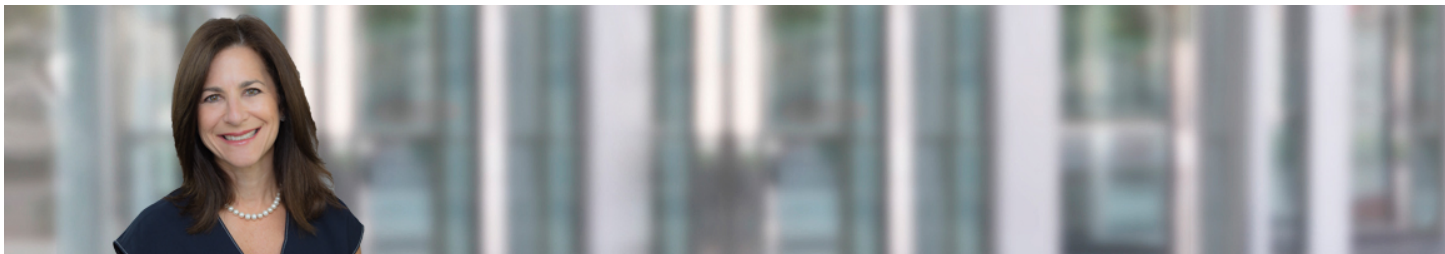


## Sabrina Weiss Robinson



Shareholder

Miami Office

srobinson@stearnsweaver.com

Phone: 305-789-3574

### PRACTICE AREAS

Ad Valorem Tax

Litigation & Dispute Resolution

Land Development

Government & Administrative

### OVERVIEW

Sabrina Weiss Robinson is a Shareholder in the Firm and the Head of the Ad Valorem Tax Department. She has over 30 years of commercial litigation experience, including 17 years focused exclusively on challenging property tax assessments. Sabrina helps owners, tenants, managers, lenders and developers throughout Florida reduce their tax liability through administrative appeals before Value Adjustment Boards and in Circuit Court. She has extensive experience in valuation appeals for various types of property, including retail centers, big box retailers, anchor department stores, car dealerships, office properties, hospitality, industrial, apartments, assisted/independent living facilities, vacant land and tangible personal property. Each year Sabrina appeals over 1,000 property valuations.

In addition to valuation appeals, Sabrina specializes in property tax legal hearings focusing on the issue of substantial completion. She also has extensive litigation experience in the ad valorem area, as well as general commercial litigation.

### REPRESENTATIVE EXPERIENCE

Represented owners of retail properties in Lincoln Road achieving reductions in market values totaling in excess of \$63 million, or an average of 15% reductions for our clients.

Represented hotel clients in Miami Dade and Broward Counties achieving market value reductions of over \$49.4 million.

Obtained removal of building values for properties not habitable as of January 1, 2020 totaling in excess of \$22 million, or an average of 38% reductions for our clients.

Represented office clients in Miami Dade, Broward, and Palm Beach Counties obtaining reductions in market values of over \$64 million.

Represented owners of two marina properties achieving a reduction in market values of over \$4.7 million, or an average of over 25% reductions for our clients.

Represented owner of Class A office building in Broward County achieving reductions of over \$6.5 million.

Represented large office building owner in Palm Beach County achieving a reduction in assessed value in excess of \$12 million.

Represented large office building owner in Miami Dade County achieving a reduction in market value in excess of \$14 million, or over 21% reduction.

Represented a national anchor department store chain achieving reductions of market values totaling in excess of \$18.9 million for locations in Broward and Miami Dade Counties.

Represented owners in Wynwood achieving reductions in market values totaling in excess of \$15.5 million.

Represented a national home improvement retailer achieving reductions of market values totaling in excess of \$10.4 million for locations in Broward, Miami Dade and Palm Beach Counties.

Represented owner of retail and office properties on Miracle Mile achieve a reduction of \$5.6 million, or an average of over 13% reductions for our clients.

Represented an owner and operator of two luxury assisted/independent living facilities achieving reductions of market values totaling in excess of \$8 million.

Represented one of the largest developers in Miami achieving reductions in market value in excess of \$23 million in Downtown Doral.

Represented single owner/operator of retail shopping centers in Northeast Dade and Broward County achieving reductions in market values of \$46 million.

Represented a national junior box retailer achieving reductions of market values totaling in excess of \$6.5 million for locations in Broward and Miami Dade Counties.

Represented owner of multifamily building in Midtown achieving reduction in market value of over \$5 million.

Represented owners of 3 development/redevelopment sites in Downtown Miami achieving reductions in market value of over \$4.7 million.

Represented car dealership owners in Miami Dade and Broward Counties achieving reductions of approximately \$22 million dollars.

Represented clients achieving reductions in tangible personal property of \$12 million, or an average of 38% reductions for our clients.

Represented owner of newly constructed distribution center for junior box retailer obtaining a \$2 million reduction in Polk County.

Represent luxury retailer in one of the highest grossing malls in the country achieving market value reduction of nearly \$2 million dollars.

Represented owners of 2 vacant industrial parcels in Miami Dade County achieving reductions in market values of \$4.8 million.

Represented an owner of a recently constructed luxury, flag hotel in Downtown Miami achieving a reduction of market value in excess of \$2.5 million.

Represented lender which took over failed development project achieving a reduction in assessed value in excess of

\$17.5 million on vacant land.

Represented owner in obtaining agricultural classification (“greenbelt exemption”) for owner’s use of property in raising exotic birds (aviculture), a case of first impression in the State of Florida.

Represented owner in challenging denial of agricultural classification for multi-acre property resulting in reduction in assessed valuation of over \$1 million.

Represented owner in applying for refund of ad valorem tax payment as a result of tax appraiser’s misclassification of waterfront marina after constitutional amendment was passed providing for special tax treatment of waterfront marinas.

Represented owner in successfully overturning denial of agricultural use classification (“greenbelt exemption”) for 16-acre tract of property resulting in over \$3 million reduction in assessed valuation.

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## PROFESSIONAL & COMMUNITY INVOLVEMENT

Greater Miami Jewish Federation

Woman’s Philanthropy, Former member of Board of Directors

Past Area Chair, Miami Beach

United Jewish Communities National Young Leader Cabinet, Former Member

Rock ‘N Run

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## PUBLICATIONS & PRESENTATIONS

**Ad Valorem Tax News Update, Publications: [Do You Own Real Property? Be on the Lookout for your TRIM Notice!](#)**

Stearns Weaver Miller News Update | August 2021

**Ad Valorem Tax News Update, Publications: [It's time to start thinking about filing property tax appeals.](#)**

Stearns Weaver Miller News Update | June 2021

**Events: [Commercial Real Estate Valuations](#)**

Florida CCIM Chapter Lunch & Learn || September 2020

**Publications: [Do You Own Real Property? Be on the Lookout for your Trim Notice!](#)**

Stearns Weaver Miller News Update | August 2020

**Ad Valorem Tax News Update, Publications: [Florida Court Retreats from Holding Rushmore Method Illegal, but Consequences for Property Valuation Still Nearly the Same](#)**

Stearns Weaver Miller News Update | August 2020

**Events: [Valuations and Property Values in Miami-Dade County](#)**

| July 2020

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**Ad Valorem Tax News Update, Publications: [Rushmore Approach Essentially Dead for Use by Property Appraisers in Hotel Valuation](#)**

Stearns Weaver Miller News Update | July 2020

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**Ad Valorem Tax News Update, Publications: [Hotels - Possible Opportunity to Reduce Tangible Personal Property Taxes](#)**

Stearns Weaver Miller News Update | May 2020

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**Events: [Virtual Webinar - Ad Valorem Taxes & COVID-19](#)**

| May 2020

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**Ad Valorem Tax News Update, COVID News Update, Publications: [2019 Property Tax Deadline EXTENDED for All Florida Counties | Due April 15](#)**

Stearns Weaver Miller News Update | March 2020

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**Ad Valorem Tax News Update, COVID News Update, Publications: [Miami-Dade County Tangible Personal Property Return Deadline Extensions](#)**

Stearns Weaver Miller News Update | March 2020

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**Ad Valorem Tax News Update, COVID News Update, Publications: [2019 Property Tax Deadline NOT EXTENDED FOR MOST COUNTIES | Due March 31](#)**

Stearns Weaver Miller News Update | March 2020

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**Ad Valorem Tax News Update, Publications: [Have You Paid Your Property Taxes? Property Taxes Due March 31st.](#)**

Stearns Weaver Miller News Update | February 2020

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**Ad Valorem Tax News Update, Publications: [Do You Own Real Property? Be on the Lookout for Your TRIM Notice.](#)**

Stearns Weaver Miller News Update | August 2019

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**Ad Valorem Tax News Update, Publications: [Estimated Property Tax Values for 2019](#)**

Stearns Weaver Miller News Update | June 2019

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**Ad Valorem Tax News Update, Publications: [Have You Paid Your Property Taxes? Property Taxes Due March 31st.](#)**

Stearns Weaver Miller News Update | March 2019

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**Ad Valorem Tax News Update, Publications: [Do You Own Real Property? Be on the Lookout for Your TRIM Notice!](#)**

Stearns Weaver Miller News Update | August 2018

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**Ad Valorem Tax News Update, Government & Administrative News Update, Land Development News Update, Publications: [Upcoming Vote on Amendment Two Has Significant Tax Implications for Non-Homestead Property Owners](#)**

Stearns Weaver Miller News Update | August 2018

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**Ad Valorem Tax News Update, Publications: [Property Tax Assessments and the Eye of the Beholder | Summer Edition 2018](#)**

Stearns Weaver Miller News Update | July 2018

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## NEWSROOM

## **EDUCATION**

J.D, *cum laude*, University of Miami College of Law, 1989

B.A., University of Texas at Austin, 1986

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## **ADMISSIONS**

Florida

United States District Court for the Southern District of Florida

United States Court of Appeals for the Eleventh Circuit