

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-3353

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: CAO

RESOLUTION TO CONCUR/NOT CONCUR WITH THE CITY OF MANDEVILLE ANNEXATION AND REZONING OF 1.339 ACRES OF LAND MORE OR LESS FROM PARISH HC-2 HIGHWAY COMMERCIAL DISTRICT TO CITY OF MANDEVILLE B-2 HIGHWAY BUSINESS DISTRICT, PROPERTY INCLUDES A CERTAIN PIECE OR PARCEL OF LAND, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON, AND ALL RIGHTS, WAYS, MEANS, PRIVILEGES, SERVITUDES, PRESCRIPTIONS, APPURTENANCED AND ADVANTAGES THERE UNTO BELONGING OR IN ANYWISE APPERTAINING THERETO, SITUATED IN AND BEING A PORTION OF LOTS 1- A AND 2- A, SQUARE 109, TOWN OF MANDEVILLE, SECTIONS 48 AND 49, TOWNSHIP 8 SOUTH, RANGE 11 EAST, ST TAMMANY PARISH, LOUISIANA. (WARD 1, DISTRICT 10)

WHEREAS, the City of Mandeville is contemplating annexation of 1.339 acres of land more or less owned by Dylan Realty & Development, LLC, property includes a Certain Piece of land or parcel, together with all buildings and improvements thereon, and all rights, ways, means, privileges, servitudes, prescriptions, appurtenanced and advantages thereunto belonging or in anywise appertaining thereto, situated in and being a portion of Lots 1- A and 2-A, Square 109, Town of Mandeville, Sections 48 and 49, Township 8 South, Range 11 East, St Tammany Parish, Louisiana, Ward 1, District 10 (see attachments for complete description); and

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

WHEREAS, the property requires rezoning from Parish HC-2 Highway Commercial District to City of Mandeville B-2 Highway business District which is not an intensification of zoning; and

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

THE PARISH OF ST. TAMMANY HEREBY RESOLVES that to Concur/Not Concur with the City of Mandeville annexation and rezoning of 1.339 acres of land more or less, property includes a certain piece or parcel of land, together with all buildings and improvements thereon, and all rights, ways, means, privileges, servitudes, prescriptions, appurtenanced and advantaages thereunto belonging or in anywise appertaining thereto, situated in and being a portion of Lots 1- A and 2-A, Square 109, Town of Mandeville, Sections 48 and 49, Township 8 South, Range 11 East, St Tammany Parish, Louisiana from Parish HC-2 Highway Commercial District to City of Mandeville B-2 Highway Business District in accordance with the April 1, 2003 Annexation Agreement between the Parish and the City of Mandeville.

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 compliance with Parish Drainage Regulations.

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

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

MOVED FOR ADOPTION BY: _____ SECONDED BY: _____

YEAS: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

THIS RESOLUTION WAS DECLARED ADOPTED ON THE 5 DAY OF APRIL , 2012, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

Annexation package checklist:

Annexation MN2012-01 CAO due 3/19/2012 Council 4/5/21012

<u>CAO Packet</u>		<u>Ordinance system</u>
Ework time stamp document	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Annexation Request (Should include; owner request, property description, survey, etc.)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Resolution	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Zoning map	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Enhancement map	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Aerial map	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
District/ ward map	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Ework form	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Ework notes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Agenda memo	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Files Placed on admin	<input checked="" type="checkbox"/>	
Ework – CAO notification	<input type="checkbox"/>	
Forward Resolution to MS	<input checked="" type="checkbox"/>	
Ordinance/ Resolution System:		
Resolution	<input checked="" type="checkbox"/>	
All files attached	<input checked="" type="checkbox"/>	



Pat Brister
Parish President

St. Tammany Parish Government

Assistant Chief Administrative Office
Data Management

P. O. Box 628
Covington, LA 70434
Phone: (985) 898-2865
Fax: (985) 898-5238

Email: rthompson@stpgov.org

Memo

TO: Mr. Bill Oiler
COO

FROM: Robert Thompson
Special Revenue Manager

DATE: March 6, 2012

RE: PLACEMENT OF ITEM(S) ON COUNCIL AGENDA

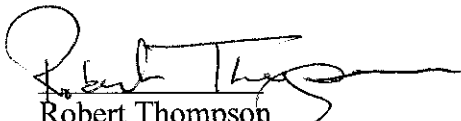
Please find transmitted item(s) that I am requesting be placed on the April 5, 2012 Council Agenda. The below listed item(s) are saved on (Administration:\05April\ District3).

RESOLUTION(S)

MN2012-01

RESOLUTION TO CONCUR/NOT CONCUR WITH THE CITY OF MANDEVILLE ANNEXATION AND REZONING OF 1.339 ACRES OF LAND MORE OR LESS FROM PARISH HC-2 HIGHWAY COMMERCIAL DISTRICT TO CITY OF MANDEVILLE B-2 HIGHWAY BUSINESS DISTRICT, PROPERTY INCLUDES A CERTAIN PIECE OR PARCEL OF LAND, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON, AND ALL RIGHTS, WAYS, MEANS, PRIVILEGES, SERVITUDES, PRESCRIPTIONS, APPURTENANCED AND ADVANTAGES THERE UNTO BELONGING OR IN ANYWISE APPERTAINING THERETO, SITUATED IN AND BEING A PORTION OF LOTS 1- A AND 2-A, SQUARE 109, TOWN OF MANDEVILLE, SECTIONS 48 AND 49, TOWNSHIP 8 SOUTH, RANGE 11 EAST, ST TAMMANY PARISH, LOUISIANA, WARD 1, DISTRICT 10.

If you have any questions, regarding this matter, please give me a call at ext 42865.


Robert Thompson
Special Revenue Manager

Received by: _____ Date: _____



Pat Brister
Parish President

St. Tammany Parish Government

Assistant Chief Administrative Office
Data Management

P. O. Box 628
Covington, LA 70434
Phone: (985) 898-2865
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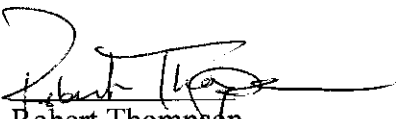
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If you have any questions, regarding this matter, please give me a call at ext 42865.


Robert Thompson
Special Revenue Manager

Received by: _____ Date: _____

STP Department notes: MN2012-01

Date	Department	Originator	Note
3/7/2012	Planning	S Fontenot	<p>The proposal is consistent with the Louisiana Revised Statutes relative to annexation.</p> <p>The proposal is consistent with the Annexation/Growth Management Agreements between the City of Mandeville and Parish Government.</p> <p>The proposal is not an intensification of zoning.</p>
3/6/2012	Public Works	J Lobrano	<p>This property is on a portion of Lafayette St a parish maintained road. They shall share in the cost of maintenance.</p>
3/13/2012	Engineering	D Zechenelly	<p>As this site is currently developed and has a functioning commercial business, the St. Tammany Parish Dept. of Eng. has no concerns with the annexation of this site. However if the use of this property is intensified or if the property is redeveloped, all St. Tammany Parish Traffic and Drainage ordinances shall be followed.</p>
3/5/2012	Planning	T Brown	<p>This property is currently occupied by Quatro's Ace Hardware and is currently a Tammany Utilities customer. TU provides water only to this property. The annexation will need to address the utility issue.</p>



Annexation

City: Mandeville City Case No: Processing Staff Reference: MN2012-01

Priority 1

Location: Property includes a certain piece or parcel of land, together with all buildings and improvements thereon, and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in and being a portion of Lots 1-

Existing Use: developed

Size: 1.339 acres

STR: Sect 48 & 49, T-8-S, R-

District:

Parish Zoning: HC-2 Highway Commercial
City Zoning: B-2 Highway Business
Subdivision:

Developed Intensification Concur w/ City

Population: Concur:

Annex Status: Processing Sales Tax:

City Actions

Ordinance: City Date:

Council Actions

Resolution: Council Date:



St. Tammany Parish

District 3 Coordinator

P. O. Box 628

Covington, LA 70434

Phone: (985) 898-2865

Fax: (985) 898-5238

e-mail: rthompson@stpgov.org

Pat Brister

Parish President

March 6, 2012

Please be advised that we have received the Annexation Request listed below.

City of Mandeville submitted this annexation request on 2/16/2012. The parish reference number is MN2012-01.

DONALD J. VILLERE
MAYOR

City of Mandeville

"THE HEART OF THE OZONE BELT"



February 13, 2012

14N2012-01
Rec'd 2/16/2012
@ 12:53 PM
RKT

CITY COUNCIL

ADELAIDE J. BOETTNER
MAYOR PRO-TEM

TRILBY T. LENFANT
AT LARGE

JERRY COOGAN
DISTRICT I

CARLA BUCHHOLZ
DISTRICT II

JOHN F. (JEFF) BERNARD
DISTRICT III

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Councilwoman Maureen O'Brien
St. Tammany Parish Council
P.O. Box 628
Covington, LA 70434

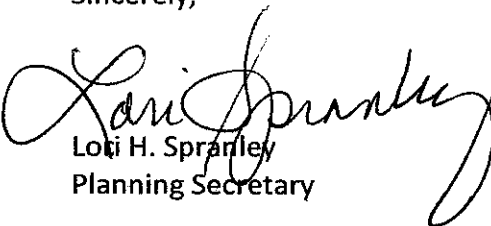
RE: Annexation Request

Dear Councilwoman O'Brien:

Under the provisions of the City of Mandeville's Annexation/Growth Plan adopted by St. Tammany Parish in March, 2003, attached please find a copy of Ordinance 12-01 requesting the annexation of a portion of ground containing approximately 1.339 acres of land in Sections 48 and 49, 2445 Florida Street, and assigning a zoning designation as a B-2, Highway Business District zoning designation. Ordinance 12-01 was introduced at the City Council meeting of February 9, 2012. The Planning and Zoning Commission has scheduled the ordinance to be included on their agenda for the February 14 and 28, 2012 meetings. At that time, it is anticipated that the ordinance will be placed on the City Council agenda of March 8, 2012 for adoption.

If you have any questions, please call me.

Sincerely,


Lori H. Spranley
Planning Secretary

attachment

cc: Sidney Fontenot

PETITION REQUESTING ANNEXATION

TO: The Mayor and City Council, City of Mandeville

DATE: February 6, 2012

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

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all buildings and improvements thereon, and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in and being a portion of Lots 1-A and 2-A, Square 109, Town of Mandeville, Sections 48 and 49, Township 8 South, Range 11 East, St. Tammany Parish, Louisiana, and more particularly described as follows:

Commence at the intersection of the northern right of way of U.S. Highway 190 and the eastern right of way of Lafayette Street, said point being the POINT OF BEGINNING and measure along said eastern right of way of North 29 degrees 25 minutes 48 seconds East a distance of 223.76 feet; thence leaving said eastern right of way South 60 degrees 37 minutes 09 seconds East a distance of 249.96 feet; thence South 29 degrees 25 minutes 18 seconds West a distance of 230.69 feet to the northern right of way of U.S. Highway 190; thence along said northern right of way North 62 degrees 10 minutes 57 seconds West a distance of 164.06 feet; thence North 59 degrees 53 minutes 30 seconds West a distance of 76.02 feet; thence North 14 degrees 29 minutes 03 seconds West a distance of 14.39 feet to the POINT OF BEGINNING, and containing 58,312 square feet or 1.339 acres of land, more or less.

All as per survey and plat of Kelly J. McHugh, dated 11/07/2002 and numbered 98-313, revised 12/20/2011, attached to an Act of Sale of even date herewith.

Improvements thereon bear the municipal number 2445 Florida Street, Mandeville, LA 70448.

By: 
Dylan Realty & Development, LLC

THE FOLLOWING ORDINANCE WAS MOVED FOR INTRODUCTION BY COUNCIL MEMBER COOGAN; SECONDED FOR INTRODUCTION BY COUNCIL MEMBER BERNARD; MOVED FOR ADOPTION BY COUNCIL MEMBER _____; AND SECONDED FOR ADOPTION BY COUNCIL MEMBER _____

ORDINANCE NO. 12-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE TO EFFECT THE ANNEXATION OF A PORTION OF GROUND BEING A PORTION OF LOTS 1-A AND 2-A, SQUARE 109, CONTAINING 1.339 ACRES OF LAND, MORE OR LESS,, SITUATED IN SECTIONS 48 AND 49, TOWNSHIP 8 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, INTO THE CORPORATE LIMITS OF THE CITY OF MANDEVILLE DESIGNATING AND ASSIGNING THE PROPERTY FOR PURPOSES OF ZONING AS B-2, HIGHWAY BUSINESS DISTRICT AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the City Council has received a petition seeking the annexation of the property known as a portion of Lots 1-A and 2-A, Square 109, located in Sections 48 and 49, Township 8 South, Range 11 East, St. Tammany Parish, State of Louisiana, into the corporate limits of the City of Mandeville;

WHEREAS, the said petition is made and signed by Dylan Realty & Development, LLC, owner of said property, and there are no registered voters residing on the said property; and

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

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

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

WHEREAS, this property is identified as a target area for annexation as part of the objective of the City's Growth Management Plan as defined by the Comprehensive Land Use Plan adopted in 1989.

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

WHEREAS, this property will be located in Council District 3.

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

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all buildings and improvements thereon, and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in and being a portion of Lots 1-A and 2-A, Square 109, Town of Mandeville, Sections 48 and 49, Township 8 South, Range 11 East, St. Tammany Parish, Louisiana, and more particularly described as follows:

Commence at the intersection of the northern right of way of U.S. Highway 190 and the eastern right of way of Lafayette Street, said point being the POINT OF BEGINNING and measure along said eastern right of way of North 29 degrees 25 minutes 48 seconds East a distance of 223.76 feet; thence leaving said eastern right of way South 60 degrees 37 minutes 09 seconds East a distance of 249.96 feet; thence South 29 degrees 25 minutes 18 seconds West a distance of 230.69 feet to the northern right of way of U.S. Highway 190; thence along said northern right of way North 62 degrees 10 minutes 57 seconds West a distance of 164.06 feet; thence North 59 degrees 53 minutes 30 seconds West a distance of 76.02 feet; thence North 14 degrees 29 minutes 03 seconds West a distance of 14.39 feet to the POINT OF BEGINNING, and containing 58,312 square feet or 1.339 acres of land, more or less.

All as per survey and plat of Kelly J. McHugh, dated 11/07/2002 and numbered 98-313, revised 12/20/2011, attached to an Act of Sale of even date herewith.

Improvements thereon bear the municipal number 2445 Florida Street, Mandeville, LA 70448.

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

BE IT FURTHER ORDAINED provided the site plan meets the minimum B-2 Site Development Criteria as well as all other requirements under the CLURO, and satisfies the additional site development criteria as outlined in this ordinance, the application and approvals for a Conditional Use Permit and Planned District Zoning as outlined in Section 4.3.3.4 will be waived, and the applicant may follow due course in obtaining a building permit as outlined in Article 5 of the CLURO.

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 _____, 2012.

Lorraine Myhal
Council Clerk

Adelaide J. Boettner
Mayor Pro Tem

SUBMITTAL TO MAYOR

The foregoing Ordinance was **SUBMITTED** by me to the Mayor of the City of Mandeville this day of _____, 2012 at _____ o'clock ____m.

CLERK OF COUNCIL

APPROVAL OF ORDINANCE

The foregoing Ordinance is by me hereby **APPROVED**, this _____ day of _____, 2012 at _____ O'clock ____m.

DONALD J. VILLERE, MAYOR

VETO OF ORDINANCE

The foregoing Ordinance is by me hereby **VETOED**, this _____ day of _____, 2012, at _____ o'clock ____m.

DONALD J. VILLERE, MAYOR

RECEIPT FROM MAYOR

The foregoing Ordinance was **RECEIVED** by me from the Mayor of the City of Mandeville this _____ day of _____, 2012 at _____ o'clock ____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 _____, 2012 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 _____, 2012.

CLERK OF COUNCIL

**ST. TAMMANY PARISH
REGISTRAR OF VOTERS**

M. DWAYNE WALL, CERA
REGISTRAR



**STATE OF LOUISIANA
PARISH OF ST. TAMMANY**

CERTIFICATE OF REGISTRAR OF VOTERS

I, the undersigned Registrar of Voters for the Parish of St. Tammany, State of Louisiana, do hereby certify that the property described in the attached survey by Kelly J. McHugh and Associates, Inc., Survey drawing # 98-313, dated November 7, 2002 and revised December 20, 2011, and further identified as a certain parcel of land situated in and being a portion of Lots 1-A & 2-A, Town of Mandeville, located in Section 48 and 49, Township 8 South, Range 11 East in St. Tammany Parish, State of Louisiana, and by the records in the Registrar of Voters office has no registered voters within said property.

In faith whereof, witness my official signature and the impress of my official seal at Covington, Louisiana, on this 23rd day of February, 2012.

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

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

Attachments:

Legal description, Map and Survey

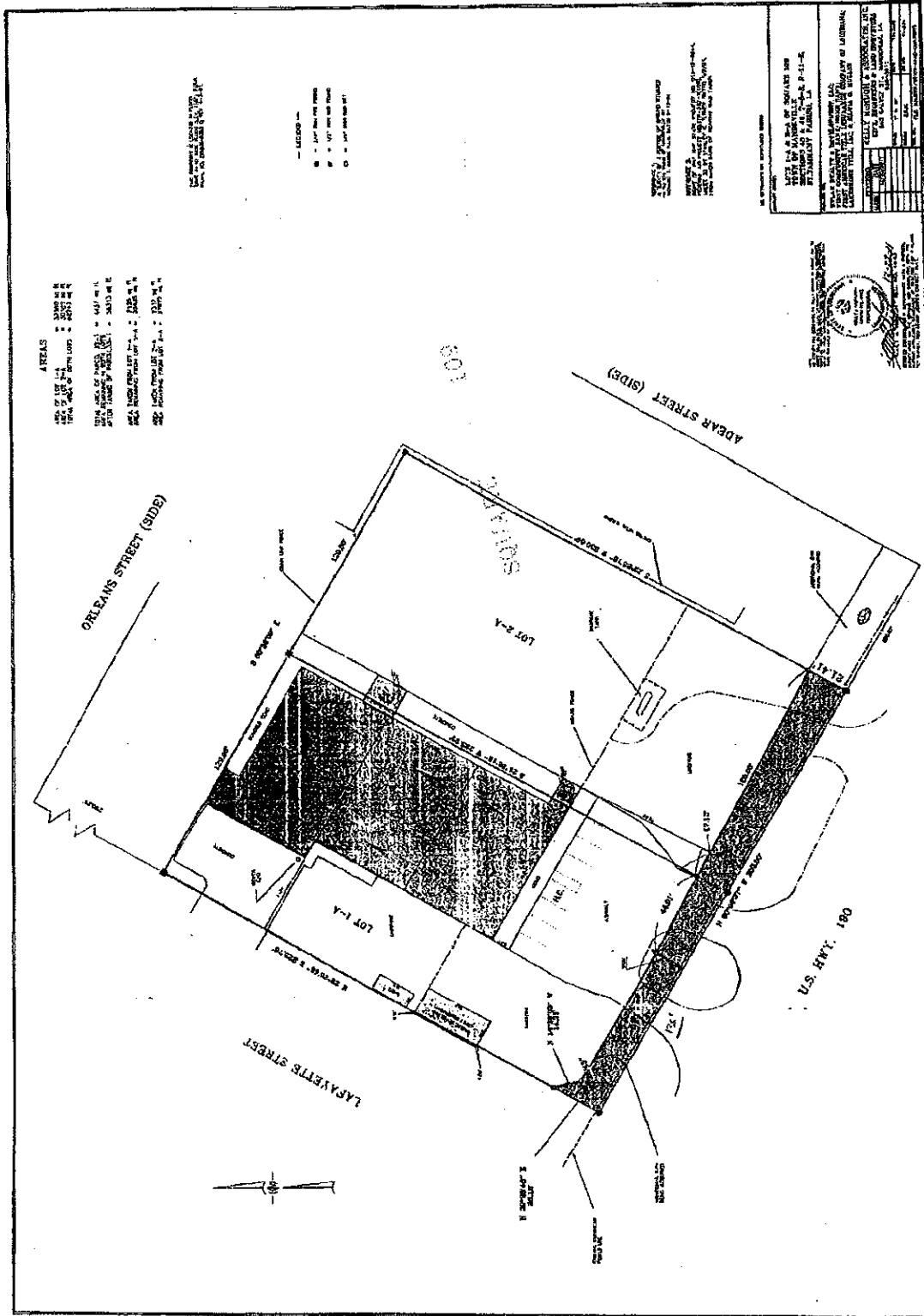
Cc: Joanne Reed

**LEGAL DESCRIPTION
OF
A PORTION OF LOTS 1-A & 2-A,
SQ. 109, TOWN OF MANDEVILLE
(1.339 ACRES)**

A certain parcel of land situated in and being a portion of Lots 1-A & 2-A, Square 109, Town of Mandeville, Sections 48 and 49, Township 8 South, Range 11 East, St. Tammany Parish, Louisiana and more particularly described as follows.

Commence at the intersection of the northern right of way of U.S. Highway 190 and the eastern right of way of Lafayette Street, said point being the POINT OF BEGINNING and measure along said eastern right of way North 29 degrees 25 minutes 48 seconds East a distance of 223.76 feet; thence leaving said eastern right of way South 60 degrees 38 minutes 09 seconds East a distance of 249.96 feet; thence South 29 degrees 25 minutes 18 seconds West a distance of 230.69 feet to the northern right of way of U.S. Highway 190; thence along said northern right of way North 62 degrees 10 minutes 57 seconds West a distance of 164.06 feet; thence North 59 degrees 53 minutes 30 seconds West a distance of 76.02 feet; thence North 14 degrees 29 minutes 03 seconds West a distance of 14.39 feet to the POINT OF BEGINNING, and containing 58,312 square feet or 1.339 acres of land, more or less.

All as per survey and plat by Kelly J. McHugh, dated 11/07/2002 and numbered 98-313, revised 12/20/2011, attached to the act of sale referenced herein.



AREAS

LOT 1-A	LOT 2-A	LOT 3
1,813 sq ft	1,813 sq ft	1,813 sq ft
1,813 sq ft	1,813 sq ft	1,813 sq ft
1,813 sq ft	1,813 sq ft	1,813 sq ft

... 190 ...

LEGEND

— 1/4" = 1'

— 1/2" = 1'

— 3/4" = 1'

... 190 ...

PLAT

... 190 ...



Louisiana Secretary of State

Street Address List

For Parish ST. TAMMANY - 52 AND Ward <ALL> AND Precinct <ALL> AND City MANDEVILLE AND Street <ALL> 2445 florida st FROM TO ALL

City	Zip	Street	Apt	Ward	Prc	CT	SB	TX	JP	House#	R	Stat	Reg #	Name
------	-----	--------	-----	------	-----	----	----	----	----	--------	---	------	-------	------

Report Count: 0



Patricia Schwarz Core

Certified Louisiana Assessor

St. Tammany Parish Justice Center

701 North Columbia Street

Covington, Louisiana 70433

ASSESSOR'S CERTIFICATE OF OWNERSHIP

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

I, the undersigned Assessor of St. Tammany Parish, Louisiana hereby certifies that the following property will be assessed in the name Quatroy, Betty Giordano as owner for the tax year 2011 and whose address is P.O. Box 736, Mandeville, Louisiana 70448 and that the following certification is applicable to the property described as follows which is proposed for annexation into the **City of Mandeville**:

PROPERTY DESCRIPTION

2011 Tax Roll Assessment: Assessment Number 112-025-2549

1.435 acres meas 250 x 249.96 x 252.10 in sq 109 Mandeville CB 1168 478 Inst No. 1485053

- I. The total assessed value of all property within the above described area is 48,460.
- 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 48,460.
- III. I do further certify that the assessed valuation of the above described tract is as follows:

VALUATION:	Land	-	7,650
	Improvements	-	40,810
	TOTAL ASSESSMENT	-	<u>48,460</u>

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

Covington, Louisiana this the 27th day of February, 2012.

Patricia Schwarz Core
PATRICIA SCHWARZ CORE, CLA, CRB, CRS, GRI
ST. TAMMANY PARISH ASSESSOR

Covington (985) 809-8180

Hibell (985) 646-1990

Fair (985) 809-8190

Member International Association of Assessing Officers

E-mail: pcore@stassessor.org

Website: stassessor.org



Patricia Schwarz Core
Certified Louisiana 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:

2011 Tax Roll - Assessment Number 112-025-2549

OWNERS: Quatroy, Betty Giordano
P.O. Box 736
Mandeville, Louisiana 70448

PROPERTY DESCRIPTION: **2011 TAX ROLL**

1.435 acres meas 250 x 249.96 x 249.94 x 252.10 in sq 109 Mandeville CB 1168 478 Inst No. 1485053

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

2011 VALUATION:	Land	-	7,650
	Improvements	-	<u>40,810</u>
	TOTAL ASSESSED VALUATION		48,460

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

Covington, Louisiana this the 27th day of February, 2012.

Patricia Schwarz Core
PATRICIA SCHWARZ CORE, CLA, GRB, CRS, GRI
Certified Louisiana Assessor

Covington (985) 809-8180
Slidell (985) 646-1990
Tax (985) 809-8190

Member International Association of Assessing Officers

E-mail: pcore@stassessor.org
Website: stassessor.org

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. _____

COUNCIL SPONSOR: _____ PROVIDED BY: CAO

RESOLUTION TO CONCUR/NOT CONCUR WITH THE CITY OF MANDEVILLE ANNEXATION AND REZONING OF 1.339 ACRES OF LAND MORE OR LESS FROM PARISH HC-2 HIGHWAY COMMERCIAL DISTRICT TO CITY OF MANDEVILLE B-2 HIGHWAY BUSINESS DISTRICT, PROPERTY INCLUDES A CERTAIN PIECE OR PARCEL OF LAND, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON, AND ALL RIGHTS, WAYS, MEANS, PRIVILEGES, SERVITUDES, PRESCRIPTIONS, APPURTENANCED AND ADVANTAGES THERE UNTO BELONGING OR IN ANYWISE APPERTAINING THERETO, SITUATED IN AND BEING A PORTION OF LOTS 1- A AND 2-A, SQUARE 109, TOWN OF MANDEVILLE, SECTIONS 48 AND 49, TOWNSHIP 8 SOUTH, RANGE 11 EAST, ST TAMMANY PARISH, LOUISIANA, WARD 1, DISTRICT 10.

WHEREAS, the City of Mandeville is contemplating annexation of 1.339 acres of land more or less owned by Dylan Realty & Development, LLC, property includes a Certain Piece of land or parcel, together with all buildings and improvements thereon, and all rights, ways, means, privileges, servitudes, prescriptions, appurtenanced and advantages thereunto belonging or in anywise appertaining thereto, situated in and being a portion of Lots 1- A and 2-A, Square 109, Town of Mandeville, Sections 48 and 49, Township 8 South, Range 11 East, St Tammany Parish, Louisiana, Ward 1, District 10 (see attachments for complete description); and

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

WHEREAS, the property requires rezoning from Parish HC-2 Highway Commercial District to City of Mandeville B-2 Highway business District which is **not** an intensification of zoning; and

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

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to **Concur/Not Concur** with the City of Mandeville annexation and rezoning of 1.339 acres of land more or less, property includes a certain piece or parcel of land, together with all buildings and improvements thereon, and all rights, ways, means, privileges, servitudes, prescriptions, appurtenanced and advantages thereunto belonging or in anywise appertaining thereto, situated in and being a portion of Lots 1- A and 2-A, Square 109, Town of Mandeville, Sections 48 and 49, Township 8 South, Range 11 East, St Tammany Parish, Louisiana from Parish HC-2 Highway Commercial District to City of Mandeville B-2 Highway Business District in accordance with *the April 1, 2003 Annexation Agreement between the Parish and the City of Mandeville.*

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 compliance with Parish Drainage Regulations.

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

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

MOVED FOR ADOPTION BY _____, SECONDED BY _____

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS RESOLUTION WAS DECLARED ADOPTED ON THE ____ DAY OF _____, 2012, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

MARTIN W. GOULD JR., COUNCIL CHAIRMAN

ATTEST:

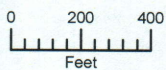
THERESA FORD, CLERK OF COUNCIL (MN2012-01)



Mandeville Annexation MN2012-01



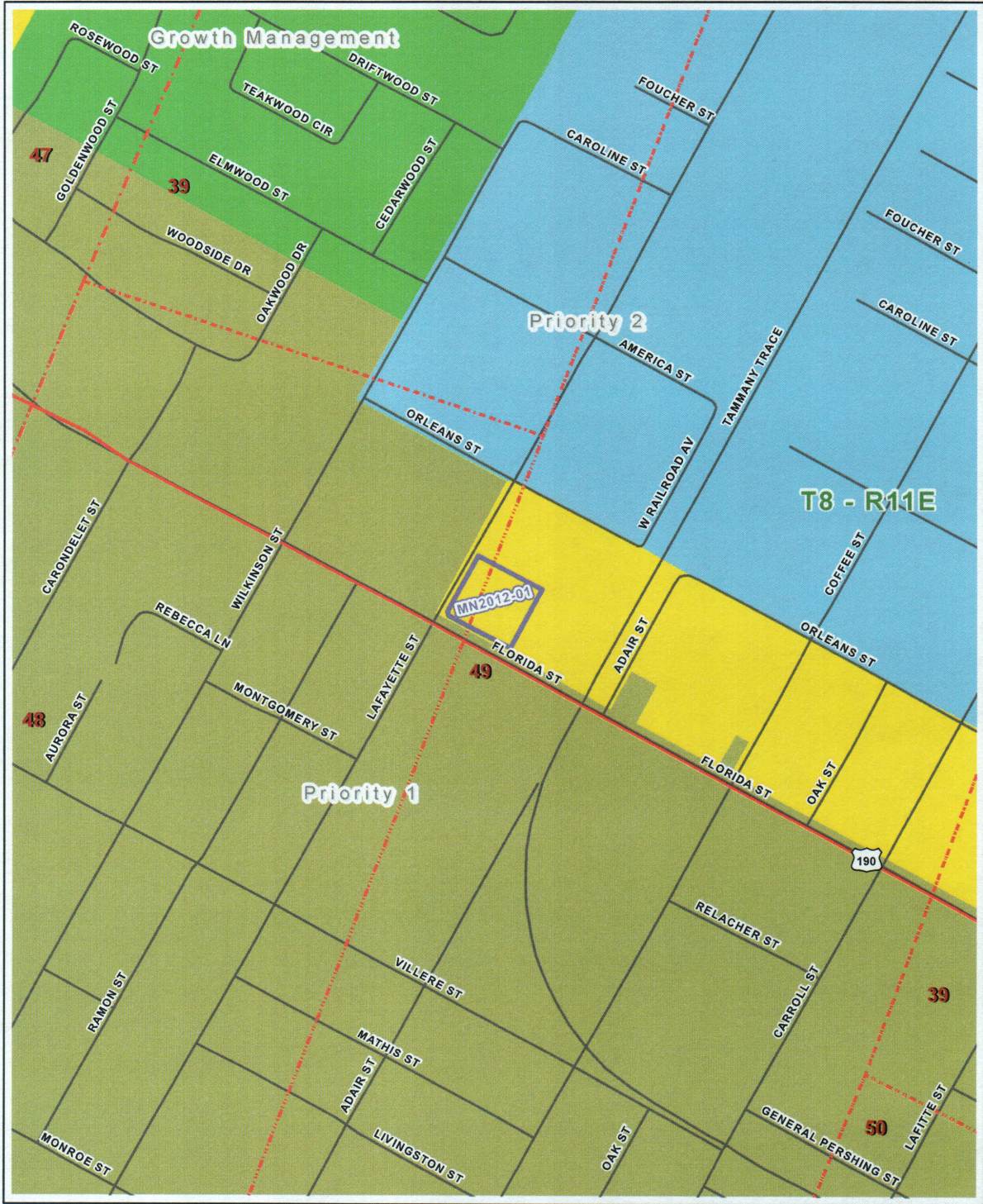
St. Tammany Parish Government
P.O. Box 628
Covington, LA 70434



Source (Citation) for 2010 six inch pixel imagery GeoTiffs
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- Streets
- Streams
- Major Roads
- - - Sections
- - - Township/Range
- MN2012-01
- Mandeville

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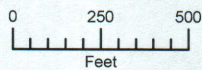


**Mandeville Annexation
MN2012-01**

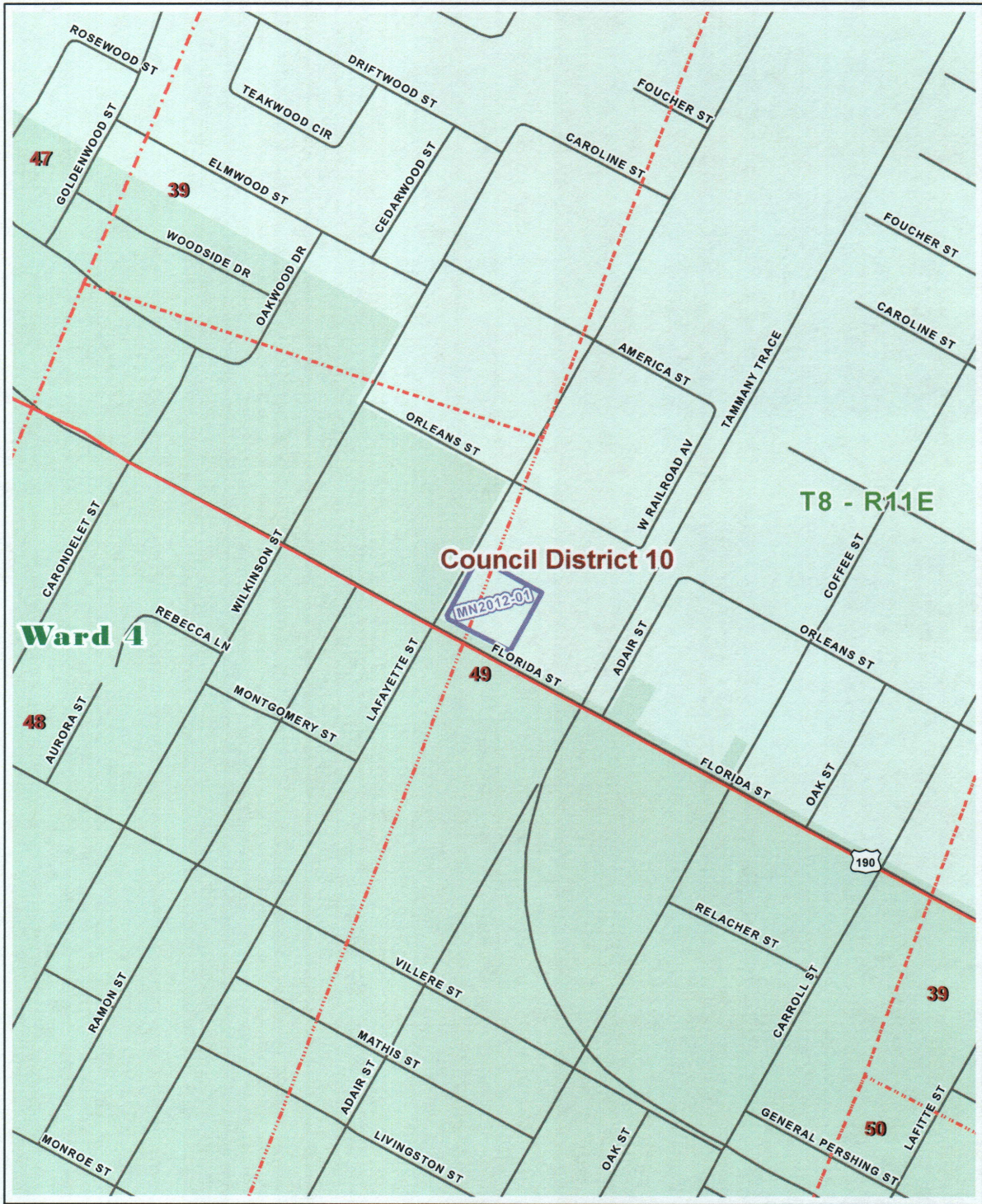


St. Tammany Parish Government
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- Streets
- Streams
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- Parish Land Area
- - - Sections
- - - Township/Range
- MN2012-01
- Mandeville
- Mandeville Urban Growth Areas**
- Priority 1
- Priority 2
- Growth Management



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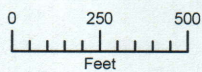


Mandeville Annexation MN2012-01



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Covington, LA 70434

- Streets
- Streams
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- MN2012-01
- Mandeville
- Council Districts
- Wards



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0 100 200
Feet

Mandeville Annexation MN2012-01

- | | | |
|---------------------------------|--|--|
| E-1 Estate | NC-4 Neighborhood Institutional | MD-2 Medical Clinical |
| E-2 Estate | NC-5 Retail and Service | MD-3 Medical Facility |
| E-3 Estate | NC-6 Public, Cultural and Recreational | MD-4 Medical Facility |
| E-4 Estate | PBC-1 Planned Business Campus | PF-1 Public Facilities |
| A-1 Suburban | PBC-2 Planned Business Campus | PF-2 Public Facilities |
| A-1A Suburban | HC-1 Highway Commercial | CB-1 Community Based Facilities |
| A-2 Suburban | HC-2 Highway Commercial | ED-1 Primary Education |
| A-3 Suburban | HC-3 Highway Commercial | ED-2 Secondary 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 | SWM-1 Solid Waste Management | TND-1 Traditional Neighborhood Development |
| NC-2 Indoor Retail Service | SWM-2 Solid Waste Management | TND-2 Traditional Neighborhood Development |
| NC-3 Lodging | MD-1 Medical Residential | |