

CITY OF FOLEY ENVIRONMENTAL DEPARTMENT

Complaint form

Date 4/24/23

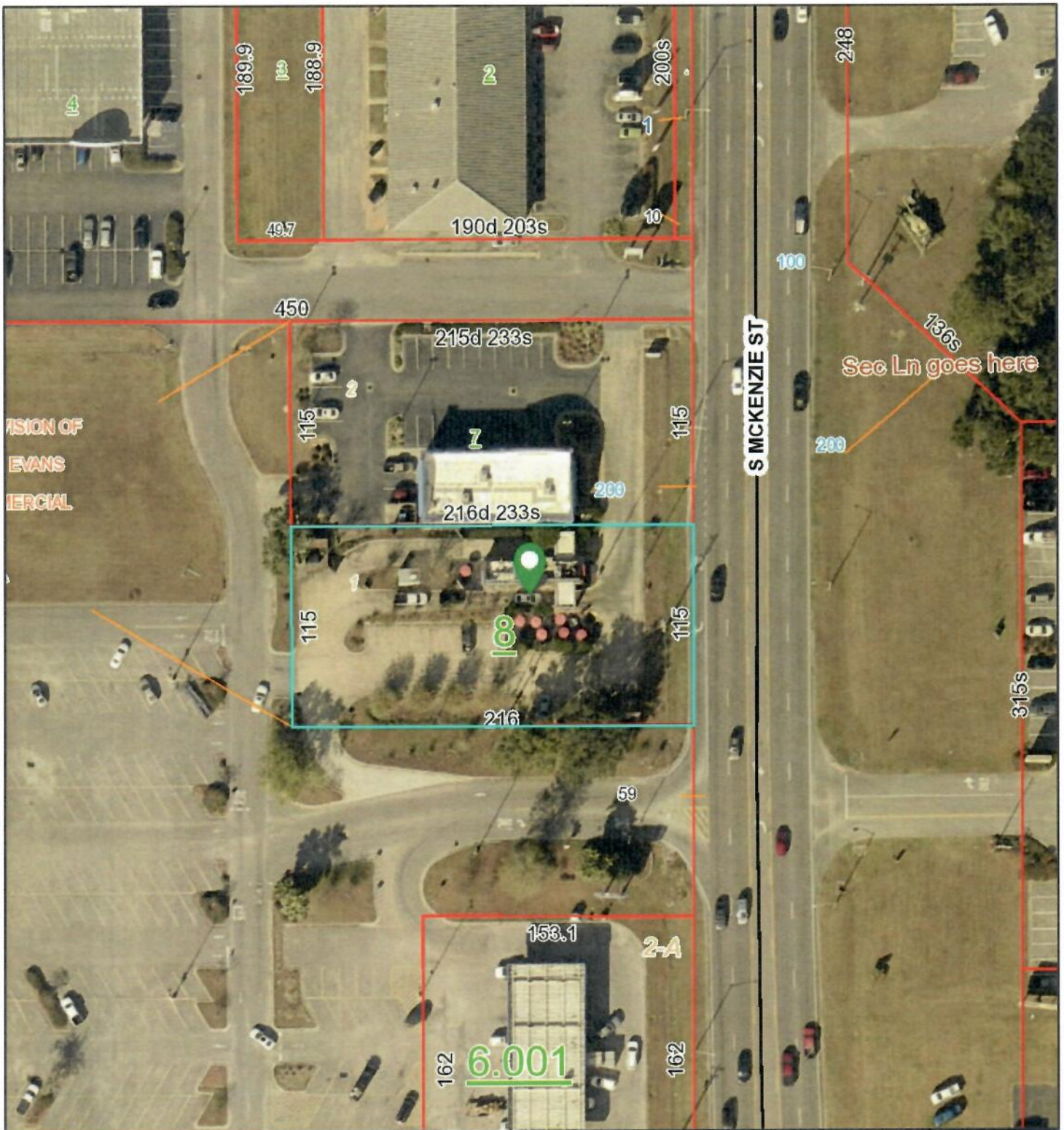
Follow up Date: 5/8/2023

| Complainant: | Complaint Information: | |
|------------------------|---|--|
| Name: Mixon | Address/location: 2150 South McKenzie Street (Old Checkers location) | |
| Phone: | Complaint: Overgrown weeds & grass | |
| Address: | Complaint type: (check one) | |
| File Env 23-53 | Building Nuisance <input type="checkbox"/> | Weed Abatement <input checked="" type="checkbox"/> |
| Property Pin 118190 | Construction <input type="checkbox"/> | Public Nuisance <input type="checkbox"/> Further describe below |
| | Other <input type="checkbox"/> | |

| Inspection Findings: | Violation of Ordinance #:1095-09 |
|---|----------------------------------|
| 4/24/23- Property is vacant, weeds & vegetation exceeding 12" in height. Letter sent to property owner. | |
| 5/8/2023- No change | |
| 5/23/23- Scanned for June Council agenda | |
| | |
| | |
| | |
| | |

Inspector Name Angie Eckman

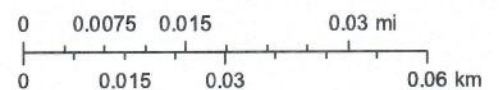
Viewer Map



April 24, 2023

1:1,128

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



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community KCS, Baldwin County, Pictometry



PROPERTY TAX
Baldwin County, Alabama

Current Date: 4/24/2023 Tax Year: 2023

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

Parcel Info

PIN 118190
PARCEL 61-03-05-1-001-008.000
ACCOUNT NUMBER 301943
OWNER CJS CHECKERS FOLEY L L C
MAILING ADDRESS MANAGEMENT LTD CORP, 200 S BISCAYNE
 BLVD 6TH FLOOR, MIAMI, FL 331315310
PROPERTY ADDRESS 2150 MCKENZIE ST S
LEGAL DESCRIPTION 115.01' X 216' IRR LOT 1 REDIVISION OF LOT
 3 OF EVANS COMMERCIAL PARK SLIDE
 1461-A SEC 5-T8S-R4E (SP/WD)
EXEMPT CODE
TAX DISTRICT Foley



Tax Information

TAXES ARE DUE ON 10/1/2023

| PPIN | YEAR | TAX TYPE | TAX DUE | PAID | BALANCE |
|--------|------|----------|-------------|---------|-------------|
| 118190 | 2023 | REAL | \$ 4,472.16 | \$ 0.00 | \$ 4,472.16 |

Total Due: \$ 4,472.16

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

Property Values

| | |
|-----------------------|-----------|
| Total Acres | 0.57 |
| Use Value | \$0 |
| Land Value | \$442,600 |
| Improvement Value | \$235,000 |
| Total Appraised Value | \$677,600 |
| Total Taxable Value | \$677,600 |
| Assessment Value | \$135,520 |

Subdivision Information

| | |
|--------------------|---|
| Code | EVANS |
| Name | EVANS COMMERCIAL PARK PLAT BOOK 1356A PAGE |
| Lot | 1 |
| Block | |
| Type / Book / Page | IN / N/A / 1391420 |
| S/T/R | 05-8S-4E |

Improvement

| | |
|--------------------------|--------------------------------|
| Year Built | 1994 |
| Structure | PAVEMENT CURBING SHORT-RUN COM |
| Structure Code | 34CSHTR |
| Total Living Area | 96 |
| Building Value | \$1,300 |

Computations

| | |
|----------------------------|-----|
| Stories | 1.0 |
| 1st Level Sq. Ft. | 96 |
| Add'l Level Sq. Ft. | 0 |
| Total Living Area | 96 |
| Total Adjusted Area | 96 |

Improvement

| | |
|--------------------------|-------------------------------------|
| Year Built | 1994 |
| Structure | PAVEMENT CONCRETE BRICK ON SAND COM |
| Structure Code | 34PCBRS |
| Total Living Area | 720 |
| Building Value | \$5,400 |

Computations

| | |
|----------------------------|-----|
| Stories | 1.0 |
| 1st Level Sq. Ft. | 720 |
| Add'l Level Sq. Ft. | 0 |
| Total Living Area | 720 |
| Total Adjusted Area | 720 |

Improvement

| | |
|--------------------------|-------------------------------------|
| Year Built | 1994 |
| Structure | PAVEMENT CONCRETE BRICK ON SAND COM |
| Structure Code | 34PCBRS |
| Total Living Area | 449 |
| Building Value | \$3,400 |

Computations

| | |
|----------------------------|-----|
| Stories | 1.0 |
| 1st Level Sq. Ft. | 449 |
| Add'l Level Sq. Ft. | 0 |
| Total Living Area | 449 |
| Total Adjusted Area | 449 |

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

Project: 4.24

Date: Apr 25 2023 08:29:41 AM



1.



2.



ENVIRONMENTAL DEPARTMENT

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

April 24, 2023

CJS Checkers Foley, LLC
Management LTD.CORP
200 South Biscayne Blvd 6th Floor
Miami, FL 33131-5310

Dear Sir/Madam

A complaint has been received concerning the overgrown grass, weeds and vegetation becoming a public nuisance at 2150 South McKenzie Street in Foley, AL. This lot can be further described as PIN 118190 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 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 April 24, 2023 revealed that the above described property was overgrown with 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,

Angie Eckman
Environmental Program Manager
City of Foley

MAYOR: Ralph G. Hellmich

CITY ADMINISTRATOR: Michael L. Thompson

CITY CLERK: Kathryn Taylor

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



