

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-1508

COUNCIL SPONSOR: STEFANCIK/PRESIDENT PROVIDED BY: CAO

RESOLUTION TO CONCUR/ NOT CONCUR WITH THE CITY OF SLIDELL ANNEXATION AND REZONING OF 10.375 ACRES OF LAND MORE OR LESS FROM PARISH A-4 SINGLE FAMILY DISTRICT TO CITY OF SLIDELL PUD DISTRICT WHICH PROPERTY IS BOUNDED BY THE FOLLOWING STREETS; ON THE NORTH BY LOPEZ STREET, ON THE SOUTH BY WINDSOR PLACE SUBDIVISION, ON THE WEST BY THE WESTERN BOUNDARY OF HIGHLAND PARK SUBDIVISION, ON THE EAST BY REAR OF LOTS 11 SQ 20, 22 SQ 20 HIGHLAND PARK SUBDIVISION IN S44, T9S, R14E, WARD 9, DISTRICT 12.

WHEREAS, the City of Slidell is contemplating Annexation of 10.375 acres of land more or less owned by Southeast Investments, LLC & Thierry Gaubert III, et al, Bounded by the following streets; On the North by Lopez Street, on the South by Windsor Place Subdivision, on the West by the Western Boundary of Highland Park Subdivision, on the East by rear of lots 11 sq 20, 22 sq 20 highland park subdivision, being part of Highland Park , S44, T9S, R14E, Ward 9, District 12 (see attachments for complete description), and

WHEREAS, the property requires rezoning from Parish A-4 Single Family District to City of Slidell PUD District which is not an intensification of commercial land use.

WHEREAS, the property is not developed and the proposed annexation would/ would not result in a split of the sales tax revenues as per the Sales Tax Enhancement Plan, Resolution P. J. S. No. 88-3636 As Amended and Adopted by the Police Jury on July 21, 1988 providing for the annexation of property in Sales Tax District # 3.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES that it does/ does not concur with the City of Slidell to annex and rezone 10.375 acres of land more or less, located in District 12 from Parish Parish A-4 Single Family District to City of Slidell City PUD District in accordance with Resolution P. J. Series No. 88-3636 As Amended.

BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Council request that the City of Slidell require review of development proposals utilizing the applicable Drainage Model and compliance with Parish Drainage Regulations, AND:

THE ST. TAMMANY PARISH COUNCIL FURTHER request that the City of Slidell require that 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:

062005-14

THE CITY OF SLIDELL

Planning and Zoning Commission

July 20, 2005

JUL 25 2005

Rec'd by RRT

CERTIFIED MAIL 7005 1160 0008 9238 4860

Councilman Jerry Binder
District 13
St. Tammany Parish
P.O. Box 628
Covington, LA 70434

Re: A05-15/Z05-22: A request by Southeast Investments, L.L.C. and Thierry Gaubert, III, et. al to annex approximately 10.875 acres of land within the Highland Park Subdivision (description attached) and zone from Parish A-4 Single Family to City PUD

Dear Councilman Binder:

This is to advise you that the Slidell Planning and Zoning Commission will introduce a request to consider the annexation and zoning of the above referenced. The introductions will be held on Monday, August 15, 2005, at 7:00 p.m. in the City Council Chambers, 2nd floor of City Hall, 2056 Second Street, Slidell, LA. The public hearings will be held the following month on Monday, September 19, 2005. Final action will not take place by the City Council until after the September 19th meetings of the Planning and Zoning Commissions.

We request your concurrence on the zoning change from Parish A-4 Single Family Residential to City PUD.

Sincerely,



Sherry Tomcs, Secretary
Slidell Planning & Zoning Commission

Enclosures- Applications (Annexation & Zoning)
Deeds, Survey

- cc: Mayor Ben Morris
- Martin Bruno, Jr., FAICP, Director of Planning
- Mr. Bill Oiler, CAO, St. Tammany Parish
- Rusty Waldrup, St. Tammany Parish Department of Development/w enclosures
- Michael Sevante, Parish Council Administrator
- ~~Robert K. Thompson/w enclosures~~
- Sean Burkes, J.V. Burkes & Assoc.

CITY OF SLIDELL
PETITION FOR ANNEXATION

RECEIVED

025-13

JUN 29 2005

PLANNING DEPT.

Date: 05/29/2005

City of Slidell
Parish of St. Tammany
State of Louisiana

1) According to the attached certificate of the Registrar of Voters for the Parish of St. Tammany, Louisiana, and according to our information and belief, there are 0 registered voters residing in the area to be annexed. To obtain this information call the Registrar of Voters office in Covington at (985) 809-5500.

2) The property owners of this area are: (please print clearly)

NAME	MAILING ADDRESS	PHONE NUMBER
<u>Southeast Investments, L.L.C.</u>	<u>310 Houma Beach Lane, Slidell, LA 70461</u>	<u>985-641-7330</u>
<u>Thierry Gaubert, III, et al</u>	<u>446 Nighthawk, Slidell, LA 70461</u>	<u>985-781-1482</u>
_____	_____	_____
_____	_____	_____

There are: 0 Resident property owners

2 Non-resident property owners

- 3) I/we do hereby certify that the undersigned are the sole owners of the property to be annexed. A copy of the Act of Sale/Deed must be attached. Attach a plat of survey or a map drawn to scale of no smaller than 1" equals 100' showing the location, measurements, and ownership of all property proposed for annexation.
- 4) The legal description of the property to be annexed must be attached so that the new City boundaries can be defined with certainty and precision.
- 5) If the petitioner(s) are a corporation, partnership or other entity, the petitioner must attach a copy of the resolution authorizing the petitioner to sign and authorizing the petition for annexation. If a couple, both husband and wife must sign the petition.
- 6) Petitioner(s) desire to have the property as described in paragraph 4 annexed to the City of Slidell, St. Tammany Parish, Louisiana.
- 7) A copy of the last paid tax statement must be submitted with this petition for annexation.
- 8) Original Certificate of Assessor certifying ownership and assessed valuation of property must be completed by the Assessor's office. A copy of last tax statement and survey of property should be attached when submitting form to the Assessor's office for completion. Assessor's telephone number is (985) 892-6150 if you have any questions.

The undersigned petitioner(s), after being duly sworn, deposed and said that all of the allegations and statements of fact are true and correct.

SWORN TO AND SUBSCRIBED before me this 29th day of June, 2005.

 Notary Public
 GARY P. DUPLERCHAIN

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JUL 14 2005

CITY OF SLIDELL PLANNING DEPT.
PETITION TO CHANGE ZONING DISTRICT CLASSIFICATION

Planning and Zoning Commission
City of Slidell, Parish of St. Tammany
State of Louisiana

Date: July 8, 2005

Petition is hereby made to the City of Slidell, Louisiana to change the zoning classification of hereinafter described property.

(Instructions: Please print all information so that it can be easily read.)

1) Location of Property. The property petitioned for zoning/rezoning is bounded by the following:
ON THE NORTH BY LOPEZ STREET, ON THE SOUTH BY WINDSOR PLACE SID, ON THE WEST BY EASTERN BOUNDARY OF HIGHLAND PARK SID; ON THE EAST BY Row of Lots 11 5920; 22 5919 N 36W and identified by lot, Square/Block, and Subdivision as follows:
See Attached Map

Note: If the property does not have lot, Square/Block, and Subdivision Name, attach separate sheet giving description by metes and bounds.

- 2) Total number of acres or part thereof: 0.5
- 3) The reasons for requesting the zoning change are as follows:
-to allow for PUD development
- 4) A copy of the Act of Sale/Deed must be attached. Attach a plat of survey or a map drawn to scale of no smaller than 1" equals 100' showing the location, measurements, and ownership of all property proposed for a change in zoning classification, so that the new zoning/rezoning can be defined with certainty and precision.
- 5) If the petitioner(s) are a corporation, partnership or other entity, the petitioner must attach a copy of the resolution authorizing the petitioner to sign and authorizing the petition for zoning. If a couple, both husband and wife must sign the petition.
- 6) The following list of owners or authorized agents of 50% or more of the area of the land in which a change of classification is requested hereby petition the zoning classification of the aforescribed property be changed

FROM A-4/St. Tammany Parish (existing classification) TO PUD/City of Slidell (proposed classification)

Signature	Mailing Address	Phone #	% Land Owned
	310 Howze Beach Ln., Slidell	985-641-7330	
	500 West Canal, Picayune, MS	601-798-4599	

BEFORE ME, the undersigned authority, personally appeared the persons whose signatures are affixed above, all of full age and majority, who declare under oath to me, Notary, that they are the owners of all that certain lot, piece, or parcel of land located as set forth beside their respective signatures, and that they know of their own personal knowledge that the above petitioners are the owners of at least fifty percent of the area hereinabove described for which a zoning change is requested, and that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

SWORN TO AND SUBSCRIBED before me this 8th day of July, 2005.

Notary Public

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SL2005-14

A request by 1) Southeast Investments, L.L.C. to annex and zone from Parish A-4 Single Family to City Planned Unit Development the following property, all located in the Highland Park Subdivision :

PARCEL NO. 1 consisting of the following: Lots 3-10, Sq. 4, Lots 1-10, Sq. 5, Lots 3-11, Sq. 6, Lots 1-2 and 7-22, Sq. 7, Lots 1-15, Sq. 8, Lots 3-5, 8-10 and 14-15, Sq. 9, Lots 6-10, Sq. 16, Lots 1-13 and 16-18, Sq. 17, Lots 1-2 and 7-22, Sq. 18, Lots 1-11, Sq. 19, Lots 1-10, Sq. 20, Lots 3-10, Sq. 21;

PARCEL NO. 2 consisting of the following: Lots 11-13, Sq. 9, Lots 11-15, Sq. 16, Lots 14-15 and 19-20, Sq. 17 of Highland Park Subdivision;

PARCEL NO. 3 consisting of Lot 5-A, Sq. 16, being a resubdivision of Lots 4, 5 and $\frac{1}{2}$ of Lot 3, Sq. 16, all in accordance with resubdivision map file # 1995 filed for registry in the official records of St. Tammany Parish, Louisiana.

PARCEL NO. 4 consisting of all of the seller's interest in and to all those certain parcels of ground situated in the Parish of St. Tammany, State of Louisiana, in that part known as Highland Park Subdivision adjoining the city limits of the city of Slidell and designated as those portions of Gayoso Street, that are presently undeveloped, which are located adjacent to the following lots:

- a) Lot 10, Sq. 4 and Lot 1, Sq. 5;
- b) Lot 1, Sq. 8 and Lot 10, Sq. 9;
- c) North $\frac{1}{2}$ located adjacent to Lot 11, Sq. 9;
- d) Lot 10, Sq. 16 and Lot 1, Sq. 17;
- e) Lot 11, Sq. 16 and Lot 20, Sq. 17;
- f) Lot 1, Sq. 20 and Lot 10, Sq. 21.

ALSO

2) A request by Thierry Gaubert, III, et. al. to annex and zone from Parish A-4 Single Family to City Planned Unit Development the following property, all located in the Highland Park Subdivision: Lots 1 and 2, Sq. 6, Lots 19, 20 and North $\frac{1}{2}$ of Lot 18, Sq. 8 and Lots 6 & 7, Sq. 9 and interest in southern $\frac{1}{2}$ revocated portion of Gayoso Street adjacent to Lot 20, Sq. 8.

Less and except those portions already within the city limits of Slidell.

This sale is made and accepted for and in consideration of the price and sum of
Four Hundred Eighty Thousand Dollars & No/100
(\$480,000.00) cash, which the said purchaser has well and

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EXHIBIT "A"**PARCEL NO. 1:**

SQUARE 4 - LOTS 3-10
 SQUARE 5 - LOTS 1-10
 SQUARE 6 - LOTS 3-11
 SQUARE 7 - LOTS 1-2 and 7-22
 SQUARE 8 - LOTS 1-15
 SQUARE 9 - LOTS 3-5, 8-10 and 14-15
 SQUARE 16 - LOTS 6-10
 SQUARE 17 - LOTS 1-13 and 16-18
 SQUARE 18 - LOTS 1-2 and 7-22
 SQUARE 19 - LOTS 1-11
 SQUARE 20 - LOTS 1-10
 SQUARE 21 - LOTS 3-10

PARCEL NO. 2:

SQUARE 9 - LOTS 11-13
 SQUARE 16 - LOTS 11-15
 SQUARE 17 - LOTS 14-15 and 19-20

PARCEL NO. 3:

ONE CERTAIN LOT OR PARCEL OF GROUND situated in the Parish of St. Tammany, State of Louisiana, in that part known as HIGHLAND PARK SUBDIVISION, adjoining the city limits of the City of Slidell, designated as LOT 5-A, SQUARE 16. Lot 5-A being a resubdivision of Lots 4, 5 and 1/4 of Lot 3, Square 16, all in accordance with resubdivision map file #1995 filed for registry in the official records of St. Tammany Parish, Louisiana.

PARCEL NO. 4:

ALL OF THE SELLER'S INTEREST IN AND TO ALL THOSE CERTAIN PARCELS OF GROUND situated in the Parish of St. Tammany, State of Louisiana, in that part known as HIGHLAND PARK SUBDIVISION adjoining the city limits of the city of Slidell and designated as those portions of Gayoso Street, that are presently undeveloped, which are located adjacent to the following lots:

- a) Lot 10, Square 4 and Lot 1, Square 5;
- b) Lot 1, Square 8 and Lot 10, Square 9;
- c) North 1/2 located adjacent to Lot 11, Square 9;
- d) Lot 10, Square 16 and Lot 1, Square 17;
- e) Lot 11, Square 16 and Lot 20, Square 17
- f) Lot 1, Square 20 and Lot 10, Square 21.

Being the same properties acquired by the Seller herein from Huey C. Lampley by act dated March 19, 2002 and recorded at COB Instrument #1294225 of the official records of St. Tammany Parish, Louisiana and from Mandot Construction, LLC by act dated February 9, 2004 and recorded at COB Instrument #1415752 of the official records of St. Tammany Parish, Louisiana.

SL2005-14

truly paid, in ready and current money, to the said

David E. Moyle of ADJ HOMES, L.L.C.

who hereby acknowledges the receipt thereof and grants full acquittance and discharge thereof.

All State and Parish Taxes up to and including the taxes due and exigible in 2003 are paid; the responsibility for the proration of taxes not yet due is assumed by the parties hereto.

THUS DONE AND PASSED in my office at Slidell, Louisiana, on the day, month and year herein first above written, in the presence of the undersigned competent witnesses who hereto sign their names with the said appearers and me, Notary, after reading of the whole.

WITNESSES:

[Handwritten signature]

[Handwritten signature]
ADJ HOMES, L.L.C.
By: David E. Moyle, Manager/Member

[Handwritten signature]
By: Jeffrey D. Moyle, Manager/Member

[Handwritten signature]
By: Thierry T. Saubert, III, Manager/Member

[Handwritten signature]

[Handwritten signature]
SOUTHEAST INVESTMENTS, L.L.C.
By: Christopher E. Jean, Managing Member



C-1508

SL2005-14

**UNITED STATES OF AMERICA
STATE OF LOUISIANA - PARISH OF ST. TAMMANY**

BE IT KNOWN, that on this 16th day of December, 2004, **BEFORE ME**, the undersigned Notary Public, duly commissioned and qualified, in and for the above named Parish and State, therein residing, and in the presence of the undersigned competent witnesses,

PERSONALLY CAME AND APPEARED:

JAIME LAND COMPANY, INC., a corporation organized and existing under the laws of the State of Louisiana, domiciled therein, herein represented by **James A. Lindsay, II**, duly authorized by virtue of a resolution which is registered in Inst. # COB 1241, folio 190, St. Tammany Parish, Louisiana.

Mailng Address: 81116 Hwy 1083, Bush, Louisiana 70431

who declares that he does by these presents, grant, bargain, sell, convey, transfer, assign, let over and deliver, with all legal warranties and with full substitution and subrogation in and to all rights and action of warranty which he has or may have against all preceding owners and vendors unto:

DEE MOODY GAUBERT, wife of/and **THIERRY T. GAUBERT, III**, both persons of the full age of majority who declared unto me, Notary, that they have been married but once and then unto each other; presently living and residing together within lawful wedlock; their mailing address being: 446 Nighthawk Drive, Slidell, Louisiana 70461.

here present and accepting, purchasing for himself, his heirs and assigns, and acknowledging due delivery and possession, thereof, the following described property, to-wit:

ALL THAT CERTAIN LOT OR PARCEL OF LAND, more fully described as follows:
LOTS ONE (1) AND TWO (2) OF SQUARE SIX (6), OF HIGHLAND PARK SUBDIVISION adjoining the city limits of the Town of Slidell, St. Tammany Parish, Louisiana. Said lots 1 and 2 measure each 25 feet front on Bridge Drive by a depth of 114 feet going West between parallel lines. Said Square 6 is bounded on the North by De Soto Street, East by Bridge Drive, South by the South line of this Subdivision and West by the West line of this subdivision.

Being the same property acquired by Jaime Land Company, Inc. from James A. Lindsay, IV by act dated July 7, 1997 and recorded in Instrument #1033650 of the Official Records of St. Tammany Parish, Louisiana.

To have and to hold the above described property unto the said purchaser, themselves heirs and assigns forever.

This sale is made and accepted for and in consideration of the price and sum of **Eight Thousand Dollars & No/100 (\$8,000.00)** cash, which the said purchaser has well and truly paid, in ready and current money, to the said

James A. Lindsay, II of **JAIME LAND COMPANY, INC.**

who hereby acknowledges the receipt thereof and grants full acquittance and discharge thereof.

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All State and Parish Taxes up to and including the taxes due and exigible in 2003 are paid; the responsibility for the proration of taxes not yet due is assumed by the parties hereto.

THUS DONE AND PASSED in my office at Slidell, Louisiana, on the day, month and year herein first above written, in the presence of the undersigned competent witnesses who herewith sign their names with the said appearers and me, Notary, after reading of the whole.

WITNESSES

[Handwritten signature]

[Handwritten signature]
JALME LAND COMPANY, INC.
By: James A. Lindsay, II
President

[Handwritten signature]

[Handwritten signature]
THIERRY T. GAUBERT, III

GARY P. DUPLICHAN
NOTARY PUBLIC
04-1-18
GARY P. DUPLICHAN
NOTARY PUBLIC (LSBA #06201)
Notary Public
State of Louisiana
Commission is issued for life

C-1508

502005-14

UNITED STATES OF AMERICA
STATE OF LOUISIANA - PARISH OF ST. TAMMANY

BE IT KNOWN, that on this 24th day of May, 2005, BEFORE ME, the undersigned Notary Public, duly commissioned and qualified, in and for the above named Parish and State, therein residing, and in the presence of the undersigned competent witnesses,

PERSONALLY CAME AND APPEARED:

D & R LAND, INC., a corporation organized and existing under the laws of the State of Louisiana, domiciled therein, herein represented by Clayton D. Toups, duly authorized by virtue of a resolution which is registered in Inst. # 1066250, St. Tammany Parish, Louisiana.

Mailing Address: P.O. Box 354, Slidell, Louisiana 70459

TAX IDENTIFICATION NO.:

who declares that he does by these presents, grant, bargain, sell, convey, transfer, assign, set over and deliver, with all legal warranties and with full substitution and subrogation in and to all rights and action of warranty which he has or may have against all preceding owners and vendors unto:

DEE MOODY GAUBERT, wife of and THIERRY T. GAUBERT, III, both persons of the full age of majority who declared unto me, Notary, that they have been married but once and then unto each other; presently living and residing together within lawful wedlock; their mailing address being: 446 Nighthawk Drive, Slidell, Louisiana 70461.

here present and accepting, purchasing for himself, his heirs and assigns, and acknowledging due delivery and possession, thereof, the following described property, to-wit:

ALL THAT CERTAIN LOT OR PARCEL OF LAND, together with all the buildings and improvements thereon, all rights, ways, privileges, appurtenances and advantages thereunto belonging or in anywise appertaining, being situated in St. Tammany Parish, Louisiana, being more fully described as follows, to-wit:

LOTS 19 & 20, & NORTH 1/2 OF LOT 18, SQUARE 8, HIGHLAND PARK SUBDIVISION, St. Tammany Parish, Louisiana.

Lots 19 and 20 measure each 25 feet front on Arbor Drive and the North half of Lot 18 measures 12-1/2 feet front on Arbor Drive by a depth of 110 feet going West between parallel lines. Said Square 8 is bounded North by Gayoso Street, South by DeSoto Street, East by Arbor Drive and West by Bridge Drive.

Being the same property acquired by D & R Land, Inc. by act dated October 1, 1997 from D & R Partnership, Inc. which is recorded as Instrument # 1066250 of the Official Records of St. Tammany Parish, Louisiana.

To have and to hold the above described property unto the said purchaser, themselves, heirs and assigns forever.

This sale is made and accepted for and in consideration of the price and sum of Eleven Thousand Dollars & No/100

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502005-14

(\$11,000.00) cash, which the said purchaser has well and truly paid, in ready and current money, to the said

Clayton D. Toups of D & R LAND, INC.

who hereby acknowledges the receipt thereof and grants full acquittance and discharge thereof.

All State and Parish Taxes up to and including the taxes due and exigible in 2004 are paid; the responsibility for the proration of taxes not yet due is assumed by the parties hereto.

THUS DONE AND PASSED in my office at Slidell, Louisiana, on the day, month and year herein first above written, in the presence of the undersigned competent witnesses who hereto sign their names with the said appears and me, Notary, after reading of the whole.

WITNESSES:

Nichole A. Valenti
NICHOLE A. VALENTI

Clayton D. Toups
D & R LAND, INC.
By: Clayton D. Toups
President

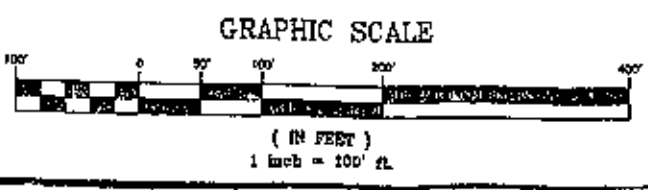
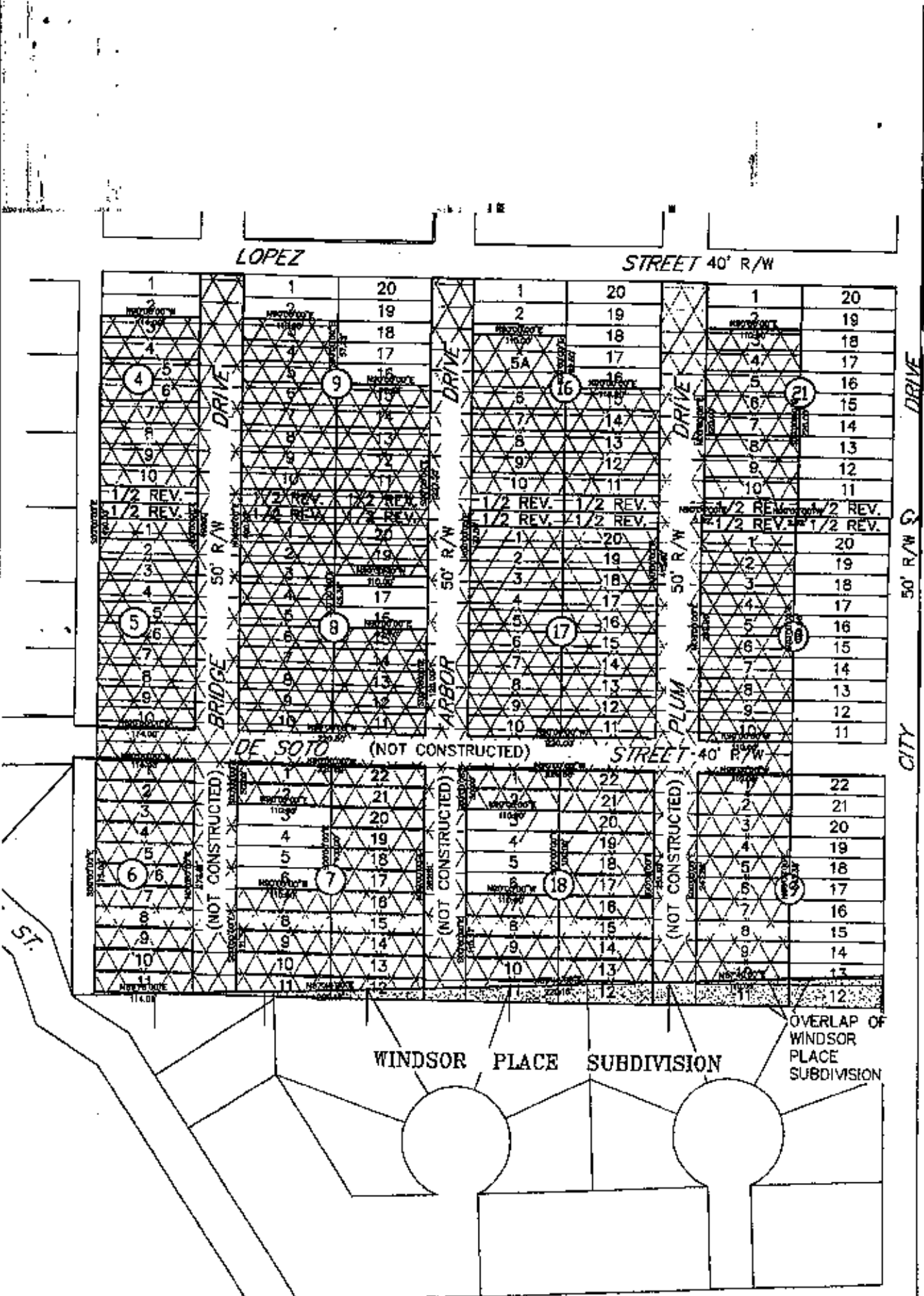
Marlene C. Bacon
MARLENE C. BACON

Thierry T. Gaubert III
THIERRY T. GAUBERT III
Dee Moody Gaubert
DEE MOODY GAUBERT

GARY P. DUPLICHAIN
NOTARY PUBLIC



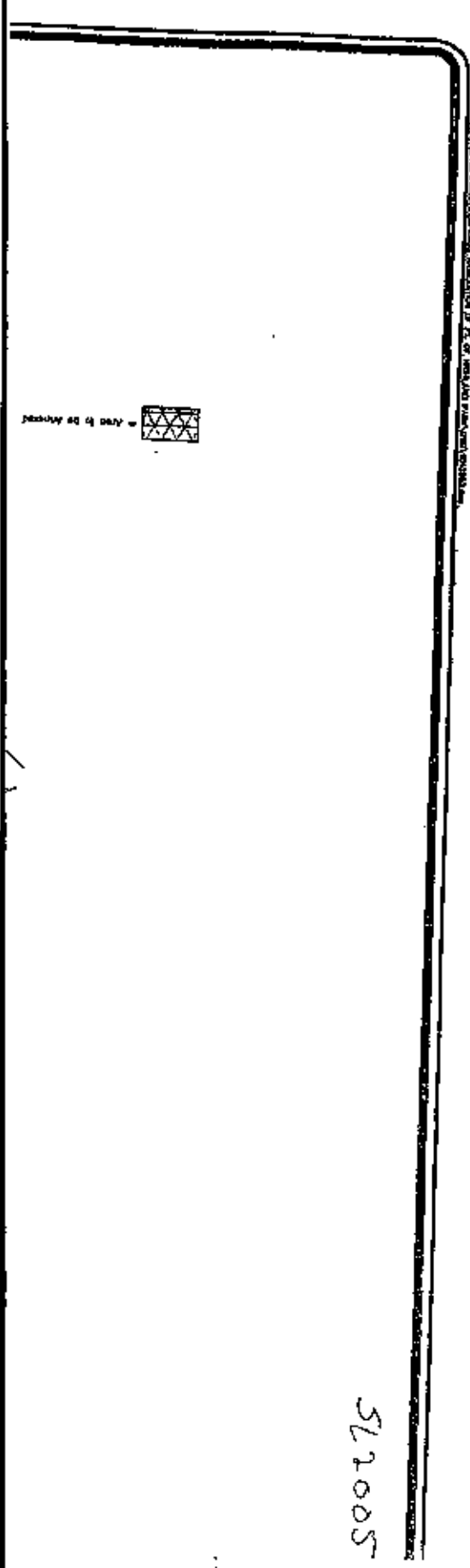
GARY P. DUPLICHAIN
ATTORNEY AT LAW (LSBA #0520)
NOTARY PUBLIC
Parish of St. Tammany, State of Louisiana
My Commission is issued for life



C-1508

SHEET	
10432853	
DATE	10/18/2004
SCALE	1" = 100'
DRAWN BY	SMB
CHECKED BY:	
<p>ANNEXATION OF A PORTION OF HIGHLAND PARK SUBDIVISION INTO THE CITY OF SIDELL SECTION 44, T9S, R14E ST. TAMMANY PARISH, LOUISIANA</p> <p>DEPARTMENT IS USED TO DENOTE PURCHASER OF THE SURVEY. IT IS NOT NECESSARY TO ADDITIONAL INSTRUMENTS OR SUBSEQUENT ORDERS. ORDER IS VALID ONLY IF FIRST AND ORIGINAL SEAL OF SURVEYOR.</p> <p>SOUTHEAST INVESTMENTS, LLC</p>	
<p>J.V. Burkes & Associates, Inc. SURVEYING ENGINEERING • ENVIRONMENTAL</p> <p>2810 East Gaupe Blvd., Suite B Sidell, Louisiana 70481 E-mail: nbessac@jvburkes.com</p> <p>Phone: 985-644-0075 Fax: 985-644-0194 Mobile/Cell Phone: 225-435-5900</p>	

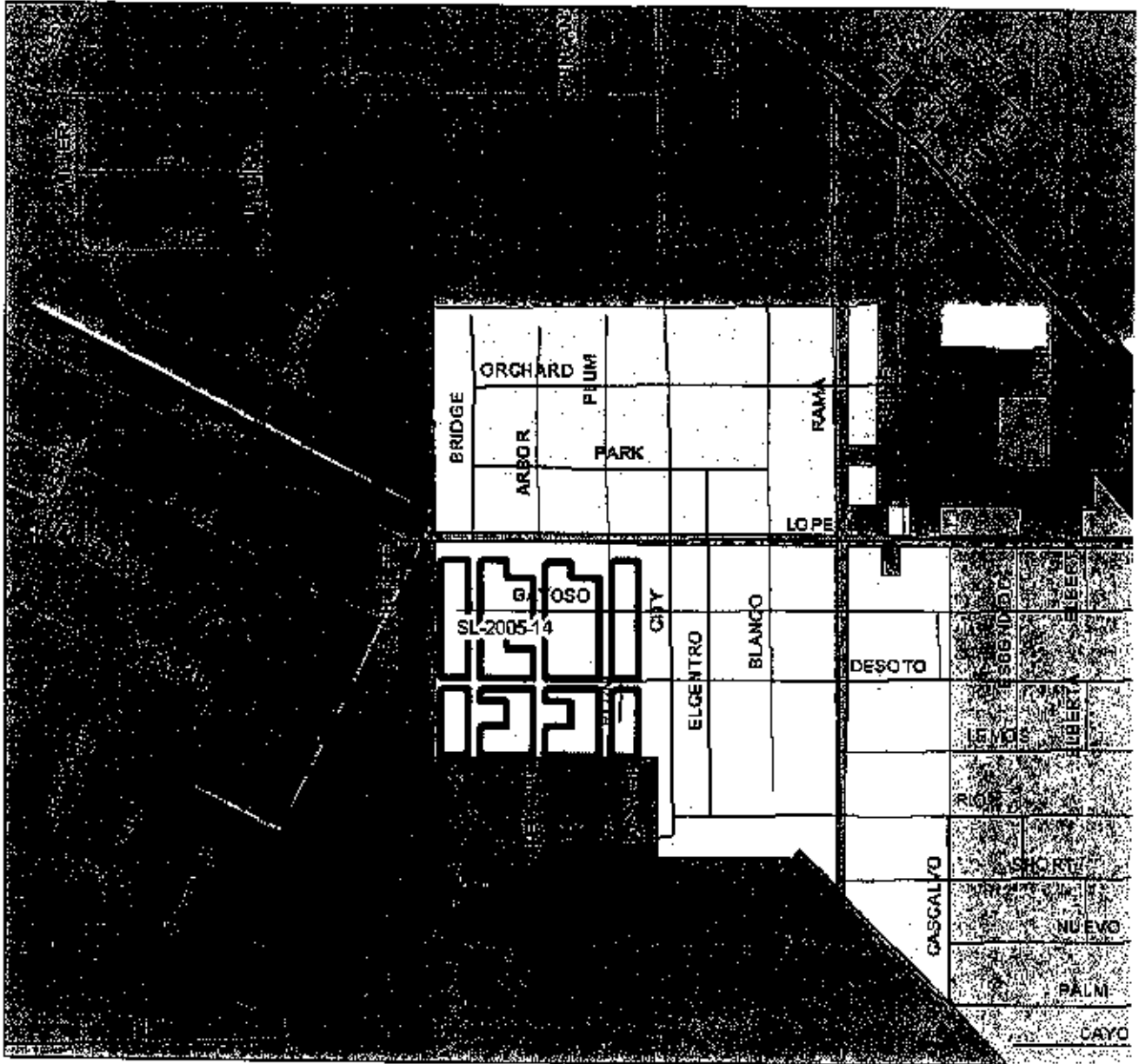
STREET 40' R/W
(REVOKED)



512005

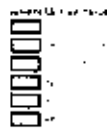
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Slidell Annexation

Legend





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Slidell Annexation

Legend

-  SL-2005-14
-  Ronde 3 Street

