

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00 PM - TUESDAY, JULY 11, 2023**  
**ST. TAMMANY PARISH GOVERNMENT COMPLEX**  
**PARISH COUNCIL CHAMBERS**  
**21490 KOOP DRIVE, MANDEVILLE, LOUISIANA**

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, July 11, 2023.

**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 JUNE 13, 2023 MEETING MINUTES**

**REQUEST FOR POSTPONEMENTS**

**REVOCATION**

**1- REV23-07-005**

The revocation of an unopened portion of 10<sup>th</sup> Avenue, located south of 9<sup>th</sup> Avenue, north of 11<sup>th</sup> Avenue between Square 97 and Square 114 in the Town of Alexiusville Subdivision (as delineated on Map #171B), Ward 3, District 2.

Applicant: Mike Martin

Parish Council District Representative: Hon. David R. Fitzgerald

**MINOR SUBDIVISION REVIEW**

**2- 2023-3228-MSP**

Minor subdivision of Parcel BV-1 and an outparcel (1.083 acres) into Parcels BV-1A, BV-1B, BV-1C & BV-1D

Owner & Representative: Brown's Village Plaza, LLC & Felicity Center, LLC

Surveyor: Kelly J. McHugh & Associates, Inc.

Parish Council District Representative: Hon. Ronald Randolph

General Location: The property is located on the northwest corner of US Highway 11 & Brown's Village Road, Slidell, Louisiana. Ward 8, District 14

**POSTPONED AT THE FEBRUARY 14, 2023, AT THE MARCH 8, 2023 FOR 2 MONTHS, AT THE MAY 9, 2023, AT THE JUNE 13, 2023.**

**3- 2023-3397-MSP - WITHDRAWN**

Minor subdivision of 2.88 acres into Parcels E & F

Owner & Representative: Mandeville BK, LLC – Dan P. Warning III

Surveyor: Dading, Marques & Associates, LLC

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

General Location: The property is located on the east side of LA Highway 59, south side of Chateau Fleuri, Mandeville, Louisiana. Ward 4, District 5

**4- 2023-3399-MSP**

Minor subdivision of 10.93 acres into Parcels S1 & S2

Owner & Representative: Truman Doyle Sharp III

Surveyor: Randall W. Brown & Associates, Inc.

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the east side of LA Highway 1082, across from Fauntleroy Cemetery Road, Bush, Louisiana. Ward 5, District 6

**5- 2023-3400-MSP**

Minor subdivision of Parcels 3A-2 & 3A-3 into Parcels 3A2-A, 3A2-B, 3A2-C, 3A3-D & 3A3-E

Owner & Representative: JSB Johnston Tract, LLC – John Bowers III

Surveyor: John G. Cummings & Associates

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The property is located on the east side of LA Highway 437 and on the north side of Johnsen Road, Covington, Louisiana. Ward 3, District 2

**6- 2023-3404-MSP**

Minor subdivision of 10.09 acres & 20.07 acres into Parcels A & B

Owner & Representative: James W. Briggs

Surveyor: Land Surveying LLC

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the north side of LA Highway 40, north of Sterner Road, south of F. Dutrusch Road, Bush, Louisiana. Ward 2, District 6

**7- 2023-3412-MSP**

Minor subdivision of 37.6 acres into Parcels B-1 & B-2

Owner & Representative: Myra F. Sharon and Harvey Keith Fitzgerald

Surveyor: John G. Cummings & Associates

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The property is located on the south side of Million Dollar Road, on the east side of Aaron Fitzgerald Road and on the north side of Fitzgerald Lane, Covington, Louisiana. Ward 2, District 2

**8- 2023-3416-MSP**

Minor subdivision of 24.216 acres, 3 acres & 1.079 acres into Parcels A & B

Owner & Representative: Peter Penton & Cynthia Rizk Penton

Surveyor: Lowe Engineers

Parish Council District Representative: Hon. James J. Davis

General Location: The property is located on the west side of Krentel Road and on the north side of I-12, Lacombe, Louisiana. Ward 7, District 7

**9- 2023-3420-MSP**

Minor subdivision of 9.47 acres into Tracts 1 & 2

Owner & Representative: Gordon B. Harris

Surveyor: Lowes Engineers

Parish Council District Representative: Hon. James J. Davis

General Location: The property is located on the south side of North Dixie Ranch Road, east of LA Highway 434, north of I-12, Lacombe, Louisiana. Ward 7, District 7

**10- 2023-3423-MSP**

Minor subdivision of Parcel 3 into Parcels 3-A & 3-B

Owner & Representative: Lighthouse Development, LLC – Leon A. Licciardi and The Preserve Office Park, LLC – Rich Mauti

Surveyor: Kelly J. McHugh & Associates, Inc.

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

General Location: The property is located on the east and west sides of Preserve Lake Drive and on the south side of Helenbirg Road, Covington, Louisiana. Ward 3, District 5

**RESUBDIVISION REVIEW****11- 2023-3401-MRP**

Resubdivision of Lot 165 into lots 165-A & GSP-4P

Owner & Representative: DSLD Homes, LLC – Jeffreery P. Purpera Jr.

Surveyor: McLin Taylor, Inc.

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The property is located on the south side of Ronald Reagan Highway, east of Still Hollow Drive, west of Forest Creek Drive, Covington, Louisiana, Ward 1, District 3

**TENTATIVE APPROVAL****12- 2023-3417-TP**

Jessikat Estates Subdivision

Developer/Owner: First Horizon, Inc.

Engineer/Surveyor: McLin Taylor, Inc.

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the northwest side of Rex Avenue, north of Brewster Road, west of LA Highway 1077, south of Interstate 12, Madisonville, Louisiana. Ward 1, District 1

**PRELIMINARY APPROVAL****13- 2023-3313-PP**

River Park Trails Subdivision (formerly River Park Estates Subdivision, Phase 3)

Developer/Owner: River Park Estates, LLC

Engineer/Surveyor: Deep South Design Group, LLC

Parish Council District Representative: Hon. Martha Cazaubon

General Location: The property is located on the north side of M. P. Planche Road, west of LA Highway 25, Covington, Louisiana. Ward 3, District 3

**POSTPONED AT THE MAY 9, 2023 AND THE JUNE 13, 2023 MEETING**

**14- 2023-3374-PP**

Balsam Manor Subdivision

Developer/Owner: AEW Sales Development, LLC

Engineer: Fairway Consulting & Engineering

Parish Council District Representative: Hon. Rykert Toledano

General Location: The property is located at the end of Melody Lane, north of Helenbirg Road, Covington, Louisiana. Ward 3, District 5

**POSTPONED AT THE JUNE 13, 2023 MEETING**

**15- 2023-3375-PP**

Providence Parks Subdivision, Phase 2 & 3

Developer/Owner: Tower Capital Corporation

Engineer: Novus Reb Engineering, LLC

Parish Council District Representative: Hon. Martha Cazaubon

General Location: The property is located on the east side LA Highway 1077, north of U.S. Highway 190, Covington, Louisiana. Ward 1, District 3

**POSTPONED AT THE JUNE 13, 2023 MEETING**

**FINAL APPROVAL****16- 2023-3319-FP**

Garden Walk Subdivision, Phase 3

Developer/Owner: The Garden Walk, LLC

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Rykert Toledano

General Location: The property is located on the north side of Emerald Forest Boulevard, east of Falconer Road, Covington, Louisiana Ward 3, District 5

**POSTPONED AT THE MAY 9, 2023 AND THE JUNE 13, 2023 MEETING**

**17- 2023-3377-FP**

Crosswind Cove Subdivision

Developer/Owner: Summerview Development, LLC

Engineer/Surveyor: Hide Tide Consultants, LLC

Parish Council District Representative: Hon. Arthur Laughlin

General Location: The property is located on the west side of Airport Road, north of Meadows Blvd & Interstate 12, Slidell, Louisiana. Ward 9, District 11

**POSTPONED AT THE JUNE 13, 2023 MEETING**

**OLD BUSINESS****18- 2022-3185-TP**

Clark Branch Estates Subdivision

Developer/Owner: S&P Land Company, LLC

Engineer: Fairway Consulting + Engineering

Parish Council District Representative: Hon. Martha Cazaubon

General Location: The property is located on the east side of LA Highway 450 (McDougal Road), north of LA Highway 25, Folsom, Louisiana. Ward 2, District 3

**REQUESTING A WAIVER TO “ORDINANCE 125-196 (i)”**

**19- Resolution No. 20-123 & 20-126**

Request to Enter the Parish Right of Way for Rapatel & 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. James 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

**REQUESTING AN EXTENSION OF TIME TO PROVIDE REQUIRED DOCUMENTATION AND PERFORM THE WORK**

**NEW BUSINESS**

**ADJOURNMENT**