

# Third District Court of Appeal

## State of Florida

Opinion filed March 19, 2014.  
Not final until disposition of timely filed motion for rehearing.

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No. 3D13-1070  
Lower Tribunal No. 11-34550

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**1331 Brickell Bay Drive #2505, LLC,**  
Appellant,

vs.

**Miranda Properties, LLC,**  
Appellee.

An appeal from the Circuit Court for Miami-Dade County, Peter R. Lopez,  
Judge.

Wasson and Associates and Annabel C. Majewski; Nelson and Franklin,  
PLLC, and George S. Franklin, for appellant.

Arnaldo Velez, for appellee.

Before WELLS, SUAREZ, and LAGOA, JJ.

PER CURIAM.

Affirmed.