## Third District Court of Appeal

State of Florida, July Term, A.D. 2012

Opinion filed December 12, 2012. Not final until disposition of timely filed motion for rehearing.

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No. 3D11-3303 Lower Tribunal No. 10-23440

Hialeah Gardens, LLC, et al., Appellants,

VS.

North Biscayne Investment, etc., et al., Appellees.

An Appeal from the Circuit Court for Miami-Dade County, Victoria Platzer, Judge.

Allan M. Glaser, for appellants.

Hinshaw & Culbertson and Patricia Lynch Franklin and David P. Hartnett, for appellees.

Before WELLS, C.J., and SUAREZ and EMAS, JJ.

PER CURIAM.

Affirmed.