

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5899 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: STEFANCIK/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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: \_\_\_\_\_ 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 7 DAY OF DECEMBER, 2017; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
STEVE STEFANCIK, 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 Jun 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

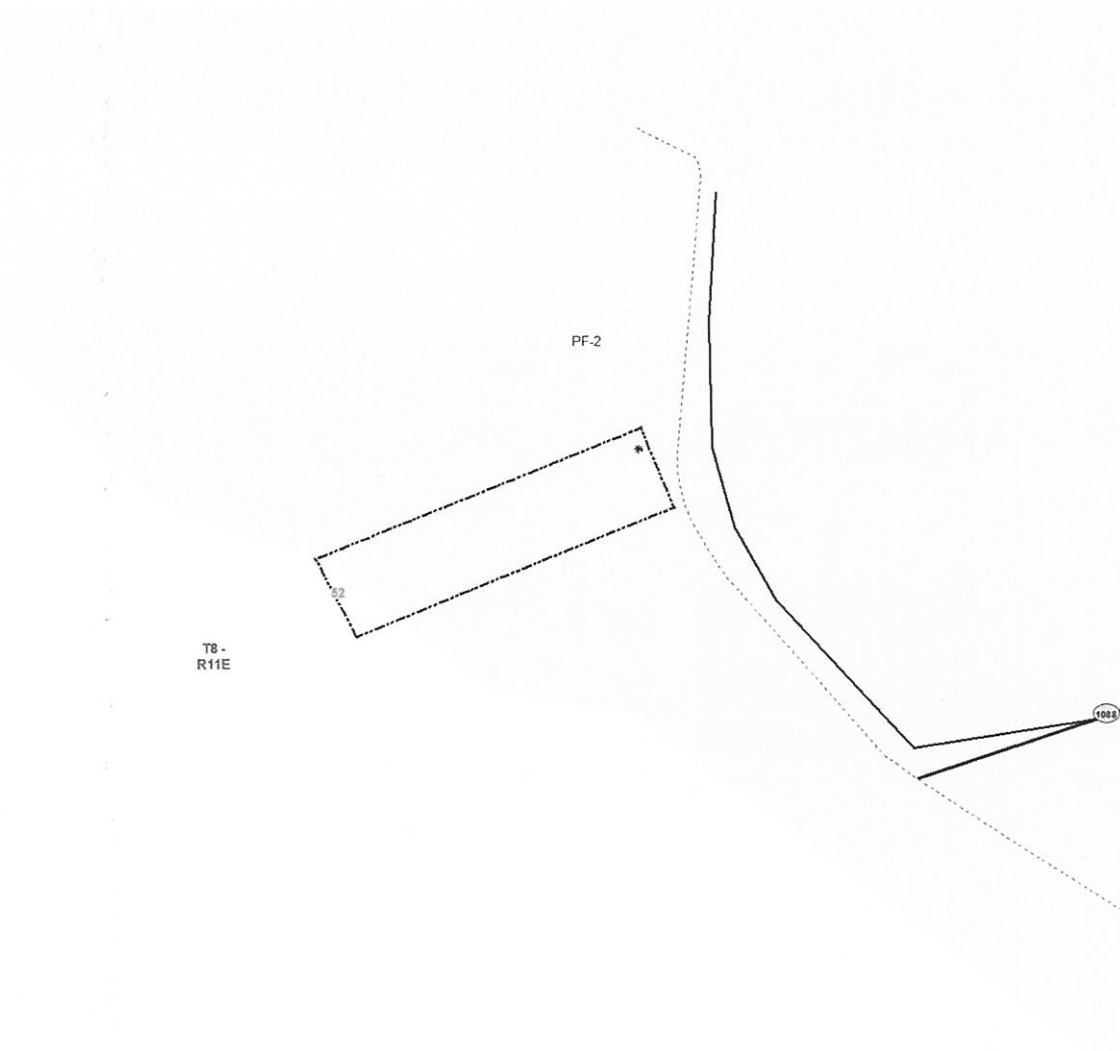
PETITIONER: Vincent Valenti

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

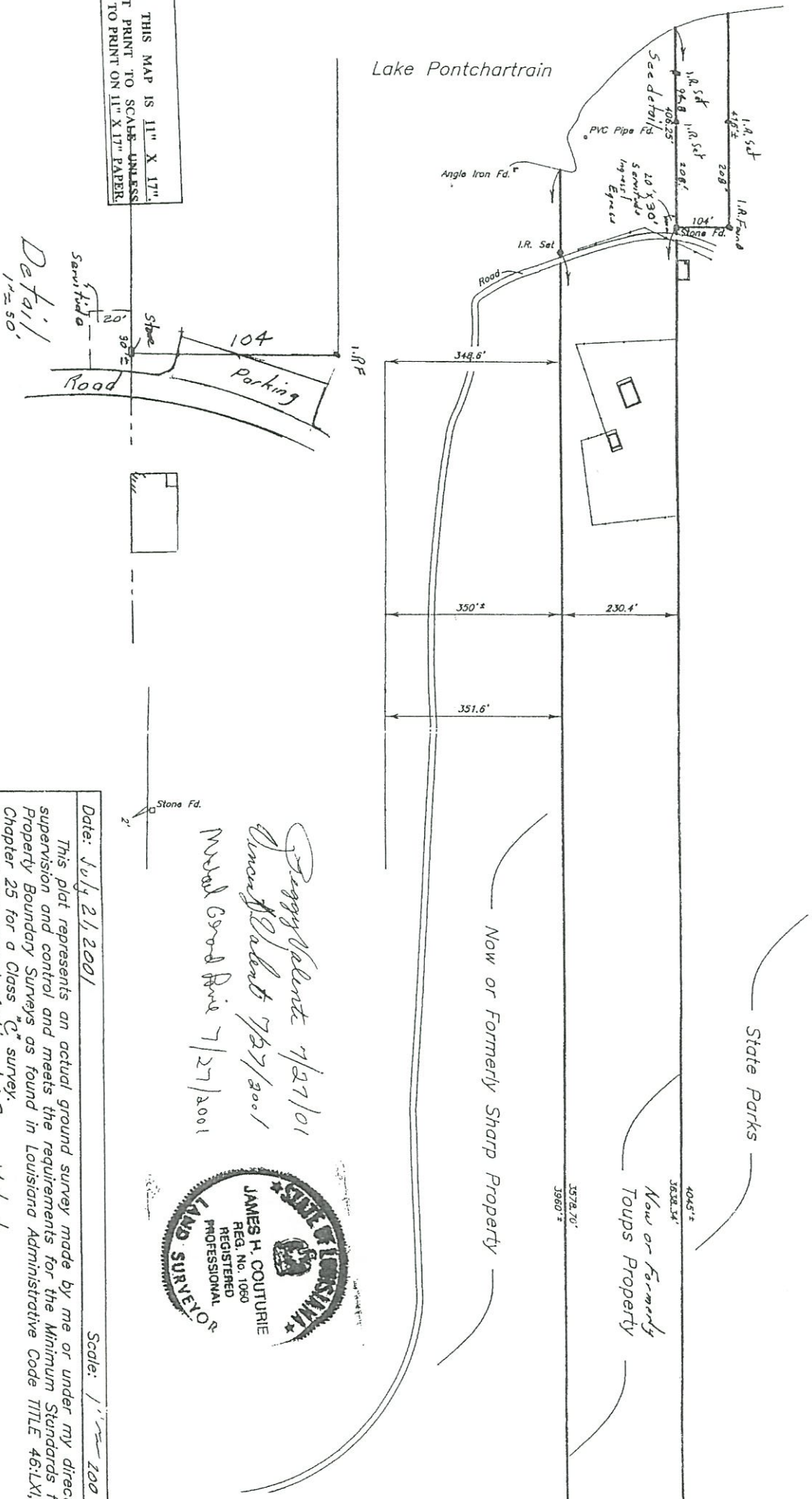
SIZE: 0.99 acres





02-854-7107

FONTAINBLEAU STATE PARK (SEC. 52, TBS R11E)  
ST. TAMMANY PARISH, LA



NOTICE: THIS MAP IS 11" X 17" . WILL NOT PRINT TO SCALE UNLESS SER ELECTS TO PRINT ON 11" X 17" PAPER.

THE SERVICES SHOWN ON THIS PLAT ARE LIMITED TO THOSE FURNISHED TO US. THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVICES ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPLYING DATA FOR THIS SURVEY.

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

Detail  
1" = 50'

*Peggy Valente* 7/27/01  
*James Robert* 7/27/2001  
Met at Good Fine 7/27/2001



Date: July 21, 2001

Scale: 1" = 100'

This plat represents an actual ground survey made by me or under my direct supervision and control and meets the requirements for the Minimum Standards for Property Boundary Surveys as found in Louisiana Administrative Code Title 46:IX, Chapter 25 for a Class "C" survey.  
Made at the request of Vincent P. Peggy Valente

Gilbert, Kelly & Couturie, Inc., Surveying & Engineering  
2121 N. Causeway Blvd., Metairie LA 70001 (504) 836-2121



2017-758-ZC

PF-2

52  
T8-R11E

1088

0 180 Feet





**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

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**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

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**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.