

CERTAIN THE FOLLOWING ORDINANCE WAS INTRODUCED BY CITY COUNCIL MEMBER LANE; AND SECONDED FOR INTRODUCTION BY COUNCIL MEMBER ZUCKERMAN

ORDINANCE NO. 25-05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE TO EFFECT THE ANNEXATION OF A CERTAIN PORTION OF LOT 3 AND LOT 4 SITUATED IN TOWN OF MANDEVILLE (OUTSIDE OF CORPORATE LIMITS), SECTION 46, TOWNSHIP 8 SOUTH RANGE 11 EAST INTO THE CORPORATE LIMITS OF THE CITY OF MANDEVILLE DESIGNATING AND ASSIGNING THE PROPERTY FOR PURPOSES OF ZONING AS B-2, HIGHWAY BUSINESS DISTRICT AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Planning Department has received a petition by Stewart Private Equity Holdings, LLC seeking the annexation of two Parcels of Ground being more fully described as a certain portion of ground being Lots 3 and 4 situated in Square 117 in Town of Mandeville (outside of corporate limits), Section 46, Township 8 South, Range 11 East containing 2.89 acres as surveyed by Kelly McHugh & Associates dated July 19, 2018 into the corporate limits of the City of Mandeville attached as Exhibit A; and

WHEREAS, the said petition is made and signed by the owners of the said property and there are no registered voters currently residing on the said property; and

WHEREAS, the property is contiguous to the present boundaries of the City of Mandeville; and

WHEREAS, the proposed annexation will serve the best interests of the City of Mandeville and of its citizens by providing enhanced development of a commercial area of the City, promoting additional tax revenues for the City and employment opportunity for area citizens; and

WHEREAS, the City of Mandeville desires to include in its corporate limits all properties along major corridors and gateways which, because of their visibility, define the character of Mandeville to both residents and visitors alike; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Mandeville that the municipal limits of the City of Mandeville be and they are hereby enlarged to include the below described immovable property which is hereby annexed into the City of Mandeville:

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances, and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, better described as follows, to-wit:

Parcel 1:

A CERTAIN PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances, and advantages thereunto belonging or in anywise appertaining, situated in Square #117, in the Town of Mandeville (outside corporate limits) St. Tammany Parish, Louisiana, being Lot #4, which is also the SW 1/4 of said square. Said Lot #4 fronts 250 feet (French measurement) on Florida Street, by a depth and frontage of 237.50 feet (French measurement) on Foy Street, all between equal and parallel lines. Said Square #117 is composed of Lots 1 thru 4, inclusive, and is bounded on the North by Orleans Street, on the South by Florida Street, on the East by Clausel Street, and on the West by Foy Street.

LESS AND EXCEPT, those rights to that portion of the property transferred to the Department of Transportation and Development of the State of Louisiana for the widening of US 190 recorded February 19, 2003 as Instrument No. 1349927, which property is described therein and depicted on the survey attached thereto, but transferring to Purchaser herein the mineral rights reserved to vendor in such transfer.

Being property acquired by Ruth Appleton DeGrado, wife of/and Joseph DeGrado, Jr. by Cash Sale dated and recorded February 22, 1990 in the conveyance records of St. Tammany Parish as Instrument No. 743365, COB 1413, Page 476.

Parcel 2:

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances, and advantages thereunto belonging or in anywise appertaining, situated in Section 46, Township 8 South, Range 11 East, Town of Mandeville, Parish of St. Tammany, State of Louisiana, being a portion of Square designated as No. 117, forming the corner of Florida Street (U.S. Hwy. 190) and Clausel Street, and measuring 266.45 feet front on the said Florida Street (U.S. Hwy. 190) same width on the rear line, between equal and parallel lines of 253.10 feet.

All in accordance with the survey of Kelly J. McHugh and Associates, Inc. dated March 13, 2002, Job No. 02-050, a copy of which is annexed to instrument No. 1292968.

LESS AND EXCEPT, those rights to that portion of the property transferred to the Department of Transportation and Development of the State of Louisiana for the widening of US 190 recorded September 11, 2003 as instrument No. 1391539, which property is described therein and depicted on the survey attached thereto but transferring to Purchaser herein the mineral rights reserved to vendor in such transfer.

BE IT FURTHER ORDAINED, that upon annexation into the municipal limits of the City of Mandeville the above described property be designated for purposes of zoning as a B-2, Highway Business District, as defined and regulated by the provisions of The Comprehensive Land Use Regulations Ordinance of the City of Mandeville, and that the Official Zoning Map of the City of Mandeville be amended to reflect this annexation and zoning.

BE IT FURTHER ORDAINED, that this property will be located in Council District Three (3); and

BE IT FURTHER ORDAINED, that following the annexation of the above-described immovable property into the corporate limits of the City of Mandeville that the boundaries of the City of Mandeville shall thereafter be as set forth and described on the process verbal attached hereto and made a part hereof

BE IT FURTHER ORDAINED, that this site is located in the Annexation Area 1 for annexation and that all generated Sales Tax Revenues shall be shared 80% to the City and 20% to the District in accordance with Ordinance No. 90-10 and that certain Sales Tax Enhancement Plan entered into by and between the City of Mandeville and the Parish of St. Tammany on September 20, 1990, or as modified by written agreement between the Parish of St. Tammany and the City of Mandeville by subsequent Annexation Growth Plan(s); and

BE IT FURTHER ORDAINED, that all sections and provisions of this ordinance be deemed separate and severable, and that in the event that any one or more of the provisions of this ordinance be deemed unenforceable or unconstitutional by any final judgment, order, or decree of any court of competent jurisdiction, that such finding shall have no effect on the remaining sections and provisions of this ordinance.

BE IT FURTHER ORDAINED that the Clerk of this Council be and she is hereby authorized and empowered to take any and all actions which she, in the exercise of her discretion, deems necessary to promulgate the provisions of this ordinance.

The ordinance being submitted to a vote, the vote thereon was as follows:

AYES: Zuckerman, Lane, Strong-Thompson, Vogeltanz, Discon

NAYS: 0

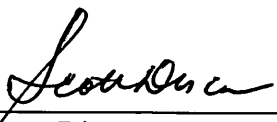
ABSENT: 0

ABSTENTIONS: 0

and the ordinance was declared adopted this 10th day of April 2025



Alicia Watts
Clerk of Council



Scott Discon
Council Chairman

SUBMITTAL TO MAYOR

The foregoing Ordinance was **SUBMITTED** by me to the Mayor of the City of Mandeville this 21st day of April, 2025 at 8:01 o'clock a.m.

Alicia Watts

Alicia Watts, CLERK OF COUNCIL

APPROVAL OF ORDINANCE

The foregoing Ordinance is by me hereby **APPROVED**, this 22nd day of April, 2025 at 9:20 o'clock a.m.

L. Clay Madden
L. Clay Madden, MAYOR

VETO OF ORDINANCE

The foregoing Ordinance is by me hereby **VETOED**, this _____ day of _____, 2025, at _____ o'clock _____.m.

L. Clay Madden, MAYOR

RECEIPT FROM MAYOR

The foregoing Ordinance was **RECEIVED** by me from the Mayor of the City of Mandeville this 22nd day of April, 2025 at 9:30 o'clock a.m.

Alicia Watts

Alicia Watts, CLERK OF COUNCIL

CERTIFICATE

I, **THE UNDERSIGNED** Clerk of the City Council of the City of Mandeville do hereby certify that the foregoing is a true and correct copy of an ordinance adopted by the City Council of the City of Mandeville at a duly noticed, called and convened meeting of said City Council held on the 10th day of April, 2025 at which a quorum was present and voting. I do further certify that said Ordinance has not thereafter been altered, amended, rescinded, or repealed.

WITNESS MY HAND and the seal of the City of Mandeville this 22nd day of April, 2025.

Alicia Watts

Alicia Watts, CLERK OF COUNCIL