

CITY OF FOLEY ENVIRONMENTAL DEPARTMENT

Complaint form

Date: 6/21/2023

Follow up Date: 7/7/2023

Complainant:	Complaint Information:	
Name: Engineering	Address/location: 1235 South McKenzie Street (Winn Dixie)	
Phone:	Complaint: Pond overgrown	
Address:	Complaint type: (check one)	
File # 23-000629	Building Nuisance <input type="checkbox"/>	Weed Abatement <input checked="" type="checkbox"/>
Property Pin #120909	Construction <input type="checkbox"/>	Public Nuisance <input type="checkbox"/> Further describe below
	Other <input type="checkbox"/>	

Inspection Findings:	Violation of Ordinance #:1095-09
6/20/2023 –Overgrown grass, weeds in and around the pond	
7/7/23- Re inspected no change. Scan for 7/17/23 Council agenda	

Action:

Letter sent to property owner

Inspector Name Nick Williams



PROPERTY TAX
Baldwin County, Alabama

Current Date: 6/22/2023 Tax Year: 2023

⚠ Values and Taxes are estimates and are subject to change. [Click here](#) for the current amount due.

Parcel Info

PIN	120909
PARCEL	54-08-33-2-000-016.003
ACCOUNT NUMBER	502494
OWNER	AXGNL 1 FOLEY AL LP A DELAWARE LIMITED P AND ARTNERSHIP
MAILING ADDRESS	15 YORK ST 7TH FLOOR, TORONTO ONTARIO, M5J0A3
PROPERTY ADDRESS	1235 MCKENZIE ST S
LEGAL DESCRIPTION	6.7 AC LOT A2, RESUB OF LOT A FOLEY SQUARE SLIDE 2767-E (RES UB OF SLIDE 1483-B) IN THE CITY OF FOLEY SEC 33-T7S- R4E (WD)
EXEMPT CODE	
TAX DISTRICT	Foley



Tax Information

TAXES ARE DUE ON 10/1/2023

PPIN	YEAR	TAX TYPE	TAX DUE	PAID	BALANCE
120909	2023	REAL	\$ 35,391.84	\$ 0.00	\$ 35,391.84

Total Due: \$ 35,391.84

LAST PAYMENT DATE **N/A**

PAID BY

Property Values

Total Acres	6.70
Use Value	\$0
Land Value	\$1,891,200
Improvement Value	\$3,471,200
Total Appraised Value	\$5,362,400
Total Taxable Value	\$5,362,400
Assessment Value	\$1,072,480

Subdivision Information

Code	FOSQ
Name	FOLEY SQUARE PLAT BOOK
Lot	1483B PAGE DEED DATE
Block	05/27/1994
Type / Book / Page	IN / N/A / 1803833
S/T/R	33-T7S-4E

Detail Information

TYPE	REF DESCRIPTION	LAND USE	TC	HS	PN	APPRAISED VALUE
LAND	1 291852.000 SqFt	5990-OTHER RETAIL TRADE	2	N	N	\$1,891,200
RES/COM	4 530 - RETAIL STORE	-	2	N	N	\$3,384,900
OTHER	7 24-FLPFO - FLOODLIGHTS, POLE AND FIXTURES	-	2	N	N	\$26,500
PAVING	10 34PCR06 - PAVEMENT CONCRETE REINFORCED 6" COM	-	2	N	N	\$36,900
PAVING	11 34PCR06 - PAVEMENT CONCRETE REINFORCED 6" COM	-	2	N	N	\$22,900

Building Components**Improvement**

Year Built	1994
Year Remodeled	2018
Structure	RETAIL STORE
Structure Code	530
Total Living Area	48106
Building Value	\$3,384,900

Computations

Stories	1.0
1st Level Sq. Ft.	47026
Add'l Level Sq. Ft.	1080
Total Living Area	48106
Total Adjusted Area	49913

Materials and Features

Foundation	SLAB - 100
Exterior Walls	C.B. 8" PLAIN - 100
Roof Type	BAR JOIST & RIGI - 100
Roof Material	RUBBER MEMBRANE - 100
Floors	CONCRETE, ASPHAL - 100
Interior Finish	DRYWALL - 50
Interior Finish	SUSPENDED ACC TL - 50
Plumbing	AVERAGE - 100
Adjustment	- 100
Plumbing	KITCHEN SINK SINGLE - 8
Plumbing	LAVATORY SINK WALL TYPE - 4
Plumbing	JANITOR SINK/MOP SINK - 1
Plumbing	URINAL - 2
Plumbing	WATER CLOSET TOILET ONLY - 7
Plumbing	DRINKING FOUNTAIN REFRIGERATED - 2
Plumbing	RESTAURANT SINK 3 COMPARTMENT GALVANIZED - 5
Plumbing	KITCHEN SINK DOUBLE - 1
Heat/AC	FHA/AC - 48106
Cold Storage	COOLER WALK-IN - 532
Cold Storage	FREEZER 50SF TO 100SF - 91
Cold Storage	COOLER WALK-IN - 954
Cold Storage	COOLER 50SF TO 100SF - 88
Cold Storage	FREEZER TO 50SF - 35
Cold Storage	FREEZER 50SF TO 100SF - 84
Cold Storage	COOLER 100SF TO 500SF - 475
Cold Storage	COOLER 50SF TO 100SF - 72
Cold Storage	FREEZER 500SF TO 2000SF - 526
Cold Storage	FREEZER 100SF TO 500SF - 192
Doors	DOOR STEEL OVERHEAD MANUAL - 168
Sprinkler	SPRINKLER FIRE PROTECT WET 50 - 48597

Improvement

Year Built	1994
Structure	PAVEMENT CONCRETE REINFORCED 6" COM
Structure Code	34PCR06
Total Living Area	6002
Building Value	\$36,900

Materials and Features

** No Materials / Features For This Improvement **

Computations

Stories	1.0
1st Level Sq. Ft.	6002
Add'l Level Sq. Ft.	0
Total Living Area	6002
Total Adjusted Area	6002

Project: Windixie Grass Complaint

Date: Jun 21 2023 02:33:14 PM



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June 22, 2023

AXGNL
15 York Street, 7th Floor
Toronto, Ontario M5JOA3

Dear Sir/Madam:

A complaint has been received concerning the overgrown grass and weeds becoming a public nuisance at 1235 South McKenzie Street in Foley, Alabama. This lot is further described as PIN 120909 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 June 21, 2023 revealed that the above described property's storm water pond 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: 1235 South McKenzie St. reinspect

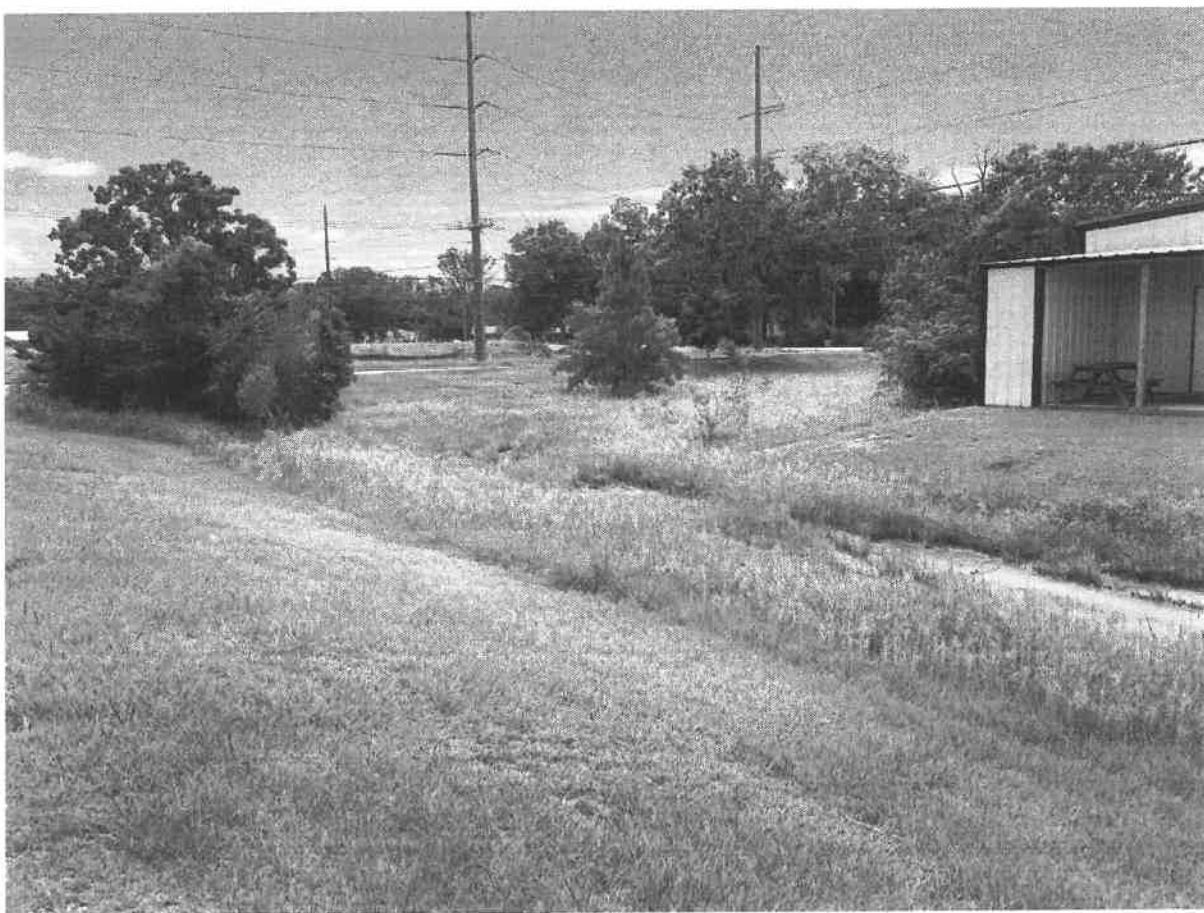
Date: Jul 07 2023 11:25:13 AM



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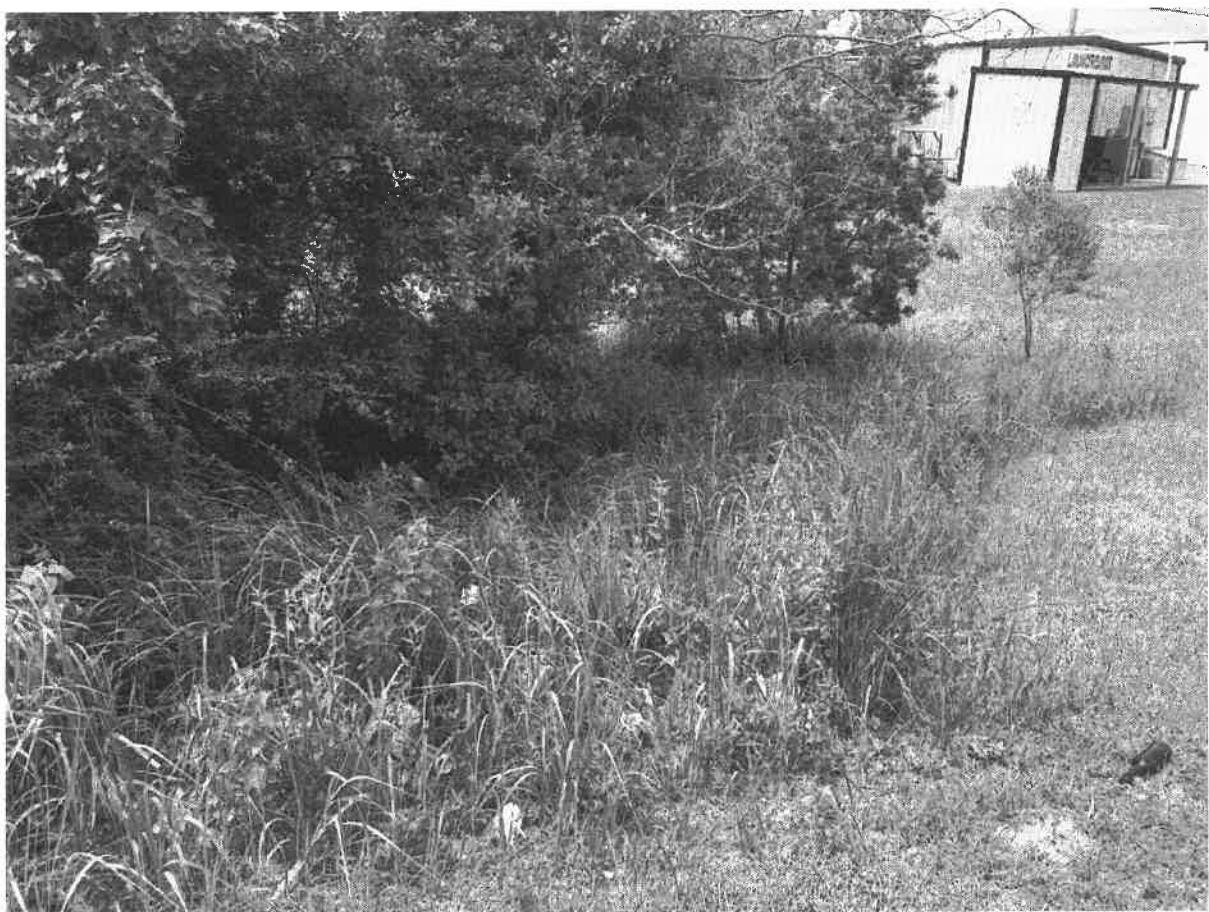
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