

**IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR
PINELLAS COUNTY, FLORIDA
CIVIL DIVISION**

RENE CARROW,

Plaintiff,

vs.

CASE NO.:

DOLPHIN REEF, L.L.C.,

Defendant.

COMPLAINT

COMES NOW Plaintiff, RENE CARROW, and sues Defendant, DOLPHIN REEF, L.L.C., and alleges:

1. This is an action for damages that exceeds the sum of FIFTY THOUSAND DOLLARS (\$50,000.00), exclusive of costs, interest, and attorneys' fees (The estimated value of Plaintiff's claim is in excess of the minimum jurisdictional threshold required by this Court). Accordingly, Plaintiff has entered "\$50,001" in the civil cover sheet for the "estimated amount of the claim" as required in the preamble to the civil cover sheet for jurisdictional purposes only (the Florida Supreme Court has ordered that the estimated "amount of claim" be set forth in the civil cover sheet for data collection and clerical purposes only). The actual value of Plaintiff's claim will be determined by a fair and just jury in accordance with Article 1, Section 21, Fla. Const.
2. Plaintiff is a natural person residing in Erie County, New York.
3. At all times material to this action, Defendant is a business formed under the laws of the State of Florida and licensed to do business in the State of Florida.
4. At all times material hereto, Defendant was the owner and in possession of the property

located 290 107th Ave, Treasure Island, Florida 33706, (hereinafter “Subject Premises”) said property being open to the general public, including the Plaintiff herein.

5. At all times material hereto, the Defendant expressly assumed responsibility for the maintenance and cleanliness of the aforementioned premises and had a duty nondelegable to maintain same in a reasonably safe condition for the use of business invitees and guests.
6. Venue is proper in this Court as the Defendant conducts its business operations within Pinellas County, Florida and the incident giving rise to this action occurred in Pinellas County, Florida.
7. On or about April 20, 2025, Plaintiff was at the Subject Premises located at the above address as a business invitee.
8. At said time and place, Plaintiff was a business invitee, lawfully upon the premises of the Defendant, who owed Plaintiff a non-delegable duty to exercise reasonable care for Plaintiff’s safety.
9. At that time and place, Plaintiff suddenly and without warning tripped and fell as a result of Defendant’s breach of the duty owed to Plaintiff.
10. As a result of the fall, Plaintiff sustained bodily injury.

COUNT I-CLAIM OF NEGLIGENCE AGAINST DEFENDANT, DOLPHIN REEF, L.L.C.

Plaintiff realleges the allegations in paragraphs one (1) through ten (10) and further asserts:

11. At all material times, Defendant, through its agents and/or employees, owed a duty to its invitees and the public, to exercise reasonable and ordinary care to maintain the Subject Premises, including the walkways, parking lots, concrete, curbs, and adjacent areas thereto, in a condition reasonably safe for use by its invitees, and the public.
12. At said time and place, Defendant breached its non-delegable duty owed to Plaintiff by

committing one or more of the following omissions or commissions:

- a. Negligently failing to maintain or adequately maintain the Subject Premises, more specifically, the uneven elevation of the sidewalk, thus creating a trip hazard to members of the public utilizing said premises, including the Plaintiff herein, thus creating an unreasonably dangerous condition for Plaintiff;
 - b. Negligently failing to inspect or adequately inspect the Subject Premises, as specified above, to ascertain whether the uneven elevation of the sidewalk therein constituted a trip hazard to pedestrians utilizing said premises, including the Plaintiff herein, thus creating an unreasonably dangerous condition to the Plaintiff;
 - c. Negligently failing to inspect or adequately warn the Plaintiff of the danger that existed on or about the premises, when Defendant knew or through the exercise of reasonable care should have known that said premises was unreasonably dangerous and that Plaintiff was unaware of same;
 - d. Negligently failing to correct and/or maintain and/ repair and/or adequately correct and/or replace the unreasonably dangerous condition of the uneven elevation of the sidewalk on Defendant's premises, when said condition was either known to Defendant or had existed for a sufficient length of time such that Defendant should have known of same had Defendant exercised reasonable care;
 - e. Negligently failing to act reasonably under the circumstances; and
 - f. Negligently failing to install, maintain, and provide a safe flooring surface for pedestrians within the Subject Premises' designated walkways.
13. As a result, while Plaintiff was at Defendant's premises, Plaintiff tripped and fell, sustaining injuries as set forth as a result of Defendant's breach of the duty owed to Plaintiff.
14. As a direct and proximate result of the negligence of Defendant, Plaintiff suffered bodily injury in and about Plaintiff's body and extremities, resulting in pain and suffering, disability, disfigurement, permanent and significant scarring, mental anguish, loss of the capacity for the enjoyment of life, expense of hospitalization, medical and nursing care and treatment, loss of earning, loss of the ability to earn money, and aggravation of a

previously existing condition. The losses are either permanent or continuing and Plaintiff will suffer these losses in the future.

WHEREFORE, the Plaintiff, RENE CARROW, sues the Defendant, DOLPHIN REEF, L.L.C., for damages and demands judgment in excess of Fifty Thousand and One Dollars (\$50,001.00), plus interest and costs, and demands trial by jury of all issues so triable.

RESPECTFULLY submitted on this 27th day of October 2025.

By: /s/ Ryan J. Jacobs
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