

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00 PM - TUESDAY NOVEMBER 10, 2020**  
**ST. TAMMANY PARISH GOVERNMENT COMPLEX**  
**PARISH COUNCIL CHAMBERS**  
**21490 KOOP DRIVE, MANDEVILLE, LOUISIANA**

**NOTE: This meeting will be open to the public. Seating may be restricted due to COVID19 capacity guidelines. Attendees will be required to wear a face mask or covering and will be required to submit to a temperature check before entering the Parish Council Chambers.**

A livestream will be available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: [www.stpgov.org](http://www.stpgov.org). The livestream will begin at 6:00 PM on Tuesday, November 10, 2020.

Public comments regarding items on this Agenda may be submitted during the meeting by calling in to an Audio Bridge Conference Call. The phone number, meeting ID and password will be posted to the Parish website 24 hours prior to the meeting.

**ROLL CALL**

**PUBLIC ANNOUNCEMENTS**

- Please silence all phones and electronic devices
- Appeals
- Speaker Cards
- Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal
- Please exit the building

**INVOCATION AND PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE OCTOBER 13, 2020 MEETING MINUTES**

**PUBLIC HEARINGS:**

**REQUEST FOR POSTPONEMENTS**

**ENTERING PARISH RIGHT-OF-WAY, SERVITUDES, EASEMENTS & TAMMANY TRACE**

Request to Enter the Parish Right of Way for Ozone Street for the purpose of extending the street and installing drainage features (Town of Mandeville Subdivision).

Debtor: SMS Holdings, LLC

Parish Council District: Hon. Jimmie Davis

General Location: The property is located on the south side of Armand Street, north of the Nelson Street right-of-way, east of Soutl Street, Mandeville, Louisiana. Ward 4, District 7

Request to Enter the Parish Right of Way for Rapatel Street for the purpose of extending the street and installing drainage features (Town of Mandeville Subdivision).

Debtor: SMS Holdings, LLC

Parish Council District: Hon. Jimmie Davis

General Location: The property is located on the south side of Armand Street, north of the Nelson Street right-of-way, east of Soutl Street, Mandeville, Louisiana. Ward 4, District 7

**REVOCAATION REVIEW**

**REV20-10-009**

The revocation of a portion of future access Right of Way, located on the west side of Autumn Creek Dr. between Lot 89 and Lot 90 in Phase 2 of the Autumn Creek Subdivision, Madisonville, Louisiana, Ward 1, District 4

Applicant: Steven Hebert

Parish Council District Representative: Hon. Michael Lorino, Jr.

**MINOR SUBDIVISION REVIEW**

**2020-2092-MSP**

A minor subdivision of 14.11 acres into Parcels A, B & C

Owner & Representative: The Vincent D. Brouillette Trust- Vincent Brouillette and Belinda Besnard

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The parcel is located on the east side of LA Highway 21 (Military Road), north of Nolan Lane, Covington, Louisiana, Ward 3, District 2

**2020-2105-MSP**

A minor subdivision of Lot B & Parcels 3-A & 4-A into Lot B-1 & Parcel 3-A-1

Owner & Representative: Riverland Property Management – Brian Necaie – Manager and Sam J. Collett III

Surveyor: John E. Bonneau & Associates Inc.

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The parcel is located on the south side of Johnsen Road, east of Dogwood Lane, Covington, Louisiana, Ward 3, District 2

**2020-2106-MSP**

A minor subdivision of 2 acres into Parcels A & B

Owner & Representative: Laurie A. Metevier & Vickylee Marie Clelland

Surveyor: John G. Cummings & Associates

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The parcel is located on the southwest corner of Jarrell Road & LA Highway 1129, Covington, Louisiana, Ward 2, District 2

**2020-2107-MSP**

A minor subdivision of Parcel A-1 & A-2-B into Parcel A-1-A

Owner & Representative: Place 1077, LLC - Tim Richardson

Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Martha Cazaubon

General Location: The parcel is located on northwest corner of LA Highway 1085 & LA Highway 1077, Covington, Louisiana, Ward 1, District 3

**2020-2108-MSP**

A minor subdivision of Parcels B-1 & B-2 into Parcels B-1A & B-2A  
Owner & Representative: Marion Reiling & Ann Cerniglia  
Surveyor: John G. Cummings & Associates  
Parish Council District Representative: Hon David R. Fitzgerald  
General Location: The parcel is located on the east side of LA Highway 1081, Covington, Louisiana, Ward 2, District 2

**2020-2110-MSP**

A minor subdivision of Parcel B-3 into Parcels B-3A, B-3B, B-3C, B-3D & B-3E  
Owner & Representative: Star Acquisitions, LLC - Vincent P. Centanni  
Surveyor: Kelly McHugh & Associates, Inc.  
Parish Council District Representative: Hon Cheryl Tanner  
General Location: The parcel is located on the north side of Prats Road, east of LA Highway 59, Abita Springs, Louisiana, Ward 10, District 6

**2020-2112-MSP**

A minor subdivision of Parcels A, B, C & 1.61 acres into Parcels A, B, C & D  
Owners & Representatives: Patricia Venturella, Joyce M. Castleman & Holly D. Morales  
Surveyor: John E. Bonneau & Associates, Inc.  
Parish Council District Representative: Hon. James J. Davis  
General Location: The parcels are located at the end of Loretta Drive, south of LA Highway 1088 & Interstate 12, Mandeville, Louisiana, Ward 4, District 7

**2020-2113-MSP**

A minor subdivision of 15.17 acres into Parcels A & B  
Owner & Representative: Gary M. & Kimberly P. Greene  
Surveyor: Land Surveying, LLC  
Parish Council District Representative: Hon. Cheryl Tanner  
General Location: The parcel is located on the east side of LA Highway 40, south of Kenzie Road, Covington, Louisiana, Ward 2, District 6

**2020-2114-MSP**

A minor subdivision of Parcels A, B, C, BV-2 & Lot 44-A1 into Parcel ACG-1  
Owner & Representative: JFS Business Park, LLC, Industrial Drive, LLC & Southeast Investments, LLC - Christopher R. Jean  
Surveyor: Kelly McHugh & Associates, Inc.  
Parish Council District Representative: Hon. Thomas J. Smith  
General Location: The parcels are located on the west side of US Highway 11, on the south side of Fricke Road and on the south side of J.F. Smith Avenue, Slidell, Louisiana, Ward 8 & 9, District 14

**2020-2117-MSP**

A minor subdivision of 9.9 acres into Parcels A & B  
Owner & Representative: Allison Zinskie  
Surveyor: Land Surveying, LLC  
Parish Council District Representative: Hon. James J. Davis  
General Location: The parcel is located on the north side of N. Dixie Ranch Road, east of LA Highway 434, Lacombe, Louisiana, Ward 7, District 7

**2020-2118-MSP**

A minor subdivision of 1.712 acres & 0.455 acres into Parcels A & B  
Owner & Representative: Succession of Kent M. Chatellier - Jennifer Chatellier  
Surveyor: John G. Cummings & Associates  
Parish Council District Representative: Hon. Rykert Toledano Jr.  
General Location: The parcel is located on the south side of Harry Lemons Road, east of LA Highway 59, Mandeville, Louisiana, Ward 4, District 5

**2020-2120-MSP**

A minor subdivision of Parcel A into Parcels A-1 & A-2  
Owner & Representative: Vergne Properties, Inc. - Dianne Swadling  
Surveyor: Land Surveying, LLC  
Parish Council District Representative: Hon. Rykert Toledano Jr.  
General Location: The parcel is located on the east & west sides of Riverside Drive, Covington, Louisiana, Ward 3, District 5

**2020-2124-MSP**

A minor subdivision of 5.1 acres & 5.35 acres into Parcel A  
Owner & Representative: Paul J. & Rose L. Goodwine  
Surveyor: Land Surveying, LLC  
Parish Council District Representative: Hon. Rykert Toledano Jr.  
General Location: The parcel is located at the southwest corner of Dove Park Road, Covington, Louisiana, Ward 4, District 5

**RESUBDIVISION REVIEW**

**2020-2077-MRP**

Resubdivision of the Recreation Area into Lots R1 & R2, Unit 3, Whisperwood Estate  
Owner & Representative: Darlene D. Brown  
Surveyor: J.V. Burkes & Associates, Inc.  
Parish Council District Representative: Hon.: Chris Canulette  
General Location: The property is located on the east side of Whisperwood Blvd and on the west side of Timbers Drive, Slidell, Louisiana. Ward 8, District 8

**2020-2104-MRP**

Resubdivision of Parcel 7A1-B1 into Parcels 7A1-B1A & 7A1-B1B, The Plantation  
Owner & Representative: Shallow Creek Enterprises, LLC  
Surveyor: John E. Bonneau & Associates, Inc.  
Parish Council District Representative: Hon.: Cheryl Tanner  
General Location: The property is located at the end of Shiloh lane, south of Shenandoah Lane, Covington, Louisiana. Ward 5, District 6

**2020-2109-MRP**

Resubdivision of Square 175 into lots 1-14, Square 175, Town of Mandeville  
Owner & Representative: Black Oak Holdings, LLC - Matthew Bowers  
Surveyor: John E. Bonneau & Associates, Inc.  
Parish Council District Representative: Hon.: James J. Davis  
General Location: The property is located on the east side of Soult Street, on the south side of McNamara Street, on the west side of Molitor Street and on the north side of Caroline Street (not constructed), Mandeville, Louisiana. Ward 4, District 7

**2020-2115-MRP**

Resubdivision of Lot 52 Phase 4A & lot 80 Phase 1, into lot 80-A, Phase 1, River Club  
Owner & Representative: David & Lori Collier  
Surveyor: Land Surveying, LLC  
Parish Council District Representative: Hon.: Marty Dean  
General Location: The property is located on the northeast corner of Ox Bow Lane & Ox Bow Court, Covington, Louisiana. Ward 1, District 1

**2020-2121-MRP**

Resubdivision of Parcels 4A2 & 4A3 into Parcels 4A4, 4A5 & 4A6, The Plantation  
Owner & Representative: Robert J. Jr. & Jennifer Rathe  
Surveyor: John E. Bonneau & Associates, Inc.  
Parish Council District Representative: Hon.: Cheryl Tanner  
General Location: The property is located at the end of Shenandoah Lane, east of Shiloh Lane, Covington, Louisiana. Ward 5, District 6

**2020-2123-MRP**

Resubdivision of Lot 376 and a Portion of Reserved Area, Square 25, Tchefuncta Club Estates  
Owner & Representative: Tchefuncta Club Estates, Inc. - Francis Ward Cashion, President and Clyde Smalley,  
IV & Stacey Smalley  
Surveyor: Land Surveying, LLC  
Parish Council District Representative: Hon.: Marty Dean  
General Location: The property is located on the north side of Riverdale Drive, east of Sunny Hollow Road, Covington, Louisiana, Ward 1, District 1

**PETITIONS/WAIVER REQUESTS**

**DORMANT SUBDIVISION REVIEW**

**TENTATIVE SUBDIVISION REVIEW**

**2020-2099-TP**

Lakeshore Villages, Phase 12  
Developer/Owner: D.R. Horton, Inc. - Gulf Coast  
Engineer/Surveyor: Duplantis Design Group, PC  
Parish Council District Representative: Hon. Jake Airey  
General Location: The property is located north of Oak Harbor Blvd., west of LA Highway 433, east of Interstate-10, Slidell, Louisiana. Ward 9, District 13

**2020-2100-TP**

Lakeshore Villages, Phase 13  
Developer/Owner: D.R. Horton, Inc. - Gulf Coast  
Engineer/Surveyor: Duplantis Design Group, PC  
Parish Council District Representative: Hon. Jake Airey  
General Location: The property is located north of Oak Harbor Blvd., west of LA Highway 433, east of Interstate-10, Slidell, Louisiana. Ward 9, District 13

**PRELIMINARY SUBDIVISION REVIEW**

**2020-2010-PP**

Military Ridge, Phase 1  
Developer/Owner: Lynn Levy Land Co., LLC  
Engineer/Surveyor: J.V. Burkes & Associates, Inc.  
Parish Council District Representative: Hon. Mike Smith  
General Location: The property is located on the east & west sides of North Military Road/LA Highway 1090, north of Interstate-12, Slidell, Louisiana. Ward 8, District 9  
*Postponed at the October 13, 2020 meeting*

**2020-2102-PP**

Dove Park Ridge  
Developer/Owner: Dove Park Ridge, LLC  
Engineer/Surveyor: Kelly McHugh & Associates, Inc.  
Parish Council District Representative: Hon. Rykert Toledano  
General Location: The property is located on the south side of Dove Park Road, west of LA Highway 59, south of Interstate 12, Covington, Louisiana. Ward 4, District 5

**2020-2103-PP**

The Refuge (formerly Creekstone)  
Developer/Owner: Yar Construction Co.  
Engineer/Surveyor: Kelly McHugh & Associates, Inc.  
Parish Council District Representative: Hon. Richard Tanner  
General Location: The property is located on the east of LA Highway 1129 (Lee Rd.), north of Shortcut Road, across from Highland Crest Drive, Covington, Louisiana. Ward 2, District 6

**FINAL SUBDIVISION REVIEW**

**2020-1977-FP**

Dove Park Estates (**Resubmitted**)  
Developer/Owner: Dove Park Estates, LLC  
Engineer/Surveyor: Duplantis Design Group, PC  
Parish Council District Representative: Hon. Rykert Toledano  
General Location: The property is located on the north side of Dove Park Road, west of LA Highway 59, south of Interstate 12, Covington, Louisiana. Ward 4, District 5  
*Postponed at the October 13, 2020 meeting*

**2020-2101-FP**

Lakeshore Villages, Phase 8-B  
Developer/Owner: D.R. Horton, Inc. - Gulf Coast  
Engineer/Surveyor: Duplantis Design Group, PC  
Parish Council District Representative: Hon. Jake Airey  
General Location: The property is located north of Oak Harbor Blvd., west of LA Highway 433, east of Interstate-10, Slidell, Louisiana. Ward 9, District 13

**2020-2122-FP**

Hunter's Haven, Phase 1

Developer/Owner: Favret Investments, LLC

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Michael Lorino

General Location: The property is located on the west side of Penn's Chapel Road, south of LA Highway 22, Mandeville, Louisiana. Ward 4, District 4

**AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS**

**AMENDMENT TO DEVELOPMENTAL AGREEMENT**

**OLD BUSINESS**

**SD10-08-005F**

Colonial Pinnacle Nord du Lac

Developer/Owner: Cypress Equities

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located east of LA Highway 21, north of U.S. Interstate 12, Covington, Louisiana. Ward 1, District 1

*Change in ownership*

**2020-2055-MRP**

Resubdivision of Part of Lots 14, 15 & 16 into lots 14-A, 14-B & 15-A, 5 Acre Farms

Owner & Representative: Brian L. Perilloux, Carla V. Smith, Frances Marullo, Anthony J. Cyprus

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Rykert O. Toledano, Jr.

General Location: The property is located at the end of Ridgewood Drive and along the west side of Hidden Acres Road (future), Mandeville, Louisiana. Ward 4, District 5

*Waiver Request to record the approved Resubdivision for public record in the St. Tammany Clerk of Court's Office prior to construction of the private drive (Section 125-189 (d)).*

**ENTERING PARISH RIGHT-OF-WAY, SERVITUDES, EASEMENTS & TAMMANY TRACE**

Enter the Parish R.O.W. - 5th Street between Adams and Jefferson Avenue; Tammany Hills

Request: Entering the Parish R.O.W. for the purpose of installing water, sewer and roadway improvements.

Debtor: Advance Mortgage Company, LLC

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The property is located on 5th Street between Adams and Jefferson Avenue, Covington, Louisiana.

Ward 3, District 2

*Amend the amount for the Warranty Obligation*

**NEW BUSINESS**

**ADJOURNMENT**