



MARK R. JOHNSON
Mayor

CITY OF COVINGTON

MARK W. VERRET | *Councilman-at-Large*
DIANE WEISS | *Acting Councilwoman-at-Large*
PETER LEWIS SR. | *Councilman, District A*
JOHN BOTSFORD | *Councilman, District B*
JOEY ROBERTS | *Councilman, District C*
JIMMY INMAN | *Councilman, District D*
SUSAN BOURGEOIS | *Acting Councilwoman, District E*

January 29, 2024

District 1
Rick Smith
St. Tammany Parish Council
PO Box 628
Covington LA 70434

RETURN RECEIPT REQUESTED

**RE: Notice of Receipt of Annexation Petition -Property Owner Miller Misano Realty LLC – Wayne Miller
–Zoning Case 24-02-01 Annex**

Dear Councilman Smith:

Attached please find a copy of the application, survey, legal description, Parish Zoning verification letter, Assessor's Certificate of Ownership and Assessed Valuation, Certificate of Registrar of Voters, and the draft annexation ordinance to annex the referenced property into the City of Covington.

The annexation request is scheduled to be on the Zoning Commission's agenda for a special meeting on February 5, 2024.

If you have any questions, please feel free to contact us at 985-867-1214.

Sincerely,

Ellen C. Agee
Planning Administrator

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



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 12/13/2023

Miller MASINO Realty, LLC
NAME

ADDRESS OF PROPERTY FOR ANNEXATION

CURRENT ZONING OF PROPERTY FOR ANNEXATION HC-2

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

- | | |
|---|---|
| <input type="checkbox"/> Regular Property Owner | <input type="checkbox"/> Renter |
| <input checked="" type="checkbox"/> Non-Resident Property Owner | <input type="checkbox"/> Registered Voter |

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

VACANT LOT

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

GENERAL ZONING PREFERENCE

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

CR

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

- | | | |
|--|--|---|
| <input type="checkbox"/> Single-Family Residential | <input checked="" type="checkbox"/> Commercial | <input type="checkbox"/> Industrial |
| <input type="checkbox"/> Multi-Family Residential | <input type="checkbox"/> Institutional | <input type="checkbox"/> 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.

Wayne P. Miller

(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.)

MILLER MASINO REALTY, L.L.C.
2800 HESMER AVENUE
METAIRIE, LA 7002

December 12, 2023

City of Covington
Planning Department
317 N. Jefferson Ave.
Covington, LA 70433

Re: Annexation: Lot 302 Flowers Estates Subdivision

Dear Ms. Agee:

Please consider this a formal request to annex Lot 302 Flower Estates Subdivision into the City of Covington.

We are requesting CR zoning for this property.

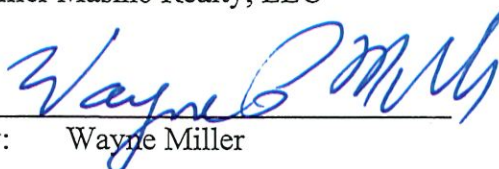
This LLC owns the adjoining four lots (301, 300, 299 and 298) which are in the City of Covington and zoned CR. The property will be used for commercial use in conjunction with the adjoining lots.

The utilities are provided by Utilities Inc. of Louisiana, a Louisiana Public Service Commission regulated utility company.

Drainage and traffic will be dealt with on submission of a development plan presented pursuant to the Highway 21 Overlay District zoning and any requirements of the city engineer.

Thank you.

Miller Masino Realty, LLC


by: Wayne Miller



ST. TAMMANY PARISH
MICHAEL B. COOPER
PARISH PRESIDENT

December 4, 2023

To Whom It May Concern,

The object of this letter is to confirm that lot 302 Flower Estates Subdivision, located at the corner of LA Highway 21 & Zinnia Drive, as shown on the attached survey is zoned HC-2 Highway Commercial, as per the St. Tammany Parish Zoning Map (see attached).

Should you have any question, please don't hesitate to call our offices at (985) 898-2529.

Sincerely,

A handwritten signature in blue ink, appearing to read "Helen Lambert", written over a horizontal line.

Helen Lambert

Assistant Director



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 Miller Masino Realty LLC as owner for the tax year 2023 and whose address is 2800 Hessmer Ste A, Metairie, LA 70002 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: 5346

Lot 302 Flower Estates Sec A

- I. The total assessed value of all property within the above described area is \$ 13,471 .
- 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 \$ 13,471
- III. I do further certify that the assessed valuation of the above described tract is as follows:

2023 ASSESSED VALUATION : \$ 13,471

In faith whereof, witness my official signature and the impress of my official seal, at Covington, Louisiana this this 6th day of November, 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:

2023 Tax Roll - Assessment Number 5346

OWNERS: Miller Masino Realty LLC

2800 Hessmer Ste A
Metairie, LA 70002

PROPERTY DESCRIPTION: **2023 TAX ROLL**

Lot 302 Flower Estates Sub Sec A

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

2023 VALUATION:	Land	-	13,471
	Improvements	-	<u>0</u>
TOTAL ASSESSED VALUATION			13,471

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

Covington, Louisiana this the 6th day of November, 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 described in THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 47, Township 7 South, Range 11 East, and being Lot 302, Flower Estates Subdivision, Section "A", St. Tammany Parish, Louisiana. From the intersection of the Northerly right-of-way line of Zinnia Drive and Louisiana Highway Number 21, measure northeasterly along Louisiana Highway Number 21 for a distance of 100.00 feet to an iron post; thence at right angles to Louisiana Highway Number southeasterly 390 feet to an iron post; thence at right angles southwesterly 77.8 feet to an iron post on the northerly right-of-way line of Zinnia Drive, thence along said right-of-way line of Zinnia' Drive, westerly with a curve having a centerline radius of 573.7 feet, a distance of 164.0 feet to the point of tangency; thence continue along the northerly right-of-way line of Zinnia Drive, 227.35 feet to the point of beginning. All according to a map of survey by Jeron R. Fitzmorris of Land Engineering Services, Inc., dated March 23, 1971, revised April 16, 1971 and April 20, 1971 and further according to proces verbal by Jeron R. Fitzmorris dated April 20, 1971, St. Tammany Parish, Louisiana. 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 3rd day of November 2023.

Sincerely,

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

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

1
2 **DRAFT**
3 **CITY OF COVINGTON**
4 **STATE OF LOUISIANA**

5
6 **ORDINANCE NUMBER 2024-_____**
7

8 **AN ORDINANCE OF THE CITY OF COVINGTON**
9 **ENLARGING THE BOUNDARIES OF THE CITY OF**
10 **COVINGTON, LOUISIANA, DESCRIBING THE**
11 **PROPERTY TO BE ANNEXED AND ADDED THERETO AS**
12 **LOT 302, FLOWER ESTATES SUBDIVISION, SECTION**
13 **“A”, SECTION 47, TOWNSHIP 7 SOUTH, RANGE 11 EAST,**
14 **ST. TAMMANY PARISH, LOUISIANA, AND ALSO**
15 **CLASSIFYING THIS PROPERTY AS ZONING DISTRICT**
16 **CR- REGIONAL COMMERCIAL UNDER THE ZONING**
17 **LAWS OF THE CITY OF COVINGTON**

18
19 **(Zoning Case No. 24-02-01ANNEX)**
20

21 **WHEREAS**, the boundary of the City of Covington is 100%

22 contiguous and common to the boundary of the area to be annexed, more fully
23 described as:

24 **LEGAL DESCRIPTION:**
25

26 A CERTAIN LOT OR PARCEL OF GROUND, with all the buildings and improvements
27 thereon, and all the rights, ways, means, privileges, servitudes, and appurtenances,
28 thereunto belonging or in anywise appertaining, situated in Section 47, Township 7
29 South, Range 11 East, Greenburg District, St. Tammany Parish, Louisiana, in that portion
30 thereof designated as Lot 302, Flower Estates Subdivision, Section “A” and more fully
31 described as follows, to-wit:
32

33 From an iron set at the corner formed by the intersection of the North line of Zinnia Drive
34 and the East line of Louisiana Highway 21 and the Point of Beginning, go North 33
35 degrees 56 minutes 52 seconds East along the East line of Louisiana Highway 21, 99.89
36 feet to an iron; thence South 56 degrees 20 minutes 25 seconds East 378.50 feet to an
37 iron; thence South 34 degrees 01 minute 54 seconds West 78.01 feet to an iron set on the
38 North line of Zinnia Drive; thence along a curve to the right having a radius of 542.98
39 feet, a chord bearing North 64 degrees 15 minutes 25 seconds West and an arc length of
40 163.94 feet to an iron; thence North 56 degrees 10 minutes 39 seconds West 216.79 feet
41 to the Point of Beginning.
42

43 All as more fully shown on the survey by J. V. Burkes & Associates, Inc. dated August 3,
44 2021.
45

46 **WHEREAS**, the City of Covington desires to annex this property into
47
48 the City of Covington pursuant to the provisions of Louisiana Revised
49
50 Statute 33:172 C.; and

1
2 **WHEREAS**, the Zoning Commission of the City of Covington has
3 recommended that the zoning classification for the above described property
4 be designated as follows: CR- Regional Commercial; and

5 **WHEREAS**, the City of Covington has been submitted a certificate
6 by the duly appointed Registrar of Voters for the Parish of St. Tammany,
7 State of Louisiana, showing that there are no registered voters residing
8 within the property described above as of the date of the certificate; and

9 **WHEREAS**, notice of the filing of this petition by the above
10 described property owner and opportunity for a public hearing was given by
11 publication in the St. Tammany Farmer, the official journal for the City of
12 Covington, St. Tammany Parish, Louisiana; and

13 **WHEREAS**, no written objection and/or opposition to the proposed
14 annexation has been received; and

15 **WHEREAS**, the City Council has found it is necessary for the
16 purpose of protecting the health, safety, and general welfare of the City of
17 Covington, as well as to maintain the character of the use of this property
18 that will be annexed into the corporate limits of the City of Covington, the
19 above described property shall be designated in accordance with the zoning
20 classifications recommended by the Zoning Commission as described
21 hereinabove; and

22 **WHEREAS**, the Home Rule Charter of the City of Covington
23 requires that any property annexed into the corporate limits shall be
24 designated in a specific voting district and it has been determined that the
25 hereinabove described property shall be included in Council District E; and

1 **NOW, THEREFORE, BE IT ORDAINED** by the City Council of
2 the City of Covington, at its regular session convened, that the following
3 described property, to-wit:

4 **LEGAL DESCRIPTION:**

5
6 A CERTAIN LOT OR PARCEL OF GROUND, with all the buildings and improvements
7 thereon, and all the rights, ways, means, privileges, servitudes, and appurtenances,
8 thereunto belonging or in anywise appertaining, situated in Section 47, Township 7
9 South, Range 11 East, Greenburg District, St. Tammany Parish, Louisiana, in that portion
10 thereof designated as Lot 302, Flower Estates Subdivision, Section "A" and more fully
11 described as follows, to-wit:

12
13 From an iron set at the corner formed by the intersection of the North line of Zinnia Drive
14 and the East line of Louisiana Highway 21 and the Point of Beginning, go North 33
15 degrees 56 minutes 52 seconds East along the East line of Louisiana Highway 21, 99.89
16 feet to an iron; thence South 56 degrees 20 minutes 25 seconds East 378.50 feet to an
17 iron; thence South 34 degrees 01 minute 54 seconds West 78.01 feet to an iron set on the
18 North line of Zinnia Drive; thence along a curve to the right having a radius of 542.98
19 feet, a chord bearing North 64 degrees 15 minutes 25 seconds West and an arc length of
20 163.94 feet to an iron; thence North 56 degrees 10 minutes 39 seconds West 216.79 feet
21 to the Point of Beginning.

22
23 All as more fully shown on the survey by J. V. Burkes & Associates, Inc. dated August 3,
24 2021.

25 shall be and is hereby incorporated into the municipal and corporate limits
26 and boundaries of the City of Covington, Louisiana.

27 **BE IT FURTHER ORDAINED** by the Mayor and City Council of
28 the City of Covington, Louisiana, that:

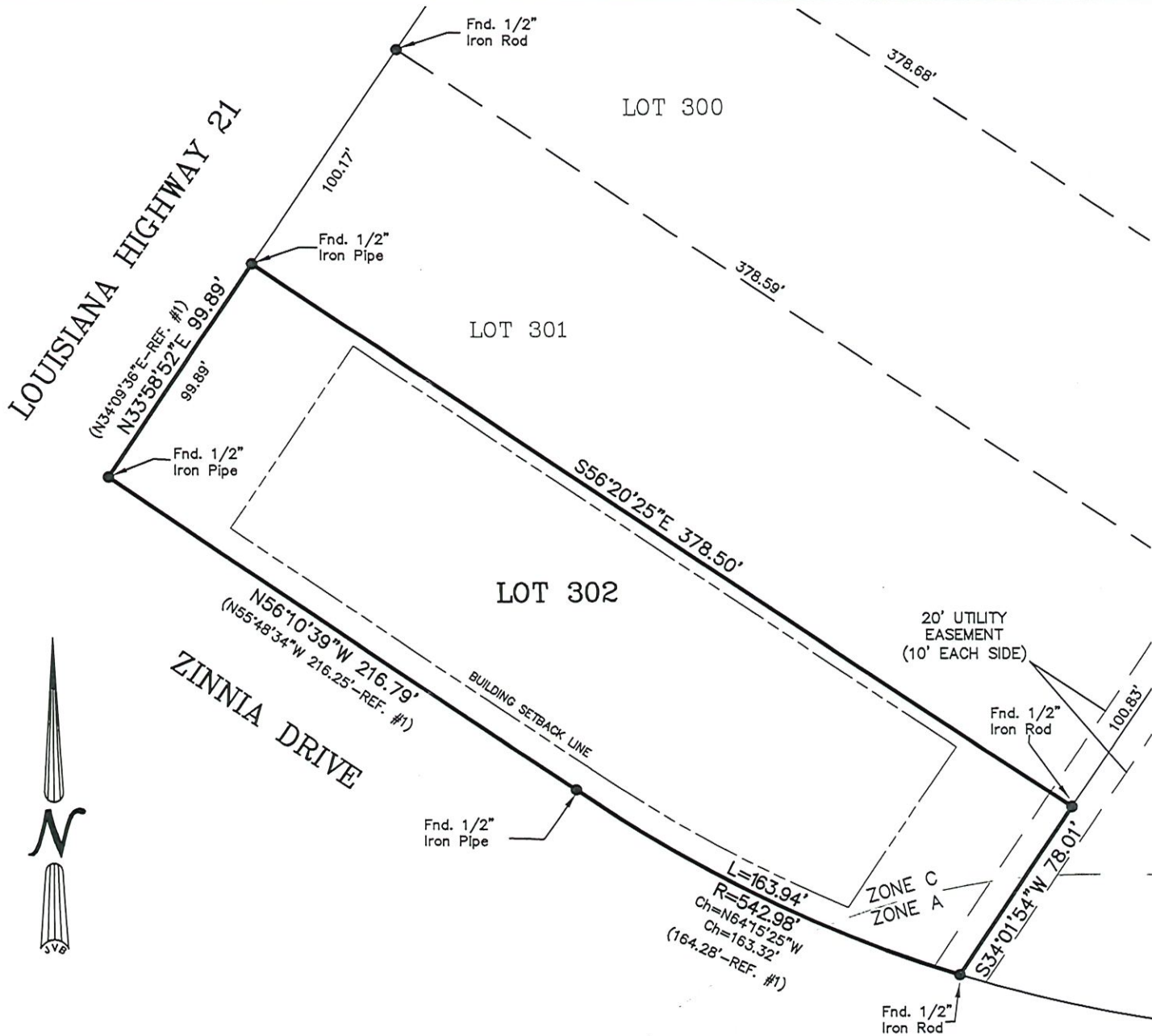
29 **SECTION 1:** The zoning classification of the hereinabove described
30 property shall be designated as CR – Regional Commercial.

31
32 **SECTION 2:** The official zoning map of the City of Covington shall
33 incorporate the zoning classification specified in Section 1 hereof.

34
35 **SECTION 3:** The voting district of the hereinabove described property
36 shall be a part of Council District E of the City of Covington.

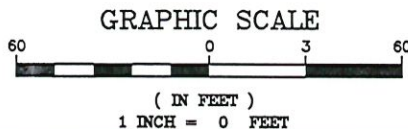
37
38 **SECTION 4:** If any provision of this ordinance shall be held to be
39 invalid, such invalidity shall not affect other provisions herein which can be
40 given effect without the invalid provision and to this end the provisions of
41 this ordinance are hereby declared to be severable.

42
43 This ordinance shall become effective thirty (30) days after publication of
44 same in the St. Tammany Farmer, the official journal of the municipality.
45



- REFERENCE SURVEYS:
1. SURVEY BY JOHN BONNEAU DATED, MAY 14, 2007 SURVEY # 20061239 EAST - 002-006
 2. SURVEY BY KELLY McHUGH DATED, JULY 15, 2013 SURVEY # 13-056. REVISED: JULY 31, 2013

LEGEND	
○ 1/2" Iron Rod Set	-x-x- Fence
● 1/2" Iron Rod Found	-///- Power Line
⊕ Cross	⊗ Power Pole



BUILDING SETBACKS
 (* Verify Prior to Construction)
 Front Setback.....50'
 Side Setback.....5'
 Rear Setback.....50'

ADDRESS: ZINNA DRIVE

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.

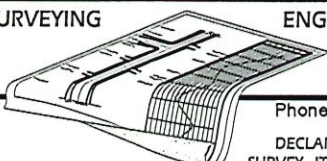
F.I.R.M. No. 225205 0210 C
 F.I.R.M. Date 10/17/1989
 ZN: A & C B.F.E. N/A
 * Verify prior to construction with Local Governing Body.

DRAWING NO.
20210428

DATE:
08/03/2021

J.V. Burkes & Associates, Inc.

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



DRAWN BY: **VLL** CHECKED BY: **JDL**

SCALE:
1" = 60'

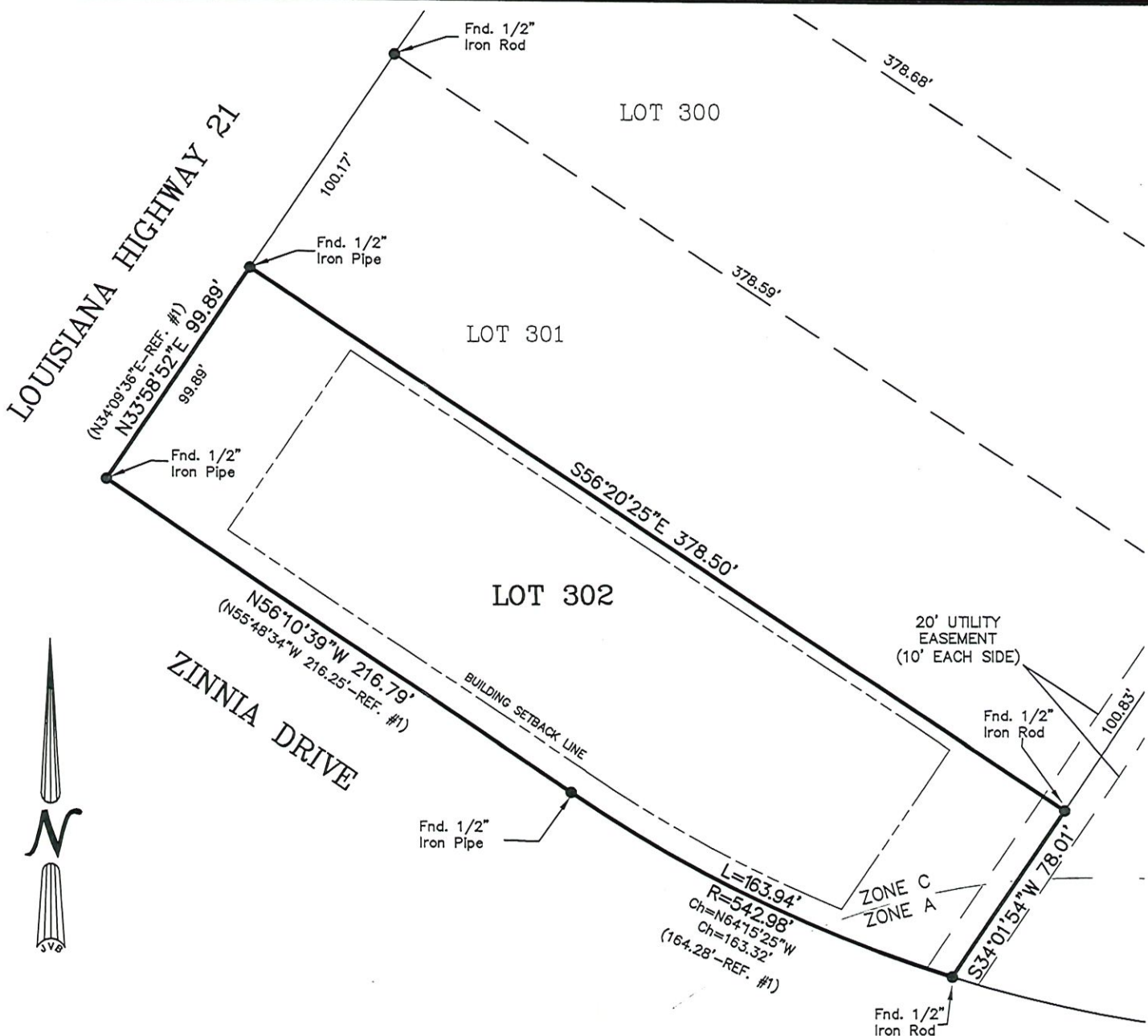
Phone: 985-649-0075 Fax: 985-649-0154
 DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

**A SURVEY PLAT OF
 LOT 302, FLOWER ESTATES IN
 SECTION 47, T-7-S, R-11-E, GLD,
 CITY OF COVINGTON,
 ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED
 TO: MILLER BUILDING

STATE OF LOUISIANA
 SEAN M. BURKES
 REG. NO. 4785
 REGISTERED
 LAND SURVEYOR

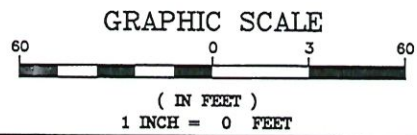
SEAN M. BURKES
 LA REG. No. 4785



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LEGEND

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F.I.R.M. No. 225205 0210 C
 F.I.R.M. Date 10/17/1989
 ZN: A & C B.F.E. N/A
 * Verify prior to construction with Local Governing Body.

DRAWING NO.
 20210428

DATE:
 08/03/2021

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

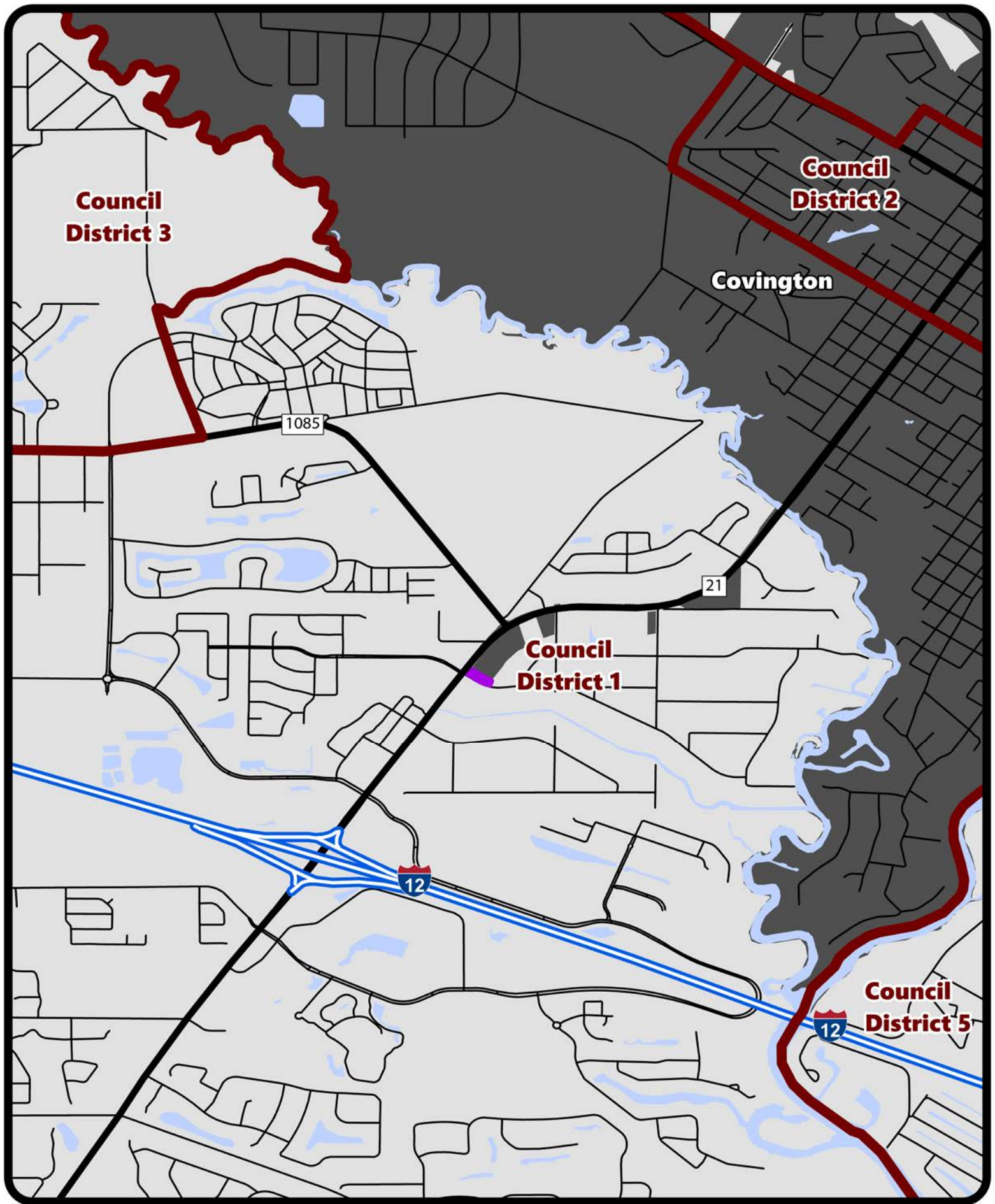
DRAWN BY: VLL CHECKED BY: JDL

SCALE: 1" = 60'

A SURVEY PLAT OF
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 SECTION 47, T-7-S, R-11-E, GLD,
 CITY OF COVINGTON,
 ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: MILLER BUILDING

SEAN M. BURKES
 LA REG. No. 4785



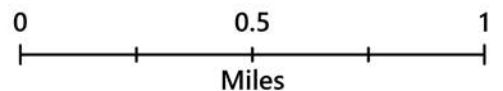
Covington Annexation (CO2024-01)

Overview Map

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



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



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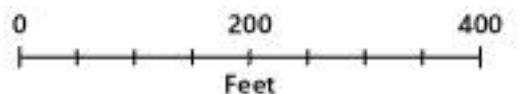
Covington Annexation (CO2024-01)

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 (CO2024-01)

Zoning Map

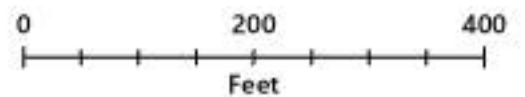
- Rivers
- Roads
- City Limit
- Annexation Request
- Assessor Parcels
- Section Township Range

Zoning Classification

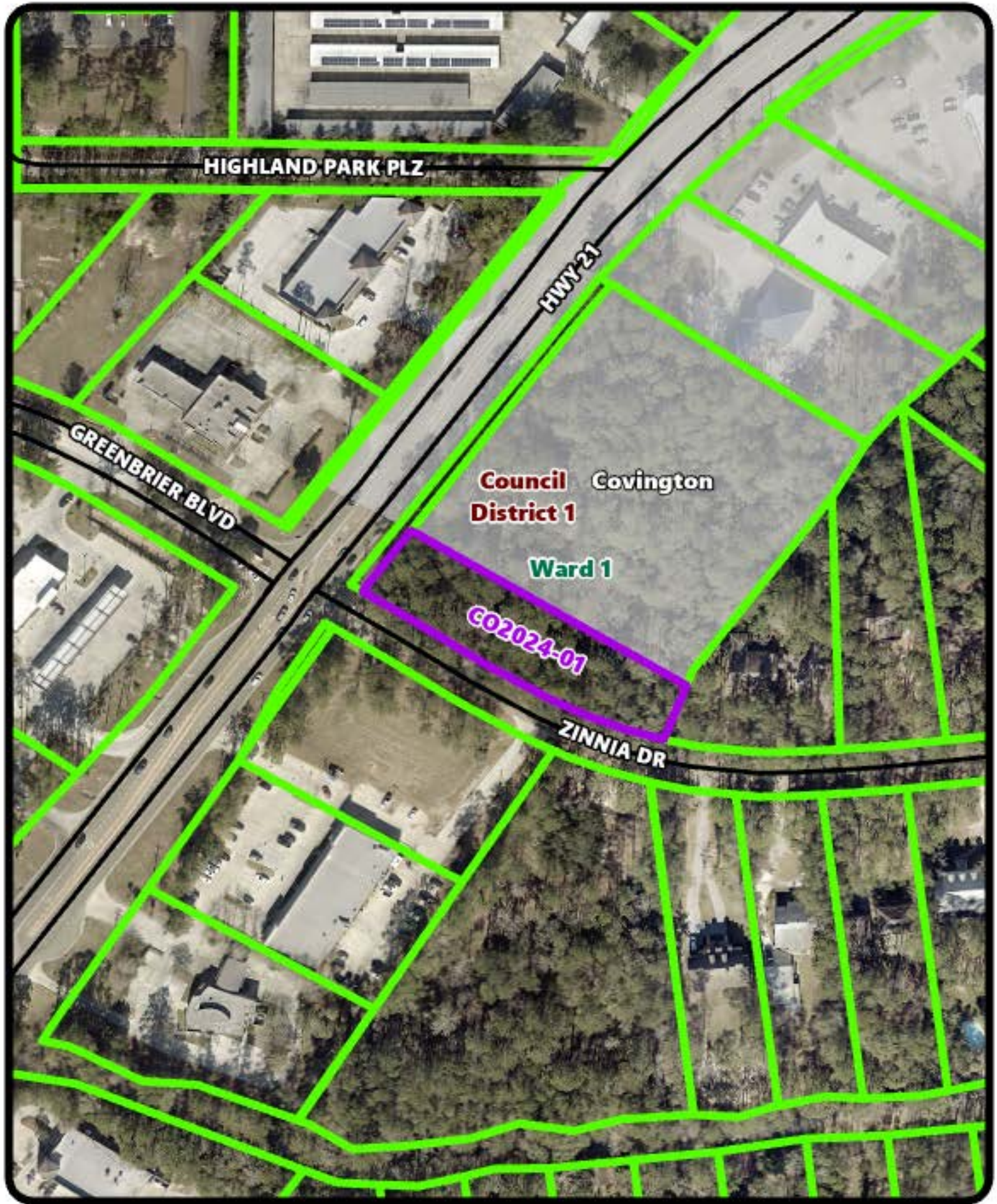
- A-2 Suburban
- HC-2 Highway Commercial
- PF-2 Public Facilities



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



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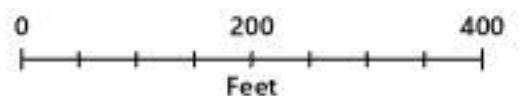
Covington Annexation (CO2024-01)

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 (CO2024-01)

Growth Management Area Map

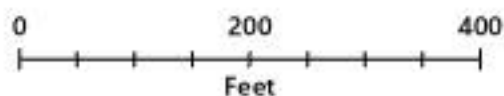
-  Rivers
-  Roads
-  City Limit
-  Annexation Request
-  Assessor Parcels
-  Section Township Range

Covington GMA

-  Growth Management
-  Priority 2



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



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STAFF COMMENTS (COV2024-01)

ADA COMMENT: Civil Division ADA Comment: 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 “Priority 2” area. The Agreement describes the areas as Area One, Area Two and Area Three. Subject parcel is situated within Area Three as per the Agreement. Property in Area Three is allowed to be annexed by City in accordance with La.R.S. 33:171 through La.R.S. 33:180 (petition by owner).

For Area Three property being annexed after April 1, 2003, 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 HC-2 and CR – Regional Commercial is proposed to City.

Finance Comment: No Sales Tax has been generated by this property.

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.

DES COMMENT: No DES issues.

PUBLIC WORKS Comment: Property abuts Zinnia Dr (R01D006) for approximately 380 feet. The parish will need to consult with our civil division to see how to proceed.

Planning Comment: The proposed change in zoning from Parish HC-2 to City CR – Regional Commercial **does not** represent an intensification.