

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-4034

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DATA MANAGEMENT

RESOLUTION TO CONCUR/NOT CONCUR WITH THE MANDEVILLE ANNEXATION AND REZONING OF 1.708 ACRES OF LAND MORE OR LESS, FROM PARISH NC-5 RETAIL AND SERVICE DISTRICT TO MANDEVILLE O/R OFFICE/RESIDENTIAL DISTRICT WHICH PROPERTY IS LOCATED AT SECTION 38, TOWNSHIP 7 SOUTH, RANGE 11 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, WARD 4, DISTRICT 10.

WHEREAS, Mandeville is contemplating annexation of 1.708 acres more or less, owned by Jason Guillot, sole Member/ Manager of SLENT, LLC, and located at SECTION 38, TOWNSHIP 7 SOUTH, RANGE 11 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH , Ward 4, District 10 (see attachments for complete description); and

WHEREAS, the proposed annexation is consistent with the Annexation Agreement entered into by Mandeville and St. Tammany Parish effective April 1, 2003; and

WHEREAS, the property requires rezoning from Parish NC-5 Retail and Service District to Mandeville O/R Office/Residential District which is not an intensification of zoning; and

WHEREAS, the property is not developed and the proposed annexation would not result in a split of the sales tax revenues, all sales tax revenue accrues to the City.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to Concur/Not Concur with the City of Mandeville annexation and rezoning of 1.708 acres of land more or less, located at SECTION 38, TOWNSHIP 7 SOUTH, RANGE 11 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH from Parish NC-5 Retail and Service District to Mandeville O/R Office/Residential District in accordance with the April 1, 2003 Annexation Agreement between the Parish and Mandeville.

BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Council requires that Mandeville review development proposals utilizing the applicable Parish Drainage Model and compliance with Parish Drainage Regulations.

BE IT FURTHER RESOLVED that the St. Tammany Parish Council requires that Mandeville requires a Traffic Impact Analysis be performed and that the Parish Department of Engineering be consulted on the traffic and access impacts of any proposed development.

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

YEAS: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

THIS RESOLUTION WAS DECLARED ADOPTED ON THE 3 DAY OF APRIL , 2014, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

---

R. REID FALCONER, AIA, COUNCIL CHAIRMAN

ATTEST:

---

THERESA L. FORD, COUNCIL CLERK



St. Tammany Parish Government  
Government that Works

**Annexation**

City:	Mandeville	City Case No:	14-02	Staff Reference:	MN2014-01
Notification Date:	1/31/2014	Dead Line:	3/12/2014	Priority:	1
Owner:	Jason Guillot, sole Member/ Manager of SLENT, LLC		Ward:	4	Council District: 10 <a href="#">Map</a>
Location:	SECTION 38, TOWNSHIP 7 SOUTH, RANGE 11 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH		Parish Zoning:	NC-5 Retail and Service	
			City Zoning:	O/R Office/Residential	
			Subdivision:		
Existing Use:	Undeveloped		<input type="checkbox"/> Developed	<input type="checkbox"/> Intensification	<input type="checkbox"/> Concur w/ City
Size:	1.708 acres		Population:	Concur:	
STR:	Sect 38, T-7-S, R - 11 -		Annex Status:	Sales Tax:	
<b>City Actions</b>			<b>Council Actions</b>		
Ordinance:		City Date:		Resolution:	
				Council Date:	

**MN2014-01: STP Department notes:**

<b>Date</b>	<b>Department</b>	<b>Originator</b>	<b>Note</b>
2/21/2014	Planning	S Fontenot	The proposal is in compliance with the Louisiana Revised Statutes relative to annexation.  The proposal is in compliance with the applicable development agreements with the City of Mandeville  The proposal is not an intensification of zoning.
2/3/2014	Engineering	P carrol	Parish drainage and traffic requirements must be followed.
2/21/2014	Public Works	J Lobrano	No Public Works Issues
2/3/2014	Environmental Services	J Watson	No DES Issues

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR: \_\_\_\_\_ PROVIDED BY: CAO

RESOLUTION TO CONCUR/NOT CONCUR WITH THE MANDEVILLE ANNEXATION AND REZONING OF 1.708 ACRES OF LAND MORE OR LESS FROM PARISH NC-5 RETAIL AND SERVICE DISTRICT TO MANDEVILLE O/R OFFICE/RESIDENTIAL DISTRICT WHICH PROPERTY IS LOCATED AT SECTION 38, TOWNSHIP 7 SOUTH, RANGE 11 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, WARD 4, DISTRICT 10.

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WHEREAS, the proposed annexation is consistent with the Annexation Agreement entered into by Mandeville and St. Tammany Parish effective April 1, 2003; and

WHEREAS, the property requires rezoning from Parish NC-5 Retail and Service District to Mandeville O/R Office/Residential District which is **not** an intensification of zoning; and

WHEREAS, the property is **not** developed and the proposed annexation **would not** result in a split of the sales tax revenues, *all sales tax revenue accrues to the City.*

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to **Concur/Not Concur** with the City of Mandeville annexation and rezoning of 1.708 acres of land more or less, located at SECTION 38, TOWNSHIP 7 SOUTH, RANGE 11 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH from Parish NC-5 Retail and Service District to Mandeville O/R Office/Residential District in accordance with *the April 1, 2003 Annexation Agreement between the Parish and Mandeville.*

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THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY \_\_\_\_\_, SECONDED BY

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS RESOLUTION WAS DECLARED ADOPTED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2014, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

\_\_\_\_\_  
REID FALCONER, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA FORD, CLERK OF COUNCIL (MN2014-01)



**Mandeville Annexation  
MN2014-01**



St. Tammany Parish Government  
P.O. Box 628  
Covington, LA 70434

-  Streams
-  Streets
-  Major Roads
-  T/R Sections
-  MN2014-01
-  Mandeville



This map was produced by  
St. Tammany Parish Information Services.

Note:

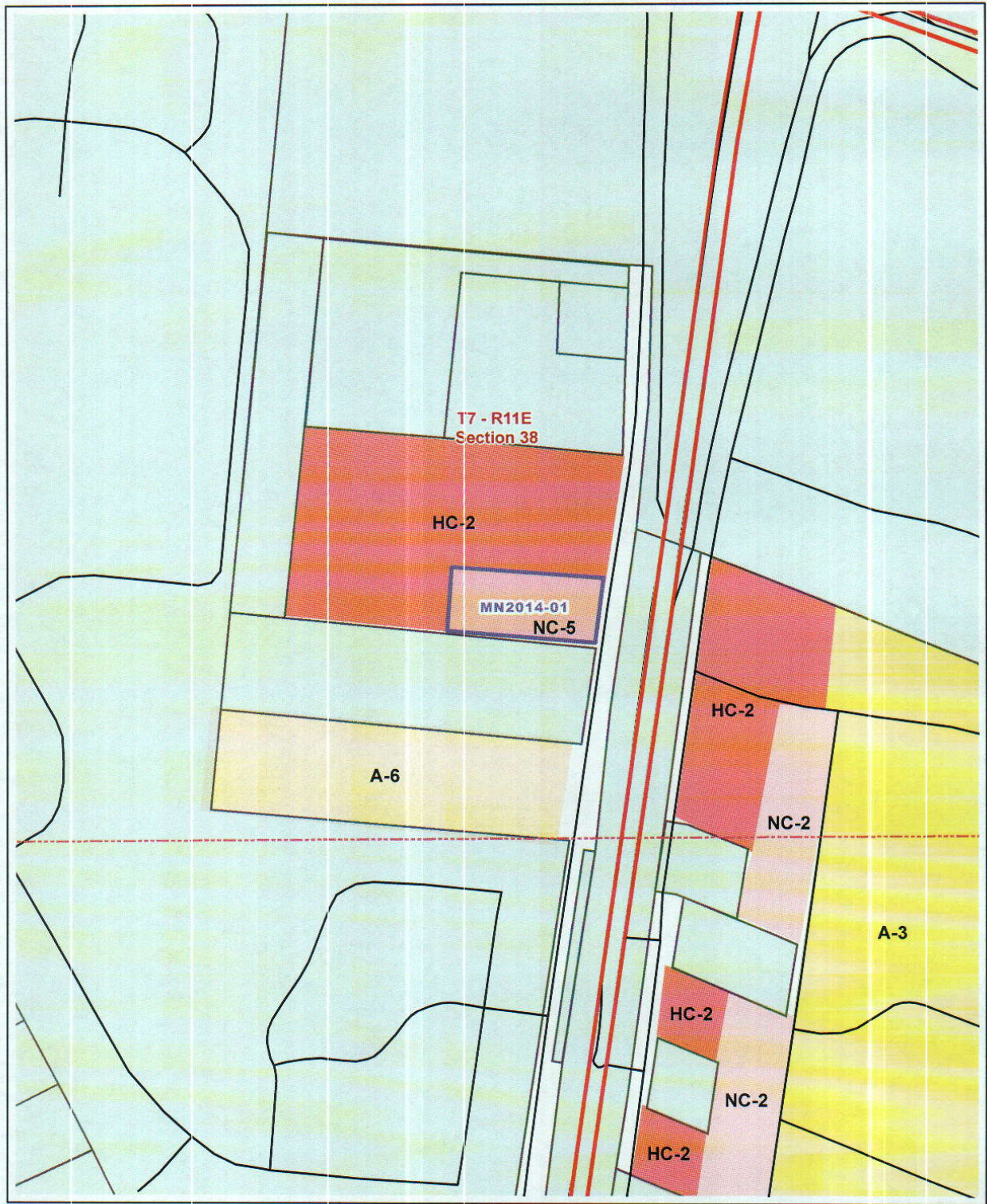
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Map Number: abg2014-013 Date:02/19/2014.

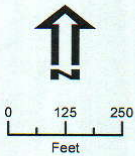




## Mandeville Annexation MN2014-01



St. Tammany Parish Government  
P.O. Box 628  
Covington, LA 70434

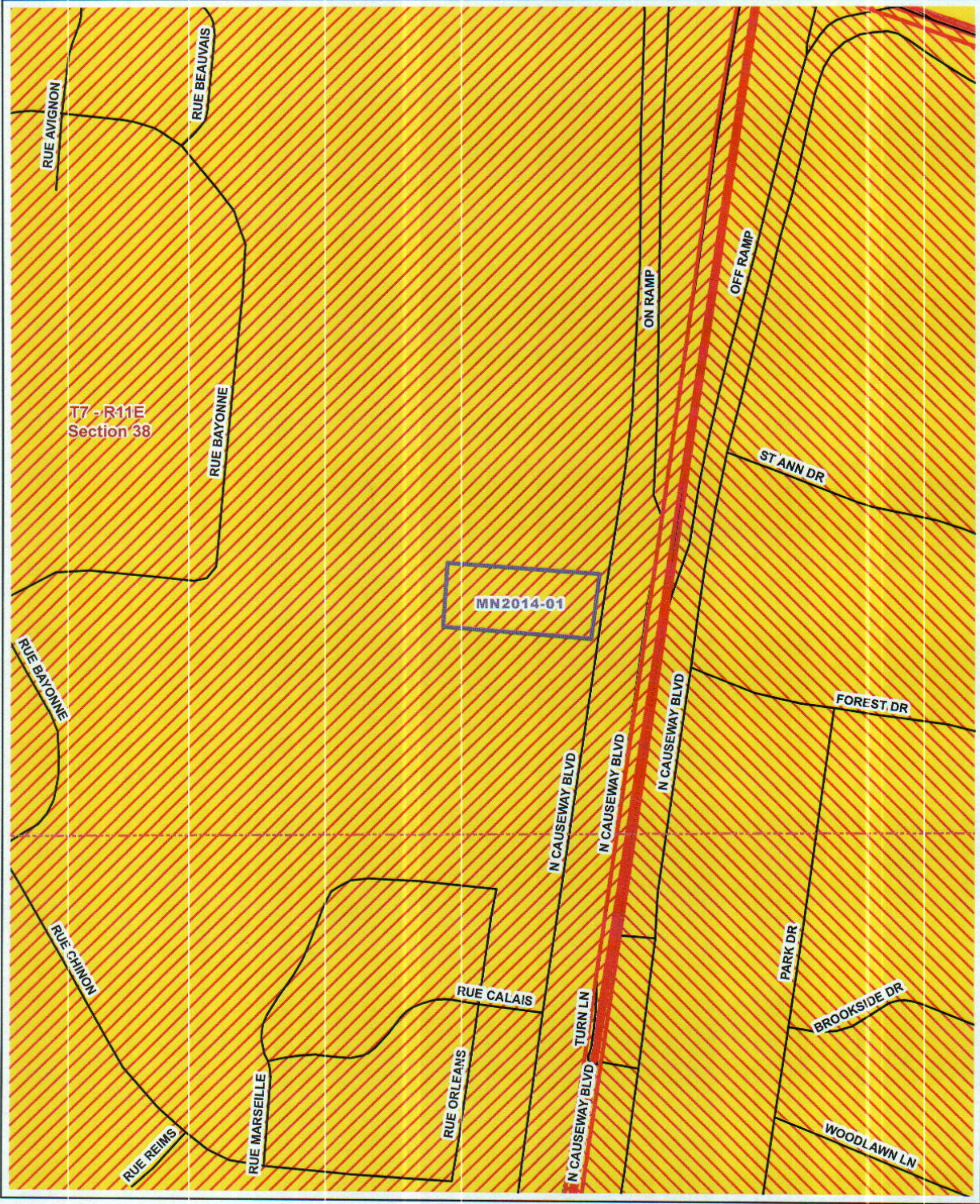


- Streams
- Streets
- Major Roads
- T/R Sections
- MN2014-01
- Mandeville

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Map Number: abc2014-010 Date: 2/19/2014.

- |                                 |  |  |
|---------------------------------|--|--|
| E-1 Estate                      | NC-4 Neighborhood Institutional        | MD-1 Medical Residential                   |
| E-2 Estate                      | NC-5 Retail and Service                | MD-2 Medical Clinical                      |
| E-3 Estate                      | NC-6 Public, Cultural and Recreational | MD-3 Medical Facility                      |
| E-4 Estate                      | PBC-1 Planned Business Campus          | MD-4 Medical Facility                      |
| A-1 Suburban                    | PBC-2 Planned Business Campus          | PF-1 Public Facilities                     |
| A-1A Suburban                   | HC-1 Highway Commercial                | PF-2 Public Facilities                     |
| A-2 Suburban                    | HC-2 Highway Commercial                | CB-1 Community Based Facilities            |
| A-3 Suburban                    | HC-2A Highway Commercial               | ED-1 Primary Education                     |
| A-4 Single Family Residential   | HC-3 Highway Commercial                | ED-2 Secondary Education                   |
| A-4A Single Family Residential  | HC-4 Highway Commercial                | AT-1 Animal Training Housing               |
| A-5 Two Family Residential      | HC-5 Highway Commercial                | RBG Riverboat Gaming District              |
| A-6 Multiple Family Residential | I-1 Industrial                         | PUD Planned Unit Development               |
| A-7 Multiple Family Residential | I-2 Industrial                         | AAO Abita Airport Overlay                  |
| A-8 Multiple Family Residential | I-3 Heavy Industrial                   | MHO Manufactured Housing Overlay           |
| NC-1 Professional Office        | I-4 Heavy Industrial                   | RO Rural Overlay                           |
| NC-2 Indoor Retail Service      | SWM-1 Solid Waste Management           | TND-1 Traditional Neighborhood Development |
| NC-3 Lodging                    | SWM-2 Solid Waste Management           | TND-2 Traditional Neighborhood Development |





### Mandeville Annexation MN2014-01



St. Tammany Parish Government  
P.O. Box 628  
Covington, LA 70434

- |              |                   |
|--------------|-------------------|
| Streams      | Infill Area 1     |
| Streets      | Infill Area 2     |
| Major Roads  | Priority 1        |
| T/R Sections | Priority 2        |
| MN2014-01    | Growth Management |
| Mandeville   |                   |



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Map Number: abg2014-011 Date: 2/19/2014.

January 21, 2014

**THE FOLLOWING ORDINANCE WAS MOVED FOR INTRODUCTION BY COUNCIL MEMBER ELLIS; SECONDED FOR INTRODUCTION BY COUNCIL MEMBER DANIELSON; MOVED FOR ADOPTION BY COUNCIL MEMBER \_\_\_\_\_; AND SECONDED FOR ADOPTION BY COUNCIL MEMBER \_\_\_\_\_**

**ORDINANCE NO. 14-02**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE TO EFFECT THE ANNEXATION OF A PORTION OF GROUND ON LOVERS LANE CONTAINING 1.708 ACRES OF LAND, MORE OR LESS, SITUATED IN SECTION 38, TOWNSHIP 7 SOUTH, RANGE 11 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, INTO THE CORPORATE LIMITS OF THE CITY OF MANDEVILLE DESIGNATING AND ASSIGNING THE PROPERTY FOR PURPOSES OF ZONING AS B-2, HIGHWAY BUSINESS DISTRICT AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, the City Council has received a petition seeking the annexation of the property known as a portion of land on Lovers Lane, located in Section 38, Township 7 South, Range 11 East, Greensburg Land District, St. Tammany Parish, State of Louisiana, into the corporate limits of the City of Mandeville; and

**WHEREAS**, the said petition is made and signed by Jason Guillot, sole Member/Manager of SLENT, LLC, owner of said property, and there are no registered voters residing on the said property; and

**WHEREAS**, the said property is contiguous to the present boundaries of the City of Mandeville; and

**WHEREAS**, the proposed annexation will serve the best interests of the City of Mandeville and of its citizens by adding to the ad valorem tax revenue base of the City, by enhancing the commercial sector of the Mandeville area and providing employment opportunities for citizens of the Mandeville area; and

**WHEREAS**, this property is identified as a priority one target area for annexation as part of the objective of the City's Growth Management Plan as defined by the Comprehensive Land Use Plan adopted in 1989, revised through January 2007; and

**WHEREAS**, the City Council has received a \_\_\_\_\_ recommendation from the Mandeville Planning Commission regarding the proposed annexation and from the Mandeville Zoning Commission regarding the zoning designation of the property, these recommendations being approval of the proposed annexation and zoning of the property; and

**WHEREAS**, St. Tammany Parish has adopted the City of Mandeville's annexation/Growth Plan outlining priority and this is a Priority One area; and

**WHEREAS**, this property will be located in Council District I.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Mandeville that the municipal limits of the City of Mandeville be and they are hereby enlarged to include the below described immovable property which is hereby annexed into the City of Mandeville.

**ALL THAT CERTAIN PIECE OR PARCEL OF LAND**, together with all buildings and improvements thereon, and all rights, ways, means, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 38, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana and more fully described as follows:

Commence at the northwest Corner of Section 38, Township 7 South, Range 11 East and measure South 66 degrees 45 minutes 00 seconds East a distance of 1,071.84 feet; thence South 06 degrees 15 minutes 00 seconds West a distance of 2,413.70 feet; thence South 84 degrees 30 minutes 25 seconds East a distance of 605.13 feet to the Point of Beginning.

From the Point of Beginning run North 04 degrees 56 minutes 36 seconds East a distance of 178.35 feet; thence South 84 degrees 50 minutes 10 seconds East a distance of 419.90 feet; thence South 08 degrees 22 minutes 25 seconds West a distance of 180.99 feet; thence North 84 degrees 30 minutes 25 seconds West a distance of 409.09 feet to the Point of Beginning and containing 74,417 square feet or 1.708 acres of land, more or less.

All as more fully shown on the survey of Kelly J. McHugh and Associates, Inc., Job No. 12-233, dated November 26, 2012, a copy of which is annexed hereto and made a part hereof.

Being the same property acquired by Jeffrey L. Coombe, etux who acquired from BB Mini Storage, LLC dated August 22, 2003, recorded as Instrument 1390522 of the official records of St. Tammany Parish, Louisiana.

**BE IT FURTHER ORDAINED** that upon annexation into the municipal limits of the City of Mandeville, the above described property be designated for purposes of zoning as a B-2, Highway Business District, as defined and regulated by the provisions of the Comprehensive Land Use Regulations Ordinance (CLURO) of the City of Mandeville and will be in District I; and

**BE IT FURTHER ORDAINED** that the Clerk of this Council be and she is hereby authorized and empowered to take any and all actions which she, in the exercise of her discretion, deems necessary to promulgate the provisions of this ordinance.

The ordinance being submitted to a vote, the vote thereon was as follows:

AYES:  
NAY:  
ABSTENTIONS:  
ABSENT:

and the ordinance was declared adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2014

\_\_\_\_\_  
Lorraine Myhal  
Council Clerk

\_\_\_\_\_  
Clay Madden  
Mayor Pro Tem

### SUBMITTAL TO MAYOR

The foregoing Ordinance was **SUBMITTED** by me to the Mayor of the City of Mandeville this \_\_\_\_\_ day of \_\_\_\_\_, 2014 at \_\_\_\_\_ o'clock \_\_\_\_\_.m.

\_\_\_\_\_  
**CLERK OF COUNCIL**

### APPROVAL OF ORDINANCE

The foregoing Ordinance is by me hereby **APPROVED**, this \_\_\_\_\_ day of \_\_\_\_\_, 2014 at \_\_\_\_\_ o'clock \_\_\_\_\_.m.

\_\_\_\_\_  
**DONALD J. VILLERE, MAYOR**

### VETO OF ORDINANCE

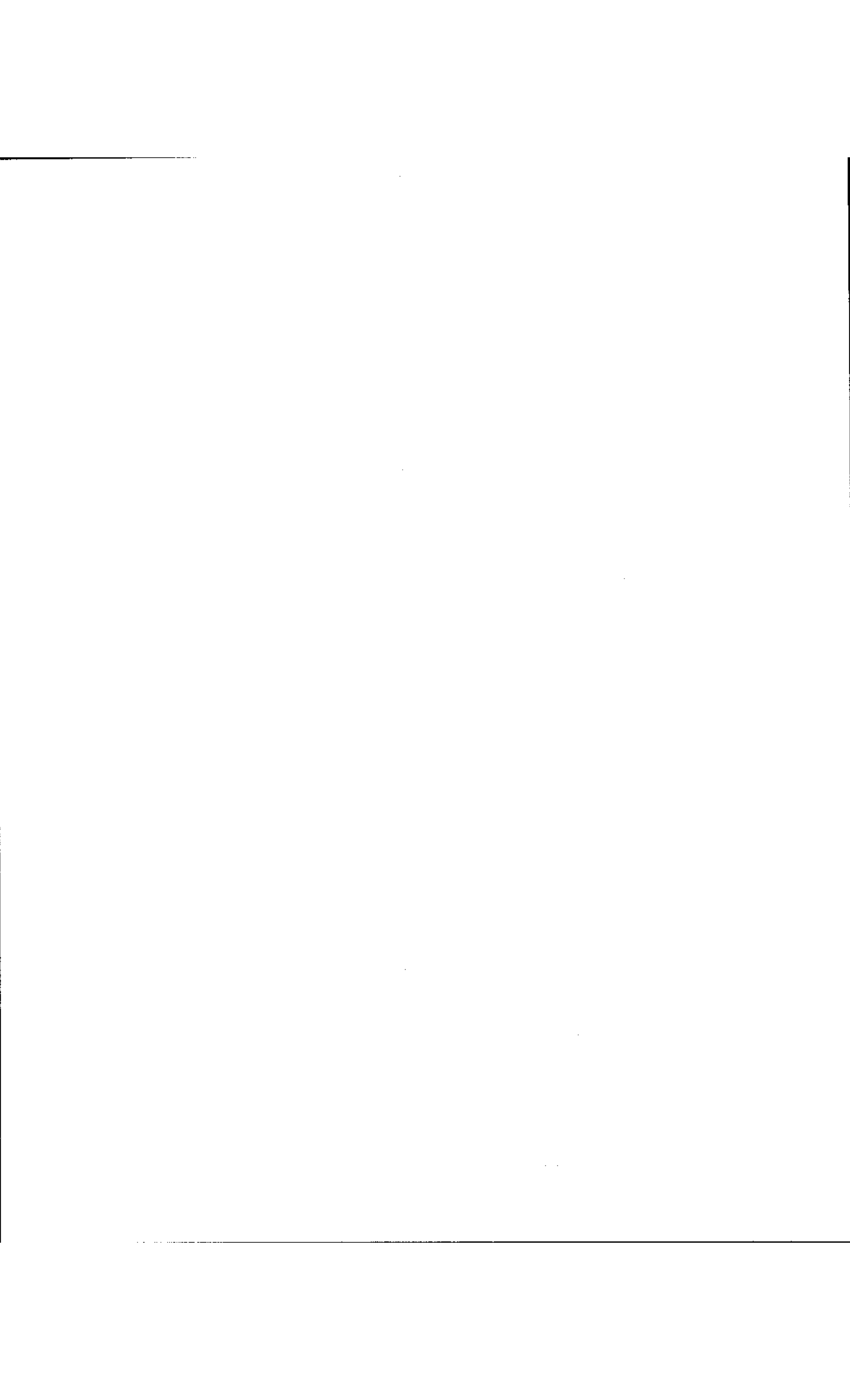
The foregoing Ordinance is by me hereby **VETOED**, this \_\_\_\_\_ day of \_\_\_\_\_, 2014, at \_\_\_\_\_ o'clock \_\_\_\_\_.m.

\_\_\_\_\_  
**DONALD J. VILLERE, MAYOR**

### RECEIPT FROM MAYOR

The foregoing Ordinance was **RECEIVED** by me from the Mayor of the City of Mandeville this \_\_\_\_\_ day of \_\_\_\_\_, 2014 at \_\_\_\_\_ o'clock \_\_\_\_\_.m.

\_\_\_\_\_  
**CLERK OF COUNCIL**



2.

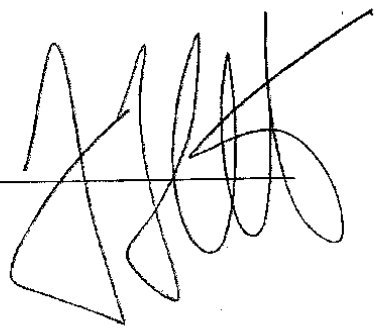
**PETITION REQUESTING ANNEXATION**

TO: The Mayor and City Council, City of Mandeville

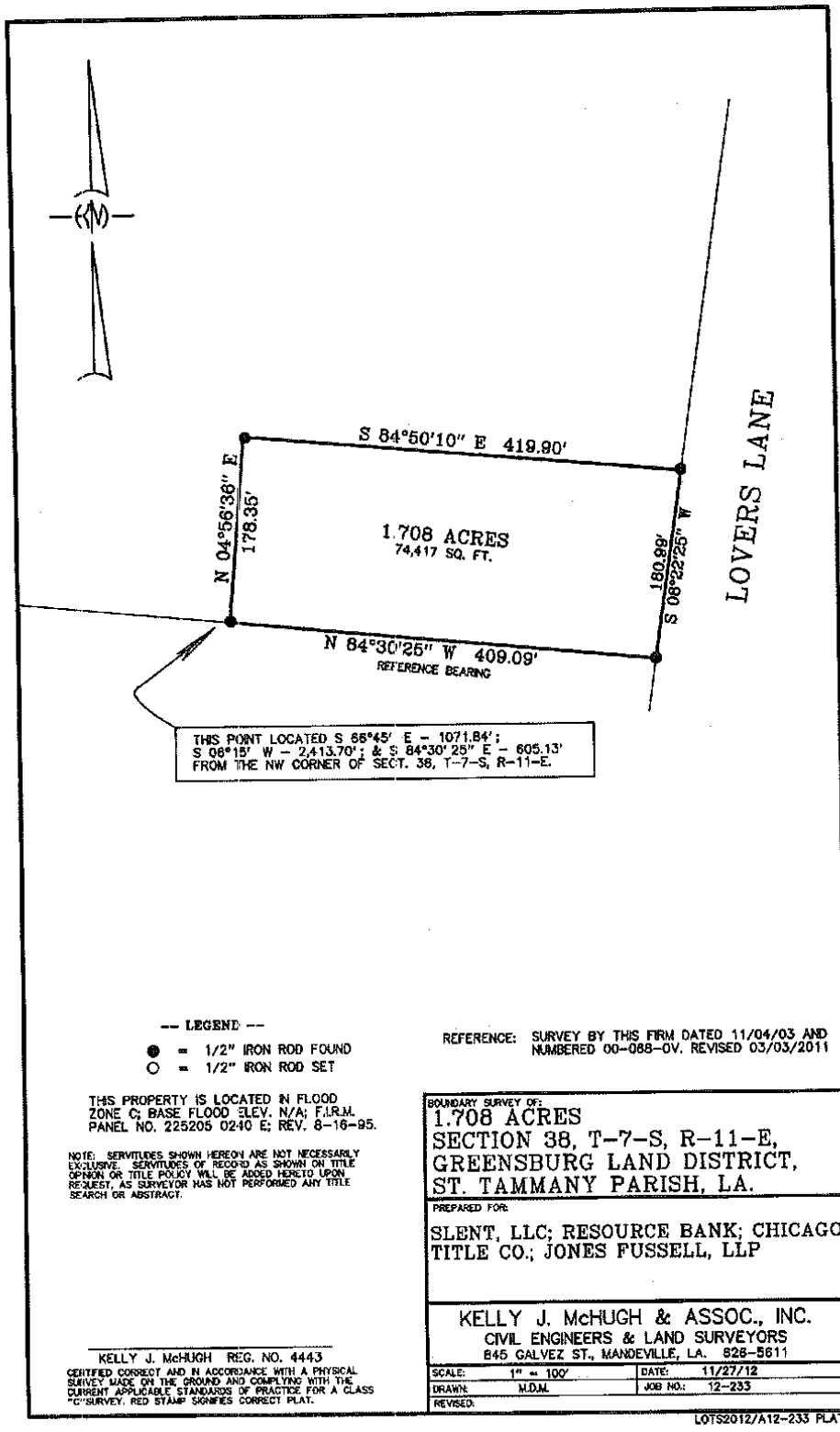
DATE:

We, the undersigned, being all of the owners of the below described immovable property hereby request, pursuant to the Constitution and laws of the State of Louisiana, including, specifically, La. Revised Statutes 33:171, et seq., that the following described immovable property be annexed by the City of Mandeville and become a part of the corporate limits of the City of Mandeville.

Legal Description *SEE ATTACHED SURVEY*

By: 

*as noted on plan, O/R (Office/Residential) zoning is requested*



LOVERS LANE

THIS POINT LOCATED S 66°45' E - 1071.84';  
 S 08°15' W - 2,413.70'; & S 84°30' 25\"/>

- LEGEND --
- = 1/2" IRON ROD FOUND
  - = 1/2" IRON ROD SET

REFERENCE: SURVEY BY THIS FIRM DATED 11/04/03 AND  
 NUMBERED 00-088-OV. REVISED 03/03/2011

THIS PROPERTY IS LOCATED IN FLOOD  
 ZONE C; BASE FLOOD ELEV. N/A; F.I.R.M.  
 PANEL NO. 225205 0240 E; REV. 8-16-95.

NOTE: SERVITUDES SHOWN HEREON ARE NOT NECESSARILY  
 EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE  
 OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON  
 REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE  
 SEARCH OR ABSTRACT.

BOUNDARY SURVEY OF:  
**1.708 ACRES**  
**SECTION 38, T-7-S, R-11-E,**  
**GREENSBURG LAND DISTRICT,**  
**ST. TAMMANY PARISH, LA.**

PREPARED FOR:  
**SLENT, LLC; RESOURCE BANK; CHICAGO**  
**TITLE CO.; JONES FUSSELL, LLP**

**KELLY J. McHUGH & ASSOC., INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 845 GALVEZ ST., MANDEVILLE, LA. 828-5811

KELLY J. McHUGH REG. NO. 4443  
 CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL  
 SURVEY MADE ON THE GROUND AND COMPLYING WITH THE  
 CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS  
 "C" SURVEY, RED STAMP SIGNIFIES CORRECT PLAT.

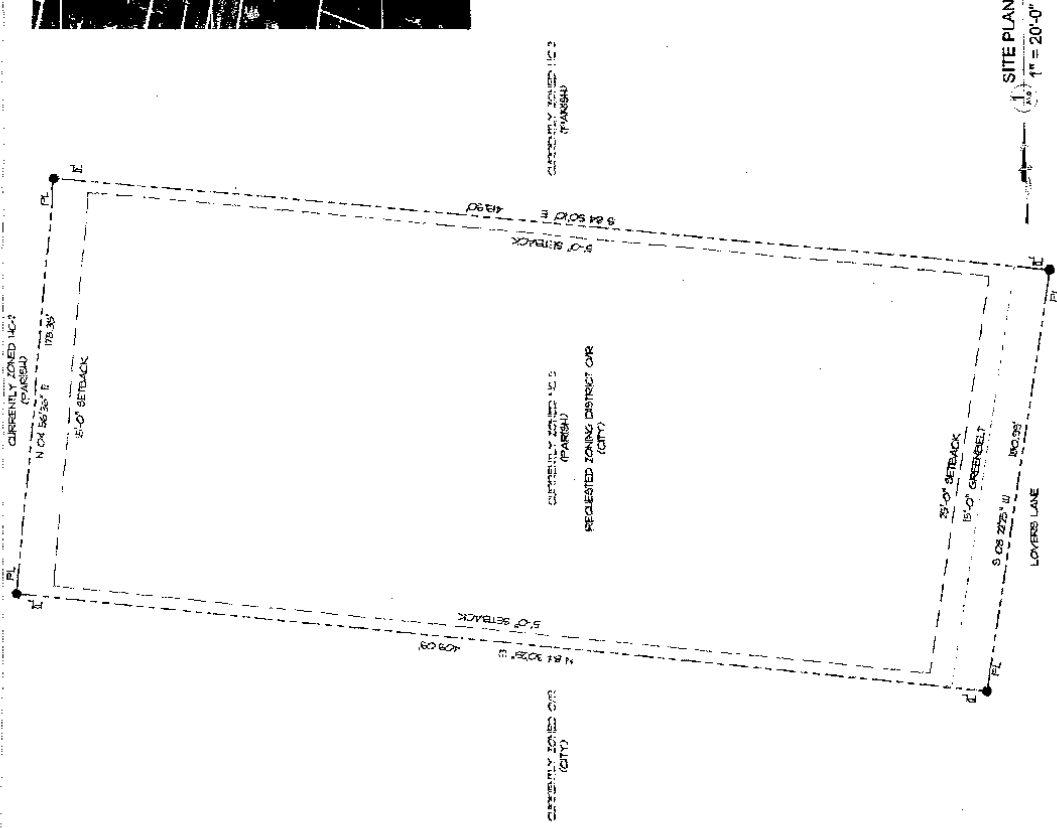
SCALE:	1" = 100'	DATE:	11/27/12
DRAWN:	M.D.M.	JOB NO.:	12-233
REVISED:			

LOTS2012/A12-233 PLAT

SEE ATTACHED SURVEYS FOR  
SERVITUDE INFORMATION  
BUILDING HEIGHT: 35'-0" MAX.  
PARKING REQUIREMENTS: 115/50  
MAX. INTERMEDIARY SITE COVERAGE  
7.75%



AERIAL MAP



SITE PLAN  
1" = 20'-0"

**KVS**  
Architecture  
547 Grand Street, Natchitoches, Louisiana  
70556-4107 | www.kvsarchitecture.com

NEW CONSTRUCTION FOR  
DR. JASON GUILLOT-ENT  
LOVERS LANE, MONROE, LOUISIANA

DATE: JAN 2, 2014  
PRINT TIME:  
DRAWING:

A1.0



**ST. TAMMANY PARISH  
REGISTRAR OF VOTERS**

M. DWAYNE WALL, CERA  
REGISTRAR



STATE OF LOUISIANA  
PARISH OF ST. TAMMANY

**CERTIFICATE OF REGISTRAR OF VOTERS**

I, the undersigned Registrar of Voters for the Parish of St. Tammany, State of Louisiana, do hereby certify that the property described in the attached survey by Kelly J. McHugh & Assoc., Inc., Job No. 12-233, dated November 26, 2012 and further identified as a certain piece or parcel of land containing 1.708 acres situated in Section 38, Township 7 South, Range 11 East in St. Tammany Parish, State of Louisiana, and by the records in the Registrar of Voters office has no registered voters within said property.

In faith whereof, witness my official signature and the impress of my official seal at Covington, Louisiana, on this 3<sup>rd</sup> day of January, 2014.

A handwritten signature in black ink, appearing to read "M. Dwayne Wall".

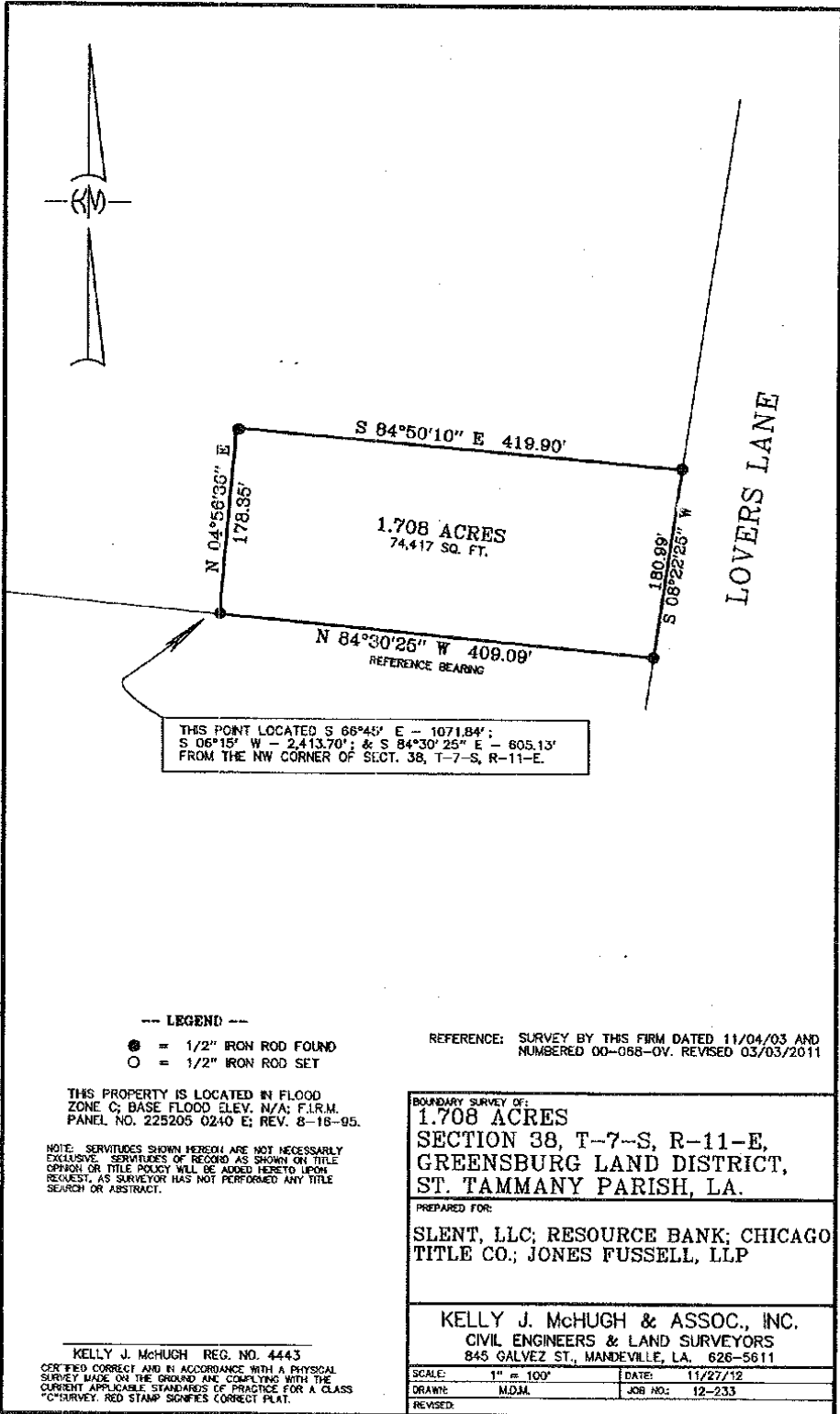
M. Dwayne Wall, CERA  
Registrar of Voters  
St. Tammany Parish, Louisiana

Attachments:

Legal description, Map and Survey

Cc: Joanne Reed

701 N. COLUMBIA ST. • COVINGTON, LOUISIANA 70433 • 985-809-5500  
520 OLD SPANISH TRAIL • SUITE 4C • SLIDELL, LOUISIANA 70458 • 985-646-4125  
FAX NUMBER 985-809-5508



LOTS2012/A12-233 PLAT



**St. Tammany Parish  
Assessor's Office**

**Louis Fitzmorris**  
Assessor

St. Tammany Parish Justice Center  
701 North Columbia Street • Covington, Louisiana 70433

**ASSESSOR'S CERTIFICATE OF OWNERSHIP**

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

I, the undersigned Assessor of St. Tammany Parish, Louisiana hereby certifies that the following property will be assessed in the name SILENT, LLC as owner for the tax year 2013 and whose address is 523 Carroll Street, Mandeville, Louisiana 70448 and that the following certification is applicable to the property described as follows which is proposed for annexation into the City of Mandeville:

**PROPERTY DESCRIPTION**

**2013 Tax Roll Assessment: Assessment Number 112-140-5352**


1.708 Acres M/L Sec 38 7 11 Inst No 977147 Inst No 1390522 Inst No 1880172

- I. The total assessed value of all property within the above described area is 66,000.
- II. The total assessed value of the resident property owners within the above described area is \$ 0 and the total assessed value of the property of non-resident property owners is 66,000.
- III. I do further certify that the assessed valuation of the above described tract is as follows:

VALUATION:	Land	-	66,000
	Improvements	-	0
	TOTAL ASSESSMENT	-	<u>66,000</u>

In faith whereof, witness my official signature and the impress of my official seal, at

Covington, Louisiana this the 19th day of December, 2013.

  
\_\_\_\_\_  
LOUIS FITZMORRIS, Assessor  
TROY DUGAS, Chief Deputy Assessor



**St. Tammany Parish  
Assessor's Office**

St. Tammany Parish Justice Center  
701 North Columbia Street • Covington, Louisiana 70433

**Louis Fitzmorris**  
Assessor

**CERTIFICATE OF OWNERSHIP AND ASSESSED VALUATION**

I, the undersigned Assessor of the Parish of St. Tammany, State of Louisiana, do hereby certify that according to the assessment rolls maintained by the Assessor's Office, the following are the current owners of the following described property, to-wit:

2013 Tax Roll - Assessment Number 112-140-5352

**OWNERS: SLENT LLC**  
Jason Guillot, Manager  
523 Carroll Street  
Mandeville, Louisiana 70448

**PROPERTY DESCRIPTION: 2013 TAX ROLL**

1.708 Acres M/L Sec 38 7 11 Inst No 977147 Inst No 1390522 Inst No 1880172

I do further certify that the assessed valuation of the above described tract is as follows:

<b>2012 VALUATION:</b>	Land	-	66,000
	Improvements	-	<u>0</u>
<b>TOTAL ASSESSED VALUATION</b>			66,000

In faith whereof, witness my official signature and the impress of my official seal, at

Covington, Louisiana this the 19th day of December, 2013.

\_\_\_\_\_  
LOUIS FITZMORRIS, Assessor  
TROY DUGAS, Chief Deputy Assessor

Assessor Louis Fitzmorris  
St. Tammany Parish  
Property Owner's Parcel Report

NOTE: This HISTORICAL Data is For TAX YEAR: 2013

Parcel #	112-140-5352	City Mills	0.00
Name	SLENT LLC	Parish Mills	142.20
		Ward	04R
		Subdivision	VAC12
C/O	JASON GUILLOT MANAGER	VACANT LAND DIST	12
Addr	523 CARROLL ST		
City	MANDEVILLE, LA 70448	Total Assessed Value	66,000

Prior Owner	COOMBE, JEFFREY L ETUX	Land	66,000
		Improvements	0
		Est. City	\$0.00
		Est. Parish	\$9,385.20
		Estimated Tax	\$9,385.20

	Code	Qty	Value	Description
Assmnt 1	03	1.7	66,000	SUBURBAN

----- p r o p e r t y   d e s c r i p t i o n -----

1.708 ACS M/L SEC 38 7 11 INST NO 977147 INST NO  
1390522 INST NO 1880172

4.



### St. Tammany Parish Assessor's Office

St. Tammany Parish Justice Center  
701 North Columbia Street • Covington, Louisiana 70433

Louis Fitzmorris  
Assessor

Search for a property by:

Account Number:  Year:

1 Hits.

**Year:** 2013  
**Name:** SLENT LLC  
**Care Of:** JASON GUILLOT MANAGER  
**Mailing Address:** 523 CARROLL ST MANDEVILLE, LA 70448  
**Assessment Number:** 112-140-5352  
**Property Description:** 1.708 ACS M/L SEC 38 7 11 INST NO 977147 INST NO 1390522 INST NO 1880172  
**Exemption:**  
**Parish Tax:** \$9,385.20  
**City Tax:** \$0.00  
**Parish Mills:** 142.20  
**City Mills:** 0.00  
**Assessed Value Improvement:** 0  
**Assessed Value Land:** 66,000  
**Fair Market Value Land:** \$660,000  
**Total Assessed Value:** 66,000  
**Total Fair Market Value:** \$660,000  
**Homestead:** 0  
**Taxable:** 66,000  
**Taxes:** \$9,385.20

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- [Purpose](#) «
- [Important Dates](#) «
- [Tax Calculation](#) «
- [Market Value](#) «
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- [Personal Property](#) «

Query executed in 3.659 seconds.

\*Each year, the preliminary tax roll is exposed for two weeks between August 15 – September 15. This allows taxpayers the opportunity to review their assessments for any necessary revisions before the tax roll is submitted for certification.

The tax roll is certified to the Louisiana Tax Commission by November 15 of each year.

**After certification, the tax rolls are official and cannot be changed.**

**This certified tax roll is what we place on our website.**

There may be instances when assessed values may be changed by this office, if there is justification. This is done by submitting a change order request to the Louisiana Tax Commission for their approval. **These change orders, if granted, are not reflected on our website, as what we list is the original certified tax roll.** If no further changes are made, those revised assessed values will be viewable on the next year's certified tax roll.

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**Pat Brister**  
**Parish President**

**St. Tammany Parish Government**

**Department of Development**

P. O. Box 628  
Covington, LA 70434  
Phone: (985) 898-2574  
Fax: (985) 898-2785

7.

December 19, 2013

To Whom It May Concern:

As per your request the property on Lovers Ln Mandeville, LA bearing assessment # 114-028-2510 is not located in a special flood hazard area. This property is located in flood zone "C" and can be found on FEMA map panel 225205 0240-E dated August 16, 1995.

If I can be of any further assistance please feel free to contact me at 985-898-2532.

Sincerely,

A handwritten signature in blue ink, appearing to read "Alan D. Pelegrin".

Alan D. Pelegrin, CFM  
Floodplain Administrator  
St. Tammany Parish Government







**Pat Brister**  
**Parish President**

## **St. Tammany Parish Government**

**Assistant Chief Administrative Office**

**Data Management**

P. O. Box 628

Covington, LA 70434

Phone: (985) 898-2865

Fax: (985) 898-5238

Email: [rthompson@stpgov.org](mailto:rthompson@stpgov.org)

Re: Administrative Comment

Date:

Annexation staff #:MN2014-01

**The City of mandeville** is contemplating annexation of **1.708** Acres owned by **Jason Guillot, sole Member/ Manager of SLENT, LLC**. Property is located at **SECTION 38, TOWNSHIP 7 SOUTH, RANGE 11 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH.**

Robert K. Thompson  
Special Revenue Manager  
Phone: (985) 898-2865