

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4678

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

COUNCIL SPONSOR: GOULD/DAVIS

PROVIDED BY: PRESIDENT/LEGAL

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

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

ON THE 3 DAY OF NOVEMBER, 2011

ORDINANCE TO AUTHORIZE THE PARISH OF ST. TAMMANY, THROUGH THE OFFICE OF THE PARISH PRESIDENT, TO PURCHASE OR OTHERWISE ACQUIRE CERTAIN PARCELS, RIGHTS-OF-WAY AND/OR SERVITUDES LOCATED IN LITTLE CREEK CENTER SUBDIVISION.

WHEREAS, the St. Tammany Parish Government desires to acquire certain immovable property (hereinafter referred to as "Property"); and

WHEREAS, there is a need and a public purpose for the acquisition of certain immovable property for water and sewer infrastructure located in Little Creek Center Subdivision; and

WHEREAS, the Parish of St. Tammany hereby desires to acquire the Property, rights-of-way and/or servitudes and authorizes the Office of the Parish President to do whatever is necessary to enter into negotiations and acquire said Property, servitudes and/or rights-of-way.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS: to authorize the Parish of St. Tammany, to acquire by purchase, donation or expropriation all that certain parcel of ground described in Exhibit "A" attached hereto.

BE IT FURTHER ORDAINED that there are portions of the Little Creek Center Subdivision which will be developed containing water and sewer infrastructure to be acquired by the Parish and this ordinance is to be interpreted as authorizing acquisition of those portions as shown on the subdivision plat to be approved and water and sewer plans to be approved.

BE IT FURTHER ORDAINED that pursuant to all applicable provision of law, the Office of the Parish President is directed and authorized to do whatever is necessary to acquire the Property, servitudes and/or rights-of-way.

BE IT FURTHER ORDAINED that the Office of the Parish President is authorized and instructed to proceed with the acquisition of the Property, servitudes and/or rights-of-way in a timely and orderly matter.

BE IT FURTHER ORDAINED that the Office of the Parish President is authorized to exercise its discretion in acquiring the Property, servitudes and/or rights-of-way, together with all agreements and all transactions necessary to carry out the intent of this Ordinance.

BE IT FURTHER ORDAINED that if purchased, the purchase price shall not exceed the fair market value of the Property as evidenced by an appraisal obtained or supplied to the Parish plus fees and costs.

BE IT FURTHER ORDAINED that any and all actions previously taken by the Office of the Parish President in furtherance of the actions contemplated herein are ratified and accepted accordingly.

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 1 DAY OF DECEMBER, 2011; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

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

ATTEST:

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

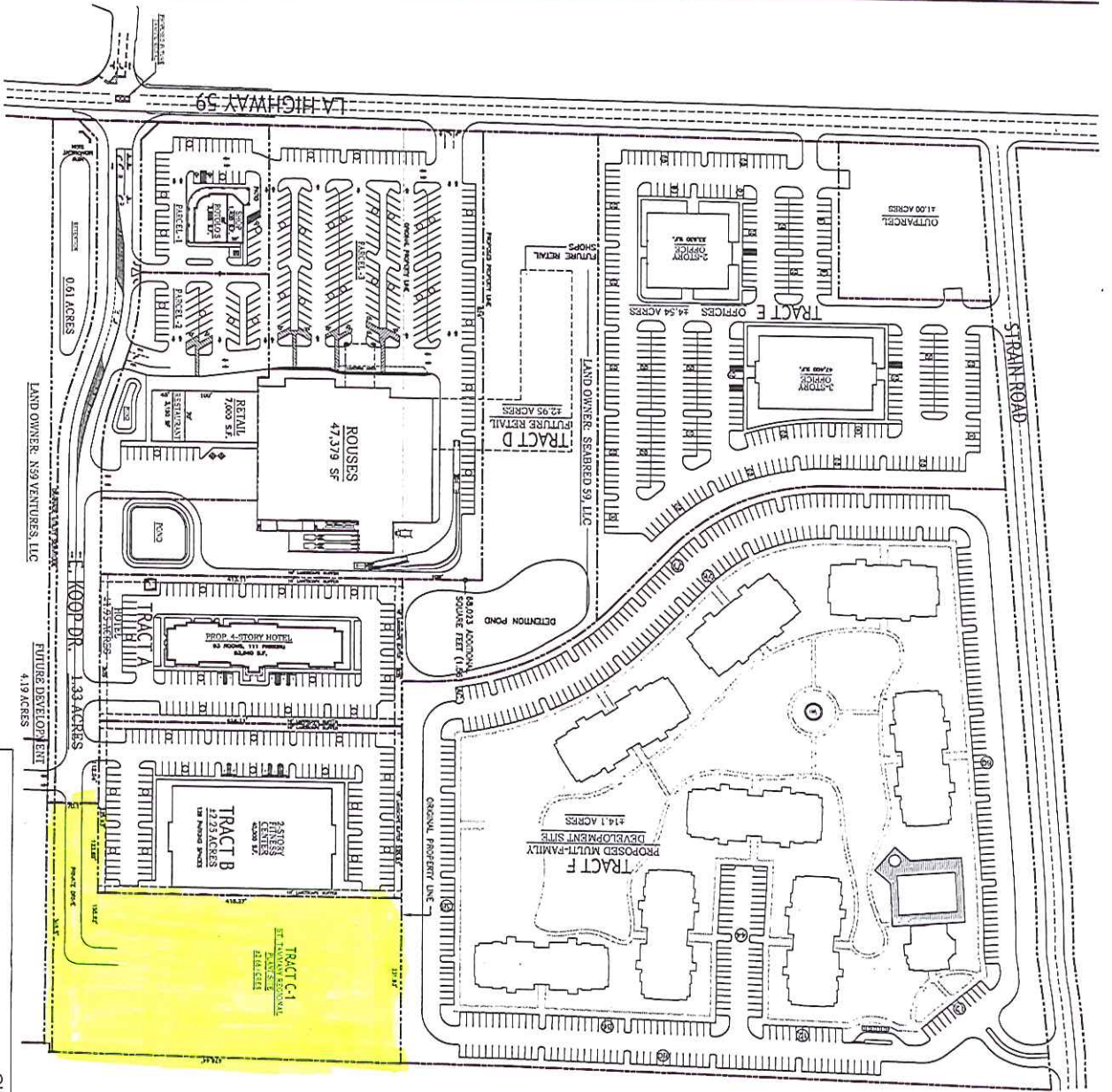
\_\_\_\_\_  
KEVIN DAVIS, PARISH PRESIDENT

Published Introduction: OCTOBER 27, 2011

Published Adoption: \_\_\_\_\_, 2011

Delivered to Parish President: \_\_\_\_\_, 2011 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2011 at \_\_\_\_\_



**PROPOSED MASTER SITE PLAN**  
SCALE: 1:80

SHOPPING CENTER SITE DATA

PARCEL NO.	BUILDING	AREA	PARKING REQ	PARKING PROVIDED	LAND AREA
PARCEL -1	RESTAURANTS	4,288 S.F.	42 (ASSUMED)	39 @ 8.90/1000	±0.837 AC
PARCEL -2	RETAIL/RESTAURANT	10,150 S.F.	51 31 ASSUME RESTAURANT 20 @ 1/350 RETAIL	43 @ 4.24/1000	±1.420 AC
PARCEL -3	ROUSES' FOOD STORE	47,379 S.F.	±115 @ 1/350 SF	207 @ 4.37/1000	±4.818 AC
TOTAL SHOPPING CENTER		61,817 S.F.	208 CARS	289 @ 4.67/1000	±7.075 AC



PROPOSED MASTER PLAN  
LA HWY 59 & KOOP DR.  
COVINGTON, LA