



MARK R. JOHNSON

Mayor

CITY OF COVINGTON

MARK W. VERRET- *Councilman-at-Large*

JOHN BOTSFORD *Councilman-at-Large*

PETER LEWIS SR. -*Councilman, District A*

BLAINE STANGA- *Interim Councilman, District B*

JOEY ROBERTS - *Councilman, District C*

JIMMY INMAN- *Councilman, District D*

TODD BURRALL- *Councilman, District E*

November 15, 2024

Martha J. Cazaubon
Councilwoman District 3
St. Tammany Parish Council
PO Box 628
Covington LA 70434

RETURN RECEIPT REQUESTED

RE: Notice of Receipt of Annexation Petition Requesting Covington Annex Parcel B (2.74 Acres on Poole Drive) -Property Owners Eyeboss, LLC and Poole Drive 1, LLC Covington Zoning Case No. 24-12-02 Annex

Dear Councilwoman Cazaubon:

Attached please find a copy of the application, survey, legal description, Parish Zoning verification letter, Assessor's Certificate of Ownership and Assessed Valuation, and the Certificate of Registrar of Voters from the St. Tammany Parish Registrar of Voters Office.

The annexation request is scheduled to be on the Zoning Commission's agenda for December 17, 2024, meeting.

If you have any questions, please feel free to contact us at 985-898-4725.

Sincerely,

Ellen C. Agee
Director
Planning and Zoning

cc: Katrina Buckley, Council Clerk
Ross Liner, Planning Director ✓
Ashley Gonzales, Assistant Council Administrator



MARK R. JOHNSON
Mayor

RECEIVED
OCT 29 2024
PLANNING & ZONING

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 10/21/2024

POOLE DRIVE 1, L.L.C.

NAME

2.72 ACRES, NORTH SIDE OF POOLE DRIVE, WEST OF N. COLUMBIA STREET

ADDRESS OF PROPERTY FOR ANNEXATION

CURRENT ZONING OF PROPERTY FOR ANNEXATION I-2 LIGHT INDUSTRIAL

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

NONE

N/A

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

ML - LIGHT INDUSTRIAL/MANUFACTURING AND C-R 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.

Poole Drive 1, L.L.C.
By: L. Stuart Etheridge, Sole Member

(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.)

07/27/2020





ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

October 30, 2024

Re: 2024-4049-ZVL: Zoning Verification Letter for property on the north side of Poole Drive,
Covington

To whom it may concern:

The object of this letter is to confirm that the property shown on the attached Assessor's map and as described on the attached legal description is zoned I-2 Industrial Zoning District according to the St. Tammany Parish Zoning Map.

Sincerely,

Helen Lambert

Assistant Director

DEPARTMENT OF PLANNING & DEVELOPMENT

P.O. BOX 628 | COVINGTON, LOUISIANA | 70434 | PLANNING@STPGOV.ORG | 985-898-2529
WWW.STPGOV.ORG



ST. TAMMANY PARISH
MICHAEL B. COOPER
PARISH PRESIDENT



DEPARTMENT OF PLANNING & DEVELOPMENT
P.O. BOX 628 | COVINGTON, LOUISIANA | 70434 | PLANNING@STPGOV.ORG | 985-898-2529
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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 Eyeboss, LLC as owner for the tax year 2023 and whose address is PO Box 2084, Covington, LA 70434 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

2023 Tax Roll Assessment: Assessment Number: 133827

Parcel B Cont 2.72 ACS SEC 38 6 11


The total assessed value of all property within the above described area is
\$ 35,545.

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 \$ 35,545.

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

2023 ASSESSED VALUATION : \$ 35,545

In faith whereof, witness my official signature and the impress of my official seal, at Covington, Louisiana this the 22nd day of October, 2024.



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

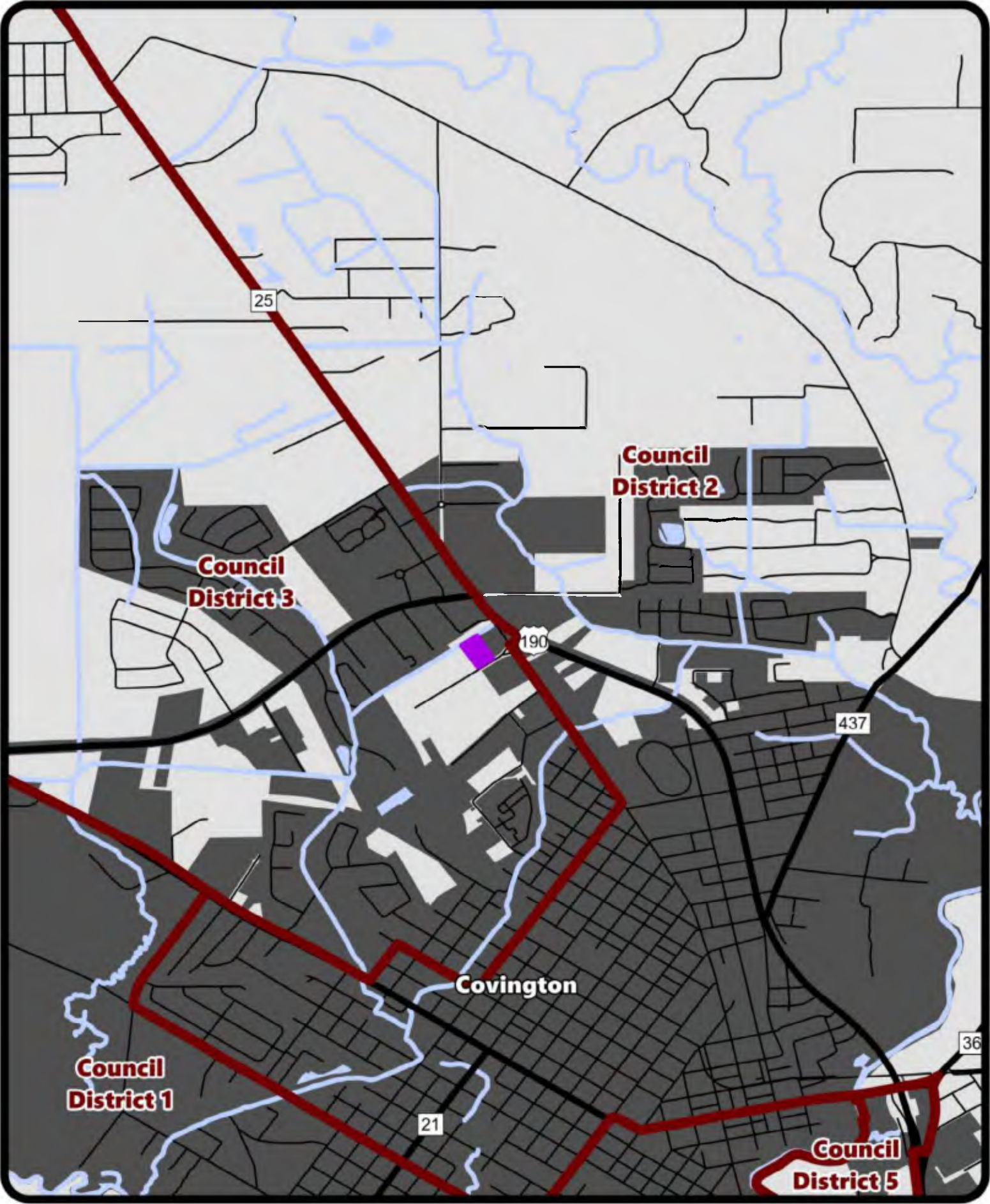
I the undersigned Registrar of Voters for the Parish of St Tammany, State of Louisiana, do hereby certify that the property described as THAT CERTAIN PIECE OR PARCEL OF GROUND, together with all of the rights, ways, means, privileges, servitudes, and appurtenances thereunto belonging or in anywise appertaining, situated in Section 38, Township 6 South, Range 11 East, St. Tammany Parish, and being more particularly describe as Parcel B, all as set forth on the survey by Land Surveying, LLC, dated August 22, 2018, and filed as Map File No. 6019F with the Clerk of Court for the Parish of St. Tammany, State of Louisiana, and by the records in the Registrar of Voters, office has no registered voters within said property.

In faith whereof, witness my official signature and the impress of my official seal at Covington, Louisiana on this 21st day of October, 2024.

Sincerely,

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

701 N. COLUMBIA ST • COVINGTON, LOUISIANA 70433 • 985-809-5500
520 OLD SPANISH TRAIL • SUITE 2F • SLIDELL, LOUISIANA 70458 • 985-646-4125
FAX NUMBER 985-809-5508

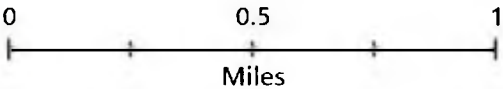
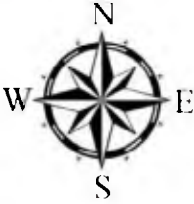


Covington Annexation (CO2024-02)
Overview Map

- Roads
- Annexation Request
- City Limit
- Council Districts
- Waterway



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



This map was produced by the GIS Division of the Department of Technology of St. Tammany Parish.
It is for planning purposes only. It is not a legally recorded plan, survey, official tax map or engineering schematic, and it is not intended to be used as such.
Map layers were created from different sources at different scales, and the actual or relative geographic position of any feature is only as accurate as the source information.
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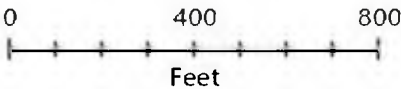
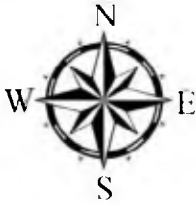
Covington Annexation (CO2024-02)

Aerial Map

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



St. Tammany Parish Government
P.O. Box 628
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Covington Annexation (CO2024-02)

Zoning Map

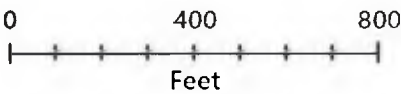
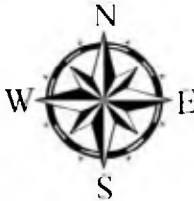
- Rivers
- Roads
- City Limit
- Annexation Request
- Assessor Parcels
- Section Township Range

Zoning Classification

- | | |
|------------------------------|------------------------|
| S-1 Suburban Residential | MHD Medical Hospital |
| NC-2 Neighborhood Commercial | PF-1 Public Facilities |
| HC-2 Highway Commercial | I-1 Light Industrial |
| HC-3 Highway Commercial | I-2 Industrial |



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



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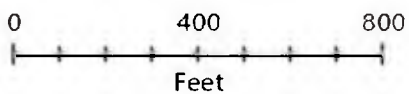
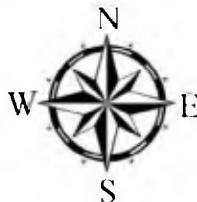


Covington Annexation (CO2024-02)
Political Map

- 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 (CO2024-02)

Growth Management Area Map

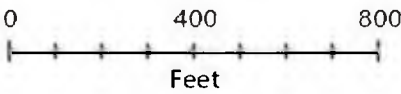
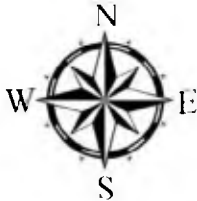
- Rivers
- Roads
- City Limit
- Annexation Request
- Assessor Parcels
- Section Township Range

Covington GMA

Priority 1



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



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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

RECEIVED

OCT 29 2024

PLANNING & ZONING

OWNERSHIP CERTIFICATION

STATE OF LOUISIANA, PARISH OF ST. TAMMANY

BE IT KNOWN, that on this ____ day of October, in the year of Our Lord two thousand and ____ (2024),

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:

Poole Drive 1, L.L.C.

through L. Stuart Etheridge

AND

Parcel

Who declared to me, Notary, that POOLE DRIVE 1, L.L.C. is (are) the registered owner(s) of Lot, Square B, the same having been acquired by act of sale dated 09 / 17 / 2023, and recorded in Instrument # 2424397, Registry # 2958828 of the records of St. Tammany Parish, Louisiana.

~~Affiant(s) further declared to me, Notary, that _____ is (are) the registered owner(s) of Lot, Square _____, the same having been acquired by act of sale dated ____ / ____ / ____, and recorded in Instrument # _____, Registry # _____ of the records of St. Tammany Parish, Louisiana.~~

Affiant(s) further declared that ~~they reside on their respective property~~ and that all of the information contained in the City of Covington Application titled Annexation Application Request filed by Poole Drive 1, L.L.C. is true and correct to the best of their knowledge.

THUS DONE AND SIGNED at Covington, Louisiana, in the presence of the undersigned competent witnesses, who have hereunto signed their names with the parties, and me, Notary, the day, month and year first above written.

WITNESSES:

Rachel L. Miller

Rachel L. Miller

Michelle N. Scott

MICHELLE N SCOTT

Poole Drive 1, L.L.C.
By: L. Stuart Etheridge, Sole Member

Property Owner

Property Owner

NOTARY PUBLIC

EXHIBIT A

CASH SALE

UNITED STATES OF AMERICA

BY: EYEBOSS, LLC

STATE OF LOUISIANA

TO: POOLE DRIVE 1, L.L.C.

PARISH OF ST. TAMMANY

BE IT KNOWN, that on this 17th day of September, 2024, before the undersigned authority Notary Public, duly commissioned and qualified in the Parish aforesaid, and in the presence of the witnesses hereinafter named and undersigned:

PERSONALLY CAME AND APPEARED:

EYEBOSS, LLC, a Louisiana limited liability company, appearing herein through Jeffery Ibos, its duly authorized sole Member/Manager, pursuant to the Unanimous Written Consent of the sole Member, which is attached hereto and made a part hereof; its mailing address being P.O. Box 2084, Covington, Louisiana 70434;

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 unto Purchaser without warranty but with full substitution and subrogation to all rights and actions of warranty against all preceding owners and vendors, unto

POOLE DRIVE 1, L.L.C., a Louisiana limited liability company, appearing herein through Lynnton Stuart Ethridge, its duly authorized Sole Member, pursuant to the Certificate of Authority, which is attached hereto and made a part hereof; its mailing address being 131 W. Ruelle Drive, Mandeville, Louisiana 70471;

hereinafter designated collectively as "purchaser", here present, accepting and purchasing for itself, its heirs and assigns, and acknowledging delivery and possession of the following described property, to-wit:

THAT CERTAIN PIECE OR PARCEL OF GROUND, together with all of the rights, ways, means, privileges, servitudes, and appurtenances thereunto belonging or in anywise appertaining, situated in Section 38, Township 6 South, Range 11 East, St. Tammany Parish, and being more particularly described as Parcel B, all as set forth on the survey by Land Surveying, LLC, dated August 22, 2018, and filed as Map File No. 6019F with the Clerk of Court for the Parish of St. Tammany, State of Louisiana.

Buyer 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 the said Buyer has relied, concerning the existence or non-existence of any quality, characteristic or condition of the property herein conveyed. Buyer has had full, complete and unlimited access to the property herein conveyed for all tests and inspections which Buyer, in Buyer's sole discretion, deems sufficiently diligent for the protection of Buyer's interests.

Buyer 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.

Buyer also waives any rights Buyer may have in redhibition to a return of the purchase price or to a reduction of the purchase price paid pursuant to Louisiana Civil Code Articles 2520 to 2548, inclusive, in connection with the property hereby conveyed to Buyer by Seller. By Buyer's signature, Buyer expressly

St. Tammany Parish, LA
Commission #: 2404097
Registration #: 2558628 LP
9/18/2024 1:57:00 PM
ME DB X ME UG

acknowledges all such waivers and Buyer's exercise of Buyer's right to waive warranty pursuant to Louisiana Civil Code Article 2520 and 2548, inclusive.

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 **FOUR HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 (\$475,000.00) 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.

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.

All state and parish taxes assessed against the property herein conveyed up to and including 2023 are paid. The taxes for the year 2024 shall be paid by the Purchaser. Future ad valorem property taxes shall be paid by the Purchaser.

THUS DONE AND PASSED in the St. Tammany Parish, 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:

Rachel L. Miller

Print Name: Rachel L. Miller

Michelle N Scott

Print Name: Michelle N Scott

VENDOR:

EYEBOS, LLC

By: Jeffery Alos
Jeffery Alos, Sole Member/Manager

PURCHASER:

POOLE DRIVE 1, L.L.C.

By: Lynnton Stuart Ethridge
Lynnton Stuart Ethridge, Sole Member

Paul J. Mayronne
PAUL J. MAYRONNE, NOTARY PUBLIC
LA BAR ROLL NO. 25788

**UNANIMOUS CONSENT OF THE
SOLE MEMBER OF EYEBOSS, LLC**

The undersigned, being the sole Member/Manager of EYEBOSS, LLC (the "Company"), hereby consents in writing to the following resolutions which are hereby adopted by the sole Member/Manager, as follows, to wit:

BE IT RESOLVED THAT, Jeffery Ibos, on behalf of EYEBOSS, LLC, be and he is hereby authorized and empowered to sell any and all lots or parcels of property owned by EYEBOSS, LLC and located within St. Tammany Parish, Louisiana ("Property"), including without limitation Parcel B in Section 38, Township 6 South, Range 11 East, for such prices and on such terms and conditions as he, in his sole and uncontrolled discretion, shall deem necessary or advisable.

BE IT FURTHER RESOLVED, that Jeffery Ibos be and he is hereby authorized and empowered to appear before any Notary Public and execute an act of sale conveying the Property with full warranty and execute other documents, agreements, affidavits, and closing statements in furtherance of the sale of the Property.

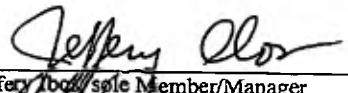
BE IT FURTHER RESOLVED, that Jeffery Ibos be and he is hereby authorized and empowered to do any and all things necessary in furtherance of the above sale of Property for this limited liability company.

BE IT FURTHER RESOLVED that the duly authorized Member/Manager is authorized and empowered to do any and all things and execute any and all documents necessary in furtherance of the foregoing.

CERTIFICATE

The undersigned being the sole Member/Manager of Eyeboss, LLC, hereby certifies that the above is a true and correct copy of the resolutions duly adopted by the sole Member/Manager, that the resolutions have not been rescinded or modified, and that they remain in full force and effect.

Dated: September 11th, 2024



Jeffery Ibos, sole Member/Manager

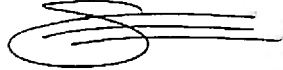
**CERTIFICATE OF AUTHORITY FOR
POOLE DRIVE 1, L.L.C.**

THE UNDERSIGNED, Lynnton Stuart Ethridge, the certifying official of Poole Drive 1, L.L.C. (hereinafter the "Company"), pursuant to the Articles of Organization on file with the Louisiana Secretary of State, hereby certifies that Lynnton Stuart Ethridge, is, and has been, duly authorized by the Company and its Member to act on behalf of the Company in the following respects:

- I. To execute any and all documents necessary for the purchase of Parcel B in Section 38, Township 6 South, Range 11 East, St. Tammany Parish, more particularly described herein below (hereinafter the "Property"), by the Company from such party or parties and upon such other terms and conditions and containing such clauses as he shall deem appropriate in his sole and absolute discretion, which documents include, without limitation, an act of sale, HUD-1 Settlement Statement, and tax proration agreement;
- II. The Property is more particularly described as follows, to-wit:

THAT CERTAIN PIECE OR PARCEL OF GROUND, together with all of the rights, ways, means, privileges, servitudes, and appurtenances thereunto belonging or in anywise appertaining, situated in Section 38, Township 6 South, Range 11 East, St. Tammany Parish, and being more particularly described as Parcel B, all as set forth on the survey by Land Surveying, LLC, dated August 22, 2018, and filed as Map File No. 6019F with the Clerk of Court for the Parish of St. Tammany, State of Louisiana.
- III. To take any and all other action and execute any and all other documents necessary to effectuate the foregoing sale of the aforementioned Property.

THUS DONE in Covington, Louisiana, this 17th day of September, 2024.



**Lynnton Stuart Ethridge, Sole Member
and Certifying Official of Poole Drive 1,
L.L.C.**

Staff Notes for City of Covington Annexation Request (CO2024-02) for 2-6-2025 Council Meeting

Tammany Utilities - (ctissue) - There are no Parish utility conflicts with this proposed annexation.

Public Works – (jlobrano) – No Public Works issues.

Engineering - (tcreynolds) - 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.

Civil Division ADA Comment – (jalphonse) - 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 I-2 Light Industrial and ML Light Industrial/Manufacturing and CR – Regional Commercial is proposed by City.

Finance – (rdufor) City will receive 100% of Sales Tax Revenue.

Planning & Development - Property is Parish-zoned I-2 Light Industrial and ML Light Industrial/Manufacturing and CR – Regional Commercial is proposed by City. City zoning is not an intensification.