



MARK R. JOHNSON
Mayor

CITY OF COVINGTON
PLANNING AND ZONING OFFICE
317 North Jefferson Avenue
Post Office Box 778
Covington, Louisiana 70434
phone 985.867.1214
fax 985.273.3014
email P&Z@covla.com
website www.covla.com

ANNEXATION APPLICATION REQUEST

Date 8.28.25

BLD Investments LLC

NAME

Ronald Reagan Hwy. Covington, LA 70433

ADDRESS OF PROPERTY FOR ANNEXATION

CURRENT ZONING OF PROPERTY FOR ANNEXATION HC-2 Highway Commercial

CURRENT STATUS OF PROPERTY: *Check all that apply.*

Regular Property Owner Renter
 Non-Resident Property Owner Registered Voter

NAMES OF ALL REGISTERED VOTERS IN YOUR HOUSEHOLD OF THE PROPERTY BEING ANNEXED

N/A

N/A

VOTING LOCATION (*School Name, Fire Station Number, etc.*)

CR - Regional Commercial

GENERAL ZONING PREFERENCE

Please indicate the zoning classification(s) requested. For example: CN - Neighborhood Commercial District

PROPOSED LAND USE FOR ANNEXATION PROPERTY *Check all that apply.*

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

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.

Mark R. Johnson

(If a corporation owns the property sought to be annexed, attached 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.)

STATE OF LOUISIANA
PARISH OF SAINT TAMMANY **GENERAL WARRANTY DEED**

02867 / Amanda Wedge
Southern Title, Inc.
13323 Hwy 80
Boutte, LA 70038
8837881144
888-456-6208

BE IT KNOWN, that on the date hereinafter set forth 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:

SWETT LIVING TRUST XX-XXX-2364

SAMUEL E. SWETT XXX-XX-0397

ROSEMARY SWETT SMITH XXX-XX-2173

who declared that for the price of **ONE MILLION SEVEN HUNDRED FIFTY THOUSAND AND NO/100 (\$1,750,000.00) DOLLARS** cash, receipt of which is acknowledged, SELLER hereby sells and delivers with full warranty of title and subrogation to all rights and actions of warranty SELLER may have, unto:

BLD INVESTMENTS, LLC XX-XXX2170

SEE ATTACHED RIDER FOR APPEARANCE

here present, accepting and purchasing for themselves, their heirs and assigns, and acknowledge due delivery and possession thereof, all and singular the following property to wit:

SEE ATTACHED RIDER FOR FULL LEGAL DESCRIPTION

All State and City taxes up to and including the current year are paid as per sellers herein.

ANY FUTURE TAX BILLS FOR THIS PROPERTY WILL BE MAILED TO THE BUYERS AT THE MAILING ADDRESS OF: 2424 Tyler Street, Kenner, LA 70062.

By reference to the Mortgage and/or Conveyance Records for the herein referenced Parish, hereto annexed, it does not appear that the said seller has heretofore alienated the said property or that the same is subject to any encumbrances whatsoever that will not be canceled by disbursement of funds from this sale.


Seller represents and warrants that no other sale or grant of interest in said property has been, or will be made, by seller, and that said property is not, and will not, become subject to any lien or encumbrance by act or omission by seller, or claim against seller.

The property conveyed herein is subject to the following restrictive covenant, which shall be binding on the purchaser, his heirs, successors and assigns: There shall be no mini-storage, boat storage or RV storage on the property for a term of 15 years from the date of this closing. This restriction may only be amended by the seller's written consent."

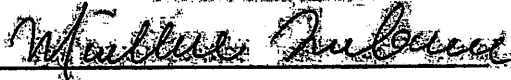
UCC
MI
CB X
MB
Pages: 7
Fee: \$220.00
By: LP 7/17/2024 3:50:00 PM
Registery# 2949837
Instrument# 2416629
St Tammany Parish, LA

THUS DONE AND PASSED, on July 17, 2024 in the presence of the undersigned competent witnesses, who hereunder sign their names with the said appearers, and me Notary, after reading of the whole.

WITNESSES:




MARIA KLAUSE




MICHELLE TERREBONNE

SELLER(S):


SWETT LIVING TRUST

BY: 


Philip J. Swett III, Trustee

BY: 

Linda Swett, Trustee




SAMUEL E. SWETT



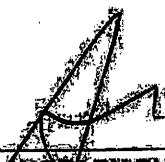
ROSEMARY SWETT SMITH

BUYER(S):

BLD INVESTMENTS LLC

BY: 

Daniel Wagner
Member



NOTARY PUBLIC

ADAM MADER
NOTARY PUBLIC
NOTARY ID NUMBER: 164019
JEFFERSON PARISH, LA
MY COMMISSION IS ISSUED FOR LIFE

RIDER

SELLER(S) APPEARANCE:

SWETT LIVING TRUST (2364), herein represented by Phillip J. Swett, III and Linda Swett, in their capacity as Trustee, pursuant to the Extract of Trust recorded at Entry # 2078777, records of St. Tammany Parish.

MAILING ADDRESS: 2032 Ronald Reagan Hwy., Covington, LA 70433

SAMUEL E. SWETT (0397), a person of the full age of majority and a resident of the State of Louisiana, who declared under oath unto me, Notary, that he has been married three times, first to Alicia Swett from whom he was divorced, second to Tammy Swett from whom he was divorced and third to Erika Swett, with whom he is presently living and residing.

MAILING ADDRESS: 2030 Ronald Reagan Hwy., Covington, LA 70433

ROSEMARY SWETT SMITH (2173), a person of the full age of majority and a resident of the State of Louisiana, who declared under oath unto me, Notary, that she has been married but once and then to Robert J. Smith, Jr. from whom she was divorced and that she has not since remarried.

MAILING ADDRESS: 2034 Ronald Reagan Hwy., Covington, LA 70433

BUYER(S) APPEARANCE:

BLD INVESTMENTS, LLC (2170), a Louisiana Limited Liability Company, herein represented by its undersigned agent pursuant to a Certificate of Limited Liability Company annexed hereto and made a part hereof.

MAILING ADDRESS: 2424 Tyler Street, Kenner, LA 70062

PROPERTY DESCRIPTION:

THOSE CERTAIN PORTIONS OR PARCELS OF GROUND, together with all the buildings and improvements thereon, and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances, and advantages thereunto belonging, or in anywise appertaining thereto, situated in the Parish of St. Tammany, State of Louisiana, Section 29, Township 6 South, Range 11 East, in that part thereof known as the SWETT FAMILY SUBDIVISION and more particularly described as TRACTS B-1-A, B-1-B, AND B-1-C, all as more fully shown on that Resubdivision Plat by Bruce M. Butler, III, P.L.S., dated October 10, 2023, and recorded on December 28, 2023 at Map File No. 6278C of the official records of St. Tammany Parish, Louisiana, being a resubdivision of former Tract B-1.

FOR INFORMATIONAL PURPOSES ONLY:

Tract B-1-C is said to contain 4.04 acres, Tract B-1-B is said to contain 4.02 acres, and Tract B-1-A is said to contain 3.97 acres.

Any acreage or square footage designations included within the legal description of the insured property is provided for convenience only and is not insured by the Company.

This act is made and accepted subject to the following:

- a. Right of Way in Book 1167, Page 432, Instrument No. 554446, in the Office of the Clerk of Court, St. Tammany Parish, Louisiana.
- b. Dedication of Street in Book 1277, Page 693, Instrument No. 635045, in the Office of the Clerk of Court, St. Tammany Parish, Louisiana.
- c. Right of Way in Book 1475, Page 505, Instrument No. 729120, in the Office of the Clerk of Court, St. Tammany Parish, Louisiana.
- d. Servitude in Instrument No. 921279, in the Office of the Clerk of Court, St. Tammany Parish, Louisiana.
- e. Servitude of Passage in Instrument No. 931805, in the Office of the Clerk of Court, St. Tammany Parish, Louisiana.
- f. Servitude of Driveway and Passage in Instrument No. 1043016, in the Office of the Clerk of Court, St. Tammany Parish, Louisiana.
- g. Servitude of Driveway and Passage in Instrument No. 1696331, in the Office of the Clerk of Court, St. Tammany Parish, Louisiana.
- h. Act of revocation of Servitude of Driveway and Passage in Instrument No. 1923591, in the Office of the Clerk of Court, St. Tammany Parish, Louisiana.
- i. Release of Right of Way (RE: Instrument No. 792120) in Instrument No. 1987746, in the Office of the Clerk of Court, St. Tammany Parish, Louisiana.
- j. Servitude Agreement in Instrument No. 2387714, in the Office of the Clerk of Court, St. Tammany Parish, Louisiana.
- k. Servitudes, set backs, rights of way, encroachments and other matters shown on Plat showing TRACT B-1 in Instrument No. 1966451, and Resubdivision dated, December 28, 2023 and recorded at Map File No. 6278C in the Office of the Clerk of Court, St. Tammany Parish, Louisiana.
- l. Mineral Reservation as set forth in that act of sale dated January 8, 1947, and recorded at Inst. No. 73005.

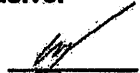
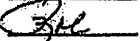
It is expressly agreed that the property herein conveyed and all improvements and component parts, plumbing, electrical systems, mechanical equipment, heating and air conditioning systems, built-in-appliances, and all of the items located hereon are conveyed by Seller and accepted by Purchaser "AS IS, WHERE IS", without any warranties of any kind whatsoever, even as to the metes and bounds, zoning, operation, or suitability of such properties for the use intended by the Purchaser, without regard to the presence of apparent or hidden defects and with the Purchaser's full and complete waiver of any and all rights for the return of all or any part of the purchase price by reason of any such defects.

Purchaser acknowledges and declares that neither the Seller nor any party, whomsoever, acting or purporting to act in any capacity whatsoever on behalf of the Seller has made any direct, indirect, explicit or implicit statement, representation or declaration, whether by written or oral statement or otherwise, and upon which Purchaser has relied, concerning the existence or non-existence of any quality, characteristic or condition of the property herein conveyed. Purchaser has had full, complete and unlimited access to the property herein conveyed for all tests and inspections, which Purchaser, in Purchaser's sole discretion deems sufficiently diligent for the protection of Purchaser's interests.

Purchaser expressly waives the warranty of fitness and the warranty against redhibitory vices and defects, whether apparent or latent, imposed by Louisiana Civil Code Articles 2520 through 2548, inclusive and any other applicable state or federal law and the jurisprudence thereunder.

Purchaser also waives any rights Purchaser may have in redhibition or to a reduction of the purchase price pursuant to Louisiana Civil Code Articles 2520 through 2548, inclusive, in connection with property hereby conveyed to Purchaser by Seller.

By Purchaser's initials, Purchaser expressly acknowledges all such waivers, and Purchaser's exercise of Purchaser's right to waive warranty pursuant to Louisiana Civil Code Articles 2520 through 2548, inclusive.

Purchaser initials:  Purchaser initials: _____
Purchaser initials:  Purchaser initials: _____

AND NOW, appears Philip John Swett, III, Rosemary Elise Swett Smith, and Samuel Eugene Swett in their capacity as successor co-trustees of the Philip John Swett, Jr. Credit Shelter Trust who declare that:

The Philip John Swett, Jr. Credit Shelter Trust (hereinafter "The Trust") was put into possession of an interest in the subject property by that Judgment of Possession in the Succession of Philip John Swett, Jr., 22nd JDC Case No. 2001-30810, signed and recorded on December 30, 2003 at Instrument No. 1409862 of the official records of St. Tammany Parish Louisiana. This is further evidenced by that certain Extract of Trust dated February 4, 2004, and recorded on February 5, 2004, at Instrument No. 1415088.

According to Section 4.4.3 of the Trust, "The principal beneficiaries of the Credit Shelter Trust for the benefit of Philip John Swett, III, Rosemary Elise Swett Smith and Samuel Eugene Swett shall be Philip John Swett, III, Rosemary Elise Swett Smith and Samuel Eugene Swett. The interest and/or properties of Philip John Swett, III, Rosemary Elise Swett Smith and Samuel Eugene Swett shall remain in trust until the death of Bertha Cassanova Swett, at which time the trust shall terminate and the Trustee shall deliver the corpus of the trust to the beneficiaries within one (1) year from the date of Bertha Cassanova Swett's death."

Furthermore, according to Section 4.1 of the Trust, "Upon the resignation, removal or death of Bertha Cassanova Swett, I name and appoint Philip John Swett, III, Rosemary Elise Swett Smith and Samuel Eugene Swett to serve as successor Co-Trustees."

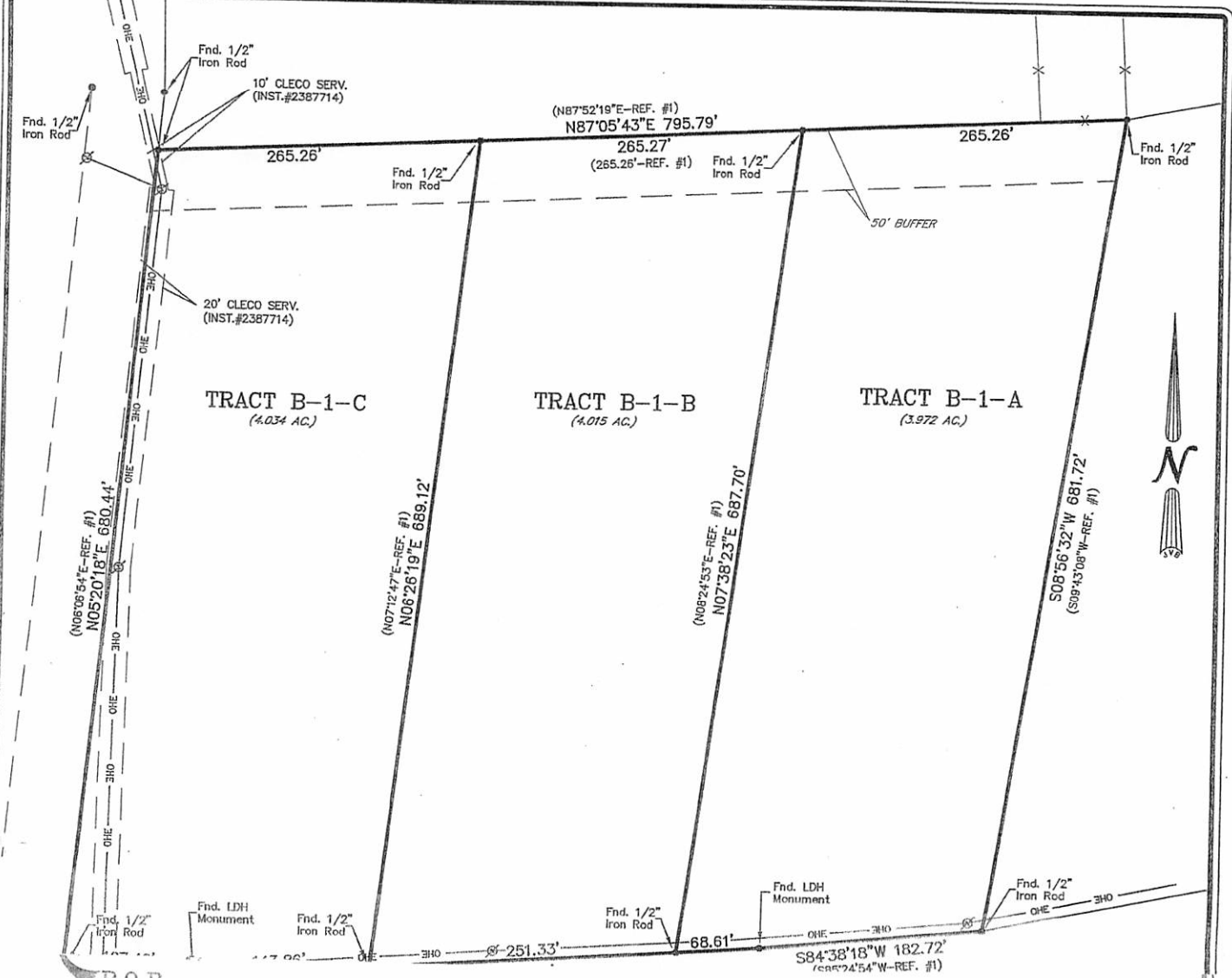
Bertha Cassanova Swett passed away on August 28, 2008 and therefore the Trust has terminated by its terms.

Out of an abundance of caution and to settle the Trust interest once and for all, Philip John Swett, III, Rosemary Elise Swett Smith Samuel Eugene Swett, in their capacity as successor co-trustees to the Philip John Swett, Jr. Credit Shelter Trust, hereby transfer any and all interest the terminated Trust may have in the subject property.


Philip John Swett, III


Rosemary Elise Swett Smith


Samuel Eugene Swett

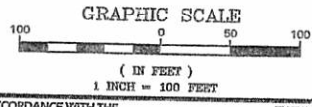


RONALD REAGAN HIGHWAY
(A.K.A. U.S. HIGHWAY 190)

P.O.B. IS REPORTED TO BE N49°01'E 152.1'; THENCE N14°05'E 540.3'; THENCE N85°28'W 235.7'; THENCE N01°01'E 728.1'; THENCE N81°14'E 7.91'; THENCE N86°57'E 200'; THENCE S87°20'E 33.64'; THENCE S87°26'21"E 60.12' FROM THE SECTION CORNER COMMON TO SECTIONS 29, 30, 31 & 32, T-6-S, R-11-E, GLD, ST. TAMMANY PARISH, LOUISIANA.

NOTE: BEARINGS SHOWN REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702 - NAD83) BASED ON GPS RTN TIES ACCESSED ON 06/13/2024.

- REFERENCE SURVEYS:
- 1.) A SURVEY BY BRUCE BUTLER DATED 10/10/23, MAP FILE #6278C.
 - 2.) A SURVEY BY BRUCE BUTLER DATED 6/5/17, NUMBER 18115.
 - 3.) A SURVEY BY RANDALL BROWN DATED 12/15/14, SURVEY NO. 141393.



BUILDING SETBACK(S)
(* Verify Prior to Construction)
Front Setback.....*
Side Setback.....*
Rear Setback.....*

ADDRESS: RONALD REGAN HIGHWAY
I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. No. 225205.0230.C
F.I.R.M. Date 10/17/89
Z.N. C B.F.E. N/A
* Verify prior to construction with Local Governing Body.

DRAWING NO. 20240220
DATE: 6/13/24
REVISED: 3/25/25 ADDED SERVITUDE

J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING ENVIRONMENTAL
1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com
Phone: 985-649-0075 Fax: 985-649-0154

DRAWN BY: JDL CHECKED BY: MAC
SCALE: 1" = 100'

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

A SURVEY PLAT OF TRACTS B-1-A, B-1-B & B-1-C, SITUATED IN SECTION 29, T-6-S, R-11-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA







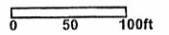
Parcels
26389 Tax
Details

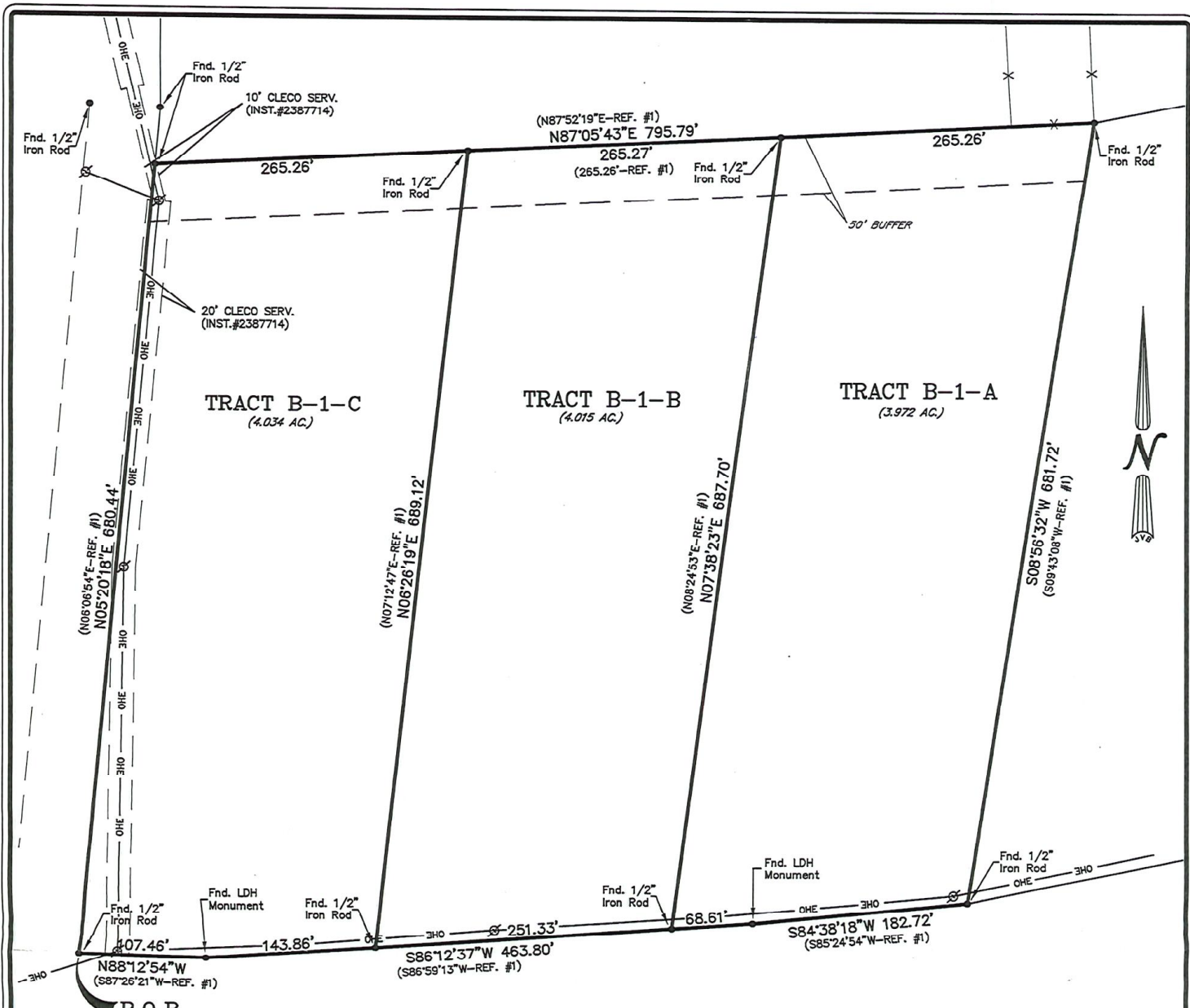
Owner Name: BLD INVESTMENTS LLC
 Assessment Number: 26389
 Property Address: 0 RONALD REAGAN HIGHWAY
 Old Assessment Number: 1070135712
 Mailing Address: 2424 TYLER STREET
 KENNER, LA 70062
 Property Description: SEC 20 29 38 6 11
 12 AC TRB-1-C B-1-B B-1-A
 Exempt:
 Tax District: 7
 Subdivision Phase: 1
 Lot Number:
 Block Number:
 Notice:

Images

Close Export

Copyright © 2014 CCT LLC



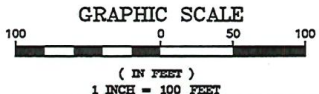


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(A.K.A. U.S. HIGHWAY 190)

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NOTE: BEARINGS SHOWN REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702 - NAD83) BASED ON GPS RTN TIES ACCESSED ON 06/13/2024.

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 - 3.) A SURVEY BY RANDALL BROWN DATED 12/15/14, SURVEY NO. 141393.



BUILDING SETBACKS
(* Verify Prior to Construction)

Front Setback.....*

Side Setback.....*

Rear Setback.....*

ADDRESS: RONALD REGAN HIGHWAY

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

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FLRM No. 225205.0230.C
FLRM Date 10/17/89
ZN: C B.F.E. N/A
* Verify prior to construction with Local Governing Body.

DRAWING NO.
20240220

DATE
6/13/24

J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING ENVIRONMENTAL

1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com

Phone: 985-649-0075 Fax: 985-649-0154

DRAWN BY: JDL CHECKED BY: MAC

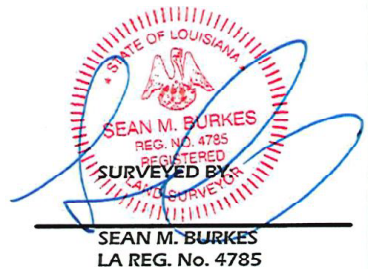
SCALE: 1" = 100'

REVISED: 3/25/25 ADDED SERVITUDE

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

A SURVEY PLAT OF TRACTS B-1-A, B-1-B & B-1-C, SITUATED IN SECTION 29, T-6-S, R-11-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: BLD SERVICES, LLC





St. Tammany Parish Assessor's Office

Louis Fitzmorris
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:

2024 Tax Roll - Assessment Number 26389

OWNERS: Swett, Philip III

2032 Ronald Reagan Hwy.,
Covington, LA 70433

PROPERTY DESCRIPTION: **2024 TAX ROLL**

Sec 20 29 38 6 11 TRB -1-C B-1-B B-1-A

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

2024 VALUATION:	Land	-	366
	Improvements	-	<u>0</u>
TOTAL ASSESSED VALUATION			366

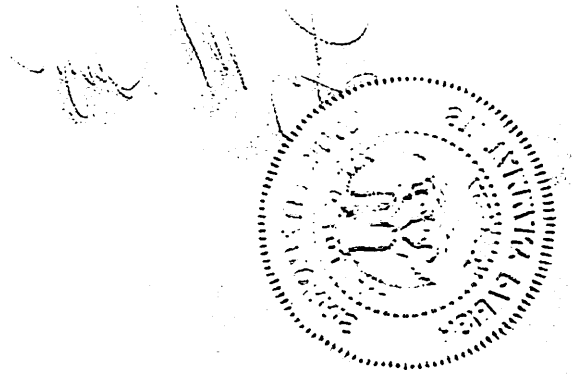
In faith whereof, witness my official signature and the impress of my official seal, at

Slidell, Louisiana this the **29th** day of **August**, **2025**.



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 **Swett, Philip III** as owner for the tax year **2024** and whose address is **2032 Ronald Reagan Hwy., Covington, LA 70433** and that the following certification is applicable to the property described as follows which is proposed for annexation into the **City of Covington**:

PROPERTY DESCRIPTION

2024 Tax Roll Assessment: Assessment Number: 26389

Sec 20 29 38 6 11 TRB -1-C B-1-B B-1-A

The total assessed value of all property within the above described area is
\$ 366.

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 \$ **366**.

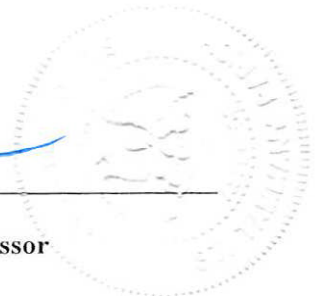
III. I do further certify that the assessed valuation of the above described tract is as follows:

2024 ASSESSED VALUATION : \$ 366

In faith whereof, witness my official signature and the impress of my official seal, at Covington, Louisiana this the **29th** day of **August, 2025**.



LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor





[Handwritten signature]

ST. TAMMANY PARISH REGISTRAR OF VOTERS



M. DWAYNE WALL, CERA
REGISTRAR

STATE OF LOUISIANA
PARISH OF ST TAMMANY

CERTIFICATE OF REGISTRAR OF VOTERS

I the undersigned Registrar of Voters for the Parish of St Tammany, State of Louisiana, do hereby certify that the property described in the attached Survey by J.V. Burkes & Associates, Inc., Drawing No. 20240220, dated June 13, 2024 and further described as THOSE CERTAIN PORTIONS OR PARCELS OF GROUND, together with all the buildings and improvements thereon, and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances, and advantages thereunto belonging, or in anywise appertaining thereto, situated in the Parish of St. Tammany, State of Louisiana, Section 29, Township 6 South, Range 11 East, in that part thereof known as the SWETT FAMILY SUBDIVISION and more particularly described as TRACTS B-1-A, B-1-B, AND B-1-C, all as more fully shown on that Resubdivision Plat by Bruce M. Butler, III, P.L.S., dated October 10, 2023 and recorded on December 28, 2023 at Map File No. 6278C of the official records of St. Tammany Parish, Louisiana, being a resubdivision of Former Tract B-1 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 29th day of August 2025.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. Dwayne Wall", is written over a faint circular official seal.

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



128 Northpark Blvd. ♦ Covington, Louisiana 70433 ♦ Phone: 985.624.5001 ♦ Fax: 985.624.5303

September 4, 2025

City of Covington – Planning & Zoning Office
317 N. Jefferson Avenue
Covington, LA 70433
Ellen Agee, Director of Planning & Zoning

RE: Commercial Property Ronald Reagan Hwy. Annexation – Utilities, Drainage, and Traffic

Dear Ellen,

In accordance with the City of Covington Planning and Office Annexation Checklist and Application Submission Requirements, on behalf of BLD Investments, LLC, we are requesting annexation of 12.021 Acres along Ronald Reagan Hwy. into the City of Covington with the zoning classification of CR – Regional Commercial.

In the development of this property, we are requesting to tie into the City of Covington’s water and sewer system at the property owner’s expense in accordance with recommendations of the City of Covington’s Engineer and Public Works Director.

Drainage and Traffic will be completed in accordance with the Site Plan (Sheet C002) attached, pending the approval of LADOTD.

Sincerely,
PRINCIPAL Engineering, Inc.

A handwritten signature in blue ink, appearing to read "Eric Glynn", with a long horizontal flourish extending to the right.

Eric Glynn, EI
Project Engineer

PRINCIPAL Infrastructure®

Architecture ♦ Engineering ♦ Construction

www.pi-aec.com ♦ info@pi-aec.com

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING



Principal Engineering, Inc.
128 Northpark Blvd
Covington, LA 70433

CAPITAL ONE, NA
14-9/650

5119

9/4/2025

Pay to the
Order of City of Covington

\$ **500.00

Five Hundred and 00/100*****

Dollars

Jerry D'James MP

⑈005119⑈ ⑆065000090⑆208 01 17615⑈

Principal Engineering, Inc.
City of Covington

Misc. Item: Permit Fee (2@\$250.00)

Permit Fee

9/4/2025

5119

500.00

Capital One Checking

500.00

Details on Back CheckLock™ Secure Check



ST. TAMMANY PARISH
MICHAEL B. COOPER
PARISH PRESIDENT

September 4, 2025

Eric Glyn
128 North Park Blvd.
Covington, LA 70433

Re: **Zoning Verification Letter 2025-4378-ZVL**

Dear Mr. Glyn,

This letter is to confirm that the property on **Parcels B-1-C, Parcel B-1-B, Parcel B-1-A** is zoned **HC 2 (Highway Commercial District)** per the current St. Tammany Parish Zoning Map.

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

Sincerely,

Carmeletta Guy

Carmeletta Guy
Land Use Planner I

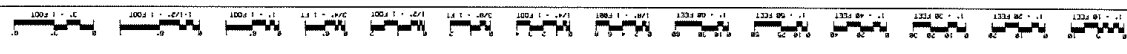
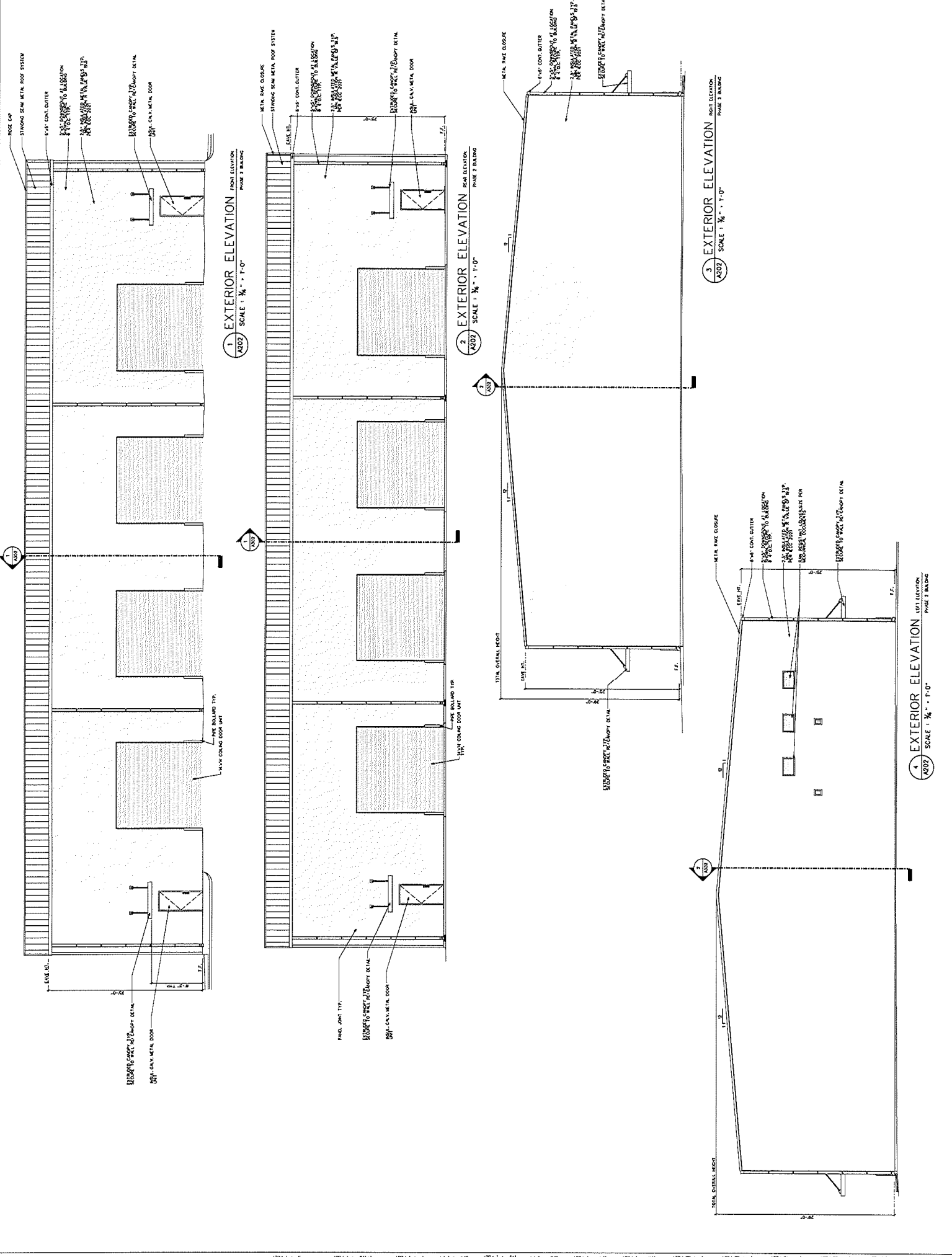
NEW K9 BASEBALL TRAINING FACILITY
 RONALD REAGAN HIGHWAY (U.S. 90)
 ST. TAMMANY PARISH, LOUISIANA

DATE	DESCRIPTION
MARCH 2025	REVISED
DATE	DESCRIPTION
NOV 2024	ISSUED FOR PERMITS
DATE	DESCRIPTION
NOV 2023	ISSUED FOR PERMITS
DATE	DESCRIPTION
NOV 2022	ISSUED FOR PERMITS

PRINCIPAL Engineering
 1011 N. Country Square, Suite 100
 Metairie, Louisiana 70002
 (504) 885-1111
 www.principal-engineering.com

HARDY and Associates / Architect PLLC
 1000 Poydras Street, Suite 2000
 New Orleans, Louisiana 70112
 (504) 581-1111
 www.hardyandassociates.com

NO.	DATE	REVISIONS



**Covington
Permit Payment Receipt**

2/19/2025

25-8668-OT

12 Acre Lot Ronald Reagan Hwy between 2032 and 2016 RRH
Covington LA 70433

Paid By:
Principal Engineering
Eric Glynn

LA

Payment Description:
Utility Determination Application Fee

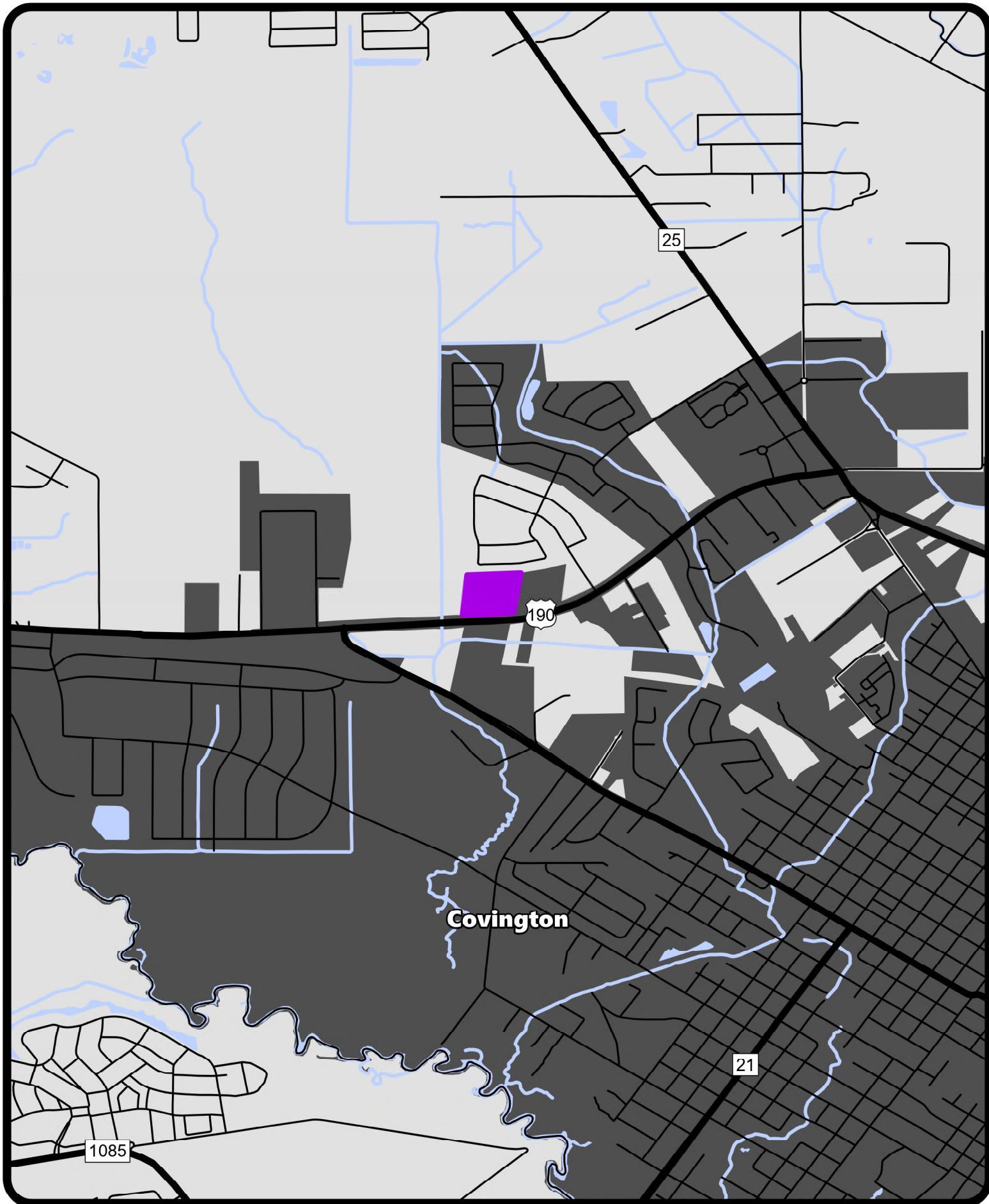
Fee Types

Fee	Amount	Paid	Balance Due
Determination Fee	\$30.00	\$30.00	\$0.00
Total Fees	\$30.00	\$30.00	\$0.00

Payments

Payment ID	Received Date	Payment Type	Reference Num	Fee	Amount
15555970	2/19/2025	Check	4979	Determination Fee	\$30.00
					\$30.00
Total					\$30.00

THIS IS NOT A PERMIT. This receipt does not authorize you to begin construction on your project.



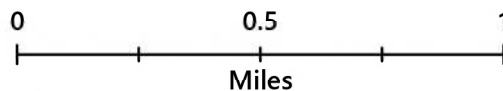
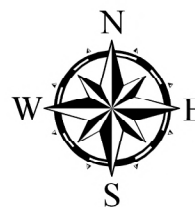
Covington Annexation (CO2025-01)

Overview Map

-  Roads
-  Annexation Request
-  City Limit
-  Waterway



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



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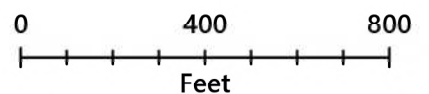
Covington Annexation (CO2025-01)

Aerial Map

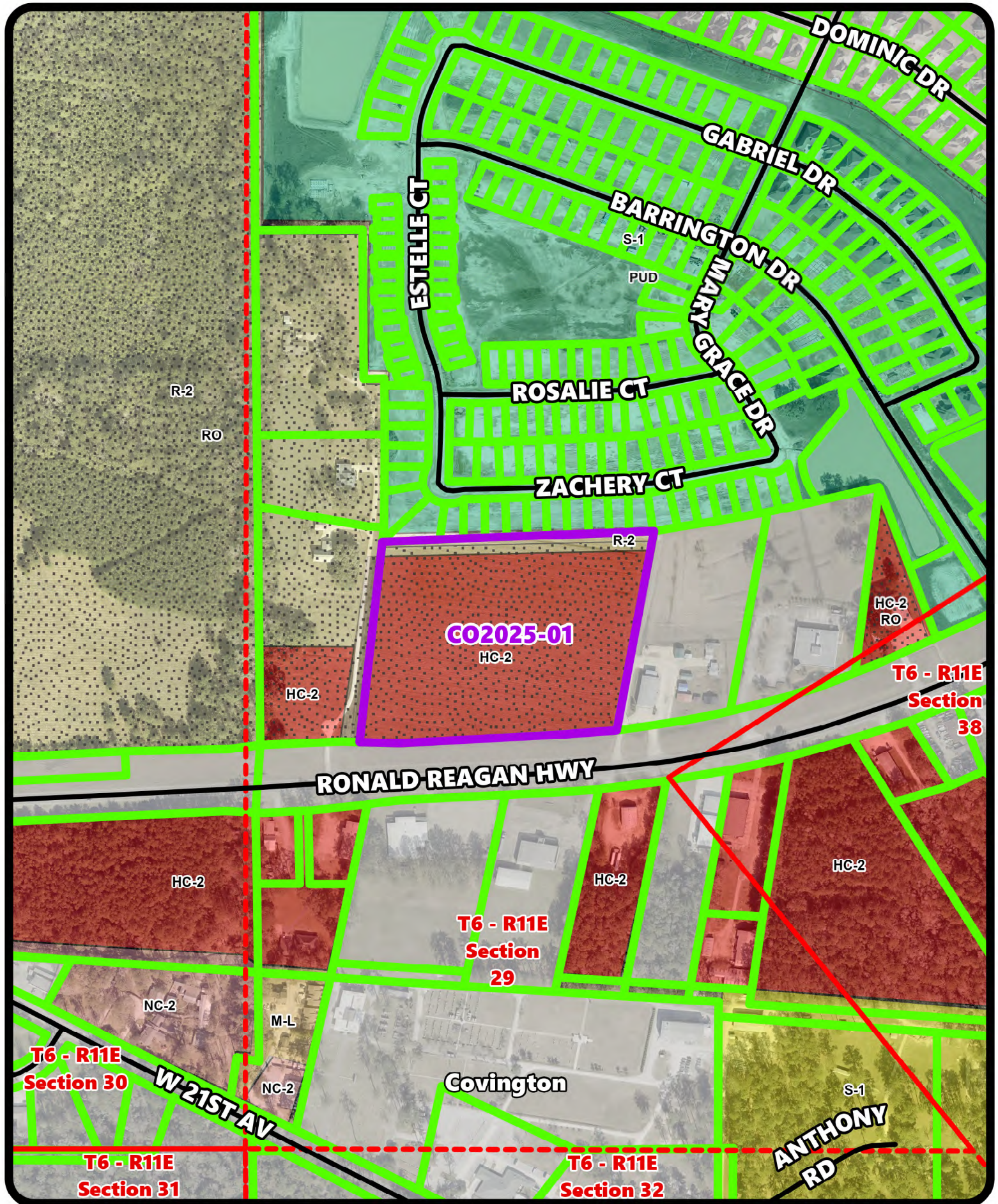
- Rivers
- Roads
- Annexation Request
- Assessor Parcels
- City Limit
- Section Township Range



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



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Covington Annexation (CO2025-01)

Zoning Map

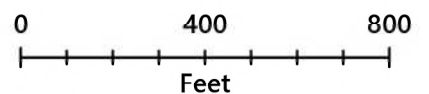
- Rivers
- Roads
- City Limit
- Annexation Request
- Assessor Parcels
- Section Township Range

Zoning Classification

- | | |
|--|--|
| RO Rural Overlay | M-L Low Multiple-Family |
| PUD Planned Unit Development | NC-2 Neighborhood Commercial |
| R-2 Rural Residential | HC-2 Highway Commercial |
| S-1 Suburban Residential | |



St. Tammany Parish Government
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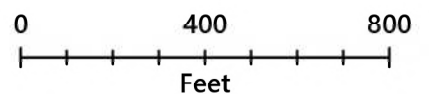
Covington Annexation (CO2025-01)

Political Map

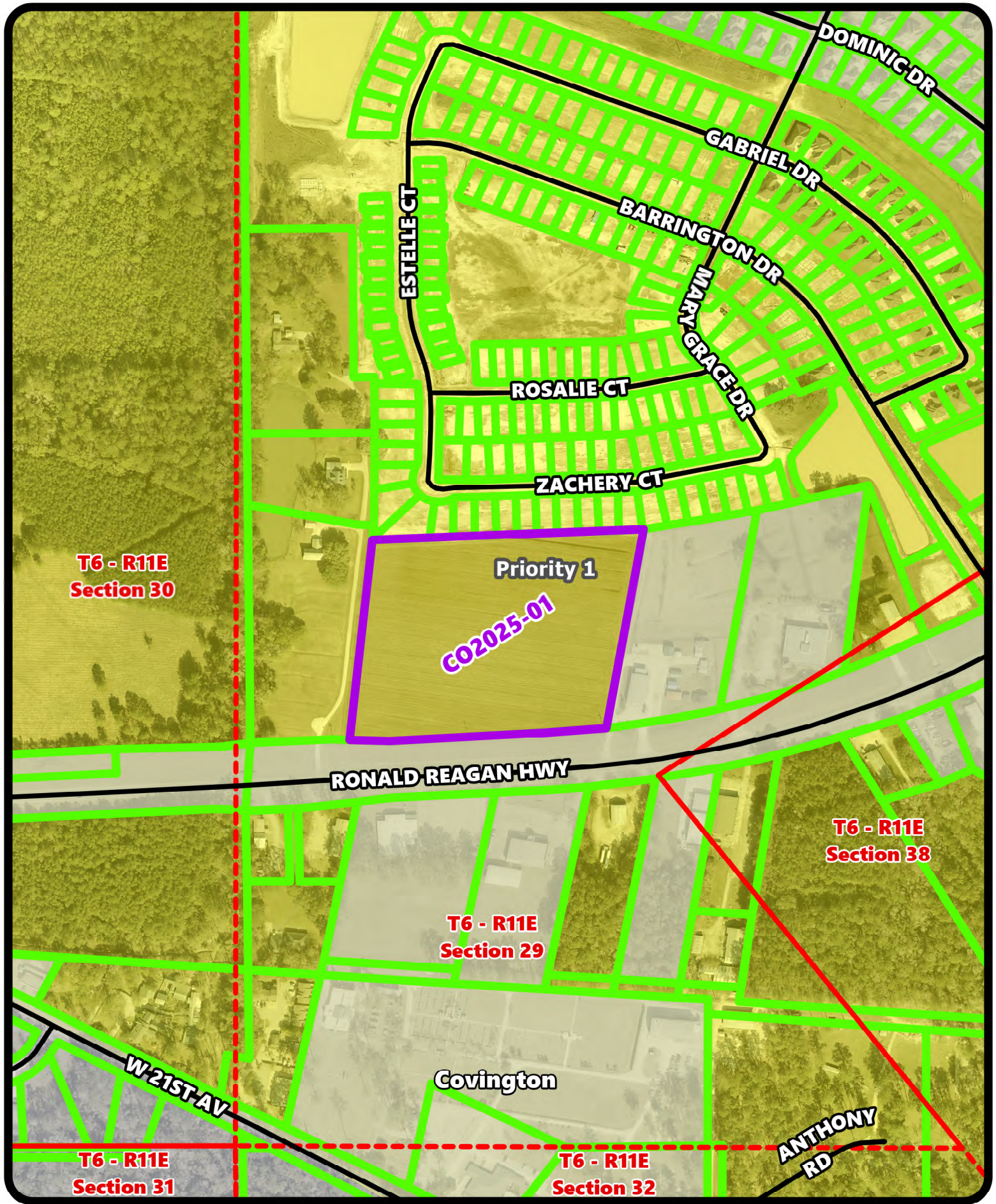
- Rivers
- Roads
- Annexation Request
- Assessor Parcels
- City Limit
- Council Districts
- Section Township Range
- Wards



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



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Covington Annexation (CO2025-01)

Growth Management Area Map

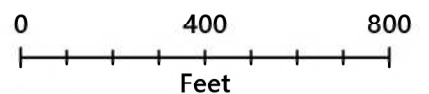
- Rivers
- Roads
- City Limit
- Annexation Request
- Assessor Parcels
- Section Township Range

Covington GMA

- Priority 1



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



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RONALD REAGAN HWY ANNEXATION COV2025-01 (COV25-01) DECEMBER 4TH, 2025 INTRO

- **Chris Tissue – Tammany Utilities**

Utilities has no comments or objections on this annexation as we do not have any service areas near this property.

- **Theodore C Reynolds – Engineering**

Engineering Comment: The property being annexed is an existing undeveloped commercial property. Article 13 – Land Use and Zoning Issues of the Growth Management and Revenue Sharing Agreement states that “The Parish and City may jointly develop regulatory ordinances to manage these growth areas if they are mutually agreeable. These ordinances may include but are not limited to land use, zoning, project design, drainage, traffic and transportation infrastructure, and other regulatory functions”. Therefore; any land clearing, site work or development performed on the property shall be permitted and reviewed by the City of Covington, and shall not cause an adverse impact to adjacent properties, right of way(s), and/or drainage features located within Unincorporated St. Tammany Parish.

- **Joey Lopbrano – Public Works**

No Public Works issues

- **Tim Brown – Environmental Services**

No DES issues

- **Emily Couvillion – Legal**

St. Tammany Parish Government (“Parish”) entered into a Growth Management and Revenue Sharing Agreement with the City of Covington (“City”) dated effective April 1, 2003, as amended by the 2006 Supplemental and Amending Growth Management and Revenue Sharing Agreement dated November 27, 2006 (collectively “Agreement”).

GIS mapping indicates the subject parcel as situated within Area One. The Agreement describes the areas as Area One, Area Two and Area Three. Property in Area One is allowed to be annexed by City in accordance with La.R.S. 33:171 through La.R.S. 33:180 (petition by owner). Per Agreement, City’s sole obligation is to provide notice of intent to annex, with Parish’s only objection being as to non-contiguous boundaries.

For Area One property, City shall receive 100% of the sales tax revenue.

Zoning only requires informal development notice, consulting with and/or general cooperation under the Agreement. Property is Parish-zoned HC-2 Highway Commercial Light Industrial and CR – Regional Commercial is proposed by City.

- **Annie Perkins – Finance**

Currently the property is not producing any Sales Taxes because it is undeveloped. If the Parish Council agrees with the proposed annexation, the Parish will receive 0% of the Sales Tax Revenue and Covington will receive 100% when the site is developed.

- **Ross Liner**

Property is Parish-zoned HC-2 Highway Commercial Light Industrial and CR – Regional Commercial is proposed by City. No intensity in zoning is proposed.