

In InCode RS.
US Hwy 98 /
003.005

COMPLAINT FORM:

CITIZEN COMPLETE THIS PORTION:

DATE: 7/26/19

NAME/EMAIL/CONTACT INFORMATION: Joy Wilson - 955-1700

LOCATION/ADDRESS OF COMPLAINT: Off of Hwy 98 - Behind Cefco
gas station & Waffle House

TYPE OF COMPLAINT: Overgrown grass

TO BE COMPLETED BY STAFF:

INCIDENT #: 112084

PIN #: 343608

ZONING/HISTORIC/OVERLAY DISTRICT: B-1A

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

TO BE COMPLETED BY DIVISION/INSPECTOR:

INSPECTED BY: Angie Eckman DATE: 7/26/19

FINDINGS/REPORT: Property is undeveloped & overgrown in violation of Ord. No. 1095.09
Letter sent 7/29 reinspect 8/8 spoke w/ Don the owner property was sold.

8/7/19 Springssteen address: new letter mailed; reinspect 8/23/19
8/12 spoke w/ Henry Springssteen he no longer owns property; mailed new letter. 8/14 spoke w/ developer
sending someone to cut buffer

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

DATE CLOSED: _____

8/14/19 Have sent letters to owners per Baldwin Co. Tax records - both claim to not own
Property, sent letter to owner per most recent deed with County. Contacted the
Broadway Group Developers LLC and they said they have not yet purchased
the property. Council Level



Overview



Legend

- Centerlines
-  Foley City Limits
-  County Mask
-  Parcels
- - - Lot Lines
- Streams and Creel
-  Lakes and Bays

PIN - 343608

Par Num - 003.005

Acreage - 2.292

Subdivision - SPRCOM

Lot - 5

Street Name - SPRINGSTEEN LN

Street Number - 12767

Improvement -

Name - SPRINGSTEEN, HENRY C

Address1 - 12767 SPRINGSTEEN AVE

Address2 -

Address3 -

City - FOLEY

State - AL

Zip - 36535

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Date created: 7/26/2019

Last Data Uploaded: 7/26/2019 5:02:21 AM

Developed by  **Schneider**
GEOSPATIAL



Baldwin County Revenue Commissioner

Property Appraisal Link BALDWIN COUNTY, AL

Current Date 7/26/2019

Tax Year 2019

Valuation Date October 1, 2018

OWNER INFORMATION

PARCEL 54-07-26-0-000-003.005 PPIN 343608 TAX DIST 07
NAME STAFFCO L L C
ADDRESS 354 CYPRESS LAKE DR
GULF SHORES AL 36542
DEED TYPE IN BOOK 0000 PAGE 1710079
PREVIOUS OWNER BALDWIN REPLACEMENT PROPERTY L L C
LAST DEED DATE 7/24/2018

DESCRIPTION

406' X 235.1' LOT 5 SPRINGSTEEN COMMERCIAL PARK PLAT #2 SLID
E 2461-E LYING IN THE CITY OF FOLEY SEC 26-T7S-R4E IN#517660
(WD)

PROPERTY INFORMATION

PROPERTY ADDRESS 12767 SPRINGSTEEN LN
NEIGHBORHOOD BCHEXP
PROPERTY CLASS SUB CLASS
SUBDIVISION SPRCOM SUB DESC SPRINGSTEEN COMMERCIAL PARK #2
LOT 5 BLOCK
SECTION/TOWNSHIP/RANGE 00-00 -00
LOT DIMENSION ZONING

PROPERTY VALUES

LAND: 214600 CLASS 1: TOTAL ACRES: 2.29
BUILDING: CLASS 2: 214600 TIMBER ACRES:
CLASS 3:
TOTAL PARCEL VALUE: 214600
ESTIMATED TAX: \$1,416.36

DETAIL INFORMATION

CODE	TYPE	REF METHOD	DESCRIPTION	LAND USE	TC HsPn	MARKET USE
					VALUE	VALUE
M	LAND	1	SF SQ-3.00 X	9100-UNDEVELOP LAND	2	N N 214600

[View Tax Record](#)

[Back](#)





Foley

ENVIRONMENTAL DEPARTMENT

23030 WOLF BAY DRIVE
Foley, Alabama 36535
(251) 923-4267
www.cityoffoley.org

July 26, 2019

Staffco LLC
354 Cypress Lake Drive
Gulf Shores AL 36542

Dear Sir/Madam:

A complaint has been received concerning the overgrown grass and weeds becoming a public nuisance at corner of Beach Express and 98 (Behind Cefco gas station & Waffle House) Foley, Alabama. This parcel is further described as parcel 54-07-26-0-000-003.005 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 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 July 26, 2019 revealed that the above described property was overgrown by vegetation 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 251-923-4267.

Sincerely,

Leslie Gahagan
Environmental Manager
City of Foley

MAYOR: John E. Koniar

CITY ADMINISTRATOR: Michael L. Thompson

CITY CLERK: Kathryn Taylor

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



ENVIRONMENTAL DEPARTMENT

23030 WOLF BAY DRIVE
Foley, Alabama 36535
(251) 923-4267
www.cityoffoley.org

August 7, 2019

Springsteen, Henry
12767 Springsteen Ave
Foley, AL 36535

Dear Sir:

A complaint was received concerning the overgrown grass and weeds becoming a public nuisance behind the Cefco gas station and Waffle House off of US HWY 98 in Foley, Alabama. This lot is further described as PIN 343608 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 July 26, 2019 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. Since this lot is undeveloped, only a cut buffer of 50 feet is required between the private property lines and this parcel.

If you have any questions or concerns please contact our office at 251-923-4267.

Sincerely,

Jacqueline McGonigal
Environmental Inspector
City of Foley

MAYOR: John E. Koniar

CITY ADMINISTRATOR: Michael L. Thompson

CITY CLERK: Vickey Southern

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

BALDWIN COUNTY, ALABAMA
TIM RUSSELL PROBATE JUDGE
Filed/cert. 5/17/2018 4:02 PM
DEED TAX \$ 745.00
TOTAL \$ 761.00
2 Pages

1696792



[Space Above This Line For Recording Data]

STATE OF ALABAMA

COUNTY OF BALDWIN

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, **HENRY C. SPRINGSTEEN**, a married man conveying property which is not a part of his homestead nor the homestead of his spouse, **GRANTOR**, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, the said Grantor, does hereby GRANT, BARGAIN, SELL and CONVEY unto **Baldwin Replacement Property, L.L.C., an Alabama Limited Liability Company, GRANTEE**, in fee simple, subject to the provisions hereafter contained, all that real property in the County of Baldwin, State of Alabama, described as follows, to-wit:

Lots 3 and 5 of Springsteen Commercial Park, Plat #2, according to the map or plat thereof recorded on Slide No. 2461-E, in the office of the Judge of Probate, Baldwin County, Alabama.

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Building setback lines, drainage easements, utility easements and all other matters as shown on the recorded plat of said subdivision.
2. Ordinance to the City of Foley recorded in Instrument No. 878863.
3. Right-of-way to Baldwin County recorded in Instrument No. 1130946.
4. Sewer easements to Baldwin County Sewer Service, LLC, dated November 24, 2008, recorded in Instrument No. 1151191.
5. Easement to the Utilities Board of the City of Foley, dated November 22, 2011, recorded in Instrument No. 1312597.
6. Unrecorded sign or billboard Lease from Henry Springsteen and Willa Springsteen to H-S Southern Graphics Systems, Inc, dated March 24, 2000.
7. 30-foot easement recorded in Instrument No. 1004334 and Amendment recorded in Instrument No. 1124740. (Lot 3)

TOGETHER WITH ALL AND SINGULAR, the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever. And, except as to the above and taxes hereafter falling due, the said Grantor, for himself, his heirs and assigns, hereby covenant with the said Grantee, its successors and assigns, that he is seized of an indefeasible estate in fee simple in and to the said property; and that he has a good right to sell and convey the same; that said property is free and clear of all liens and encumbrances; that he does hereby WARRANT and WILL FOREVER DEFEND the title to said property, and the possession thereof unto the said Grantee,

his/her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal on this the 17th day of May, 2018.

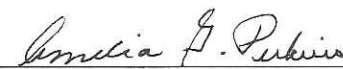
 (SEAL)
HENRY C. SPRINGSTEEN

STATE OF ALABAMA

COUNTY OF BALDWIN

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that HENRY C. SPRINGSTEEN, a married man, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this the 17th day of May, 2018.

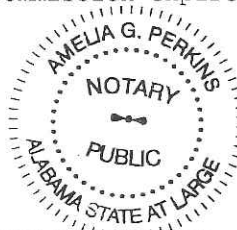

Notary Public,
My commission expires: 10/3/2020

THIS INSTRUMENT PREPARED BY:

Lloyd E. Taylor
Attorney at Law
TAYLOR & TAYLOR LLC
18350 Michigan St.
Robertsdale, AL 36567

GRANTOR(S) ADDRESS:

12767 Springsteen Ave.
Foley, AL 36535



GRANTEE(S) ADDRESS:

P. O. Drawer 3889
Gulf Shores, AL 36547



ENVIRONMENTAL DEPARTMENT

23030 WOLF BAY DRIVE
Foley, Alabama 36535
(251) 923-4267
www.cityoffoley.org

August 12, 2019

Baldwin Replacement Property, LLC.
PO Drawer 3889
Gulf Shores, AL 36547

Dear Sir/Madam:

A complaint has been received concerning the overgrown grass and weeds becoming a public nuisance at 12767 Springsteen Ln, Foley, Alabama. This parcel is further described as parcel 54-07-26-0-000-003.005 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 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 August 12, 2019 revealed that the above described property was overgrown by vegetation 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. Since this lot is undeveloped, only cut a buffer of 50 feet is required between the private property lines and this parcel.

If you have any questions or concerns please contact our office at 251-923-4267.

Sincerely,

Angie Eckman

City of Foley

MAYOR: John E. Koniar

CITY ADMINISTRATOR: Michael L. Thompson

CITY CLERK: Kathryn Taylor

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