

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-6454

COUNCIL SPONSOR: MICHAEL LORINO/MICHAEL COOPER

PROVIDED BY: PLANNING DEVELOPMENT

RESOLUTION TO CONCUR/NOT CONCUR WITH THE CITY OF MANDEVILLE ANNEXATION AND REZONING OF A PORTION OF LAND ABUTTING LOT 86A (142 SHANNON DRIVE) GOLDEN SHORES SUBDIVISION OWNED BY CHRISTINA SCALCO, FROM PARISH A-2 SUBURBAN TO CITY R-1 SINGLE FAMILY RESIDENTIAL, WARD 4, DISTRICT 4.

WHEREAS, the property upon annexation, will be rezoned from A-2 Suburban to R-1 Single Family Residential: a change that is not an intensification of zoning. (see attachments for complete description of the Property), as fully described below,

ALL THAT CERTAIN PIECE OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescription Section 45, Township 8 South, Range 11 East, Greensburg District, St. Tammany Parish, Louisiana, and more fully described as follows: Commencing at a 1/2" iron rod at the intersection of the North line of Monroe Street and the East line of Section 45, Township 8 South, Range 11 East, said East line of Section 45 also being the West line of Section 46. Said Point of Beginning is also the Southwest corner of Lot 89, Square 5, Golden Shores Subdivision; thence North 06 degrees 45 minutes 00 seconds East along said East line of Section 45 and the rear lines of Lots 87, 88 and 89, Square 5, Golden Shores Subdivision 263.61 feet to the Point of Beginning; thence continue along the said East line of said Section 45, North 06 degrees 45 minutes 00 seconds East 125 feet, said distance being the width of Lot 86- A, Square 5; thence turning an angle of 90 degrees to the left and running Westerly along the projection of the lot line common to Lots 84-A and 86-A, a distance of 69.8 feet to the East line of Lovers Lane; thence along the East line of Lovers Lane South 06 degrees 45 minutes 00 seconds West 125.00 feet to a point on the westerly projection on the lot line common to Lots 86-A and 87, Square 5, Golden Shores Subdivision; thence turning an angle of 90 degrees to the left and running in an Easterly direction along said projection of lot line common to Lots 86-A and 87, 69.80 feet to the Point of Beginning.

WHEREAS, the property is not developed and the proposed annexation would result in a split of the sales tax proceeds, The area proposed to be annexed falls within Area 1, but not an Infill Area, as defined by Article 2 of the Agreement Amending the 1990 Sales Tax Enhancement Plan to Provide for Growth Management and Revenue Sharing (the "Agreement").

Per Article 3 of the Agreement, the City may annex property in Area 1 in accordance with La. Rev. Stat. 33:171-La. Rev. Stat. 33:180 without any further permission or approval of St. Tammany Parish Government (the "Parish"). The packet of documents submitted by the City appears to comply with the requirements of La. Rev. Stat. 33:172.

Per Article 7 of the Agreement, Sales Tax District No. 3 proceeds derived in Area 1 shall be divided twenty percent (20%) to Sales Tax District No. 3 (the Parish) and eighty percent (80%) to the City.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to concur with the City of Mandeville annexation and rezoning of the Property from Parish A-2 Suburban to City R-1 Single Family Residential, in accordance with the Sales Tax Enhancement Plan.

BE IT FURTHER RESOLVED that should this property located in a critical drainage area be annexed, the St. Tammany Parish Council requires that the City of Mandeville review of development proposals utilizing the applicable Drainage Model and compliance with Parish Drainage Regulations;

BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Council requires that the City of Mandeville provide water and sewer services to the Property;

BE IT FURTHER RESOLVED that should the Property be annexed, the St. Tammany Parish Engineer will cooperate with the City of Mandeville 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 Per La. Rev. Stat. 33:224, whenever a municipality annexes territory it shall also annex and maintain any parish road which is within the territory proposed to be annexed, but only insofar as the road is within the municipality. Where the road is adjacent to but not within the annexed territory the municipality and the parish shall equally share in the maintenance of the road. Therefore, the City is obligated to share in the cost of maintenance of that portion of Live Oak Street, which is currently in the Parish maintenance system, that abuts the area proposed to be annexed.

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 6 DAY OF MAY , 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:

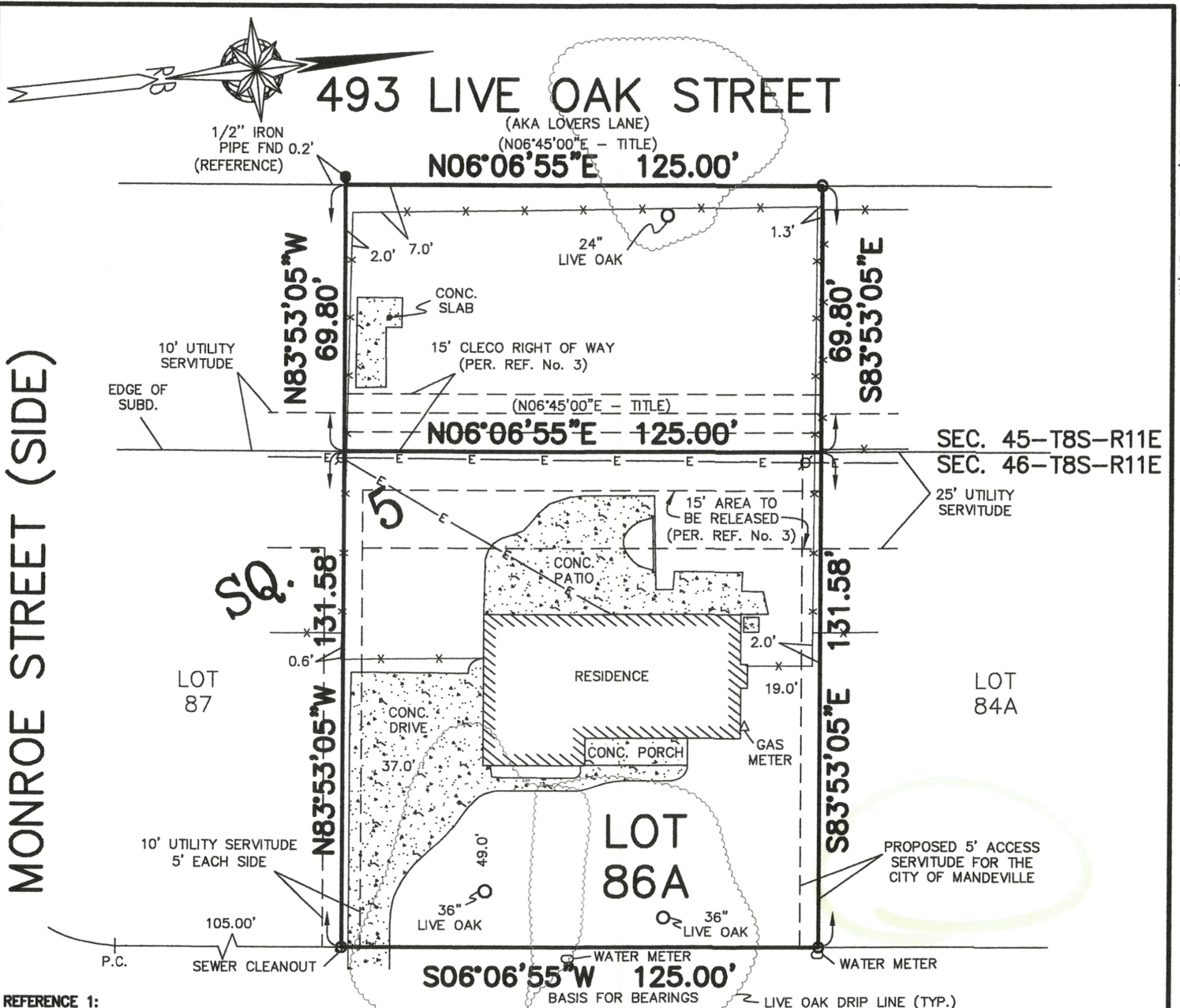
KATRINA L. BUCKLEY, COUNCIL CLERK

ADMINISTRATIVE COMMENT

Annexation - MN2021-01 Land Abutting Lot 86A – Old Golden Shores S/D

Please be advised that this property was previously approved by St. Tammany Parish Council for Annexation into the City of Mandeville on 1/7/2021, under different ownership.

The new owner, Christina Scalco, is making application for the same property. Please note that nothing has changed from the previous request except for ownership.



REFERENCE 1:
GOLDEN SHORES Subd. plat
Map File No.: E2959
Date Filed: 6-6-1960

REFERENCE 2:
SURVEY By Randall W. Brown & Assoc., INC.
Survey No.: 15856
Dated: 8-26-2015

REFERENCE 3:
SURVEY By Surveys, INC.
INST. No.: 443127
Dated: 5-7-1980

Note: I have consulted the Federal Insurance Administration
Flood Hazard Boundary Maps and found the property
described IS NOT located in a special flood hazard area,
it is located in Flood Zone SHADED X & B.

FIRM Panel# 2202020426D 5-16-2012
2252050355C Rev. 4-2-1991

NOTE:
BEARINGS SHOWN HEREON ARE
REFERENCED TO LOUISIANA
STATE PLANE COORDINATES.
LA SOUTH ZONE 1702.

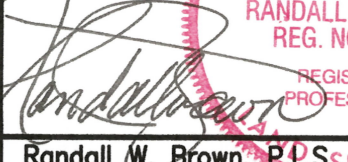
NOTE:
OWNER OR BUILDER RESPONSIBLE
FOR OBTAINING SETBACKS BEFORE
CONSTRUCTION BEGINS.

- DENOTES 1/2" IRON PIPE SET
UNLESS OTHERWISE NOTED
- DENOTES 1/2" IRON ROD FND
UNLESS OTHERWISE NOTED

Survey of
LOT 86A * GOLDEN SHORES * SECTION A * SQUARE 5
CITY OF MANDEVILLE
& A PARCEL OF GROUND SITUATED IN SEC. 45, T-8-S, R-11-E
ST. TAMMANY PARISH, LOUISIANA
FOR
ASHLAND PROPERTY GROUP, LLC

NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & ASSOC., INC. TO VERIFY TITLE,
ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY, DEED RESTRICTIONS,
WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER
THAN THOSE FURNISHED BY THE CLIENT.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE
STANDARDS FOR PROPERTY BOUNDARY SURVEYS"
FOR A CLASS C SURVEY.

 Randall W. Brown, P.L.S. Professional Land Surveyor LA Registration No. 04586	Randall W. Brown & Associates, Inc. Professional Land Surveyors 228 W. Causeway Approach, Mandeville, LA 70448 (985) 624-5368 FAX (985) 624-5309 info@brownsurveys.com	Date: AUGUST 17, 2020 Survey No. 20511 Project No. (CR5) B20511.TXT Scale: 1"= 40'± Drawn By: J.E.D. Revised: 9-1-2020
---	--	---

**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 Randall W. Brown & Associates, Inc., Survey No. 20511 dated August 17, 2020 and further identified as all that certain piece or parcel of ground situated in Section 45, Township 8 South, Range 11 East, Greensburg District, 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 9th day of September 2020.

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



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:

2019 Tax Roll - Assessment Number 112-019-7432

OWNERS: Jamerson W. Shaw Etux
142 Shannon Drive
Mandeville, LA 70448

PROPERTY DESCRIPTION: 2019 TAX ROLL


Lot 125 x 69.8 Sec 45 8 11 CB 331 571 CB 344 549 CB 1023 345 CB 1295 306
INST NO 1862672 INST NO 1974671

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

2019 VALUATION:	Land	-	18,540
	Improvements	-	0
TOTAL ASSESSED VALUATION			18,540

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

Covington, Louisiana this the 14th day of September, 2020.



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

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 City of Mandeville as owner for the tax year 2019 and whose address is Jamerson W. Shaw Etux, 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

2019 Tax Roll Assessment: Assessment Number: 112-019-7432

Lot 125 x 69.8 Sec 45 8 11 CB 331 571 CB 344 549 CB 1023 345 CB
1295 306 INST NO 1862672 INST NO 1974671

- I. The total assessed value of all property within the above described area is \$ 18,540.
- 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 \$ 18,540.
- III. I do further certify that the assessed valuation of the above described tract is as follows:

2019 ASSESSED VALUATION : \$ 18,540

In faith whereof, witness my official signature and the impress of my official seal, at Covington, Louisiana this the 14th day of September, 2020.

LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor



ST. TAMMANY PARISH

MICHAEL B. COOPER

PARISH PRESIDENT

Community Determination Letter

Date: 8/31/2020

*Property Address: 493 Live Oak Ln
Mandeville, LA 70448*

Flood Zone: B

BFE: n/a

Community Number: 225205

Panel: 0355C

Panel Dated: 4/2/1991

If I can be of further assistance, please feel free to contact me at 985-898-5214.

Sincerely,

Kenneth Wortmann

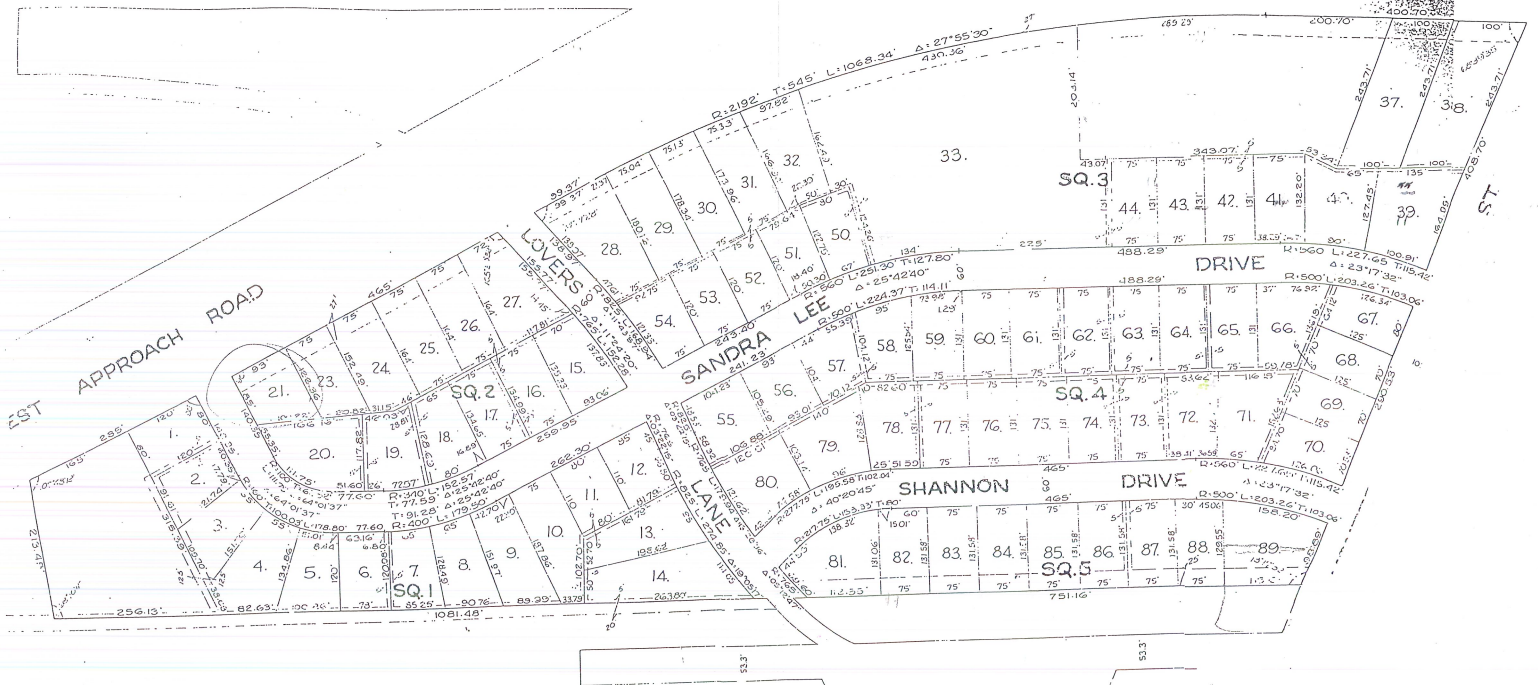
Kenneth J. Wortmann

St Tammany Parish Government

kwortmann@stpgov.org

DEPARTMENT OF INSPECTIONS AND ENFORCEMENT
P.O. BOX 628 | COVINGTON, LOUISIANA | 70434 | KWORTMANN@STPGOV.ORG | 985-898-5214
WWW.STPGOV.ORG

1 APPROACH ROAD



SECTION-A

GOLDEN SHORES



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

March 24, 2021

Ms. Bartholomew,

As per the request of the Department of Planning and Development for the City of Mandeville, Louisiana, this letter will verify that the zoning classification of the property identified in the provided survey, otherwise known as a .20-acre tract of land situated in Section 45, T8S, R11E, St. Tammany Parish is zoned A-2 Suburban District, according to the St. Tammany Parish Zoning Map (see attached).

Should you have any questions, please don't hesitate to call our offices at (985) 898-2529.

Sincerely,

A handwritten signature in black ink, appearing to read "Erin Cook".

Erin Cook

Planner II

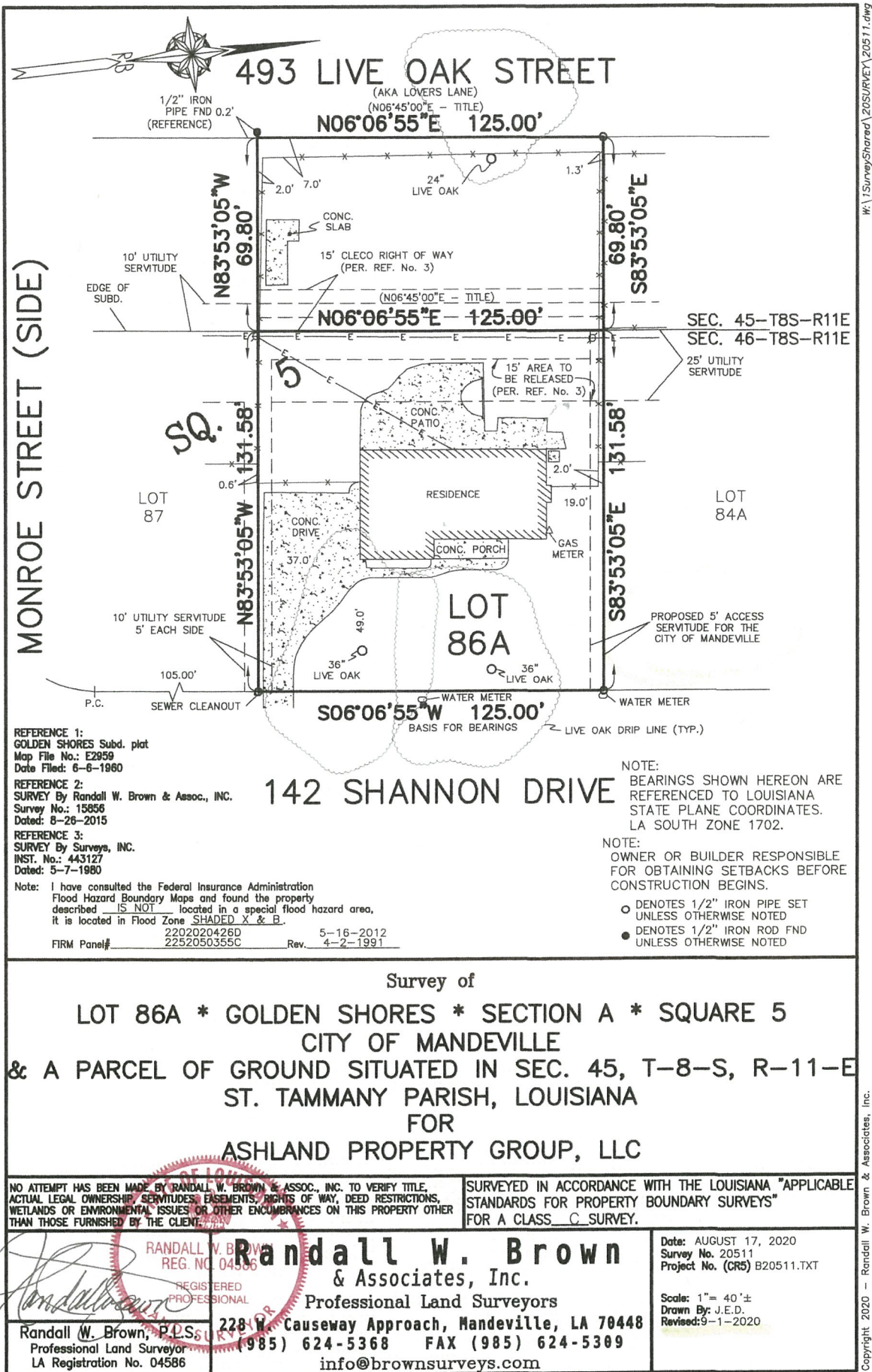
Department of Planning & Development

St. Tammany Parish Government



ST. TAMMANY PARISH
MICHAEL B. COOPER
PARISH PRESIDENT





THE FOLLOWING ORDINANCE WAS MOVED FOR INTRODUCTION BY
COUNCIL MEMBER SKELLY KRELLER; SECONDED FOR INTRODUCTION BY
COUNCIL MEMBER _____

ORDINANCE NO. 21-06

***AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
MANDEVILLE TO AFFECT THE ANNEXATION OF A PORTION OF
GROUND IN SECTION 45, TOWNSHIP 8 SOUTH, RANGE 11 EAST, ST.
TAMMANY PARISH, LOUISIANA ADJACENT TO GOLDEN SHORES
SUBDIVISION, SECTION A, SQ 5, LOT 86A, INTO THE CORPORATE
LIMITS OF THE CITY OF MANDEVILLE, DESIGNATING THE
PROPERTY FOR PURPOSES OF ZONING AS A R-1, SINGLE FAMILY
RESIDENTIAL DISTRICT AND PROVIDING FOR OTHER MATTERS IN
CONNECTION THEREWITH***

WHEREAS, the City Council has received a petition from Christina Falco seeking the annexation of a portion of ground adjacent to Golden Shores Subdivision, Section A, Square 5, Lot 86A situated in Section 45, Township 8 South, Range 11 East, as surveyed by Randall W. Brown & Associates, Inc. dated September 01, 2020 into the corporate limits of the City of Mandeville; and

WHEREAS, the said petition is made and signed by the owner of the said property and there are no registered voters currently residing on the said property; and

WHEREAS, the property is contiguous to the present boundaries of the City of Mandeville and currently within the jurisdiction of St. Tammany Parish; and

WHEREAS, the property is currently zoned A-2 Suburban District;

WHEREAS, the proposed annexation will serve the best interests of the City of Mandeville and of its citizens by increasing the lot size of 192 Shannon Dr.;

WHEREAS, the proposed annexation will alleviate any current gaps in services provided by the City of Mandeville to the area, including public utilities and police services;

WHEREAS, the City Council has received _____ recommendations from the Mandeville Planning Commission regarding the proposed annexation and _____ recommendations of the Mandeville Zoning Board regarding the zoning designation of the property; and

WHEREAS, the Mandeville Comprehensive Land Use Plan adopted August 1, 1989, revised January 2007, states annexation of certain areas as an objective of the City's Growth Management Plan and this annexation does comply with that objective; and

WHEREAS, this site is located in the Priority One Area for annexation in accordance

with Ordinance No. 90-10, and;

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 GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescription Section 45, Township 8 South, Range 11 East, Greensburg District, St. Tammany Parish, Louisiana, and more fully described as follows: Commencing at a 1/2" iron rod at the intersection of the North line of Monroe Street and the East line of Section 45, Township 8 South, Range 11 East, said East line of Section 45 also being the West line of Section 46. Said Point of Beginning is also the Southwest corner of Lot 89, Square 5, Golden Shores Subdivision; thence North 06 degrees 45 minutes 00 seconds East along said East line of Section 45 and the rear lines of Lots 87, 88 and 89, Square 5, Golden Shores Subdivision 263.61 feet to the Point of Beginning; thence continue along the said East line of said Section 45, North 06 degrees 45 minutes 00 seconds East 125 feet, said distance being the width of Lot 86- A, Square 5; thence turning an angle of 90 degrees to the left and running Westerly along the projection of the lot line common to Lots 84-A and 86-A, a distance of 69.8 feet to the East line of Lovers Lane; thence along the East line of Lovers Lane South 06 degrees 45 minutes 00 seconds West 125.00 feet to a point on the westerly projection on the lot line common to Lots 86-A and 87, Square 5, Golden Shores Subdivision; thence turning an angle of 90 degrees to the left and running in an Easterly direction along said projection of lot line common to Lots 86-A and 87, 69.80 feet to the Point of Beginning.

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 an R-1, Single Family Residence District, as defined and regulated by the provisions of The Comprehensive Land Use Regulations Ordinance of the City of Mandeville, and that the Official Zoning Map of the City of Mandeville be amended to reflect this annexation and zoning.

BE IT FURTHER ORDAINED, that this property will be located in Council District 2; and

BE IT FURTHER ORDAINED, that following the annexation of the above described immovable property into the corporate limits of the City of Mandeville that the boundaries of the City of Mandeville shall thereafter be as set forth and described on the process verbal attached hereto and made a part hereof.

BE IT FURTHER ORDAINED, that all sections and provisions of this ordinance be deemed separate and severable, and that in the event that any one or more of the provisions of this ordinance be deemed unenforceable or unconstitutional by any final judgment, order, or

decree of any court of competent jurisdiction, that such finding shall have no effect on the remaining sections and provisions of this ordinance.

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 _____, 2020

Kristine Scherer
Clerk of Council

Rick Danielson
Council Chairman

SUBMITTAL TO MAYOR

The foregoing Ordinance was SUBMITTED by me to the Mayor of the City of Mandeville this _____ day of _____, 2020 at _____ o'clock a.m.

CLERK OF COUNCIL

APPROVAL OF ORDINANCE

The foregoing Ordinance is by me hereby APPROVED, this _____ day of _____, 2020 at _____ o'clock a.m.

CLAY MADDEN, MAYOR

VETO OF ORDINANCE

The foregoing Ordinance is by me hereby VETOED, this _____ day of _____, 2020, at _____ o'clock ____m.

CLAY MADDEN, MAYOR

RECEIPT FROM MAYOR

The foregoing Ordinance was RECEIVED by me from the Mayor of the City of Mandeville this _____ day of _____, 2020 at _____ o'clock a.m.

CLERK OF COUNCIL

CERTIFICATE

I, THE UNDERSIGNED Clerk of the City Council of the City of Mandeville do hereby certify that the foregoing is a true and correct copy of an ordinance adopted by the City Council of the City of Mandeville at a duly noticed, called and convened meeting of said City Council held on the _____ day of _____, 2019, at which a quorum was present and voting. I do further certify that said Ordinance has not thereafter been altered, amended, rescinded, or repealed.

WITNESS MY HAND and the seal of the City of Mandeville this _____ day of _____, 2020.

CLERK OF COUNCIL



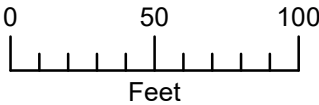
Mandeville Annexation
MN2020-01

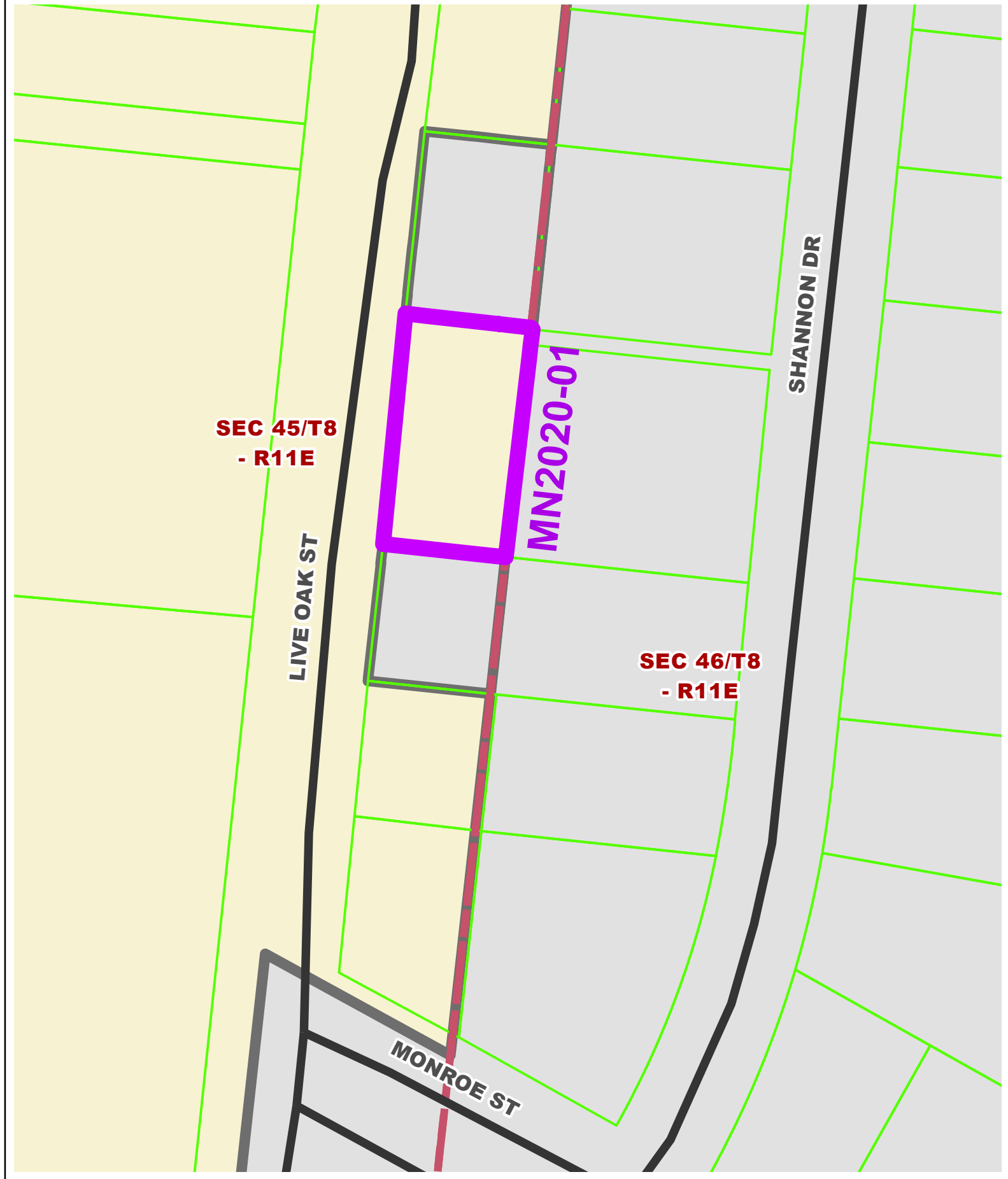


- Roads
- Major Roads
- Rivers
- - - S/T/R
- Assessor Parcels
- Mandeville

This map was produced by the GIS Division of the Department of Technology of St. Tammany Parish. It is for planning purposes only. It is not a legally recorded plan, survey, official tax map or engineering schematic, and it is not intended to be used as such. Map layers were created from different sources at different scales, and the actual or relative geographic position of any feature is only as accurate as the source information. Copyright (c) 2020. St. Tammany Parish, La. All rights Reserved.







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





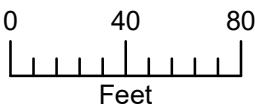
**Mandeville Annexation
MN2020-01**

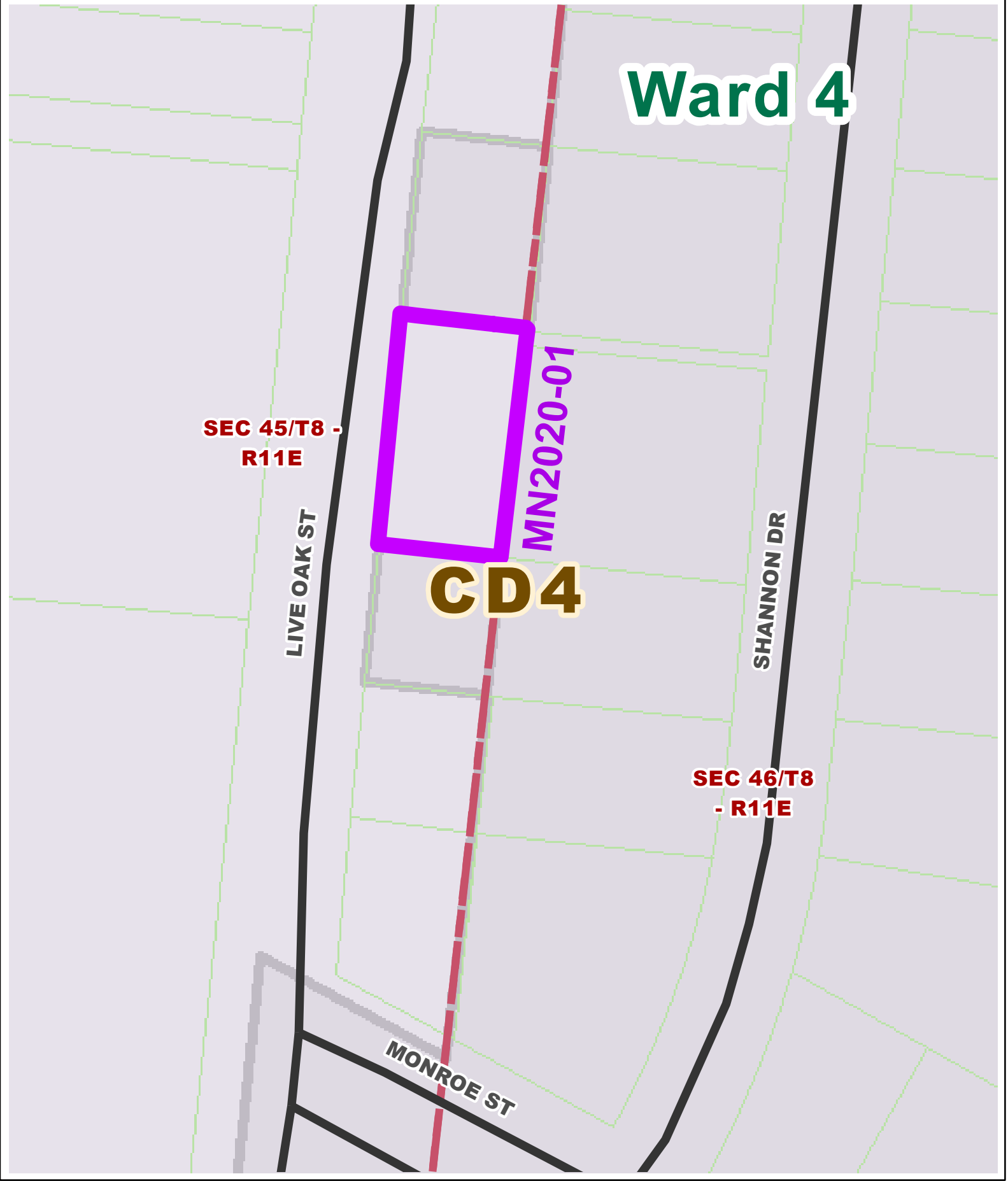


- | | |
|---|--|
|  Rivers |  MN2020_01 |
|  Roads |  PR2020-02 |
|  Major Roads |  Assessor Parcels |

This map was produced by the GIS Section of the Department of Technology of St. Tammany Parish. It is for planning purposes only. It is not a legally recorded plan, survey, official tax map or engineering schematic, and it is not intended to be used as such. Map layers were created from different sources at different scales, and the actual or relative geographic position of any feature is only as accurate as the source information. Copyright (c) 2020. St. Tammany Parish, Louisiana. All rights Reserved.

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





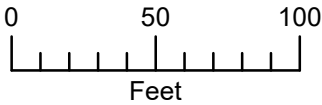
**Mandeville Annexation
MN2020-01**

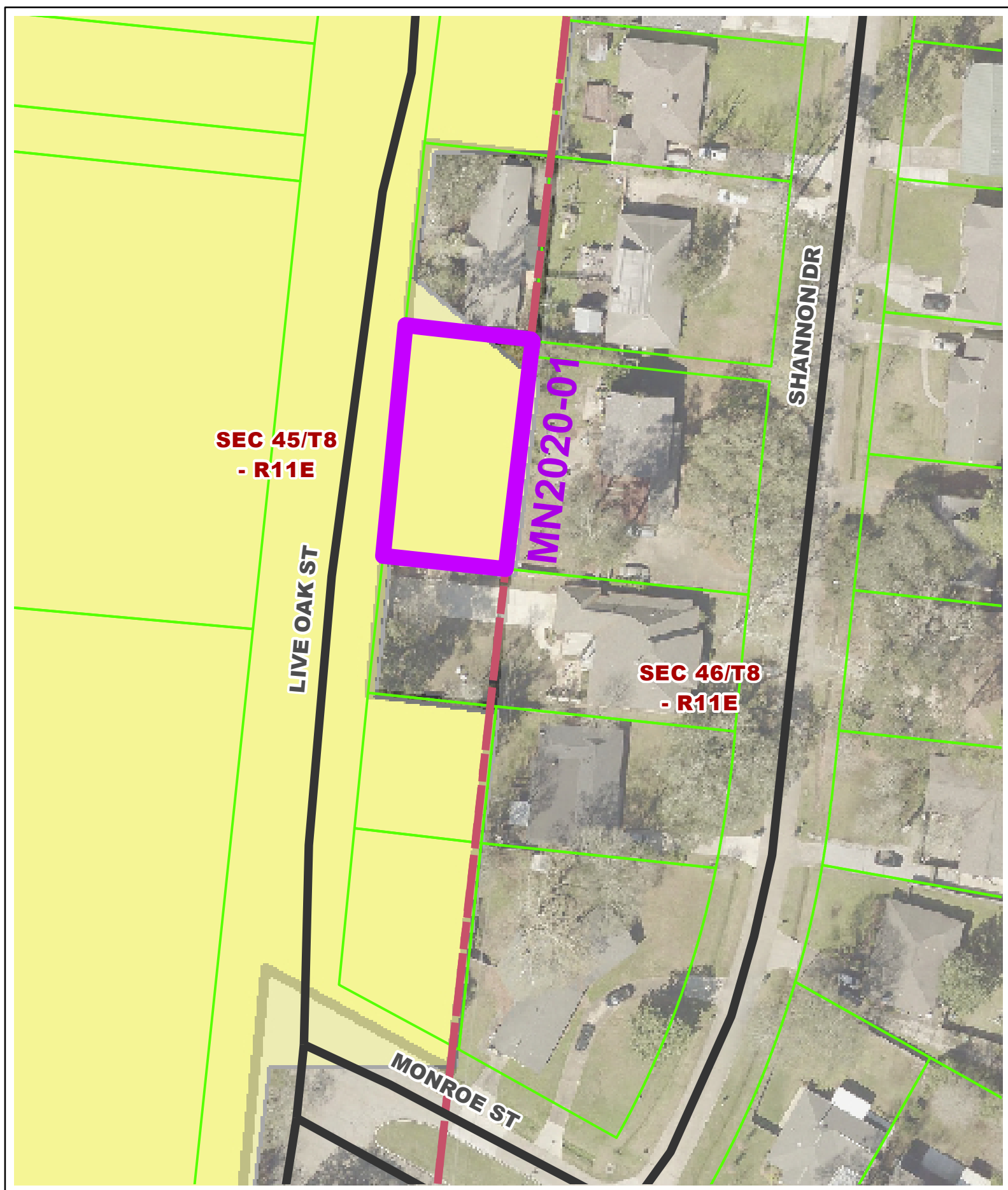


- | | |
|---------------|-------------------|
| — Roads | Wards |
| — Major Roads | Council Districts |
| — Rivers | Assessor Parcels |
| S/T/R | Mandeville |

This map was produced by the GIS Division of the Department of Technology of St. Tammany Parish. It is for planning purposes only. It is not a legally recorded plan, survey, official tax map or engineering schematic, and it is not intended to be used as such. Map layers were created from different sources at different scales, and the actual or relative geographic position of any feature is only as accurate as the source information. Copyright (c) 2020. St. Tammany Parish, La. All rights Reserved.

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





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

- Rivers
- Roads
- Major Roads
- S/T/R
- Assessor Parcels
- PR2020-02



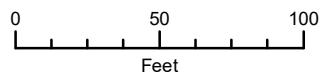
Mandeville Annexation MN2020-01

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

Map ID: 2020-gkn-19 Date: 12/03/2020

This map was produced by the GIS Division of the Department of Technology of St. Tammany Parish. It is for planning purposes only. It is not a legally recorded plan, survey, official tax map or engineering schematic and it is not intended to be used as such.

Map layers were created from different sources at different scales and the actual or relative geographic position of any feature is only as accurate as the source information. Copyright (c) 2020. St. Tammany Parish, Louisiana. All rights Reserved.



Staff Impact Notes - City Of Mandeville Annexation Request MN2021-01

4/9/2021 8:53 AM- hothomas BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Council requires that the City of Mandeville review development proposals utilizing the applicable Parish Drainage Model and comply with Parish Drainage Regulations.

4/12/2021 - jlobrano -Property abuts Lover's Lane South (R04C044) a Parish Maintained road for a distance of 125 feet. Entrance to property is on Shannon Dr a City of Mandeville maintained road. Public Works has no issues

4/8/2021 dhenton -The maps provided by GIS do not correctly depict the area proposed to be annexed. The legal description supplied by the City of Mandeville (the "City") indicates that a parcel behind Lot 86A is what is to be annexed. Lot 86A is within the July 1986 boundary of the City. The area proposed to be annexed falls within Area 1, but not an Infill Area, as defined by Article 2 of the Agreement Amending the 1990 Sales Tax Enhancement Plan to Provide for Growth Management and Revenue Sharing (the "Agreement").

Per Article 3 of the Agreement, the City may annex property in Area 1 in accordance with La. Rev. Stat. 33:171-La. Rev. Stat. 33:180 without any further permission or approval of St. Tammany Parish Government (the "Parish"). The packet of documents submitted by the City appears to comply with the requirements of La. Rev. Stat. 33:172.

Per Article 7 of the Agreement, Sales Tax District No. 3 proceeds derived in Area 1 shall be divided twenty percent (20%) to Sales Tax District No. 3 (the Parish) and eighty percent (80%) to the City. Per La. Rev. Stat. 33:224, whenever a municipality annexes territory it shall also annex and maintain any parish road which is within the territory proposed to be annexed, but only insofar as the road is within the municipality. Where the road is adjacent to but not within the annexed territory the municipality and the parish shall equally share in the maintenance of the road. Therefore, the City is obligated to share in the cost of maintenance of that portion of Live Oak Street, which is currently in the Parish maintenance system, that abuts the area proposed to be annexed.

4/7/2021 - amhontiveros No DES issues.

4/9/2021 - fmssheldon No sales tax revenue has been generated by this property. Should this property generate Sales Tax District No. 3 proceeds in the future, they shall be divided eighty percent (80%) to the City of Mandeville and twenty percent (20%) to Sales Tax District No. 3/St. Tammany Parish Government.

4/12/2021 rliner - 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 Mandeville. The proposal is not an intensification of zoning.

3/16/2021

To: City of Mandeville

From: Christina Scalco, resident of Mandeville

I, Christina Scalco, request the City of Mandeville to annex the property at 142 Shannon Drive, Mandeville LA. 70448 and rezone it to R-1, Single Family Residential District.

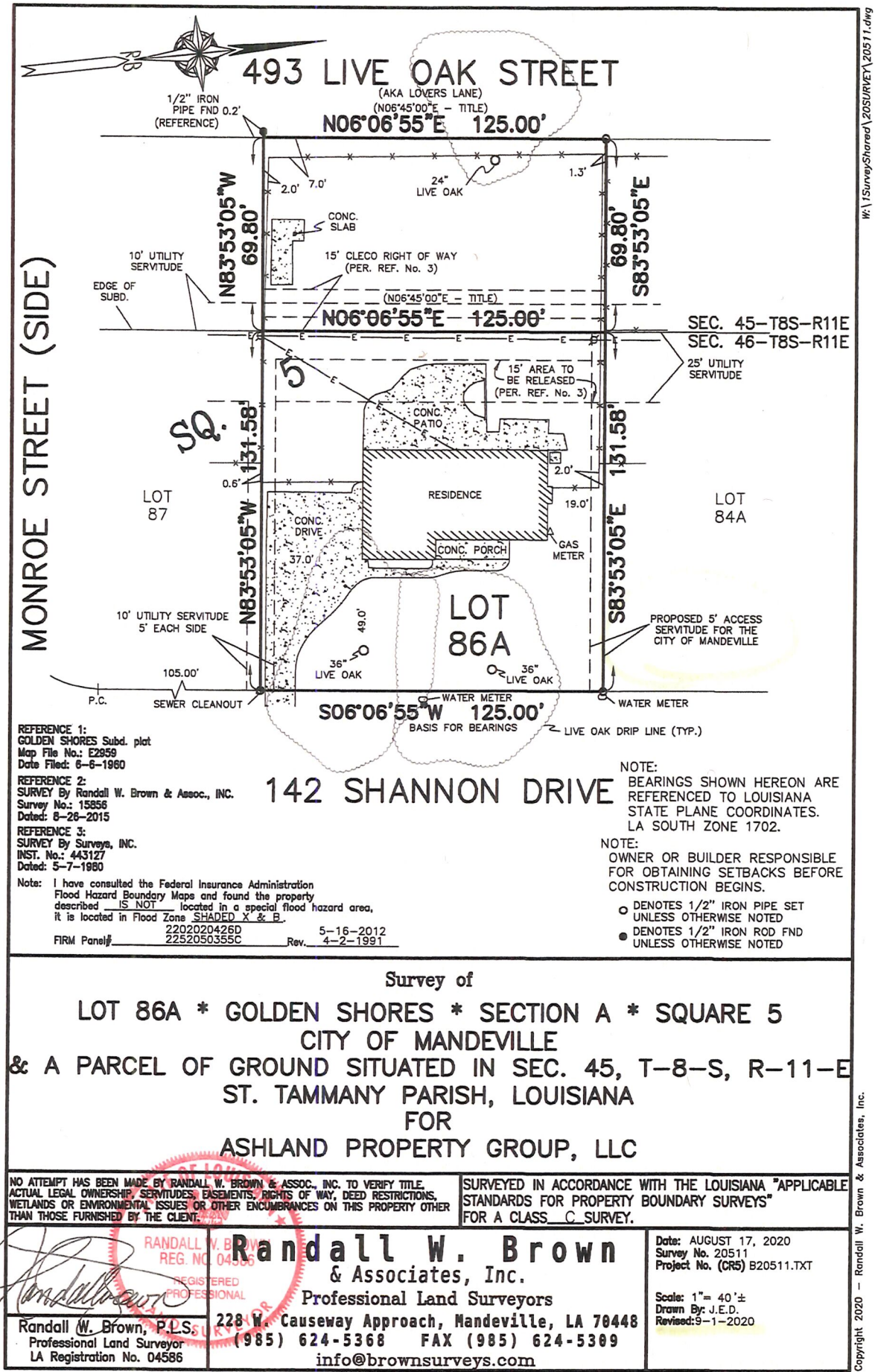
A handwritten signature in black ink, appearing to read 'Christina Scalco', written over a horizontal line.

Christina Scalco

Submitted:

Deed of the property

Land Survey



CASH DEED
STATE OF LOUISIANA

PARISH OF ORLEANS

Ashland Property Group LLC

TO

Christina M. Scalco

21-93M

=====

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified, in and for the aforesaid Parish and State, and in the presence of the witnesses hereinafter named and undersigned, personally came and appeared

Ashland Property Group LLC, a limited liability company domiciled and doing business in the State of Louisiana, represented herein by Jerrod Langlinais as per certificate of authority filed at Instrument No. 2214607 in the official records of St. Tammany Parish, whose mailing address is 7806 7th Street, Harahan, LA 70123

herein called SELLER, who declared that for the price of **FOUR HUNDRED THIRTY FIVE THOUSAND AND 00/100 DOLLARS (\$435,000.00)**, cash, receipt of which is acknowledged, SELLER hereby sell and deliver with full warranty of title and subrogation to all rights and actions of warranty SELLER may have, unto:

Christina M. Scalco, a single woman of the full age of majority, resident(s) of 7806 7th Street, Harahan, LA 70123

Herein called BUYER, the following described property, the possession and delivery of which BUYERS acknowledge:

THAT CERTAIN LOT 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 Parish of St. Tammany, State of Louisiana, in that subdivision known as Golden Shores Subdivision, Section A, which said piece or portion of ground is designated as LOT 86-A, in SQUARE NO. 5, according to a survey of Adloe Orr, Jr. & Associates, C.E. and Land Planners, dated June 6th, 1960, which said plan is filed with the Clerk of Court for the 22nd Judicial District Court, Parish of St. Tammany, Louisiana, and a print thereof which is annexed to an act of restrictive covenants before Moise S. Steeg, Jr., Notary Public for the Parish of Orleans, dated July 6th, 1960, and as resubdivided by a plan of Adloe Orr, Jr. & Associates, C.E., dated October 16th, 1961, and described as follows:

Lot 86-A, in Square No. 5, which square is bounded by Shannon Drive, Monroe Street, the western line of Golden Shores Subdivision, Sec. A, Live Oak Street, and Lovers Lane, and which said Lot 86-A commences at a distance of 308.26 feet from the intersection of Shannon Drive and Monroe Street, and measures thence 125 feet front on Shannon Drive, the same in width in the rear, by a depth of 131.58 feet between equal and parallel lines. Said Lot 86-A is composed of portions of original Lots 85 and 86.

AND PARCEL ON LOVER'S LANE (CONTIGUOUS TO LOT 86-A):

ALL THAT CERTAIN PIECE OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 45, Township 8 South, Range 11 East, Greensburg District, St. Tammany Parish, Louisiana, and more fully described as follows:

Commencing at a 1/2" iron rod at the intersection of the North line of Monroe Street and the East line of Section 45, Township 8 South, Range 11 East, said East line of Section 45 also

being the West line of Section 46. Said Point of Beginning is also the Southwest corner of Lot 89, Square 5, Golden Shores Subdivision; thence North 06 degrees 45 minutes 00 seconds East along said East line of Section 45 and the rear lines of Lots 87, 88 and 89, Square 5, Golden Shores Subdivision 263.61 feet to the Point of Beginning; thence continue along the said East line of said Section 45, North 06 degrees 45 minutes 00 seconds East 125 feet, said distance being the width of Lot 86- A, Square 5; thence turning an angle of 90 degrees to the left and running Westerly along the projection of the lot line common to Lots 84-A and 86-A, a distance of 69.8 feet to the East line of Lovers Lane; thence along the East line of Lovers Lane South 06 degrees 45 minutes 00 seconds West 125.00 feet to a point on the westerly projection on the lot line common to Lots 86-A and 87, Square 5, Golden Shores Subdivision; thence turning an angle of 90 degrees to the left and running in an Easterly direction along said projection of lot line common to Lots 86-A and 87, 69.80 feet to the Point of Beginning.

Subject to a ROW Permit to CLECO over 15ft strip North to South and a 5ft servitude along the Southerly sideline registered in COB 976 page 171, Instrument No. 443127, St. Tammany Parish, Louisiana.

The sale is made and accepted subject to all prior servitudes, easements, reservations, restrictions and covenants of record in the office of the Clerk and Recorder for the aforementioned Parish, State of Louisiana. However, any reference to any mineral reservations, restrictions, servitudes, easements, rights of way or other encroachments adversely affecting the title or physical condition of the herein-above described property shall not be construed as an acknowledgment, confirmation or reestablishment thereof.

The parties hereby waive the production of a current survey and do hereby relieve and release me, Notary and Fleur de lis Title Company, from any and all liability in connection therewith, including, but not limited to matters of, access, encroachments, servitudes, legal descriptions, easements, etc., which might result from said non-production of survey.

Buyer's herein assume all responsibility and liability in connection with reading and reviewing any and all Declarations, Restrictions and/or Covenants of record before this transfer and do hereby waive and release me, Notary, from any and all liability and responsibility in connection therewith.

The property sold herein is conveyed "AS IS" and "WHERE IS", Buyer hereby acknowledging that it has relied solely on its own inspection of the Property and not on any warranties or representations from the Seller. Seller has made no representations or warranties with respect to the property, including without limitation, the income derived therefrom or expenses to be incurred with respect thereto or with respect to information or documents previously furnished to Buyer or furnished to Buyer pursuant to this agreement. Additionally, Seller does not warrant that the property is free from redhibitory or latent defects or vices and Buyer hereby expressly waives all rights in redhibition pursuant to Louisiana Civil Code article 2520, et seq., as well as the warranty imposed by Louisiana Civil Code article 2475 and releases Seller from any liability for redhibitory or latent defects or vices under Louisiana Civil Code articles 2520 through 2548. However, the Seller hereby subrogates the Buyer in and to all rights and actions in warranty that the Seller has or may have against previous owners and Sellers of the property.

Buyer's Initials MS

All parties signing the within instrument have declared themselves to be of full legal capacity.

All taxes assessed against the property herein conveyed for 2020 have been paid and taxes for the year 2021 shall be pro-rated.

All agreements and stipulations herein contained and all the obligations herein assumed shall inure to the benefit and be binding upon the heirs, successors, and assigns of the respective parties, and the BUYER(S), their heirs and assigns shall have and hold the described property in full ownership forever.

The certificate required by Article 3364 of the Revised Civil Code of this State is waived by the parties, who agree to hold me, Notary, harmless for the non-production thereof.

Thus done, read and passed at my office in New Orleans, Parish of Orleans, Louisiana, in the presence of me, Notary, and the undersigned competent witnesses who have signed in the presence of the parties and me, Notary, on this 18th day of February, 2021

Ashland Property Group LLC

WITNESSES:

By: Jerrold Langlais

Christina M. Scalco

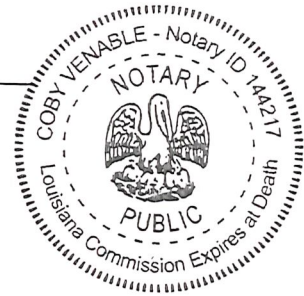
Sign: [Signature]

Print: M. A. Renson

Sign: [Signature]

Print: DAVID FAVRET

[Signature]
NOTARY PUBLIC



TAX NOTICES: Tax Notices should be sent to Christina M. Scalco at 142 Shannon Drive, Mandeville, LA 70448

Title Ins. Producer: Le Fleur de lis Title Co.- 41601 Veterans Ave., Ste 200, Hammond, LA-Producer License#:534226
Title Ins. Underwriter: Fidelity National Title Insurance Company.-Title Opinion by Jeff A. LeSaicherre - LA Bar Roll #: 29945