

FLORIDA SIXTH DISTRICT COURT OF APPEAL

Corina Dawson Parker v. Hotel Lake Placid, LLC d/b/a Holiday Inn Express

Parker v. Hotel Lake Placid · No. 6D2024-2007 · Decided June 12, 2026

SUMMARY

The Sixth District Court of Appeal of Florida affirmed the circuit court's judgment in favor of Hotel Lake Placid, LLC d/b/a Holiday Inn Express. The court cited Florida premises-liability authority concerning an invitee's duty to exercise reasonable care and summary-judgment authority concerning the nonmoving party's burden to identify affirmative evidence of a genuine dispute of material fact.

CASE DETAILS

COURT	Florida Sixth District Court of Appeal
WRITING FOR THE COURT	Stargel, J.; Mize, J.; Kamoutsas, J.
JURISDICTION	Florida Sixth District Court of Appeal
DECIDED	June 12, 2026
DOCKET	6D2024-2007
DISPOSITION	affirmed
PROCEDURAL POSTURE	Appeal from a judgment of the Circuit Court for Highlands County; the appellate court affirmed in a per curiam opinion.
STANDARD OF REVIEW	Summary-judgment review; after the moving party satisfies its initial burden, the nonmoving party must identify affirmative evidence creating a genuine dispute of material fact.
PRECEDENTIAL VALUE	Published opinion
PARTIES	Corina Dawson Parker v. Hotel Lake Placid, LLC d/b/a Holiday Inn Express

TOPICS

- premises liability
- negligence
- summary judgment
- standard of review
- appellate procedure

PRACTICE AREAS

- premises liability
- negligence
- civil procedure
- appellate procedure

QUESTIONS PRESENTED

1. Whether the circuit court properly resolved Parker's premises-liability claim in favor of Hotel Lake Placid under the governing rule concerning obvious conditions and an invitee's duty to exercise reasonable care for her own safety.
2. Whether the record contained sufficient affirmative evidence to create a genuine dispute of material fact under the summary-judgment standard.

HOLDINGS

1. A proprietor may assume that an invitee will perceive conditions that would be obvious through the ordinary use of the invitee's senses, and the invitee remains obligated to exercise a reasonable degree of care for her own safety.
2. After the moving party meets its initial burden on summary judgment, the burden shifts to the nonmoving party, which must go beyond the pleadings and identify affirmative evidence creating a genuine dispute of material fact.

KEY QUOTATIONS

“The law does not require a proprietor of a public place to maintain his premises in such condition that an accident could not possibly happen to a customer. Plaintiff was in turn obligated to exercise a reasonable degree of care for her own safety.” (Opinion at 1)

“must do more than simply show that there is some metaphysical doubt as to the material facts” (Opinion at 1)

“must go beyond the pleadings and ‘identify affirmative evidence’ that creates a genuine dispute of material fact” (Opinion at 1)

FACTUAL BACKGROUND

The opinion contains no detailed factual narrative. It concerns an alleged premises-liability incident involving Parker at the Holiday Inn Express. The court relied on the principle that a proprietor may assume an invitee will perceive conditions that are obvious through ordinary use of the invitee's senses and that the invitee must exercise reasonable care for her own safety.

PROCEDURAL HISTORY

Corina Dawson Parker appealed a circuit-court ruling in a premises-liability action against Hotel Lake Placid, LLC d/b/a Holiday Inn Express. The Sixth District Court of Appeal affirmed, relying on Florida decisions concerning an invitee's obligation to exercise reasonable care for her own safety and the evidentiary burden applicable on summary judgment.

DISPOSITION

affirmed

CASES CITED

- Earley v. Morrison Cafeteria Co. of Orlando, 61 So. 2d 477, 478 (Fla. 1952)
- Miller v. Shull, 48 So. 2d 521, 522 (Fla. 1950)
- Matson v. Tip Top Grocery Co., 9 So. 2d 366, 368 (Fla. 1942)
- Bensen v. Privilege Underwriters Reciprocal Exch., 401 So. 3d 390, 394 (Fla. 6th DCA 2023)
- Brevard Cnty. v. Waters Mark Dev. Enters., LC, 350 So. 3d 395, 398 (Fla. 5th DCA 2022)

OPINION

PER CURIAM.

SIXTH DISTRICT COURT OF APPEAL STATE OF FLORIDA
_____ Case No. 6D2024-2007 Lower Tribunal No. 2022-CA-000124 _____ CORINA DAWSON PARKER, Appellant, v. HOTEL LAKE PLACID, LLC d/b/a/ HOLIDAY INN EXPRESS, Appellee.
_____ Appeal from the Circuit Court for Highlands County. Peter F. Estrada, Judge.

June 12, 2026 PER CURIAM. AFFIRMED. See Earley v. Morrison Cafeteria Co. of Orlando, 61 So. 2d 477, 478 (Fla. 1952) (“[I]t is... well settled that the proprietor has a right to assume that the invitee will perceive that which would be obvious to him upon the ordinary use of his own senses. ‘The law does not require a proprietor of a public place to maintain his premises in such condition that an accident could not possibly happen to a customer.

Plaintiff was in turn obligated to exercise a reasonable degree of care for her own safety.’” (first citing Miller v. Shull, 48 So. 2d 521, 522 (Fla. 1950); and then quoting Matson v. Tip Top Grocery Co., 9 So. 2d 366, 368 (Fla. 1942))); Bensen v. Privilege Underwriters Reciprocal Exch., 401 So. 3d 390, 394 (Fla. 6th DCA 2023) (explaining that after the moving party meets its initial burden on summary judgment, the burden shifts to the non-moving party, which “must do more than simply show that there is some metaphysical doubt as to the material facts” and “must go beyond the pleadings and ‘identify affirmative evidence’ that creates a genuine dispute of material fact” (quoting Brevard Cnty. v. Waters Mark Dev.

Enters., LC, 350 So. 3d 395, 398 (Fla. 5th DCA 2022))). STARGEL, MIZE and KAMOUTSAS, JJ., concur. Morgan Weinstein, of Twig, Trade, & Tribunal, PLLC, Fort Lauderdale, for Appellant. Mihaela Cabulea and Emily C. Smith, of Butler Weihmuller Katz Craig LLP, and Robert P. Kelly, of Law Office of Robert P. Kelly, Tampa, for Appellee. NOT FINAL UNTIL TIME EXPIRES TO FILE MOTION FOR REHEARING AND DISPOSITION THEREOF IF FILED 2