



Pinellas County

Staff Report

File #: 24-0201A, Version: 1

Subject:

Proposed initiation of litigation in the case of Pinellas County v. William C. Keating - action for foreclosure of Special Magistrate lien.

Recommended Action:

Approval and authorization for the County Attorney to initiate litigation in the case of Pinellas County v. William C. Keating.

Strategic Plan:

N/A

Summary:

The property sought to be foreclosed upon is located at 1275 N Highland Ave., in unincorporated Clearwater (the "Property").

In February 2019, the property owner, William C. Keating, was issued multiple notices of violation for violations of various code provisions, including, but not limited to trash and debris, failure to obtain zoning clearance for placement of commercial storage container, and non-permitted use of conducting automotive repair work. In July 2019, an administrative fine was assessed until compliance is achieved; Mr. Keating was present at the hearing. As of June 21, 2023, a lien in the amount of \$104,833.25 has been imposed by the Special Magistrate for these violations. The liens have not been satisfied.

The property to be foreclosed upon is non-homestead property, and as of an inspection performed on May 30, 2023, the property was still in violation. The Special Magistrate authorized foreclosure on July 11, 2023.

This authorization includes bringing suit against all defendants that are or may become necessary to fully litigate this action.

Background Information:

N/A

Fiscal Impact:

Unknown.

Staff Member Responsible:

Jewel White, County Attorney
Amanda Coffey, Managing County Attorney
David Barrera, Assistant County Attorney

Partners:

N/A

Attachments:

N/A