

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4924

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MR. BELLISARIO

ON THE 6 DAY OF DECEMBER , 2012

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTHWEST CORNER OF US HIGHWAY 190 AND RICHARDSON STREET AND WHICH PROPERTY COMPRISES A TOTAL 0.424 ACRE OF LAND MORE OR LESS, FROM ITS PRESENT PUD (PLANNED UNIT DEVELOPMENT OVERLAY) TO A PF-1 (PUBLIC FACILITIES DISTRICT). (WARD 1, DISTRICT 3) (ZC12-11-113)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-11-113, has recommended to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area be changed from its present PUD (Planned Unit Development Overlay) to a PF-1 (Public Facilities District) see Exhibit "A" for complete boundaries; and

WHEREAS, the St. Tammany Parish Council has held its public hearing in accordance with law; and

WHEREAS, the St. Tammany Parish Council has found it necessary for the purpose of protecting the public health, safety and general welfare, to designate the above described property as PF-1 (Public Facilities District).

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, in regular session convened that:

SECTION I: The zoning classification of the above described property is hereby changed from its present PUD (Planned Unit Development Overlay) to a PF-1 (Public Facilities District).

SECTION II: The official zoning map of the Parish of St. Tammany shall be and is hereby amended to incorporate the zoning reclassification specified in Section I hereof.

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 3 DAY OF JANUARY , 2013 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: NOVEMBER 29 , 2012

Published Adoption: \_\_\_\_\_ , 2012

Delivered to Parish President: \_\_\_\_\_ , 2012 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_ , 2012 at \_\_\_\_\_

**Exhibit "A"**

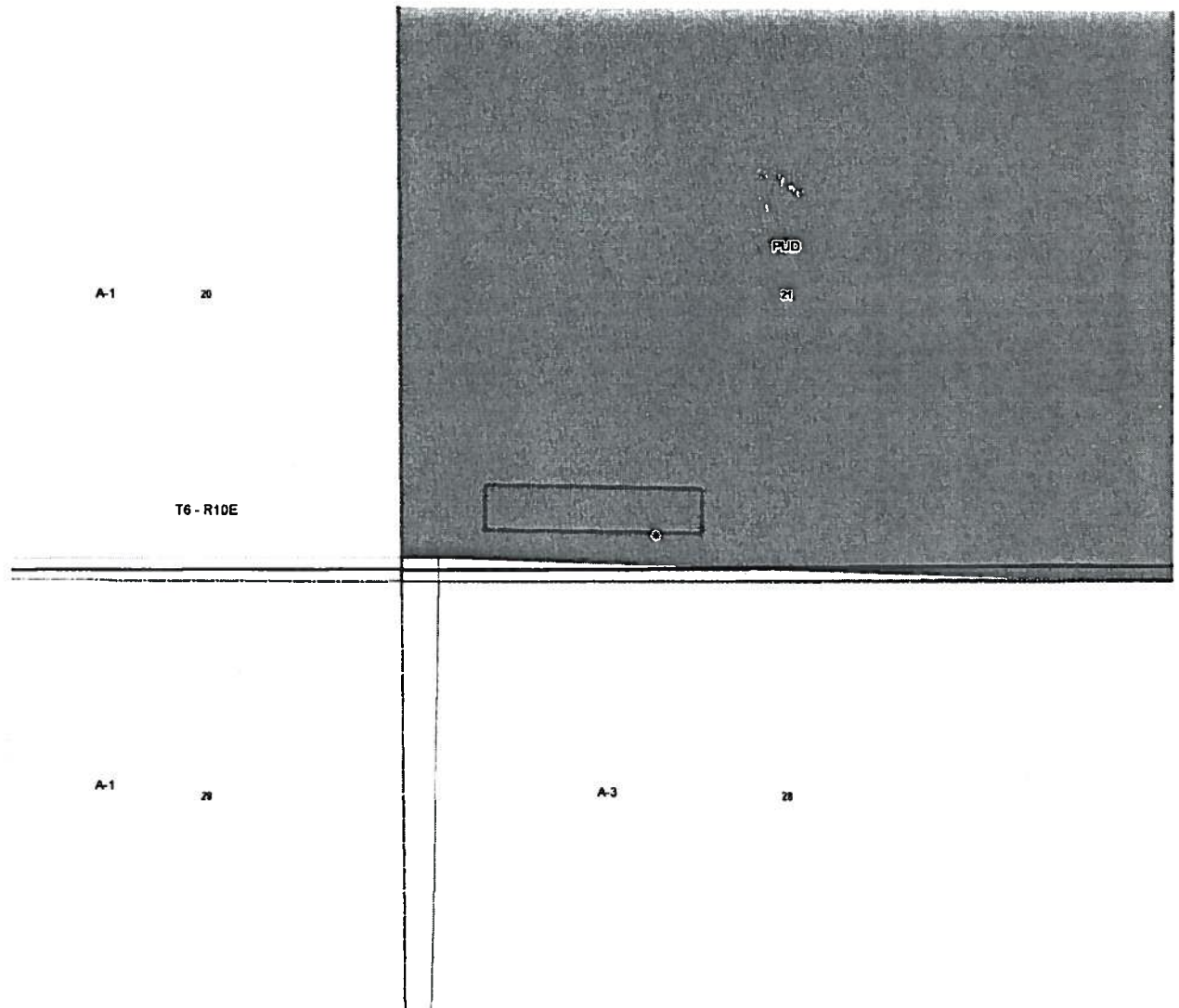
**ZC12-11-113**

**COMMENCING** FROM THE SOUTHEAST CORNER OF 21.96 ACRE TRACT; THENCE RUN ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1997.60 FEET, AND AN ARC LENGTH OF 109.86 FEET WITH A CHORD BEARING OF NORTH 82 DEGREES 14 MINUTES 09 SECONDS WEST AND A CHORD LENGTH OF 109.85 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF WEST COUNTRYSIDE BOULEVARD; THENCE RUN SOUTH 00 DEGREES 56 MINUTES 01 SECONDS WEST A DISTANCE OF 45.18 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF WEST COUNTRYSIDE BOULEVARD; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY, RUN ALONG SAID SOUTHERLY RIGHT-OF-WAY NORTH 89 DEGREES 03 MINUTES 59 SECONDS A DISTANCE OF 99.99 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF WEST COUNTRYSIDE BOULEVARD; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY, RUN ALONG SAID WESTERLY RIGHT-OF-WAY NORTH 00 DEGREES 56 MINUTES 01 SECONDS EAST A DISTANCE OF 41.71 FEET TO A POINT; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY, RUN NORTH 87 DEGREES 43 MINUTES 17 SECONDS WEST A DISTANCE OF 240.57 FEET TO A POINT; THENCE RUN SOUTH 01 DEGREES 10 MINUTES 23 SECONDS WEST A DISTANCE OF 50.00 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 16 MINUTES 39 SECONDS WEST A DISTANCE OF 780.62 FEET TO THE **POINT OF BEGINNING** OF THE SOUTHEAST GREENSPACE AND NO-CUT ZONE.

FROM THE **POINT OF BEGINNING**, CONTINUE NORTH 89 DEGREES 16 MINUTES 39 SECONDS WEST A DISTANCE OF 300.58 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 22 MINUTES 33 SECONDS EAST A DISTANCE OF 61.98 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 03 MINUTES 59 SECONDS EAST A DISTANCE OF 301.18 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 56 MINUTES 01 SECONDS WEST A DISTANCE OF 60.87 FEET BACK TO THE **POINT OF BEGINNING**.

SAID GREENSPACE/NO-CUT ZONE CONTAINS **0.424 ACRES** (18,482 SQ. FT.) MORE OR LESS.

**CASE NO.:** ZC12-11-113  
**PETITIONER:** 285, LLC/Richard Murphy  
**OWNER:** 285, LLC/Richard Murphy  
**REQUESTED CHANGE:** From PUD (Planned Unit Development Overlay) to PF-1 (Public Facilities District)  
**LOCATION:** Parcel located on the northwest corner of US Highway 190 & Richardson Street; S21, T6S,R10E; Ward 1, District 3  
**SIZE:** 0.424 acre



**RESTRICTIVE COVENANTS**

THESE RESTRICTIVE COVENANTS SHALL APPLY TO ALL LOTS AND UNITS HEREIN DESCRIBED AND SHALL BE BINDING ON ALL OWNERS, LESSEES, TENANTS, SUCCESSORS, ASSIGNEES, HEIRS, EXECUTORS, ADMINISTRATORS, AND ALL PERSONS WHO MAY IN ANY MANNER ACQUIRE INTEREST IN ANY OF THE LOTS OR UNITS HEREIN DESCRIBED.

1. NO LOT OR UNIT SHALL BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFIED IN THE ZONING ORDINANCES OF THE CITY OF TAMPA.

2. NO LOT OR UNIT SHALL BE USED FOR ANY PURPOSE THAT IS IN VIOLATION OF ANY APPLICABLE FEDERAL, STATE, OR LOCAL LAWS, REGULATIONS, ORDINANCES, OR DECREE.

3. NO LOT OR UNIT SHALL BE USED FOR ANY PURPOSE THAT IS IN VIOLATION OF ANY APPLICABLE FEDERAL, STATE, OR LOCAL LAWS, REGULATIONS, ORDINANCES, OR DECREE.

4. NO LOT OR UNIT SHALL BE USED FOR ANY PURPOSE THAT IS IN VIOLATION OF ANY APPLICABLE FEDERAL, STATE, OR LOCAL LAWS, REGULATIONS, ORDINANCES, OR DECREE.

5. NO LOT OR UNIT SHALL BE USED FOR ANY PURPOSE THAT IS IN VIOLATION OF ANY APPLICABLE FEDERAL, STATE, OR LOCAL LAWS, REGULATIONS, ORDINANCES, OR DECREE.

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7. NO LOT OR UNIT SHALL BE USED FOR ANY PURPOSE THAT IS IN VIOLATION OF ANY APPLICABLE FEDERAL, STATE, OR LOCAL LAWS, REGULATIONS, ORDINANCES, OR DECREE.

8. NO LOT OR UNIT SHALL BE USED FOR ANY PURPOSE THAT IS IN VIOLATION OF ANY APPLICABLE FEDERAL, STATE, OR LOCAL LAWS, REGULATIONS, ORDINANCES, OR DECREE.

9. NO LOT OR UNIT SHALL BE USED FOR ANY PURPOSE THAT IS IN VIOLATION OF ANY APPLICABLE FEDERAL, STATE, OR LOCAL LAWS, REGULATIONS, ORDINANCES, OR DECREE.

10. NO LOT OR UNIT SHALL BE USED FOR ANY PURPOSE THAT IS IN VIOLATION OF ANY APPLICABLE FEDERAL, STATE, OR LOCAL LAWS, REGULATIONS, ORDINANCES, OR DECREE.

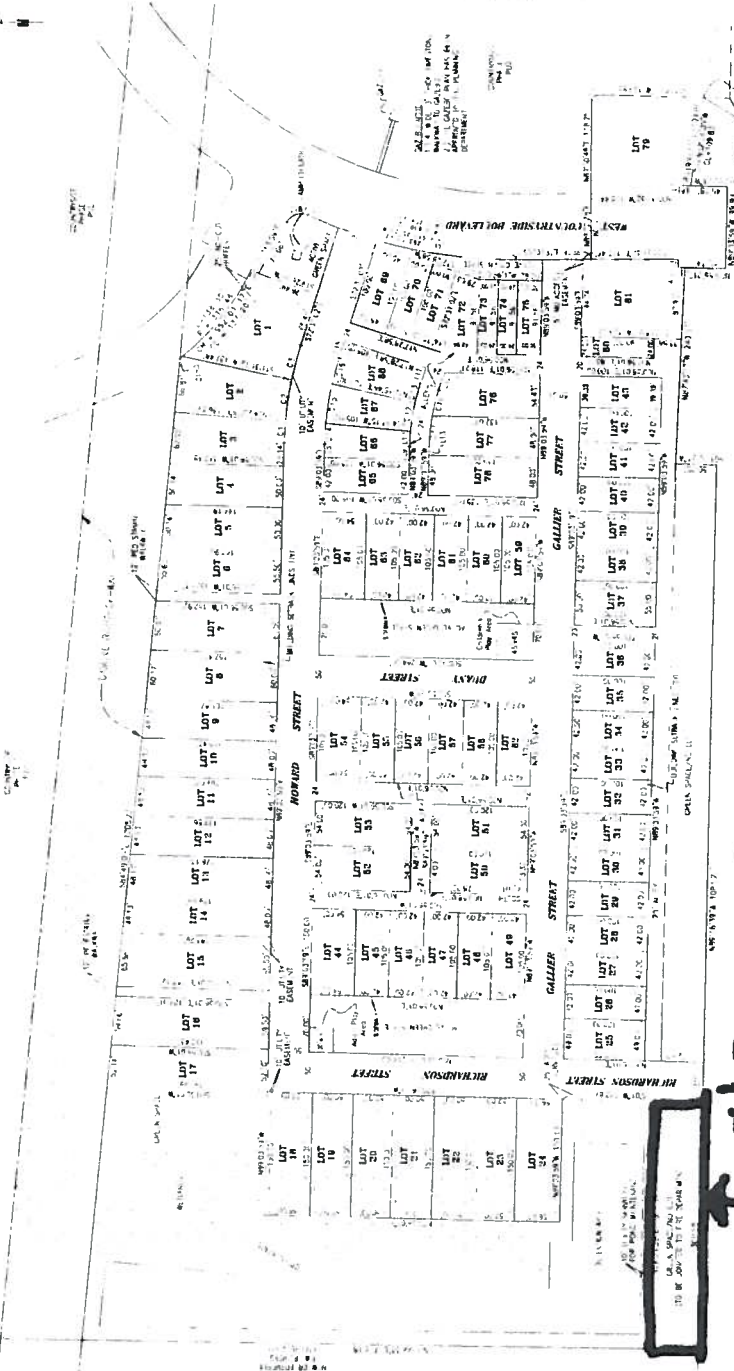
**DEDICATION**

**GOODREE SQUARE SUBDIVISION**

THESE RESTRICTIVE COVENANTS SHALL APPLY TO ALL LOTS AND UNITS HEREIN DESCRIBED AND SHALL BE BINDING ON ALL OWNERS, LESSEES, TENANTS, SUCCESSORS, ASSIGNEES, HEIRS, EXECUTORS, ADMINISTRATORS, AND ALL PERSONS WHO MAY IN ANY MANNER ACQUIRE INTEREST IN ANY OF THE LOTS OR UNITS HEREIN DESCRIBED.

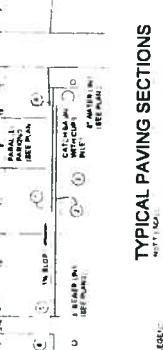
**GOODREE SQUARE, PHASE 1  
PRELIMINARY PLAT**

LOCATED IN SECTION 27, T-5-S, R-18-E  
33rd TOWNSHIP, PALM BEACH COUNTY, FL



**TABLE 14. SMARTCODE SUMMARY**  
Goodree Square

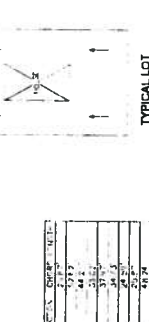
ITEM	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	ASPHALT DRIVEWAY	1	LINEAL FOOT	
2	ASPHALT DRIVEWAY	1	LINEAL FOOT	
3	ASPHALT DRIVEWAY	1	LINEAL FOOT	
4	ASPHALT DRIVEWAY	1	LINEAL FOOT	
5	ASPHALT DRIVEWAY	1	LINEAL FOOT	
6	ASPHALT DRIVEWAY	1	LINEAL FOOT	
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81	ASPHALT DRIVEWAY	1	LINEAL FOOT	



- LEGEND:**
1. 4" ASPHALT
  2. 1" SOIL CEMENT
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**CURVE TABLE**

STATION	CHORD BEARS	CHORD THICKNESS	CHORD AREA
1	1.00	1.00	1.00
2	1.41	1.41	1.41
3	1.73	1.73	1.73
4	2.00	2.00	2.00
5	2.24	2.24	2.24
6	2.45	2.45	2.45
7	2.63	2.63	2.63
8	2.78	2.78	2.78
9	2.91	2.91	2.91
10	3.02	3.02	3.02
11	3.11	3.11	3.11
12	3.19	3.19	3.19
13	3.26	3.26	3.26
14	3.32	3.32	3.32
15	3.37	3.37	3.37
16	3.42	3.42	3.42
17	3.46	3.46	3.46
18	3.50	3.50	3.50
19	3.54	3.54	3.54
20	3.57	3.57	3.57
21	3.60	3.60	3.60
22	3.63	3.63	3.63
23	3.66	3.66	3.66
24	3.68	3.68	3.68
25	3.70	3.70	3.70
26	3.72	3.72	3.72
27	3.74	3.74	3.74
28	3.76	3.76	3.76
29	3.77	3.77	3.77
30	3.78	3.78	3.78
31	3.79	3.79	3.79
32	3.80	3.80	3.80
33	3.81	3.81	3.81
34	3.82	3.82	3.82
35	3.83	3.83	3.83
36	3.84	3.84	3.84
37	3.85	3.85	3.85
38	3.86	3.86	3.86
39	3.87	3.87	3.87
40	3.88	3.88	3.88
41	3.89	3.89	3.89
42	3.90	3.90	3.90
43	3.91	3.91	3.91
44	3.92	3.92	3.92
45	3.93	3.93	3.93
46	3.94	3.94	3.94
47	3.95	3.95	3.95
48	3.96	3.96	3.96
49	3.97	3.97	3.97
50	3.98	3.98	3.98
51	3.99	3.99	3.99
52	4.00	4.00	4.00

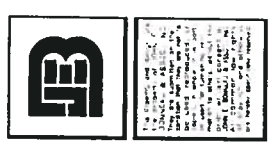


**ENGINEER'S CERTIFICATION**

Professional Land Surveyors - Planners - Consultants

**JOHN F. BONI F.A.S.**  
**& ASSOCIATES, INC.**

Professional Land Surveyors - Planners - Consultants  
1700 W. WASHINGTON AVE., SUITE 200, TAMPA, FL 33606  
(813) 281-1111



DATE	BY
07/4/17	JFB

285, LLC

PRELIMINARY PLAT - GOODREE SQUARE, PHASE 1

SITUAÇÃO: 27, T-5-S, R-18-E

TAMPA, FL 33606

2012-11-13



## ADMINISTRATIVE COMMENT

### ZONING STAFF REPORT

**Date:** October 29, 2012

**Meeting Date:** November 7, 2012

**Case No.:** ZC12-11-113

**Determination:** Approved

**Posted:** 10/11/12

#### GENERAL INFORMATION

**PETITIONER:** 285, LLC/Richard Murphy  
**OWNER:** 285, LLC/Richard Murphy  
**REQUESTED CHANGE:** From PUD (Planned Unit Development Overlay) to PF-1 (Public Facilities District)  
**LOCATION:** Parcel located on the northwest corner of US Highway 190 & Richardson Street; S21, T6S,R10E; Ward 1, District 3  
**SIZE:** 0.424 acre

#### SITE ASSESSMENT

##### ACCESS ROAD INFORMATION

**Type:** State

**Road Surface:** 2 lane asphalt

**Condition:** Good

##### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	PUD (Planned Unit Development Overlay)
South	Undeveloped	A-3 (Suburban District)
East	Undeveloped	PUD (Planned Unit Development Overlay)
West	Undeveloped	PUD (Planned Unit Development Overlay)

##### EXISTING LAND USE:

**Existing development?** No

**Multi occupancy development?** No

##### COMPREHENSIVE PLAN:

**Planned Districts** - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, *e.g.*) uses, as well as the supporting infrastructure and public services they will require (*See "Small Area Plans," below*). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

**Single Family Residential – Conservation** - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

##### STAFF COMMENTS:

The petitioner is requesting to change the zoning from PUD (Planned Unit Development Overlay) to PF-1 (Public Facilities District). The purpose of the PF-1 zoning district is to provide for the location of governmental and institutional uses to the public. The 2025 future land use plan calls for the area to be developed as a planned district with single family residences and conservation area. The request to rezoned to PF-1 meets the objectives of the Planned Districts, which allows for supporting public and institutional uses.

Note that a major amendment to the PUD (ZC06-02-011) has been submitted, considering that the subject site is part of the greenspace area for the Countryside PUD Subdivision.

##### STAFF RECOMMENDATION:

The staff recommends that the request for a PF-1 (Public Facilities District) designation be approved.