



Planning Department

Petition for ANNEXATION

250 Bouscaren St, Ste 203
Slidell, LA 70458
985.646.4320
fax 985.646.4356
planningdept@cityofslidell.org
myslidell.com

Petitioned Property

Street Address or Tax Parcel Identification Number as found on the St Tammany Parish Tax Assessor map:

Lots 53-55, Sq. 2, Central Park
Subdivision, Section A

Acres Proposed to be Annexed: +/- 10,850 sq. ft.

Current Use: Vacant and Storage

Current Parish Zoning District: A-4A

Proposed City Zoning District*: C-4

*Must submit separate Petition for Zoning Map Amendment

Proposed City Council District: _____

Required Attachments

- Proof of ownership of petitioned property
- Map showing the location and measurements, and legal description, of petitioned property
- Certificate of Registrar of Voters, from the St. Tammany Parish Registrar of Voters, dated within the last six months
- Certificate of Ownership and Assessed Valuation, from the St. Tammany Parish Assessor's Office, dated within the last six months
- Fees; please speak with a Planner to confirm

Received By:	Fee \$	Case # A
Related Case(s):		

Required Signatures and Notarization

This petition must be signed in the presence of a notary public by: at least 50% of registered voters, 50% of resident property owners, and 25% in assessed value of resident property owners; or, if no registered voters or resident property owners, by all nonresident property owners. Attach additional sheets if necessary.

I/we hereby petition to have the property described in this petition annexed into the City of Slidell.

I/we acknowledge and agree that the City will place a "notice of public hearing" sign on the property and that it must remain throughout the public hearing process.

SWORN TO AND SUBSCRIBED before me this 16 day of August, 2023

Mary E. Spears

Notary Public

Mary E. Spears, Notary Public #58914
My Commission expires with my life

Name, Home or Mailing Address (Street, City, State, Zip), and Email	Check all that apply in relation to the petitioned property	Signature and Date
Walter E. Ybos III 429 Moonraker Dr. Slidell, LA 70458	<input type="checkbox"/> Am registered to vote at <input type="checkbox"/> Live (reside) at <input checked="" type="checkbox"/> Own all or a part of	<i>Walter E. Ybos III 8/16/23</i>
Shannon M. Ybos 429 Moonraker Dr. Slidell, LA 70458	<input type="checkbox"/> Am registered to vote at <input type="checkbox"/> Live (reside) at <input checked="" type="checkbox"/> Own all or a part of	<i>Shannon Ybos 8/16/23</i>
	<input type="checkbox"/> Am registered to vote at <input type="checkbox"/> Live (reside) at <input type="checkbox"/> Own all or a part of	



Planning Department

Petition for ZONING MAP AMENDMENT

250 Bouscaren St, Ste 203
Slidell, LA 70458
985.646.4320
fax 985.646.4356
planningdept@cityofslidell.org
myslidell.com

This application is for proposed rezoning, and establishment of zoning for annexed property.

Petitioned Property

Current Zoning District: A-4A

Current Use: Vacant and Storage

Street Address: Selbourne

Lot, Square/Block, Subdivision (or attach boundary survey):

Lots 53-55, Sq 2, Central Park S/D
Section A

Bounded by (streets): _____

Council District: _____

Property Owner(s)

Name(s): Walter E ybos III

Name(s): Shannon M. ybos

Authorized Agent, if applicable: _____

Mailing Address: 429 Moonraker Dr.

City, State, Zip: Slidell, LA 70458

Phone # (504) 946-0197

Email: Waterguy199@yahoo.com

Received By: <u>BA</u>	Fee \$	Case # Z
Related Case(s):		

Proposed Zoning Map Amendment

Proposed Zoning District: C-4

Acres Proposed to be (Re)zoned: +/- 10,850 sq. Ft.

Required Attachments

- True copy of title or deed (proof of ownership)
- If an authorized agent, legal authorization for the individual to petition for this amendment
- Map (drawn to scale no smaller than 1" = 100') and legal description of petitioned property
- Fees; please speak with a Planner to confirm

Signatures and Notarization

This petition must be signed by all owners of the petitioned property or their authorized agents in the presence of a notary public.

I/we do hereby certify that the undersigned are the sole owners of the property to be rezoned. The undersigned, after being duly sworn, did depose and say that all the allegations and statements of fact are true and correct.

I/we acknowledge and agree that the City will place a "notice of public hearing" sign on the property and that it must remain throughout the public hearing process.

Walter E. ybos III 8/16/23
Signature of Property Owner or Agent Date

Shannon M. ybos 8/16/23
Signature of Property Owner or Agent Date

SWORN TO AND SUBSCRIBED before me this 16
day of August, 2023

Mary E. Spears
Notary Public

Mary E. Spears, Notary Public #58914
My Commission expires with my life



St. Tammany Parish Assessor's Office

Louis Fitzmorris
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 is assessed in the name **RANDY M KILEY** as owner for the tax year **2022** and whose address is **515 SPARTAN DR #7101, SLIDELL LA 70458** and that the following certification is applicable to the property described as follows which is proposed for annexation into the **City of Slidell**:

PROPERTY DESCRIPTION

2022 Tax Roll Assessment: Assessment Number: 95967

Lot 53 54 55 Sq 2 CENTRAL PARK


The total assessed value of all property within the above described area is
\$ 707.

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 **\$707**.

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

2022 ASSESSED VALUATION : **\$ 707**

In faith whereof, witness my official signature and the impress of my official seal, at Covington, Louisiana this the 22nd day of August, 2023.



LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor



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:

2022 Tax Roll - Assessment Number 95967

OWNERS: RANDY M KILEY

515 SPARTAN DR #7101
SLIDELL, LA 70458

PROPERTY DESCRIPTION: **2022 TAX ROLL**

Lot 53 54 55 Sq 2 CENTRAL PARK

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

2022 VALUATION:	Land	-	707
	Improvements	-	<u>0</u>
TOTAL ASSESSED VALUATION			707

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

Slidell, Louisiana this the 22nd day of August, 2023.



LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor

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 56221 Selbourn Street, Slidell, LA 70458 further described as:

Central Park Subdivision, Section A located in Sections 23 and 44, Township 9 South, Range 14 East, G.L.D., near the City of Slidell, St. Tammany Parish, Louisiana, to-wit:

LOTS 53, 54 and 55, SQUARE 2 of said subdivision and more fully described as follows:

Said Lots 53, 54 and 55 measure together 86.80 feet front on Selbourne Avenue, same width in the rear, by a depth of 125.00 feet between equal and parallel lines. All in accordance with survey by Albert A. Lovell & Associates, Inc., Consulting Engineers, dated August 6, 1984 Job No. 97719 a copy of to COB 1167/44 in St. Tammany Parish, LA. 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 21st day of August, 2023.

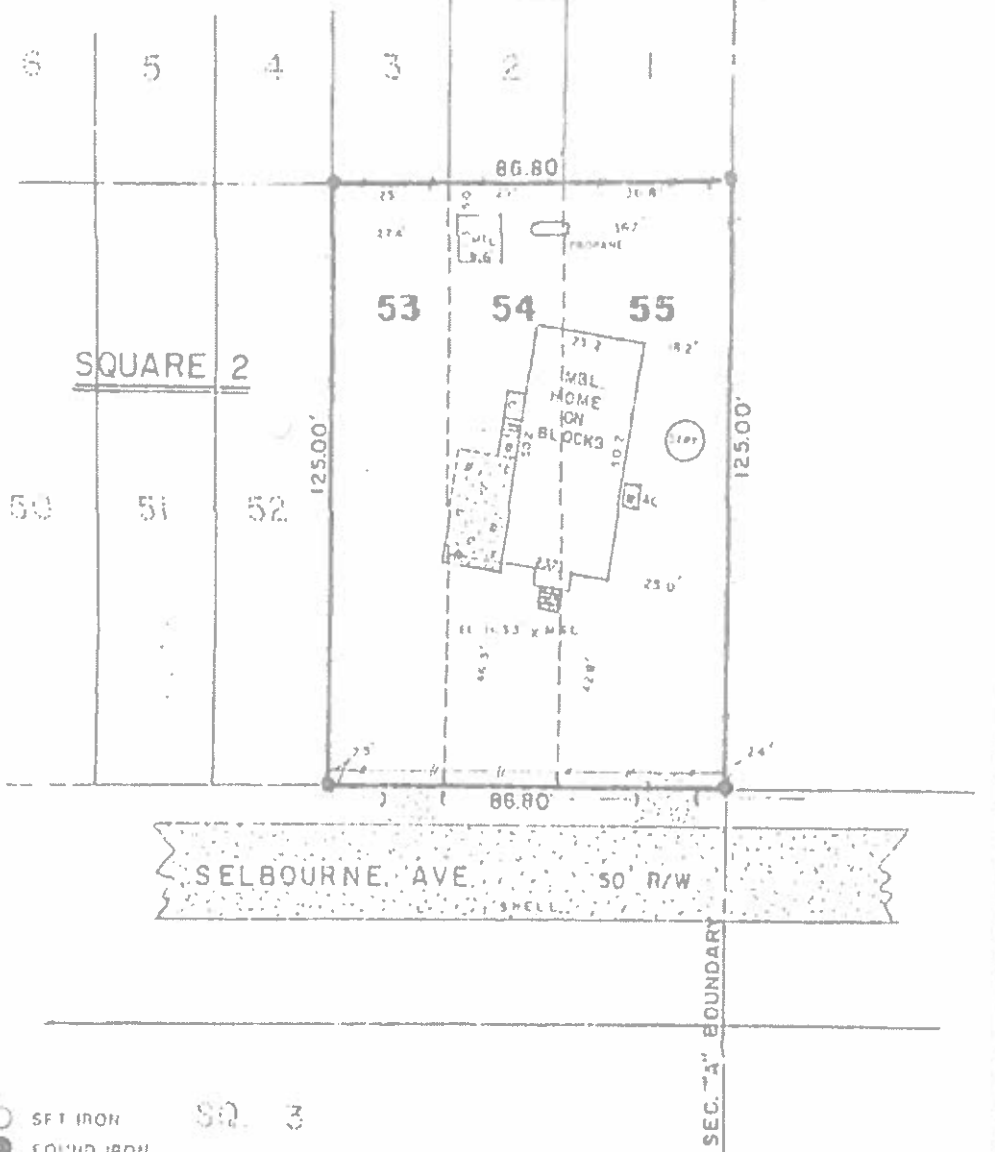
Sincerely,

A handwritten signature in black ink that reads "M. Dwayne Wall". The signature is written in a cursive style with a large, stylized initial "M".

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

NOTE: ACCORDING TO HUD F.I.A. FLOOD HAZARD BOUNDARY MAP CP 225205 0420 B THIS PROPERTY IS

NOT IN A FLOOD PRONE AREA
IS LOCATED IN FLOOD ZONE A-5



- SFT IRON
- FOUND IRON
- ⊙ FENCE POST

491 SELBOURNE AVE.

SCALE 1" = 30'

MAP SHOWING SURVEY OF LOT NO. 53, 54, & 55, SQUARE 2.

SUBDIVISION CENTRAL PART, SECTION "A", LOCATED IN SECTIONS 23 & 14, T93-N14L-31-D, NEAR THE CITY OF SLIDELL, ST. TAMMANY PARISH, LOUISIANA

FOR **RANDY M. KILEY**

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED: HEREBY CERTIFY THAT THE ABOVE SHOWN SURVEY WAS ACTUALLY MADE ON THE GROUND, AS PER RECORD IN SCRIP TION, AND IS CORRECT AND THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, EXCEPT AS MAY BE NOTED ABOVE.

SLIDELL, LOUISIANA

DATE 8 AUGUST 1984
TIME 9:19



ALBERT A. LOVELL & ASSOCS., INC.
CONSULTING ENGINEERS



2D





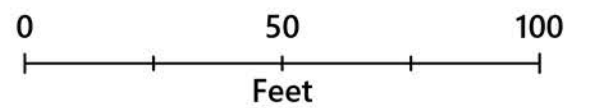
Slidell Annexation (SL2023-02)

Aerial Map

- Roads
- Rivers
- SL2023-02
- - - Section Township Range
- Assessor Parcels
- Slidell City Limit



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



Map Number: 2023-dlk-514







Date: 08/24/2023

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 It is for planning purposes only. It is not a legally recorded plan, survey, official tax map or engineering schematic, and it is not intended to be used as such.
 Map layers were created from different sources at different scales, and the actual or relative geographic position of any feature is only as accurate as the source information.
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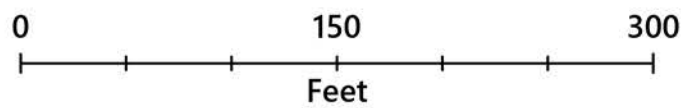
Slidell Annexation (SL2023-02)

Aerial Map

-  Roads
-  Rivers
-  SL2023-02
-  Section Township Range
-  Assessor Parcels
-  Slidell City Limit



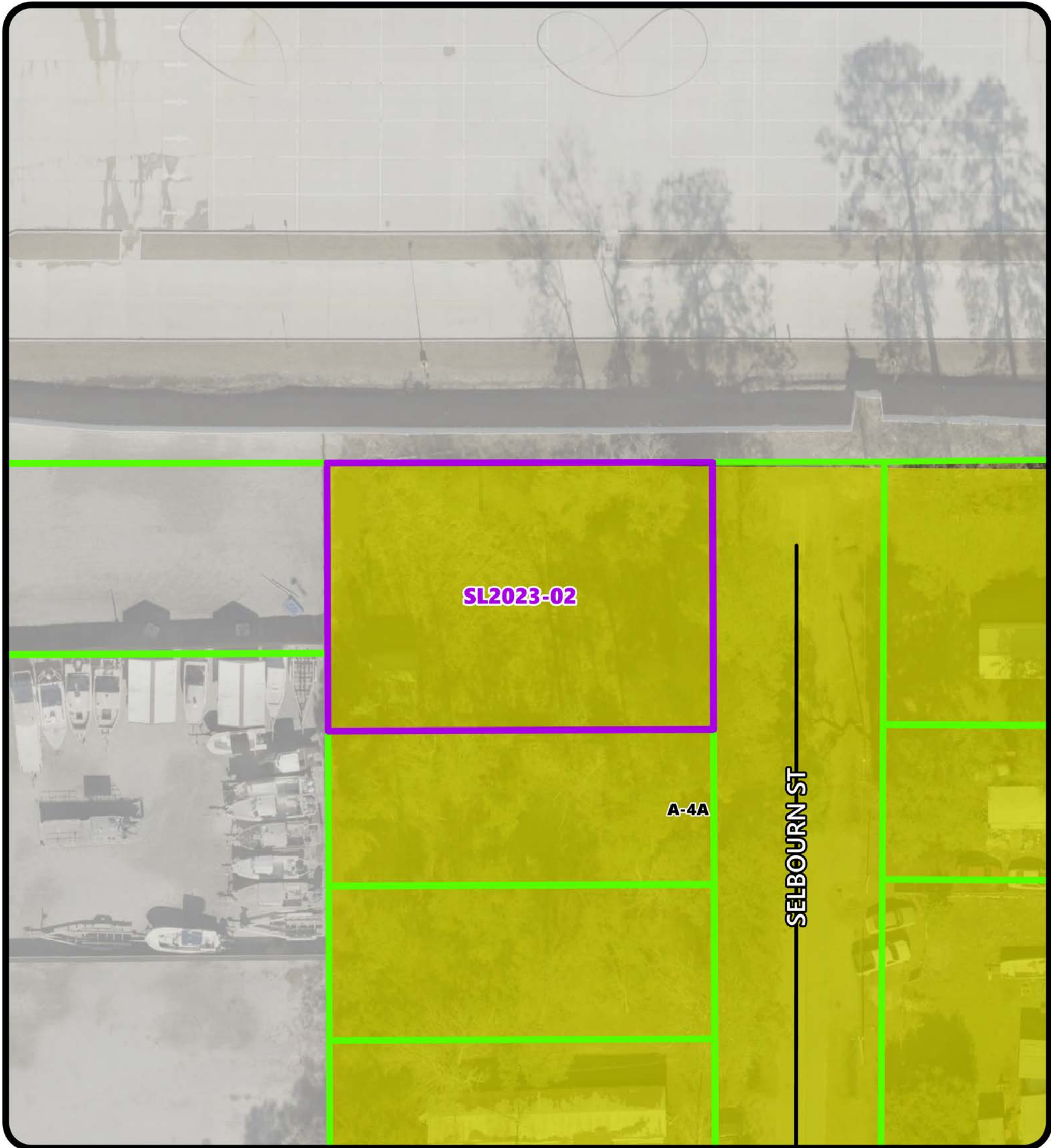
St. Tammany Parish Government
 P.O. Box 628
 Covington, LA. 70434



Map Number: 2023-dlk-517







Date: 08/24/2023

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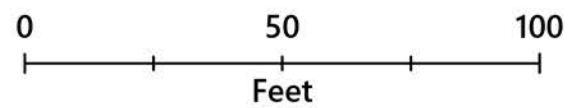
Slidell Annexation (SL2023-02)

Zoning Map

-  Roads
-  SL2023-02
-  Section Township Range
-  Assessor Parcels
-  Slidell City Limit
- Zoning Classification**
-  A-4A Single Family Residential



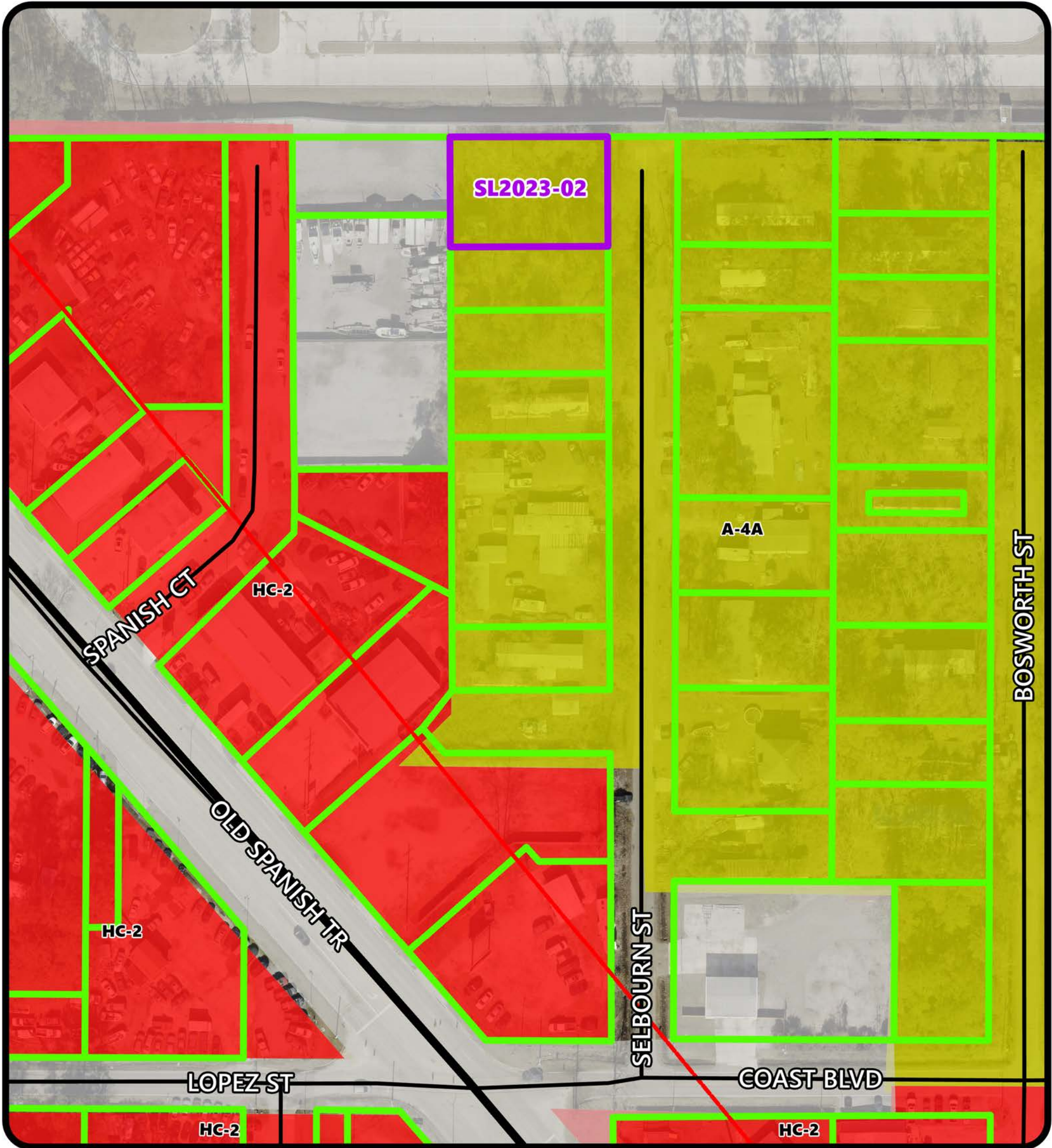
St. Tammany Parish Government
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Covington, LA. 70434



Map Number: 2023-dlk-520

Date: 08/28/2023

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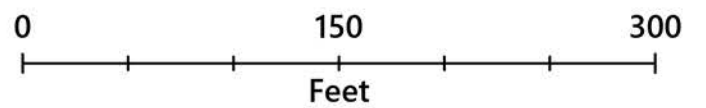
Slidell Annexation (SL2023-02)

Zoning Map

- Roads
- SL2023-02
- Section Township Range
- Assessor Parcels
- Slidell City Limit
- Zoning Classification**
- A-4A Single Family Residential
- HC-2 Highway Commercial



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



Map Number: 2023-dlk-521

Date: 08/28/2023

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Ward 8
Council District 12



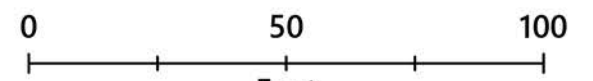
Slidell Annexation (SL2023-02)

Political Map

- Roads
- SL2023-02
- Assessor Parcels
- Wards
- Council Districts
- - - Section Township Range
- Slidell City Limit



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



Map Number: 2023-dlk-516

Date: 08/24/2023

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Ward 8
Council District 12



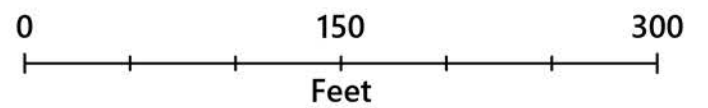
Slidell Annexation (SL2023-02)

Political Map

- Roads
- SL2023-02
- Assessor Parcels
- Wards
- Council Districts
- - - Section Township Range
- Slidell City Limit



St. Tammany Parish Government
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Covington, LA. 70434



Map Number: 2023-dlk-519

Date: 08/24/2023

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CASH SALE

STATE OF LOUISIANA

This Agreement may be executed in counterparts, each of which shall be deemed to be an original but all of which taken together shall constitute one and the same agreement, before each Notary Public in and for the mentioned state and in the presence of the subscribing witnesses, personally appeared:

RANDY MICHAEL KILEY, a person of the full age of majority, a resident of/and domiciled in the Parish of St. Tammany, State of Louisiana, who after being duly sworn did declare unto me, Notary, that he is not currently married and is living and residing as single. Mailing address: 515 Spartan Drive, Apt. 7101 Slidell, LA 70458;

and LEONIDE TESSIER KILEY, a person of the full age of majority, a resident of/and domiciled in the Parish of St. Tammany, State of Louisiana, who after being duly sworn did declare unto me, Notary, that she is not currently married and is living and residing as single. Mailing address: 111 Celeste Circle, Slidell, LA 70458

herein called SELLER(S), who declared that for the price and sum of **SEVENTEEN THOUSAND FIVE HUNDRED AND 00/100 (\$17,500.00)** cash, receipt of which is acknowledged, SELLER(S) hereby sells and delivers with full warranty of title and subrogation to all rights and actions of warranty SELLER may have, unto:

WALTER E. YBOS, III and SHANNON M. YBOS, both persons of the full age of majority, residents of/and domiciled in the Parish of St. Tammany, State of Louisiana, who after being duly sworn did declare unto me, Notary, that they have each been married but once and then to each other and are presently living and residing together. The said WALTER E. YBOS, III is appearing herein through SHANNON M. YBOS, his duly authorized Attorney in Fact by virtue of that Power of Attorney dated 03/29/2023, the original of which is attached hereto and made a part hereof. Agent herein declares that said power is still in full force and effect, that the principal is still alive, has not been judicially interdicted, and has not filed bankruptcy. Mailing address: 429 Moonraker Drive, Slidell, LA 70458

herein called BUYER(S), here present and accepting, purchasing for themselves, their heirs and assigns, the following described property, the possession and delivery of which BUYER(S) acknowledges:

THAT CERTAIN PIECE OR PORTION OF GROUND, together with all buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in CENTRAL PARK SUBDIVISION, SECTION A located in Sections 23 and 44, Township 9 South, Range 14 East, G.L.D., near the City of Slidell, St. Tammany Parish, Louisiana, to-wit:

LOTS 53, 54 and 55, SQUARE 2 of said subdivision and more fully described as follows: ;

Said Lots 53, 54 and 55 measure together 86.80 feet front on Selbourne Avenue, same width in the rear, by a depth of 125.00 feet between equal and parallel lines,

All In accordance with survey by Albert A, Lovell & Associates, Inc., Consulting Engineers, dated August 6, 1984, Job No. 97719 a copy of to COB 1167/44 in St. Tammany Parish, LA.

FOR INFORMATIONAL PURPOSES ONLY:

BEING THE SAME PROPERTY OR A PORTION OF THE SAME PROPERTY ACQUIRED BY ACT DATED 07/29/2002 AND RECORDED AT CIN 1167/44, #554099 IN THE OFFICIAL RECORDS OF THE CLERK OF COURT, ST. TAMMANY PARISH, LA.

St. Tammany Parish 2/18
Instrument #: 20237237
Registry #: 2890120
4/3/2023 3:00:00 PM
MB CB X MI JCC

SPECIAL POWER OF ATTORNEY

BY: WALTER E. YBOS, III

TO: SHANNON M. YBOS

DATE: March 29, 2023

UNITED STATES OF AMERICA

STATE OF Louisiana

PARISH OF St. Tammany

CITY OF Slidell

BEFORE ME, a Notary Public, duly commissioned and qualified in and for the above indicated State and County/Parish, and in the presence of the undersigned witnesses, personally came and appeared the hereinafter named and undersigned **PRINCIPAL**, who declared under oath that he/she is of legal age and his/her marital status is as hereinafter set forth, and further that he/she does by these presents, make, name, ordain, constitute and appoint the hereinafter named **AGENT AND ATTORNEY-IN-FACT** (hereinafter referred to as **AGENT**), of the full age of majority, to be his/her true and lawful **AGENT**, hereby giving and granting unto said **AGENT** full special power and authority, for him/her, and in his/her name, place and stead, to do and perform all the things and acts specified herein.

PRINCIPAL further authorizes and empowers his/her said **AGENT** to do and perform any and every act, matter and thing whatsoever, as shall or may be requisite and necessary in order to effectuate the purposes for which this Power of Attorney is granted, as fully and with like effect as if **PRINCIPAL** had been personally present and had done any such thing, performed any such act, and/or had signed all and any such document, deed, note, contract, application or other agreement, **PRINCIPAL** hereby ratifying and confirming any and all things done by his/her said **AGENT** and adopting them as his/her own act and deed.

PRINCIPAL further expressly stipulates that any ambiguities which may arise in the interpretation hereof shall be liberally construed so as to effectuate the purposes hereby and to validate all things done by **AGENT**. Whenever used herein, the singular number shall include the plural, and the masculine gender shall include all genders.

The purpose for which this Power of Attorney is granted is:

TO DIRECT, INSTRUCT, AUTHORIZE AND PERMIT AGENT to purchase the hereinafter described real estate for the price and sum of \$17,500.00.

NAME, RESIDENCE AND MARITAL STATUS OF PRINCIPAL:

WALTER E. YBOS, III, a person of the full age of majority, resident of/and domiciled in the Parish of St. Tammany, State of Louisiana, who declared unto me, Notary, that he is currently married to Shannon M. Ybos.

Mailing Address: 429 Moonraker Dr. Slidell, LA 70458

NAME AND RESIDENCE OF AGENT:

SHANNON M. YBOS
429 Moonraker Dr.
Slidell, LA 70458

DESCRIPTION OF REAL ESTATE FORMING THE SUBJECT OF THIS POWER OF ATTORNEY:

MUNICIPAL ADDRESS: 56221 Selbourn Street Slidell, LA 70458

LEGAL DESCRIPTION: CENTRAL PARK SUBDIVISION, SECTION A located in Sections 23 and 44, Township 9 South, Range 14 East, G.L.D., near the City of Slidell, St. Tammany Parish, Louisiana, to-wit:

LOTS 53, 54 and 55, SQUARE 2 of said subdivision and more fully described as follows: ;

Said Lots 53, 54 and 55 measure together 86.80 feet front on Selbourne Avenue, same width in the rear, by a depth of 125.00 feet between equal and parallel lines,

All In accordance with survey by Albert A, Lovell & Associates, Inc., Consulting Engineers, dated August 6, 1984, Job No. 97719 a copy of to COB 1167/44 in St. Tammany Parish, LA

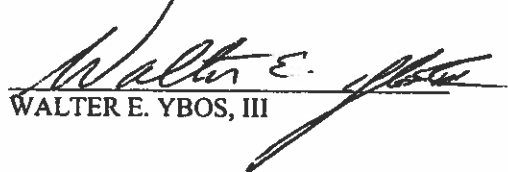
THUS DONE AND PASSED, at the City and State aforesaid on the date set forth, in the presence of the undersigned competent witnesses, who have hereunto signed their names with the said PRINCIPAL, and me, Notary, after due reading of the whole.

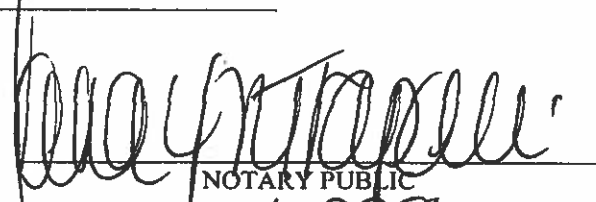
WITNESSES:


PRINTED NAME: Melissa Kennedy


PRINTED NAME: Adrienne A. Matthews

PRINCIPAL(S):


 WALTER E. YBOS, III

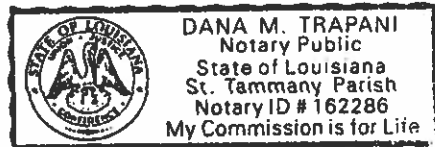

NOTARY PUBLIC

NOTARY ID # 1162286

MY COMMISSION EXPIRES: With life

**CAUTION! NOTARY CANNOT SIGN AS A WITNESS.
THIS DOCUMENT MUST HAVE 2 WITNESS SIGNATURES.**

FILE # 23-11235



The improvements thereon bear the Municipal Number: 56221 Selbourn Street, Slidell, LA 70458.

To have and to hold the above-described property unto said vendee, and vendee's heirs, successors and assigns forever.

MINERAL RIGHTS: If SELLER(S) owns any mineral rights, they are to be conveyed without warranty to BUYER(S).

DECLARATIONS, BY-LAWS, RESTRICTIONS and COVENANTS

Purchaser(s) herein assume all responsibility and liability in connection with obtaining, reading and reviewing any and all Declarations, Restrictions and/or Covenants of record before this transfer and do hereby hold harmless, waive and release me, Notary, Allegiance Title & Land Services, LLC and/or its employees/agents from any and all liability and responsibility in connection therewith. **PURCHASER(S) INITIALS:** WEYFF by 6 JK

NOTE: SALE "AS IS" WITHOUT WARRANTIES: SELLER(S) and BUYER(S) hereby acknowledge and recognize that the Property being sold and purchased is to be transferred in "as is" condition and further BUYER(S) does hereby waive, relieve and release SELLER(S) from any claims or causes of action for redhibition pursuant to Louisiana Civil Code Article 2520, *et seq.* and Article 2541, *et seq.* or for reduction of Sales Price pursuant to Louisiana Civil Code Article 2541, *et seq.* Additionally, BUYER acknowledges that this sale is made without warranty of fitness for ordinary or particular use pursuant to Louisiana Civil Code Article 2524. SELLER(S) and BUYER(S) acknowledge that they have read the above and sought their own legal counsel and they hereby release and relieve Allegiance Title & Land Services, L.L.C. and/or Notary Public from any and all liability in connection therewith.

SELLER(S) INITIALS:

RWK JK

PURCHASER(S) INITIALS:

WEYFF by JK JK

THIS SALE IS SUBJECT TO THE FOLLOWING:

- Any restrictions, covenants, easements, rights of way, servitudes, setback lines recorded in the official records of the Parish of St. Tammany and restrictions recorded on the plan of subdivision and in chain of title but omitting any covenants or restrictions, if any based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
- Subdivision Map No. 6-C

Taxes were pro-rated to the date of the Act of Sale based on the 2022 tax amount, which is the only information available to us at the time of closing. Buyer(s) will be responsible for obtaining and paying the tax bill for the next tax year. Any further pro-rations which may be needed once the tax bill is released are to be settled between the Buyer(s) and Seller(s) and they hereby release and relieve Allegiance Title & Land Services, LLC and/or Notary Public from any and all liability in connection herewith.

In accordance with Louisiana Law the tax bill for the current year will be the responsibility of WALTER E. YBOS, III and SHANNON M. YBOS and 56221 Selbourn Street, Slidell, LA 70458.

Randy M. Kiley
RANDY M. KILEY

Leonide T. Kiley
LEONIDE TESSIER KILEY

Shannon M. Ybos
SHANNON M. YBOS, Individually and as Attorney-In-Fact for WALTER E. YBOS, III

Mortgage and Conveyance Certificates are waived by the parties hereto, who hereby exonerate me, Notary, from any and all liability on account of non-production of same.

The parties hereto acknowledge that no survey has been done in connection with this sale and hereby release and relieve me, Notary, from any and all liability in connection therewith.

All agreements and stipulations herein, and all obligations herein assumed shall inure to the benefit of/and be binding upon the heirs, successors, and assigns of the respective parties, and the BUYER, his heirs and assigns shall have and hold the described property in full ownership forever.

THUS DONE AND PASSED in counterpart by the parties hereto in Slidell, State of Louisiana, on this 31st day of March, 2023, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearers and me, Notary, after due reading of the whole.

WITNESSES:

Melissa Kennedy
SIGNATURE

Melissa Kennedy

PRINTED NAME

Dana Trapani
SIGNATURE

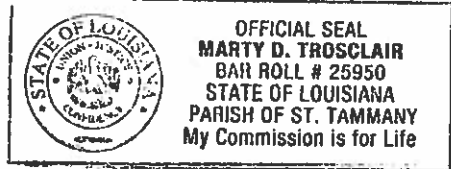
Dana Trapani

PRINTED NAME

PURCHASER(S):

Shannon M. Ybos

SHANNON M. YBOS, Individually and as Attorney-In-Fact for WALTER E. YBOS, III



Marty D. Trosclair
MARTY D. TROSCLAIR, NOTARY PUBLIC
BAR ROLL NO: 25950
MY COMMISSION IS FOR LIFE

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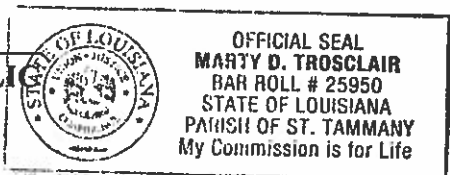
Dana Trapani

PRINTED NAME

SELLER(S):

Randy M. Kiley
RANDY M. KILEY

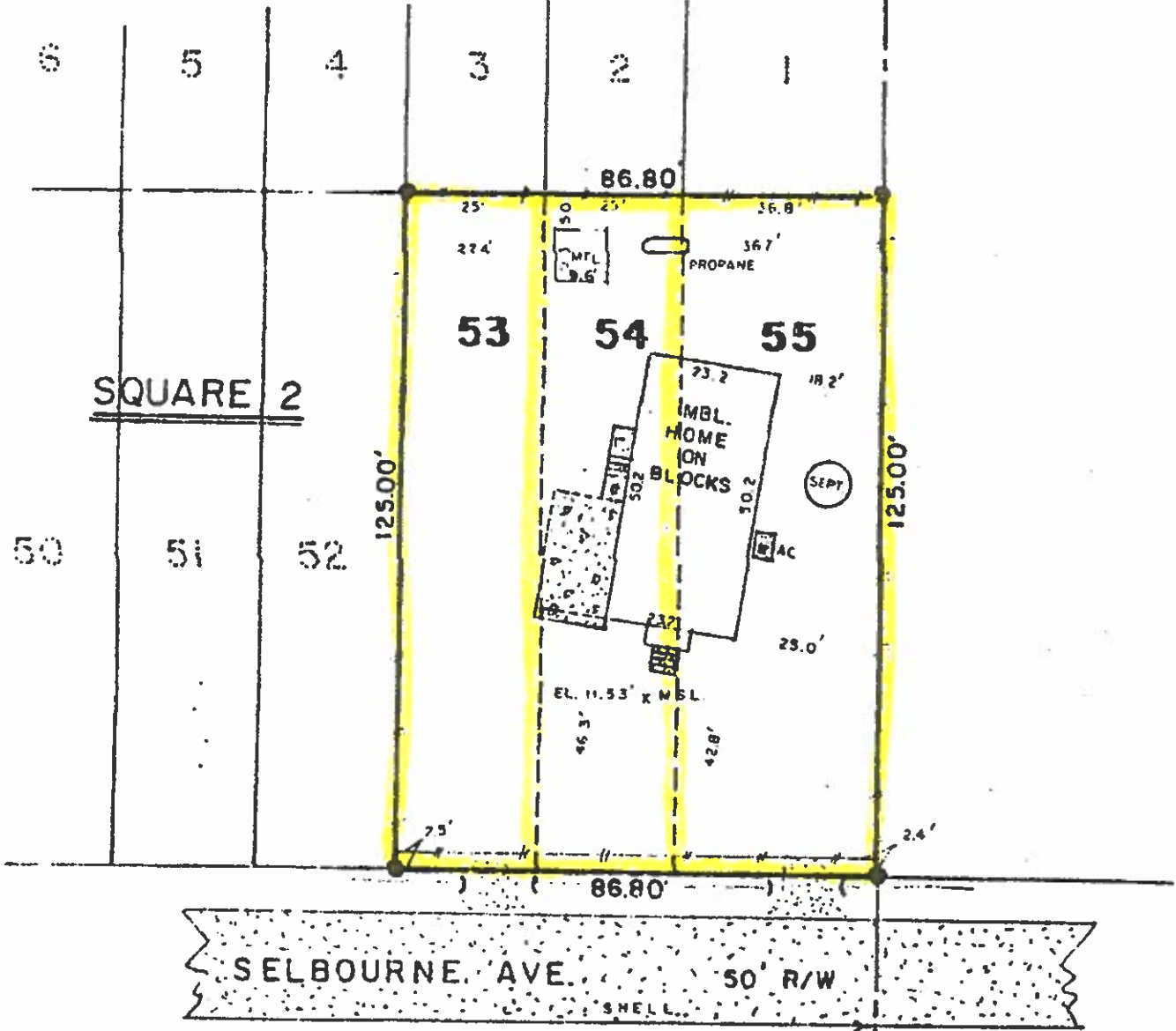
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NOTE. ACCORDING TO H.U.D. F.I.A. FLOOD HAZARD BOUNDARY MAP CP 225205 0420 8 THIS PROPERTY IS:

- NOT IN A FLOOD PRONE AREA.
- IS LOCATED IN FLOOD ZONE A-5



- SET IRON SQ. 3
- FOUND IRON
- FENCE POST

494 SELBOURNE AVE.

SCALE 1" = 30'

MAP SHOWING SURVEY OF LOT NO. 53, 54, & 55, SQUARE 2,
 SUBDIVISION CENTRAL PARK, SECTION "A", LOCATED
IN SECTIONS 23 & 14, T 95 - R 14 E, 3 L D, NEAR THE
CITY OF SLIDELL, ST. TAMMANY PARISH, LOUISIANA.



FOR RANDY M. KILEY

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:
 I HEREBY CERTIFY THAT THE ABOVE SHOWN SURVEY WAS ACTUALLY MADE ON THE GROUND, AS PER RECORD DESCRIPTION, AND IS CORRECT, AND THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, EXCEPT AS MAY BE NOTED ABOVE.

SLIDELL, LOUISIANA

DATE 6 AUGUST 1984
 JOB NO. 97Y19

Albert A. Lovell
 ALBERT A. LOVELL & ASSOCS., INC.
 CONSULTING ENGINEERS

Flags:

Change Orders: None

Assessment Number: 95967

Tax Rate Year: 2023

Abstract Type: REI

Assessment Year: 2023

Abstract Status: New

Listing Type: 000000

Owners

Owner Id	Name	Mailing Address	Owner Type	Owner Sub Type	Group Number	Group Type	Owner Order	Ownership %
335373	YBOS, WALTER E III ETUX	429 MOONRAKER DRIVE SLIDELL LA 70458	INDIVIDUAL		1	SPOUSE	1	100%
335374	YBOS, SHANNON M	429 MOONRAKER DRIVE SLIDELL LA 70458	INDIVIDUAL		1	SPOUSE	2	0%

Situs

Physical Address	Tax Jurisdiction	Percent
56221 SELLBOURN SLIDELL 70458	ST TAMMANY PARISH	100
	26	100

Property

Property Type	Description	Listing Flag	Appraised Value
Real	CENTRAL PARK SQ 2 LO53 54 55 SEA	On Time	\$7,070

Assessed Acreage: 0

Instrument Number: 2367237

Market Value: \$7,070

Deeded Acreage: 0

Deed Date: 4/3/2023 12:00:01 AM

Assessed Land Value: \$707

Calculated Acreage: 0.25

Listing Received Date:

Assessed Improvement Value: \$0

Property Description: CENTRAL PARK SQ 2 LO53 54 55 SEA

Extension Date:

Total Assessed Value: \$707

Lender

Add a Lender

Reductions/Freezes

Assessed Value: \$707

Parish Reduction Amount: \$0

City Reduction Amount: \$0

Add a Reduction/Freeze

Taxes

Total Taxable Assessed Value:
\$707

Total Tax Amount:
\$100.25

Parish Tax Amount:
\$100.25

City Tax Amount: \$0

Ad Hoc Fees

Add All Ad Hoc Fees

Schedule Items

Parish Mills :
141.8

City Mills : 0

Millage	District	Schedule Source	Schedule Type	Rate Type	Tax Rate	Tax Amount Before Exemption	Tax Amount
Alimony 1 (Parish Maint.)	Tax district 026	Parish	Tax	Mils	2.89	\$2.04	\$2.04
Fire Dist 01	Tax district 026	Parish	Tax	Mils	35	\$24.75	\$24.75
Northshore Harbor Center	Tax district 026	Parish	Tax	Mils	0.25	\$0.18	\$0.18
Slidell Hospital District	Tax district 026	Parish	Tax	Mils	6.75	\$4.78	\$4.78
Animal Shelter	Parish Wide	Parish	Tax	Mils	1	\$0.71	\$0.71
Assessment District	Parish Wide	Parish	Tax	Mils	2.49	\$1.76	\$1.76
Coroner's Millage	Parish Wide	Parish	Tax	Mils	3.1	\$2.19	\$2.19
Council On Aging/STARC	Parish Wide	Parish	Tax	Mils	1.83	\$1.29	\$1.29
Drainage Maintenance	Parish Wide	Parish	Tax	Mils	1.69	\$1.19	\$1.19
Florida Par. Juv. Center	Parish Wide	Parish	Tax	Mils	2.75	\$1.94	\$1.94
Law Enforcement	Parish Wide	Parish	Tax	Mils	11.14	\$7.87	\$7.87
Library	Parish Wide	Parish	Tax	Mils	5.78	\$4.09	\$4.09
Mosquito Dist 2	Parish Wide	Parish	Tax	Mils	3.35	\$2.37	\$2.37
Public Health	Parish Wide	Parish	Tax	Mils	1.78	\$1.26	\$1.26
School Additional Support	Parish Wide	Parish	Tax	Mils	2.75	\$1.94	\$1.94
School Additional Support Tax	Parish Wide	Parish	Tax	Mils	4.42	\$3.12	\$3.12
School Constitutional Tax	Parish Wide	Parish	Tax	Mils	3.48	\$2.46	\$2.46
School Debt Service	Parish Wide	Parish	Tax	Mils	13.9	\$9.84	\$9.84
School Maint. Operations/Const	Parish Wide	Parish	Tax	Mils	3.14	\$2.22	\$2.22
School Maint. Operations	Parish Wide	Parish	Tax	Mils	32.41	\$22.91	\$22.91

Millage	District	Schedule Source	Schedule Type	Rate Type	Tax Rate	Tax Amount Before Exemption	Tax Amount
✓ School Security SRO MHP	Parish Wide	Parish	Tax	Mils	1.9	\$1.34	\$1.34

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-_____

COUNCIL SPONSOR: AIREY/COOPER

PROVIDED BY: PLANNING & DEVELOPMENT

RESOLUTION TO CONCUR/NOT CONCUR (CIRCLE ONE) WITH THE CITY OF SLIDELL ANNEXATION AND REZONING OF LOT 53-55, SQ 2 CENTRAL PARK S/D, FROM PARISH A-4A (SINGLE FAMILY RESIDENTIAL) TO CITY OF SLIDELL C-4 (HIGHWAY COMMERCIAL). PROPERTY IS LOCATED NEAR INTERSECTION OF COAST BLVD & SELBOURNE AVE., SLIDELL, LA, SITUATED IN SECTION 23&44, TOWNSHIP 9 SOUTH, RANGE 11 EAST; WARD 8, DISTRICT 12

WHEREAS, The City of Slidell is contemplating annexation of Lots 53-55, Square 2, Central Park Subdivision, owned by Walter & Shannon Ybos. Situated in Section 23&44, Township 9 South, Range 11 East, Ward 8, District 12 as described below,

THAT CERTAIN PIECE OR PORTION OF GROUND,
together with all buildings and improvements
thereon, and all of the rights, ways, privileges,
servitudes, appurtenances and advantages thereunto
belonging or in anywise appertaining, situated in
CENTRAL PARK SUBDIVISION, SECTION A located in
Sections 23 and 44, Township 9 South, Range 14 East,
G,L.D., near the City of Slidell, St.

Tammany Parish, Louisiana, to-wit:

LOTS 53, 54 and 55, SQUARE 2 of said subdivision
and more fully described as follows:

Said Lots 53, 54 and 55 measure together 86.80 feet
front on Selbourne Avenue, same width in the rear,
by a depth of 125.00 feet between equal and parallel
lines,

All In accordance with survey by Albert A, Lovell &
Associates Inc., Consulting Engineers, dated August
6, 1984, Job No. 97719 a copy of to COB1167/44 in St.
Tammany Parish, LA.

For informational purposes only:

Being the same property or a portion of the same property
acquired by Act dated 07/29/2002 and recorded at CIN 1167/44, #554-099
in the official records of the clerk of court, St. Tammany Parish, La.

WHEREAS, the property upon annexation, will be rezoned from Parish A-4A (Single Family Residential) to City of Slidell C-4, Highway Commercial: a change which is an intensification of zoning; and

WHEREAS, no sales tax revenue has been generated by this property. The proposal is consistent with the sales tax agreements with the City of Slidell. The proposed change in zoning from Parish A-4A to City C4 represents an intensification of zoning. Parish Council *concurrency* will result in a STD#3 proceeds division 50/50 Parish City. If the Parish Council *does not concur*, the

Parish shall retain all STD#3 proceeds for two years following annexation, and then STD#3 proceeds shall be divided 50/50 Parish/City.

WHEREAS, in cases of undeveloped property being annexed subsequent to this agreement, the Parties agree that either the Parish's drainage and traffic impact regulations shall apply to the development of the property or the City's drainage and traffic impact regulations shall apply, whichever is the most restrictive. If, in the opinion of the Parish and City Engineers, a different application of regulations should apply to the property, modifications to the applicable regulations may be made upon the written concurrence of the Engineering Departments. In this regard, the Parties agree to cooperate in the review and approval of any drainage plans and traffic impact analysis, in order to ensure the least amount of adverse drainage impacts and traffic on surrounding areas and on existing and future drainage and traffic infrastructure.

WHEREAS, the proposed City zoning is C-4, which *is an intensification* of the residentially zoned portion.

THE PARISH COUNCIL OF ST. TAMMANY HEREBY RESOLVES to **concur/not concur (circle one)** with the City of Slidell annexation and rezoning of the Property from Parish A4A to City Of Slidell C-4 Highway Commercial, in accordance with the Sales Tax Enhancement Plan.

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

MOVED FOR ADOPTION BY _____, SECONDED BY _____

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS RESOLUTION WAS DECLARED ADOPTED ON THE 5 DAY OF October 2023, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

JAKOB "JAKE" A. AIREY, COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, CLERK OF COUNCIL (SL2023-02)

Administrative Comment

October 5, 2023 St. Tammany Parish Council Meeting

Planning & Development

The City of Slidell requests to annex Lot 53-55, Sq. 2, Central Park S/D located near the intersection of Coast Blvd & Selbourne Ave – Slidell, LA

Current Use – Vacant & Storage for at least (2) two years

Current Zoning – (A4-A) Single Family Residential

Proposed City of Slidell Zoning – (C-4) Hwy Commercial

Staff Impact Notes for SL2023 – 02

8/25/2023 9:15 AM Environmental Services (Tim Brown) – No DES issues.

9/6/2023 10:32 AM Civil DA Division (jalphonse)- St. Tammany Parish Government (the "Parish") executed an agreement entitled "Sales Tax Enhancement Plan By and Between the Parish, Sales Tax District No. 3, and the City of Slidell "(hereafter the "Agreement") December 1, 2006 with the City of Slidell (the "City"). The Agreement expires November 30, 2031.

The property that is proposed to be annexed appears to have had a prior residential use. However, Pictometry images indicate that the site was vacant for at least two (2) years prior to the date of the Petition for Annexation, which date is August 24, 2023.

Article 1 of the Agreement addresses annexation. Per Section B, "undeveloped" means, among other things, land upon which there is an existing residential or commercial structure that has been abandoned, or land upon which a commercial structure exists but which has not been used to conduct any business for a period of two (2) years prior to annexation.

Article 1, Section B (2) of the agreement states that:

"In all cases where undeveloped properties as annexed in accordance with state law, following the effective date of this agreement, dealers in retail sales shall collect only the District's 2% sales tax and remit the entire amount to the District. An amount equal to fifty (50%) percent of the net proceeds of these taxes shall be paid to the City in the manner hereinafter specified. The net sales tax revenues shall be those received by the District after accounting for all expenses of collection and as set forth in Article 3.

a) In cases of undeveloped property being annexed subsequent to this agreement, the Parties agree that either the Parish's drainage and traffic impact regulations shall apply to the development of the property or the City's drainage and traffic impact regulations shall apply, whichever is the most restrictive. If, in the opinion of the Parish and City Engineers, a different application of regulations should apply to the property, modifications to the applicable regulations may be made upon the written concurrence of the Engineering Departments. In this regard, the Parties agree to cooperate in the review and approval of any drainage plans and traffic impact analysis, in order to ensure the least amount of adverse drainage impacts and traffic on surrounding areas and on existing and future drainage and traffic infrastructure."

Therefore, STD#3 proceeds shall be divided 50/50 Parish/City.

Article 4, Zoning of Annexed Properties, states in part that:

A. If City, after the adoption of this agreement, annexes developed (non-commercial) or undeveloped property into the municipality and proposes actions, within two (2) years of the annexation, to enact a zoning classification for that property that permits more intense commercial, industrial or other land uses than the zoning classification adopted for the property by the Parish prior to the annexation, the following shall apply:

1. Upon application by the City, the Parish Council may concur with the proposed change in zoning and, if it does concur, the District shall retain fifty (50%) percent of the net proceeds and fifty (50%) percent shall be paid to the City at the time and in the manner previously specified.

2. in the event that the Parish Council does not concur with the proposed change in zoning, the District shall retain all net proceeds for a period of two (2) years following annexation of the property by the City. Following the two (2) year period, the District shall retain fifty (50%) percent of the net proceeds and fifty (50%) percent of the net proceeds shall be paid to the City in the manner previously specified.

Any request for a zoning change that permits a more intense land use shall be forwarded to the Parish Council Office and Parish Director of Planning by certified mail, return receipt requested.

If the Parish Council does not deny the request within 75 days of receipt of the request, it shall be deemed approved by the Parish.

The provisions of this Article shall not apply to properties ninety (90%) percent surrounded by the City, exclusive of roads.

Therefore, if the proposed change in zoning from Parish A-4A to City C4 represents an intensification, Parish Council concurrence will result in a STD#3 proceeds division 50/50 Parish City. If the Parish Council does not concur, the Parish shall retain all STD#3 proceeds for two years following annexation, and then STD#3 proceeds shall be divided 50/50 Parish/City.

9/6/2023 11:13 AM Engineering (Ted Reynolds) - The property being annexed is a previously developed residential property. There is not a provision in the annexation agreement that defines the engineering requirements for Article 1. Collection of Sale Taxes, A. Developed Commercial Properties, (2) Subsequently Annexed Property; therefore, any renovations, remodels, site work, etc. performed on the property shall be permitted and reviewed by the City of Slidell, and shall not cause an adverse impact to adjacent properties, right of way(s), and/or drainage features located within Unincorporated St. Tammany Parish.

9/6/2023 11:59 AM Finance (Regina Dufor) - No sales tax revenue has been generated by this property. Should this property generate Sales Tax District No. 3 proceeds in the future and STP concurs, they shall be divided fifty percent (50%) to the City of Slidell and fifty percent (50%) to Sales Tax District No. 3/St. Tammany Parish Government.

9/7/2023 10:22 AM Public Works (Joey Lobrano) - Property abuts Approx. 80 feet of Selbourn St (R08U016). The Parish will need to consult with our civil division to see how to proceed.

9/7/2023 10:27 AM Planning (Ross Liner) - The proposal is consistent with the sales tax agreements with the City of Slidell, as per notes from DA Civil Division. The proposal IS an intensification of zoning. Therefore, if the proposed change in zoning from Parish A-4A to City C4 represents an intensification, Parish Council concurrence will result in a STD#3 proceeds division 50/50 Parish City. If the Parish Council does not concur, the Parish shall retain all STD#3 proceeds for two years following annexation, and then STD#3 proceeds shall be divided 50/50 Parish/City.