



Katy Taylor <ktaylor@cityoffoley.org>

Notice to the Public - Public Hearing: Weeds Lot West of 421 7th Ave. (2nd AD)

Katy Taylor <ktaylor@cityoffoley.org>

Tue, Jun 14, 2016 at 8:42 AM

To: April Wallace <april@gulfcoastmedia.com>

Cc: Brenda SHAMBO <bshambo@cityoffoley.org>, Melissa Franks <mfranks@cityoffoley.org>

April,

Please publish the following Notice to the Public in the legal section of the Baldwin Times in its Friday, July 8, 2016 edition. Affidavit is required.

Thanks

NOTICE OF PUBLIC HEARING

The Foley City Council will hold a Public Hearing at 5:30 p.m. Monday, July 18, 2016 in Council Chambers to consider violations of the City's Lot Clearing & Weed Removal Ordinance 1095-09 at the vacant lot west of 421 7th Avenue in Foley, Alabama, pursuant to the Code of Alabama, Sections 11-67-20 through 11-67-28.

All persons wishing to be heard may speak in person at the Public Hearing, or may respond in writing to the City of Foley, P.O. Box 1750, Foley Alabama 36535 before July 18, 2016 in order to be considered.

/s/

Katy Taylor, CMC

Assistant City Clerk

Katy Taylor, CMC || Assistant City Clerk || City of Foley
407 East Laurel Avenue Foley, Alabama 36535 ||
251.943.1545 || ktaylor@cityoffoley.org



Katy Taylor <ktaylor@cityoffoley.org>

Notice to the Public-Public Hearing: Weeds Lot West of 421 7th Ave. (1st AD)

Katy Taylor <ktaylor@cityoffoley.org>

Tue, Jun 14, 2016 at 8:35 AM

To: April Wallace <april@gulfcoastmedia.com>

Cc: Brenda SHAMBO <bshambo@cityoffoley.org>, Melissa Franks <mfranks@cityoffoley.org>

April,

Please publish the following Notice to the Public in the legal section of the Baldwin Times in its Friday, July 1, 2016 edition. Affidavit is required.

Thanks

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/s/

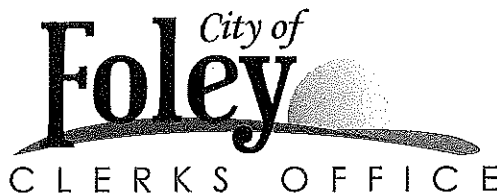
Katy Taylor, CMC

Assistant City Clerk

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407 East Laurel Avenue Foley, Alabama 36535 ||
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407 East Laurel Ave.
Foley, AL 36535

(251) 943-1545
Fax (251) 952-4014
www.cityoffoley.org



Victoria Southern, CMC
CITY CLERK

Katy Taylor
ASSISTANT CITY CLERK

91 7199 9991 7035 8987 6096

June 14, 2016

Kirsteen Pearson or Stacy McCowin
1843 San Pable Avenue
Seaside, CA. 93955

CERTIFIED, RETURN RECIEPT

RE: Violation of Ordinance 1095-09 at vacant lot west of 421 7th Avenue in Foley,
Alabama.

Dear Sir/Madam:

The Foley City Council, in regular session June 6, 2016 approved a Resolution declaring the above properties in violation of the Lot Clearing and Weed Removal Ordinance. Enclosed is a copy of the Notice of Public Hearing pursuant to the Code of Alabama Sections 11-67-20 through 11-67-28. The public hearing will be held on **July 18, 2016** at 5:30 p.m. in the City of Foley's Council Chambers located at 407 East Laurel Avenue, Foley Alabama to discuss the violation.

The City of Foley is supplying you with a list of Alabama Agriculture and Industries Board Certified contractors who also hold business licenses with the City of Foley. The City does not guarantee or recommend their work. If you remove the weeds, grass or other vegetative growth, the City will stop the abatement proceedings. However, failure to do so will ensure that City forces will remove the nuisance and the costs incurred by the City will result in a lien against your property.

Your cooperation in this matter is greatly appreciated.

Sincerely,

A handwritten signature in black ink that reads "Katy Taylor". The signature is written in a cursive, flowing style.

Katy Taylor, CMC
Assistant City Clerk

Enclosures

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All persons wishing to be heard may speak in person at the Public Hearing, or may respond in writing to the City of Foley, P.O. Box 1750, Foley Alabama 36535 before July 18, 2016 in order to be considered.

/s/

Katy Taylor, CMC
Assistant City Clerk

City of Foley
Landscapers

Name	Address	City	State	Zip
LANDSCAPE WORKSHOP INC	3601 PARKWOOD RD SE	BESSEMER	AL	35022
OVERSTREET IRRIGATION & LANDSCAPE	2635 CALLAWAY ROAD	GULF SHORES	AL	36542
CHILDRESS LANDSCAPING	17700 KENDRICK ROAD	ROBERTSDALE	AL	36567
COASTAL EXPOSURES LANDSCAPE	PO BOX 2479	DAPHNE	AL	36526
SOUTH BALDWIN LANDSCAPE SRVS	PO BOX 1388	FOLEY	AL	36536
TRUGREEN CHEMLAWN	PO BOX 646	THEODORE	AL	36590
NIX LANDSCAPE & MAINT, INC	PO BOX 7531	GULF SHORES	AL	36547
JUBILEE LANDSCAPE MANAGEMENT	PO BOX 171	DAPHNE	AL	36526
LIVE OAK LANDSCAPE, INC	9570 PINE CONE DRIVE	CANTONMENT	FL	32533
KENTS LANDSCAPING LLC	16050 W BRIGADOON TR	GULF SHORES	AL	36542
GREENPRO LANDSCAPERS, INC.	11585 B CO RD 65	FOLEY	AL.	36535
GRASS TECH/TROAS ROGER RABREN	25111 TROAS RABREN RD	ROBERTSDALE	AL	36567



City of Foley, AL

407 E. Laurel Avenue
Foley, AL 36535

Signature Copy

Resolution: 16-1127-RES

File Number: 16-0304

Enactment Number: 16-1127-RES

A RESOLUTION SETTING A PUBLIC HEARING
DECLARING WEEDS TO BE A PUBLIC NUISANCE
AND ORDERING ITS ABATEMENT AT VACANT LOT WEST OF 421 7TH AVENUE

WHEREAS, there have been complaints about the growth of grass, weeds and other vegetative growth located at Vacant Lot west of 421 7th Avenue, Foley, Alabama, Tax Parcel ID# 54-09-32-4-000-094.000, and

WHEREAS, investigations by City forces have substantiated the growth is of the type and character that can be a public nuisance as defined in the State of Alabama Code, 1975, §11-67-21, and City Ordinance 1095-09, and

WHEREAS, the City Council of Foley will now give notice as prescribed by the State of Alabama Code, 1975, §11-67-22 and §11-67-23, of a Public Hearing to be held to determine if the area should be declared a public nuisance and give the property owners an opportunity to remove the growth of grass, weeds and other vegetative growth.

NOW, THEREFORE BE IT RESOLVED by the Foley City Council in regular session June 6, 2016, as follows:

Section 1: Notice of public hearing on the matter shall be given by certified mail, return receipt requested to the property owners. The notice shall be set for 5:30 p.m. Monday, July 18, 2016.

Section 2: Notice shall also be given in The Onlooker once a week for two consecutive weeks. The first notice shall be published at least fourteen (14) days prior to the date scheduled for the public hearing in Section 1 of this resolution.

Section 3: Two signs shall be conspicuously posted on the properties described in this resolution. The wording of the signs shall be not less than one inch in height and shall be substantially in the form of the notice contained in Section 11-67-23 of the State of Alabama Code. The notice shall be posted at least seven days prior to the time for the public hearing to hear objections to declaring the property, as described in this resolution, a public nuisance.

PASSED, APPROVED AND ADOPTED this 6th day of June, 2016.



President's Signature

JW Tranel

Date

6-8-16

Attest by City Clerk

Victoria Southern

Date

6-8-2016

Mayor's Signature

[Signature]

Date

6/10/2016

7th AV/094.000

COMPLAINT FORM:

CITIZEN COMPLETE THIS PORTION:

DATE: 4-25-16

NAME/EMAIL/CONTACT INFORMATION: Virginia Pettibone

LOCATION/ADDRESS OF COMPLAINT: empty lot on the west side of 421 7th AV

TYPE OF COMPLAINT: overgrown - creating a snake problem

TO BE COMPLETED BY STAFF:

INCIDENT #: 89638

PIN #: 16489

ZONING/HISTORIC/OVERLAY DISTRICT: R-1A

ROUTE TO: BUILDING: _____ ZONING: _____ ENVIRONMENTAL: ☒

TO BE COMPLETED BY DIVISION/INSPECTOR:

INSPECTED BY: JAT DATE: 4/25/16

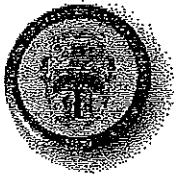
FINDINGS/REPORT: property is overgrown. Letter sent.

Reinspect 5/10/16. JAT

5/10/16 property still overgrown. Council level. JAT

ACTION: PERSONAL CONTACT: _____ LETTER: ☒ STOP WORK: _____ CITATION: _____ NO VIOLATION: _____

DATE CLOSED: _____



Baldwin County Revenue Commissioner

Property Appraisal Link

BALDWIN COUNTY, AL

Current Date 4/21/2016

Tax Year 2015

Valuation Date October 1, 2014

OWNER INFORMATION

PARCEL 54-09-32-4-000-094.000 **PPIN** 016489 **TAX DIST** 07
NAME PEARSON, KIRSTEEN ETAL MCGOWAN, STACY
ADDRESS C/O KIRSTEEN PEARSON
 1843 SAN PABLE AVE
 SEASIDE CA 93955
DEED TYPE IN BOOK 0000 **PAGE** 1308944
PREVIOUS OWNER GINWRIGHT, BENNY
LAST DEED DATE 10/21/2011

DESCRIPTION

145' X 125' IRR LOT 1 BLK 7 AARONVILLE UNRECORDED BEG AT THE
 INT OF S ROW OF 7TH AVE & E ROW OF CEDAR ST RUN TH E 125',
 TH S 145', TH W 125', TH N 125' TO POB LYING IN SW1/4 OF SE1
 /4 OF SEC 32-T7S-R4E (CORR SCRIVENER'S AFF)

PROPERTY INFORMATION

PROPERTY ADDRESS
NEIGHBORHOOD FOLEY **FOLEY AREA**
PROPERTY CLASS SUB CLASS
SUBDIVISION 01AC **SUB DESC** AARONVILLE COMMUNITY
LOT 1 BLOCK 7
SECTION/TOWNSHIP/RANGE 00-00-00
LOT DIMENSION **ZONING** R-1A

PROPERTY VALUES

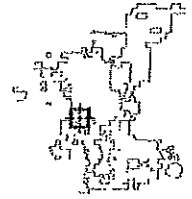
LAND: 8000 **CLASS 1:** **TOTAL ACRES:**
BUILDING: **CLASS 2:** 8000 **TIMBER ACRES:**
CLASS 3:
TOTAL PARCEL VALUE: 8000
ESTIMATED TAX:

DETAIL INFORMATION

CODE TYPE	REF METHOD	DESCRIPTION	LAND USE	TC Hs Pn	MARKET USE VALUE	VALUE
M	LAND 1	BV BS-16000	X	9110-VAC RES 2	N N	8000



Overview



Legend

-  Main Highways
-  County Roads
-  Center lines
-  Foley City Limits
-  County Mask
-  Foley City Limit Background
-  Parcels

PIN - 16489
 Par Num - 094.000
 Acreage - 0.402
 Subdivision - 01AC
 Lot -
 Street Name -
 Street Number - 0
 Improvement -

Name - PEARSON, KIRSTEEN ETAL MCGOWAN, STACY
 Address1 - C/O KIRSTEEN PEARSON
 Address2 - 1843 SAN PABLE AVE
 Address3 -
 City - SEASIDE
 State - CA
 Zip - 93955

The information contained in the digital data distributed by the Baldwin County Commission is derived from a variety of public and private sources considered to be dependable, but the accuracy, completeness, currency, thereof are not guaranteed. The Baldwin County Commission makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the county geographic database. Additionally, the Baldwin County Commission or any agent, servant, or employee thereof assume no liability associated with the use of the data and assume no responsibility to maintain it in any matter or form.

Date created: 4/21/2016



Developed by
 The Schneider Corporation



Summary

Parcel	05-54-09-32-4-000-094.000
PIN	016489
Tax District	N/A
Property Address	
Neighborhood	FOLEY
Subdivision	01AC
Sec/Twp/Rng	32/7S/4E
Lot Dimension	
Zoning Overlay District	N/A
Zoning	R-1A
Flood Zone	X
Voter District	District 2
National Historic District	No
City Limits	Yes
3-Mile Jurisdiction	Yes
Garbage Route	Friday
Recycle Route	Tuesday
Yard Debris Route	Wednesday

[View Property Appraisal](#)

[View Tax Record](#)

Owner

Owner Name:	PEARSON, KIRSTEEN ETAL MCGOWAN, STACY
Owner Address	C/O KIRSTEEN PEARSON 1843 SAN PABLE AVE SEASIDE, CA 93955
Previous Owner	GINWRIGHT, BENNEY

Deed Type	IN
Book	0000
Page	1308944
Last Deed Date	10/21/2011

4.25.16

7th ave corner lot

grass/weeds

JAT





COMMUNITY DEVELOPMENT DEPARTMENT
200 NORTH ALSTON STREET

Foley, Alabama 36535
www.cityoffoley.org

(251) 952-4011
FAX (251) 971-3442

April 25, 2016

C/O Kirsteen Pearson, Stacy McGowin
1843 San Pable Ave
Seaside, CA 93955

Dear Madams:

A complaint has been received concerning the overgrown grass and weeds becoming a public nuisance at the vacant lot on the corner of 7th Avenue and S Cedar Street in Foley, Alabama. This lot is further described as PIN 16489 on the Baldwin County Tax Maps.

The City of Foley Ordinance No. 1095-09 Regarding the Clearing and Maintenance of Lots that Constitute a Public Nuisance Section 4-104 states that a nuisance may be declared when grass and weeds which bear seeds of a wingy or downy nature, which attain a large growth so as to become a fire menace when dry, or otherwise noxious or dangerous. Private property owners should take regular steps to maintain the property in a manner to prevent the nuisance.

A visual inspection, conducted on April 25, 2016 revealed that the above described property was overgrown by grass and weeds which may constitute a public nuisance. Please be advised that as of this date you are placed on notice that this violation must be corrected within 10 days from your receipt of this letter. Failure to do so may result in a Resolution by the City Council that finds and declares that the weeds, grass and other vegetation are a public nuisance and orders the abatement of the nuisance subject to its findings after a public hearing.

If you have any questions or concerns please contact our office at 251-952-4011.

Sincerely,

Jacqueline Trimble
Environmental Assistant
City of Foley

MAYOR: John E. Konlar

CITY ADMINISTRATOR: Michael L. Thompson

CITY CLERK: Vickey Southern

COUNCIL MEMBERS: J. Wayne Trawick; Vera Qualtes; Ralph G. Hellmich; Cecil R. Blackwell; Charles Ebert III

5.10.16

lot west of 421 7th Ave

grass/weeds

JAT

