

# Third District Court of Appeal

## State of Florida

Opinion filed December 23, 2015.  
Not final until disposition of timely filed motion for rehearing.

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No. 3D14-3057  
Lower Tribunal No. 13-19296

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**Dashaun A. Watkins,**  
Appellant,

vs.

**Mortgage Capital Partners, LLC,**  
Appellee.

An Appeal from the Circuit Court for Miami-Dade County, Marvin H. Gillman, Senior Judge.

Robert Flavell, for appellant.

Kass Shuler, P.A., and Melissa A. Giasi (Tampa), for appellee.

Before SHEPHERD, LAGOA and EMAS, JJ.

PER CURIAM.

Affirmed.