

CITY OF FOLEY ENVIRONMENTAL DEPARTMENT

Complaint form

Date 10/31/2023

Follow up Date: 11/13/2023

| | | | |
|-------------------------|--------------------------------------------|---------------------------------------------------------------------------|------------------------|
| Complainant: | | Complaint Information: | |
| Name: Julie Cleverdon | | Address/location: Vacant lot located west of 625 East Laurel Avenue | |
| Phone: | | Complaint: Overgrown weeds & grass exceeding 12" in height. | |
| Address: | | Complaint type: (check one) | |
| File#23-002030 | Building Nuisance <input type="checkbox"/> | Weed Abatement <input checked="" type="checkbox"/> | |
| Property Pin# 225374 | Construction <input type="checkbox"/> | Public Nuisance <input type="checkbox"/> | Further describe below |
| | Other <input type="checkbox"/> | | |

| | |
|----------------------------------------------------------------------------|------------------------------------------|
| Inspection Findings: | Violation of Ordinance #: 1095-09 |
| 10/31/2023 - Property overgrown, weeds and grass exceeds 12" in height. | |
| 10/6/2023- Letter sent to property owner | |
| 11/13/2023- Complaint re-inspected, no change. Property remains overgrown. | |
| 11/20/2023- Scan for December 4 th Council Agenda | |

Inspector Name Angie Eckman



PROPERTY TAX
Baldwin County, Alabama

Current Date: 11/20/2023 Tax Year: 2023

⚠ NOTICE: THIS PARCEL HAS TAX SALE HISTORY. SEE THE TAX SALE SECTION FOR DETAILS.

Parcel Info

PIN 225374
PARCEL 54-08-28-1-000-006.005
ACCOUNT NUMBER 369256

OWNER MINISTERIO HISPANO
INTERNATIONAL INC
MAILING ADDRESS 22380 US HIGHWAY 98,
FOLEY, AL 365354351
PROPERTY ADDRESS 0 LAUREL AVE

LEGAL DESCRIPTION 100' X 370.7' IRR LOT 1
EAST LAUREL SUB PHASE
2 SLIDE 1852-B & 1853-A
IN THE CITY OF FOLEY
SEC 28-T7S-R4E (VL)

EXEMPT CODE
TAX DISTRICT Foley



Tax Information

TAXES WERE DUE ON 10/1/2023

| PPIN | YEAR | TAX TYPE | TAX DUE | PAID | BALANCE |
|--------|------|----------|-----------|---------|-----------|
| 225374 | 2023 | REAL | \$ 718.74 | \$ 0.00 | \$ 718.74 |

Total Due: \$ 718.74

LAST PAYMENT DATE **N/A**
PAID BY

Property Values

| | |
|-----------------------|-----------|
| Total Acres | 0.77 |
| Use Value | \$0 |
| Land Value | \$108,900 |
| Improvement Value | \$0 |
| Total Appraised Value | \$108,900 |
| Total Taxable Value | \$108,900 |
| Assessment Value | \$21,780 |

Subdivision Information

| | |
|--------------------|-------------------------|
| Code | 2ELS |
| Name | EAST LAUREL SUB PHASE 2 |
| Lot | 1 |
| Block | PH 2 |
| Type / Book / Page | IN / N/A / 1801297 |
| S/T/R | 28-7S-4E |

Detail Information

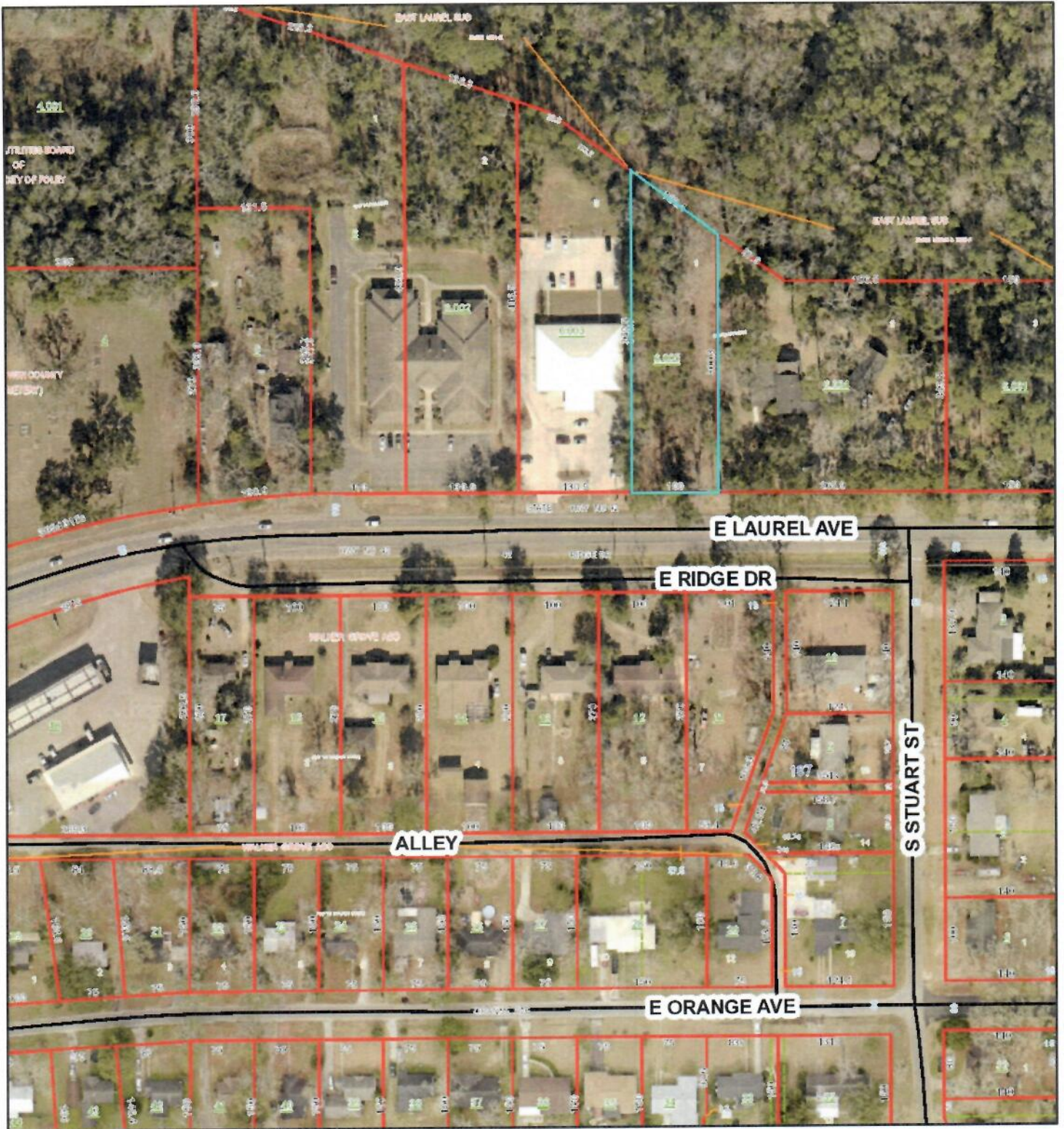
| TYPE | REF | DESCRIPTION | LAND USE | TC | HS | PN | APPRAISED VALUE |
|------|-----|----------------|------------------------|----|----|----|-----------------|
| LAND | 1 | 33598.000 SqFt | 9150-VACANT COMMERCIAL | 2 | N | N | \$108,900 |

Building Components

Tax Sales

| PARCEL YEAR | STATUS | DATE | TAX SALE STATUS | OWNER NAME(S) | PURCHASER NAME(S) | TRUE MKT VAL | TAXES DUE | PURCHASED AMT | PARCEL STATUS |
|-------------|-----------|----------|-----------------|--------------------------------------|-------------------|--------------|-----------|---------------|---------------|
| 2021 | 11/9/2022 | REDEEMED | | MINISTERIO HISPANO INTERNATIONAL INC | ANDREW J HOWARD | 74300.00 | 560.00 | 560.00 | FULLY PAID |

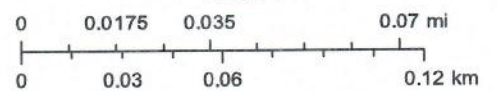
Viewer Map



November 20, 2023

1:2,257

- Misc
- Parcels
- Centerlines
- Coastal Control Line
- Lot Lines
- X
 Conflicts
- County Boundary



KCS, Baldwin County, Picometry

Project: West Laurel lot

Date: Nov 13 2023 10:16:31 AM



1.



ENVIRONMENTAL DEPARTMENT

23030 Wolf Bay Drive
Foley, Alabama 36535
www.cityoffoley.org
(251) 923-4267

November 01, 2023

MINISTERIO HISPANO INTERNATIONAL INC
22380 US HIGHWAY 98
FOLEY, AL 36535

Dear Sir/Madam:

A complaint has been received concerning the weeds and overgrown vegetation becoming a public nuisance at in Foley, Alabama. This lot can be further described as PIN# 225374 on the Baldwin County Tax Maps.

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 11/01/2023 revealed that the property above has weeds and grass exceeding 12 inches in height, 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 of 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,

Angie Eckman
Environmental Manager
City of Foley

MAYOR: Ralph Helmich
CITY ADMINISTRATOR: Michael L. Thompson CITY CLERK: Kathryn Taylor
COUNCIL MEMBERS: J. Wayne Tarwick; Vera Quaites; Richard Dayton; Cecil R. Blackwell; Charles Ebert III

