

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PINELLAS COUNTY, FLORIDA
CASE NO.: _____

QUEEN MIMS,

Plaintiff,

-v-

SUIT FOR NEGLIGENCE
DEMAND FOR JURY TRIAL

GOLDELM AT ST CHARLES ROW LLC,
a Florida Corporation d/b/a
St Charles Row Apartments,

Defendant.

_____ /

COMPLAINT

The Plaintiff, QUEEN MIMS, sues the Defendant, GOLDELM AT ST CHARLES ROW LLC, d/b/a St Charles Row Apartments, and alleges as follows:

1. That this is an action for damages that exceed FIFTY THOUSAND (\$50,000) DOLLARS. Plaintiff was required to place a value of the claim on the civil cover page. Plaintiff used the jurisdictional court limit on the cover page. This amount was not intended to replace the jury's valuation of the case, nor to provide the attorney's undiscoverable work product.

2. At all times material hereto, the Plaintiff, QUEEN MIMS, is a resident of Pinellas County, Florida.

3. That at all times material to this action, the Defendant, GOLDELM AT ST CHARLES ROW LLC, is a Florida Coportation company doing business as St Charles Row Apartments, and owns, operates and maintains apartments on the property located at 1175 Pinellas Point Drive South, St. Petersburg, FL 33705.

4. That at all times material to this action, the Defendant, GOLDELM AT ST CHARLES ROW LLC owned, operated and maintained the property at St Charles Row Apartments located at 1175 Pinellas Point Drive South, St. Petersburg, FL 33705.

5. That at all times material to this action, the Defendant, GOLDELM AT ST CHARLES ROW LLC, d/b/a St Charles Row Apartments, owed the duty of exercising reasonable care in owning, operating, and maintaining the aforementioned apartment complex and furthermore owed the duty of keeping those areas free of dangerous conditions which it knew or should have known were present and not obvious to invitees and furthermore owed the duty of warning invitees of the dangerous conditions on its premises that it knew about or with the exercise of reasonable care should have known about.

6. That the Plaintiff, QUEEN MIMS, lived in Apartment #26 located at St Charles Row Apartments, 1175 Pinellas Point Drive South, St. Petersburg, FL 33705. That sometime in the spring of 2022 the Plaintiff, QUEEN MIMS, became aware that she was having some breathing difficulties and was concerned that there was mold in her apartment. Due to that concern she hired a mold testing company to come out and in July of 2022 it was confirmed that she did have excessive levels of mold in her apartment. Due to Plaintiff, QUEEN MIMS's, exposure to the mold in her apartment, her overall health started declining and she started suffering from very significant respiratory problems.

7. The Plaintiff, QUEEN MIMS, was an invitee on the premises of the Defendant, GOLDELM AT ST CHARLES ROW LLC, d/b/a St Charles Row Apartments.

8. That the aforementioned condition constituted a dangerous condition on the premises which was not open and obvious to a reasonably prudent person and

which was or should have been known in the exercise of reasonable care to the Defendant.

9. That the Defendant, GOLDELM AT ST CHARLES ROW LLC, d/b/a St Charles Row Apartments, breached its aforementioned duties to the Plaintiff in one or more of the following ways:

(a) by failing to adequately warn the Plaintiff of this dangerous condition which existed on its premises;

(b) by failing to maintain this area in which the Plaintiff lived so that this mold would have been taken care of;

(c) by failing to properly inspect the apartments so that this dangerous condition could have been discovered and remedied before the Plaintiff moved in;

(d) by owning, operating and maintaining an apartment complex with a dangerous condition of mold; and

(e) By owning, maintaining and operating this apartment complex with the aforementioned dangerous condition as described.

10. That as a proximate result of the aforementioned acts of the Defendant, the Plaintiff, QUEEN MIMS, has in the past and will in the future suffer much mental and physical pain and suffering and further that the Plaintiff has suffered in the past and will suffer in the future the inability to lead a normal life, and further, the Plaintiff has also suffered in the past the loss of earnings and will suffer the loss of future earning capacity because of the permanent nature of the said injuries and further, the Plaintiff has been required in the past and will be required in the future to spend large sums of money for remedial medical care to treat said serious and permanent injuries.

WHEREFORE, the Plaintiff, QUEEN MIMS, demands judgment against the Defendant, GOLDELM AT ST CHARLES ROW LLC, d/b/a St Charles Row Apartments, for all damages to which she is entitled along with the costs of this action and prejudgment interest on liquidated damages and demands a trial by jury on all issues.

TANNEY, GRIFFITH & BRESLER, P.A.

Attorneys for Plaintiff
29605 U.S. 19 North, Suite 210
Clearwater, FL 33761
(727) 781-8817

SERVICE DESIGNATIONS:

Primary: tg@tanneygriffithlaw.com

Secondary: stacy@tanneygriffithlaw.com

By: */s/ Tony Griffith*

TONY GRIFFITH, ESQ.

Fla. Bar No. 0629073

RYAN BRESLER, ESQ.

Fla. Bar No. 31790

JUSTIN PETERSON, ESQ.

Fla. Bar No. 0015608