

# CITY OF FOLEY ENVIRONMENTAL DEPARTMENT

## Complaint form

Date: 6/21/2023

Follow up Date: 7/7/2023

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

<b>Inspection Findings:</b>	<b>Violation of Ordinance #:</b> 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
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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, M5JOA3  
**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 1483B PAGE DEED DATE 05/27/1994  
**Lot** A2  
**Block**  
**Type / Book / Page** IN / N/A / 1803833  
**S/T/R** 33-7S-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	SUSPENDE 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

## Computations

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

## Materials and Features

\*\* No Materials / Features For This Improvement \*\*

**Improvement**

<b>Year Built</b>	1994
<b>Structure</b>	PAVEMENT CONCRETE REINFORCED 6" COM
<b>Structure Code</b>	34PCR06
<b>Total Living Area</b>	3728
<b>Building Value</b>	\$22,900

**Materials and Features**

\*\* No Materials / Features For This Improvement \*\*

**Computations**

<b>Stories</b>	1.0
<b>1st Level Sq. Ft.</b>	3728
<b>Add'l Level Sq. Ft.</b>	0
<b>Total Living Area</b>	3728
<b>Total Adjusted Area</b>	3728

**Improvement**

<b>Year Built</b>	1994
<b>Structure</b>	FLOODLIGHTS, POLE AND FIXTURES
<b>Structure Code</b>	24-FLPFO
<b>Total Living Area</b>	0
<b>Building Value</b>	\$26,500

**Materials and Features**

\*\* No Materials / Features For This Improvement \*\*

**Computations**

<b>Stories</b>	1.0
<b>1st Level Sq. Ft.</b>	0
<b>Add'l Level Sq. Ft.</b>	0
<b>Total Living Area</b>	0
<b>Total Adjusted Area</b>	0

**Tax Sales**

\*\*NO TAX SALES FOUND\*\*



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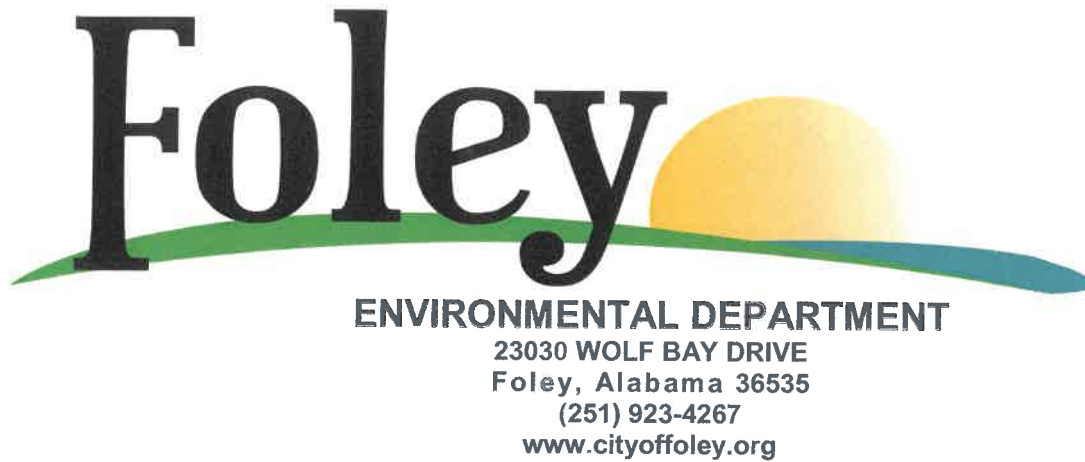




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June 22, 2023

AXGNL  
15 York Street, 7<sup>th</sup> 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 Quaïtes; 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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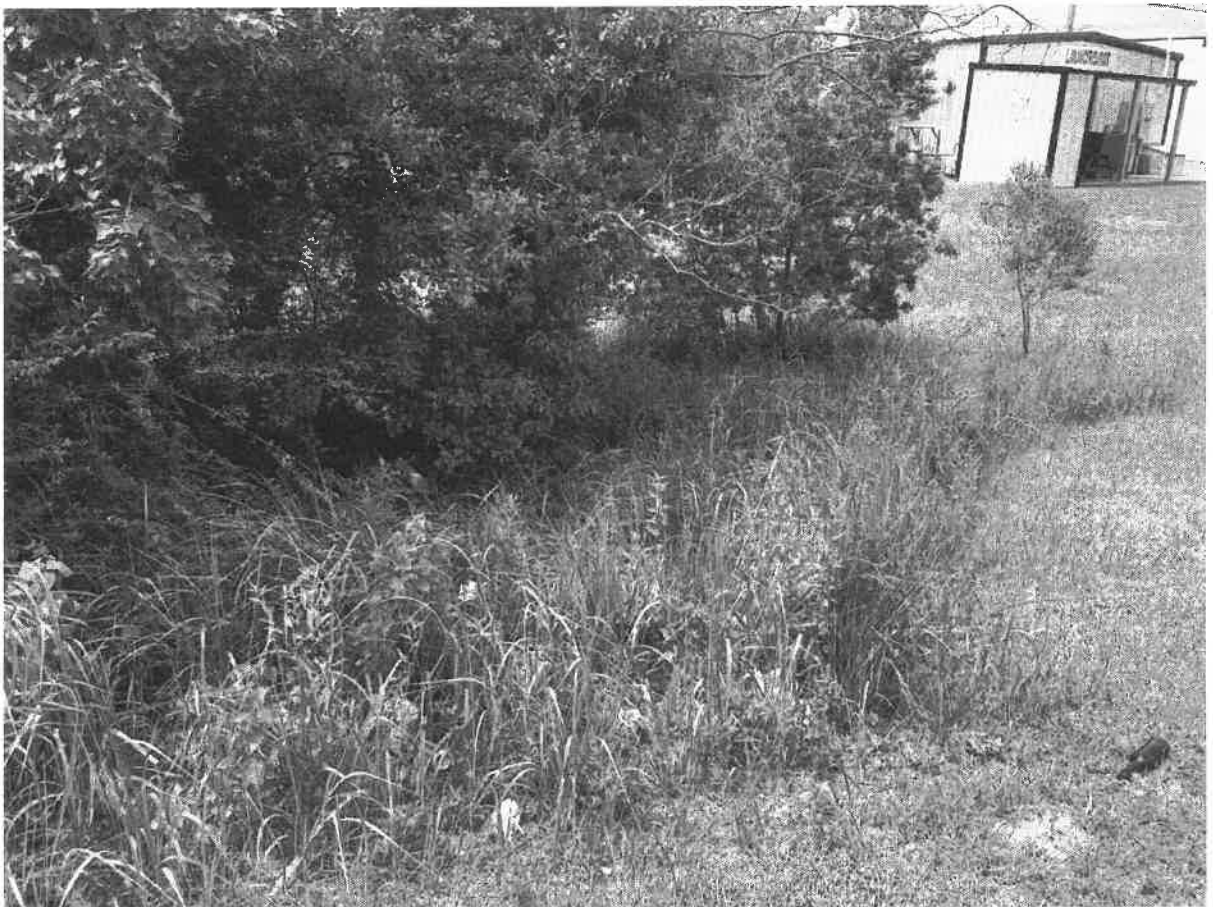
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