

TOWN OF LAUDERDALE-BY-THE SEA
PUBLIC NUISANCE VIOLATION/
CODE COMPLIANCE HEARING MINUTES
Town Commission Meeting Room
Monday, November 3, 2014 at 10:00 A.M.

I. CALL TO ORDER, SPECIAL MAGISTRATE TOM ANSBRO

Special Magistrate Tom Ansbro called the hearing to order at approximately 10:04 a.m. on Monday, November 3, 2014. Town Attorney Alan Gabriel, Code Compliance Inspector Carmen Sanchez, BSO Lieutenant Thomas Palmer and BSO Detective Brann Redl were present at the hearing. Also present was Clerk Idalia Gutierrez to record the minutes of the hearing.

II. SWEARING OF WITNESSES

The Special Magistrate administered the oath to all those present who intended testifying.

III. OPENING STATEMENT

Special Magistrate Tom Ansbro explained the procedures for the hearing.

IV. CODE CASES

1. Case No. 14050014 – 4245 N Ocean Dr

Clerk Idalia Gutierrez called the case to be heard.

ITEM #IV.1

Case #: 14050014 – Nuisance

Property Owner: Firmrock Trading Ltd.

Address/Folio: 4245 N Ocean Dr.

Code Section(s): Chapter 14 – Offenses Section 14-90(b)

Town Attorney Alan Gabriel gave a status update. He said that on July 15, 2014, there was an initial hearing with regard to the two respondents. He explained the requirements of the Final Order. He talked about the payment of \$15,200 to the Town by the respondent. Mr. Gabriel testified that there was an arrest at the property and the full amount of the fines was paid by the respondent as required by the Order. Mr. Gabriel said that Lieutenant Palmer would talk about the Broward Sheriff's Office (BSO) re-inspection of the property on behalf of the Town. By the original Order, the respondents are required to bring the items from the re-inspection into compliance by December 31, 2014 and Lieutenant Palmer would inform the Special Magistrate which items were done or in the process of being done and which items were questionable. The Special Magistrate asked Mr. Gabriel if the total amount paid was based on the full amount of fines of \$5,000 each for the owner and the operator since there was another arrest. Mr. Gabriel answered in the affirmative. He said \$10,000 was paid in fines, \$2,000 was paid for prosecutions and administrative costs through that time, and \$3,200 was paid for BSO investigative costs. Mr. Gabriel further stated that the Special Magistrate also reserved the right to assess the Town's legal fees for Weiss Serota and other expenses incurred by the Town.

Lieutenant Palmer testified that after the July 15th hearing, he and Code Compliance Inspector Carmen Sanchez conducted a follow-up inspection of the Dolphin Harbor Inn on August 19, 2014. It was conducted strictly by the Final Order given at the hearing. The number of rooms rented or occupied was ten. There were three residents with no identification on file. There were nine rooms with no or incomplete lease addendums as required. There were four vehicles in the parking lot with no resident permits displayed. He said that none of the CPTED recommendations were completed. At that time, Mr. Russo was participating and continues to participate in the BSO Trespass Program. He said Mr. Russo also installed a video surveillance system. On September 17, 2014, Lt. Palmer responded to another inspection. Fifteen rooms were rented or occupied. One resident had no identification on file. There was one room with no or incomplete lease addendum. The three vehicles in the parking lot had resident permits displayed. No CPTED recommendations were completed as of that date. One of the residents furnished Mr. Russo with his criminal identification card which is provided by the BSO when a person is a convicted felon. Mr. Russo was in compliance with the BSO Trespass Program and the video surveillance equipment. Lt. Palmer said that there were hedges being pruned and in the process of becoming CPTED compliant. On September 2nd, he spoke to Mr. Russo by phone and requested a copy of the current Towing Contract for the Dolphin Harbor Inn. Mr. Russo gave him a Joey's Towing, located in Davie, Florida document. The lieutenant contacted Joseph Minniti, owner of Joey's Towing. Mr. Minniti said he was no longer in the towing business and his corporation was inactive. The lieutenant was able to confirm Mr. Minniti's information. The lieutenant further stated there were six arrests on the Dolphin Harbor Inn's property since the July 15th hearing. He described all six of them. Lieutenant Palmer displayed a diagram of all arrests from July 15th to October 1st, 2014 in Lauderdale-By-The-Sea. Of the 44 arrests during that time period, six were at the Dolphin Harbor Inn which is about 13.7% of all arrests in the Town. The area of the Town with the most narcotics arrests and violent crimes for the year October 1, 2013 through October 1, 2014 is Dolphin Harbor Inn with fifteen. The lieutenant said Sergeant Peter LaGana, BSO, conducted a security survey re-inspection and a hard copy was provided. The lieutenant answered Mr. Gabriel that he met with Mr. Russo on October 20, 2014 regarding this. The Special Magistrate entered Sergeant LaGana's report into evidence as the Town's Exhibit 1. The other documents the lieutenant displayed were given to the respondent's attorney, Mr. Rose. He had objections of relevancy for these documents because they contained updates since July 2014 and referenced things in 2013. The Special Magistrate accepted the documents into evidence as Town's Composite Exhibit 2 with a note regarding the objection. The Special Magistrate informed the respondent's attorney that he was aware of the event dates.

Joseph Rose, respondent's attorney, asked what was done and what needs to be done regarding the CPTED recommendations. Lieutenant Palmer explained to the Special Magistrate that Sergeant LaGana was not present due to the fact he is on vacation. They spoke about the charges for Mr. Krebs and Ms. Kopitowsky. Then the lieutenant went through the different components of the CPTED recommendations to include the re-inspections and what has been accomplished, if anything. This would give Mr. Rose the opportunity to introduce new information and to comment if what the Town believes is correct or not.

Lieutenant Palmer started with lighting. According to the notes made by Sergeant LaGana, the only change was the removal of a ground mounted fixture. The lieutenant said Mr. Russo submitted a comprehensive electrical and lighting proposal dated September 26, 2014. This proposal satisfied all security survey lighting recommendations. Mr. Russo thought the proposal was too expensive. The notes further stated that Mr. Russo thought what was there already was sufficient contrary to Sergeant LaGana's observation that illumination was lacking at night.

Mr. Rose said that the original inspection asserted the outside lighting was not working plus there was a dead ground mounted light. The ground mounted light was removed and replaced. The outside lighting was repaired. Mr. Rose had photos on his iPad to show the lights at night. The Special Magistrate read into the record Sergeant LaGana's comments that the outside lighting would still be inadequate even if operational. Mr. Gabriel said that the Town would require the opportunity to re-inspect the property to verify that the property looks like Mr. Rose's pictures. The Special Magistrate said the pictures shown tonight would have to be downloaded for the file as exhibits. Mr. Rose answered that these pictures were taken 7:32PM last night or the night before. Mr. Rose felt the lighting is more than adequate, it just wasn't seen that way at 9:00AM for the inspection. The Special Magistrate thought the lighting pictures presented looked good but wanted another CPTED lighting inspection from Sergeant LaGana. They would discuss obstruction of lighting due to foliage when they come to that section.

Lieutenant Palmer said the next section was landscaping. He read into the record what was on the re-inspection report for security regarding the landscaping component. Mr. Rose had another iPad with pictures. He explained each picture and what it depicted. He specifically showed what was trimmed to the correct height for hedges and what was trimmed so it would not obscure lighting from above. He explained the line of sight from different positions. Mr. Rose explained why Mr. Russo preferred rocks instead of mulch for ground cover. Mr. Gabriel questioned when the landscaping photos were taken and who took them. Mr. Rose believes the pictures of the hedges were sent Friday or Saturday afternoon and they were taken by Mrs. Russo. Mr. Gabriel had no objection to the photos.

The next section is door systems. Lieutenant Palmer read into the record what was in Sergeant LaGana's re-inspection report for security regarding the door systems. Mr. Rose's peephole viewer pictures actually pre-date the inspection. They were taken about three weeks ago by Mrs. Russo. Mr. Rose presented receipts from Home Depot dated October 13, 2014 for the peephole viewers and testified they were installed the same day for the twenty-one units. Mr. Gabriel had no objection to the Home Depot receipt being submitted into evidence. The Special Magistrate said the peephole viewer installations would be subject to verification. Mr. Rose stated that the issue regarding the door locks is a little harder. The expense of upgrading to electric door locks is enormous (an estimate was for over \$13K). The Special Magistrate asked about the option for manual door locks. Mr. Rose said manual door locks were what Mr. Russo wants. The Special Magistrate read into the record the re-inspection results from Sergeant LaGana's report. Lieutenant Palmer read into the record where Sergeant LaGana provided to Mr. Russo an alternative to electric door locks.

The next section is windows. Lieutenant Palmer read into the record what was in Sergeant LaGana's re-inspection report for security regarding windows. He said that there was a permit issued and they were planning the project of replacing ten windows. Mr. Rose presented a letter from East Coast Windows that they plan to start installation tomorrow on the ten windows. Mr. Gabriel did not object to the letter and it was given to the Special Magistrate to enter into evidence. The Special Magistrate explained that all the exhibits would be one large composite exhibit based on the re-inspection report. Mr. Gabriel questioned why ten windows when the original recommendation was for all windows. He requested the other windows be addressed. Mr. Rose said that not all windows seem to be a problem. They were just replacing ten old jalousie windows. It would be a monster project to do all windows and Mr. Rose was not sure what benefit it would reap. The Special Magistrate stated that the window situation would be subject to CPTED verification by Sergeant LaGana.

The next section is signage. Lieutenant Palmer read into the record what was in Sergeant LaGana's re-inspection report for security regarding signage. Mr. Rose said that what was read

is accurate. If they have to update signage, they would. The Special Magistrate told Mr. Rose that Mr. Russo has to use a tow company that is in business. The Special Magistrate said that signs need to be posted that comply with Florida Statutes. If not, Mr. Russo would be responsible for illegal towing. Mr. Rose explained that Mr. Russo thought all three of his tow company contracts were in effect. Since it was pointed out that one was not in effect, Mr. Rose said that Mr. Russo has two tow company contracts in effect. Mr. Rose said the signs would be updated, improved and would comply with Florida Statutes. Mr. Gabriel reminded that the signs also have to comply with Town Codes. Mr. Rose agreed.

The next section is video surveillance. Lieutenant Palmer read into the record what was in Sergeant LaGana's re-inspection report for security regarding video surveillance. Mr. Rose felt that what was read actually means that they were in compliance. He explained what was done in order to be compliant. The Special Magistrate said it would be up to Sergeant LaGana to verify when he returns from vacation.

The next section is alcoves. Lieutenant Palmer read into the record what was in Sergeant LaGana's re-inspection report for security regarding alcoves. He also read the recommendation into the record. Mr. Rose said that the improvement in the lighting, pictures shown previously, would satisfy this section plus convex mirrors. Discussion ensued that Sergeant LaGana should meet with Mr. Russo and if this is a non-issue, it would be discarded. Mr. Rose would like to get on record the photographs he has that would address this situation. Detective Brann Redl answered that the photos were of the alcove area. Mr. Rose was agreeable to a review of the photos by Sergeant LaGana. The Special Magistrate said Sergeant LaGana would have to verify if this complies with what he was concerned about.

The next section is safety. Lieutenant Palmer read into the record what was in Sergeant LaGana's re-inspection report for security regarding safety. He read that a piece of wood with a protruding door knob has been screwed down over the stairwell. Mr. Rose said that Mr. Russo deems it sufficient but would change it subject to what Sergeant LaGana suggests. The Special Magistrate said this is subject to clarification as it does not state how to fix.

The next section is policies. Lieutenant Palmer read into the record what was in Sergeant LaGana's re-inspection report for security regarding policies. Mr. Rose said he has copies of lease addendums, identifications, etc. Sometimes they are kept offsite for security reasons. He would like to introduce into evidence copies of lease addendums, identifications, etc. that Mr. Russo was supposed to have for the people who were arrested onsite due to a warrant. Mr. Rose also submitted for evidence the documentation of others. He thought the documentation would have to be scrubbed for sensitive information like social security numbers, etc. Lieutenant Palmer said that if all the documentation was not available at the time of inspection, he would not have any idea if the information is accurate now. The Special Magistrate requested that Mr. Russo keep required documentation on premises so it is always available for inspection by BSO. He should not take it home. Mr. Rose agreed. The Special Magistrate wanted to know why lease addendums were only being done for weekly rentals and not for daily rentals. Mr. Russo explained that a lease addendum is now used for every rental. He was concerned to leave credit card copies onsite but the Special Magistrate said he should buy a safe and keep it there onsite. For the record, the statement that lease addendums on the report were only kept for weekly rentals is not correct per Mr. Russo.

Mr. Rose said that in regard to the six arrests mentioned, four of those occurred prior to the prior hearing. This is an update hearing and the Town should not be looking backward. He said that Mr. Russo did get all the documentation he was supposed to get from the two individuals who

were subsequently arrested. The required documentation for the two renters was submitted into evidence. Lieutenant Palmer clarified that the six arrests on the property were after the July 15th hearing. The year-to-date arrests were just to show the history of arrests on this property. The search warrant was on the property because BSO received a tip from a confidential informant. The two that were arrested committed the offense on the property. Mr. Rose rebutted. His client collected all required paperwork. Mr. Rose wanted to point out improvements made by Mr. Russo that were not recognized. Mr. Russo tried to get his internet bookings to improve. He was not trying to get local traffic or weekly rentals. He was looking for internet bookings from Europe and Canada. He introduced into evidence a printout from Expedia. The Special Magistrate entered it into evidence without objection. Mr. Rose said his rates and occupancy are in line with the market per Expedia. He further stated that Mr. Russo has made vast improvements to the property. He is two months ahead of schedule. He makes more money from foreign travelers and is trying to weed out weekly rentals. They are requesting flexibility as to what has to be done going forward. Mr. Russo had no control over the Krebs-Kopitowsky arrest but had to pay more money to the Town. The problem now is money. Mr. Rose said Mr. Russo has very little cash reserve now. He further stated that the property has been sued by Howard Cohan who is an advocate on behalf of ADA. He has been going around the state to hotels that have a pool without a wheelchair lift. Mr. Rose said that Mr. Russo is now \$7,000 in the hole because of the arrest he had no control over. Mr. Russo is now going to be in the hole for a chairlift. They are asking for reimbursement of the funds paid due to the arrest. Mr. Rose said this reimbursed money would be utilized for repairs that the Town wants made. They would also like some additional time to make some of the repairs. They would prefer the reimbursement of the \$7,000 or a hybrid of the return of some of the money and an extension of time for the repairs.

Lieutenant Palmer said he went on the Expedia website. He presented a slide show depicting the comments written on that website about the Dolphin Harbor Inn. The lieutenant gave a hard copy of Expedia information to Attorney Rose. Mr. Rose said he did not see anything on the website about drugs. People had both positive and negative reviews. The negative reviews seem to be before Mr. Russo started the improvements. The comments from the website were entered into evidence by the Special Magistrate as Composite Exhibit. Mr. Gabriel was vehemently against the request for repayment of any of the funds. He said that the direction of the Special Magistrate and the Order were clear at the hearing that if there were any arrests, payment would be made immediately to the Town. Mr. Gabriel said that at the original hearing, the Town asked for significantly greater costs to be reimbursed for attorney's fees, inspection fees, etc. but the Special Magistrate chose not to reimburse the Town for those actual out-of-pocket expenses which did not include Staff time. If we were going to discuss reimbursement, then the Town would ask the Special Magistrate to consider the expenses just mentioned. The reason we had a Status Conference was to ensure compliance would be on or before December 31, 2014. Mr. Gabriel acknowledges that work has been done on the property. He has a list of recommendations for the violations that existed and still exist. He gave a copy to Mr. Rose and presented the Recommendation Report to the Special Magistrate. Mr. Gabriel explained that this report identifies the actual violations that the Town anticipates still exist, identified compliance dates because some items were extended past December 31, 2014, and minimum fines (e.g., \$25/day or \$100/day) if the property is not brought into compliance. He read the report into the record.

In regard to the lighting plan and photometric survey, if not in compliance by December 31, 2014 the fine would be \$25/day. It might already be in compliance, so this item would be verified with time left to comply, if needed. If needed, a building permit application by January 15, 2015 or a fine of \$25/day. If needed, a building permit issued by February 6, 2015 or

\$25/day. A complete installation of the lighting plan sixty days after the February 6, 2015 building permit or \$100/day. As to the landscaping, Mr. Gabriel explained that the tree branches trimmed and shrubs pruned recommendation was December 31, 2014 for compliance or a fine of \$25/day. The river rock and masonry material replacement recommendation for compliance was December 31, 2014 or a fine of \$25/day. As to door systems, installation of programmable key card locks or the Medeco or equivalent lock system compliance extended to January 31, 2015 or a fine of \$25/day. The installation of long high-security strike plates was extended to a January 31, 2015 compliance date or a fine of \$25/day. All guest rooms should be secured with 180 degree peephole door viewer by a January 31, 2015 compliance date or a fine of \$25/day. Mr. Gabriel said that this item may already be in compliance. Mr. Rose suggested more prompt inspections so we know we are on the right path. We have to know exactly what the Town is looking for. The Special Magistrate answered Mr. Rose that for the CPTED inspection of night lighting, he would like the inspection at night so the inspector could see the illumination. Mr. Gabriel said the Town was always ready and able to have inspections and re-inspections. Mr. Gabriel continued with the recommendations regarding windows. The Town acknowledges that some of the work has been completed. The Town's recommendation for compliance is December 31, 2014 or a fine of \$25/day. The estimate for window replacement for the remaining windows should be in compliance by January 31, 2015. We will determine if the remaining windows are an issue or not under the CPTED. The permit for the window replacement by February 16, 2015 and the completion of work would be 45 days after the permit was issued or \$250/day. This is subject to change depending on the conditions that occur. Signage for local towing companies compliant by December 31, 2014 or a fine of \$25/day. The guest parking passes and the guest parking only signage has been completed as acknowledged. The CCTV warning signs compliant by December 31, 2014 or a fine of \$25/day. The signs must meet Town Code requirements as well as State Statute requirements. Mr. Gabriel understands that the video surveillance is in compliance but this would have to be verified. He discussed compliance dates and fines but said that the video surveillance work may have been done without a permit. As to the alcoves, Mr. Gabriel said it may already be in compliance. It will have to be verified. If not compliant, the plan by December 31, 2014 and the permitting by January 15, 2015. The convex mirror installation which needs to be verified has to be in compliance by December 31, 2014 or a fine of \$25/day. Mr. Gabriel said that these recommendations should give direction to the respondent as to how to proceed. The Town also suggests another Status Conference at the beginning of 2015 with Mr. Russo and his attorney, in case there still are issues. Staff will coordinate this meeting.

Mr. Gabriel pointed out that this has been a big expense to the Town. This is a public nuisance matter that the Town did not take lightly. There has been approximately \$20,000 in attorney's fees because of the respondent's actions. Just today there is approximately \$2,000 in attorney's fees. The inspection costs were also high. Just to get us to this point in time, it was \$4,550 for BSO which did not include today's hearing. The Special Magistrate asked Mr. Gabriel what other financial fines or commitments the Town was seeking today. Since the Special Magistrate greatly reduced the original costs asked for by the Town at the previous hearing, Mr. Gabriel asked him if he would reconsider those costs. Mr. Rose said the Town is raising two new costs, the cost of inspections and the legal costs. Mr. Rose said they did not ask for additional inspections. The inspections were ruled into the original order. Mr. Rose said he recognizes that Mr. Gabriel and his firm expended time in preparation of today's hearing and that they kept their costs down. We did not cause the hearing today and it should not be part of today's fee. Mr. Rose asked the Special Magistrate to consider a fair compromise, as his client already paid the extra money due to an arrest that was not caused by his client. Mr. Rose said a new status conference in January 2015 makes perfect sense. He requested a CPTED inspection very soon to include a night inspection so they could know what has to be done in

order to be compliant by December 31, 2014. He feels Mr. Gabriel's recommendations make sense. He said they already spoke about using river rock and masonry replacement instead of mulch as recommended. He asked to eliminate this recommendation. He spoke about the major financial burden for the remaining windows. They were requesting that the Special Magistrate review if this was necessary at all at the upcoming Status Conference. The Special Magistrate said if it was deemed necessary, the compliance dates would be determined at that time.

Mr. Gabriel said we could commit to a CPTED inspection within ten days, if that would satisfy the respondent and help him move along. He said that all items spoken about today have been part of the report since the beginning. He suggests to the Special Magistrate that time is important. Mr. Gabriel is concerned about another arrest on this property. There are no orders or further documentation from the Special Magistrate regarding further arrests. He would ask the Special Magistrate to consider today an emergency hearing or further fines in relation to further arrests. Mr. Gabriel asked the Special Magistrate to grant time to a person in the audience who would like to speak as a member of the public. Mr. Rose strongly supports an emergency hearing instead of triggering a fine, if another arrest should take place. He said a penalty would be appropriate, if there is something his client could have done to avoid another arrest on premises. Mr. Gabriel said that the respondent should be burdened with the cost of an emergency hearing as it would be at their request. Mr. Gabriel requests an immediate fine and then a re-evaluation at a Status Conference. The respondent already agreed to pay costs calculated on time for today's hearing. Mr. Rose clarified that the agreement was for costs only and not additional attorney's fees. The costs of the emergency hearing should be determined at the emergency hearing. The Special Magistrate will leave the costs of the emergency hearing up to the two attorneys to compromise and bring it back to him to ratify.

Roseann Minnet said she was already sworn in. She came to speak today as a member of the public. She thanked Staff and the BSO on the Town's behalf. She explained that this has been an ongoing issue in the Town. This is a question of health, welfare, and safety. This property owner has been granted extensions in the past which the taxpayers have been paying for. These delays are causing administrative costs, attorney's fees, etc. They are ongoing issues that are discussed over and over again. She hopes we can move forward and not continue with delays. She asked the Special Magistrate to take into consideration what these delays are costing the Town's residents in fees. The Special Magistrate reminded those present what he said at the July 15th hearing regarding attorney fees the Town paid in an amount over \$11,000. He read *the Special Magistrate imposes \$2,000 to be paid within 90 days. The remaining \$9,000 would be decided after hearing the update at the Status Conference.*

The Special Magistrate imposed eleven Orders. The Special Magistrate ordered (1) an additional \$3,000 in attorney fees to be reimbursed to the Town within sixty days (by January 2, 2015). The Special Magistrate said that Mr. Russo has made wonderful strides in progress. He appreciates what was done. This must be continued and taken seriously. The Special Magistrate wants to see wonderful progress on the drug issue. The Special Magistrate ordered (2) no reimbursement on the fines previously levied previously. He explained that there was an arrest after the July 15th hearing that automatically changed the fines from \$1,500 each to \$5,000 each per the order. The Special Magistrate further ordered (3) Sergeant LaGana review the security survey (during day and night conditions on the property) and identify with precision what remains to be done. The Special Magistrate explained that if the remaining windows needed to be installed on all three buildings, he would grant more time. He will not make any ruling about the remaining windows until he gets the CPTED update from Sergeant LaGana. The Special Magistrate ordered (4) the required paperwork for registered guests be kept safely

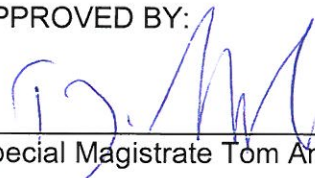
(protecting information like credit card numbers, etc.) on the property at all times. The Special Magistrate ordered (5) the use of one reliable towing company licensed in Broward County and use its signs in compliance with State Law. The signs should also meet Town Code. The Special Magistrate ordered (6) the incorporation of the five-page suggested CPTED recommendations, compliance dates, and fines from Mr. Gabriel's November 3, 2014 Recommendation Report be appended to the Final Order. The Special Magistrate ordered (7) an immediate fine per any future arrest on the property of \$5,000 subject to an emergency hearing before it is imposed or payable, for each arrest on the property going from today and forward that could have been controlled by Mr. Russo or employees of Dolphin Harbor Inn. The Special Magistrate imposed (8) the cost of today's hearing in an amount to be agreed upon by Alan Gabriel, Town Attorney, and Mr. Rose, respondent's attorney, ratified by the Town to be part of the Order and (9) cost of Emergency Hearing (if any) which will be determined by the Special Magistrate at the Emergency Hearing. The Special Magistrate ordered (10) cost of BSO re-inspection from July 15, 2014 to date in the amount of \$2,500 payable in four months but it could be considered for mitigation at the next conference hearing and (11) attorney fees in the amount of \$2,000 for today's hearing to be paid within four months.

Mr. Rose expressed concern because they were not expecting these fines as this was a Status Conference and not a hearing. These fines will thwart the progress that was made and would have continued to be made. The Special Magistrate suggests opening up Mr. Russo's books to the Town to see the income stream on this property. He leaves it to the Town to decide if these fines should go into the General Fund or could be used for repairing the Dolphin Harbor Inn. The Special Magistrate retains jurisdiction over this case and could mitigate, if it is decided to revisit the Orders. The Status Hearing is to be determined by Mr. Gabriel on behalf of the Town and Mr. Russo or his counsel. It would be held in mid-January (on or around January 15, 2015). Mr. Rose said it should be after the CPTED is updated but prior to the deadline for making payments. Mr. Gabriel said that the Town was not asking the Special Magistrate today to certify the fines to become a lien. The Special Magistrate explained that once the fine is certified as a lien, he would lose jurisdiction and this case would then go to the Town Council.

V. ADJOURNMENT

Not having any additional business to be heard, Special Magistrate Tom Ansbro adjourned the hearing on November 3, 2014 at approximately 12:00 noon.

APPROVED BY:


Special Magistrate Tom Ansbro

ATTEST:



Idalia Gutierrez, Special Magistrate Clerk
Town of Lauderdale-By-The Sea, Florida