

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5899

ORDINANCE COUNCIL SERIES NO: 17-3830

COUNCIL SPONSOR: STEFANCIK/BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. TOLEDANO

SECONDED BY: MS. O'BRIEN

ON THE 2 DAY OF NOVEMBER , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED SOUTH OF US HIGHWAY 190, EAST OF LA HIGHWAY 1089, WITHIN FONTAINEBLEAU STATE PARK AND WHICH PROPERTY COMPRISES A TOTAL OF 0.99 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT PF-2 (PUBLIC FACILITIES DISTRICT) TO AN A-3 (SUBURBAN DISTRICT), (WARD 4, DISTRICT 10). (2017-758-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-758-ZC, 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 PF-2 (Public Facilities District) to an A-3 (Suburban 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 A-3 (Suburban 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 PF-2 (Public Facilities District) to an A-3 (Suburban 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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: MS. O'BRIEN SECONDED BY: MR. SMITH

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

YEAS: FITZGERALD, THOMPSON, LORINO, TOLEDANO, TANNER, GROBY, BELLISARIO, O'BRIEN, STEFANCIK, BLANCHARD, SMITH (11)

NAYS: (0)

ABSTAIN: (0)

ABSENT: DEAN, CANULETTE, SMITH

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 7 DAY OF DECEMBER , 2017 ; AND BECOMES ORDINANCE COUNCIL SERIES NO 17-3830 .

S. MICHELE BLANCHARD, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: OCTOBER 25 , 2017

Published Adoption: _____, 2017

Delivered to Parish President: _____, 2017 at _____

Returned to Council Clerk: _____, 2017 at _____

EXHIBIT "A"

2017-758-ZC

A CERTAIN LOT 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, in Section 52, Township 8 South, Range 11 East, Greensburg District, Louisiana, as shown on a survey by Joseph Pugh, Parish Surveyor, dated March 25, 1941, which said survey is attached to an Act by the Louisiana Baptist Encampment, Inc. to the Department of Conservation of the State of Louisiana, dated June 10, 1941, registered in COB 151, folio 127, as Entry No. 56626 and according to which said TRACT OF LAND is bounded on the North or Norwest by lands of the State Parks Division, on the East or Northeast by Bayou Castain, on the South or Southeast by Property of the Heirs of Ms. Amelia Sharp, and on the West or Southwest by Lake Pontchartrain. Said TRACT OF LAND is more fully shown on a plat of survey by Gilbert, Kelly & Couturie, Inc., dated July 11, 1997, revised January 2, 1998, a copy of which is annexed to an Act dated February 01, 1998, registered in CIN 1081932.

LESS AND EXCEPT:

A 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 o ST. TAMMANY, State of Louisiana, in FONTAINBLEAU STATE PARK (Section 52, Township 8 South, Range 11 East), which is an undesignated parcel of ground which measures 104 feet along its northern boundary, by a depth of 416 feet, more or less, on its western boundary to the shore of Lake Pontchartrain, by a depth of 406.25 feet to the shore of Lake Pontchartrain, all as more fully shown on a plan of survey by Gilbert, Kelly & Couturie, Inc., dated July 21, 2001.

and who further declared that Valenti is the owner of the following described property:

A 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, in FONTAINBLEAU STATE PARK (Section 52, Township 8 South, Range 11 East), which is an undesignated parcel of ground which measures 104 feet along its northern boundary, by a depth of 416 feet, more or less, on its western boundary to the shore of Lake Pontchartrain, by a depth of 406.25 feet to the shore of Lake Pontchartrain, all as more fully shown on a plan of survey by Gilbert, Kelly & Couturie, Inc., dated July 21, 2001.

Case No.: 2017-758-ZC

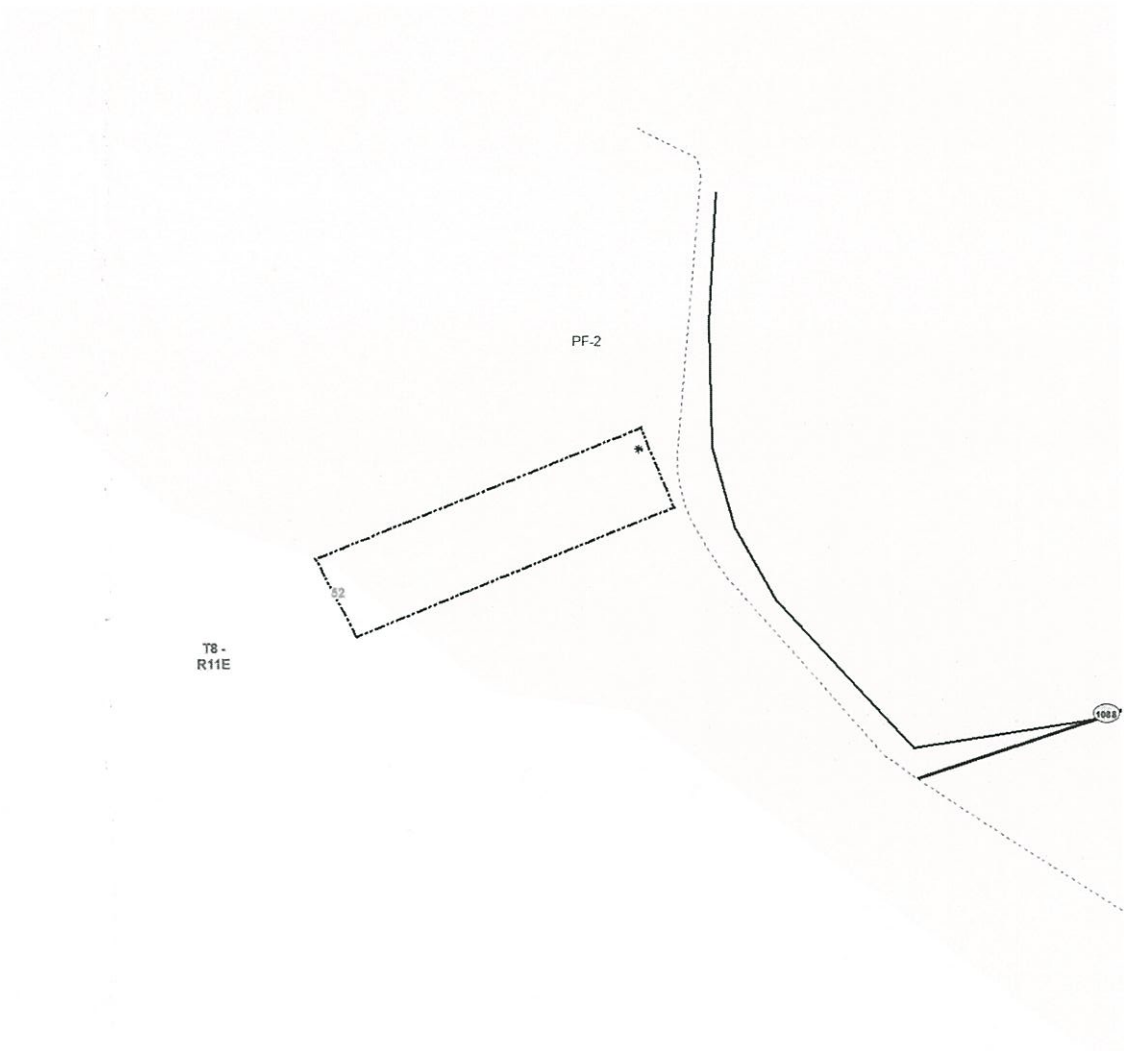
PETITIONER: Vincent Valenti

OWNER: Peggy & Vincent Valenti

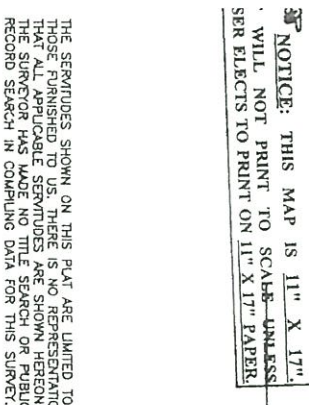
REQUESTED CHANGE: From PF-2 Public Facilities District to A-3 Suburban District

LOCATION: Parcel located south of US Highway 190, east of LA Highway 1089, within Fontainebleau State Park ; S52, T8S, R11E; Ward 4, District 10

SIZE: 0.99 acres



2017-758-ZC



THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP INDICATES THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN FLA ZONE

A circular professional seal for a land surveyor. The outer ring contains the text "STATE OF LOUISIANA" at the top and "LAND SURVEYOR" at the bottom, separated by two stars. In the center, the text reads "JAMES H. COUTURIE", "REG. NO. 1060", and "REGISTERED PROFESSIONAL" arranged vertically. A small emblem of a surveyor with a staff and flag is positioned to the right of the name.

PF-2

52
T8-R11E

1088



ADMINISTRATIVE COMMENT ZONING STAFF REPORT

Date: 9/25/2017
Case No.: 2017-758-ZC
Posted: 09/18/17

Meeting Date: 10/3/2017
Determination: Approved

GENERAL INFORMATION

PETITIONER: Vincent Valenti

OWNER: Peggy & Vincent Valenti

REQUESTED CHANGE: From PF-2 Public Facilities District to A-3 Suburban District

LOCATION: Parcel located south of US Highway 190, east of Highway 1089, within Fontainebleau State Park ; S52, T8S, R11E; Ward 4, District 10

SIZE: 0.99 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Private

Road Surface: 2 narrow lanes
asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Fontainebleau State Park	PF-2 Public Facilities District
South	Fontainebleau State Park	PF-2 Public Facilities District
East	Fontainebleau State Park	PF-2 Public Facilities District
West	Fontainebleau State Park	PF-2 Public Facilities District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

Conservation - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of “conservation” includes a private landowner’s understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simple referred to as “good stewardship”); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives – such means will be considered in subsequent phases of the New Directions 2025 planning process.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from PF-2 Public Facilities District to A-3 Suburban District. This site is located south of US Highway 190, east of LA Highway 1089, within Fontainebleau State Park. The 2025 future land use plan calls for the site to be developed with uses that promote the conservation and the preservation of the natural landscape of the area. Staff does not have any objection to the request, considering that the site is privately owned and is proposed to be developed with a single family residence.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-3 Suburban District designation be approved.