

DISTRICT COURT OF APPEAL OF FLORIDA
SECOND DISTRICT

NICHOLAS COOK,

Appellant,

v.

CAMDEN WESTCHASE PARK COMMUNITY by and through
CAMDEN DEVELOPMENT, INC.,

Appellee.

No. 2D2024-1870

April 23, 2025

Appeal from the County Court for Hillsborough County; Matthew A. Smith, Judge.

Nicholas Cook, pro se.

No appearance for Appellee.

PER CURIAM.

Dismissed. *See Stern v. U.S. Bank Tr., N.A.*, 320 So. 3d 299, 299 (Fla. 2d DCA 2021) ("We dismiss this appeal for lack of jurisdiction because [the appellant] failed to file a timely notice of appeal directed to the final judgment An appellant invokes the court's jurisdiction by filing a notice of appeal within thirty days of rendition of the challenged order. A failure to timely file the notice 'deprives the appellate court of jurisdiction.' " (citations omitted)); *see also Griffin v. Sistuenck*, 816 So. 2d 600, 601 (Fla. 2002) ("Florida Rule of Appellate Procedure 9.110(b)

provides that jurisdiction of an appellate court to consider an appeal of a final order is invoked by filing . . . a notice of appeal 'within 30 days of rendition of the order to be reviewed.' Failure to file the notice within thirty days deprives the appellate court of jurisdiction to consider the appeal."); *Stubbs v. Fed. Nat'l Mortg. Ass'n*, 250 So. 3d 151, 153 (Fla. 2d DCA 2018) (explaining that the failure to file a notice of appeal within the thirty-day deadline set by rule 9.110(b) "constitutes an irremediable jurisdictional defect").

ATKINSON, SMITH, and LABRIT, JJ., Concur.

Opinion subject to revision prior to official publication.