

IN THE CIRCUIT COURT, FOURTH
JUDICIAL CIRCUIT, IN AND FOR
DUVAL COUNTY, FLORIDA

CASE NO: 16-2022-AP-000015
DIVISION: AP-A

HOA PROBLEM SOLUTIONS 2, INC.,
Petitioner,

v.

KURT MALE,
Respondent.

June 5, 2024

PER CURIAM

Petitioner challenges an order granting Respondent's motion to intervene after the entry of final judgment. This Court has jurisdiction. See Neon Investments, LLC v. Afina Pallada, Inc., 299 So. 3d 45, 46-47 (Fla. 1st DCA 2020). Because there is a strict prohibition against post-judgment intervention, this Court finds that the lower court's order departed from the essential requirements of the law. See, e.g., De Sousa v. JP Morgan Chase, N.A., 170 So. 3d 928, 930 (Fla. 4th DCA 2015); Whitburn, LLC v. Wells Fargo Bank, N.A., 190 So. 3d 1087, 1090-91 (Fla. 2d DCA 2015); LIV I LLC v. Regions Bank, 310 So. 3d 1136 (Fla. 2d DCA 2021). Accordingly, this Court **GRANTS** the petition for certiorari and quashes the lower court's order allowing Respondent to intervene and conduct discovery. This Court also notes that the lower court closed the case without ruling on pending motions for issuance of certificate of title. Upon issuance of the mandate, the lower court shall reopen the case and resolve any pending motions.

COOPER, FELTEL, AND SHARRIT, JJ., CONCUR.

Matthew D. Wolf, counsel for Petitioner.

Robert L. Tankel, counsel for Respondent.