

**DIV:**

**MARTY KIAR, as Property Appraiser  
of Broward County, Florida; BROWARD  
COUNTY, a Political Subdivision of the  
State of Florida; and JIM ZINGALE,  
as Executive Director of the Department of Revenue  
of the State of Florida,**

**Defendants.**

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**COMPLAINT**

Plaintiff, PPF INDUSTRIAL 1971-1991 NW POWERLINE ROAD, LLC (“Taxpayer”),  
sues Defendants, Marty Kiar, as Property Appraiser of Broward County, Florida (“Property  
Appraiser”), Broward County, a Political Subdivision of the State of Florida (“Tax Collector”) and  
Jim Zingale, as Executive Director of the Department of Revenue of the State of Florida (the  
“Department”) and says:

1. This is an action for statutory relief. This Court has jurisdiction pursuant to *Florida  
Statutes §194.036 and §194.171*. Venue is proper in Broward County as the subject property, as  
described below, and the Property Appraiser are located in Broward County, Florida.

2. Taxpayer is a foreign limited liability company registered and authorized to conduct  
business in Broward, Florida.

3. Property Appraiser is the duly elected Property Appraiser of Broward County, Florida. He is charged with the responsibility of discharging the duties of said office and is named as a party in accordance with *Florida Statutes §194.181(2)*.

4. Tax Collector is named as a party in accordance with *Florida Statutes §194.181(3)*.

5. Department is named as a defendant to this action as mandated by *Florida Statutes §194.181(5)*, because the tax assessment is also being contested on the grounds that it is contrary to the laws and Constitution of the State of Florida.

6. Taxpayer is the owner of real property and responsible under the law for payment of 2021 ad valorem taxes for the real property located in Broward County, Florida assessed by Property Appraiser under Folio No. 484228300010 and commonly known as 1971 N. Powerline Rd., Pompano Beach, FL 33069 (the "Property").

7. Property Appraiser certified the assessment of the Property for the year 2021 with a market value of \$58,659,850. These assessments are in excess of the just value of the Property, in violation of *Florida Statutes*, including §193.011, and in violation of Article VII, Section 4 of the Florida Constitution.

8. Property Appraiser's assessments of the Property were arbitrarily based on appraisal practices which are not professionally accepted appraisal practices nor acceptable mass appraisal standards within Broward County. Taxpayer will be irreparably damaged if Defendants are permitted to keep the collection of the full tax based on the market value of \$58,659,850.

9. Taxpayer has complied with all conditions precedent to the maintenance of this lawsuit, and has timely brought this action.

10. Taxpayer has paid the taxes on the Property as required under *Fla. Stat. § 194.171(3)* and (4). Evidence of said payment is attached hereto and incorporated by reference as Exhibit "A".

WHEREFORE, Taxpayer demands judgment against the Defendants as follows:

(i) Establishing the just value of the Property and directing such adjustments between the Parties as may be necessary in connection therewith or directing the Property Appraiser to reassess the Property for the 2021 tax year in compliance with Florida law;

(ii) Recalculating the taxes that should have been paid based on an assessment equal to the Property's just value, and ordering a refund to the Taxpayer of the excess amounts paid;

(iii) Awarding costs in favor of Taxpayer pursuant to Fla. Stat. §194.192; and

(iv) Granting such other and further relief as this Court deems just and proper

Respectfully submitted,

s/Kevin G. Brick, Esq.  
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