

**Third District Court of Appeal**  
**State of Florida, July Term, A.D. 2013**

Opinion filed December 4, 2013.  
Not final until disposition of timely filed motion for rehearing.

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No. 3D13-1841  
Lower Tribunal No. 09-69402

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**Piero Dyer Coriat and Samuel Dyer Coriat,**  
Appellants,

vs.

**South Beach Lending, LLC, a Florida limited liability company,**  
Appellee.

An Appeal from the Circuit Court for Miami-Dade County, David C. Miller,  
Judge.

Shutts & Bowen and Stephen T. Maher, for appellants.

Weiss Serota Helfman Pastoriza Cole & Boniske, Edward G. Guedes,  
Joseph H. Serota and Marc C. Pugliese, for appellee.

Before WELLS, SUAREZ and LAGOA, JJ.

PER CURIAM.

Affirmed.