

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3430 ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR STEFANCIK/DAVIS PROVIDED BY: PLANNING

INTRODUCED BY: MR. BURKHALTER SECONDED BY: MR. HAMAUEI

ON THE 2<sup>ND</sup> DAY OF NOVEMBER, 2006

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the west side of Coffee Street, south of Orleans Street, north of US Highway 190 (Florida Street), being lots 12 & 27, Square 110, Town of Mandeville and which property comprises a total of 33,559.46 sq. ft. of land more or less, from its present C-1 (Neighborhood Commercial) District/ C-2 (Highway Commercial) District to a C-2 (Highway Commercial) District, Ward 4, District 10. (ZC06-10-099)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC06-10-099, 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 C-1 (Neighborhood Commercial) District/ C-2 (Highway Commercial) District to a C-2 (Highway Commercial) District (see Exhibit "A") for complete boundaries.

Whereas, the St. Tammany Parish Council has held its public hearing in accordance with law:

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 C-2 (Highway Commercial) 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 C-1 (Neighborhood Commercial) District/ C-2 (Highway Commercial) District to a C-2 (Highway Commercial) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

ZC06-10-099

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

Being Lot Number Twelve (12) in Square or Block Number One Hundred Ten (110) of the Town of Mandeville.

Said lot measures fifty-six (56) feet front on Coffee Street by a depth of one hundred fifty (150) feet between parallel lines, and commences a distance of two hundred fifty (250) feet from the center of Coffee and Florida Street and thence running along Coffee Street a distance of 56 feet.

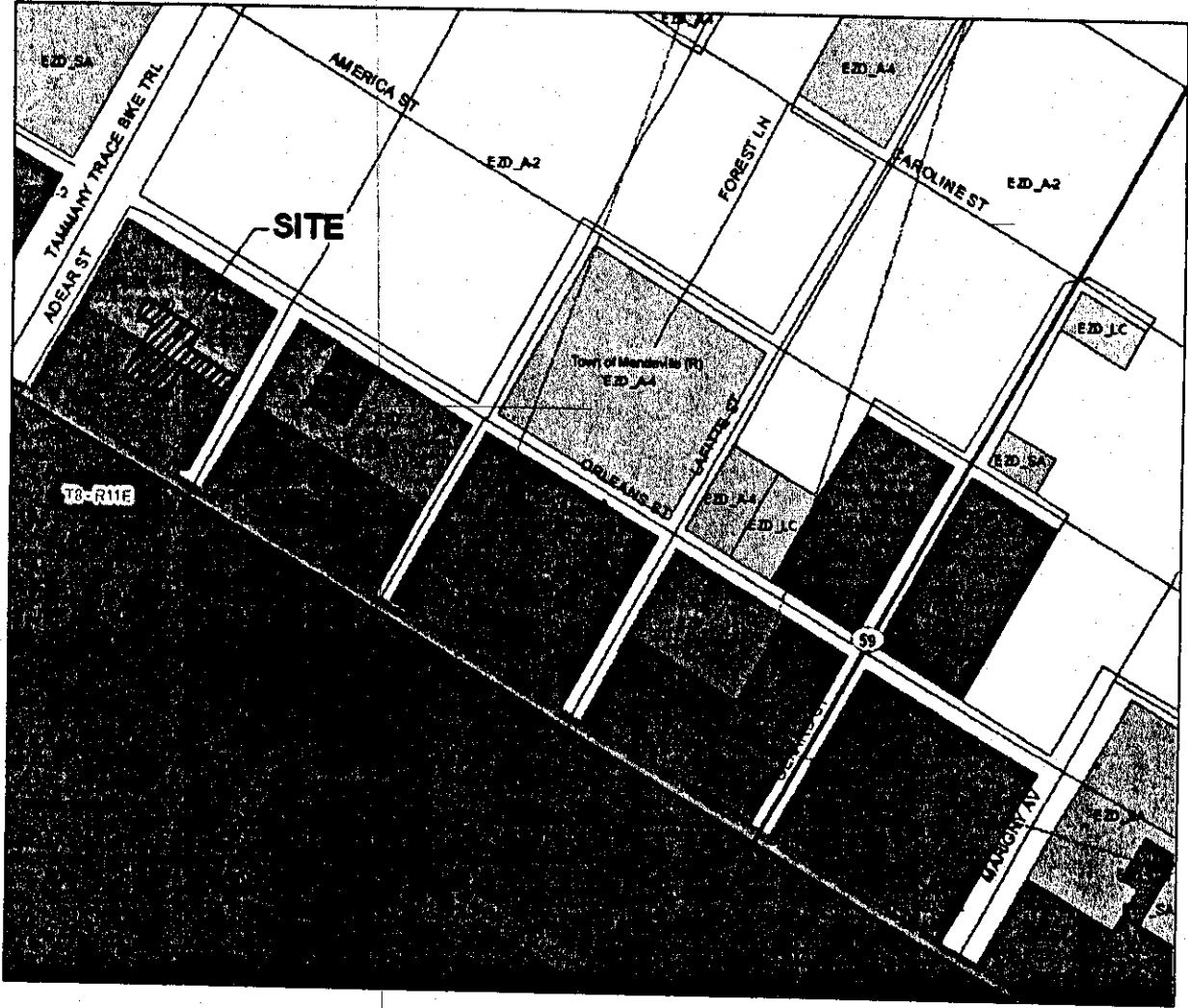
All as per plan of said Square made February 11th, 1914 deposited with the Clerk of Court for the Parish of St. Tammany, State of Louisiana.

Being the same property acquired by Minnie Lee Staten Jackson wife of/and Willie Jackson, Jr. by act dated January 28<sup>th</sup>, 1946.

**ALL CERTAIN PIECE OR PARCEL OF GROUND,** together with all the buildings and improvements thereon, and all of the rights, ways, means, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, Louisiana, in the Town of Mandeville, Louisiana, in **SQUARE NO. 110** of said Town and designated by the **LOT Number 27**, measuring on the side line nearest Adair Street 206 feet, and the same on the other side line nearest Coffee Street, One Hundred and Fifty-Eight (158) feet on the side line nearest Orleans Street and the same on the other side line nearest Florida Street, and is immediately in the rear of adjoining the rear portions of Lots 4, 5, 6, 10, 11, 12, 13, 17, 18, 19, 23, 24, 25, and 26 of said **SQUARE 110**, all as per plat Square on file on the office of A.G. Dupre, Notary, at Mandeville, Louisiana.

3430

**CASE NO.:** ZC06-10-099  
**PETITIONER:** John Cerniglia  
**OWNER:** John Cerniglia  
**REQUESTED CHANGE:** From C-1 (Neighborhood Commercial) District /C-2 (Highway Commercial) District to C-2 (Highway Commercial) District  
**LOCATION:** Parcel located on the west side of Coffee Street, south of Orleans Street, north of US Highway 190 (Florida Street), being lots 12 & 27, Square 110, Town of Mandeville; S49, T8S, R11E; Ward 4, District 10  
**SIZE:** 33,559.46 sq ft



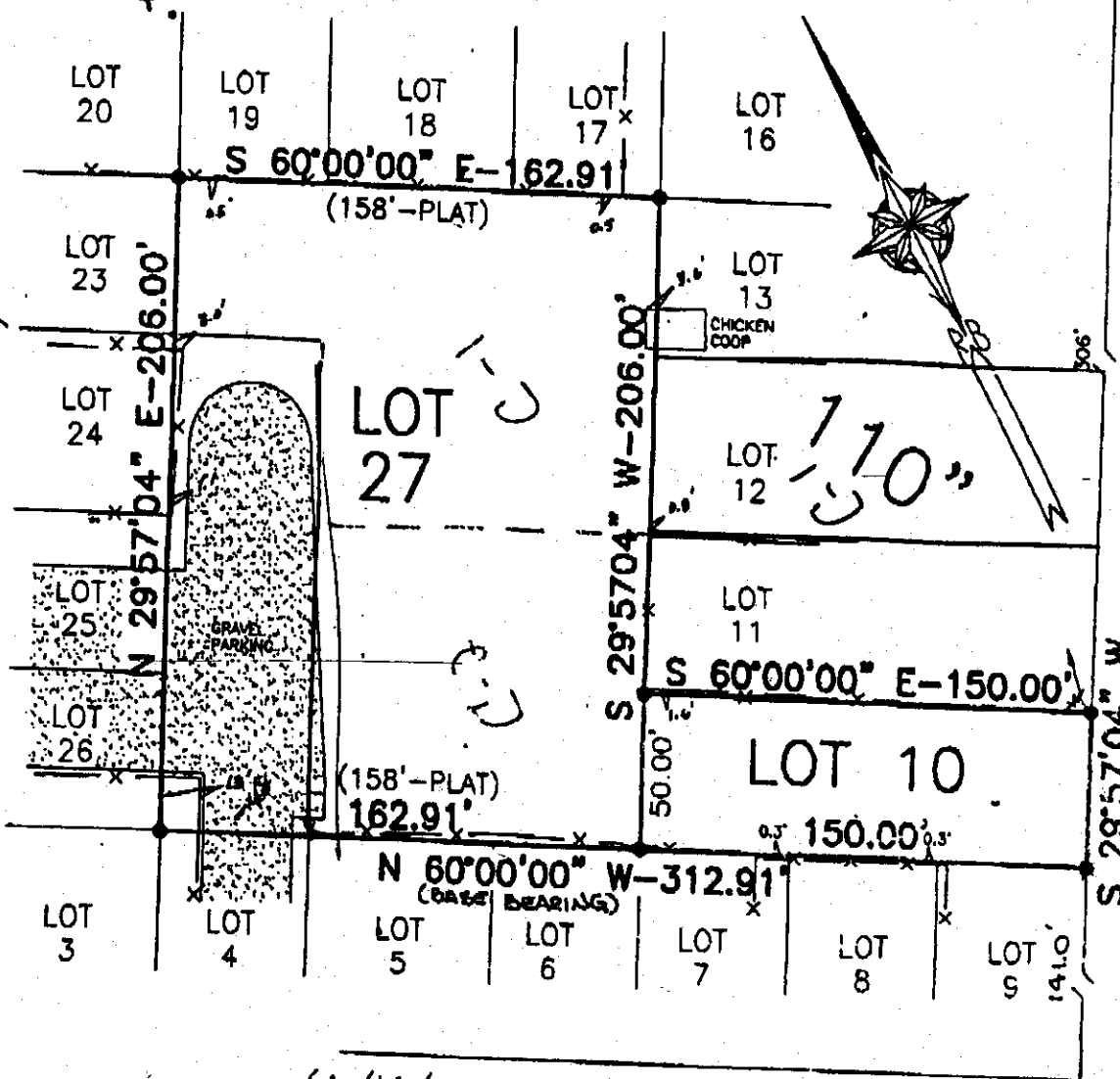
ORLEANS ST.

3430

3/4" IRON PIPE FND

ADEAR ST. (SIDE)  
(A/K/A ADAIR ST.)

COFFEE ST.



(A/K/A FLORIDES ST)  
U.S. HWY NO. 190  
FLORIDA STREET

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS NOT located in a special flood hazard area. It is located in Flood Zone C

FFM Panel 225 205 0355C Rev. 4-2-91

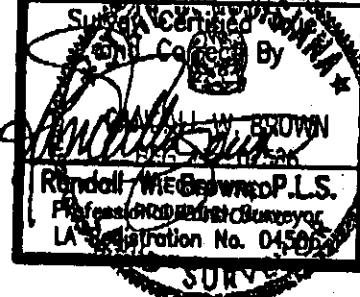
REFERENCE:  
SUBMISSION PLAN BY HOWARD BURNS,  
DATED FEBRUARY 16, 1914.

● DENOTES 1/2" IRON PIPE SET  
UNLESS OTHERWISE NOTED

Survey of  
LOTS 10 & 27 • SQUARE 110 • TOWN OF MANDEVILLE  
ST. TAMMANY PARISH, LOUISIANA  
FOR  
JOHN MOORE

THE SERVICES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVICES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH FOR FLOOD RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.



**Randall W. Brown & Associates, Inc.**  
Professional Land Surveyors  
Planners • Consultants  
228 W. Causeway App. Mandeville, LA 70448  
(504) 624-5368 FAX (504) 624-5309

Date: FEBRUARY 5, 1998  
Survey No. 98091  
Scale: 1"=60'±  
Drawn By: LAK  
Reviewed: