

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-6486

COUNCIL SPONSOR: MICHAEL LORINO/MICHAEL COOPER

PROVIDED BY: PLANNINGDEVELOPMENT

RESOLUTION TO CONCUR/NOT CONCUR (CIRCLE ONE) WITH THE CITY OF SLIDELL ANNEXATION AND REZONING OF 1.558 ACRES, MORE OR LESS, FROM PARISH HC-2 (HIGHWAY COMMERCIAL) TO CITY C-3, CENTRAL BUSINESS DISTRICT, OR C-4, HIGHWAY COMMERCIAL. THE PROPERTY IS LOCATED AT 1700 SHORTCUT HIGHWAY, IDENTIFIED AS LOT 10A, PINE SHADOWS SUBDIVISION. LOCATED AT THE INTERSECTION OF SHORTCUT HIGHWAY (190E), AND BORDERED BY NELLIE DRIVE AND BETH DRIVE. SITUATED IN SECTION 11, T9S, RANGE 14E. WARD 8, DISTRICT 12.

WHEREAS, The City of Slidell is contemplating annexation of 1.588 acres, more or less, owned by Flo-Ron Properties, LLC and is located at 1700 Shortcut Highway , identified as Lot 10A , Pine Shadows, Greensburg Land District. Situated in Section 11, T9S, Range 14E. Ward 8, District 12.

WHEREAS, The Property, upon annexation, will be rezoned from Parish HC-2 (Highway Commercial), to City of Slidell, C-3, Central Business District , or C-4, Highway Commercial, a change which is not an intensification of zoning;

WHEREAS, The property that is proposed to be annexed does not appear to have been in business for at least two (2) years prior to the date of the Petition for Annexation, which date is March 8, 2021. Upon application by the City, the Parish Council may concur with the proposed change in zoning and, if it does concur, the District shall retain fifty (50%) percent of the net proceeds and fifty (50%) percent shall be paid to the City at the time and in the manner previously specified.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to concur/not concur (circle one) with the City of Slidell annexation and rezoning of the Property from Parish HC-2 (Highway Commercial) to City of Slidell, C-3, Central Business District , or C-4, Highway Commercial, in accordance with the Sales Tax Enhancement Plan.

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

BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Council required that the City of Slidell provide water and sewer services to the property if within service area.

BE IT FURTHER RESOLVED that should the Property be annexed, the St. Tammany Parish Engineer will cooperate with the City of Slidell in the review of development proposals utilizing the applicable Parish or City Traffic Impact Regulations, whichever is more restrictive and in compliance with the provisions of the Agreement;

BE IT FURTHER RESOLVED The property is located on the north side of Shortcut Road and abuts Beth Drive for 184.6 (184.6') feet on the west and abuts Nellie Drive for 349.5 (349.5') feet on the east. Therefore, according to La. Rev. Stat 33:224, the City shall share equally in the maintenance of those portions of Beth Drive and Nellie Drive.

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 8 DAY OF JULY , 2021, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK



The City of Slidell

PLANNING DEPARTMENT

250 Bouscaren Street, Suite 203, Slidell, LA 70458
P. O. Box 828, Slidell, LA 70459
(985) 646-4320 • F (985) 646-4356
planningdept@cityofslidell.org • myslidell.com

G.G. Cromer
Mayor

Melissa Guilbeau, AICP
Director

May 4, 2021

Ms. Karlin Riles, Administrator
St. Tammany Parish Council
21490 Koop Drive
Mandeville, LA 70471

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
NO.: 70190700000055299817

Mr. Ross Liner, Director
St. Tammany Parish Development
21454 Koop Drive, Suite 1B
Mandeville, LA 70471

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
NO.: 7019070000005299800

RE: Concurrence Requested for Annexation at 1700 Shortcut Hwy (Case No. A21-01)

Ms. Riles and Mr. Liner:

The City of Slidell has received a Petition for Annexation for property located at 1700 Shortcut Hwy. The complete petition package is enclosed.

I have determined that this Petition for Annexation needs concurrence from St. Tammany Parish in accordance with our Sales Tax Enhancement Plan for the following reason: it is a developed commercial property.

I respectfully request that you send this request for concurrence to the Parish Council and then forward their response to the City's Council Administrator within the allowable delays. Please contact me if you have any questions about this request.

Sincerely,

Melissa Guilbeau, AICP
Director of Planning

Cc: Tommy Reeves, Council Administrator, City of Slidell



Planning Department

Petition for ANNEXATION

250 Bouscaren St, Ste 203
Slidell, LA 70458
985.646.4320
fax 985.646.4356
planningdept@cityofslidell.org
myslidell.com

Petitioned Property

Street Address or other description of petitioned property, such as Lot/Subdivision or using nearest streets, streams, or other identifiable features:

1700 HWY 190E - LOT 10A PINK SHADOWS SUB. BETH DR., NELLIE DR. HWY. 190 (SHORT CUT HWY)

Acres Proposed to be Annexed: 1.558

Current Use: VACANT

Current Parish Zoning District: C-2 Hwy Com.

Proposed City Zoning District*: C-2 OR C4

*Must submit separate Petition for Zoning Map Amendment

Required Attachments

- Proof of ownership of petitioned property
- Map showing the location and measurements, and legal description, of petitioned property
- Certificate of Registrar of Voters, from the St. Tammany Parish Registrar of Voters, dated within the last six months
- Certificate of Ownership and Assessed Valuation, from the St. Tammany Parish Assessor's Office, dated within the last six months
- Fees; please speak with a Planner to confirm

Received By: <u>JJF</u>	Fee \$ <u>150</u>	Case # <u>A21-01</u>
Related Case(s): <u>221-02</u>		

Required Signatures and Notarization

This petition must be signed in the presence of a notary public by: at least 50% of registered voters, 50% of resident property owners, and 25% in assessed value of resident property owners; or, if no registered voters or resident property owners, by all nonresident property owners. Attach additional sheets if necessary.

SWORN TO AND SUBSCRIBED before me this 8th day of March, 2021.

Gayle S. Fournet

Notary Public

GAYLE S. FOURNET
NOTARY PUBLIC
42096

PARISH OF ST TAMMANY
STATE OF LOUISIANA

I/we hereby petition to have the property described in this petition annexed into the City of Slidell.

Name, Home or Mailing Address (Street, City, State, Zip), and Email	Check all that apply in relation to the petitioned property	Signature and Date
Ronald L. Richmond, JR. AGENT- FIO-ROD PROPERTIES LLC 629 MAINE AVE SLIDELL, LA 70458 Pammarw89@yahoo.com.	<input type="checkbox"/> Am registered to vote at <input type="checkbox"/> Live (reside) at <input checked="" type="checkbox"/> Own all or a part of	<u>Ronald L. Richmond, Jr.</u> 3/8/21
	<input type="checkbox"/> Am registered to vote at <input type="checkbox"/> Live (reside) at <input type="checkbox"/> Own all or a part of	
	<input type="checkbox"/> Am registered to vote at <input type="checkbox"/> Live (reside) at <input type="checkbox"/> Own all or a part of	
	<input type="checkbox"/> Am registered to vote at <input type="checkbox"/> Live (reside) at <input type="checkbox"/> Own all or a part of	

Rec'd 4/19/21
Sec 4150 231-02



The City of Slidell

PLANNING DEPARTMENT

250 Bouscaren Street, Suite 203, Slidell, LA 70458

P. O. Box 828, Slidell, LA 70459

Phone (985) 646-4320 • Fax (985) 646-4356 • myslidell.com

G.G. CROMER

Mayor

MELISSA GUILBEAU, AICP

Director

CITY OF SLIDELL

PETITION TO CHANGE ZONING DISTRICT CLASSIFICATION

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

DATE: April 19, 2021

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

(INSTRUCTIONS: Please print all information clearly.)

1) LOCATION OF PROPERTY: The property petitioned for zoning/rezoning is bounded by the following streets:
1700 SHORTCUT HWY (AKA 190)
BETH DRIVE, NELLIE DRIVE, US HWY 190 (SHORTCUT HWY)

And identified by Lot, Square/Block, and Subdivision Name as follows:

LOT 10A Sq. 4 PINE SHADOWS

NOTE: If the property does not have Lot, Square/Block, and Subdivision Name, attach a separate sheet giving description by Metes and Bounds.

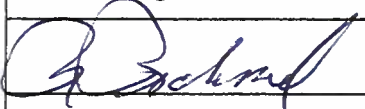
2) TOTAL NUMBER OF ACRES or part thereof: 1.558

3) The reasons for requesting the zoning change are as follows:
TO EASE ZONING RESTRICTIONS, WHICH WILL ALLOW
FOR ENHANCED ECONOMIC DEVELOPMENT

4) A copy of the ACT OF SALE/DEED must be attached. Attach a PLAT SURVEY or a MAP DRAWN TO SCALE no smaller than 1" = 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) is/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 afore described property be changed –

FROM: C-2 Hwy Com. (Parish) **TO:** C-3 OR C-4 (city of Slidell)
 (Existing classification) (Proposed classification)

Signature	Printed Name	Mailing Address	Phone #	% Land Owned
	RANDALL L. RICHMOND	629 MAIVE ST	640-3086	50%
AGENT FOR FLO-REN PROPERTIES LLC			640-8036	100%

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.

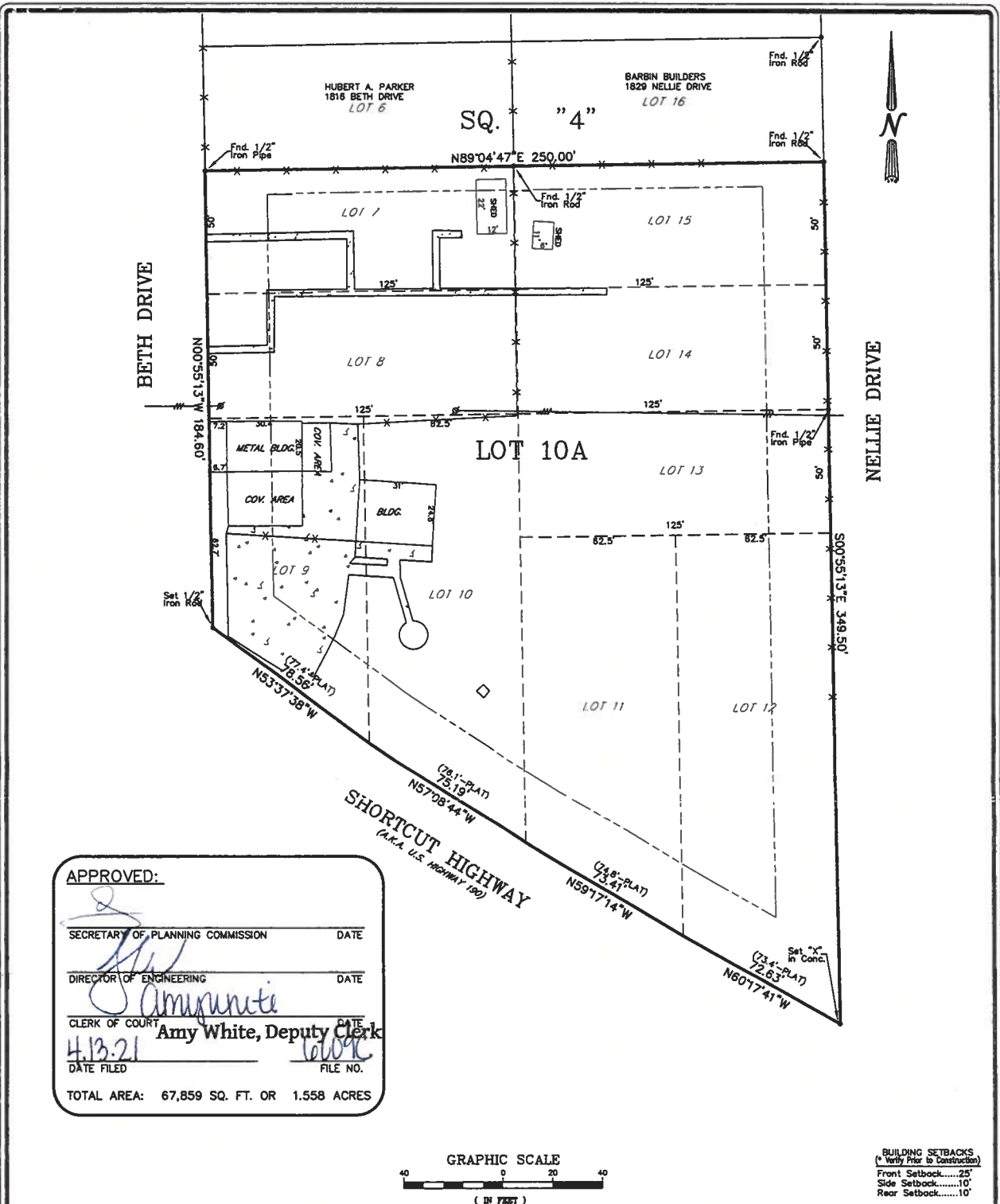
SWORN TO AND SUBSCRIBED before me this 19th day of April, 2021.

GAYLE S. FOURNET
 NOTARY PUBLIC
 42096
 PARISH OF ST TAMMANY
 STATE OF LOUISIANA



 NOTARY PUBLIC

GAYLE S. FOURNET
 NOTARY PUBLIC
 42096
 PARISH OF ST TAMMANY
 STATE OF LOUISIANA



APPROVED:

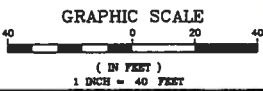
SECRETARY OF PLANNING COMMISSION _____ DATE _____

DIRECTOR OF ENGINEERING _____ DATE _____

CLERK OF COURT **Amy White, Deputy Clerk** DATE **4.13.21**

DATE FILED _____ FILE NO. _____

TOTAL AREA: 67,859 SQ. FT. OR 1.558 ACRES



BUILDING SETBACKS
 (* Verify Prior to Construction)
 Front Setback.....25'
 Side Setback.....10'
 Rear Setback.....10'

ADDRESS: U.S. HIGHWAY 190 (a.k.a. SHORTCUT HIGHWAY)

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES 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.

F.I.R.M. No. 225205.0420 E
 F.I.R.M. Date 03/21/2021
 2nd: C S.F.E. N/A
 * Verify prior to construction with Local Governing Body.

DRAWING NO. 20200759	J.V. Burkes & Associates, Inc. SURVEYING ENGINEERING • ENVIRONMENTAL 1805 Shortcut Highway Slidell, Louisiana 70458 E-mail: jvbassoc@jvburkes.com Phone: 985-649-0075 Fax: 985-649-0154	DRAWN BY: JDL	CHECKED BY: RMK
DATE: 01/08/2021		SCALE: 1" = 40'	

REVISED: 3/28/21 PER PARISH
 3/29/21 PER PARISH

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

**A RESUBDIVISION MAP OF
 LOTS 7-15 INTO 10A, SQ. 4, PINE SHADOWS
 IN SECTION 11, T-9-S, R-14-E,
 GREENSBURG LAND DISTRICT,
 ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED TO: RONDAL RICHMOND

SURVEYED BY: SEAN M. BURKES
 REG. NO. 4785
 SEAN M. BURKES
 LA REG. NO. 4785

PATHFILE: Q:\SURVEYING\2020\LOT SURVEY\PINE SHADOWS\20200759, LOTS 7-15, SQ. 4, RICHMOND\20200759.dwg

**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 Albert A. Lovell & Assocs. Inc Survey No. 100937 dated September 10, 1990 and further identified as all that certain piece or parcel of ground situated in Section 11, Township 9 South, Range 14 East, in that portion thereof known as Pine Shadows Subdivision, 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 18th day of February 2021.

A handwritten signature in blue ink, appearing to read "M. Dwayne Wall", is written over a horizontal line.

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

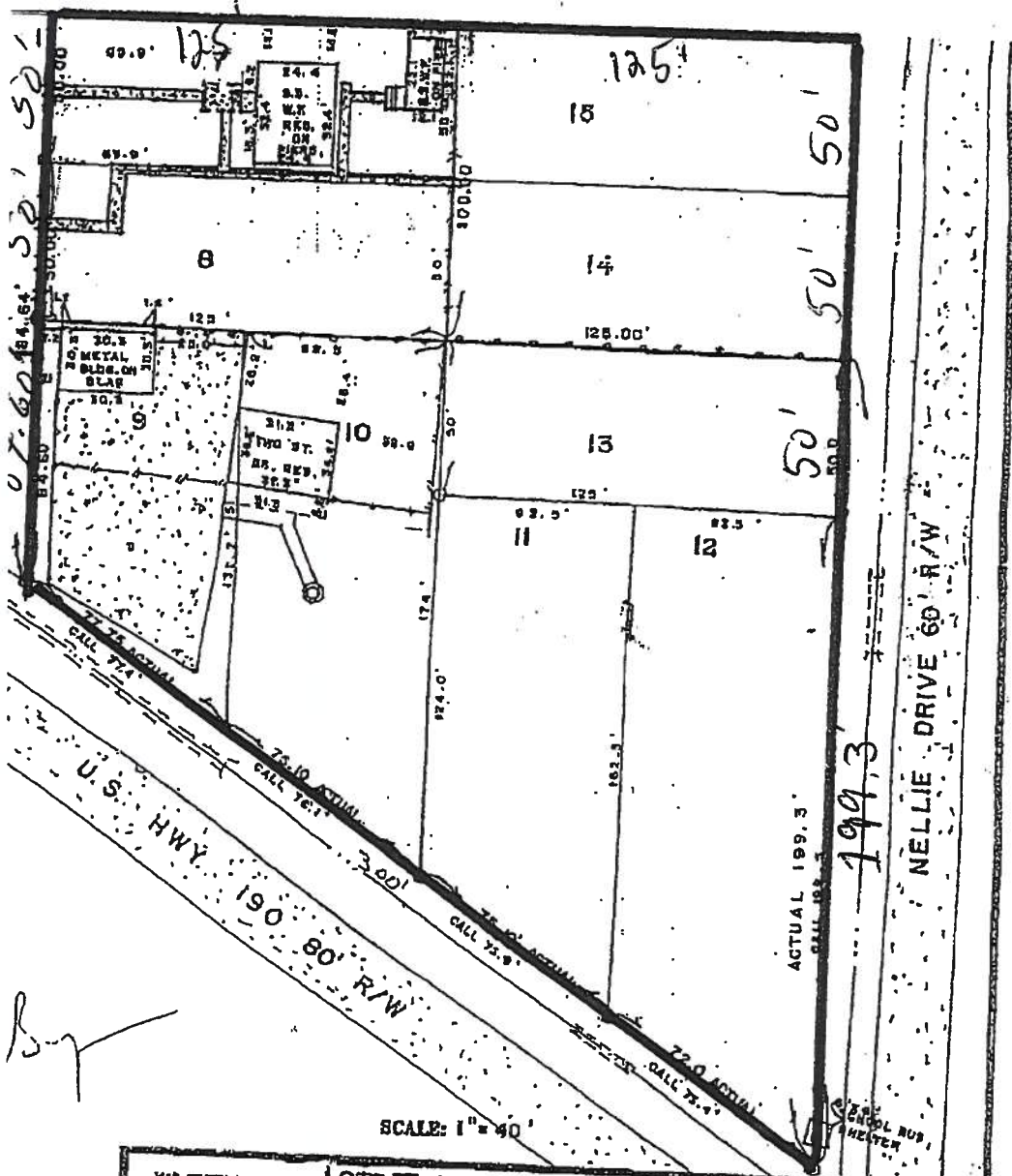
Attachments:

Legal description, Map and Survey

Cc: Lauren Brock, Elections Services, Secretary of State

EXHIBIT "A"





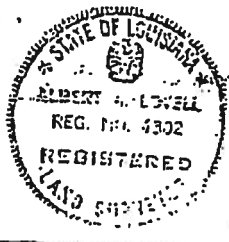
MAP SHOWING SURVEY OF **LOTS 7, 8, 9, 10, 11, 12 & 13, SQ. 4**
PINE SHADOWS SUBDIVISION
 LOCATED IN SECTION 11, T9S - R14E, G1D
 NEAR, THE CITY OF SLIDELL, ST.
 TAMMANY PARISH, LOUISIANA

FILED **CAPT. ANDREW MCKINNEY**

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES & EASEMENTS SHOWN ABOVE, BE ADVISED THAT THIS SURVEY WAS ACTUALLY MADE AND IS CORRECT, AND THAT THERE ARE NO ENCUMBRANCES OTHER THAN THOSE SHOWN ON THIS SURVEY.

DATE: **SEPTEMBER 10, 1990**
 JOB NO. 100,937

ALBERT A. LOVELL & ASSOCS., INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 4311 N. GUY, SLIDELL, LA 70461 504-841-3221



INITIAL: _____
INITIAL: _____

EXHIBIT A



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 is assessed in the name **Rondal Lee Richmond, Jr Etal** as owner for the tax year **2020** and whose address is **629 Maine St, Slidell, LA 70458** and that the following certification is applicable to the property described as follows which is proposed for annexation into the **City of Slidell**:

PROPERTY DESCRIPTION


2020 Tax Roll Assessment: Assessment Number: 110-108-4844

LOTS 7 8 SQ 4 PINE SHADOWS SUB CB 1476 146 CB 1494 790
INST NO 917582 INST NO 978676 INST NO 1048567

- I. The total assessed value of all property within the above described area is **\$ 2,602 .**
- 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 **\$ 2,602 .** (Commercial)
- III. I do further certify that the assessed valuation of the above described tract is as follows:

2020 ASSESSED VALUATION : **\$ 2,602**

In faith whereof, witness my official signature and the impress of my official seal, at Covington, Louisiana this this 29th day of April, 2021.



LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor



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 is assessed in the name **Rondal Lee Richmond, Jr Etal** as owner for the tax year **2020** and whose address is **629 Maine St, Slidell, LA 70458** and that the following certification is applicable to the property described as follows which is proposed for annexation into the **City of Slidell**:

PROPERTY DESCRIPTION


2020 Tax Roll Assessment: Assessment Number: 110-015-8909

LOTS 11 12 13 SQ 4 PINE SHADOWS SUB CB 1095 653 CB 1247 591
CB 735 481 CB 748 202 CB 1247 591 CB 1411 793 INST NO 978675
INST NO 1048567 L/E PT SOLD TO LA DEPT OF
TRANSPORTATION INST NO 12083222 INST NO 1211366

- I. The total assessed value of all property within the above described area is \$ 10,768.
- 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 \$ 10,768. (Commercial)
- III. I do further certify that the assessed valuation of the above described tract is as follows:

2020 ASSESSED VALUATION : \$ 10,768

In faith whereof, witness my official signature and the impress of my official seal, at Covington, Louisiana this this 29th day of April, 2021.



LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor



St. Tammany Parish Assessor's Office

Louis Fitzmorris
Assessor

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

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:

2020 Tax Roll - Assessment Number 110-108-4844

OWNERS: Rondal Lee Richmond Jr. Etal
629 Maine St
Slidell, LA 70458

PROPERTY DESCRIPTION: 2020 TAX ROLL

LOTS 7 8 SQ 4 PINE SHADOWS SUB CB 1476 146 CB 1494 790 INST NO 917582
INST NO 978676 INST NO 1048567

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

2020 VALUATION:	Land	-	2,602
	Improvements	-	<u>0</u>
TOTAL ASSESSED VALUATION			2,602

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

Covington, Louisiana this the 29th day of April, 2021.

LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor



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 is assessed in the name **Rondall Lee Richmond Jr.** as owner for the tax year **2020** and whose address is **629 Maine St, Slidell, LA 70458** and that the following certification is applicable to the property described as follows which is proposed for annexation into the **City of Slidell**:

PROPERTY DESCRIPTION

2020 Tax Roll Assessment: Assessment Number: 110-015-8666

LOTS 9 10 SQ 4 PINE SHADOWS SUB CB 896 224 INST NO 978675
INST NO 1048567 L/E PT SOLD TO LA DEPT OF
TRANSPORTATION INST NO 12083222 INST NO 1211366

- I. The total assessed value of all property within the above described area is **\$ 16,134.**
- 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 **\$ 16,134.** (Commercial)
- III. I do further certify that the assessed valuation of the above described tract is as follows:

2020 ASSESSED VALUATION : **\$ 16,134**

In faith whereof, witness my official signature and the impress of my official seal, at Covington, Louisiana this the 29th day of April, 2021.

LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor



St. Tammany Parish Assessor's Office

Louis Fitzmorris
Assessor

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

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:

2020 Tax Roll - Assessment Number 110-015-8666

OWNERS: Rondal Lee Richmond Jr.
629 Maine St
Slidell, LA 70458

PROPERTY DESCRIPTION: 2020 TAX ROLL

LOTS 9 10 SQ 4 PINE SHADOWS SUB CB 896 224 INST NO 978675 INST NO 1048567
L/E PT SOLD TO LA DEPT OF TRANSPORTATION INST NO 1208322 INST NO 1211366

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

2020 VALUATION:	Land	-	6,461
	Improvements	-	<u>9,673</u>
TOTAL ASSESSED VALUATION			16,134

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

Covington, Louisiana this the 29th day of April, 2021.



LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor



St. Tammany Parish Assessor's Office

Louis Fitzmorris
Assessor

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

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:

2020 Tax Roll - Assessment Number 110-015-8909

OWNERS: Rondal Lee Richmond Jr.
629 Maine St
Slidell, LA 70458

PROPERTY DESCRIPTION: 2020 TAX ROLL

LOTS 11 12 13 SQ 4 PINE SHADOWS SUB CB 1095 653 CB 1247 591 CB 735 481 CB 748
202 CB 1247 591 CB 1411 793 INST NO 978675
INST NO 1048567 L/E PT SOLD TO LA DEPT OF TRANSPORTATION
INST NO 12083222 INST NO 1211366

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

2020 VALUATION:	Land	-	10,768
	Improvements	-	<u>0</u>
TOTAL ASSESSED VALUATION			10,768

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

Covington, Louisiana this the 29th day of April, 2021.



LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor



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 is assessed in the name **Rondal Lee Richmond, Jr.** as owner for the tax year **2020** and whose address is **629 Maine St., Slidell, LA 70458**, and that the following certification is applicable to the property described as follows which is proposed for annexation into the **City of Slidell**:

PROPERTY DESCRIPTION

2020 Tax Roll Assessment: Assessment Number: 110-015-8917

LOTS 14 15 SQ 4 PINE SHADOWS CB 804 268 CB 1110 609 CB 1247
591 CB 1476 146 INST NO 978675 INST NO 1048567

- I. The total assessed value of all property within the above described area is \$ 2,602 .
- 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 \$ 2,602 .
- III. I do further certify that the assessed valuation of the above described tract is as follows:

2020 ASSESSED VALUATION : \$ 2,602

In faith whereof, witness my official signature and the impress of my official seal, at Covington, Louisiana this the 29th day of April, 2021 .

LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor



St. Tammany Parish Assessor's Office

Louis Fitzmorris
Assessor

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

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:

2020 Tax Roll - Assessment Number 110-015-8917

OWNERS: Rondal Lee Richmond Jr.
629 Maine St
Slidell, LA 70458

PROPERTY DESCRIPTION: 2020 TAX ROLL


LOTS 14 15 SQ 4 PINE SHADOWS CB 804 268 CB 1110 609 CB 1247 591 CB 1476 146
INST NO 978675 INST NO 1048567

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

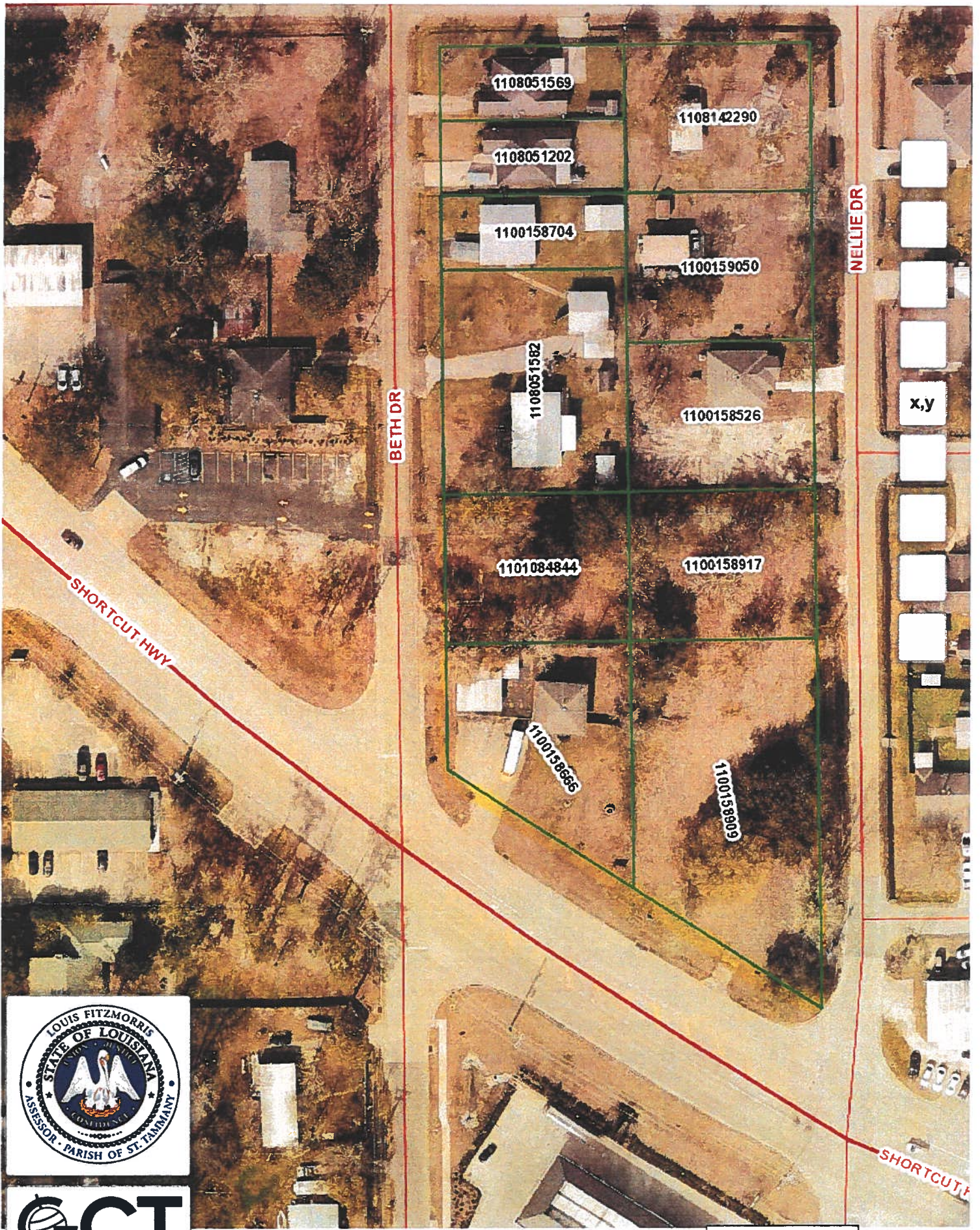
2020 VALUATION:	Land	-	2,602
	Improvements	-	<u>0</u>
TOTAL ASSESSED VALUATION			2,602

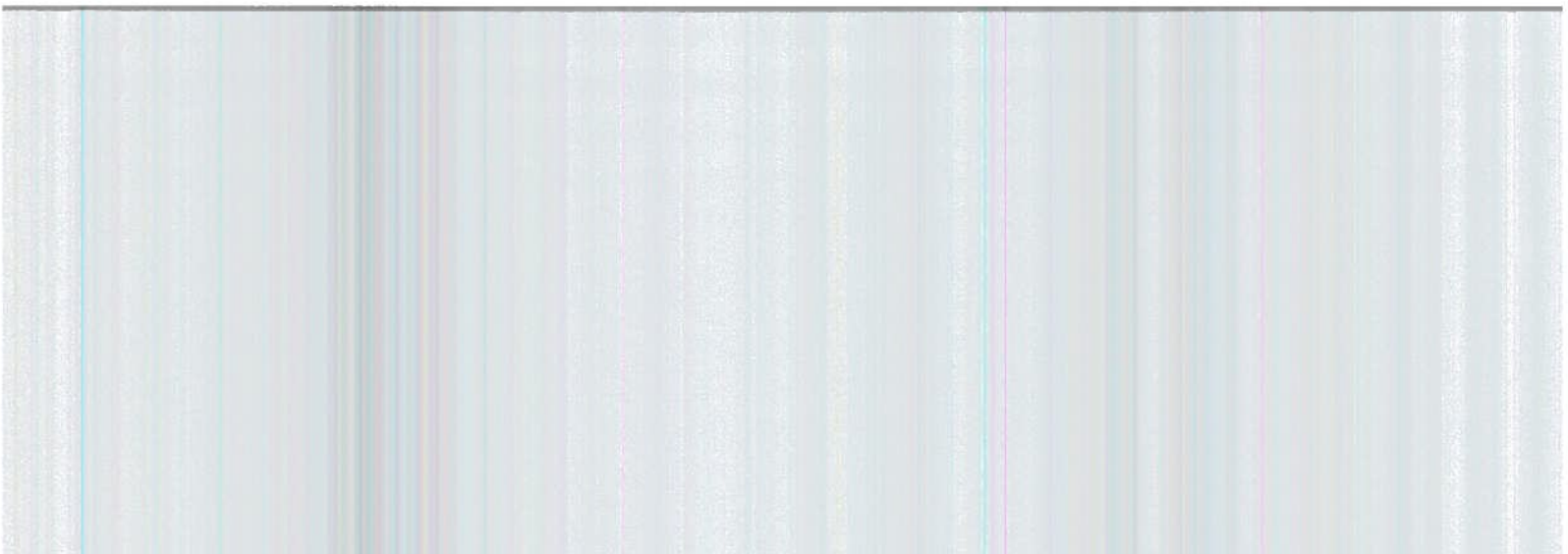
In faith whereof, witness my official signature and the impress of my official seal, at

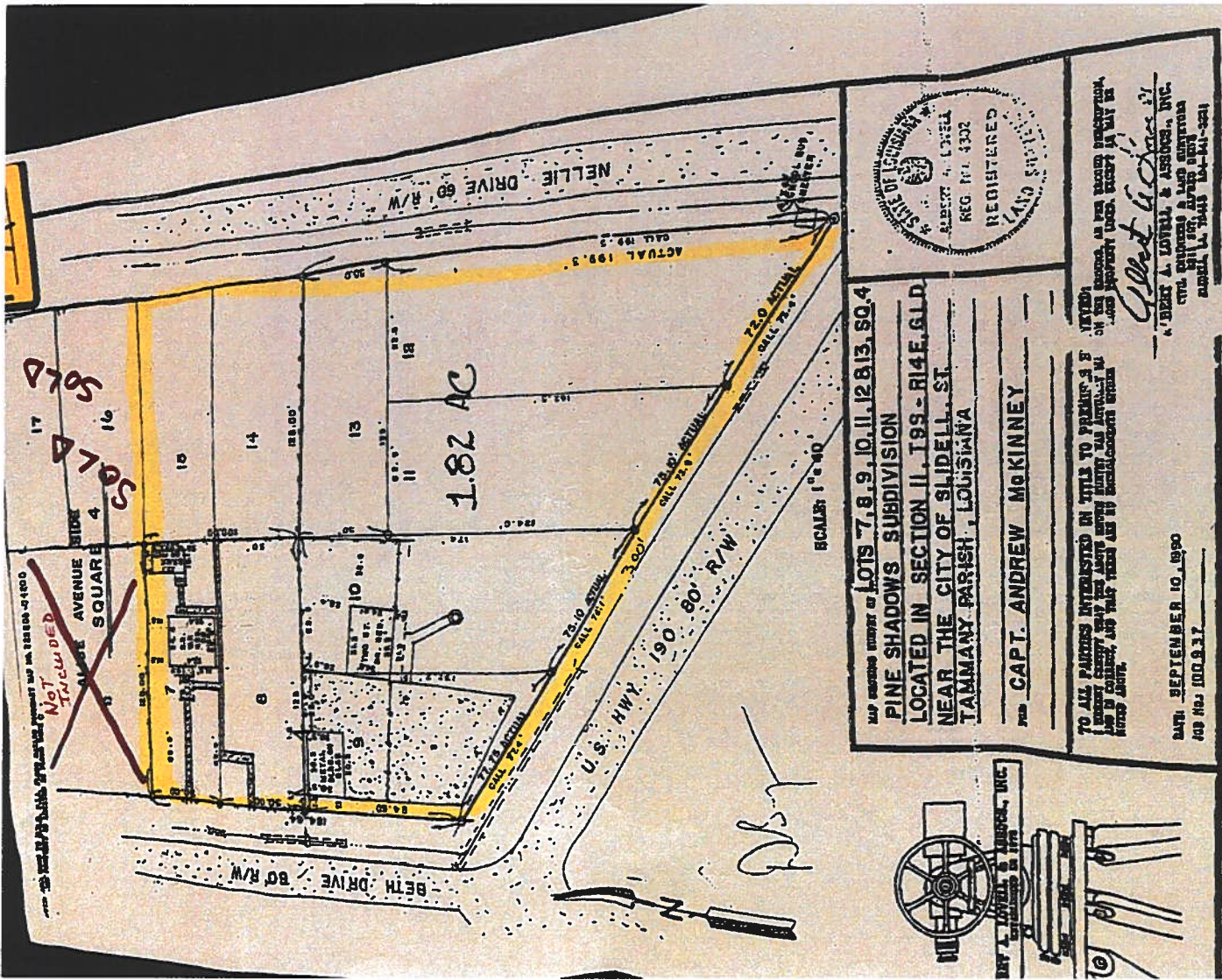
Covington, Louisiana this the 29th day of April, 2021.



LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor



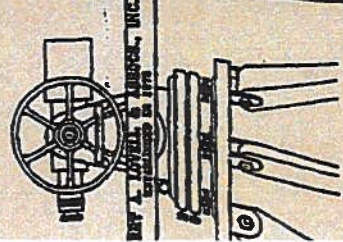




STATE OF LOUISIANA
 ALBERT A. LOTTOL
 REGISTERED
 REG. NO. 4302
 CIVIL ENGINEER

MAP SHOWING NUMBER OF LOTS 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17,
 PINE SHADOWS SUBDIVISION
 LOCATED IN SECTION II, T99 - R14E, G1D,
 NEAR THE CITY OF SLIDELL, ST.
 TAMMANY PARISH, LOUISIANA
 PREPARED BY
CAPT. ANDREW MCKINNEY

NOTED:
 TO ALL PARTIES INTERESTED IN TITLE TO PARTS 7 & 8
 OF THIS SURVEY: THAT THE ABOVE SURVEY WAS APPROVED BY ME
 AS TO CORRECT AND TRUE MEASUREMENTS AND BEARINGS
 IN 1920
 ALBERT A. LOTTOL & ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 SUITE 300, 1415 PINE ST., SLIDELL, LA 70461-8241
 DATE: SEPTEMBER 10, 1990
 JOB NO: 100.8.37



St. Tammany Parish 61
Instrmnt #: 1663905
Registry #: 1800695 ICV
01/15/2008 8:30:00 AM
MB CB X MI UCC

ACT OF EXCHANGE

BETWEEN: FLO ANN RICHMOND and STATE OF LOUISIANA
RONDAL LEE RICHMOND, PARISH OF ST. TAMMANY
JR.
AND: FLO-RON PRPERTIES, L.L.C.

BE IT KNOWN, that on this 11th day of JANUARY, 2008.

BEFORE ME, TINA K. TULINO, notary public, duly commissioned and qualified, and in the presence of the two undersigned witnesses, personally came and appeared:

FLO ANN RICHMOND, whose taxpayer identification number is XXX-XX-1268, of lawful age and a resident of St. Tammany Parish, Louisiana, whose mailing address is 2598 Carey Street, Slidell, LA 70458 and **RONDAL LEE RICHMOND, JR.**, whose taxpayer identification number is XXX-XX- 0433, of lawful age and a resident of St. Tammany Parish, Louisiana, whose mailing address is 629 Maine Street, Slidell, LA 70458, and who are dealing herein with their separate and paraphernal property inherited from their mother and father; and

FLO-RON PROPERTIES, L.L.C., whose taxpayer identification number is 26169996, a Louisiana limited liability company having as its principal place of business at 629 Maine Street, Slidell, LA 70458, represented herein by Flo Ann Richmond and Rondal Lee Richmond, Jr., its sole and only members, duly authorized, who declared that they make an exchange of property as provided herein:

In consideration of the agreements made herein the said FLO ANN RICHMOND and RONDAL LEE RICHMOND, JR., do transfer, set over, and deliver with all legal warranties, and with full guarantee against all mortgages, claims, alienations, or encumbrances whatsoever unto the said FLO-RON PROPERTIES, L.L.C., the following described property:

LOTS 7, 8, 16 and 17, SQUARE NO. 4 of the PINE SHADOWS SUBDIVISION. Said subdivision being a subdivision of plat located in Section 11, Township 9 South, Range 14 East, Eighth Ward, St. Tammany Parish, Louisiana, in file of record on April 29, 1954.

AND

LOTS 9 THROUGH 15, SQUARE NO. 4 of PINE SHADOWS SUBDIVISION. Said subdivision being a subdivision of plat located in Section 11, Township 9 South, Range 14 East, Eight Ward, St. Tammany Parish, Louisiana, in file of record on April 29, 1954.

Being the same property acquired by Flo Ann Richmond and Rondal Lee Richmond, Jr. by Act of Exchange dated May 29, 1997 and recorded at Inst. No. 1048567 of the official records of St. Tammany Parish, Louisiana.

In consideration of the agreements made herein the said FLO-RON PROPERTIES, L.L.C. does transfer, set over, and deliver with all legal warranties, and with full guarantee against all mortgages, claims, alienations, or encumbrances whatsoever unto the said FLO ANN RICHMOND and RONDAL LEE RICHMOND, JR., PERSONALLY, the following described property:

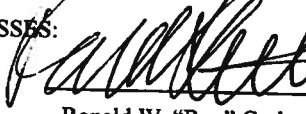
EQUAL MEMBERSHIP INTERST IN AND TO FLO-RON PROPERTIES, L.L.C.


This exchange is made and mutually accepted by the parties hereto; it being agreed and understood that FLO ANN RICHMOND and RONDAL LEE RICHMOND, JR. and FLO-RON PROPERTIES, L.L.C. each receive properties valued at TWO HUNDRED SEVENTY EIGHT THOUSAND AND SEVEN HUNDRED EIGHTY FOUR AND NO/100 dollars (\$278,784.00), no additional consideration being due to either party. The transfers made herein are made free from any liens, mortgages, or encumbrances whatsoever, with full and general warranty of title, and with full subrogation to all of the rights and actions of warranty, and all other rights as held by the respective parties. As to the properties received by each party, that party assumes *ad valorem* tax liabilities for the current year.

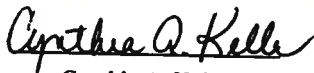
Appearers recognize that no title examination of said property has been performed by the undersigned notary.

THUS DONE AND PASSED in the city of Slidell, in the parish of St. Tammany, state of Louisiana, on this 14th day of JANUARY, 2008, the undersigned parties having affixed their signatures in the presence of me, notary, and the undersigned witnesses after due reading of the whole.

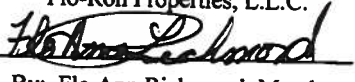
WITNESSES:

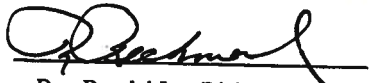

Ronald W. "Ron" Guth



Flo Ann Richmond


Cynthia A. Keller


Rondal Lee Richmond, Jr.

Flo-Ron Properties, L.L.C.

By: Flo Ann Richmond, Member


By: Rondal Lee Richmond, Jr.
Member


TINA K.
TULINO,
NOTARY
PUBLIC
IDN: 011836

St. Tammany Parish 61
Instrmnt #: 1663905
Registry #: 1800695 ICV
01/15/2008 8:30:00 AM
MB CB X MI UCC

ACT OF EXCHANGE

BETWEEN: FLO ANN RICHMOND and STATE OF LOUISIANA
RONDAL LEE RICHMOND, PARISH OF ST. TAMMANY
JR.

AND: FLO-RON PRPERTIES, L.L.C.

BE IT KNOWN, that on this 11th day of JANUARY, 2008.

BEFORE ME, TINA K. TULINO, notary public, duly commissioned and qualified, and in the presence of the two undersigned witnesses, personally came and appeared:

FLO ANN RICHMOND, whose taxpayer identification number is XXX-XX-1268, of lawful age and a resident of St. Tammany Parish, Louisiana, whose mailing address is 2598 Carey Street, Slidell, LA 70458 and **RONDAL LEE RICHMOND, JR.**, whose taxpayer identification number is XXX-XX- 0433, of lawful age and a resident of St. Tammany Parish, Louisiana, whose mailing address is 629 Maine Street, Slidell, LA 70458, and who are dealing herein with their separate and paraphernal property inherited from their mother and father; and

FLO-RON PROPERTIES, L.L.C., whose taxpayer identification number is 261699996, a Louisiana limited liability company having as its principal place of business at 629 Maine Street, Slidell, LA 70458, represented herein by Flo Ann Richmond and Rondal Lee Richmond, Jr., its sole and only members, duly authorized, who declared that they make an exchange of property as provided herein:

In consideration of the agreements made herein the said FLO ANN RICHMOND and RONDAL LEE RICHMOND, JR., do transfer, set over, and deliver with all legal warranties, and with full guarantee against all mortgages, claims, alienations, or encumbrances whatsoever unto the said FLO-RON PROPERTIES, L.L.C., the following described property:

LOTS 7, 8, 16 and 17, SQUARE NO. 4 of the PINE SHADOWS SUBDIVISION. Said subdivision being a subdivision of plat located in Section 11, Township 9 South, Range 14 East, Eighth Ward, St. Tammany Parish, Louisiana, in file of record on April 29, 1954.

AND

LOTS 9 THROUGH 15, SQUARE NO. 4 of PINE SHADOWS SUBDIVISION. Said subdivision being a subdivision of plat located in Section 11, Township 9 South, Range 14 East, Eight Ward, St. Tammany Parish, Louisiana, in file of record on April 29, 1954.

Being the same property acquired by Flo Ann Richmond and Rondal Lee Richmond, Jr. by Act of Exchange dated May 29, 1997 and recorded at Inst. No. 1048567 of the official records of St. Tammany Parish, Louisiana.

In consideration of the agreements made herein the said FLO-RON PROPERTIES, L.L.C. does transfer, set over, and deliver with all legal warranties, and with full guarantee against all mortgages, claims, alienations, or encumbrances whatsoever unto the said FLO ANN RICHMOND and RONDAL LEE RICHMOND, JR., PERSONALLY, the following described property:

EQUAL MEMBERSHIP INTERST IN AND TO FLO-RON PROPERTIES, L.L.C.

This exchange is made and mutually accepted by the parties hereto; it being agreed and understood that FLO ANN RICHMOND and RONDAL LEE RICHMOND, JR. and FLO-RON PROPERTIES, L.L.C. each receive properties valued at TWO HUNDRED SEVENTY EIGHT THOUSAND AND SEVEN HUNDRED EIGHTY FOUR AND NO/100 dollars (\$278,784.00), no additional consideration being due to either party. The transfers made herein are made free from any liens, mortgages, or encumbrances whatsoever, with full and general warranty of title, and with full subrogation to all of the rights and actions of warranty, and all other rights as held by the respective parties. As to the properties received by each party, that party assumes *ad valorem* tax liabilities for the current year.

Appearers recognize that no title examination of said property has been performed by the undersigned notary.

THUS DONE AND PASSED in the city of Slidell, in the parish of St. Tammany, state of Louisiana, on this 12th day of JANUARY, 2008, the undersigned parties having affixed their signatures in the presence of me, notary, and the undersigned witnesses after due reading of the whole.

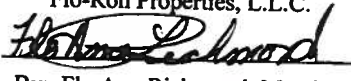
WITNESSES:

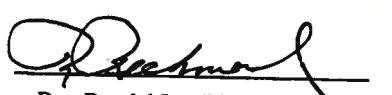

Ronald W. "Ron" Guth

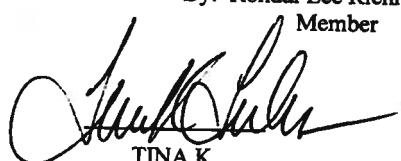

Flo Ann Richmond


Cynthia A. Keller


Rondal Lee Richmond, Jr.

Flo-Ron Properties, L.L.C.

By: Flo Ann Richmond, Member


By: Rondal Lee Richmond, Jr.
Member


TINA K.
TULINO,
NOTARY
PUBLIC

IDN: 011836

UNITED STATES OF AMERICA
State of Louisiana



Jay Bardenne
SECRETARY OF STATE

As Secretary of State, of the State of Louisiana, I do hereby Certify that

a copy of the Articles of Organization and Initial Report of

FLO-RON PROPERTIES, L.L.C.

Domiciled at SLIDELL, LOUISIANA,

Was filed and recorded in this Office on August 15, 2007,

And all fees having been paid as required by law, the limited liability company is authorized to transact business in this State, subject to the restrictions imposed by law, including the provisions of R.S. Title 12, Chapter 22.

St. Tammany Parish 301
Instrmnt #: 1641632
Registry #: 1762133 SHH
8/24/2007 8:30:00 AM
MB CB MI X UCC

*In testimony whereof, I have hereunto set
my hand and caused the Seal of my Office
to be affixed at the City of Baton Rouge on,
August 15, 2007*

Jay Bardenne
PAT 36519717K

Secretary of State

**INITIAL REPORT
OF
FLO-RON PROPERTIES, LLC**

BE IT KNOWN that on July 24, 2007, before me, RONALD W. "RON" GUTH, a Notary Public duly commissioned and qualified in and for St. Tammany Parish, Louisiana and in the presence of the undersigned competent witnesses came and appeared:

RONDAL L RICHMOND, JR.	AND	FLOANN RICHMOND
629 Maine Street		2598 Carey Street
Slidell, LA 70458		Slidell, LA 70458

who do hereby submit the initial report required of Limited Liability Companies by R.S.12:1305(E):

1. REGISTERED OFFICE -The company's registered office is located at and its municipal address is:

629 Maine Street, Slidell, Louisiana 70458

2. The taxpayer identification number is:

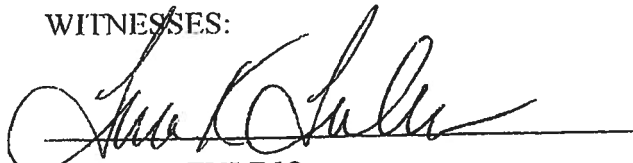
3. REGISTERED AGENT - Rondal L.Richmond, Jr. 629 Maine Street,
Slidell, Louisiana 70458

4. MEMBERS –

RONDAL L RICHMOND, JR.	AND	FLOANN RICHMOND
629 Maine Street		2598 Carey Street
Slidell, LA 70458		Slidell, LA 70458

THUS DONE AND SIGNED on July 24, 2007, at the City of SLIDELL, Parish of ST. TAMMANY, State of Louisiana, the parties hereto having affixed their signatures, together with me, Notary, and the undersigned competent witnesses, after due reading of the whole.

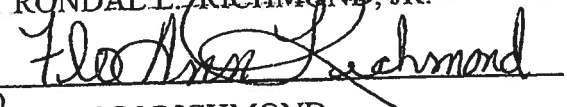
WITNESSES:

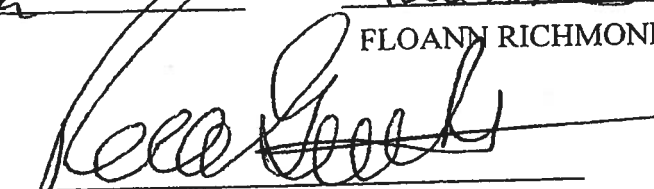

TINA K. TULINO


CYNTHIA A. KELLER

MEMBERS:


RONDAL L. RICHMOND, JR.


FLOANN RICHMOND


RONALD W. "RON" GUTH
NOTARY PUBLIC (BRN: 6376)

STATE OF LOUISIANA
PARISH OF ST. TAMMANY

ARTICLES OF ORGANIZATION
OF
FLO-RON PROPERTIES, L.L.C.
LIMITED LIABILITY COMPANY

BE IT KNOWN, that on this 24th day of July 2007,

BEFORE ME, RONALD W. "RON" GUTH, a notary public duly commissioned and qualified in and for the aforesaid parish and state, and in the presence of the undersigned competent witnesses, personally came and appeared:

RONDAL L. RICHMOND, JR. (SSN: XXX-XX-0433) of lawful age and a resident of St. Tammany Parish, Louisiana, whose mailing address is 629 Maine Street, Slidell, Louisiana, 70458;

AND

FLOANN RICHMOND, (SSN: XXX-XX-1268) of lawful age and a resident of St. Tammany Parish, Louisiana, whose mailing address is 2598 Carey Street, Slidell, Louisiana, 70458;

Who, acting under the authority of Louisiana's Limited Liability Company Law (R.S.12:1301 et seq.) do hereby organize and constitute themselves into a Limited Liability Company, for the objects and purposes and under the conditions and agreements of the Articles following:

1. NAME - The name of this Limited Liability Company is **FLO-RON PROPERTIES, L.L.C.**, referred to hereinafter as "the company."

2. MEMBERS:

RONDAL L. RICHMOND JR., 629 Maine Street, Slidell, Louisiana, 70458;

FLOANN RICHMOND, 2598 Carey Street, Slidell, Louisiana, 70458

3. PURPOSE - The company's purpose is to enter into a construction business, in which Limited Liability companies organized under Chapter 22 of Title 12 of the Louisiana Revised Statutes (R.S. 12:1301 et seq.) may engage.

4. MANAGEMENT - The company shall be managed by **RONDAL L. RICHMOND, JR.**

5. RESTRICTIONS - Other than those restrictions imposed by law, there shall be no restrictions on the authority of the company's members and/or management to bind the company.

6. LIABILITY WAIVER AND INDEMNIFICATION - No member shall have any personal liability for monetary damages for breach of any duty as set forth in R.S. 12:1314, [R.S. 12:1312] or any activities performed in connection with the management of the company. Further, each member shall be fully indemnified by the company for any judgments, settlements, penalties, fines or expenses incurred because of membership in or management of the company. It is the intention of this provision to afford members of the company the most complete relief from liability and the most indemnification permitted by law, and particularly afforded by R.S. 12:1315.

7. NO OPERATING AGREEMENT; STATUTORY APPLICATION - Unless and until these Articles of Organization are amended to provide otherwise, the company shall have no operating agreement and all questions concerning its status and operations, including questions of management and management rights, finance, distributions, assignment of membership interests and dissolution shall, unless otherwise provided herein, be governed by the laws of the

JAY DARDENNE
SECRETARY OF STATE
RECEIVED & FILED
DATE AUG 15 2007

AFFIDAVIT OF ACCEPTANCE

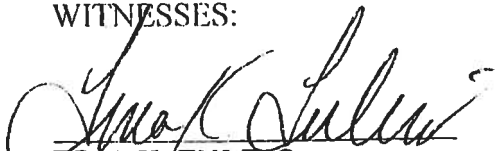
CORPORATION DEPARTMENT
SECRETARY OF STATE
P. O. BOX 94125
BATON ROUGE, LA 70804-9125

STATE OF LOUISIANA
PARISH OF ST. TAMMANY

ON July 24, 2007, before me, RONALD W. "RON" GUTH, a Notary Public in and for the parish and state aforesaid, personally came and appeared: RONDAL L. RICHMOND, JR., a citizen of this State, and who resides in St. Tammany Parish, Louisiana, who is to me known to be the person appearing herein, and who, first being duly sworn, acknowledged that he does hereby accept the appointment as registered agent of FLO-RON PROPERTIES, L.L.C., which is a Limited Liability Company authorized to transact business in this State pursuant to R.S. 12:1301 et seq.

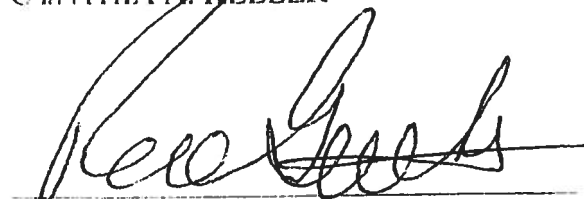
THUS DONE AND SIGNED on July 24, 2007, at the City of Slidell, Parish of St. Tammany, State of Louisiana, the parties hereto having affixed their signatures, together with me, Notary, and the undersigned competent witnesses, after due reading of the whole.

WITNESSES:


TINA K. TULINO


RONDAL L. RICHMOND, JR.


CYNTHIA A. KELLER


RONALD W. "RON" GUTH (BRN: 6376)
NOTARY PUBLIC

Prepared By: Law Offices of
Ronald W. "Ron" Guth, APLC
2238 East Gause Blvd.
Slidell, LA 70461
(985) 641-2880
File: 5088

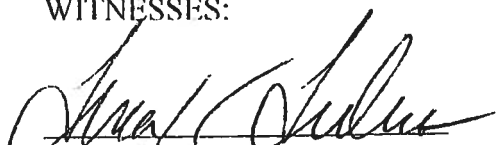
State of Louisiana and particularly Title 12, Section 1301 et seq. of the Revised Statutes of Louisiana

8. MISCELLANEOUS - Unless and until amendment of these Articles by proper juridical act properly filed in the office of the State Secretary of State and in each parish where the company's immovable property is situated and in the parish where the company's registered office is located, any person dealing with the company may rely upon a certificate of **RONDAL L. RICHMOND, JR.** and **FLOANN RICHMOND** to:

- (a) establish the membership of any member of the company,
- (b) establish the authenticity of any records of the company, or
- (c) establish the authority of any person to act on behalf of the company, including but not limited to the authority to take actions referred to in Louisiana Revised Statutes Title 12, Section 1318(B), which actions include:
 - (1) The dissolution and winding up of the company,
 - (2) The sale, exchange, lease, mortgage, pledge, or other transfers of all or substantially all of the assets of the company,
 - (3) The merger or consolidation of the company,
 - (4) The incurrence of indebtedness by the company other than in the ordinary course of its business,
 - (5) The alienation, lease or encumbrance of any immovable of the company, and
 - (6) An amendment to the articles of organization.

THUS DONE AND SIGNED on the day and date set forth above at the City of Slidell, Parish of St. Tammany, State of Louisiana, the parties hereto having affixed their signatures, together with me, Notary, and the undersigned competent witnesses, after due reading of the whole.

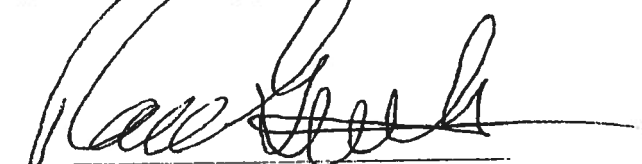
WITNESSES:


TINA K. TULINO


RONDAL E. RICHMOND, JR. - MEMBER


CYNTHIA A. KELLER


FLOANN RICHMOND - MEMBER


RONALD W. "RON" GUTH (6376)
NOTARY PUBLIC

Prepared By: Law Offices of
Ronald W. "Ron" Guth, APLC
2238 East Gause Blvd.
Slidell, LA 70461
(985) 641-2880
File: 5088

DEED RESTRICTIONS

UNITED STATES OF AMERICA

IMPOSED BY:

STATE OF LOUISIANA

FLO-RON PROPERTIES, L.L.C.

PARISH OF ST. TAMMANY

ARTICLE I
INTRODUCTION

Section 1.1. Party, Date. BE IT KNOWN, That on this 7th day of August, 2014, before me, JEFFREY D. SCHOEN, Notary Public, duly commissioned and sworn, in and for the Parish of St. Tammany, Louisiana, therein residing, and in the presence of the witnesses named and undersigned,

PERSONALLY CAME AND APPEARED:

FLO-RON PROPERTIES, L.L.C. (TIN # **-***9996), a Louisiana Limited Liability Company, herein represented by its duly authorized Member, Rondal Lee Richmond, Jr.

Its mailing address being: 629 Main Street
Slidell, LA 70458

(hereinafter referred to as "Owner")

which declared that it owns certain property located on the north side of Fremaux being east of Beth Drive and west of Nellie Drive in Slidell, Louisiana, which is currently zoned NC-4 Neighborhood Institutional District. Owner seeks HC-2 Highway Commercial District Zoning by the Parish of St. Tammany, and in order to protect the landowners to the north directly abutting Subject Property, Owner hereby imposes the following Deed Restrictions so as to encumber the Subject Property pursuant to the terms and conditions hereof, to-wit:

Section 1.2. Property Descriptions:

A. The Owner owns the following described property ("Subject Property"), to-wit:

ALL THAT CERTAIN PIECE OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, in Section 11, Township 9 South, Range 14 East, in that portion thereof known as Pine Shadows Subdivision, as per plat on file of record dated April 29, 1954 on the property being more fully described as follows, to-wit:

Lots 7-17 (inclusive), Square No. 4, Pine Shadows Subdivision, St. Tammany Parish, Louisiana.

And all as more fully shown on the Survey of Albert A. Lovell & Assoc., Inc. dated September 10, 1990, a copy of which is annexed hereto and made a part hereof as Exhibit "A".

- B. In connection with Subject Property, this document shall create Deed Restrictions that would prohibit certain uses of Subject Property.

Section 1.3. Purpose. The purpose of this instrument is to impose Deed Restrictions on Subject Property as hereafter set forth in order to provide protection to the nearby landowners along the northern boundary of Subject Property in light of the change of zoning of Subject Property to HC-2 Highway Commercial District by the St. Tammany Parish Council by Ordinance No. 5225 adopted on August 7, 2014.

Section 1.4. Effective Date. The Deed Restrictions and provisions contained in this Article shall become effective on the date of filing for record in St. Tammany Parish of this instrument and the effective date of the adoption of the Ordinance referred to in Section 1.3.

ARTICLE II DEED RESTRICTIONS

Section 2.1. Deed Restrictions Imposed on Subject Property. The following Deed Restrictions are hereby imposed on Subject Property, to-wit:

- A. The Permitted Uses of Subject Property shall consist of all Permitted Uses in HC-2 Highway Commercial District, HC-1 Highway Commercial District (Use By Right, subject to any minimum standards listed in Section 8.01) and any uses permitted in the underlying NC Districts, all as more fully shown in the St. Tammany Parish Unified Development Code, currently enacted and/or as hereinafter amended, but subject to Sub-Section B below.
- B. Notwithstanding the foregoing, the following uses shall not be considered Permitted Uses, nor be legal uses, for Subject Property pursuant to the Deed Restrictions imposed herein, to-wit:
 - 1. Liquor Stores
 - 2. Mini-Warehouses
 - 3. Commercial Kennels
 - 4. Outdoor storage yards that do not occupy an area greater than 50% of land area, and are enclosed by an 8 ft. opaque perimeter fence, located on the same parcel as, and are accessory to an existing mini-warehouse, not to be located on the street side.
 - 5. Outdoor Retail Sales & Storage Yards
 - 6. Portable Storage Containers Use For Storage
- C. Notwithstanding the foregoing, each and every Permitted Use referred to in Sub-Section A herein shall be considered a Permitted Use of Subject Property, but under no circumstance shall any use identified in Sub-Section B hereof be considered a Permitted Use and/or legal use of Subject Property.

**ARTICLE III
GENERAL PROVISIONS**

Section 3.1. Deed Restrictions As Servitudes. The Deed Restrictions contained in Section 2.1 shall be considered a predial servitude, building restriction, and covenant running with the land, binding the land even if owned by the successors and/or assigns of Owner, and shall run in favor of the current owners of lots directly abutting the northern boundary of Lots 7 and 17, not only as long as they continue to own their properties, but also to include the successor owners of said properties in the future.

Section 3.2. Enforcement by Parish. The Deed Restrictions and provisions contained herein shall be enforceable at law or in equity by the St. Tammany Parish Zoning Commission, the St. Tammany Parish Council, and/or the District Attorney for St. Tammany Parish, by way of injunction, civil suit for damages, or any other remedy deemed necessary, as it/they deem necessary and appropriate.

Section 3.3. Enforcement by Private Parties. The Deed Restrictions contained herein shall also be enforceable at law or in equity by way of injunction, civil suit for damages, or any other remedy deemed necessary by the current owners of lots directly abutting the northern boundary of Lots 7 and 17, not only as long as they continue to own their properties, but also to include the successor owners of said properties in the future.

Section 3.4. Term and Amendments to These Restrictions. The Deed Restrictions enumerated in Section 2.1 above shall be binding on Subject Property, Owner, its/their heirs, successors, and/or assigns, as well as all persons claiming under them, for a perpetual term commencing from the date such covenants become effective. Notwithstanding the foregoing, during the term, the Deed Restrictions imposed under Section 2.1 as to Permitted Uses allowed as well as the prohibited uses on Subject Property, may be amended, but only by written instrument executed by the then current Owner of Subject Property, including the written concurrence of the current owners of lots directly abutting the northern boundary of Lots 7 and 17, not only as long as they continue to own their properties, but also to include the successor owners of said properties in the future.

Section 3.5. Captions and Headings, Section References. The captions and headings herein are for convenience only and shall not alter or modify the meaning of the provisions hereof. Section references herein are to the Sections or this agreement unless the context clearly indicates otherwise.

Section 3.6. Severability. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

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

WITNESSES:

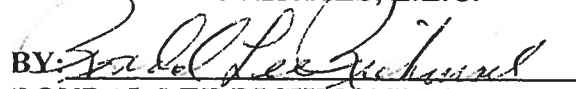


SHEILA W. GRAHAM



LINDSEY REYNOLDS

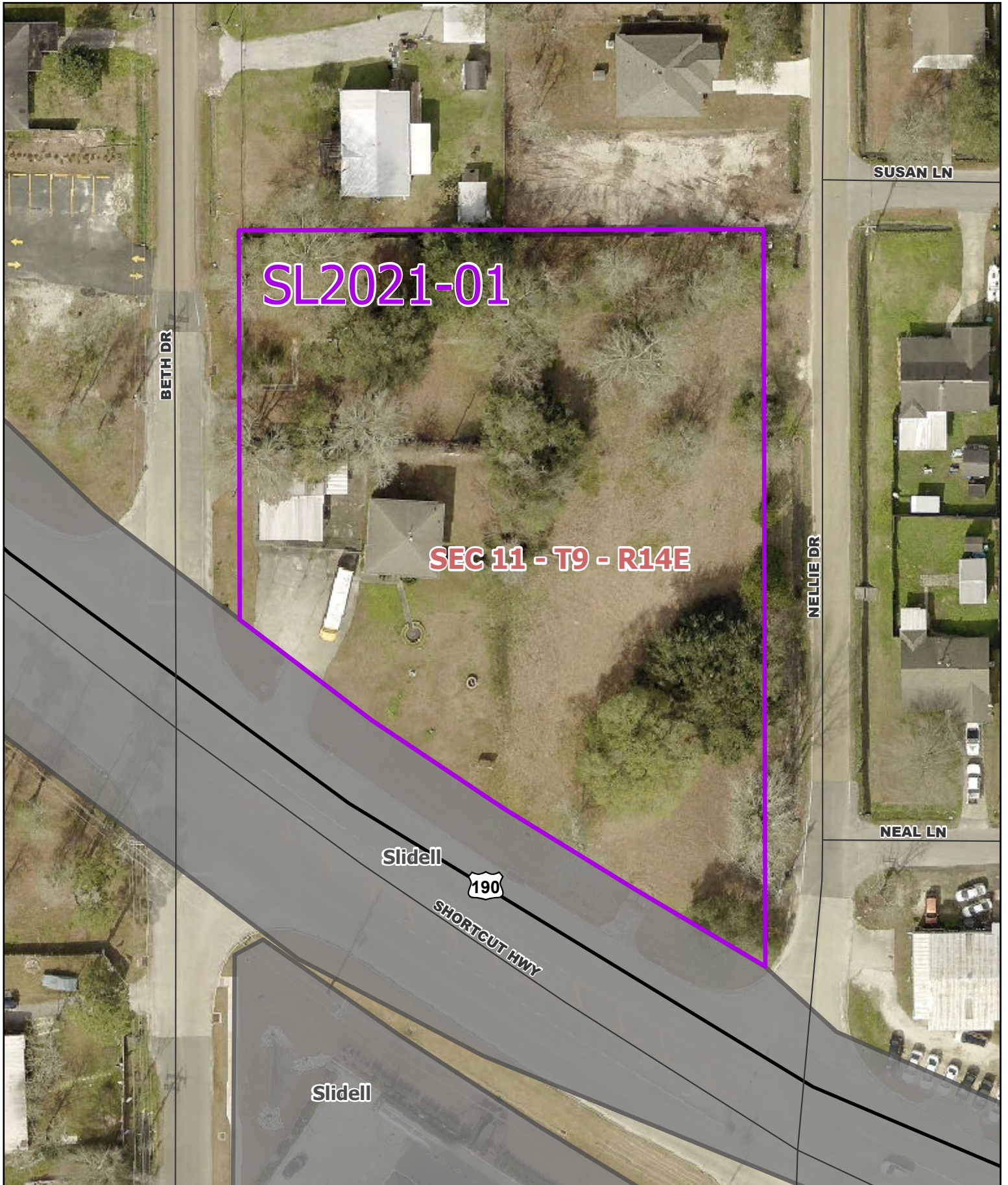
FLO-RQN PROPERTIES, L.L.C.



BY: RONDAL LEE RICHMOND, JR.
Member



JEFFREY D. SCHOEN
NOTARY PUBLIC



**Slidell Annexation
SL2021-01
Aerial**



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

- Roads
- Major Roads
- Township-Range
- Section
- City of Slidell

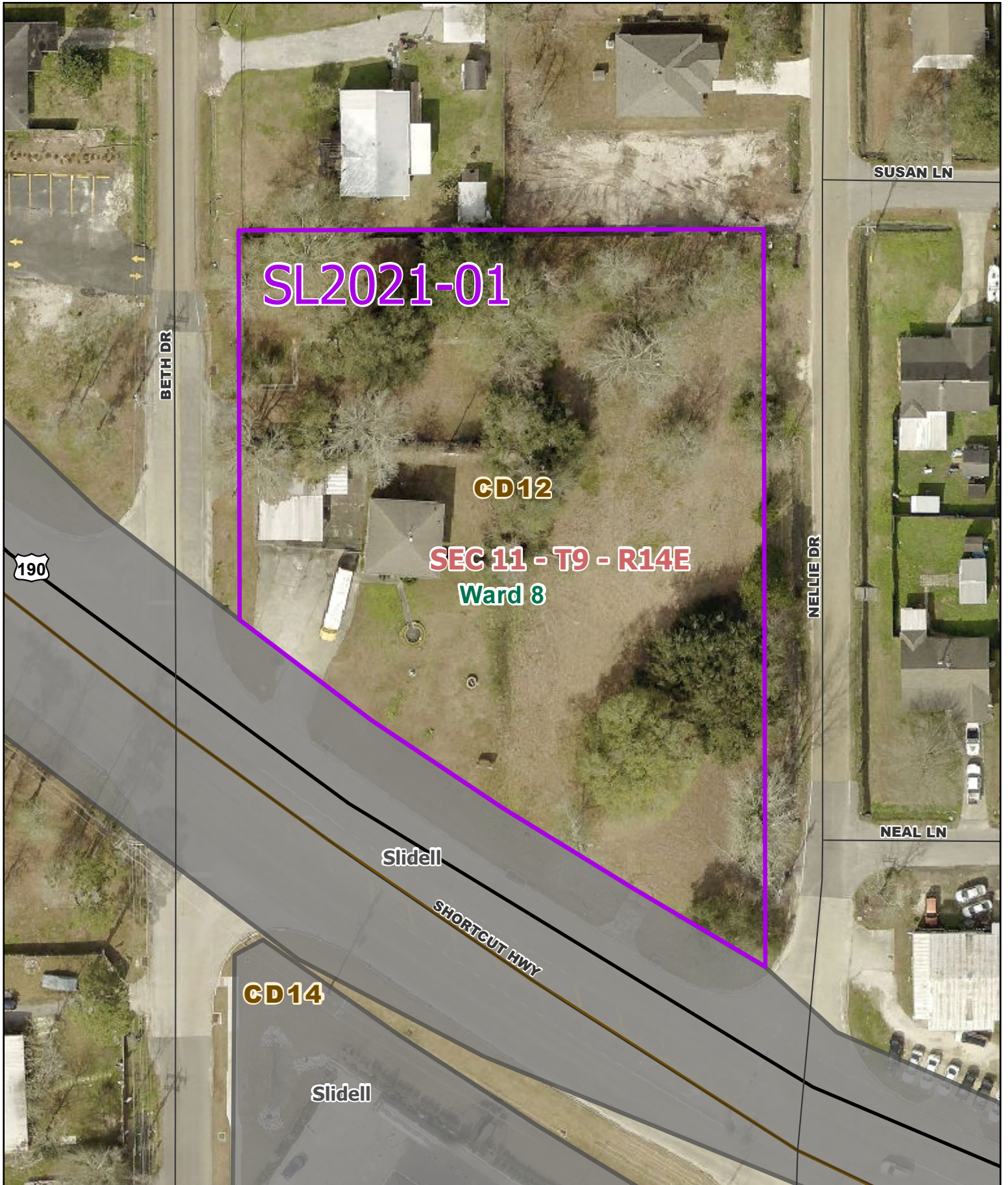
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Map ID: 2021-cbr-026

Date: 5/12/2021

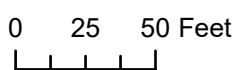


Slidell Annexation SL2021-01 Political



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

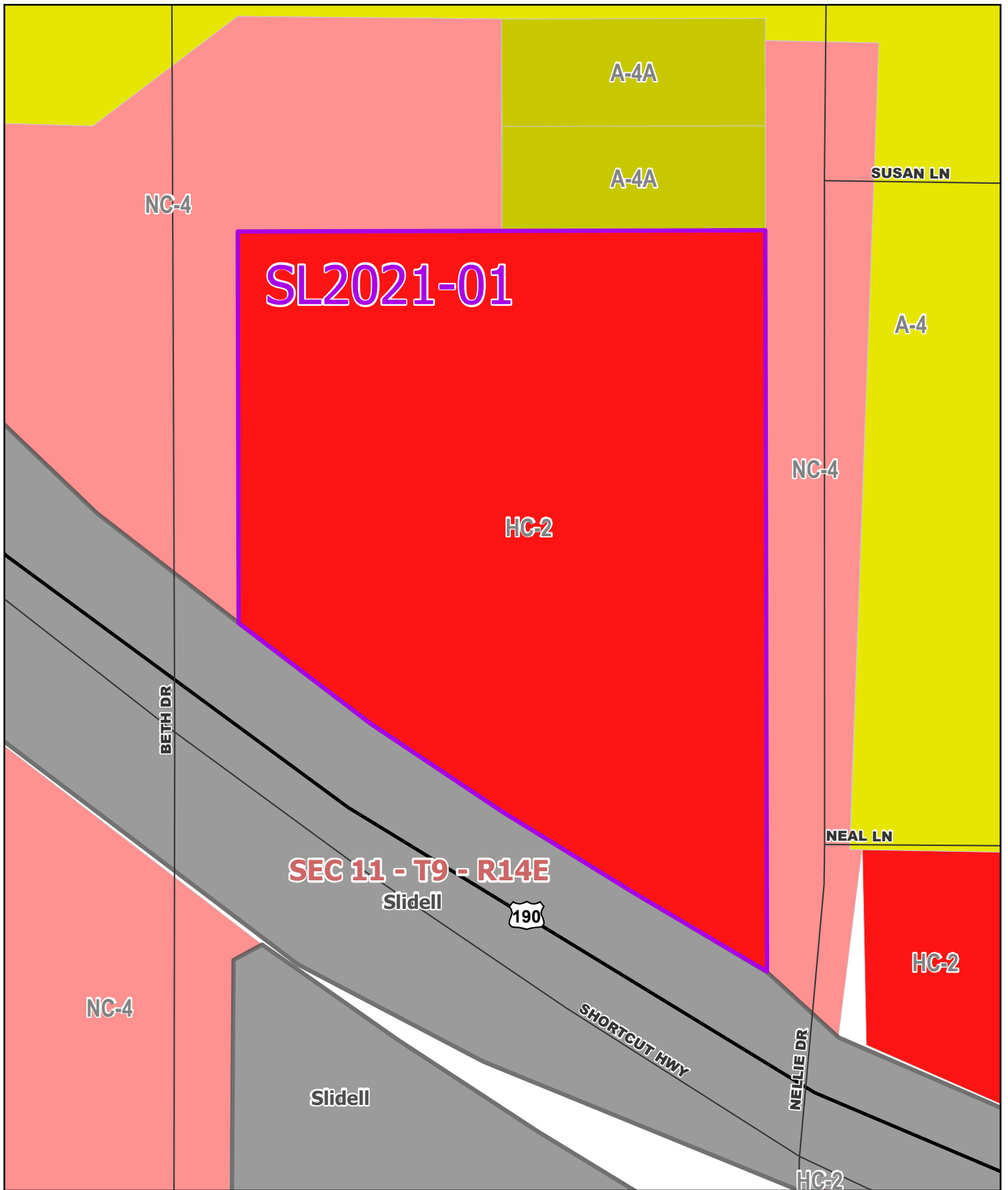
- Roads
- Major Roads
- ┌─┐ Township-Range
- ▭ Section
- ▭ Council Districts
- ▭ Wards
- ▭ City of Slidell



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Map ID: 2021-cbr-027

Date: 5/12/2021



Slidell Annexation SL2021-01 Zoning



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

- Roads
- Major Roads
- ▭ Township-Range
- ▭ Section
- ▭ City of Slidell
- Zoning Classifications**
- ▭ A-4 Single Family Residential
- ▭ A-4A Single Family Residential
- ▭ NC-4 Neighborhood Institutional
- ▭ HC-2 Highway Commercial

0 25 50 Feet



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Map ID: 2021-cbr-028

Date: 5/12/2021

SL2021 – 01 (Staff Impact Notes)

5/21/201 – d. Henton St. Tammany Parish Government (the "Parish") executed an agreement entitled "Sales Tax Enhancement Plan By and Between the Parish, Sales Tax District No. 3, and the City of Slidell" (hereafter the "Agreement") December 1, 2006 with the City of Slidell (the "City"). The Agreement expires November 30, 2031.

Annexation and Sales Tax District No. 3 ("STD#3") Proceeds

The property that is proposed to be annexed does not appear to have been in business for at least two (2) years prior to the date of the Petition for Annexation, which date is March 8, 2021.

Article 1 of the Agreement addresses annexation. Per Section B, "undeveloped" means, among other things, land upon which there is an existing residential or commercial structure that has been abandoned, or land upon which a commercial structure exists but which has not been used to conduct any business for a period of two (2) years prior to annexation.

Article 1, Section B (2) of the agreement states that:

"In all cases where undeveloped properties as annexed in accordance with state law, following the effective date of this agreement, dealers in retail sales shall collect only the District's 2% sales tax and remit the entire amount to the District. An amount equal to fifty (50%) percent of the net proceeds of these taxes shall be paid to the City in the manner hereinafter specified. The net sales tax revenues shall be those received by the District after accounting for all expenses of collection and as set forth in Article 3.

a) In cases of undeveloped property being annexed subsequent to this agreement, the Parties agree that either the Parish's drainage and traffic impact regulations shall apply to the development of the property or the City's drainage and traffic impact regulations shall apply, whichever is the most restrictive. If, in the opinion of the Parish and City Engineers, a different application of regulations should apply to the property, modifications to the applicable regulations may be made upon the written concurrence of the Engineering Departments. In this regard, the Parties agree to cooperate in the review and approval of any drainage plans and traffic impact analysis, in order to ensure the least amount of adverse drainage impacts and traffic on surrounding areas and on existing and future drainage and traffic infrastructure."

Therefore, STD#3 proceeds shall be divided 50/50 Parish/City.

Zoning and STD#3 Proceeds

Article 4, Zoning of Annexed Properties, states in part that:

A. If City, after the adoption of this agreement, annexes developed (non-commercial) or undeveloped property into the municipality and proposes actions, within two (2) years of the annexation, to enact a zoning classification for that property that permits more intense commercial, industrial or other land uses than the zoning classification adopted for the property by the Parish prior to the annexation, the following shall apply:

1. Upon application by the City, the Parish Council may concur with the proposed change in zoning and, if it does concur, the District shall retain fifty (50%) percent of the net proceeds and fifty (50%) percent shall be paid to the City at the time and in the manner previously specified.

2. in the event that the Parish Council does not concur with the proposed change in zoning, the District shall retain all net proceeds for a period of two (2) years following annexation of the property by the City. Following the two (2) year period, the District shall retain fifty (50%) percent of the net proceeds and fifty (50%) percent of the net proceeds shall be paid to the City in the manner previously specified. Any request for a zoning change that permits a more intense land use shall be forwarded to the Parish Council Office and Parish Director of Planning by certified mail, return receipt requested.

If the Parish Council does not deny the request within 75 days of receipt of the request, it shall be deemed approved by the Parish.

The provisions of this Article shall not apply to properties ninety (90%) percent surrounded by the City, exclusive of roads.

Therefore, if the proposed change in zoning from Parish HC-2 to City C3 or C4 represents an intensification, Parish Council concurrence will result in a STD#3 proceeds division 50/50 Parish City. If the Parish Council does not concur, the Parish shall retain all STD#3 proceeds for two years following annexation, and then STD#3 proceeds shall be divided 50/50 Parish/City.

Road and Drainage Infrastructure Responsibility

La. Rev. Stat. 33:224 states that, "Whenever any municipality annexes territory by any of the methods provided . . . it shall also annex and maintain any parish road which is within the territory to be annexed. . . Where the road is adjacent to but not within the annexed territory the municipality and the parish shall equally share the maintenance of the road. Any annexation contrary to the provisions of this Section shall be invalid. . ." The property is located on the north side of Shortcut Road and abuts Beth Drive for 184.6 (184.6') feet on the west and abuts Nellie Drive for 349.5 (349.5') feet on the east. Therefore, according to the above statute, the City shall share equally in the maintenance of those portions of Beth Drive and Nellie Drive.

5/25/2021 Joey Lobrano Public Works concur with dhenton response no other issues

5/26/2021 A. Hontiveros - DES has no issues.

5/26-2021 F. Sheldon - No sales tax revenue has been generated by this property.

5/26/2021 – H. Thomas - BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Council requires that the City of Slidell review development proposals utilizing the applicable Parish Drainage Model and comply with Parish Drainage Regulations

6/14/2021 – R. Liner - The proposal is consistent with the Louisiana Revised Statutes relative to annexation. The proposal is consistent with the sales tax agreements with the City of Slidell, as per notes from DA Civil Division. The proposal is not an intensification of zoning.