

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-3153

COUNCIL SPONSOR: GOULD/DAVIS

PROVIDED BY: CAO

RESOLUTION TO CONCUR/NOT CONCUR WITH THE CITY OF COVINGTON ANNEXATION AND REZONING OF 15.5 ACRES OF LAND MORE OR LESS, FROM PARISH PUD (PLANNED UNIT DEVELOPMENT DISTRICT) TO CITY OF COVINGTON PRD (PLANNED RESIDENTIAL DISTRICT) WHICH PROPERTY BEING A 14.3 ACRE PARCEL LOCATED IN SECTION 38, TOWNSHIP 6 SOUTH, RANGE 11 EAST, BOUNDED BY MILE BRANCH CREEK, NORTH FILMORE, WEST 29TH AVENUE, POLDERS LANE, SITE NO. 2, AND A 1.2 ACRE PARCEL LOCATED ACROSS A PORTION OF SQUARES 2908 AND 2909, AND A PORTION OF PIERCE STREET, AND BEING LOCATED IN SECTION 41, TOWNSHIP 6 SOUTH, RANGE 11 EAST, CITY OF COVINGTON, ST TAMMANY PARISH, LA. (WARD 3, DISTRICT 3)

WHEREAS, the CITY OF COVINGTON is contemplating annexation of 15.5 acres of land more or less, owned by Victor Smeltz/ Renaissance Neighborhood Development Corp., being a 14.3 Acre Parcel located in Section 38, Township 6 South, Range 11 East, bounded by Mile Branch Creek, North Filmore, West 29th Avenue, Polders Lane, Site No. 2, and a 1.2 acre parcel located across a portion of Squares 2908 and 2909 and a portion of Pierce Street, and being located in Section 41, Township 6 South, Range 11 East, City of Covington, St Tammany Parish, LA., Ward 3, District 3 (see attachments for complete description); and

WHEREAS, the proposed annexation **is** consistent with the Annexation Agreement entered into by the CITY OF COVINGTON and St. Tammany Parish effective April 1, 2003; and

WHEREAS, the property requires rezoning from PARISH PUD Planned Unit Development District to CITY OF COVINGTON PRD Planned Residential District District which **is not** an intensification of zoning; and

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

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to **Concur/Not Concur** with the CITY OF COVINGTON annexation and rezoning of 15.5 acres of land more or less, Being a 14.3 Acre Parcel located in Section 38, Township 6 South, Range 11 East, bounded by Mile Branch Creek, North Filmore, West 29th Avenue, Polders Lane, Site No. 2, and a 1.2 acre parcel located across a portion of Squares 2908 and 2909 and a portion of Pierce Street, and being located in Section 41, Township 6 South, Range 11 East, City of Covington, St Tammany Parish, LA. from Parish PUD Planned Unit Development District to CITY OF COVINGTON PRD Planned Residential District District in accordance with *the April 1, 2003 Annexation Agreement between the Parish and the CITY OF COVINGTON*.

BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Council requires that the CITY OF COVINGTON 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 COVINGTON 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 7 DAY OF July, 2011, 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 CO2011-01 CAO due 6/20/2011 Council 7/7/2011

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



ST. TAMMANY PARISH

SPECIAL REVENUE MANGER
P. O. BOX 628
COVINGTON, LA 70434
PHONE: (985) 898-2865
FAX: (985) 898-5238
EMAIL: RTHOMPSON@STPGOV.ORG

Kevin Davis
Parish President

Memo

TO: Mr. Bill Oiler
CAO

FROM: Robert Thompson
Special Revenue Manager

DATE: June 20, 2011

RE: PLACEMENT OF ITEM(S) ON COUNCIL AGENDA

Please find transmitted item(s) that I am requesting be placed on the July 7, 2011 Council Agenda. The below listed item(s) are saved on (Administration: \July 2011\ D3).

RESOLUTION(S)

CO2011-01

RESOLUTION TO CONCUR/NOT CONCUR WITH THE CITY OF COVINGTON ANNEXATION AND REZONING OF 15.5 ACRES OF LAND MORE OR LESS FROM PARISH PUD PLANNED UNIT DEVELOPMENT DISTRICT TO CITY OF COVINGTON PRD PLANNED RESIDENTIAL DISTRICT DISTRICT WHICH PROPERTY BEING A 14.3 ACRE PARCEL LOCATED IN SECTION 38, TOWNSHIP 6 SOUTH, RANGE 11 EAST BOUNDED BY MILE BRANCH CREEK, NORTH FILMORE, WEST 29TH AVENUE, POLDERS LANE, SITE NO. 2 AND A 1.2 ACRE PARCEL LOCATED ACROSS A PORTION OF SQUARES 2908 AND 2909 AND A PORTION OF PIERCE STREET, AND BEING LOCATED IN SECTION 41, TOWNSHIP 6 SOUTH, RANGE 11 EAST, CITY OF COVINGTON, ST TAMMANY PARISH, LA., WARD 3, DISTRICT 3.

CO2011-01: STP Department notes:

Date	Department	Originator	Note
5/27	Data	B Thompson	<p>From: John E. Smith Sent: Friday, May 27, 2011 12:12 PM To: Bill Oiler; Erin Stair Cc: Robert K. Thompson; David W. Zechenelly; Charles E. Williams; Shannon Davis; Kelly M. Rabalais Subject: Annexation Request - The Groves at Mile Branch</p> <p>The Parish received a Notice of Receipt of Annexation Petition from the City of Covington for the above referenced property on May 25,2011. As the project is not yet complete, it may be necessary that a CEA between the Parish and the City be initiated prior to approval of the annexation. The annexation request does not include the annexation of Polders Lane. After discussion with Eddie Williams, it would appear to be in the best interest of the Parish that we require as a condition of the annexation approval that the City of Covington also annex the remainder of Polders Lane that is not in city limits.</p> <p>Please respond with any other comments that may need to be addressed. Thank You.</p>
6/7/2011	Engineering	D Zechenelly	<p>The Department of Engineering submits the following comments in regards to this annexation. As stated in John Smith's (Director of Engineering) 5-27-2011 email to Mr. Bill Oiler, CAO, a cooperative endeavor agreement between the Parish of St. Tammany and the City of Covington should be a condition of the annexation. This is due to the fact that this development is an ongoing project for which the Parish of St. Tammany is currently holding either performance or warranty obligations. It is also believed that the annexation of this development should include the annexation of Polder's Lane. In addition any future expansion of the parcels being annexed should adhere to all St. Tammany Parish traffic and drainage ordinances.</p>
4/20/2011	Planning	S Fontenot	<p>Proposal is consistent with Louisiana Revised Statutes relative to annexation. Proposal is consistent with the annexation and Growth Management Agreements between the City of Covington and the Parish,</p>
4/20/2011	ENV	T Brown	<p>No DES issues. Water and sewage treatment is to be provided by the City of Covington.</p>
5/31/2011	PW	J Lobrano	<p>Public Works agrees with the condition of the annexation of Polders Lane</p>



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

Kevin Davis
Parish President

June 6, 2011

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

City of Covington submitted this annexation request on 5/25/2011.

The parish reference number is CO2011-01.

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. _____

COUNCIL SPONSOR: _____ PROVIDED BY: CAO

RESOLUTION TO CONCUR/NOT CONCUR WITH THE CITY OF COVINGTON ANNEXATION AND REZONING OF 15.5 ACRES OF LAND MORE OR LESS FROM PARISH PUD PLANNED UNIT DEVELOPMENT DISTRICT TO CITY OF COVINGTON PRD PLANNED RESIDENTIAL DISTRICT DISTRICT WHICH PROPERTY BEING A 14.3 ACRE PARCEL LOCATED IN SECTION 38, TOWNSHIP 6 SOUTH, RANGE 11 EAST BOUNDED BY MILE BRANCH CREEK, NORTH FILMORE, WEST 29TH AVENUE, POLDERS LANE, SITE NO. 2 AND A 1.2 ACRE PARCEL LOCATED ACROSS A PORTION OF SQUARES 2908 AND 2909 AND A PORTION OF PIERCE STREET, AND BEING LOCATED IN SECTION 41, TOWNSHIP 6 SOUTH, RANGE 11 EAST, CITY OF COVINGTON, ST TAMMANY PARISH, LA., WARD 3, DISTRICT 3.

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MOVED FOR ADOPTION BY _____, SECONDED BY _____

YEAS:

NAYS:

ABSTAIN:

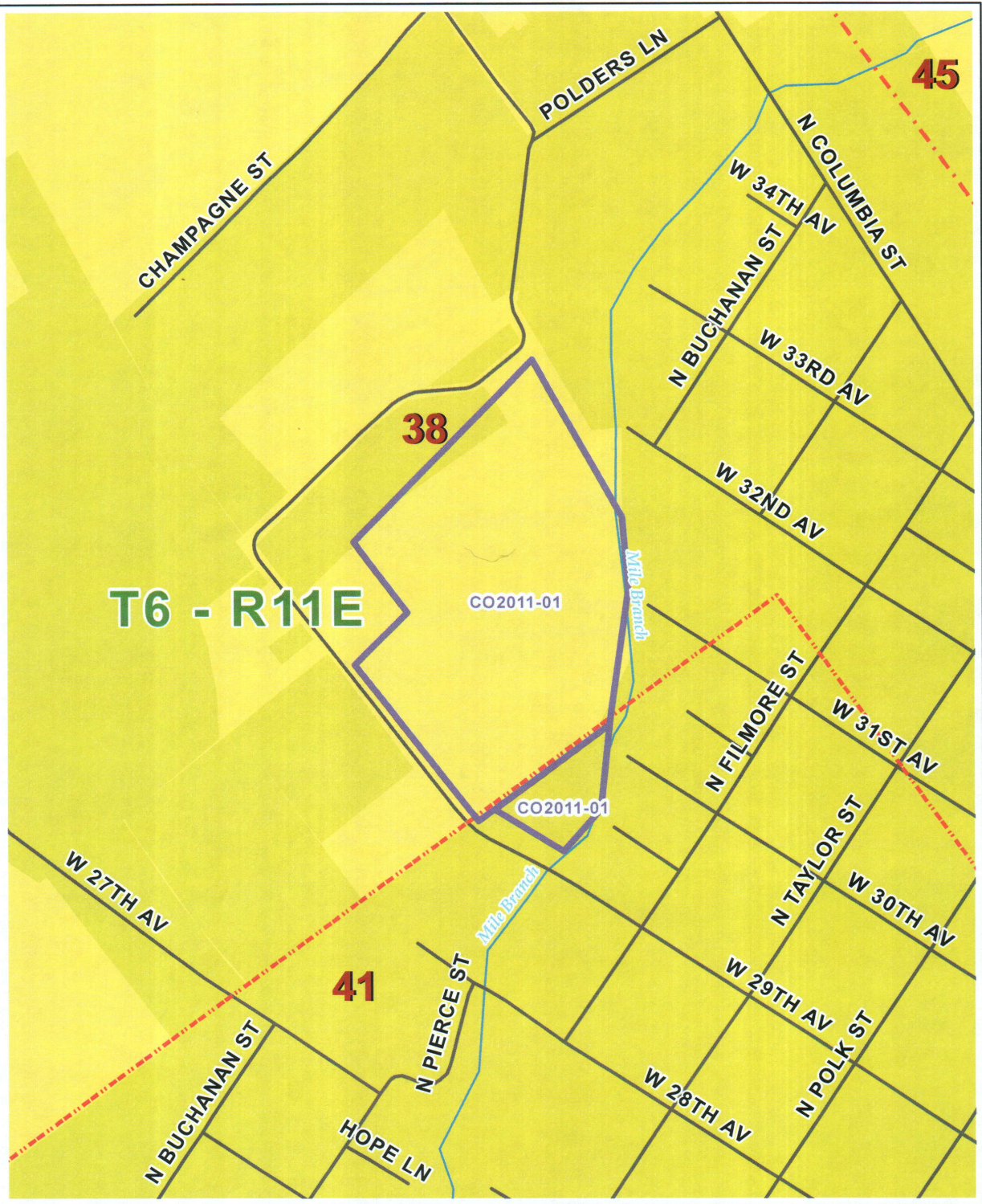
ABSENT:

THIS RESOLUTION WAS DECLARED ADOPTED ON THE _____ DAY OF _____, 2011, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

MARTIN GOULD, COUNCIL CHAIRMAN

ATTEST:

THERESA FORD, CLERK OF COUNCIL (CO2011-01)

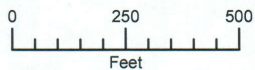


Covington Annexation CO2011-01

This map was produced by St. Tammany Parish Information Services.
 Note: This map 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.
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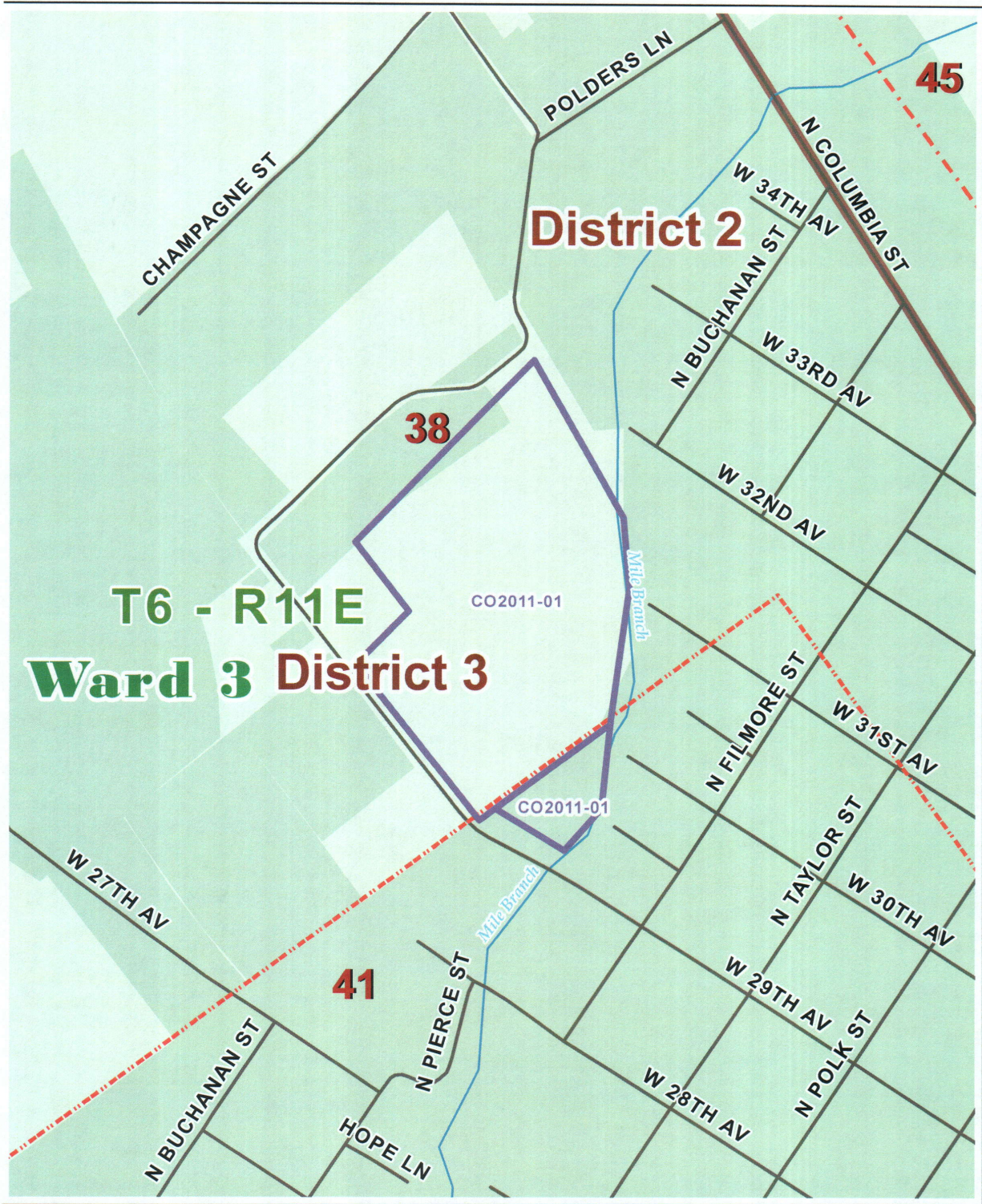
Imagery Source: This imagery was provided by the Regional Planning Commission for Jefferson, Orleans, Plaquemines, St. Bernard and St. Tammany Parishes (RPC), the United States Geological Survey (USGS) and the New Orleans Region Urban Area Security Initiative (UASI).
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 Under no circumstance is resale or distribution of the data permitted.

- | | |
|----------------|---------------------------|
| Streams | Covington |
| Streets | Urban Growth Areas |
| Major Roads | Enhancement Areas |
| Sections | Annexation Area 1 |
| Township/Range | Annexation Area 3 |
| CO2011-01 | Growth Management Area 2 |



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

Kevin C. Davis,
 President

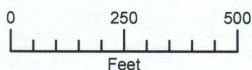


Covington Annexation CO2011-01

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- Streams
- Streets
- Major Roads
- Sections
- Township/Range
- Council Districts
- Wards
- CO2011-01
- Covington



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







Kevin C. Davis,
 President



**Covington Annexation
CO2011-01**

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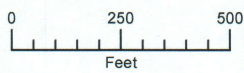
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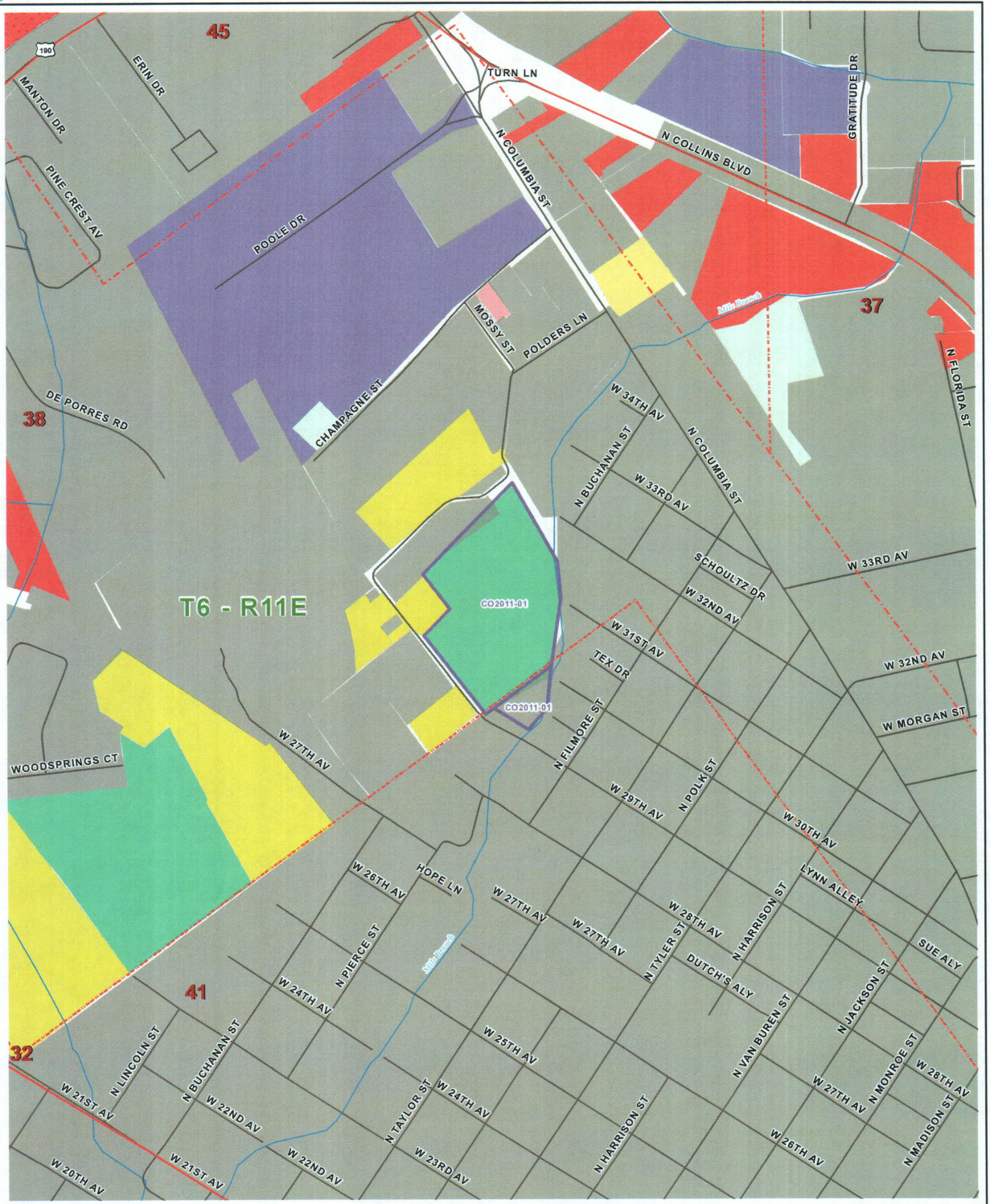
-  Streams
-  Streets
-  Major Roads
-  Sections
-  Township/Range
-  CO2011-01



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

Kevin C. Davis,
 President





Covington Annexation CO2011-01



St. Tammany Parish Government
P.O. Box 628
Covington, LA 70434
Kevin C. Davis,
President



0 250 500
Feet

This map was produced by St. Tammany Parish Information Services.
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All rights Reserved.

Streams	Major Roads	Township/Range
Streets	Sections	CO2011-01
E-1 Estate	NC-2 Indoor Retail Service	I-4 Heavy Industrial
E-2 Estate	NC-3 Lodging	MD-1 Medical Residential
E-3 Estate	NC-4 Neighborhood Institutional	MD-2 Medical Clinical
E-4 Estate	NC-5 Retail and Service	MD-3 Medical Facility
A-1 Suburban	NC-6 Public, Cultural and Recreational	MD-4 Medical Facility
A-1A Suburban	PBC-1 Planned Business Campus	PF-1 Public Facilities
A-2 Suburban	PBC-2 Planned Business Campus	PF-2 Public Facilities
A-3 Suburban	HC-1 Highway Commercial	CB-1 Community Based Facilities
A-4 Single Family Residential	HC-2 Highway Commercial	ED-1 Primary Education
A-4A Single Family Residential	HC-3 Highway Commercial	ED-2 Secondary Education
A-5 Two Family Residential	HC-4 Highway Commercial	AT-1 Animal Training Housing
A-6 Multiple Family Residential	HC-5 Highway Commercial	RBG Riverboat Gaming District
A-7 Multiple Family Residential	I-1 Industrial	PUD Planned Unit Development
A-8 Multiple Family Residential	I-2 Industrial	TND-1 Traditional Neighborhood Development
NC-1 Professional Office	I-3 Heavy Industrial	TND-2 Traditional Neighborhood Development



Candace Watkins
Mayor

City of Covington
Louisiana

317 N. Jefferson Street
P.O. Box 778
Covington, Louisiana 70434
985-892-1811
Fax 898-4723

May 20, 2011

RECEIVED
MAY 25 2011

C02011-01

W.T. "Trey" Blackall III
Councilman-at-Large
Matthew "Matt" T. Faust
Councilman-at-Large
Frances R. Dunn
Councilwoman, District "A"
Clarence Romage
Councilman, District "B"
Mark K. Sacco
Councilman, District "C"
Martin J. "Marty" Benoit
Councilman, District "D"
Lee S. Alexjux
Councilman, District "E"
Office: 985-898-4722
Fax: 985-898-4718
Email: council@covla.com

CERTIFIED MAIL
7009 2820 0002 8275 3069
RETURN RECEIPT REQUESTED

Robert Thompson
Special Revenue Manager
Engineering Department
21490 Koop Drive
Mandeville, LA 70471

Re: Notice of Receipt of Annexation Petition
Property Owner – Victor Smeltz/Renaissance Neighborhood Development
Corporation
Zoning Case No. 11-05-01ANNEX

Dear Mr. Thompson:

Attached please find copies of the application, survey, legal description, tax bill, and the Certificate of Registrar of Voters.

The annexation request is scheduled to be on the Planning and Zoning Commission's agenda for June 20, 2011.

If you have any questions, please feel free to contact our office at (985) 867-1214.

Sincerely,

Dominique A. Elzy
Planning and Zoning Department

Attachments

cc: Robert Thompson, Special Revenue Manager
Mike Sevante, Council Administrator
Sidney Fontenot, Planning Director
Darrell Guillott, Chief, St. Tammany Fire District #12
Bonnie D. Champagne, Council Clerk



April 13, 2011

Ms. Nahketah Bagby
Planning Director
City of Covington
317 North Jefferson Street
Covington, LA

RECEIVED
APR 13 2011
PLANNING & ZONING

RE: Annexation of The Groves

Dear Ms. Bagby,

Renaissance Neighborhood Development Corporation is pleased to submit this petition for annexation of The Groves at Mile Branch Creek into the City of Covington corporate limits. The property is currently zoned PUD in St. Tammany Parish. We are hereby requesting that the property be annexed into the city as a PRD (Planned Residential Development) classification which most closely matches the current Parish zoning classification.

Along with this letter requesting annexation, find attached the following items:

- Annexation Request Application
- Corporate resolution authorizing Victor Smeltz, Executive Director for Renaissance Neighborhood Development Corporation to petition for Annexation
- Signed Ownership Certification Form.
- The names, mailing addresses, phone numbers of all owners, (including spouses) as they appear of the tax rolls, petitioning the annexation.
- St. Tammany Parish Assessor's Certification
- St. Tammany Parish Registrar of Voters Certification
- Copy of the tax bill
- Copy of the Act of Sale
- Fifteen (15) copies of the survey
- St. Tammany Parish Planning Department statement indicating current zoning classification

4162 Canal Street
New Orleans, Louisiana 70119
P: 504.708.4370
F: 504.482.1922
www.rndcnola.org

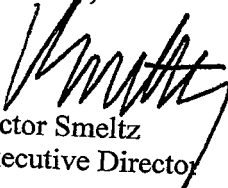
A SUBSIDIARY OF  **Volunteers
of America**

Page Two
Ms. Nahketah Bagby

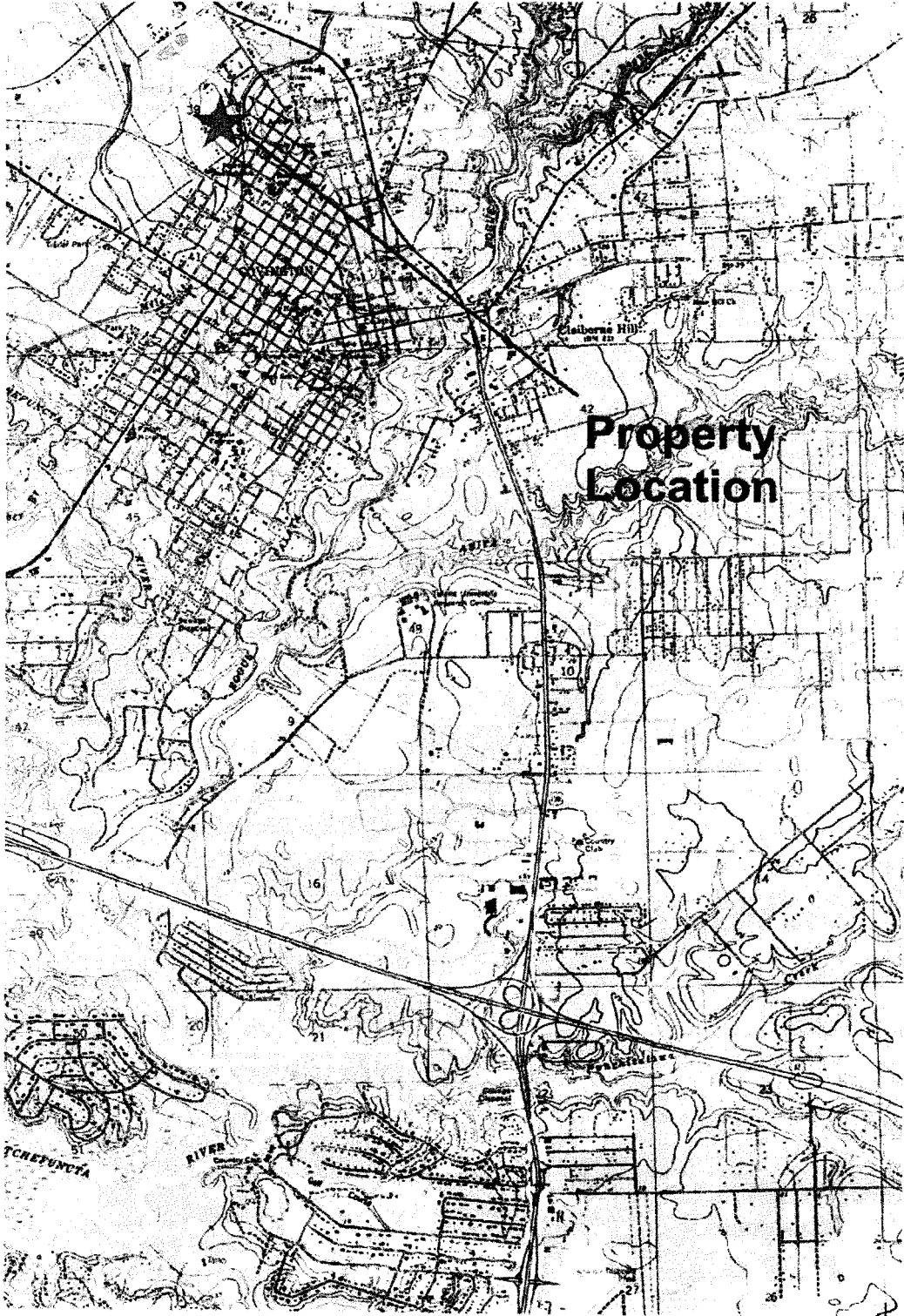
- Annexation Application and Advertising Fees totaling \$450
- Vicinity Map

If you should have any questions or require any additional information, please do not hesitate to contact me.

Sincerely,



Victor Smeltz
Executive Director



Vicinity Map



ANNEXATION REQUEST APPLICATION

City of Covington

Petition for Annexation

Renaissance Neighborhood Development Corporation
(RNDC) represented by Victor Smeltz, Executive Director

Name

Mailing Address 4162 Canal Street | New Orleans, LA 70119

Address of Property Proposed for Annexation West 29th Avenue and Polders Lane

Current Zoning of Property Proposed for Annexation Planned Unit Development (PUD)

Current Status of Property: Check all that apply.

Resident Property Owner Renter
 Non-Resident Property Owner Registered Voter

Names of all registered voters in your household:

There are currently no registered voters in the area petitioned for annexation

Voting Location (School Name, fire station number, etc.)

St. Tammany Parish Courthouse

General Zoning Preference: Please indicate the zoning classification(s) requested. For example—C-2 Neighborhood Commercial District. Planned Residential District (PRD)

Proposed land use for annexation property (Check one or more):

Single-Family Residential Institutional
 Multi-Family Residential Industrial
 Commercial Planned District

ANNEXATION REQUEST APPLICATION

I hereby petition to have the property owned and/or occupied by me to be annexed into the City of Covington and subsequently zoned.

Everyone eighteen (18) years old or older in your household in favor of annexation should sign this petition and print his/her name next to his/her signature.

Renaissance Neighborhood Development Corporation

By: _____

VICTOR SMELTZ

Victor Smeltz, Executive Director
(If a corporation owns the property sought to be annexed, attach a corporate resolution authorizing the person signing the petition for annexation and provide the name and address of the registered agent for service of process of the corporation.)

Corporate Resolution Attached

Name and Address of Registered Agent

Michael Tusa, Jr.
Sutton & Aker
4080 Lonesome Road
Suite A
Mandeville, LA 70448

04-01-11

Resolution # 4.26.11

**Resolutions of
Renaissance Neighborhood Development Corporation
("RNDC")**

Authorization to Submit Annexation Application to the City of Covington

I, Michael King, Secretary of Renaissance Neighborhood Development Corporation, a Louisiana non-profit corporation ("RNDC"), certify that the Board of Directors of RNDC adopted the following resolutions by unanimous consent at a meeting of the Board of Directors dated April 26, 2011:

WHEREAS, RNDC has acquired a 15 acre tract of land located in Section 38, Township 6 South, Range 11 East, which is more particularly described on Exhibit "A" attached hereto and which tract is situated adjacent to but outside of the corporate limits of the City of Covington (hereinafter the "**Property**"); and

WHEREAS, RNDC has initiated the development of a planned community which is currently located in the unincorporated Parish of St. Tammany, consisting of single family, duplex, and multi-family land uses (hereinafter collectively the "**Project**"); and

WHEREAS, RNDC has entered into a Developmental Agreement with the City of Covington dated October 19, 2009 providing for the annexation of the Property into the corporate limits of the City of Covington after the acquisition thereof; and

WHEREAS, pursuant to the terms of the Developmental Agreement, RNDC is required to execute a Petition for Annexation; and

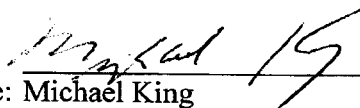
WHEREAS, Victor Smeltz, as Executive Director of RNDC shall be authorized to execute the Petition for Annexation pursuant to the terms of the Developmental Agreement and to execute or enter into any additional agreements and take any additional action or actions necessary or incidental to the execution of the Petition for Annexation on behalf of RNDC.

I further certify that RNDC is organized, existing and in good standing under the laws of the State of Louisiana and that the name and address of its Registered Agent is:

Michael T. Tusa, Jr.
Sutton & Alker
4080 Lonesome Road, Suite A
Mandeville, LA 70448

I further certify that the above resolutions were validly adopted and have been duly entered into the records of RNDC, and that this is a correct and complete copy of the resolutions, and that they have not been modified or rescinded and remain in full force and effect.

Dated at New Orleans, Louisiana on April 26, 2011.

By: 
Name: Michael King
Title: Secretary



City of Covington

317 N. Jefferson St. Covington, LA 70433
P. O. Box 778, Covington, LA 70434
985-867-1214 Fax 985-898-4723

6-2/25/10

Ownership Certification

State of Louisiana, Parish of St. Tammany

Be it known, that on this 28th day of April, in the year of Our Lord 2011.

Before Me, the undersigned Notary Public, duly commissioned and qualified in and for the Parish and State aforesaid, and in the presence of the witnesses hereinafter named and undersigned, **personally came and appeared:** Victor Smeltz, Executive Director of

Renaissance Neighborhood Development Corporation.
Who declared to me, Notary, that Renaissance is ~~(are)~~ the registered owner(s) of Lot, _____
Sec. 38, T6S-R11E, the same having been acquired by act of sale dated 5 / 21 / 2010,
and recorded in Instrument # 1768739, Registry # _____ of the records of St. Tammany Parish, LA.

Renaissance Neighborhood Development
Affiant (s) further declared to me, Notary, that Corporation is (are) the registered owner (s) Lot, _____
Sec. 38, T6S-R11E, the same having been acquired by act of sale dated 5 / 21 / 2010,
and recorded in Instrument # 1768739, Registry # _____ of the records of St. Tammany Parish, LA.

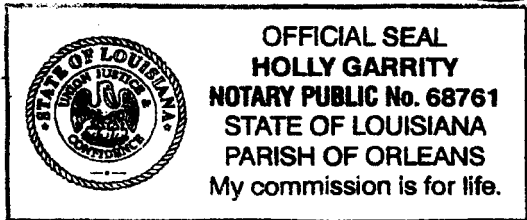
Affiant(s) further declared that ~~they reside on their respective property and that~~ all of the information contained in the City
of Covington Application titled Annexation Request Renaissance Neighborhood
Application by Development Corporation
is true and correct to the best of their knowledge.

This done and signed at New Orleans, Louisiana in the presence of
the undersigned competent witnesses, who have hereunto signed their names with the parties, and me, Notary, the
day, month and year first above written.

Witnesses:
Kristin Harrison
Kristin Harrison
Christen Stuart

Renaissance Neighborhood
Development Corporation
By: [Signature]
Property Owner
Victor Smeltz, Executive Director
Property Owner

[Signature]
Attorney/Notary Public



A 14.0+/- ACRE PARCEL
SECTION 38, T6S - R11E
ST. TAMMANY PARISH, LA.

A CERTAIN PORTION OF GROUND, together with all the buildings and improvements thereon and all the rights, ways, privileges, servitudes, advantages, and appurtenances thereunto belonging or in anywise appertaining, situated in the State of Louisiana, Parish of St. Tammany, Near the City of Covington, being a 14.3± ACRE PARCEL located in Section 38, Township 6 South - Range 11 East, bounded by Mile Branch Creek, North Filmore Street (side), West 29th Avenue, Polders Lane, Site No. 2 and a 1± Acre Parcel of ground and is more fully described as follows:

COMMENCE at the northeast corner of Section 41, T6S-R11E, St. Tammany Parish;

THENCE, proceed in a southerly direction along common section line of Sections 38 and 41, Township 6 South - Range 11 East, N 53°00'W (Title), a distance of 1056 feet (Title) to a point on the northerly line of a 23 foot road, Polders Lane and the POINT OF BEGINNING of the 14.0± Acre Parcel, herein after described

THENCE, proceed along the aforesaid northerly line of Polders Lane, N38°00'52"W a distance of 550.26 feet to a point;

THENCE, proceed N44°09'02"E a distance of 206.26 feet to a point;

THENCE, proceed N36°47'58"W a distance of 245.00 feet to a point;

THENCE, proceed N44°09'02"E a distance of 705.30 feet to a point;

THENCE, proceed S29°20'58"E a distance of 502.57 feet to a point, which lies in the approximate centerline of Mile Branch Creek;

THENCE, proceed along the approximate centerline of Mile Branch Creek in a southerly direction S04°48'24"E a distance of 198.86 feet to a point;

THENCE, continuing along the said approximate centerline S07°55'22"W a distance of 354.88 feet to a point;

THENCE, continuing along the said approximate center line, S07°16'04"W a distance 29.08 feet to a point, said point being the point of intersection of the approximate centerline of Mile Branch Creek and the common line between Sections 38 and 41, T6S-R11E;

THENCE, proceed along the aforesaid common property line,
S53°23'34"W a distance 448.09 feet to the POINT OF BEGINNING.

The above described portion of ground contains 608632.50 square
feet or 14.0± acres.

All in accordance with a plan of survey by C. Randall Dixon,
Registered Professional Land Surveyor, dated March 27, 2010,
revised May 18, 2010, Drawing No. 10-00067.



ST. TAMMANY PARISH
DEPARTMENT OF PLANNING
P. O. Box 628
COVINGTON, LA 70434
PHONE: (985) 898-2529 FAX: (985) 898-3003
e-mail: planning@stpgov.org

Kevin Davis
Parish President

April 26, 2011

Renaissance Neighborhood Development Corporation
Mr. Victo Smeltz
4162 Canal Street
New Orleans, LA 70119

Dear Mr. Smeltz,

The object of this letter is to confirm that The Groves at Mile Branch Creek Subdivision, bounded by Miles Branch Creek, West 29th Avenue & Polders Lane in Covington, LA is zoned PUD (Planned Unit Development) District, according to the St. Tammany Parish Zoning Map.

Should you have any questions, please call me at (985) 898-2529.

Sincerely,

A handwritten signature in cursive script that reads "Helen Lambert".

Helen Lambert
Assistant Director

**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 Groves at Mile Branch Creek a property described in a survey by C. Randall Dixon, Registered Professional Surveyor, Survey drawing # 10-00067, dated March 27, 2010, revised May 18, 2010 and also displayed in the attached Subdivision Plan by Scalfano Engineering, Inc., further identified as **Exhibit A:** a certain portion of ground located in Section 38, Township 6 South, Range 11 East, containing 14.3 acres of land more or less, bounded by Mile Branch Creek, North Filmore Street (side), West 29th Ave, Polders Lane, Site No. 2 and **Exhibit B:** a certain portion of ground located in Section 41, Township 6 South, Range 11 East, containing 1.2 acres of land more or less, across a portion of squares 2908 and 2909 and a portion of Pierce Street (not constructed), bounded by Mile Branch Creek, North Filmore Street (side), West 29th Avenue located in the City of Covington, St. Tammany Parish, State of Louisiana, and by the records in the Registrar of Voters office, these two parcels of land have 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 19th day of April, 2011.

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

Attachments:

Legal descriptions (Exhibit A and B), Map, and Survey

Cc: Joanne Guidroz

701 N. COLUMBIA ST. • COVINGTON, LOUISIANA 70433 • 985-809-5500
520 OLD SPANISH TRAIL • SUITE 4C • SLIDELL, LOUISIANA 70458 • 985-646-4125
FAX NUMBER 985-809-5508



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:

2010 Tax Roll - Assessment Number 106-140-1159

OWNERS: Smith, Lawrence
75284 Highway 21
Covington, Louisiana 70435

PROPERTY DESCRIPTION: **2010 TAX ROLL**

15 ACS SEC 38 6 11 BEING 7 ACS HR 38 KNOWN AS MASSY BAKER HEADRIGHT 2
ACS PT OF MASSY BAKER TRACT 38 AND 1 ACRE ALONG MILE BRANCH CB 203 15
INST NO 1009058 INST NO 1107282

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

2010 VALUATION:	Land	-	440
	Improvements	-	<u>0</u>
	TOTAL ASSESSED VALUATION		440

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

Covington, Louisiana this the 3rd of May, 2011.

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

Covington (985) 809-8180
Slidell (985) 646-1990
Fax (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
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 Smith, Lawrence as owner for the tax year 2010 and whose address is 75284 Highway 21, Covington, Louisiana 70435 and that the following certification is applicable to the property described as follows which is proposed for annexation into the **City of Covington:**

2010 Tax Roll

Assessment Number 106-140-1159

**15 ACS SEC 38 6 11 BEING 7 ACS HR 38 KNOWN AS MASSY BAKER
HEADRIGHT 2 ACS PT OF MASSY BAKER TRACT 38 AND 1 ACRE ALONG MILE
BRANCH CB 203 15 INST NO 1009058 INST NO 1107282**

- I. The total assessed value of all property within the above described area is \$ 440.
- II. The total assessed value of the resident property owners within the above described area is \$ 4,400 and the total assessed value of the property of non-resident property owners is \$ 440.
- III. I do further certify that the assessed valuation of the above described tract is as follows:

ESTIMATED 2010 ASSESSED VALUATION - \$ 440

In faith whereof, witness my official signature and the impress of my official seal, at
Covington, Louisiana this the 3rd day of May, 2011.

Patricia Schwarz Core
PATRICIA SCHWARZ CORE, Assessor
ST. TAMMANY PARISH ASSESSOR

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

Member International Association of Assessing Officers

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

Assessor Patricia Schwarz Core, CLA
St. Tammany Parish
Property Owner's Parcel Report

NOTE: This HISTORICAL Data is For TAX YEAR: 2010

Parcel #	106-140-1159	City Mills	22.04
Name	SMITH, LAWRENCE F	Parish Mills	107.15
C/O		Ward	03C
Addr	75284 HWY 21	Subdivision	R00
City	COVINGTON, LA 70435	NON SUBDIV	
		Total Assessed Value	440
		Land	440
		Improvements	0
		Est. City	\$9.70
		Est. Parish	\$48.35
		Estimated Tax	\$58.05

	Code	Qty	Value	Description
Assmnt 1	W2	15.0	440	WOODLAND II

		Value	Description
Spcl	52	9.70	City Of Covington
Spcl	40	1.20	Timberland Fire Protection Fee

----- p r o p e r t y d e s c r i p t i o n -----

15 ACS SEC 38 6 11 BEING 7 ACS HR 38 KNOWN AS MASSY
BAKER HEADRIGHT 2 ACS 5 ACS PT OF MASSY BAKER TRACT 38
AND 1 AC ALONG MILE BRANCH CB 203 15 INST NO 1009058
INST NO 1107282



Rodney J. Strain, Jr.
 Sheriff & Ex-Officio Tax Collector
 Parish of St. Tammany
 State of Louisiana

2010 Tax Statement

Real Estate

Retain this portion for your records.

Due Date
 12/15/2010

Bill Number	Bill Date	Account Number	Parcel Number	Property Location
00094249	12/15/2010	000491125	1061401159	

SMITH, LAWRENCE F
 75284 HWY 21
 COVINGTON LA 70435

This is your Tax Notice. If a mortgage company is responsible or if you have sold the property, please forward to the responsible party.

15 ACS SEC 38 6 11 BEING 7 ACS HR 38 KNOWN AS MASS Y BAKER HEADRIGHT 2 ACS 5 ACS		City Rate: 0.00		Homestead Assessment: 0.00	
Book / Page		School Rate: 0.00		Land Assessment: 440.00	
Jurisdiction Code: 06 Description: 3 COVINGTON		County Rate: 0.00		Bldg Assessment: 0.00	
Classification Code: RE Description: REAL ESTATE		Utility Rate: 0.00		Net Assessment: 440.00	
Deed Date:		Total Assessment: 440.00			
Description	Rate	Base	Description	Rate	Base
LAW ENFORC	11.730000	5.16	CORONER'S	3.4000	1.50
SCHOOL DIS	20.900000	9.20	ALIMONY 2	1.5100	.66
SCHOOL CON	3.800000	1.67	MOSQUITO D	4.7200	2.08
SCHOOL MAI	4.840000	2.13	CITY OF CO	22.0400	9.70
SCHOOL BLD	3.440000	1.51	TIMBERLAND	.0800	1.20
OPERATION	35.470000	15.61			
FLORIDA PA	3.000000	1.32			
DRAINAGE M	1.840000	.81			
LIBRARY	5.380000	2.37			
PARISH SPE	2.730000	1.20			
PUBLIC HEA	1.840000	.81			
ANIMAL SHE	.850000	.37			
COUNCIL ON	1.700000	.75			
Sub Total			58.05		
Penalty	Interest	Payments	Current Charge	Total	
		58.05	\$ 58.05	\$ 0.00	

1% interest per month when delinquent.

DO NOT MAIL PAYMENT WITH THIS CHANGE OF ADDRESS NOTICE.

Change of Address Notification: If you are still the owner of the above described property and your address has changed, you are requested to complete and detach this section and mail it to: St. Tammany Assessor, 701 N. Columbia St., Covington, LA 70433

Name: _____
 Address: _____
 City: _____ State: _____
 Zip: _____ Phone: _____

Bill Number: 00094249
 Parcel Number: 1061401159

Changes require signature of all owners

Signature: _____ Date: _____
 Signature: _____ Date: _____

Detach and mail this portion with your payment

Bill Number	Bill Date	Due Date
00094249	12/15/2010	12/15/2010
Parcel Number	Property Location	
1061401159		

2010 Tax Statement

Real Estate

000491125
 SMITH, LAWRENCE F
 75284 HWY 21
 COVINGTON LA 70435

Make Check or Money order
 payable to:
 St. Tammany Parish Tax Collector
 P.O. Box 608
 Covington, LA 70434-0608

Penalty	
Interest	
Payments	58.05
Current Charge	\$ 58.05
	\$ 0.00
Amount Due	

15 ACS SEC 38 6 11 BEING 7 ACS HR 38 KNOWN AS MASS Y BAKER HEADRIGHT 2 ACS 5 ACS

00002082010700094249000000000000

A 14.0+/- ACRE PARCEL
SECTION 38, T6S - R11E
ST. TAMMANY PARISH, LA.

A CERTAIN PORTION OF GROUND, together with all the buildings and improvements thereon and all the rights, ways, privileges, servitudes, advantages, and appurtenances thereunto belonging or in anywise appertaining, situated in the State of Louisiana, Parish of St. Tammany, Near the City of Covington, being a 14.3± ACRE PARCEL located in Section 38, Township 6 South - Range 11 East, bounded by Mile Branch Creek, North Filmore Street (side), West 29th Avenue, Polders Lane, Site No. 2 and a 1± Acre Parcel of ground and is more fully described as follows:

COMMENCE at the northeast corner of Section 41, T6S-R11E, St. Tammany Parish; THENCE, proceed in a southerly direction along common section line of Sections 38 and 41, Township 6 South - Range 11 East, N53°23'34"E (Actual) N 53°00'W (Title), a distance of 1056 feet (Title) to a point on the northerly line of a 23 foot road, Polders Lane and the POINT OF BEGINNING of the 14.0± Acre Parcel, herein after described

THENCE, proceed along the aforesaid northerly line of Polders Lane, N38°00'52"W a distance of 550.26 feet to a point;

THENCE, proceed N44°09'02"E a distance of 206.26 feet to a point;

THENCE, proceed N36°47'58"W a distance of 245.00 feet to a point;

THENCE, proceed N44°09'02"E a distance of 705.30 feet to a point;

THENCE, proceed S29°20'58"E a distance of 502.57 feet to a point, which lies in the approximate centerline of Mile Branch Creek;

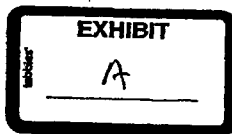
THENCE, proceed along the approximate centerline of Mile Branch Creek in a southerly direction S04°48'24"E a distance of 198.86 feet to a point;

THENCE, continuing along the said approximate centerline S07°55'22"W a distance of 354.88 feet to a point;

THENCE, continuing along the said approximate center line, S07°16'04"W a distance 29.08 feet to a point, said point being the point of intersection of the approximate centerline of Mile Branch Creek and the common line between Sections 38 and 41, T6S-R11E;

THENCE, proceed along the aforesaid common property line, S53°23'34"W a distance 448.09 feet to the POINT OF BEGINNING.

The above described portion of ground contains 608632.50 square feet or 14.0± acres.



All in accordance with a plan of survey by C. Randall Dixon, Registered Professional
Land Surveyor, dated March 27, 2010, revised May 18, 2010, Drawing No. 10-00067.

A 1.2± ACRE PARCEL
LOCATED ACROSS A PORTION OF SQUARES 2908 AND 2909
AND A PORTION OF PIERCE STREET
AND BEING LOCATED IN SECTION 41, T6S-R11E
CITY OF COVINGTON, ST. TAMMANY PARISH, LA.

A CERTAIN PORTION OF GROUND, together with all the buildings and improvements thereon and all the rights, ways, privileges, servitudes, advantages, and appurtenances thereunto belonging or in anywise appertaining, situated in the State of Louisiana, Parish of St. Tammany, City of Covington, being a 1.2± ACRE PARCEL located across a portion of squares 2908 and 2909 and a portion of Pierce Street (not constructed), bounded by Mile Branch Creek, North Filmore Street (side), West 29th Avenue and a 14.3± Acre Parcel of ground and is more fully described as follows:

COMMENCING at a point which lies along line common to Sections 38 and 41, T6S-R11E, St. Tammany Parish, said point bears S53°23'34"W and a distance of 1056.00 feet from the northeast corner of Section 41, T6S-R11E,

THENCE, proceed along the aforesaid section line N53°23'34"E a distance of 54.68 feet to a point which lies on the northerly right of way line of West 29th Street and is the Point of Beginning of the 1.2± acre parcel herein after described;

THENCE, proceed along the aforesaid common section line, a distance N53°23'34"E a distance of 393.40 feet to a point at the intersection of the aforesaid section line and the approximate center line of Mile Branch Creek;

THENCE, proceed along the aforesaid approximate center line, S07°16'04"W a distance 52.04 feet to a point;

THENCE, proceed along the aforesaid approximate center line, S05°40'20"W a distance of 184.02 feet to a point;

THENCE, proceed along the aforesaid approximate center line, S41°16'18"W a distance of 155.31 feet to a point, which lies on the northerly right of way line of West 29th Avenue;

THENCE, along the said northerly right of way line of West 29th Avenue N58°12'55"W a distance of 221.86 feet to the POINT OF BEGINNING.

The above described portion of ground contains 51,017.6 square feet or 1.2± acres.

All in accordance with a plan of survey by C. Randall Dixon, Registered Professional Land Surveyor, dated March 27, 2010, revised May 18, 2010, Drawing No. 10-00067.

