

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-3189

COUNCIL SPONSOR: GOULD/DAVIS

PROVIDED BY: CAO

RESOLUTION TO CONCUR/NOT CONCUR WITH THE CITY OF SLIDELL ANNEXATION AND REZONING OF 1.509 ACRES OF LAND MORE OR LESS, FROM PARISH HC-2 (HIGHWAY COMMERCIAL DISTRICT) TO CITY OF SLIDELL C-4 (HIGHWAY COMMERCIAL DISTRICT) WHICH PROPERTY IS LOCATED ON LOTS 4A AND 6A, SQUARE 3, ROBBERT PARK SUBDIVISION, COMPRISED OF 1.509 ACRES IN SECTION 12, TOWNSHIP 9 SOUTH, RANGE 14 EAST, WITH MUNICIPAL ADDRESS OF 1725 GAUSE BOULEVARD EAST, SLIDELL, ST TAMMANY PARISH, LOUISIANA. (WARD 8, DISTRICT 13)

WHEREAS, the City of Slidell is contemplating annexation of 1.509 acres of land more or less, owned by Brandon Dale, Northshore Investments, LLC, and located at Lots 4A AND 6A, SQUARE 3, Robbert Park Subdivision, comprised of 1.509 acres in Section 12, Township 9 South, Range 14 East, with municipal address of 1725 Gause Boulevard East, Slidell, St. Tammany Parish, Louisiana, Ward 8, District 13 (see attachments for complete description); and

WHEREAS, the property requires rezoning from 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** developed and the proposed annexation **would** result in a split of the sales tax revenues, *as per the Sales Tax Enhancement Plan for the Parish and the City of Slidell, 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 1.509 acres of land more or less, located on Lots 4A and 6A, Square 3, Robbert Park Subdivision, Comprised of 1.509 Acres in Section 12, Township 9 South, Range 14 East, with municipal address of 1725 Gause Boulevard East, Slidell, St. Tammany Parish, Louisiana 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.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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

MOVED FOR ADOPTION BY: _____ SECONDED BY: _____

YEAS: _____

NAYS: _____

ABSTAIN: _____

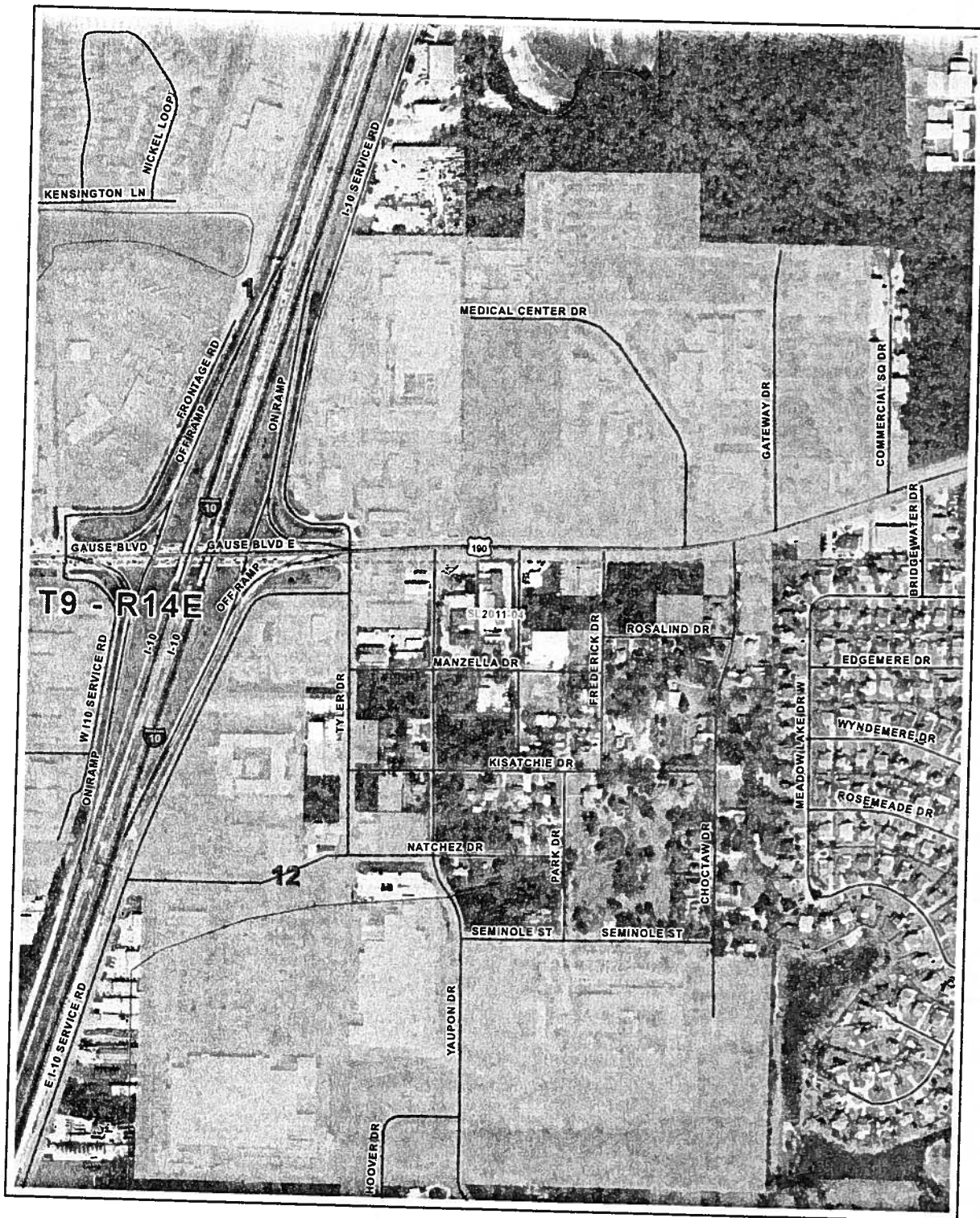
ABSENT: _____

THIS RESOLUTION WAS DECLARED ADOPTED ON THE 1 DAY OF SEPTEMBER, 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

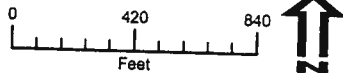


Slidell Annexation SL2011-04

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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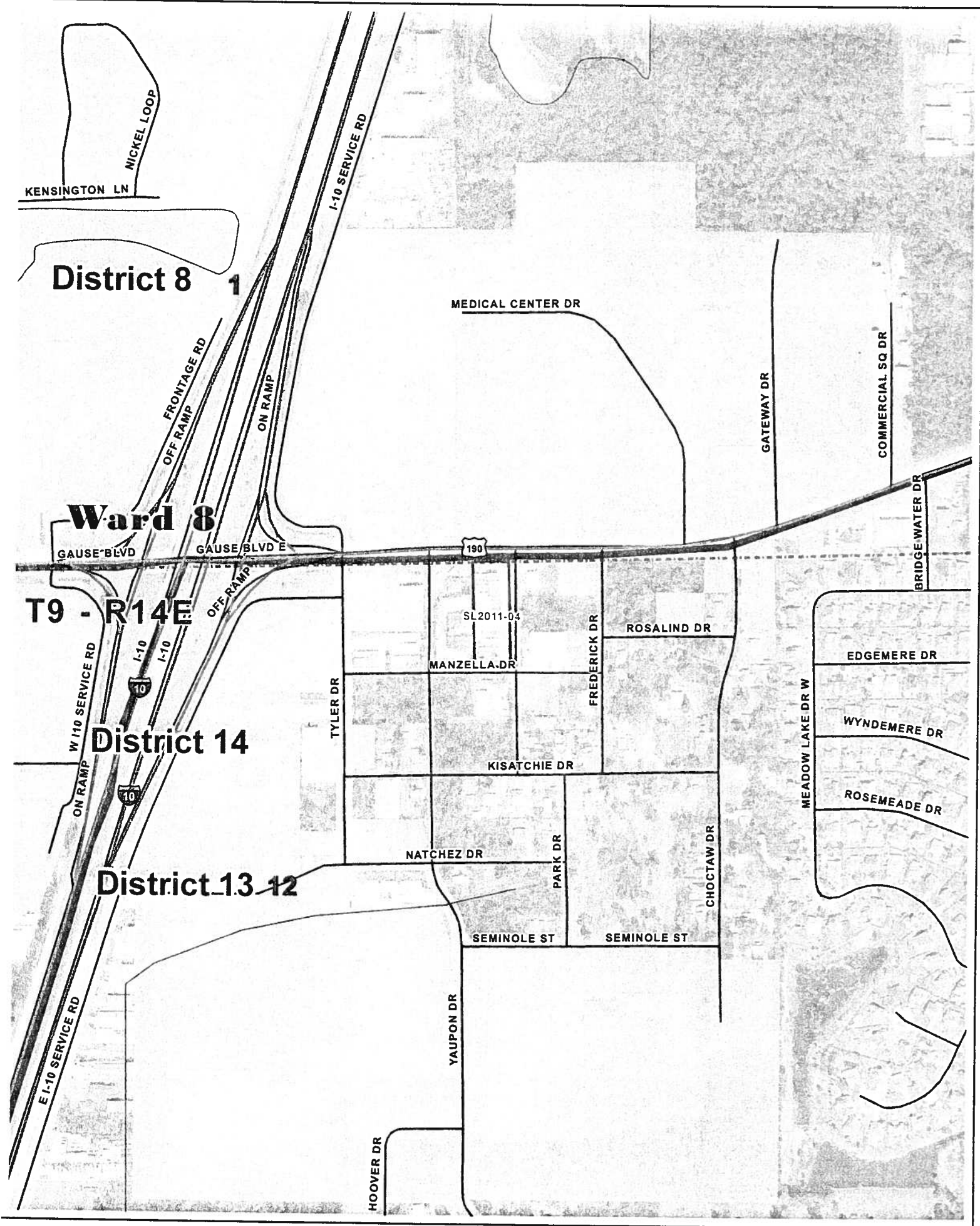
Imagery Source: This imagery was provided by the Regional Planning Commission for Jefferson, Orleans, Plaquemines, St. Bernard and St. Tammany Parishes (RPC), the United States Geological Survey (USGS) and the New Orleans Region Urban Area Security Initiative (UASI).
 Reproduction and distribution of the data is prohibited without consent of the Executive Director of the RPC. The RPC, USGS and New Orleans UASI are not responsible for any errors arising from any use of alterations made to the data.
 Under no circumstance is resale or distribution of the data permitted.

- Streams
- Streets
- Major Roads
- SL2011-04
- Slidell
- Sections
- Township/Range



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

C-3189



Slidell Annexation SL2011-04

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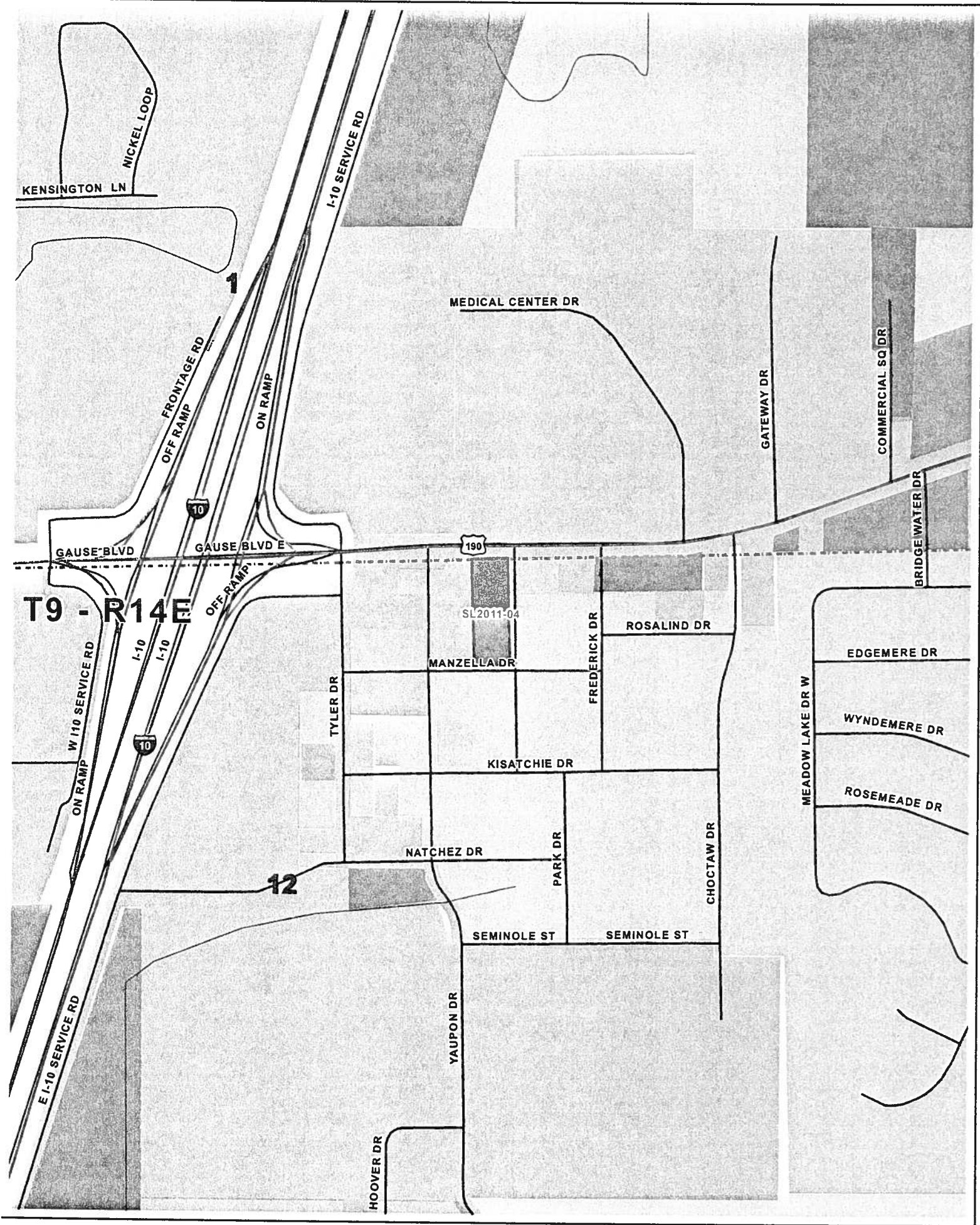
- | | |
|---------------|-------------------|
| — Streams | Council Districts |
| — Streets | Wards |
| — Major Roads | SL2011-04 |
| | Slidell |
| | Sections |
| | Township/Range |



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

Kevin C. Davis,
 President





Slidell Annexation SL2011-04



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



0 210 420
Feet

— Streams	— Major Roads	⊞ Township/Range	▨ Slidell
— Streets	⊞ Sections	⊞ SL2011-04	
<ul style="list-style-type: none"> ▨ E-1 Estate ▨ E-2 Estate ▨ E-3 Estate ▨ E-4 Estate ▨ A-1 Suburban ▨ A-1A Suburban ▨ A-2 Suburban ▨ A-3 Suburban ▨ A-4 Single Family Residential ▨ A-4A Single Family Residential ▨ A-5 Two Family Residential ▨ A-6 Multiple Family Residential ▨ A-7 Multiple Family Residential ▨ A-8 Multiple Family Residential ▨ NC-1 Professional Office 	<ul style="list-style-type: none"> ▨ NC-2 Indoor Retail Service ▨ NC-3 Lodging ▨ NC-4 Neighborhood Institutional ▨ NC-5 Retail and Service ▨ NC-6 Public, Cultural and Recreational ▨ PBC-1 Planned Business Campus ▨ PBC-2 Planned Business Campus ▨ HC-1 Highway Commercial ▨ HC-2 Highway Commercial ▨ HC-3 Highway Commercial ▨ HC-4 Highway Commercial ▨ HC-5 Highway Commercial ▨ I-1 Industrial ▨ I-2 Industrial ▨ I-3 Heavy Industrial 	<ul style="list-style-type: none"> ▨ I-4 Heavy Industrial ▨ MD-1 Medical Residential ▨ MD-2 Medical Clinical ▨ MD-3 Medical Facility ▨ MD-4 Medical Facility ▨ PF-1 Public Facilities ▨ PF-2 Public Facilities ▨ CB-1 Community Based Facilities ▨ ED-1 Primary Education ▨ ED-2 Secondary Education ▨ AT-1 Animal Training Housing ▨ RBG Riverboat Gaming District ▨ PUD Planned Unit Development ▨ TND-1 Traditional Neighborhood Development ▨ TND-2 Traditional Neighborhood Development 	

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Annexation package checklist:

Annexation SL2011-04 CAO due 8/15/2011 Council 9/1/2011

<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	<input checked="" type="checkbox"/>	---
Ework - CAO notification	<input checked="" type="checkbox"/>	
Forward Resolution to MS	<input checked="" type="checkbox"/>	
Ordinance/ Resolution System:		
Resolution	<input checked="" type="checkbox"/>	
All files attached	<input type="checkbox"/>	



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

August 1, 2011

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

City of Slidell, submitted this annexation request on 7/20/2011 1:07:18 PM.

The parish reference number is SL2011-04.

Annexation Package | Files | Audit Trail | Notes History



Annexation

City: City Case No: Staff Reference

Notification Date: Dead Line: Priority:

Owner: Ward: Council District: Map

Location: Parish Zoning: City Zoning: Subdivision:

Existing Use: Developed Intensification Concur w/ City

Size: Population: Concur:

STR: Annex Status: Sales Tax:

City Actions

Ordinance: City Date:

Council Actions

Resolution: Council Date:

SL2011-04 Department Notes:

Date/Time	Stage	User	Note
8/1/2011 8:24 AM	Engineering	D Zechenelly	The Dept. of Engineering has no issues with this annexation provided all St. Tammany Parish Traffic and Drainage Ordinances are followed.
8/1/2011 3:48 PM	Planning	S Fontenot	The proposal is consistent with the Louisiana revised Statutes relative to annexation. The proposal is consistent with the sales tax agreement with the City of Slidell
8/2/2011 3:35 PM	ENV	T Brown	No DES issues
8/3/2011 10:54 AM	PW	J Lobrano	The City shall share 1/2 maintenance cost for approx. 570 feet of Malbrough Dr.

SL2011-04



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

RECEIVED
RILY
JUL 20 2011

TARA INGRAM-HUNTER
Director

FREDDY DRENNAN
Mayor

July 15, 2011

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

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
NO.: 7010 1060 0000 8364 0365

RE: **A11-04/Z11-07:** Annexation/Rezoning request by Brandon Dale, Sole Member of Northshore Investments, LLC, of property identified as Lots 4A and 6A, Square 3, Robbert Park Subdivision, comprised of 1.509 acres in Section 12, Township 9 South, Range 14 East, with municipal address of 1725 Gause Boulevard East, into City of Slidell corporate limits, with parallel zoning change from HC-2 (Parish Highway Commercial) to C-4 (City Highway Commercial).

Dear Mr. Thompson:

This is to advise you that the Slidell Planning and Zoning Commissions will introduce the above request on July 25, 2011 to consider a Petition for Annexation by Brandon Dale, Sole Member of Northshore Investments, LLC, for the above referenced property in connection with redevelopment. The public hearing will be held on Monday, August 15, 2011 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: Mr. Brandon Dale (w/o encl)
Freddy Drennan, Mayor (w/o encl)
City of Slidell City Council (w/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: 6/28/11

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 _____ 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.
<u>Northshore Investments, LLC</u>	<u>109 Rue D'Azur Slidell LA 70461</u>	<u>504-236-5770</u>

There are: Resident property owners

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.

Northshore Investments, L.L.C.
PETITIONER(S) / OWNER(S) OF RECORD:

By: Brandon Dale 6/28/11
Signature Brandon Dale, sole member Date

Signature Date

Signature Date

Signature Date

SWORN TO AND SUBSCRIBED before me this 28th day of June, 2011.

[Signature]
NOTARY PUBLIC
25788

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

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

DATE: 6/28/11

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:
Gause Blvd - N, Manzella Dr S, & Malborough Dr. E

And identified by Lot, Square/Block, and Subdivision Name as follows:
Lots 4A & 6A Square 3, Robert Park Subdivision
(See attached)

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

2) TOTAL NUMBER OF ACRES or part thereof: 1.509

3) The reasons for requesting the zoning change are as follows:
To receive city services and benefits

✓ 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 -

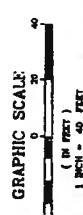
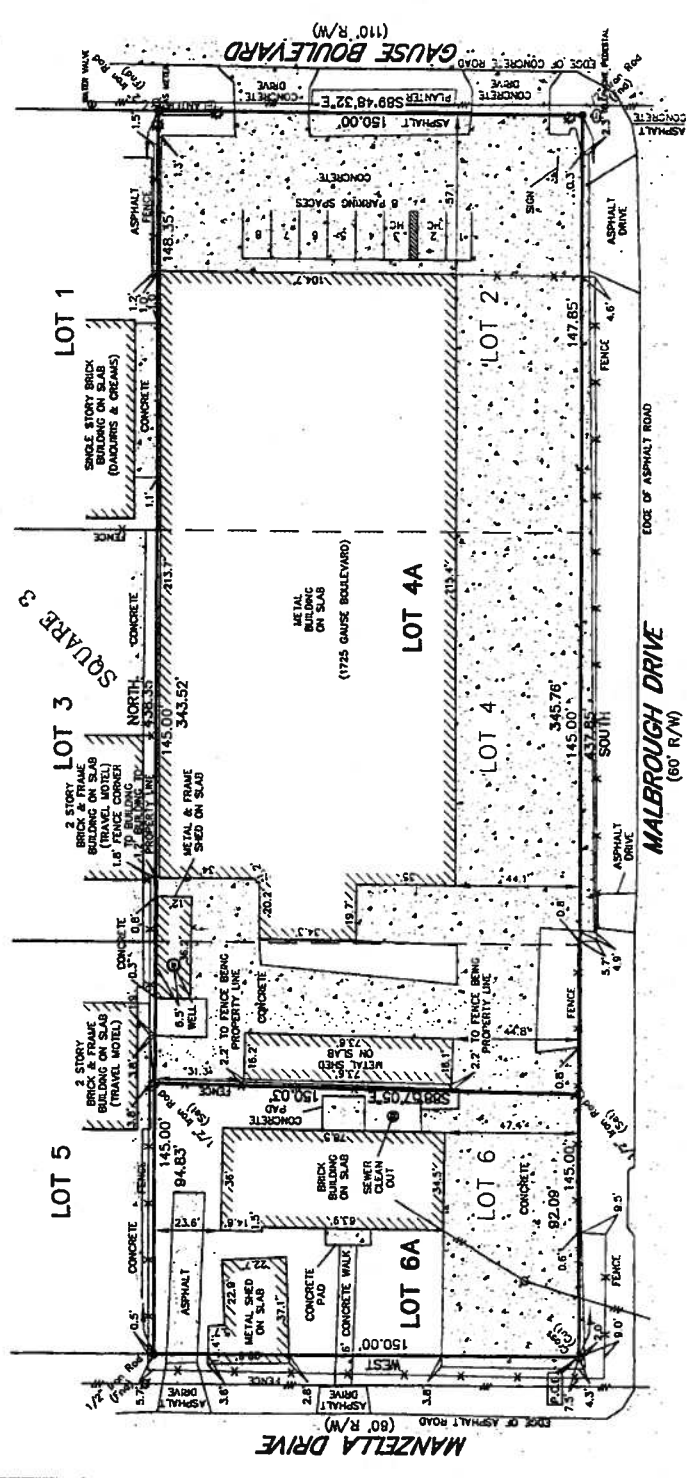
FROM: HC2 TO: C4
 (Existing classification) (Proposed classification)

Signature	Printed Name	Mailing Address	Phone #	% Land Owned
	Brandon Dale, Sole Member Of Northshore Investments, LLC	104 RUE D'AZUR Slidell 70446	504-236-5770	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 28th day of June, 2011.

NOTARY PUBLIC
 #25788



J.V. Burkes & Associates, Inc.
 SURVEYING
 ENGINEERING & ENVIRONMENTAL

1805 Sperial Hwy.
 Slidell, LA 70459
 E-mail: jvb@jvbassoc.com

Phone: 885-649-0075 For: 885-648-0154
 Mississippi Phone: 228-435-5600

LOTS 4A & 6A
SQUARE 3, ROBERT PARK SUBDIVISION
SECTION 12, T8S-R14E
ST. TAMMANY PARISH, LOUISIANA

JEFF LAPORTE

Accreditation is made to certify purchase of the survey is not transferable to additional institutions or subsequent owners. Survey is valid only if print has official seal of surveyor. Property is surveyed in accordance with the Louisiana Minimum Standards for Property Boundary Surveys for a Class "C" survey. Property on record on Robert Park Subdivision, T8S-R14E, Section 12, St. Tammany Parish, Louisiana.

I certify that this plot does represent an actual ground survey and that to the best of my knowledge and belief, the same is correct and true across any of the property lines, except as shown. Encumbrances shown hereon are not shown on this subdivision plat, but are shown on this subdivision plat, and are not added hereto upon request, or survey; has not performed any title search or abstract.

I have consulted the Flood Insurance Rate Map and found this property is in Flood Zone X (Special Flood Hazard Area).

DATE: 6/20/2008
 TIME: 2:47/10PM
 S.F.L. = N/A

* Verify prior to construction with local governing body.

SCALE: 1" = 40'

DATE: 6/20/2008

DRAWN BY: DLT

CHECKED BY: SMB

DWG. NO.: 20080878

SHEET 1 OF 1

EXHIBIT "A"

All that certain piece or parcel of ground, together with all the buildings and improvements thereon and all the rights, way, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, and being more fully described as Lots 4A and 6A, Square 3, Robbert Park Subdivision, all as more particularly set forth on that certain resubdivision of Lots 2, 4 and 6, Square 3, into Lots 4A and 6A, Square 3, Robbert Park Subdivision, prepared by J. V. Burkes & Associates, Inc. and filed as Map File No. 4733A with the Clerk of Court for the Parish of St. Tammany, State of Louisiana.

Bearing Municipal Address: 1725 East Gause Blvd., Slidell, LA 70461

PATRICIA SCHWARZ CORE
ST. TAMMANY PARISH ASSESSOR
701 N. Columbia Street
COVINGTON, LA 70433

06/29/11

Assessor Certificate

NORTHSHORE INVESTMENTS LLC


109 RUE D'AZUR
SLIDELL LA 70461-

is listed on the
2010 tax roll with the following described
property:

LOT 6A SQ 3 BEING A RESUB OF LOTS 2 4 6 ROBBERT PARK SUB SEC
12 9 14 CB 754 314 CB 1264 474 CB 1377 37 INST NO 1530272
INST NO 1638337 INST NO 1699075 INST NO 1742063 INST NO
1760866

LAND
IMPROVEMENTS

TOTAL ASSESSED VALUATION -


PATRICIA SCHWARZ CORE
Certified Louisiana Assessor

by: -----
Deputy Assessor

PSC:pcs
110-016-2043
00000

PATRICIA SCHWARZ CORE
ST. TAMMANY PARISH ASSESSOR
701 N. Columbia Street
COVINGTON, LA 70433

06/29/11

Assessor Certificate

NORTHSHORE INVESTMENTS LLC


109 RUE D'AZUR
SLIDELL LA 70461-

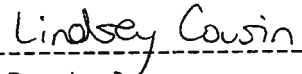
is listed on the
2010 tax roll with the following described
property:

LOT 4A SQ 3 BEING A RESUB OF LOTS 2 4 6 ROBERT PARK SUB CB
812 245 CB 924 698 INST NO 1530272 INST NO 1699078 INST NO
1742063 INST NO 1760866

LAND
IMPROVEMENTS

TOTAL ASSESSED VALUATION -


PATRICIA SCHWARZ CORE
Certified Louisiana Assessor

by: 
Deputy Assessor

PSC:pcs
110-016-6251
00000

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

NOTE: This HISTORICAL Data is For TAX YEAR: 2010

Parcel # 110-016-6251
Name [REDACTED]
C/O
Addr 212 VETERANS BLVD
City METAIRIE, LA 70005

City Mills 0.00
Parish Mills [REDACTED]
Ward 08LR
Subdivision GBC
GAUSE BLVD COMMERCIAL
--COMMERCIAL--1
Total Assessed Value [REDACTED]

Prior Owner LAPORTE MCMAHON & MCMAHON LLC

Land [REDACTED]
Improvements [REDACTED]
Est. City \$0.00
Est. Parish [REDACTED]
Estimated Tax [REDACTED]

Phys Address 1725 GAUSE BLVD E

	Code	Qty	Value	Description
Assmnt 1	11	2.0	[REDACTED]	COUNTRY LOTS (IMP)

	Value	Description
Spcl 106	[REDACTED]	Fire Dist. 1 Parcel Fee

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

LOTS 2 4 SQ 3 ROBERT PARK SUB CB 812 245 CB 924 698
INST NO 1530272 INST NO 1699078 INST NO 1742063

Whenever the word "vendor" is used in this act, it shall be construed to include "vendors", and whenever the word "purchaser" is used it shall be construed to include "purchasers".

All the agreements and stipulations herein contained, and all the obligations herein assumed shall inure to the benefit of and be binding upon the heirs, successors, and assigns of the respective parties hereto.

The certificates of mortgage and conveyance as required by Article 3364 of the revised Civil Code of Louisiana are waived.

Taxes for the year 2010 shall be prorated and future ad valorem property taxes shall be paid by the Purchaser.

THUS DONE AND PASSED in Covington, Louisiana, on the day, month and year first hereinabove written, in the presence of the undersigned competent witnesses, and me, Notary, after due reading of the whole.

WITNESSES:

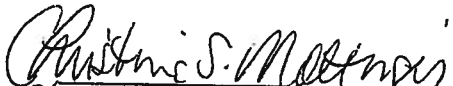
CENTRAL PROGRESSIVE BANK



Bo Tiblier

BY: 

BRIAN BERNS, Vice-President




CHRISTINE S. MOTTINGER

NORTHSHORE INVESTMENTS, L.L.C.

BY: 

BRANDON M. DALE, Sole Member




PAUL J. MAYRONNE, NOTARY PUBLIC
LOUISIANA BAR ROLL NO. 25788

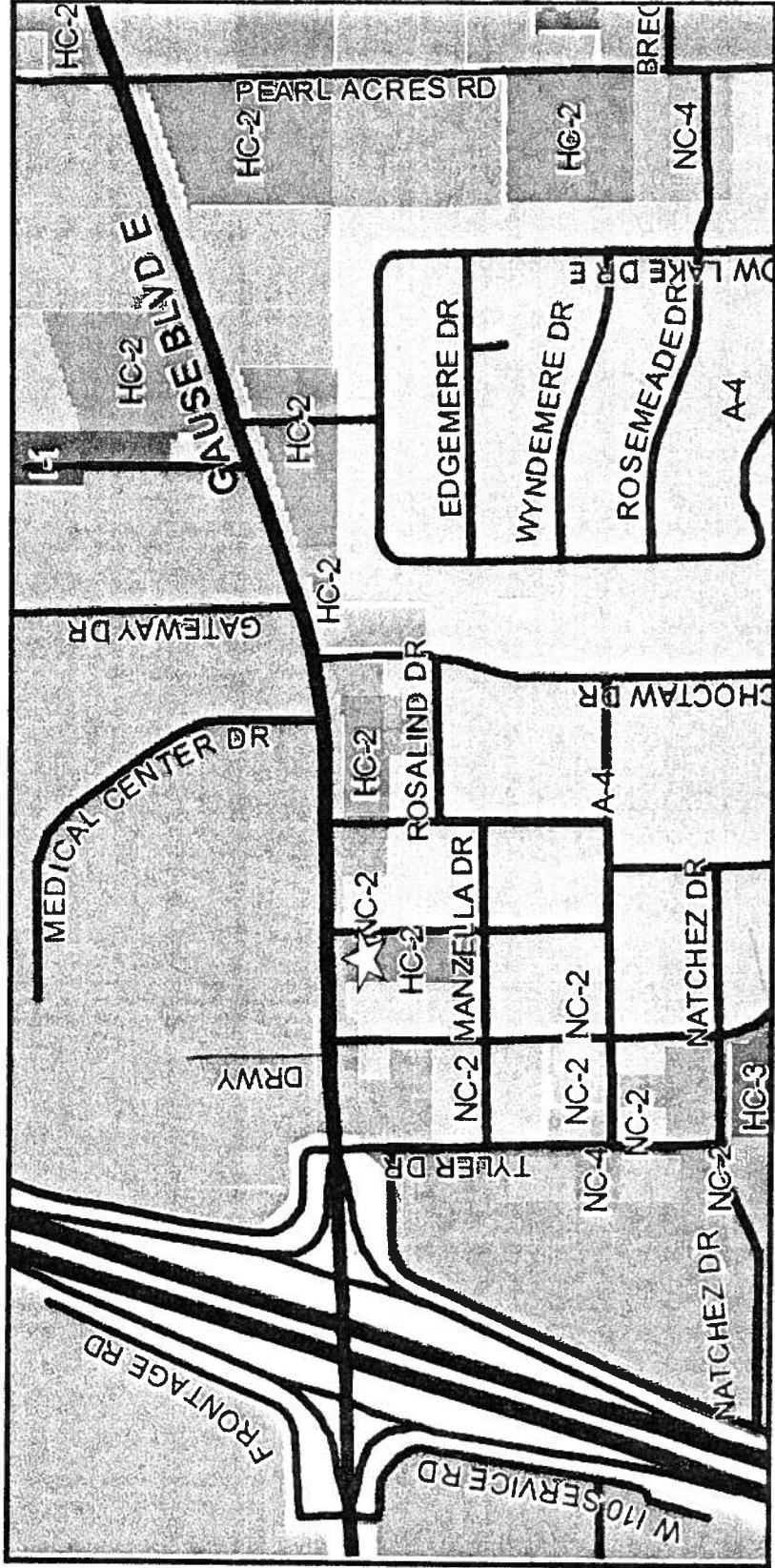
RESOLUTION

BE IT RESOLVED, that **Brandon Faciane, Acting Chief Executive Officer and President, Ralph N. Menetre, III, Executive Vice President, and Brian Berns, Vice President** are each hereby authorized and empowered to execute any and all documents and any and all things for and on behalf of this Corporation which they deem proper and to the best interest of this Corporation, including specifically, without limiting the generality of the foregoing, to execute for and on behalf of this Corporation sales of Real estate or Other Moveable Properties by the Bank.

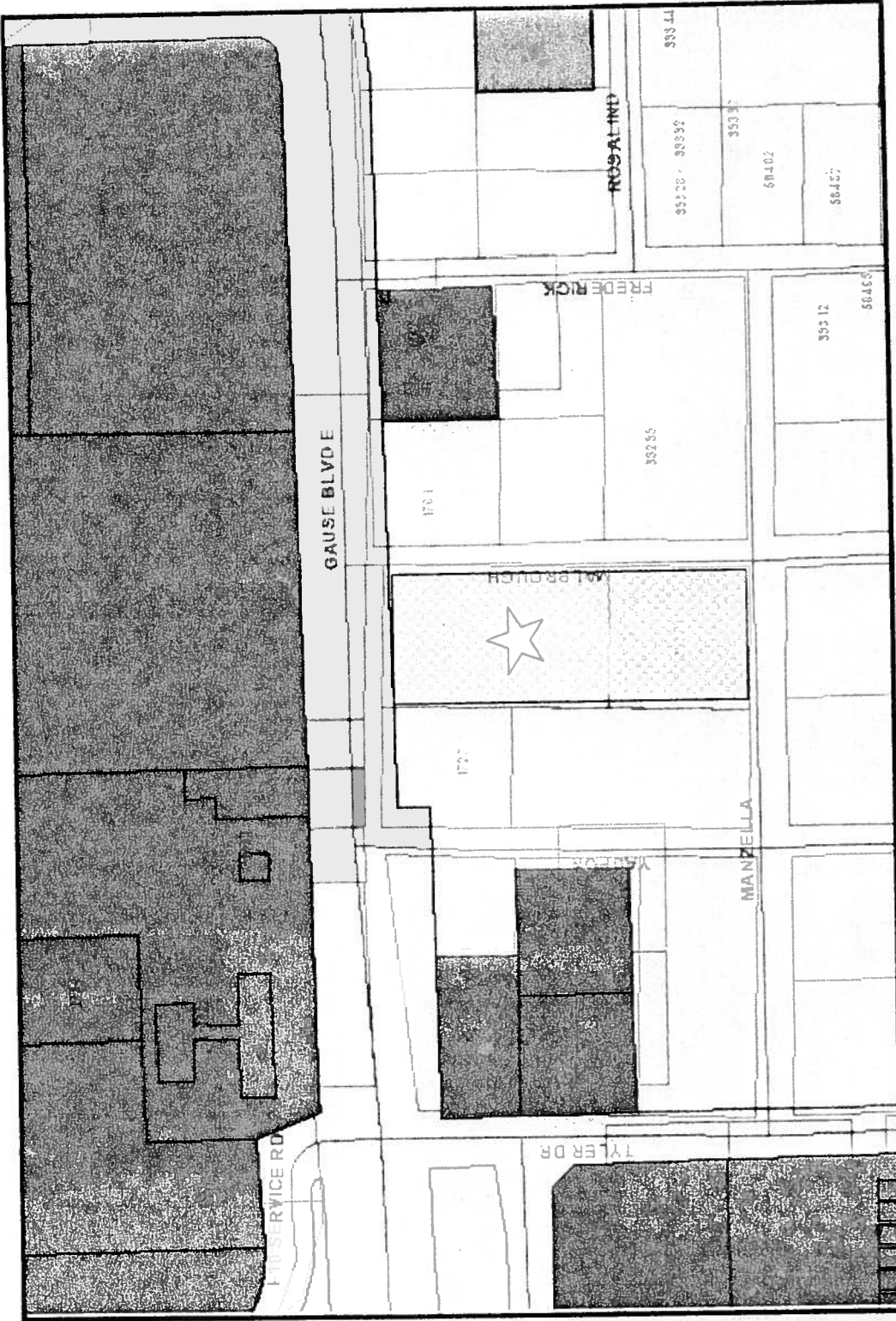
I certify that I am the Secretary of the Central Progressive Bank and that the foregoing is a true and correct copy of the Resolution passed by the Board of Directors of Central Progressive Bank adopted at a meeting held at its registered office on the **28th day of January, 2010**, at which meeting a quorum was present and all present voted in favor thereof and that the foregoing is in full force and effect.



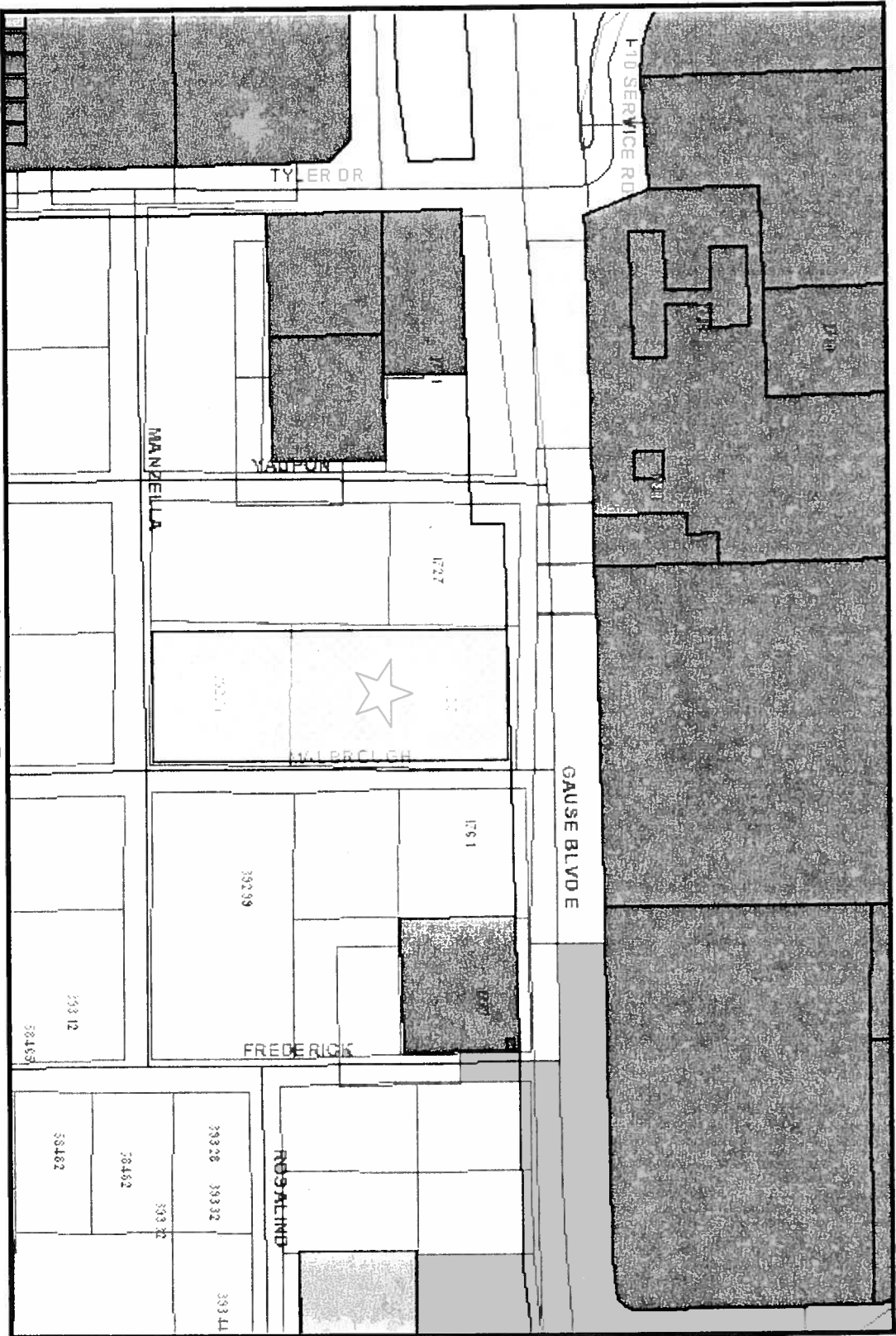
Ann B. Dunn
Secretary



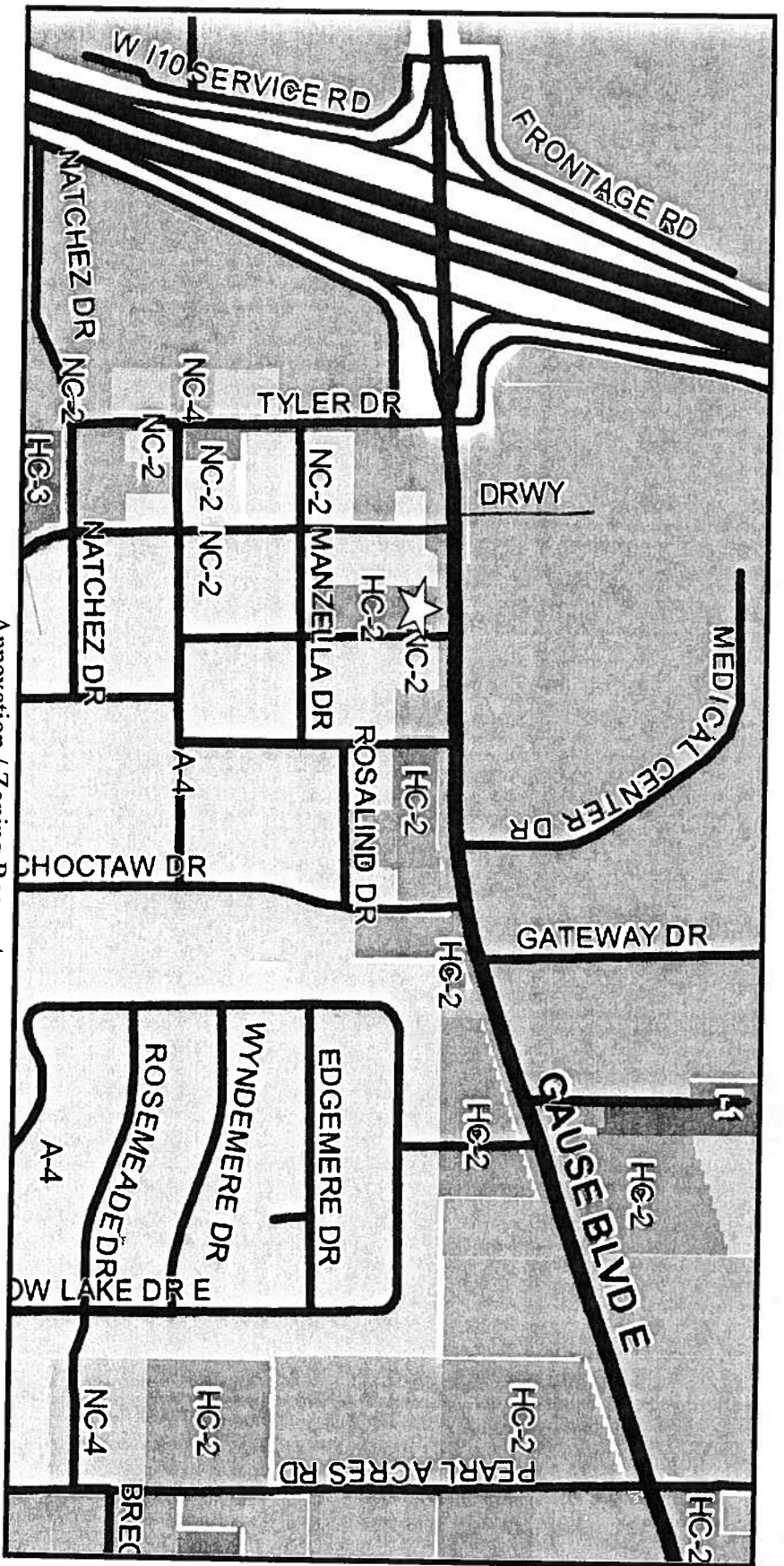
Annexation / Zoning Request
 A11-04 / Z11-07
 St. Tammany Parish Zoning District HC-2
 1.509 acres



Annexation / Zoning Request
 A11-04 / Z11-07
 Proposed City Zoning District C-4
 1.509 acres



Annexation / Zoning Request
 A11-04 / Z11-07
 Proposed City Zoning District C-4
 1.509 acres



Annexation / Zoning Request
 A11-04 / Z11-07
 St. Tammany Parish Zoning District HC-2
 1.509 acres



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

RECEIVED
R147
JUL 20 2011

TARA INGRAM-HUNTER
Director

FREDDY DRENNAN
Mayor

July 15, 2011

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

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
NO.: 7010 1060 0000 8364 0365

RE: **A11-04/Z11-07:** Annexation/Rezoning request by Brandon Dale, Sole Member of Northshore Investments, LLC, of property identified as Lots 4A and 6A, Square 3, Robbert Park Subdivision, comprised of 1.509 acres in Section 12, Township 9 South, Range 14 East, with municipal address of 1725 Gause Boulevard East, into City of Slidell corporate limits, with parallel zoning change from HC-2 (Parish Highway Commercial) to C-4 (City Highway Commercial).

Dear Mr. Thompson:

This is to advise you that the Slidell Planning and Zoning Commissions will introduce the above request on July 25, 2011 to consider a Petition for Annexation by Brandon Dale, Sole Member of Northshore Investments, LLC, for the above referenced property in connection with redevelopment. The public hearing will be held on Monday, August 15, 2011 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: Mr. Brandon Dale (w/o encl)
Freddy Drennan, Mayor (w/o encl)
City of Slidell City Council (w/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: 6/28/11

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 _____ 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.
<u>Northshore Investments, LLC</u>	<u>109 Rue D'Azur Slidell LA 70461</u>	<u>504-236-5770</u>

There are: _____ Resident property owners

_____ 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.

Northshore Investments, L.L.C.
PETITIONER(S) / OWNER(S) OF RECORD:

By: Brandon Dale 6/28/11
Signature Brandon Dale, sole member Date

Signature Date

Signature Date

Signature Date

SWORN TO AND SUBSCRIBED before me this 29th day of June, 2011.

[Signature]
NOTARY PUBLIC
25788

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

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

DATE: 6/28/11

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:

Gause Blvd - N, Manzella Dr. S, & Malbrough Dr. E

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

Lots 4A & 6A Square 3, Robert Park Subdivision
(See attached)

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

2) TOTAL NUMBER OF ACRES or part thereof: 1.509

3) The reasons for requesting the zoning change are as follows:

To receive city services and benefits

✓ 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 -

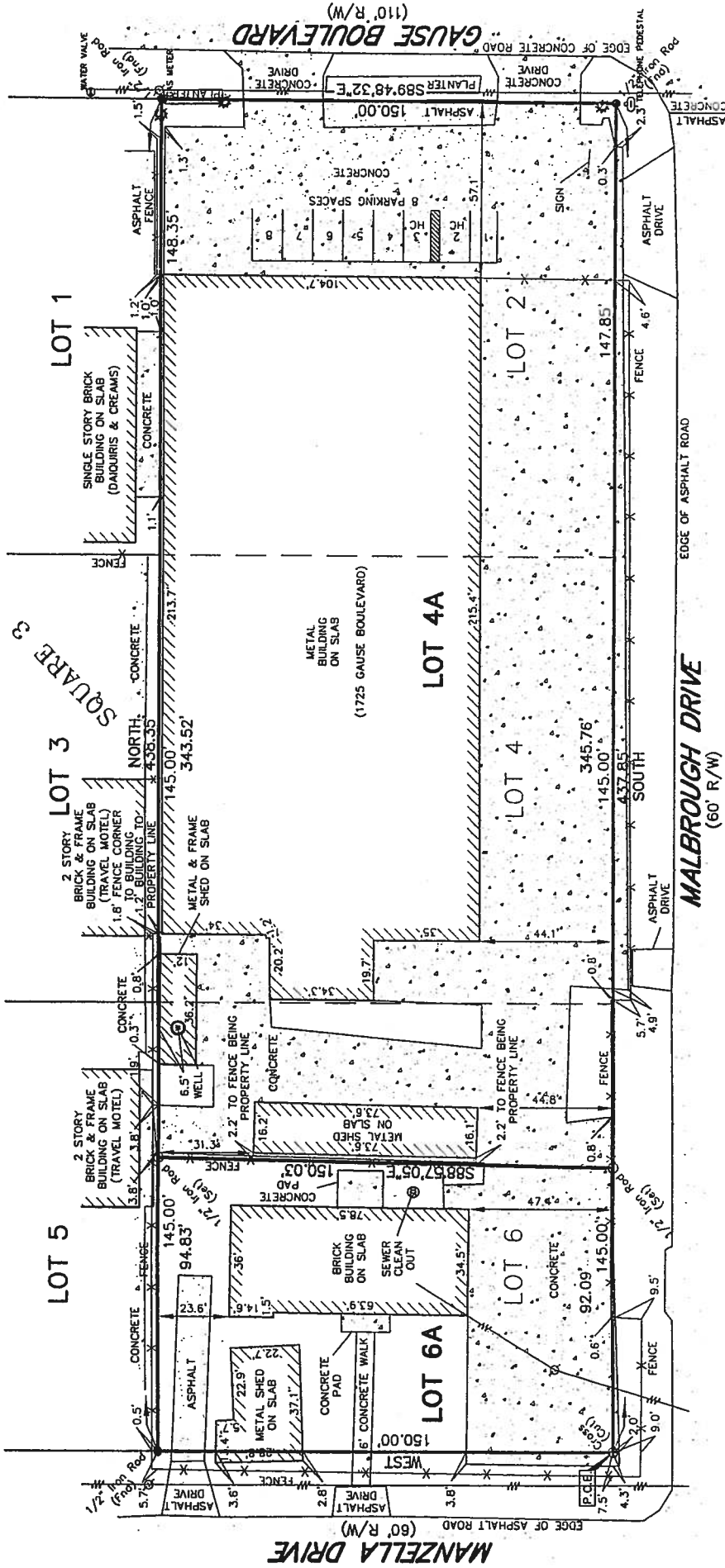
FROM: HC2 TO: C4
(Existing classification) (Proposed classification)

Signature	Printed Name	Mailing Address	Phone #	% Land Owned
	Brandon Dale, Sole Member Of Northshore Investments, LLC	109 Rue D'Azur Slidell 70466	504-236-5770	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 28th day of June, 2011.

NOTARY PUBLIC
#25788



SCALE: 1" = 40'

DATE: 6/20/2008

DRAWN BY: DLT
CHECKED BY: SMB

DWG. NO: 20080878

SHEET 1 OF 1

I certify that this plot does represent an actual ground survey and that to the best of my knowledge no encroachments exist either across any of the property lines, except as shown. Encroachments shown hereon are not necessarily the opinion of the title policy will be added hereto upon request, as the surveyor has not performed any title search or abstract.

I have consulted the Flood Insurance Rate Maps and found this property is in a Flood Hazard Area.

F.I.R.M.: 225205 0440 D
DATE: 4/21/1999
ZONE: C N/A
B.F.E.: N/A

• Verify prior to construction with local governing body.

**LOTS 4A & 6A
SQUARE 3, ROBBERT PARK SUBDIVISION
SECTION 12, T9S-R14E
ST. TAMMANY PARISH, LOUISIANA**

Declaration is made to original purchaser of this survey, it is not transferable to additional institutions or individuals. This Survey is not to be used for any purpose other than that for which it was made in accordance with the Louisiana Minimum Standards for Property Boundary Surveys for a Class "L" survey. Bearings are based on record bearings unless noted otherwise.

JEFF LAPORTE

J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING • ENVIRONMENTAL



1805 Shortall Hwy
Slidell, Louisiana 70458
E-mail: jvb@jvburkes.com

Phone: 985-649-0075 Fax: 985-649-0154
Mississippi Phone: 228-435-5800

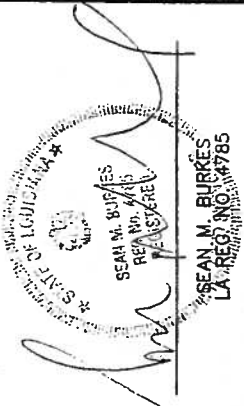


EXHIBIT "A"

All that certain piece or parcel of ground, together with all the buildings and improvements thereon and all the rights, way, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, and being more fully described as Lots 4A and 6A, Square 3, Robbert Park Subdivision, all as more particularly set forth on that certain resubdivision of Lots 2, 4 and 6, Square 3, into Lots 4A and 6A, Square 3, Robbert Park Subdivision, prepared by J. V. Burkes & Associates, Inc. and filed as Map File No. 4733A with the Clerk of Court for the Parish of St. Tammany, State of Louisiana.

Bearing Municipal Address: 1725 East Gause Blvd., Slidell, LA 70461

PATRICIA SCHWARZ CORE
ST. TAMMANY PARISH ASSESSOR
701 N. Columbia Street
COVINGTON, LA 70433

06/29/11

Assessor Certificate

NORTHSHORE INVESTMENTS LLC

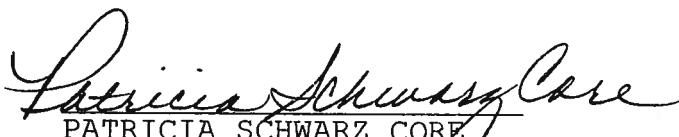
109 RUE D'AZUR
SLIDELL LA 70461-

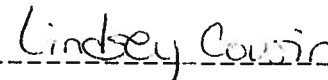
is listed on the
2010 tax roll with the following described
property:

LOT 6A SQ 3 BEING A RESUB OF LOTS 2 4 6 ROBBERT PARK SUB SEC
12 9 14 CB 754 314 CB 1264 474 CB 1377 37 INST NO 1530272
INST NO 1638337 INST NO 1699075 INST NO 1742063 INST NO
1760866

LAND
IMPROVEMENTS

TOTAL ASSESSED VALUATION -


PATRICIA SCHWARZ CORE
Certified Louisiana Assessor

by: -----
Deputy Assessor

PSC:pcs
110-016-2043
00000

PATRICIA SCHWARZ CORE
ST. TAMMANY PARISH ASSESSOR
701 N. Columbia Street
COVINGTON, LA 70433

06/29/11

Assessor Certificate

NORTHSHORE INVESTMENTS LLC

109 RUE D'AZUR
SLIDELL LA 70461-

is listed on the
2010 tax roll with the following described
property:

LOT 4A SQ 3 BEING A RESUB OF LOTS 2 4 6 ROBBERT PARK SUB CB
812 245 CB 924 698 INST NO 1530272 INST NO 1699078 INST NO
1742063 INST NO 1760866

LAND
IMPROVEMENTS

~~_____~~
~~_____~~

TOTAL ASSESSED VALUATION -

~~_____~~

Patricia Schwarz Core

PATRICIA SCHWARZ CORE
Certified Louisiana Assessor

by: *Lindsey Cousin*

Deputy Assessor

PSC:pcs
110-016-6251
00000

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

NOTE: This HISTORICAL Data is For TAX YEAR: 2010

Parcel #	110-016-6251	City Mills	0.00
Name	CENTRAL PROGRESSIVE BANK	Parish Mills	[REDACTED]
C/O		Ward	08LR
Addr	212 VETERANS BLVD	Subdivision	GBC
City	METAIRIE, LA 70005	GAUSE BLVD COMMERCIAL	
		--COMMERCIAL--1	
		Total Assessed Value	[REDACTED]
Prior Owner	LAPORTE MCMAHON & MCMAHON LLC	Land	[REDACTED]
		Improvements	[REDACTED]
Phys Address	1725 GAUSE BLVD E	Est. City	\$0.00
		Est. Parish	[REDACTED]
		Estimated Tax	[REDACTED]

	Code	Qty	Value	Description
Assmnt 1	11	2.0	[REDACTED]	COUNTRY LOTS (IMP)
			Value	Description
	Spcl 106		[REDACTED]	Fire Dist. 1 Parcel Fee

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

LOTS 2 4 SQ 3 ROBBERT PARK SUB CB 812 245 CB 924 698
INST NO 1530272 INST NO 1699078 INST NO 1742063

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

NOTE: This HISTORICAL Data is For TAX YEAR: 2010

Parcel #	110-016-2043	City Mills	0.00
Name	CENTRAL PROGRESSIVE BANK	Parish Mills	[REDACTED]
		Ward	08LR
c/o		Subdivision	R42
Addr	212 VETERANS BLVD		ROBBERT PARK ANNEX
City	METAIRIE, LA 70005	Total Assessed Value	[REDACTED]

Prior Owner	LAPORTE MCMAHON & MCMAHON LLC	Land	[REDACTED]
		Improvements	[REDACTED]
		Est. City	\$0.00
		Est. Parish	[REDACTED]
		Estimated Tax	[REDACTED]

	Code	Qty	Value	Description
Assmnt 1	11	1.0	[REDACTED]	COUNTRY LOTS (IMP)

	Value	Description
Spcl 106	[REDACTED]	Fire Dist. 1 Parcel Fee

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

LOT 6 SQ 3 ROBBERT PARK SUB SEC 12 9 14 CB 754 314 CB
1264 474 CB 1377 37 INST NO 1530272 INST NO 1638337
INST NO 1699075 INST NO 1742063

CASH SALE

UNITED STATES OF AMERICA

BY: CENTRAL PROGRESSIVE BANK

STATE OF LOUISIANA

TO: NORTHSHORE INVESTMENTS, L.L.C.

PARISH OF ST. TAMMANY

BE IT KNOWN, that on this 10th day of March, 2010, before me, the undersigned authority, a Notary Public, duly commissioned and qualified, in and for the State and Parish aforesaid, therein residing, and in the presence of the witnesses hereinafter named and undersigned:

PERSONALLY CAME AND APPEARED:

CENTRAL PROGRESSIVE BANK (TAX I.D. NO. XX-XXX [REDACTED]), a Financial Institution authorized to do and doing business in the State of Louisiana, herein represented by Brian Berns, Vice-President, pursuant to a Resolution attached hereto and made a part hereof, whose mailing address is 29092 Krentel Road, Lacombe, LA 70445;

hereinafter designated as "vendor" who declared that for the consideration and upon the terms and conditions hereinafter expressed, said vendor has bargained and sold, and does by these presents grant, bargain, sell, assign, transfer, deliver, and abandon and set over under all lawful warranties and with substitution and subrogation to all rights and actions of warranty against all preceding owners and vendors, unto

NORTHSHORE INVESTMENTS, L.L.C. (TAX I.D. XX-XXX [REDACTED]), a Louisiana limited liability company, herein represented by its duly authorized Sole Member, Brandon M. Dale; whose address is 109 Rue D'Azur, Slidell, LA 70461

hereinafter designated as "purchaser", here present, accepting and purchasing and acknowledging delivery and possession of the following described property, to-wit:

All that certain piece or parcel of ground, together with all the buildings and improvements thereon and all the rights, way, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, and being more fully described as Lots 4A and 6A, Square 3, Robbert Park Subdivision, all as more particularly set forth on that certain resubdivision of Lots 2, 4 and 6, Square 3, into Lots 4A and 6A, Square 3, Robbert Park Subdivision, prepared by J. V. Burkes & Associates, Inc. and filed as Map File No. 4733A with the Clerk of Court for the Parish of St. Tammany, State of Louisiana.

Bearing Municipal Address: 1725 East Gause Blvd., Slidell, LA 70461

TO HAVE AND TO HOLD the said property unto the said purchaser forever.

This present sale and conveyance is made and accepted for and in consideration of the sum and price of [REDACTED] Dollars, lawful current money of the United States of America, which amount the said purchaser has paid in ready cash, receipt of which is hereby acknowledged by the vendor, and full discharge and acquittance granted therefore.

St. Tammany Parish 20
Instrmnt #: 1760866
Registry #: 1973770 CST
03/15/2010 4:08:00 PM
MB CB X MI UCC

Whenever the word "vendor" is used in this act, it shall be construed to include "vendors", and whenever the word "purchaser" is used it shall be construed to include "purchasers".

All the agreements and stipulations herein contained, and all the obligations herein assumed shall inure to the benefit of and be binding upon the heirs, successors, and assigns of the respective parties hereto.

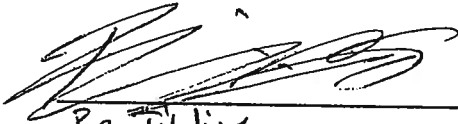
The certificates of mortgage and conveyance as required by Article 3364 of the revised Civil Code of Louisiana are waived.

Taxes for the year 2010 shall be prorated and future ad valorem property taxes shall be paid by the Purchaser.


THUS DONE AND PASSED in Covington, Louisiana, on the day, month and year first hereinabove written, in the presence of the undersigned competent witnesses, and me, Notary, after due reading of the whole.

WITNESSES:

CENTRAL PROGRESSIVE BANK

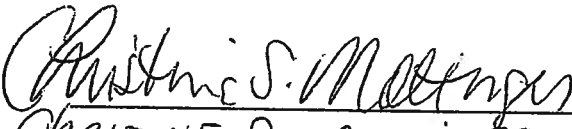


Ben Tiblier

BY: 

BRIAN BERNS, Vice-President


NORTHSHORE INVESTMENTS, L.L.C.



CHRISTINE S. MOTTINGER

BY: 

BRANDON M. DALE, Sole Member

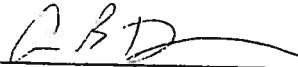


PAUL J. MAYRONNE, NOTARY PUBLIC
LOUISIANA BAR ROLL NO. 25788

RESOLUTION

BE IT RESOLVED, that **Brandon Faciane, Acting Chief Executive Officer and President, Ralph N. Menetre, III, Executive Vice President, and Brian Berns, Vice President** are each hereby authorized and empowered to execute any and all documents and any and all things for and on behalf of this Corporation which they deem proper and to the best interest of this Corporation, including specifically, without limiting the generality of the foregoing, to execute for and on behalf of this Corporation sales of Real estate or Other Moveable Properties by the Bank.

I certify that I am the Secretary of the Central Progressive Bank and that the foregoing is a true and correct copy of the Resolution passed by the Board of Directors of Central Progressive Bank adopted at a meeting held at its registered office on the **28th day of January, 2010**, at which meeting a quorum was present and all present voted in favor thereof and that the foregoing is in full force and effect.



Ann B. Dunn
Secretary