

CITY OF FOLEY ENVIRONMENTAL DEPARTMENT

Complaint form

Date: 8/26/2022

Follow up Date: 9/12/2022

Complainant:	Complaint Information:	
Name: None given	Address/location: Lot 2B Re-subdivision of Riviera Square Subdivision	
Phone:	Vacant Lot South of 2550 South McKenzie Street	
Address:	Complaint: Overgrown Grass & Weeds	
	Complaint type: (check one)	
File # 22-0154	Building Nuisance ☐	Weed Abatement ☒
Property Pin 228686	Construction ☐	Public Nuisance ☐ Further describe below
	Other ☐	

Inspection Findings:	Violation of Ordinance #: 1095-09
8/26/2022- Property inspected overgrown grass & weeds exceeding 12" in height	
8/29/2022- Letter sent	
9/12/2022 – Property remains overgrown. Baldwin County Deeds and records search does not indicate a change in ownership.	
9/13/2022- Entered for 10/3/2022 Council Agenda	

Inspector Name Nick Williams



Baldwin County Revenue Commissioner

Property Appraisal Link

BALDWIN COUNTY, AL

Current Date 8/26/2022

Tax Year 2022

Valuation Date October 1, 2021

OWNER INFORMATION

PARCEL	61-03-05-1-001-016.000	PPIN 228686	TAX DIST 07
NAME	COOK OUT FOLEY INC		
ADDRESS	P O BOX 698 THOMASVILLE NC 27361		
DEED TYPE IN	BOOK 0000	PAGE 1860923	
PREVIOUS OWNER	RIVIERA SQUARE L L C		
LAST DEED DATE	9/30/2020		

DESCRIPTION

146.9' X 347' IRR LOT 2B RIVIERA SQUARE SUBDIVISION RESUBDIV
ISION OF LOT 2 INTO LOTS 2A & 2B SLIDE 2728-F SLIDE 2578-E L
YING IN THE CITY OF FOLEY SEC 5-T8S-R4E (ST WD)

PROPERTY INFORMATION

PROPERTY ADDRESS	2550 S MCKENZIE ST		
NEIGHBORHOOD	SBALDCO		
PROPERTY CLASS	SUB CLASS		
SUBDIVISION	RIVSQ	SUB DESC	RIVIERIA SQUARE SUBDIVISION RE
		SUB DESC	-SURVEY OF LOT 2B FOLEY SQUARE
		SUB DESC	, PARCELS A & B OF WD RECORDED
LOT 2B BLOCK			
SECTION/TOWNSHIP/RANGE	00-00 -00		
LOT DIMENSION			ZONING

PROPERTY VALUES

LAND:	866000	CLASS 1:	TOTAL ACRES:
BUILDING:		CLASS 2: 866000	TIMBER ACRES:
		CLASS 3:	
TOTAL PARCEL VALUE:	866000		
ESTIMATED TAX:	\$5,715.60		

DETAIL INFORMATION

<u>CODE</u>	<u>TYPE</u>	<u>REF METHOD</u>	<u>DESCRIPTION</u>	<u>LAND USE</u>	<u>TC</u>	<u>HsPn</u>	<u>MARKET USE</u>	<u>VALUE</u>	<u>VALUE</u>
M	LAND	1	SF SQ-15.00	X	9150-VACANT COMMERCIA	2	N N	866000	

[View Tax Record](#)

[View Map](#)



Baldwin County Revenue Commissioner

Property Link

BALDWIN COUNTY, AL

Tax Year 2021

Current Date 8/26/2022

Valuation Date October 1, 2020

Records Last Updated 8/25/2022

PROPERTY DETAIL

OWNER RIVIERA SQUARE L L C **ACRES : **NA****
 P O BOX 16167
 MOBILE, AL 36616 **APPRAISED VALUE:** 856400
ASSESSED : 171280
PARCEL 61-03-05-1-001-016.000
ADDRESS 2550 MCKENZIE ST S

TAX INFORMATION

YEAR 2021	TAX DUE	PAID	BALANCE
	5652.24	5652.24	0.00

LAST PAYMENT DATE 1 / 3 / 2022

MISCELLANEOUS INFORMATION

EXEMPT CODES	DESCRIPTION
	146.9' X 347' IRR LOT 2B RIVIE RA SQUARE SUBDIVISION RESUBDIV ISION OF LOT 2 INTO LOTS 2A & 2B SLIDE 2728-F SLIDE 2578-E L YING IN THE CITY OF FOLEY SEC 5-T8S-R4E (GENERAL WD)
TAX DISTRICT 07	
PPIN 228686 Entry 00	
ESCAPE YEAR	
ACCOUNT NUMBER 318208	

TAX HISTORY

Year	Owner	Total Tax	Paid(Y/N)	Appraised	Assessed
2020	RIVIERA SQUARE L L C	4734.18	Y 10/28/2020	717300	143460
2019	RIVIERA SQUARE L L C	4491.96	Y 12/20/2019	680600	136120
2018	RIVIERA SQUARE L L C	3073.62	Y 12/10/2018	465700	93140
2017	RIVIERA SQUARE L L C	8796.48	Y 12/19/2017	1332800	266560
2016	RIVIERA SQUARE L L C	8796.48	Y 12/28/2016	1332800	266560
2015	HAWKEYE ALABAMA L L C	6808.56	Y 12/29/2015	1031600	206320
2014	HAWKEYE ALABAMA L L C	5507.04	Y 11/26/2014	834400	166880
2013	HAWKEYE ALABAMA L L C	4856.28	Y 12/27/2013	735800	147160
2012	ACROMAG INC	4856.28	Y 11/ 2/2012	735800	147160

TAX SALES/TAX LIENS
[PURCHASE COUNTY TAX SALE FILES](#)

Year	Sold To(Certificate or Lien Holder)	Redeemed Date/By
NO TAX SALES/LIENS FOUND		

[View Appraisal Record](#)

Project: Lot in front of Publix
Date: Aug 26 2022 02:21:06 PM



001.



002.



003.



004.



005.



006.



007.



008.



ENVIRONMENTAL DEPARTMENT

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

August 26, 2022

Cook Out Foley Inc.
P.O. Box 698
Thomasville, NC 27361

Dear Sir/Madam:

A complaint has been received concerning the overgrown grass and weeds becoming a public nuisance at Lot 2B Riviera Square Subdivision. in Foley, Alabama. This lot is further described as PIN 228686 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 August 26, 2022 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 251-923-4267.

Sincerely,

Nick Williams
Environmental Inspector
City of Foley

MAYOR: Ralph G. Hellmich

CITY ADMINISTRATOR: Michael L. Thompson

CITY CLERK: Katherine Taylor

COUNCIL MEMBERS: J. Wayne Trawick; Vera Quaites; Richard Dayton; Cecil R. Blackwell; Charles Ebert III

Project: Lot north of Buffalo Wild Wings reinspect

Date: Sep 12 2022 10:21:59 AM



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