

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-4933

COUNCIL SPONSOR: STEFANCIK/BRISTER PROVIDED BY: DATA MANAGEMENT

RESOLUTION TO CONCUR/NOT CONCUR WITH THE CITY OF SLIDELL ANNEXATION AND REZONING OF 3.84 ACRES OF LAND, MORE OR LESS, FROM ST TAMMANY PARISH HC-2 HIGHWAY COMMERCIAL DISTRICT TO CITY OF SLIDELL C-4 HIGHWAY COMMERCIAL DISTRICT, WHICH PROPERTY IS LOCATED ON U.S. HIGHWAY 190 (GAUSE BLVD WEST) IN SECTIONS 37 AND 38, TOWNSHIP 8 SOUTH, RANGE 14 EAST, ST TAMMANY PARISH, LA., WARD 9, DISTRICT 11.

WHEREAS, the City of Slidell is contemplating the annexation of 3.84 acres of land, more or less, owned by Dr. and Mrs. Ronald C. Francis, and located on U.S. Highway 190 (Gause Blvd West) in Sections 37 and 38, Township 8 South, Range 14 East, St Tammany Parish, La., Ward 9, District 11 (see attachments for complete description); and

WHEREAS, the property requires rezoning from St Tammany Parish HC-2 Highway Commercial District to City of Slidell C-4 Highway Commercial District which is not an intensification of zoning; and

WHEREAS, the property is not commercially developed and if, in the future, this property is developed, any generated sales tax revenue would be split by the Parish and the City as per the Sales Tax Enhancement Plan, Ordinance C.S. No. 06-1413, adopted by the Parish Council on October 5, 2006 and providing for the annexation of property in Sales Tax District # 3 by the City of Slidell.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to Concur/Not Concur with the City of Slidell annexation and rezoning of 3.84 acres of land, more or less, located on U.S. Highway 190 (Gause Blvd West) in Sections 37 and 38, Township 8 South, Range 14 East, St Tammany Parish, La. from Parish HC-2 Highway Commercial District to City of Slidell C-4 Highway Commercial District in accordance with the provisions of the Sales Tax Enhancement Plan.

BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Engineering Department will cooperate with the City of Slidell in the review of development proposals utilizing the applicable Parish or City Drainage Regulations, whichever is more restrictive, and in compliance with the provisions of the Sales Tax Enhancement Plan.

BE IT FURTHER RESOLVED that should this property be annexed, The St. Tammany Parish Engineering Department 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 Sales Tax Enhancement Plan.

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 4 DAY OF JANUARY , 2018, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

S. MICHELE BLANCHARD, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK



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

Re: Administrative Comment

Date: 12/12/2017

Annexation staff #: SL2017-03

the City of Slidell is contemplating the annexation of 3.84 acres of land, more or less, owned by Dr. and Mrs. Ronald C. Francis, and located on U.S. Highway 190 (Gause Blvd West) in Sections 37 and 38, Township 8 South, Range 14 East, St Tammany Parish, La., Ward 9, District 11.

Robert K. Thompson

Special Revenue Manager

Phone: (985) 898-2865

SL2017-03: STP Department notes:

Department	Originator	Note
Development	S Fontenot	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. The proposal does not increase the intensity of the zoning.
Engineering	H Thomas	The property is located along Gause Blvd. This location is not in a critical drainage area. Any future development will need to comply with state and local regulations and restrictions. The state will be widening Gause Blvd along the properties frontage. The Parish will be extending the trace that will enter into this properties right of way. Both will impact the use and the property. Both will impact the traffic. Both will impact the drainage. The designs are going to take all of this into consideration. These are going to be addressed under two separate projects.
Public Works	J Lobrano	No Public Works Issues
Environmental Services	J Watson	No DES issues.
Data Management	B Thompson	Property is not commercially developed. No Sales Tax Revenue is currently being generated.
Data Management	B Thompson	Property is contiguous to city boundaries via Hwy 190. See attached City Ord 1934

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. _____

COUNCIL SPONSOR: STEVE STEFANCIK/ PAT BRISTER PROVIDED BY: DATA MANAGEMENT

Resolution to Concur/Not Concur with the City of Slidell annexation and rezoning of 3.84 acres of land, more or less, from St Tammany Parish HC-2 Highway Commercial District to City of Slidell C-4 Highway Commercial District, which property is located on U.S. Highway 190 (Gause Blvd West) in Sections 37 and 38, Township 8 South, Range 14 East, St Tammany Parish, Louisiana., Ward 9, District 11.

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WHEREAS, the property requires rezoning from St Tammany Parish HC-2 Highway Commercial District to City of Slidell C-4 Highway Commercial District which is **not** an intensification of zoning; and

WHEREAS, the property is **not** commercially developed and if, in the future, this property is developed, any sales tax revenue would be split *by the Parish and the City as per the Sales Tax Enhancement Plan, Ordinance C.S. No. 06-1413, adopted by the Parish Council on October 5, 2006 and providing for the annexation of property in Sales Tax District # 3 by the City of Slidell.*

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MOVED FOR ADOPTION BY _____, SECONDED BY _____

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS RESOLUTION WAS DECLARED ADOPTED ON THE ____ DAY OF _____, 2017, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, CLERK OF COUNCIL (SL2017-03)



St. Tammany Parish Government

Government that Works

Annexation

City: Sidell

City Case No: A17/Z17-03

Staff Reference SI2017-03

Notification Date: 11/27/2017



Dead Line 1/10/2018



Priority 1

Owner: Dr and Mrs Ronald C. Frands

Ward 9 Council District: 11

Map

Location: Property is located along U.S. Highway 190 (Gause Blvd West) containing 3.84 acres, in Sections 37 and 38, Township 8 South, Range 14 East, ST Tammany Parish, LA.

Parish Zoning HC-2: Hwy Commercial

City Zoning: C-4: Highway Commercial

Subdivision: _____

Existing Use: Undeveloped

Developed Intensification Concur w/ City

Size: 3.84 acres

Population: _____ Concur: _____

STR: Sect 37 and 38, T-8-S, 1

Annex Status: _____ Sales Tax: _____

City Actions

Council Actions

Ordinance: _____ City Date: _____



Resolution: _____ Council Date: _____



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541986-18

Introduced March 11, 1986 by
Councilwoman Williams, seconded by
Councilman Salvaggio

Item No. 86-1-936

ORDINANCE NO. 1934

An ordinance annexing U.S. Highway 190 West from the present
city limits to and including its intersection with Airport Road
into the corporate limits of the City of Slidell.

BE IT ORDAINED by the Slidell City Council that U.S. Highway
190 West, from the present city limits, to and including its
intersection with Airport Road, is hereby annexed into Councilmanic
District D of the City of Slidell.

ADOPTED this 22nd day of April, 1986.

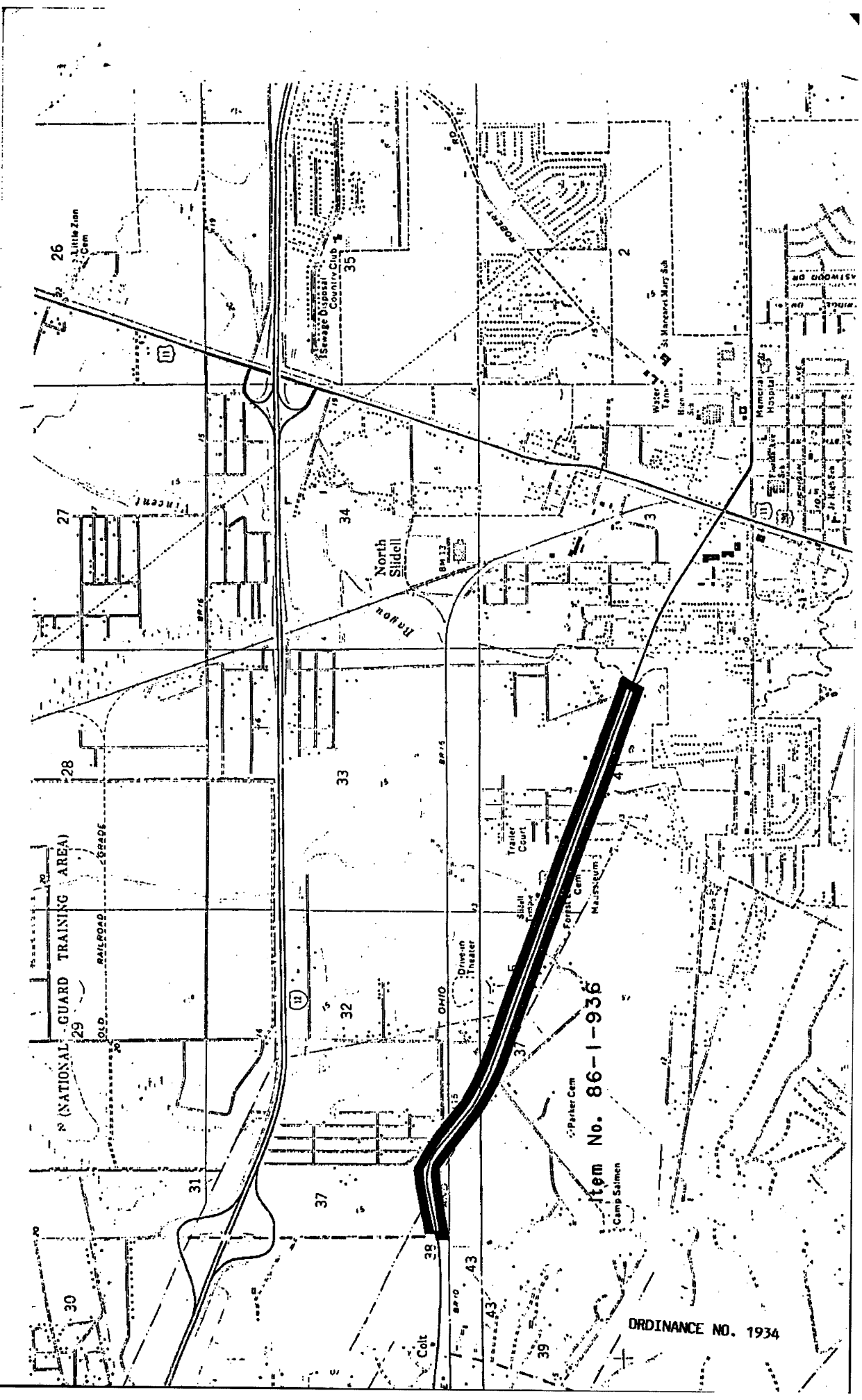
Pearl Williams
Pearl Williams
Councilwoman, District G
President of the Council

DELIVERED
4-22-86
to the Mayor

RECEIVED
4-22-86
from the Mayor

Salvatore A. Caruso
Salvatore A. Caruso
Mayor

Barbara Manteris Penton
Barbara Manteris Penton
Clerk of the Council



NATIONAL GUARD TRAINING AREA

26 Little Zion Cem

27

28

29

30

Sage County Club

34

33

32

37

38

North Sidell

31

36

43

Drive-in Theater

Parter Cem

Camp Salmen

43

39

Trailer Court

Small Temple

Forest Cem

Mausoleum

43

37

43

Item No. 86-1-936

ORDINANCE NO. 1934

Memorial Hospital

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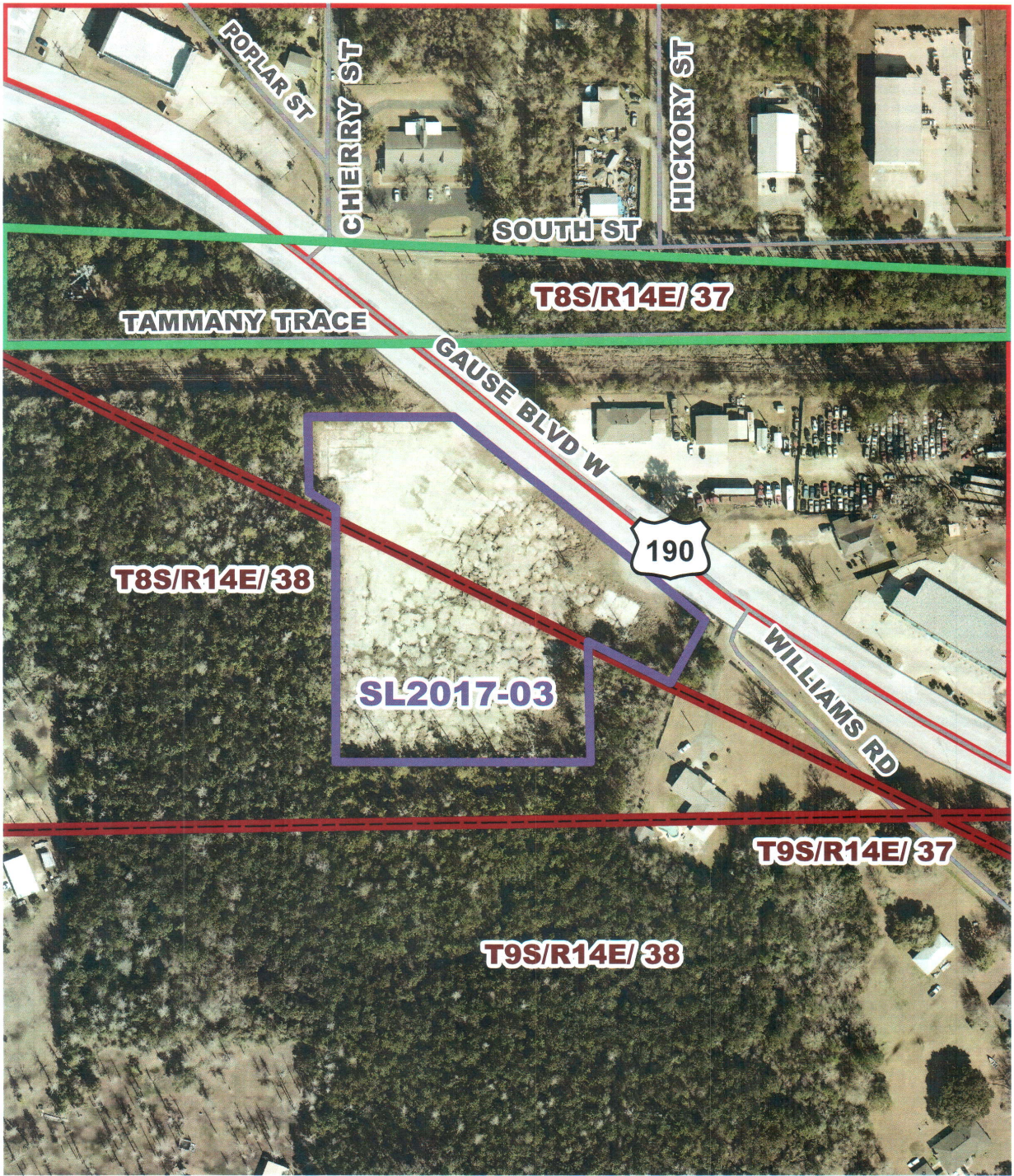
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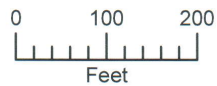


**Slidell Annexation
SL2017-03**



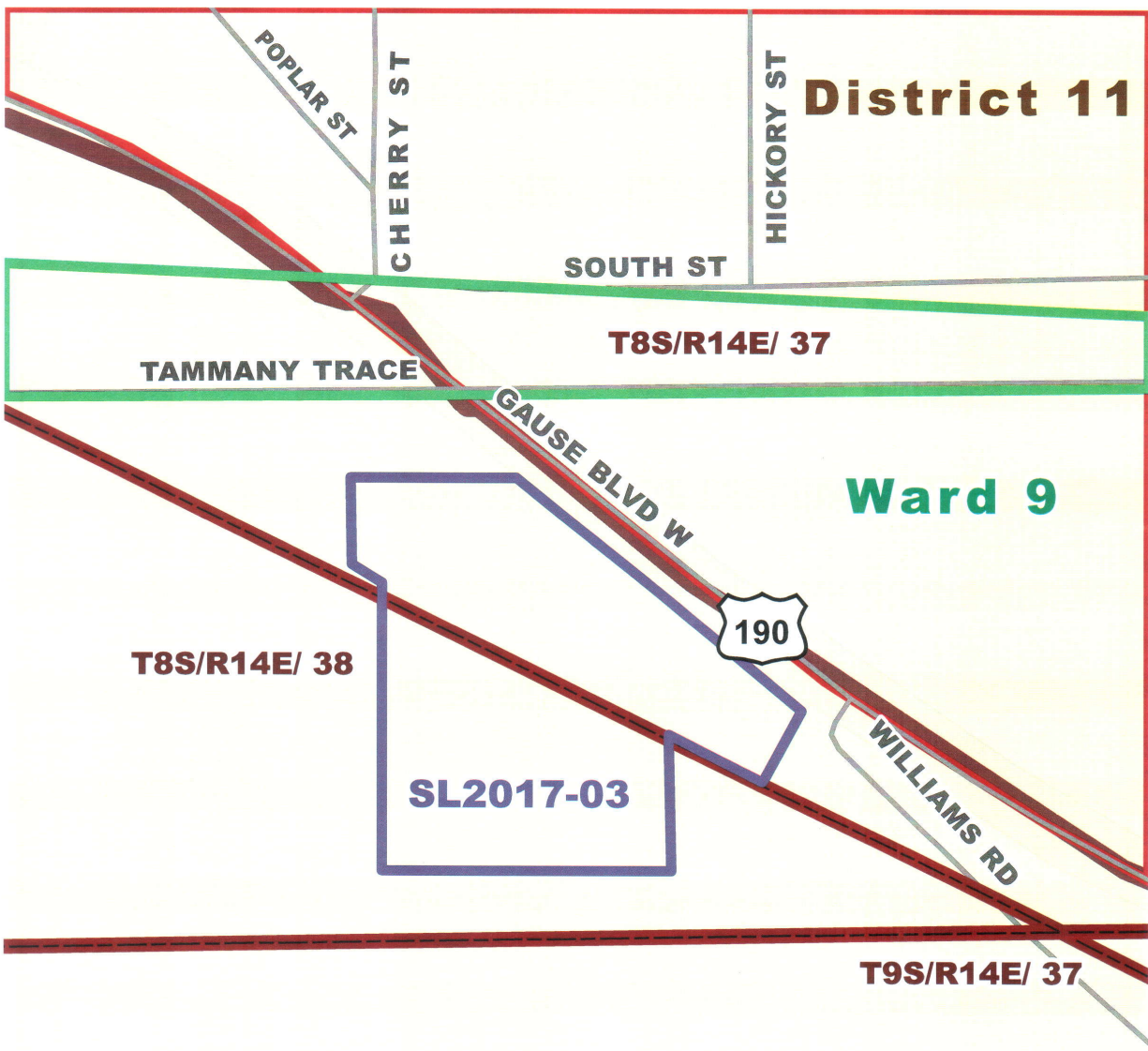
St. Tammany Parish Government
P.O. Box 628
Covington, LA 70434

-  Rivers
-  Streets
-  Major Roads
-  Tammany Trace
-  T/R/S
-  SL2017-03
-  Slidell



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) 2017. St. Tammany Parish, La. All rights Reserved.

Map Number: 2017abg-140 Date: 12/11/2017.



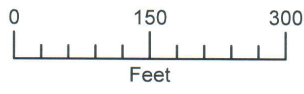
District 14

**Slidell Annexation
SL2017-03**

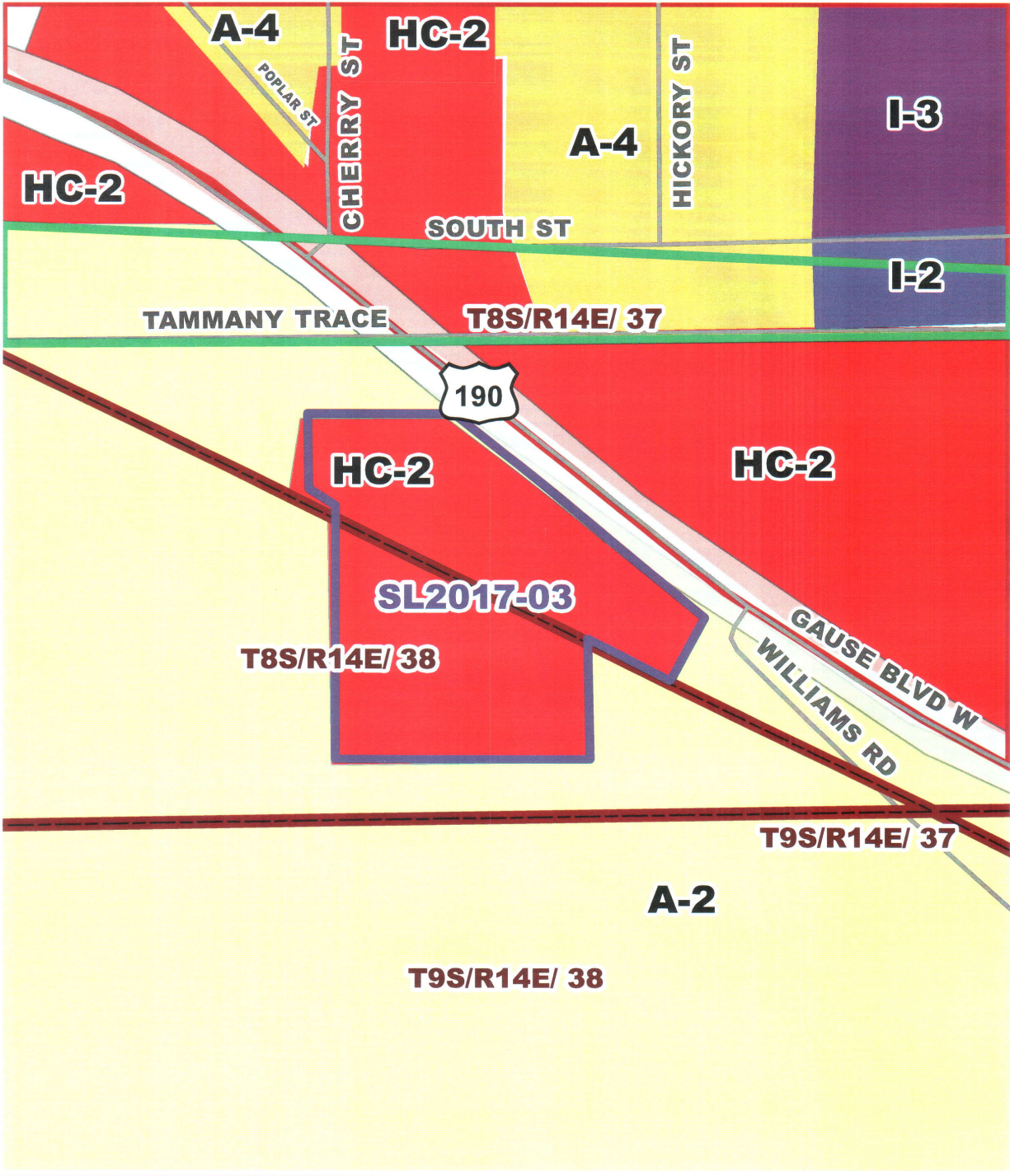


St. Tammany Parish Government
P.O. Box 628
Covington, LA 70434

- Streets
- Major Roads
- Rivers
- Tammany Trace
- T/R/S
- Council Districts
- Wards
- SL2017-03
- Slidell



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



- Streets
- Major Roads
- Rivers
- Tammany Trace
- ▭ T/R/S
- ▭ SL2017-03
- ▭ Slidell

Map Number: 2017abg-139 Date: 12/11/2017.

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Slidell Annexation SL2017-03

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|---------------------------------|--|--|
| 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 |

SL2017-03



The City of Slidell

PLANNING DEPARTMENT

250 Bouscaren Street, Suite 203 • Slidell, Louisiana 70458

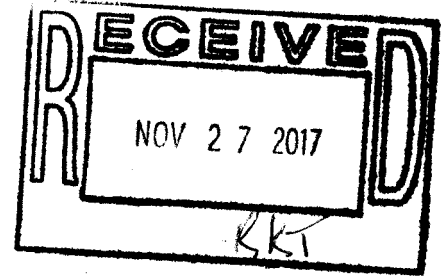
P.O. Box 828 • Slidell, Louisiana 70459-0828

Telephone (985) 646-4320 • Fax (985) 646-4356

TDD/TTY (800) 545-1833, ext. 375

www.slidell.la.us

FREDDY DRENNAN
Mayor



TARA INGRAM-HUNTER
Director

November 21, 2017

Mr. Robert K. Thompson, Special Revenue Manager
St. Tammany Parish Government, Finance Dept.
21490 Koop Drive
Mandeville, Louisiana 70471

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
NO.: 7016 2710 0000 3160 1157

RE: ANNEXATION (A17-03) and ZONING (Z17-03): A request by Dr. and Mrs. Ronald C. Francis, to annex and rezone property located along U.S. Highway 190 (Gause Blvd. West) containing 3.84 acres, in Sections 37 and 38, Township 8 South, Range 14 East, St. Tammany Parish, rezoning the property from St. Tammany Parish Zoning District HC-2 (Highway Commercial) to City of Slidell Zoning District C-4 (Highway Commercial), in connection with Annexation into the City's jurisdictional limits.

Dear Mr. Thompson:

This is to advise you that the Slidell Planning and Zoning Commissions will consider a Petition for Annexation by Dr. and Mrs. Ronald C. Francis. This property is located along Gause Boulevard West (Hwy. 190 W), south of its intersection with Cherry and South. The public hearing for this request will be held on Monday, December 18, 2017 at 7:00 p.m. in the Slidell City Council Chambers located at 2045 Second Street, Third Floor. Final action on the Petition for Annexation and Zoning will not take place by the Slidell City Council until after the public hearing of the Slidell Planning and Zoning Commissions.

If you have any comments or questions regarding this annexation, please do not hesitate to contact the City Planning Department at (985) 646-4320.

Sincerely,

Theresa B. Alexander, Secretary
Slidell Planning and Zoning Commissions

Enclosures

Cc: Dr. and Mrs. Ronald C. Francis (w/o encl)
Freddy Drennan, Mayor (w/o encl)
City of Slidell City Council (w/o encl)
Thomas J. Smith, District 14 - Parish Council (w/o encl)
Tara Ingram-Hunter, Director of Planning (w/o encl)

/tba

**CITY OF SLIDELL
PETITION FOR ANNEXATION**

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

DATE: November 7, 2017

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

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

NAME	MAILING ADDRESS	TELEPHONE NO.
Dr. Ronald C. Francis	114 N. Randall Dr., Slidell, LA 70458	228.731.2111
Mrs. Joyce Francis	114 N. Randall Dr., Slidell, LA 70458	228.731.2111

There are: 0 Resident property owners

2 Non-Resident property owners

- 3) I/we do hereby certify that the undersigned are the sole owners of the property to be annexed. **A copy of the Act of Sale/Deed must be attached.** Attach a plat of survey or a map drawn to scale of no smaller than 1" equals 100' showing the location, measurements, and ownership of all property proposed for annexation.
- 4) The legal description of the property to be annexed must be attached so that the new City boundaries can be defined with certainty and precision.
- 5) If the petitioner(s) is/are a corporation, partnership or other entity, the petitioner(s) must attach a copy of the resolution authorizing the petitioner to sign and authorizing the petition for annexation. If a couple, both husband and wife must sign the petition.
- 6) Petitioner(s) desire to have the property as described in paragraph 4 annexed to the City of Slidell, St. Tammany Parish, Louisiana.
- 7) A copy of the last paid tax statement must be submitted with this petition for annexation.
- 8) Original Certificate of Assessor certifying ownership and assessed valuation of property must be completed by the Assessor's office. A copy of last tax statement and survey of property should be attached when submitting form to the Assessor's office for completion. Assessor's telephone number is (985) 809-8180 if you have any questions.

***Petitioner, by signature below, acknowledges that they have been informed as to the estimated cost of connection to City utilities.**

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

PETITIONER(S) / OWNER(S) OF RECORD:

✓ Donald C. Francis 11-7-2017
Signature Date

✓ Joyce Francis 11-7-2017
Signature Date

Signature Date

Signature Date

SWORN TO AND SUBSCRIBED before me this 07 day of Nov., 2017.

Judy H. Aleman
NOTARY PUBLIC

JUDY H. ALEMAN #46656
NOTARY ST. TAMMANY PARISH
LOUISIANA

**Certificate of the
Registrar of Voters**

**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 made by J. V. Burkes & Assoc., Survey No. 6788 dated October 30, 1970 and further identified as a certain piece or portion of land containing 3.84 acres more or less of land situated in Sections 37 and 38 of Township 8 South, Range 14 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 9th day of November 2017.

A handwritten signature in cursive script, 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

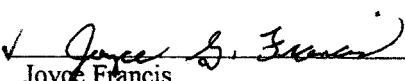
Cc: Erin Delany, Director of Elections Services, Secretary of State

NOTARIZED AUTHORIZATION OF OWNER

We, RONALD C. FRANCIS and JOYCE FRANCIS, as the sole or joint fee simple title holder(s) of the property described as +/- 3.70 acres, more or less, being of tax parcel No. 1280642274, located on Highway 190 / Gause Blvd W, Slidell, Louisiana, authorize HSC Slidell, LLC and JADE Consulting, LLC and/or their consultants to act as our agent to seek annexation, zoning, site plan/development plan approval, LADOTD approvals, and/or all regulatory approvals in connection therewith, on the above referenced property.

Owners: Ronald C. Francis and Joyce Francis

By: 
Ronald C. Francis

By: 
Joyce Francis

Address: 211 N. Randall Drive
Slidell, Louisiana 70458

Phone: 228-731-2111

STATE OF LOUISIANA
PARISH OF ST. TAMMANY

The forgoing instrument was acknowledged before me this 19th day of October, 2017 by Ronald Charles Francis who is personally known to me or who has produced Joyce G. Francis (type of ID) as identification and who did not take an oath.

LA.ID. 011512637
MS.ID. 802481640


NOTARY PUBLIC - STATE OF LOUISIANA

Judy H. Aleman
NAME OF NOTARY - TYPED OR PRINTED

COMMISSION NO: JUDY H. ALEMAN #46656
NOTARY ST. TAMMANY PARISH

Louisiana Secretary of State
Street Address List

For Parish ST. TAMMANY - 52 AND Ward <ALL> AND Precinct <ALL> AND City SLIDELL AND Street <ALL> GAUSE BLVD W FROM 2083 TO 2083 ALL

City	Zip	Street	Apt	Ward	Prct	CT	SB	TX	JP	House#	R	Stat	Reg #	Name
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Report Count: 0

**Petitioner's Letter of
Desire for Annexation**

November 8, 2017

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


Dear Commissioners:

This letter confirms our desire to have our property located at Gause Blvd N/Hwy 190 W, Slidell, Louisiana, parcel (SEC 37 38 8 14 CB 365), annexed into the City of Slidell and re-zoned to the City's zoning classification of C-4.

It is our intent to sell this parcel to HSC Slidell, LLC, for future commercial retail development and the developer requires access to City of Slidell water and sewer.

We asked for your consideration and favor in approving this request.

Sincerely,


Dr. Ronald C. Francis


Mrs. Joyce Francis

Last Paid Tax Statement

Search for a property by:

Last Name: First Name:

Year:

1 Found.

Year: 2017

Name: FRANCIS, DR RONALD

Mailing Address: 7739 MANINI WAY DIAMONDHEAD, MS
39525

Property Address: HIGHWAY 190 W

Assessment Number: 128-064-2274

Property Description: 3.84 AC HWY 190 SEC 37 38 8 14 CB 365
573

Exemption:

Parish Tax: \$1,268.13

City Tax: \$0.00

Parish Mills: 151.69

City Mills: 0.00

Assessed Value Improvement: 0

Assessed Value Land: 8,360

Fair Market Value Land: \$83,600

Total Assessed Value: 8,360

Total Fair Market Value: \$83,600

Homestead: 0

Taxable: 8,360

WHERE DO YOUR TAXES GO?

Query executed in 1.139 seconds.

Year/Bill 2016 228314 PAYMENT
 Category 20 REAL ESTATE
 Receipt 2378904
 Amount 1,297.72
 Batch 147721
 External Batch
 Reference
 Deposit #
 Customer 428126 FRANCIS, DR RONALD
 Parcel ID 1280642274
 Post Date 12/28/2016
 Yr/Per/Jnl 2017 06 62036
 Cash Account CASHPOOL 101045

Effective Date 12/22/16
 Entry Date/Time 12/27/16 13:21:58
 Clerk riedd20
 Department 10 Property T
 Source Payment Entry
 Paid By CID 428126
 Paid By Ref FRANCIS, DR RONALD
 Check # 5249
 Payment Method 1 CHECK
 Web Transaction? Y
 Posted? Y
 Reason Released? Y
 Reversed? N

Line	Chg Cd	Desc	Interest	Principal	Adjusted
1	1	LAW ENFORCEMEN	.00	94.04	.00
2	2	SCHOOL DIST NO	.00	149.64	.00
3	3	SCHOOL CONST T	.00	30.51	.00
4	4	SCHOOL MAINT O	.00	38.79	.00
5	5	SCHOOL BLDG RE	.00	27.59	.00
6	6	OPERATION AND	.00	284.49	.00
7	7	SCHOOL ADD SUP	.00	24.16	.00
8	8	FLORIDA PARISH	.00	22.99	.00
9	9	DRAINAGE MAINT	.00	14.80	.00
10	9	LIBRARY	.00	50.75	.00
11	11	PARISH SPECIAL	.00	21.74	.00
12	12	PUBLIC HEALTH	.00	14.80	.00
13	100	ANIMAL SHELTER	.00	6.86	.00
14	101	COUNCIL ON AGI	.00	16.05	.00
15	104	CORONER'S MILL	.00	27.25	.00
16	13	ALIMONY 1	.00	24.16	.00
17	15	FIRE DIST 01	.00	292.60	.00
18	28	MOSQUITO DIST	.00	33.86	.00
19	33	LIGHTING DIST	.00	33.19	.00
20	47	NORTHSHORE HAR	.00	30.93	.00
21	63	SLIDELL HOSPIT	.00	58.52	.00
1	1	Instalment	Interest .00	Principal 1,297.72	Adjusted .00

Certificate of Assessor



St. Tammany Parish Assessor's Office

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

Louis Fitzmorris
Assessor

CERTIFICATE OF OWNERSHIP AND ASSESSED VALUATION

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

2017 Tax Roll - Assessment Number 128-064-2274

OWNERS: Francis, Dr. Ronald
7739 Manini Way
Diamondhead, MS 39525

PROPERTY DESCRIPTION: **2017 TAX ROLL**

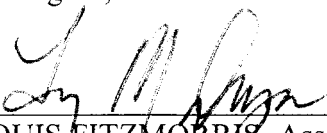
3.84 Acs Hwy 190 Sec 37 38 8 14 CB 365 573

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

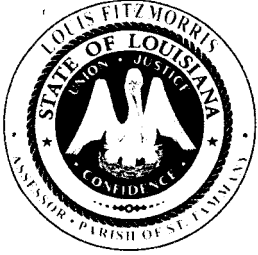
2017 VALUATION:	Land	-	8,360
	Improvements	-	<u>0</u>
TOTAL ASSESSED VALUATION			8,360

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

Covington, Louisiana this the 8th day of November, 2017.



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 **Francis, Dr. Ronald** as owner for the tax year **2017** and whose address is **7739 Manini Way, Diamondhead, MS 39525**, 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


2017 Tax Roll Assessment: Assessment Number: 128-064-2274

3.84 Acs Hwy 190 Sec 37 38 8 14 CB 365 573

- I. The total assessed value of all property within the above described area is \$ 8,360.
- 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 \$ 8,360.
- III. I do further certify that the assessed valuation of the above described tract is as follows:

2017 ASSESSED VALUATION : \$ 8,360

In faith whereof, witness my official signature and the impress of my official seal, at Covington, Louisiana this the 8th day of November, 2017.



LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor

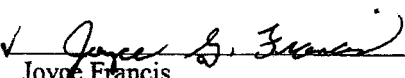
Owner Authorization

NOTARIZED AUTHORIZATION OF OWNER

We, RONALD C. FRANCIS and JOYCE FRANCIS, as the sole or joint fee simple title holder(s) of the property described as +/- 3.70 acres, more or less, being of tax parcel No. 1280642274, located on Highway 190 / Gause Blvd W, Slidell, Louisiana, authorize HSC Slidell, LLC and JADE Consulting, LLC and/or their consultants to act as our agent to seek annexation, zoning, site plan/development plan approval, LADOTD approvals, and/or all regulatory approvals in connection therewith, on the above referenced property.

Owners: Ronald C. Francis and Joyce Francis

By: 
Ronald C. Francis

By: 
Joyce Francis

Address: 211 N. Randall Drive
Slidell, Louisiana 70458

Phone: 228-731-2111

STATE OF LOUISIANA
PARISH OF ST. TAMMANY

The forgoing instrument was acknowledged before me this 19th day of October, 2017 by Ronald Charles Francis who is personally known to me or who has produced Joyce C. Francis (type of ID) as identification and who did not take an oath.

LA.ID. 011812637
MS.ID. 802481640


NOTARY PUBLIC - STATE OF LOUISIANA

Judy H. Aleman
NAME OF NOTARY - TYPED OR PRINTED

COMMISSION NO: JUDY H. ALEMAN #46656
NOTARY ST. TAMMANY PARISH

**CITY OF SLIDELL
PETITION TO CHANGE ZONING DISTRICT CLASSIFICATION**

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

DATE: November 7, 2017

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:
To the Northeast by Gause Blvd N / Hwy 190

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

SEC 37 38 8 14 CB 365

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: 3.84 Acres

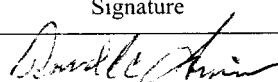
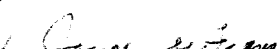
3) The reasons for requesting the zoning change are as follows:
To convey comprable City of Slidell zoning classification (C-4), due to annexation petition, as was previously allowed by St. Tammany Parish (HC-2).

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.

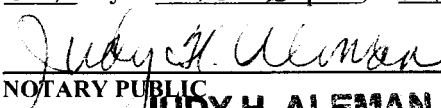
6) The following list of owners or authorized agents of 50% or more of the area of the land in which a change of classification is requested hereby petition the zoning classification of the afore described property be changed –

FROM: St. Tammany Parish HC-2 **TO:** City of Slidell C-4
(Existing classification) (Proposed classification)

Signature	Printed Name	Mailing Address	Phone #	% Land Owned
	Dr. Ronald C. Francis	114 N. Randall Dr., Slidell, LA 70458	228.731.2111	100%
	Mrs. Joyce Francis	114 N. Randall Dr., Slidell, LA 70458	228.731.2111	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 07 day of Nov., 2017.


NOTARY PUBLIC
JUDY H. ALEMAN #46656
NOTARY ST. TAMMANY PARISH
LOUISIANA

Act of Sale
(with Legal Description)

3165/573

CASH SALE

No. _____

July 10, 1964

Sale of Property

BY

AUGUST SYLVE

TO

DR. RONALD C. FRANCIS

United States of America

STATE OF LOUISIANA

209664 PARISH OF ST. TAMMANY

Be it Known, That on this Tenth day of July

the month of July in the year of our Lord one thousand nine hundred and sixty-four

BEFORE ME, S.W. PROVENSAL

a Notary Public, duly commissioned and qualified, in and for the Parish of St. Tammany, therein residing, and in

the presence of the witnesses hereinafter named and undersigned;

Personally Came and Appeared

AUGUST SYLVE, of legal age, a resident of St. Tammany Parish, Louisiana who declares on his oath that he has been married but once and then to Louise Dumas, his present wife with whom he is living at his permanent mailing address and residence, Route 2 Box 105H, Slidell, Louisiana

Who declare that he does do by these presents grant, bargain, sell, convey, transfer, assign, set over, abandon and deliver with all legal warranties and with full substitution and subrogation in and to all the rights of actions of warranty which or may have against all preceding owners and venders, unto

DR. RONALD C. FRANCIS, of legal age, a resident of New Orleans, Louisiana, who declares on his oath that he has been married but once and then to Joyce Goubler, his present wife, with whom he is living and whose permanent mailing address is 1104 Front Street, Slidell, Louisiana

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

A certain piece or portion of land, together with all rights, ways, servitudes and advantages thereunto belonging or in anywise appertaining, together with all the buildings and improvements situated thereon and more fully described as follows:

3.84 acres of land situated in Sections 37 and 38 of Township 8 South Range 14 East, St. Tammany Parish, Louisiana, to-wit:

Beginning at a point on the line dividing Sections 37 and 38 of T 8 S., R. 14 E., which said point is the northwest corner of the Troullier land and is also the corner of Tract "H" of the Cousin lands, thence go South 62 deg. 45 min. East along said dividing line 58.0 feet; thence go South 344.5 feet; thence go East 341.0 feet; thence go North 164.0 feet; thence go South 62 deg. 45 min. East 124.0 feet; thence go North 28 deg. 20 min. East 96.5 feet to the south edge of U.S. Highway No. 190; thence go along the south edge of said U.S. Highway No. 190 in two courses:

365/574

North 50 deg. West 250.0 feet; and
North 51 deg. 15 min. West 185.0 feet to the
south edge of the right of way of the G.M. & O.R.R.
Thence along the south edge of said right of way of said railroad West
195.7 feet; thence go South 102.3 feet to the beginning

All in accordance with survey and proces verbal by Lamar Harrison, C.E.,
dated June 4, 1964 copies of which are attached hereto and made part hereof.

Being the same property acquired by vendor by purchase from Lamar
Harrison, et als, on November 13, 1948 all of which is recorded in COB 186
folio 124 and from Laurena Troullier, widow of Raymond Pichon, on
September 28, 1955 all of which is recorded in COB 312 folio 324 of the
records of St. Tammany Parish, Louisiana

This sale is made and accepted for and in consideration of the price
and sum of.....

Thirty Thousand and no/100 Dollars (\$30,000.00) Cash
which the said purchaser has well and truly paid in ready and
current money to the said August Sylve who hereby acknowledge
the receipt thereof and grant full acquittance and discharge thereof.
Parish

All State and ~~city~~ taxes up to and including the taxes due and exigible
in 1963 are paid as per tax receipts produced, taxes
for the year 1964 to be prorated.

By reference to the certificates of the Register of Conveyances and
Recorder of Mortgages in and for the Parish of St. Tammany, annexed hereto
it does not appear that said property has been heretofore alienated by
the Vendor or that it is subject to any encumbrance ~~XXXXXX~~ except that
shown and which will be removed with the passage of this act, and
except the mortgage recorded in COB "226" folio "52" the amount of
which is with no/100 Dollars and after surrender of the note will be cancelled
by me, Notary Public for the Parish of St. Tammany, Louisiana.
United States Internal Revenue Stamps of the value of \$33.00
affixed to this instrument and filed in the Conveyance Records of St. Tammany
Parish are hereby declared to have been duly defaced and cancelled by me, Notary.

Notary Public for the Parish of St. Tammany, Louisiana
ROBERT F. PROVENSAL
JUL 14 1964
Clark & Egan Office Recorder

209664 ✓

Thus done and Passed, in my office at Slidell, Louisiana
on the day month and year herein first written, in the presence of Messieurs
Marshall Thompson and John E. Argus Sr

competent witnesses, who hereunto sign their names with the said appearers
and me, Notary, after reading of the whole.

WITNESSES:

Marshall Thompson
Marshall Thompson
John E. Argus Sr
John E. Argus Sr

August Sylve
August Sylve
Louise D. Sylve
Louise D. Sylve
Ronald C. Francis
Ronald C. Francis

S.W. Provensal
S.W. Provensal Notary Public

Filed for record July 14th, 1964
Truly recorded July 14th, 1964

Clark & Egan Office Recorder.



Act of Sale
(with Legal Description)

3165/573

CASH SALE

No. _____

July 10, 1964

Sale of Property

BY

AUGUST SYLVE

TO

DR. RONALD C. FRANCIS

United States of America

STATE OF LOUISIANA

209664 PARISH OF ST. TAMMANY

Be it Known, That on this Tenth day of July

the month of July in the year of our Lord one thousand nine hundred and sixty-four

BEFORE ME, S.W. PROVENSAL

a Notary Public, duly commissioned and qualified, in and for the Parish of St. Tammany, therein residing, and in

the presence of the witnesses hereinafter named and undersigned;

Personally Came and Appeared

AUGUST SYLVE, of legal age, a resident of St. Tammany Parish, Louisiana who declares on his oath that he has been married but once and then to Louise Dumas, his present wife with whom he is living at his permanent mailing address and residence, Route 2 Box 105H, Slidell, Louisiana

Who declare that he does go by these presents grant, bargain, sell, convey, transfer, assign, set over, abandon and deliver with all legal warranties and with full substitution and subrogation in and to all the rights of actions of warranty which or may have against all preceding owners and venders, unto

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365/574

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the Vendor or that it is subject to any encumbrance ~~RECORD~~ except that
shown and which will be removed with the passage of this act, and
except the mortgage recorded in MOB "226" folio " 573" the amount of
which is withheld and after surrender of the note will be cancelled

United States Internal Revenue Stamps of the value of \$33.00
attached to this instrument and filed in the Conveyance Records of St. Tammany
Parish the same have been duly defaced and cancelled by me, Notary.

Clerk of Court & Ex-Officio Recorder
Back
Date of filing records
1964
JUL 14 1964
ST. TAMMANY PARISH
ROBERT FITZPATRICK
Clerk of Court

209664 ✓

Thus done and Passed, in my office at Slidell, Louisiana

on the day month and year herein first written, in the presence of Messieurs
Marshall Thompson and John E. Argus Sr
competent witnesses, who hereunto sign their names with the said appearers
and me, Notary, after reading of the whole.

WITNESSES:

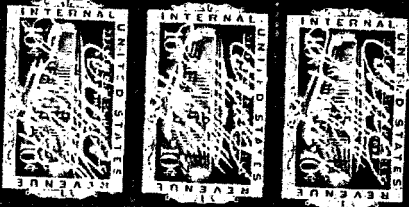
Marshall Thompson
Marshall Thompson
John E. Argus Sr
John E. Argus Sr

August Sylve
August Sylve
Louise D. Sylve
Louise D. Sylve
Ronald C. Francis
Ronald C. Francis

S.W. Provensal
S.W. Provensal Notary Public

Filed for record July 14th, 1964
Truly recorded July 14th, 1964

Clerk & Ex-Officio Recorder.



.

Plat Survey

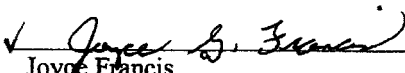
Owner Authorization

NOTARIZED AUTHORIZATION OF OWNER

We, RONALD C. FRANCIS and JOYCE FRANCIS, as the sole or joint fee simple title holder(s) of the property described as +/- 3.70 acres, more or less, being of tax parcel No. 1280642274, located on Highway 190 / Gause Blvd W, Slidell, Louisiana, authorize HSC Slidell, LLC and JADE Consulting, LLC and/or their consultants to act as our agent to seek annexation, zoning, site plan/development plan approval, LADOTD approvals, and/or all regulatory approvals in connection therewith, on the above referenced property.

Owners: Ronald C. Francis and Joyce Francis

By: 
Ronald C. Francis

By: 
Joyce Francis

Address: 211 N. Randall Drive
Slidell, Louisiana 70458

Phone: 228-731-2111

STATE OF LOUISIANA
PARISH OF ST. TAMMANY

The forgoing instrument was acknowledged before me this 19th day of October, 2017 by Ronald Charles Francis who is personally known to me or who has produced Joyce G. Francis (type of ID) as identification and who did not take an oath.

LA.ID. 011812637
MS.ID. 802481640


NOTARY PUBLIC - STATE OF LOUISIANA

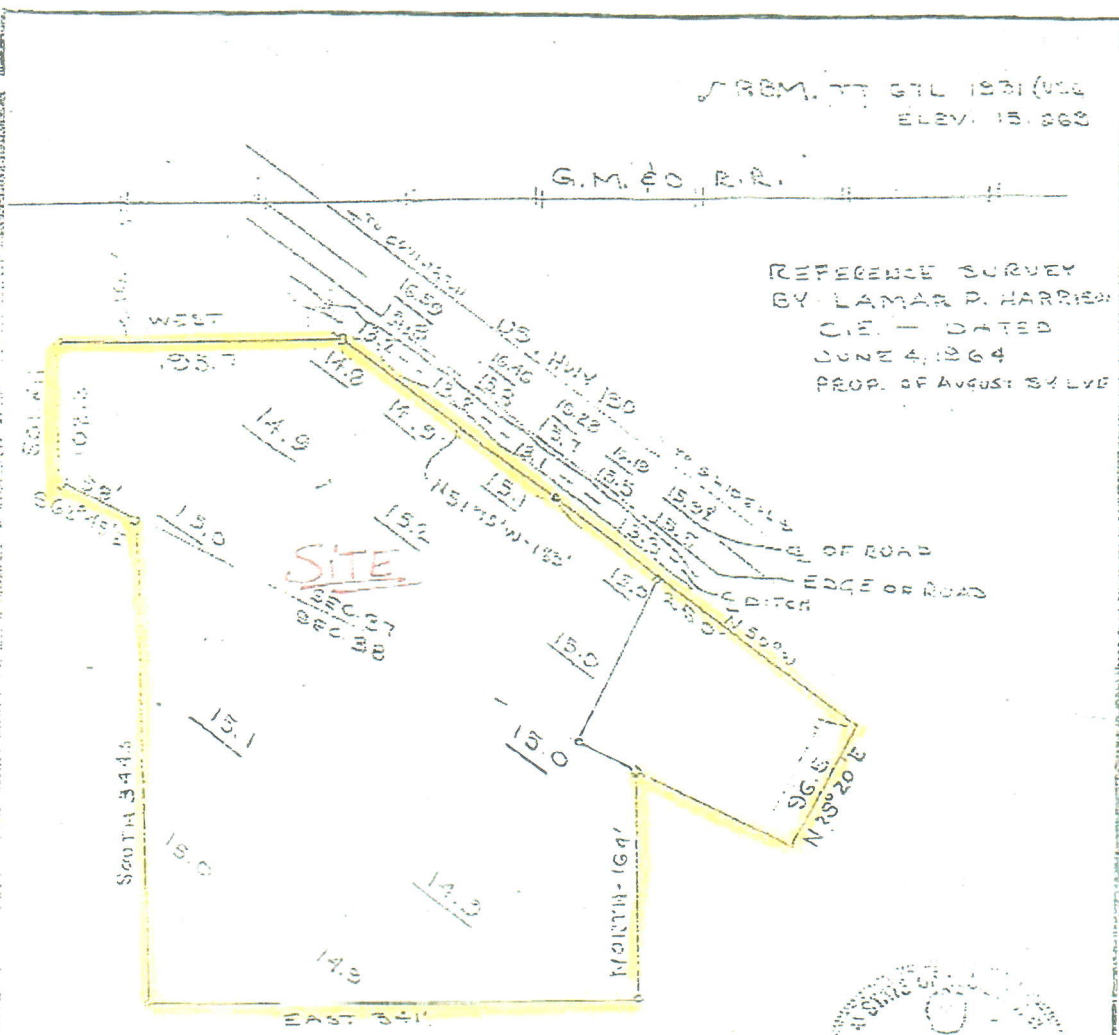
Judy H. Aleman
NAME OF NOTARY - TYPED OR PRINTED

COMMISSION NO: JUDY H. ALEMAN #46656
NOTARY ST. TAMMANY PARISH

IRBM. 77 57L 1931 (100)
ELEV. 15.263

G.M. & O. R.R.

REFERENCE SURVEY
BY LAMAR D. HARRISON
C.E. - DATED
JUNE 4, 1964
PROP. OF AUGUST 24, 1964

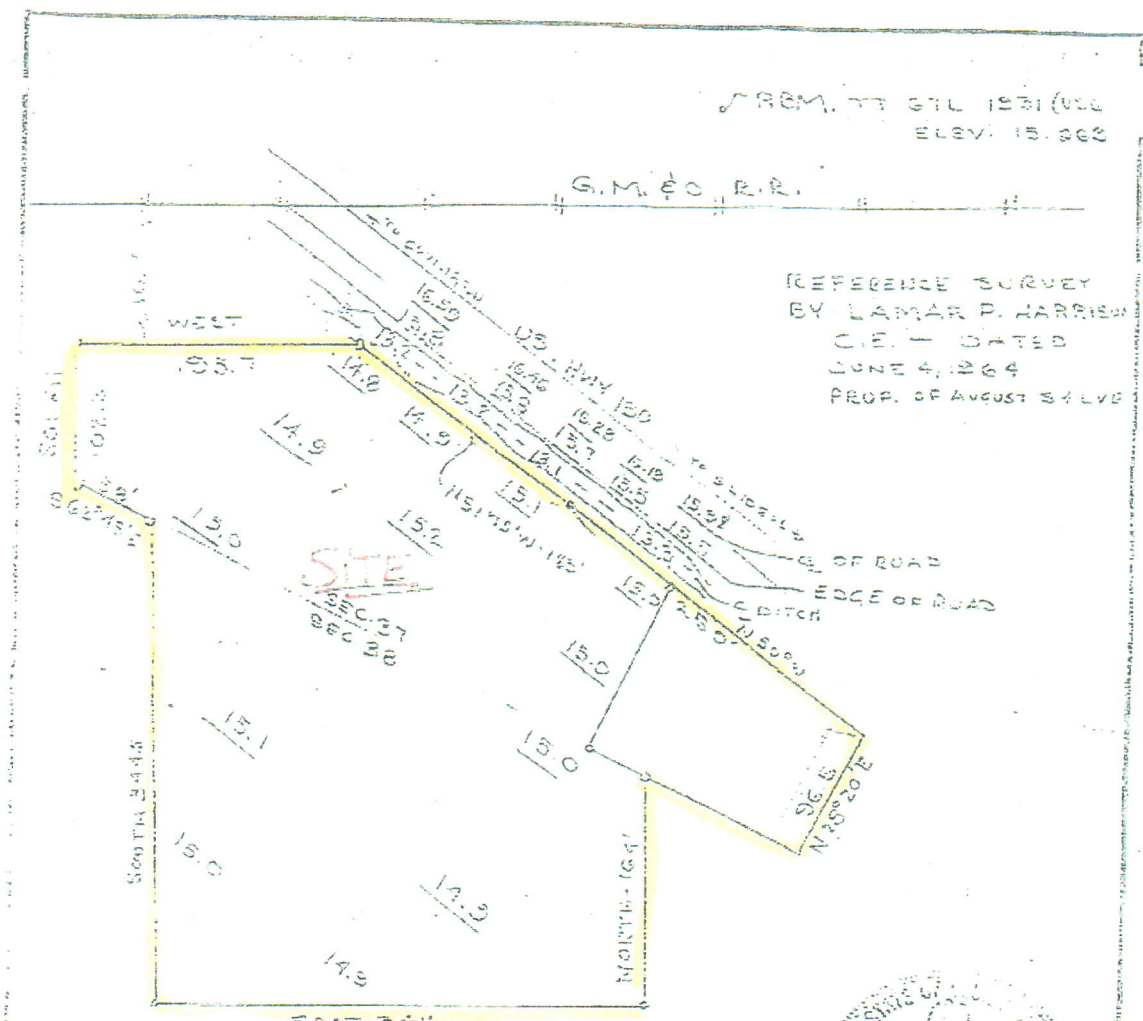


PLAT OF A TOPOGRAPHIC SURVEY
OF A PARCEL OF LAND IN
SECTIONS 37 AND 38 - T88S - R14E.
ST. TAMMANY PARISH, LOUISIANA
FOR: DR. RONALD C. FRANCIS



SCALE: 1" = 100'
DATE: OCT. 30, 1970
SURVEY NO. 6788

J. V. BURKES & ASSOC.
SURVEYED BY
J. V. BURKES CE.
LA. REG. NO. 6987
SLIDELL LA.

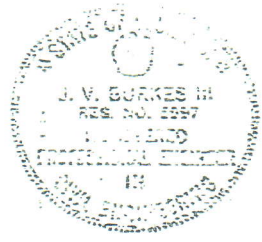


B.M. 77 G.T.L. 1931 (100)
ELEV. 15.068

G.M. & O. R.R.

REFERENCE SURVEY
BY LAMAR P. HARRISON
C.E. - DATED
JUNE 4, 1964
PROP. OF AUGUST 3 & 4 L.V.D.

PLAT OF A TOPOGRAPHIC SURVEY
OF A PARCEL OF LAND IN
SECTIONS 37 AND 38 - T.8S. - R.14E.
ST. TAMMANY PARISH, LOUISIANA
FOR: DR. RONALD C. FRANCIS



SCALE: 1" = 100'
DATE: OCT. 30, 1970
SURVEY NO. 0788

J. V. BURKES & ASSOC.
SURVEYED BY
J. V. BURKES CE.
LA. REG. NO. 6997
SLIDELL, LA.

Map



Address



Major Roads



Streets



Township/Range



Subdivisions



SD Parcels



Land Parcels

Cities



Precincts 2014



Copyright

STPBasicMap
MIS/GIS Department

365/573

CASH SALE

No. _____

July 10, 1964

Sale of Property

BY

AUGUST SYLVE

TO

DR. RONALD C. FRANCIS

United States of America

STATE OF LOUISIANA

209664 PARISH OF ST. TAMMANY

Be it Known, That on this.....Tenth..... day of
the month of..... July..... in the year of our Lord

one thousand nine hundred and ..sixty-four.....

BEFORE ME..... S.W. PROVENSAL.....

a Notary Public, duly commissioned and qualified, in and
for the Parish of St. Tammany, therein residing, and in

the presence of the witnesses hereinafter named and
undersigned;

Personally Came and Appeared

AUGUST SYLVE, of legal age, a resident of St. Tammany Parish, Louisiana who declares on his oath that he has been married but once and then to Louise Dumas, his present wife with whom he is living at his permanent mailing address and residence, Route 2 Box 105H, Slidell, Louisiana

Who declare that.....he does.....do by these presents grant, bargain, sell, convey, transfer, assign, set over, abandon and deliver with all legal warranties and with full substitution and subrogation in and to all the rights of actions of warranty which.....or may have against all preceding owners and venders, unto.....

DR. RONALD C. FRANCIS, of legal age, a resident of New Orleans, Louisiana, who declares on his oath that he has been married but once and then to Joyce Goubler, his present wife, with whom he is living and whose permanent mailing address is 1104 Front Street, Slidell, Louisiana

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

A certain piece or portion of land, together with all rights, ways, servitudes and advantages thereunto belonging or in anywise appertaining, together with all the buildings and improvements situated thereon and more fully described as follows:

3.84 acres of land situated in Sections 37 and 38 of Township 8 South Range 14 East, St. Tammany Parish, Louisiana, to-wit:

Beginning at a point on the line dividing Sections 37 and 38 of T 8 S., R. 14 E., which said point is the northwest corner of the Troullier land and is also the corner of Tract "H" of the Cousin lands, thence go South 62 deg. 45 min. East along said dividing line 58.0 feet; thence go South 344.5 feet; thence go East 341.0 feet; thence go North 164.0 feet; thence go South 62 deg. 45 min. East 124.0 feet; thence go North 28 deg. 20 min. East 96.5 feet to the south edge of U.S. Highway No. 190; thence go along the south edge of said U.S. Highway No. 190 in two courses:

365/574

North 50 deg. West 250.0 feet; and
North 51 deg. 15 min. West 185.0 feet to the
south edge of the right of way of the G.M. & O.R.R.
Thence along the south edge of said right of way of said railroad West
195.7 feet; thence go South 102.3 feet to the beginning

All in accordance with survey and proces verbal by Lamar Harrison, C.E.,
dated June 4, 1964 copies of which are attached hereto and made part hereof.

Being the same property acquired by vendor by purchase from Lamar
Harrison, et als, on November 13, 1948 all of which is recorded in COB 186
folio 124 and from Laurena Troullier, widow of Raymond Pichon, on
September 28, 1955 all of which is recorded in COB 312 folio 324 of the
records of St. Tammany Parish, Louisiana

This sale is made and accepted for and in consideration of the price
and sum of.....

Thirty Thousand and no/100 Dollars (\$30,000.00) Cash
which the said purchaser has well and truly paid in ready and
current money to the said August Sylve who hereby acknowledge
the receipt thereof and grant full acquittance and discharge thereof.

All State and ~~city~~ taxes up to and including the taxes due and exigible
in 1963 are paid as per tax receipts produced, taxes
for the year 1964 to be prorated.

By reference to the certificates of the Register of Conveyances and
Recorder of Mortgages in and for the Parish of St. Tammany, annexed hereto
it does not appear that said property has been heretofore alienated by
the Vender or that it is subject to any encumbrance ~~known~~ except that
shown and which will be removed with the passage of this act, and
except the mortgage recorded in MOB "226" folio "573" the amount of
which is with the said ~~amount~~ after surrender of the note will be cancelled
United States Internal Revenue Stamps of the value of \$33.00
affixed to this instrument filed in the Conveyance Records of St. Tammany
Parish, Louisiana have been duly defaced and cancelled by me, Notary.

By Clerk of Court & Ex-Officio Recorder

Thus Done and Passed, in my office at Slidell, Louisiana

the day month and year herein first written, in the presence of Messieurs
Marshall Thompson and John E. Argus Sr

competent witnesses, who hereunto sign their names with the said appearers
and me, Notary, after reading of the whole.

WITNESSES:

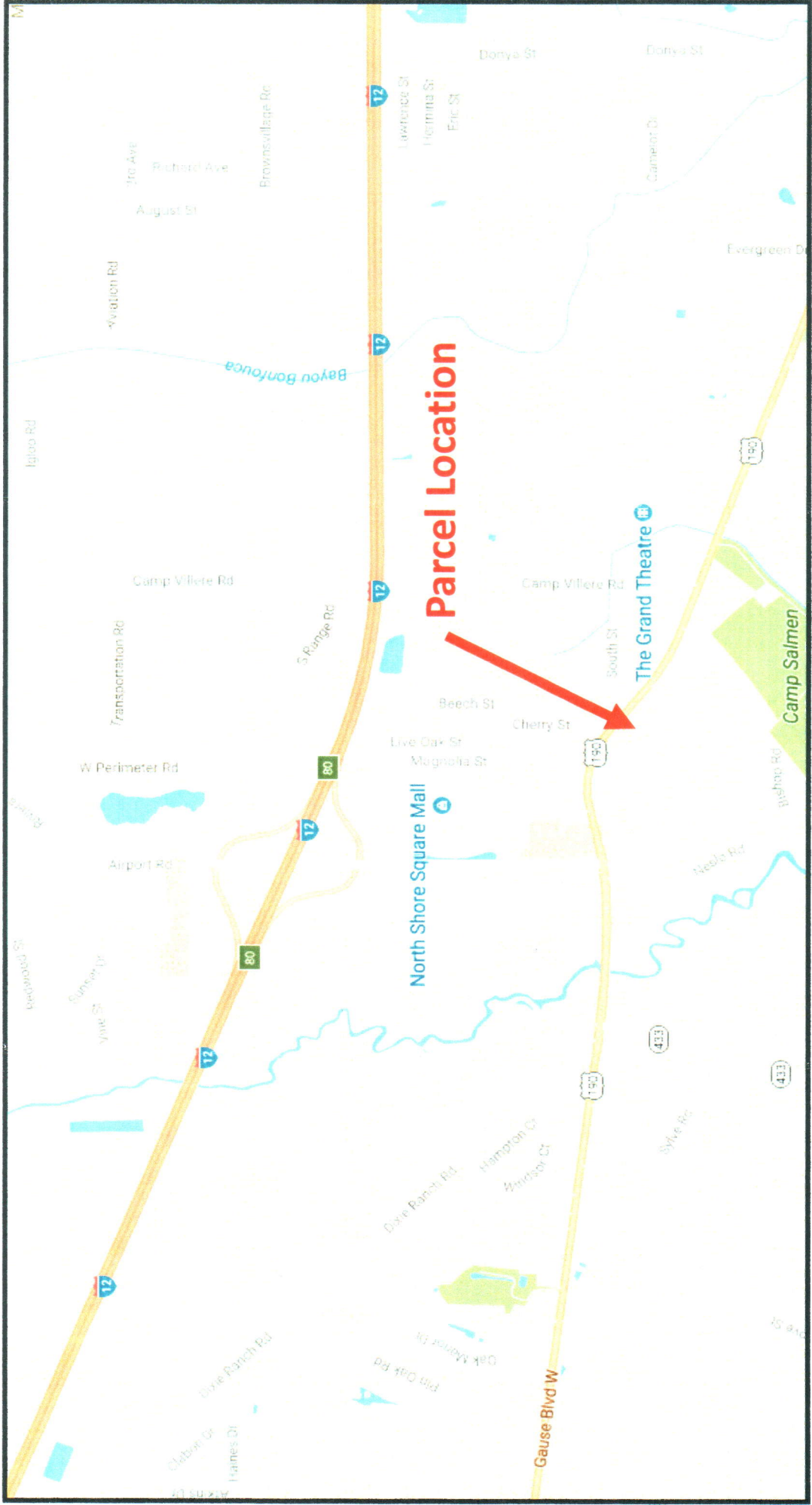
Marshall Thompson
Marshall Thompson
John E. Argus Sr
John E. Argus Sr

August Sylve
August Sylve
Louise D. Sylve
Louise D. Sylve
Ronald C. Francis
Ronald C. Francis
S.W. Provensal
S.W. Provensal Notary Public

Filed for record July 14th. 1964
Truly recorded July 14th. 1964
Clerk & Ex-Officio Recorder.



209664



Parcel Location

North Shore Square Mall

The Grand Theatre

Camp Salmen

Gause Blvd W

M



Parcel Location