

NOT FINAL UNTIL TIME EXPIRES  
TO FILE REHEARING MOTION  
AND, IF FILED, DISPOSED OF.

IN THE DISTRICT COURT OF APPEAL  
OF FLORIDA  
THIRD DISTRICT  
JANUARY TERM, A.D. 2004

AD'S ENTERPRISES, LLC., A           \*\*  
Florida Limited Liability           \*\*  
Company,

Appellant,                           \*\*

vs.                                   \*\*

CASE NOS. 3D03-2240  
3D03-2231

OCEAN BANK, and PETER F. LUE,   \*\*  
et al.,                               \*\*

Appellees.                           \*\*

LOWER  
TRIBUNAL NOS. 03-8064  
02-8139

Opinion filed February 25, 2004.

An Appeal from the Circuit Court for Miami-Dade County, Marc Schumacher, Judge.

Arnaldo Velez, for appellant.

Louis K. Nicholas; Aragon, Burlington, Weil, Schwiep, Kaplan & Blonsky and Kevin Kaplan, for appellees.

Before SCHWARTZ, C.J., COPE and SHEVIN, JJ.

PER CURIAM.

Affirmed. Garrote v. Ocean Bank, 713 So. 2d 1095 (Fla. 3d DCA 1998); see Gardner v. Guldi, 724 So. 2d 186 (Fla. 5<sup>th</sup> DCA 1999).