

CITY OF FOLEY
COMPLAINT FORM

incident #
76913

ENVIRONMENTAL:

- ☒ GRASS/WEEDS
☐ TRASH/DEBRIS
☐ TREES
☐ PUBLIC NUISANCE
☐ CONSTRUCTION
☐ LITTER
☐ ENVIRONMENTAL
☐ SMOKING
☐ RIPARIAN

BUILDING:

- ☐ DILAPIDATED BUILDING
☐ NO PERMIT

ZONING:

- ☐ HISTORIC DISTRICT
☐ ZONING
☐ SIGNS

ENGINEERING:

- ☐ DRAINAGE

☐ OTHER _____

in incode as;

9590 County Rd 65

DATE: 5-24-2013

LOCATION:

Riverside @ Arbor Walk Model Homes

NOTES: (COMPLAINANT NAME & COMPLAINT)

Dick Chasteen - HOA president - 251-510-8503

grass & weeds by model homes overgrown and there are 14 lots in rear of subd off of Pembroke Way

CONTACT:

INSPECTION DATE: 5/24/13

STAFF: ABO

☒ PHOTOS TAKEN

FINDINGS:

- vacant lots were overgrown w/ grass and weeds.

- Arbor walk model homes overgrown w/ grass and weeds.

* 5/30/13 - Mailed letters to owners of the model homes, and the vacant lots. (ABO)

Re-inspect 6-20-13

- 6/21/13 - 8 lots not cut on either properties

Reinspected on 7/11/13; Lots & Model home not cut.

* Council Level

TASK:

- ☐ 1 PERSONAL CONTACT ☒ 2 LETTER ☐ 3 STOP WORK ☐ 4 CITATION ☐ NO VIOLATION

DATE CLOSED:

let him know who owns and he will call next time.

R-1D
275918

And 14 empty lots in back of the subd.

Summary

Parcel	05-61-03-07-0-000-003.143	Zoning	B-2
PIN	275918	Flood Zone	X
Tax District	N/A	Voter District	District 3
Property Address	9590 COUNTY RD 65 9590-A COUNTY RD 65 9590-B COUNTY RD 65 9590-C COUNTY RD 65 9590-D COUNTY RD 65	Historic District	No
		City Limits	Yes
		3-Mile Jurisdiction	Yes
Neighborhood	FOLEY	Garbage Route	Tuesday & Friday
Subdivision	RIVAW1	Recycle Route	Tuesday
Sec/Twp/Rng	07/8S/4E	Yard Debris Route	Wednesday
Lot Dimension			

[View Property Appraisal](#)
[View Tax Record](#)

Owner

Owner Name:	ARBOR WALK PROPERTIES L L C	Deed Type	IN
Owner Address	59101 AMBER ST	Book	0000
	SLIDELL, LA 70461	Page	09484
Previous Owner	ARBOR WALK DEVELOPMENT L L C	Last Deed Date	1/3/20

The data referenced in this online mapping and GIS application is derived from the GIS Division of the City of Foley Community Development Department, the Seale Regional Planning Commission, the Baldwin County Geographic Database and other public and private sources. These sources are generally considered to be dependable. The City of Foley makes no attempt to verify or confirm any information provided by any source, and the City of Foley makes no warranties, expressed or implied, as to the accuracy, completeness, currentness, reliability, or suitability for any particular purpose of the information displayed on this map. Independent verification is advised. The City of Foley and its servants, and employees assume no liability or responsibility for the use of this map and expressly disclaim any liability and any damages that may arise from their reliance on this map. The City of Foley expressly disclaims any representation as to the validity, accuracy, and currentness of any municipal corporate limits, 3-mile jurisdiction lines, and/or planning jurisdiction lines displayed on this map.

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PIN - 50007
Par Num - 006.000
Acreage - 88.995
Subdivision -
Lot -
Street Name -
Street Number - 0
Improvement -

Name - WHITNEY NATIONAL BANK
Address1 - 228 ST CHARLES ST
Address2 - SUITE 405
Address3 -
City - NEW ORLEANS
State - LA
Zip - 70130

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5/24/13 RIVERSIDE @ ARBOR WALK

EMPTY LOTS AT BACK OF PROPERTY

photos by: Austin Duffie





Baldwin County Revenue Commissioner

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Property Appraisal Link BALDWIN COUNTY, AL

Current Date 5/29/2013

Tax Year 2013

Valuation Date October 1, 2012

OWNER INFORMATION

PARCEL 61-03-07-0-000-006.040 **PPIN** 283170 **TAX DIST** 07
NAME WHITNEY NATIONAL BANK
ADDRESS C/O GCOF ARBOR WALK LLC
 160 GREENTREE DR
 SUITE 101
 DOVER, DE 19904

Vacant lots

DEED TYPE IN **BOOK** 0000 **PAGE** 1267047
PREVIOUS OWNER ARBOR WALK DEVELOPMENT L L C
LAST DEED DATE 12/28/2010

DESCRIPTION

108.8' X 145.4' IRR LOT 135 RIVERSIDE AT ARBOR WALK PHASE TW
 O SLIDES 2282-B & C SEC 7-T8S-R4E (DEED IN LIEU OF FORC)

PROPERTY INFORMATION

PROPERTY ADDRESS
NEIGHBORHOOD FOLEY **FOLEY AREA**
PROPERTY CLASS **SUB CLASS**
SUBDIVISION RIVA W2 **SUB DESC** RIVERSIDE AT ARBOR WALK PH2
LOT 135 **BLOCK**
SECTION/TOWNSHIP/RANGE 00-00 -00
LOT DIMENSION **ZONING**

PROPERTY VALUES

LAND:	13300	CLASS 1:	TOTAL ACRES:
BUILDING:		CLASS 2: 13300	TIMBER ACRES:
		CLASS 3:	
TOTAL PARCEL VALUE:	13300		
ESTIMATED TAX:	\$87.78		

DETAIL INFORMATION

<u>CODE</u>	<u>TYPE</u>	<u>REF</u>	<u>METHOD</u>	<u>DESCRIPTION</u>	<u>LAND USE</u>	<u>TC</u>	<u>Hs</u>	<u>Pn</u>	<u>MARKET</u>	<u>USE</u>
									<u>VALUE</u>	<u>VALUE</u>
M		LAND	1	BV BS-25000	X	9110-VAC RES	2	N N	13300	



City of

FOLEY

COMMUNITY DEVELOPMENT DEPARTMENT

200 NORTH ALSTON STREET

Foley, Alabama 36535

www.cityoffoley.org

(251) 952-4011

FAX (251) 971 -3442

May 31, 2013

Whitney National Bank
C/O GCOF Arbor Walk LLC
160 Greentree Drive
Suite 101
Dover, DE 19904

Dear Sir/Madam:

A complaint has been received concerning the overgrown grass and weeds becoming a public nuisance at multiple vacant lots in the Riverside at Arbor Walk subdivision in Foley, Alabama.

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 May 24, 2013 revealed that the above described properties were 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,

Austin B. Duffie
Environmental Assistant
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