

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00 PM - TUESDAY, JANUARY 9, 2024**  
**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, January 9, 2024.

**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 DECEMBER 12, 2023 MEETING MINUTES**

**REQUEST FOR POSTPONEMENTS**

**REVOCATION REVIEW**

**1- REV23-12-007**

The revocation of an unopened portion of Pellegrin Drive, located west of River Road, north of Branch Crossing Drive, Ward 3, District 2.

Applicant: Brittney Robert

Parish Council District Representative: Outgoing: Hon. David R. Fitzgerald; Incoming: Hon. Larry Rolling

**POSTPONED FROM DECEMBER 12, 2023 MEETING**

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

**2- Request to Enter the Parish Right-of-Way for Wadsworth Parkway (Wadsworth Subdivision) for the purpose of modifying the existing roadway**

Debtor: Love's Travel Stops and Country Stores, Inc.

Parish Council District Representative: Outgoing: Hon. Rykert Toledano, Jr.; Incoming: Hon. Pat Phillips

General Location: The property is west of LA Highway 1088, north of US Interstate 12, Mandeville, Louisiana. Ward 4, District 5

**MINOR SUBDIVISION REVIEW**

**3- 2023-3357-MSP**

Minor subdivision of Parcel 3 into Parcels 3-A, 3-B, 3-C, 3-D, 3-E

Owner & Representative: Kain Brake, LLC – William Magee

Surveyor: John G. Cummings & Associates

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the south side of Stein Road, west of Clarence Road, Sun, Louisiana. Ward 5, District 6

**RESUBDIVISION REVIEW**

**4- 2023-3645-MRP**

Resubdivision of Lots 212 & 213 into Lot 212-A Whippoorwill Grove on Money Hill Subdivision Phase 5

Owners & Representatives: Blake & Stacey Baughman

Surveyor: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Cheryl Tanner

General Location: Parcels located on the north side of Turkey Ridge Road, east of LA Highway 1083, Bush, LA, Ward 5, District 6

**5- 2023-3656-MRP**

Resubdivision of Parcels 3-E & 3-D into Parcels 3-D-1 & 3-D-2 Alamosa Park

Owners & Representatives: Alamosa Holdings, LLC and ABIQUIU Holdings, LLC

Surveyor: Duplantis Design Group – Dennis L. Gowin

Parish Council District Representative: Hon. Rykert Toledano, Jr.; Incoming: Hon. Pat Phillips

General Location: Parcels located at the end of Compass Way North and at the end of Compass Way South, Mandeville, LA, Ward 4, District 5

**NOTICE OF INTENTION TO CONSIDER ADOPTION OF AMENDMENT TO DEVELOPMENT AGREEMENT**

- 6- A public hearing will be held by the St. Tammany Parish Planning Commission to consider adoption of an Amendment to the Developmental Agreement between St. Tammany Parish Government and Advance Mortgage Company to remove Lots 1 - 42 of Square 11, Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42 of Square 13 and add Lots 1 - 42 of Square 16, Lots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41 of Square 15 of South Abita Springs Subdivision a/k/a Tammany Hills Subdivision (removing 63 lots and adding 63 lots).

Debtor: Advanced Mortgage Company

Parish Council District: Outgoing: Hon. David Fitzgerald Incoming: Hon. Larry Rolling

General Location: The property is located on 6<sup>th</sup> Street & 7<sup>th</sup> Street between Adams Avenue and Jefferson Avenue, Covington, Louisiana. Ward 3, District 2



**OLD BUSINESS**

**7- Entering Parish ROW Resolution No. 22-063- Manor Street, Robert Street, and Walker Street**

Request to Enter the Parish Right-of-Way for Manor Street, Robert Street and Walker Street (Robindale Subdivision, Squares 10 & 11) for the purpose of gaining access to the property (Enter the Parish Right-of Way Resolution No. 22-063/Council Resolution No. C-6624)

Debtor: Steadfast Development

Parish Council District Representative:

Outgoing: Hon. David Fitzgerald; Incoming: Hon. Larry Rolling

General Location: The property is located east of LA Highway 21, west of LA Highway 59, north of LA Highway 36, Abita Springs, Louisiana. Ward 3, District 2

*Developer requesting an extension of time to provide required documentation and complete the work*

**8- Entering Parish ROW Resolution No. 22-161- 2<sup>nd</sup> Avenue**

Request to Enter the Parish Right-of-Way for 2nd Avenue (The Birg Boulevard Subdivision/Balsam Manor Subdivision) for the purpose of taking soil borings and gaining access to the property (Enter the Parish Right-of Way Resolution No. 22-161).

Debtor: AEW Salles Development, LLC

Parish Council District Representative:

Outgoing: Hon. Rykert Toledano, Jr.; Incoming: Hon. Pat Phillips

General Location: The property is located east of Slemmer Road, North of Helenbirg Road, Covington, Louisiana. Ward 3, District 5

*Developer requesting an extension of time to provide required documentation and complete the work*

**9- Entering Parish ROW Resolution No. 22-045- Delta Street and Eldora Avenue**

Request to Enter the Parish Right-of-Way for Delta Street and Eldora Avenue (Tammany Terrace Subdivision) for the purpose of gaining access to the property (Enter the Parish Right-of Way Resolution No. 22-045).

Debtor: Tammany Terrace, LLC

Parish Council District Representative: Outgoing:

Hon. David Fitzgerald; Incoming: Hon. Larry Rolling

General Location: The property is located at the south of Walden Street, east of LA Highway 437, north of Landmark Lane, Covington, Louisiana. Ward 3, District 2.

*Developer requesting an extension of time to provide required documentation and complete the work*

**10- Entering Parish ROW Resolution No. 22-063- Manor Street, Robert Street, and Walker Street**

**Request to Enter the Parish** Right-of-Way for Manor Street, Robert Street and Walker Street (Robindale Subdivision, Squares 10 & 11) for the purpose of gaining access to the property (Enter the Parish Right-of Way Resolution No. 22-063/Council Resolution No. C-6624)

Debtor: Steadfast Development

Parish Council District Representative:

Outgoing: Hon. David Fitzgerald; Incoming: Hon. Larry Rolling

General Location: The property is located east of LA Highway 21, west of LA Highway 59, north of LA Highway 36, Abita Springs, Louisiana. Ward 3, District 2

***Developer is requesting two waivers to STP Ordinance Sections 125-56 and 125-88***

**NEW BUSINESS**

**ADJOURNMENT**

**MINUTES**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00 PM - TUESDAY, DECEMBER 12, 2023**  
**ST. TAMMANY PARISH GOVERNMENT COMPLEX**  
**PARISH COUNCIL CHAMBERS**  
**21490 KOOP DRIVE, MANDEVILLE, LOUISIANA**

**ROLL CALL**

Present: Seeger, Ress, McInnis, Truxillo, Doherty, Crawford, Narcisse, and Hernandez

Absent: Horne, Gaines and Troncoso

Staff: Ross Liner, Helen Lambert, Leslie Delatte, Theodore Reynolds, Maria Robert, and Emily Couvillion

**PUBLIC ANNOUNCEMENTS**

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- 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**

**INVOCATION – Seeger**

**PLEDGE OF ALLEGIANCE – Crawford**

**APPROVAL OF THE NOVEMBER 14, 2023 MEETING MINUTES**

**Seeger made a motion to accept the minutes as written, second by Crawford**

Yea: Seeger, Ress, McInnis, Truxillo, Doherty, Crawford, Narcisse and Hernandez

Nay: N/A

Abstain:

**REQUEST FOR POSTPONEMENTS**

**6- 2023-3635-MSP POSTPONED INDEFINITELY**

Minor subdivision of 7.474 acres into Lots A, B, C, D & E

Owner & Representative: Centerfire, LLC – John T. Campo, Jr.

Surveyor: J. V. Burkes & Associates, Inc.

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

General Location: The property is located on the south side of Brewster Road, west of Fairfield Oaks Drive, east of LA Highway 1077, Covington, Louisiana. Ward 1, District 4

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: n/a

**Crawford made a motion to postpone indefinitely, second by Truxillo**

Opposition: N/A

Other: N/A

Yea: Seeger, Ress, McInnis, Truxillo, Doherty, Crawford, Narcisse and Hernandez

Nay: N/A

Abstain:

**MINUTES ST. TAMMANY PARISH PLANNING COMMISSION MEETING  
DECEMBER 12, 2023**

**1- REV23-12-007 POSTPONED FOR ONE MONTH**

The revocation of an unopened portion of Pellegrin Drive, located west of River Road, north of Branch Crossing Drive, Ward 3, District 2.

Applicant: Brittney Robert

Parish Council District Representative: Hon. David R. Fitzgerald

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Brittney Robert

**Crawford made a motion to postpone for one month, second by Ress**

Opposition: N/A

Other: N/A

Yea: Seeger, Ress, McInnis, Truxillo, Doherty, Crawford, Narcisse and Hernandez

Nay: N/A

Abstain:

**MINOR SUBDIVISION REVIEW**

**2- 2023-3612-MSP APPROVED**

Minor subdivision of Tract B-1 into Tracts B-1-A, B-1-B & B-1-C

Owner & Representative: Swett Living Trust – Philip J. Swett III & Linda A. Swett and Rosemary S. Swett

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The property is located on the north side of U.S Highway 190 Bypass, west of Barrington Drive, Covington, Louisiana. Ward 3, District 3

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Philip Swett

**Ress made a motion to approve, second by McInnis**

Opposition: N/A

Other: N/A

Yea: Seeger, Ress, McInnis, Truxillo, Doherty, Crawford, Narcisse and Hernandez

Nay: N/A

Abstain:

**MINUTES ST. TAMMANY PARISH PLANNING COMMISSION MEETING  
DECEMBER 12, 2023**

**3- 2023-3623-MSP APPROVED WITH WAIVER**

Minor subdivision of Lots 3 & 4 into Lots 4A, 4B, 4C, 4D & 4E

Owner & Representative: Vick M. & Susan Lee Corso

Surveyor: J. V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Michael Smith

General Location: The property is located on the east side of Jacob Road, south of Brownswich Road, Slidell, Louisiana. Ward 8, District 9

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen

**Truxillo made a motion to approve with the waiver, second by McInnis**

Opposition: N/A

Other: Darren Bourgeois

Yea: Seeger, Ress, McInnis, Truxillo, Doherty, Crawford, Narcisse and Hernandez

Nay: N/A

Abstain:

**4- 2023-3625-MSP APPROVED WITH WAIVER**

Minor subdivision of a portion of Square 264 and a portion of revoked Labarre Street Right-of-Way, Town of Mandeville into Lots K1, K2, K3, K4 & K5

Owner & Representative: Ronald H. King

Surveyor: Randall W. Brown & Associates, Inc.

Parish Council District Representative: Hon. Maureen O'Brien

General Location: The property is on the east side of Carroll Street, Mandeville, Louisiana. Ward 4 District 10

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Ron King

**Crawford made a motion to approve with the waiver, second by Truxillo**

Opposition: N/A

Other: N/A

Yea: Seeger, Ress, McInnis, Truxillo, Doherty, Crawford, Narcisse and Hernandez

Nay: N/A

Abstain:

**MINUTES ST. TAMMANY PARISH PLANNING COMMISSION MEETING  
DECEMBER 12, 2023**

**5- 2023-3628-MSP APPROVED**

Minor subdivision of Parcel A into Parcel A-1, A-2, A-3, A-4 & A-5

Owner & Representative: Colby Crowe

Surveyor: John G. Cummings & Associates

Parish Council District Representative: Hon. Arthur Laughlin

General Location: The property is located at the northeast corner of Pine Street Extension and Smith Road, Pearl River, Louisiana. Ward 8, District 11

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Colby Crowe

**Crawford made a motion to approve, second by Ress**

Opposition: N/A

Other: N/A

Yea: Seeger, Ress, McInnis, Truxillo, Doherty, Crawford, Narcisse and Hernandez

Nay: N/A

Abstain:

**RESUBDIVISION REVIEW**

**7- 2023-3632-MRP APPROVED**

Resubdivision of Lots 1 to 43 into Lots 1A through 43A, Clipper Estates, Phase 6

Owners: Clipper Noteholder LLC – Troy Duhon

Representatives: Ken Levy

Surveyor: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Jake A. Airey

General Location : Parcels located on the north, south & west sides of Palm Island Road, west of Cutter Cove, Slidell, LA, Ward 9, District 13

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Ken Levy

**Crawford made a motion to approve, second by Truxillo**

Opposition: N/A

Other: N/A

Yea: Seeger, Ress, McInnis, Truxillo, Doherty, Crawford, Narcisse and Hernandez

Nay: N/A

Abstain:

**MINUTES ST. TAMMANY PARISH PLANNING COMMISSION MEETING  
DECEMBER 12, 2023**

**8- 2023-3637-MRP APPROVED**

Resubdivision of Parcels 13-1-A, 13-2-B & 13-4 into Parcels 13-1-A-B, 13-1-A-2, 13-2-B-1, 13-4-1 & 13-1-A-1, Oak Harbor Commercial Parcel

Owners: Rouse Holdings, LLC – J. Tyler Marquette

Representatives: Gulf States Services - Mike Saucier

Surveyor: Duplantis Design Group – Dennis L. Gowin

Parish Council District Representative: Hon. Jerry Binder

General Location : Parcel located on the east and south sides of Oak Harbor Boulevard, west of Interstate 10, Slidell, LA, Ward 9, District

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Mike Saucier

**Crawford made a motion to approve, second by Truxillo**

Opposition: N/A

Other: N/A

Yea: Seeger, Ress, McInnis, Truxillo, Doherty, Crawford, Narcisse and Hernandez

Nay: N/A

Abstain:

**OLD BUSINESS EXTEND FOR ONE YEAR**

- 9- Request to Enter the Parish Right-of-Way at the median of the intersection of Warner Lane and LA Highway 59 for the purpose of relocating a monument sign for Parish Concrete, LLC (Resolution No. 18-090/Council Series No. C-6059).

Debtor: P&W Industries, L.L.C./Parish Concrete, L.L.C.

Parish Council District Rep.: Hon. Rykert Toledano

General Location: The property is located north of Warner Lane, east of LA Highway 59, north of Interstate 12, Mandeville, Louisiana. Ward 4, District 5

***Developer requesting an extension of time to provide required documentation and complete the work***

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen

**Seeger made a motion to extend for one year, second by Crawford**

Opposition: N/A

Other: N/A

Yea: Seeger, Ress, McInnis, Truxillo, Doherty, Crawford, Narcisse and Hernandez

Nay: N/A

Abstain

**NEW BUSINESS**

**ADJOURNMENT Narcisse made a motion to adjour**

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# **REVOCATIONS**

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**REVOCATION STAFF ANALYSIS REPORT**  
*(As of January 3rd, 2024)*  
**Planning Commission meeting: January 9, 2024**

CASE NO.: REV23-12-007

NAME OF STREET OR ROAD: Unopened portion of Pellegrin Drive.

NAME OF SUBDIVISION: N\A

WARD: 3 PARISH COUNCIL DISTRICT: 2

PROPERTY LOCATION: The property is located west of River Road and north of Branch Crossing Drive, Ward 3, District 2.

SURROUNDING ZONING: A-2 Suburban District

PETITIONER/REPRESENTATIVE: Freda Cretin/Brittney Robert

**STAFF COMMENTARY:**

**Department of Planning & Development Comments:**

The applicant is requesting to revoke an unopened portion of Pellegrin Drive, in order to assimilate this property into the adjacent properties. There are several parcels located to the north, south and west of the unopened portion of right of way, being proposed for revocation. Staff has concerns regarding the potential of the surrounding properties becoming land locked.

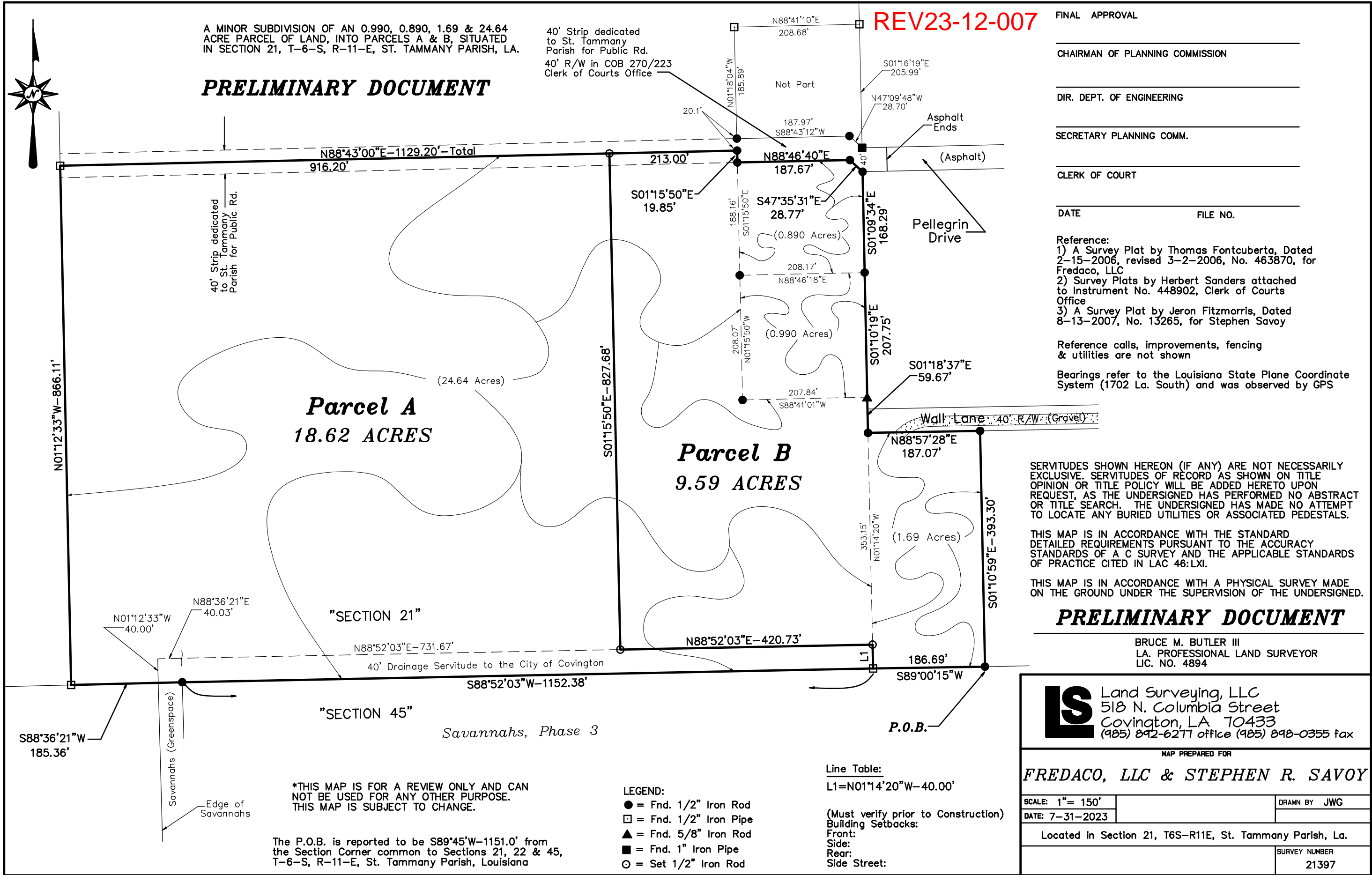
**Recommendation:**

More information is needed regarding the future development plans for the properties owned by the petitioner that are adjacent to area being proposed for revocation. Prior to making a recommendation, Staff will need the petitioner to submit a preliminary minor resubdivision document that shows that the revocation of the unopened portion of Pellegrin Drive will not cause any of the adjacent properties to become land locked. As of this date, no preliminary documents have been received. Therefore, Staff recommends that the revocation request be tabled until the February 14, 2024 Planning Commission meeting.



[illegible]





REV23-12-007

FINAL APPROVAL

CHAIRMAN OF PLANNING COMMISSION

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

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**ENTERING THE PARISH  
RIGHTS-OF-WAY,  
SERVITUDES AND  
EASEMENTS**

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ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. \_\_\_\_\_

**TITLE: A RESOLUTION AUTHORIZING LOVES TRAVEL STOPS AND COUNTRY STORES, INC., TO ENTER PARISH RIGHT-OF-WAY.**

**SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO LOVES TRAVEL STOPS AND COUNTRY STORES, INC., 10601 NORTH PENNSYLVANIA AVE. OKLAHOMA CITY, OK 73120; OR ASSIGNEE; TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY A PORTION OF WADSWORTH PARKWAY BEGINNING AT THE INTERSECTION OF HWY. 1088, FOR THE PURPOSE OF IMPROVING WADSWORTH PARKWAY AND ACCESSING THE PROPOSED LOVE’S TRAVEL STOP AND COUNTRY STORE; THE SCOPE OF WORK INCLUDES MEDIAN MODIFICATIONS, DRAINAGE IMPROVEMENTS AND ASSOCIATED TURN LANE AND LANE EXPANSION WORK. WARD 4, DISTRICT 5.**

NOW, THEREFORE, BE IT RESOLVED, by the St. Tammany Parish Planning Commission that it hereby grants permission to the aforementioned petitioner to enter Parish right-of-way for the aforementioned purposes, subject to the following conditions:

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and /or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. The drainage and road design with soil borings must meet the ASPHALT road standards as established under the “Subdivision Regulatory Ordinance.” The Parish’s engineer may require additional off-site work to minimize the potential impact of the proposed construction with special emphasis regarding drainage. The plans must include sewerage and water systems, where applicable. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy, including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish takes over the maintenance.
5. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.
6. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
7. That the petitioner posts a Performance Obligation in the amount of \$25,400.00 for a

period of one (1) year.

- 8. That the petitioner agrees to post a Warranty Obligation upon completion of the project in the amount of \$13,970.00 for a period of two (2) years.
- 9. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the access by (an) individual (s) until the time that the access is upgraded to Parish standards and accepted into the Parish’s Selective Road Maintenance System.
- 10. That the petitioner and any assignees agrees to provide maintenance for this access at his/her own expense until such time as the Parish agrees to accept this portion of right of way into the Parish’s Selective Road Maintenance System.
- 11. That the petitioner agrees to provide the Parish with the necessary drainage and utility servitude along the roadways being constructed.
- 12. That the petitioner shall submit a copy of the current owner’s deed.
- 13. That the petitioner shall produce proof that the right of way is dedicated to the Parish.
- 14. That the petitioner shall produce from the U.S. Army Corps of Engineers either: a written statement that the road is not in a wetland area, within the meaning of Section 404 of the Federal “Clean Water Act” or a Section 404 Permit under the Federal “Clean Water Act” authorizing the opening of the portion of the right of way in question.
- 15. That the petitioner shall submit a site plan of Petitioner’s property and the unopened right of way.
- 16. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE, WARD 4, DISTRICT 5.
- 17. That the petitioner provide the right of way to be opened meets the current right of way widths as established through the St. Tammany Parish Code of Ordinances, Part II “Land Development Code,” Chapter 125 “Subdivision Regulations”. If the petitioner cannot provide the required right of way for a two-way access, the petitioner may provide a one-way street if it provides connection to two (2) public roads. The provision allows a one (1) way access as long as the one (1) way access provides an entrance and a different exit to an approved roadway.
- 18. That the petitioner submit as-built drawings certifying that road is constructed within the Parish right of way.
- 19. That the petitioner submit all documentation required within ONE (1) year from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission.

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY \_\_\_\_\_, SECONDED BY \_\_\_\_\_; A VOTE THEREON RESULTED IN THE FOLLOWING:

YEA:

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE \_\_\_\_\_  
DAY OF \_\_\_\_\_, 24\_\_\_\_\_, AT A REGULAR  
MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING  
PRESENT.

\_\_\_\_\_  
DAVID DOHERTY, JR., CHAIRMAN  
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

\_\_\_\_\_  
ROSS P. LINER, SECRETARY  
ST. TAMMANY PARISH PLANNING COMMISSION

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# **MINOR SUBDIVISIONS**

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**PLANNING STAFF REPORT**  
2023-3357-MSP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

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985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      [stp.gov.org/planning](http://stp.gov.org/planning)

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**Hearing:** January 9, 2023

**Posted:** December 28, 2023

**Location:** The property is located on the south side of Stein Road, west of Clarence Road, Sun, Louisiana. Ward 5, District 6; S32, T4S, R13E

**Owners & Representative:** Kain Brake, LLC – William Magee

**Engineer/Surveyor:** John G. Cummings & Associates

**Type of Development:** Rural/Residential



**Current Zoning**

A-2 Suburban District

**Total Acres**

16.57 acres

**# of Lots/Parcels**

Minor subdivision of Parcel 3 into  
Parcels 3-A, 3-B, 3-C, 3-D, 3-E

**Surrounding Land Uses:**

Undeveloped / Rural

**Flood Zone:**

Effective Flood Zone C

Preliminary Flood Zone AE

**Critical Drainage:** Yes

**STAFF COMMENTARY:**

**Department of Planning & Development and Department of Engineering**

The applicant is requesting to create five (5) parcels from Parcel 3. The minor subdivision request requires a public hearing due to:

- Parcels 3-A, 3-B, 3-C, 3-D & 3-E are proposed to be accessed from a 35' access servitude.
- The proposed name of the 35-foot private drive shall be granted approval by the Planning Commission. The proposed name "Kain Brake Lane" has been submitted and approved by the St. Tammany Parish Communications District.
- Requesting a waiver to construct the 35' access drive/right of way and the required drainage prior to building permit being issued on parcels 3-B, 3-C, 3-D & 3-E instead of prior to plats being recorded. Add the following note to the survey: BUILDING PERMITS CANNOT BE FILED ON PARCELS 3-B, 3-C, 3-D & 3-E UNTIL THE DRAINAGE AND ROAD HAS BEEN COMPLETED IN ACCORDANCE WITH THE MINOR SUBDIVISION ORDINANCE.



**PLANNING STAFF REPORT**  
2023-3357-MSP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

The request shall be subject to the above and below comments:

1. Note that a street sign shall be installed after completing the construction of the private Road.
2. Submit plans of proposed private drive to the Department of Engineering for review and approval.
3. The private drive is subject to Section 125-189 - Minimum construction standards for a private drive (listed below):
  - a. Perpetual servitude of access with a minimum width of 35 feet.
  - b. Driving surface of 20 feet in width with two-foot shoulders on each side of the drive and 5½ feet on each side of the shoulder devoted to ditching/drainage and or utilities.
  - c. Drive shall be constructed with suitable compacted subbase materials and overlaid with an aggregate material (i.e., shell, gravel, limestone, three-course treatment, asphalt, concrete, etc.) that is acceptable to the Department of Engineering.
  - d. Ditch or ditches shall be constructed on either one or both sides of a drive in accordance to standard practices adopted by the Department of Engineering in order to provide adequate drainage.
  - e. Plans for the construction of the private drive and drainage submitted to the Department of Engineering for review and approval prior to the initiation of work.
  - f. Final inspection of the work performed by the Department of Engineering, after the private drive has been constructed and drainage improvements made.
  - g. Once the private drive has been constructed and all drainage improvements completed and approved by the Department of Engineering, then, and only then can the minor subdivision be recorded for public record in the clerk of court's office and the lots sold or donated.

In order to approve the waivers a 2/3rds majority vote of the full membership of the commission (8 members) is needed, pursuant to Section 125-224 Waiver of Regulations, of Chapter 125 - Subdivision Regulations.

*New Directions 2040*

**Rural and Agricultural:** areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single-family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in





**PLANNING STAFF REPORT**  
2023-3357-MSP

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

Rural and Agricultural areas. Low-capacity country roads—typically two lanes— serve these areas. Septic systems and wells are typical. The Parish’s abundant rural areas provide ample space for low-intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany’s countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and “u-pick” farms.



2023-3357-MSP

J FITZMORRIS

DAVIS

CLARENCE

TUFTED TITMOUSE

CAROLINA WREN

SPOTTED TOWHEE

STEIN

32

A-2

45

Sun

REGGIO

PARCEL 3

16

21

55

SUN

3, 4

25

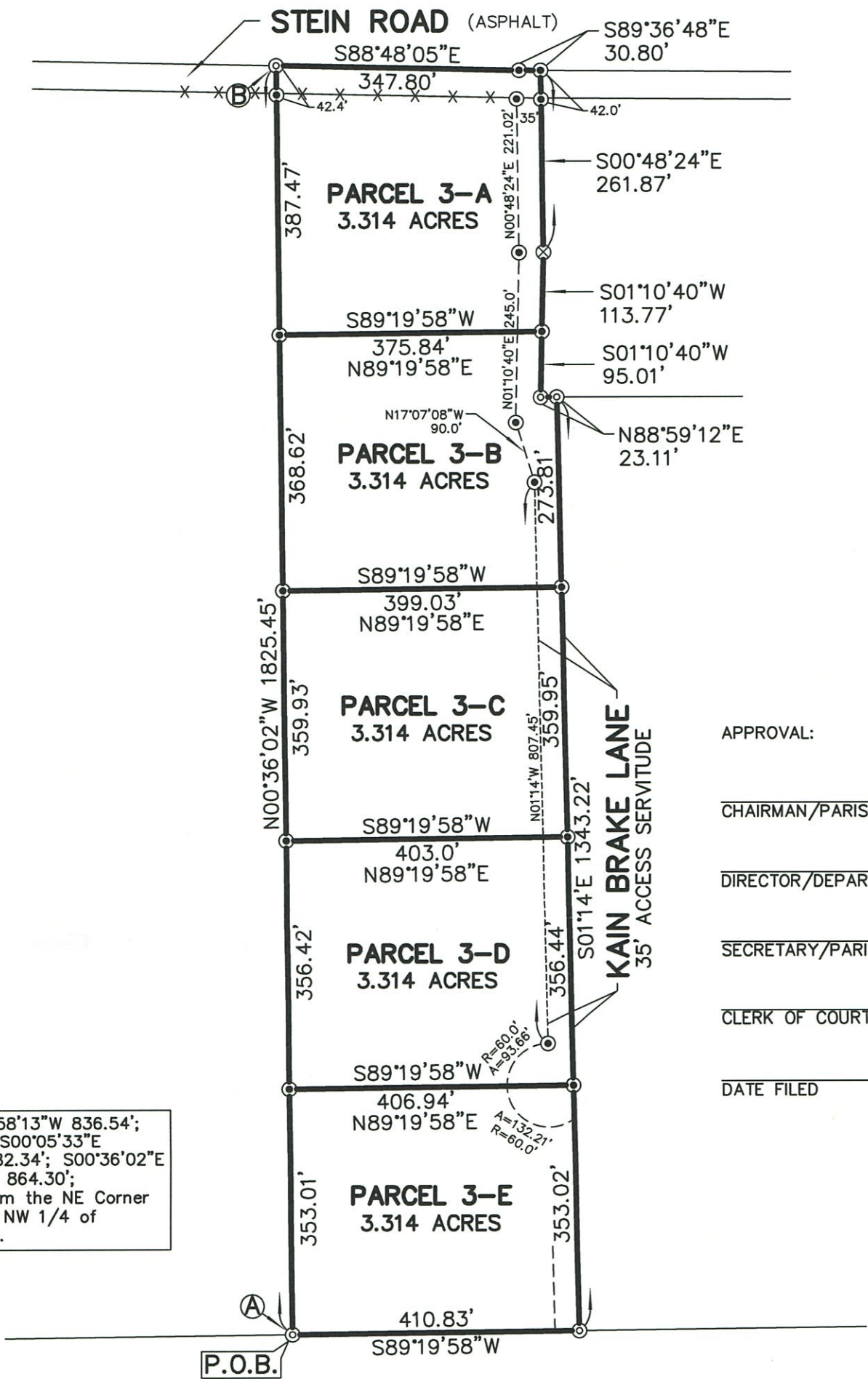
26,27



BUILDING PERMITS CANNOT BE FILED ON PARCELS 3-B, 3-C, 3-D, & 3-E UNTIL DRAINAGE AND ROAD HAS BEEN COMPLETED IN ACCORDANCE WITH THE MINOR SUBDIVISION ORDINANCE.

REFERENCE BEARING:  
From Iron Rod A  
to Iron Rod B  
N00°36'02"W  
(per Reference Survey)

2023-3357-MSP



P.O.B. is located S89°58'13"W 836.54'; S89°55'45"W 483.74'; S00°05'33"E 691.55'; S29°50'17"E 82.34'; S00°36'02"E 1945.40'; N89°02'24"E 864.30'; N89°19'58"E 47.41' from the NE Corner of the SE 1/4 of the NW 1/4 of Section 32, T4S, R13E.

APPROVAL:

CHAIRMAN/PARISH PLANNING COMMISSION

DIRECTOR/DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED FILE NO.

LEGEND

- ⊙ = 1/2" IRON ROD FOUND
- ⊗ = 3/4" IRON PIPE FOUND
- ⊙ = 1/2" IRON ROD SET

NOTES:

- This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0070 B, dated March 1, 1984.
- Building Setback Lines must be determined by the St. Tammany Parish Planning Department.

REFERENCE SURVEY:

Minor Subdivision for Kain Brake, LLC by John G. Cummings, Surveyor, dated 09/22/2022, Job No. 22072-PRU.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

503 N. JEFFERSON AVENUE  
COVINGTON, LA 70433

JOHN G. CUMMINGS & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS

PHONE (985) 892-1549  
FAX (985) 892-9250

PLAT PREPARED FOR: THE ESTATES AT KAIN BRAKE

SHOWING A SURVEY OF: A MINOR SUBDIVISION OF PARCEL 3 INTO PARCELS 3-A, 3-B, 3-C, 3-D & 3-E, LOCATED IN SECTION 32, TOWNSHIP 4 SOUTH, RANGE 13 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

*John G. Cummings*  
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 200'

JOB NO. 22072-P3RE2

DATE: 03/13/2023

REVISED: ADDING PARISH NOTE, PARISH SIGNATURE LINE, & ROAD NAME 6-15-2023



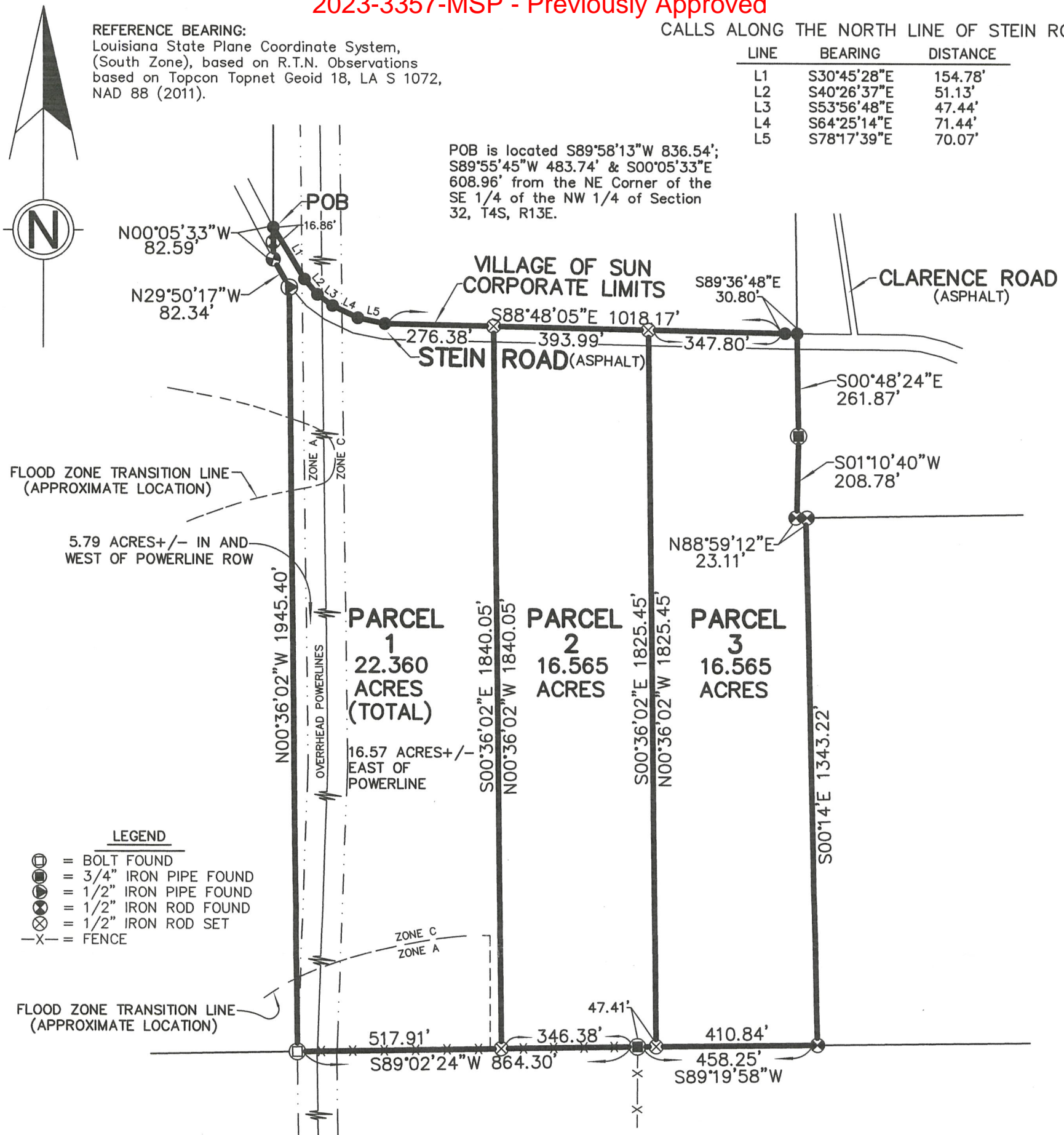
## 2023-3357-MSP - Previously Approved

REFERENCE BEARING:  
Louisiana State Plane Coordinate System,  
(South Zone), based on R.T.N. Observations  
based on Topcon Topnet Geoid 18, LA S 1072,  
NAD 88 (2011).

CALLS ALONG THE NORTH LINE OF STEIN ROAD

LINE	BEARING	DISTANCE
L1	S30°45'28"E	154.78'
L2	S40°26'37"E	51.13'
L3	S53°56'48"E	47.44'
L4	S64°25'14"E	71.44'
L5	S78°17'39"E	70.07'

POB is located S89°58'13"W 836.54';  
S89°55'45"W 483.74' & S00°05'33"E  
608.96' from the NE Corner of the  
SE 1/4 of the NW 1/4 of Section  
32, T4S, R13E.



## NOTES:

1. This property is located in Flood Zones A & C, per F.E.M.A. Map No. 225205 0070 B, dated March 1, 1984.

2. Building Setback Lines must be determined by St. Tammany Parish Planning Department.

## REFERENCE SURVEY:

Survey for the Estate of O.D. Kain by John G. Cummings, Surveyor, dated April 11, 2022, revised June 17, 2022, Job No. 22072-A1.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

## APPROVAL:

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING DEPARTMENT

CLERK OF COURT Monique T Bringol, Deputy Clerk

DATE FILED

FILE NO.

503 N. JEFFERSON AVENUE  
COVINGTON, LA 70433

**JOHN G. CUMMINGS & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS

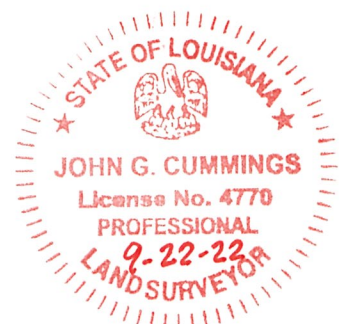
PHONE (985) 892-1549  
FAX (985) 892-9250

PLAT PREPARED FOR: **Kain Brake, LLC**

SHOWING A SURVEY OF: **A MINOR SUBDIVISION OF 55.49 ACRES INTO PARCELS 1, 2, & 3, LOCATED IN SECTION 32, TOWNSHIP 4 SOUTH, RANGE 13 EAST, ST. TAMMANY PARISH, LOUISIANA.**

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS A SURVEY.

PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 300'

JOB NO. 22072-PBU

DATE: 9-22-2022

REVISED:

# **RESUBDIVISION REVIEW**

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**PLANNING STAFF REPORT**  
2023-3645-MRP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      stpgov.org/planning

**Hearing:** January 9, 2024

**Posted:** December 28, 2023

**Location:** Parcels located on the north side of Turkey Ridge Road, east of LA Highway 1083, Bush, LA, Ward 5, District 5

**Owners & Representative:** Blake and Stacey Baughman

**Engineer/Surveyor:** J.V. Burkes & Associates, Inc.

**Type of Development:** Residential



**Current Zoning**

A-1 Suburban District

**Total Acres**

3.938 acres

**Resubdivision of:**

Lots 212 & 213 into Lot 212-A,  
Whippoowill Grove on Money Hill  
Subdivision, Phase 5

**Surrounding Land Uses:**

Residential

**Flood Zone:**

Effective Flood Zone: C

Preliminary Flood Zone: AE

**Critical Drainage:** Yes

**STAFF COMMENTARY:**

**Department of Planning & Development and Department of Engineering**

The applicant is requesting to reconfigure the existing Lots 212 & 213 into Lot 212-A. The resubdivision request requires a public hearing due to:

- As stated in the restrictive covenants of the approved plat, no lots shall be further resubdivided without approval from the Planning Commission.

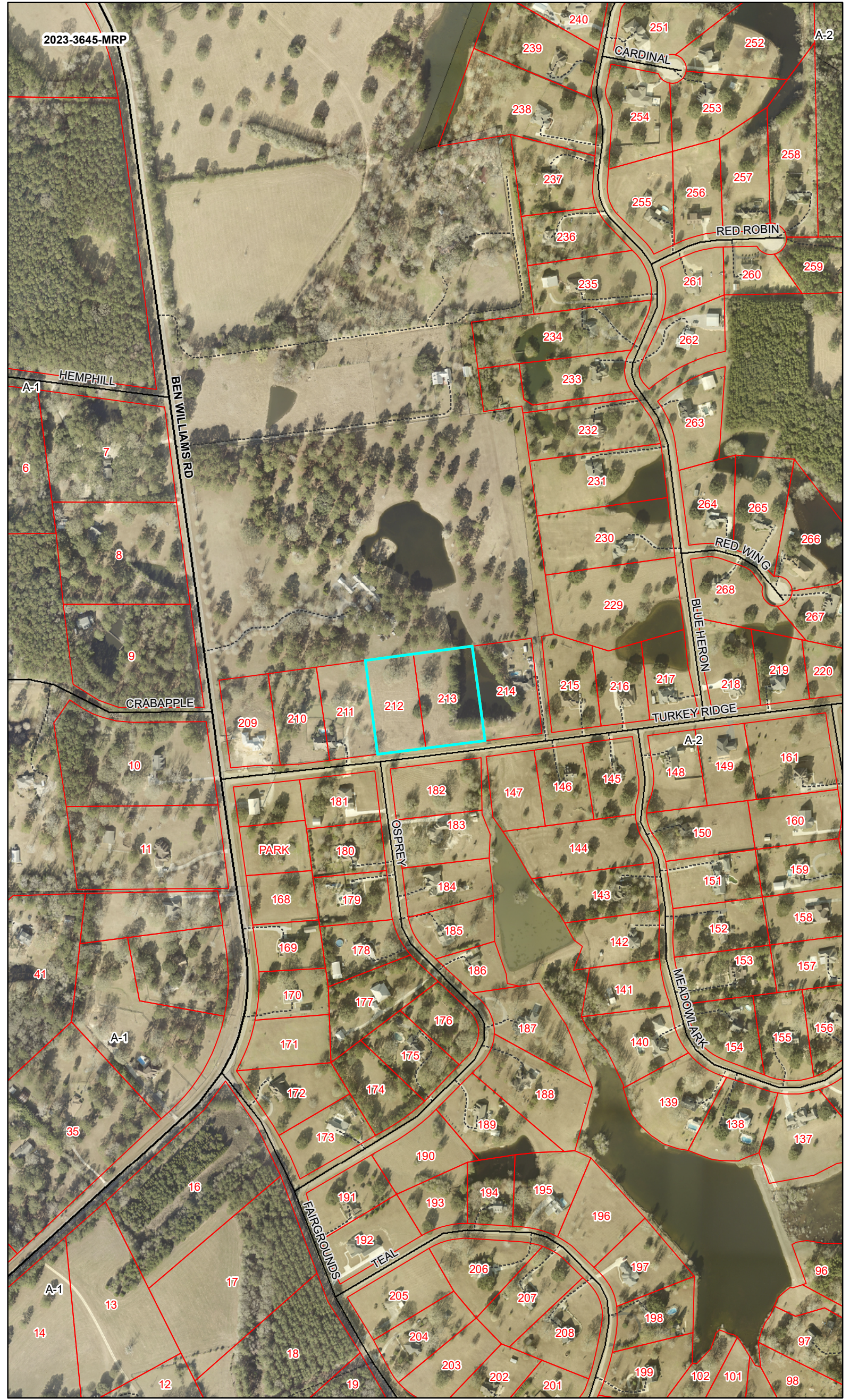
This request shall be subject to the above and below comments:

1. Add the following signature line: **Chairman of the Planning Commission**
2. Add the size of the existing lots on the survey, as currently platted.

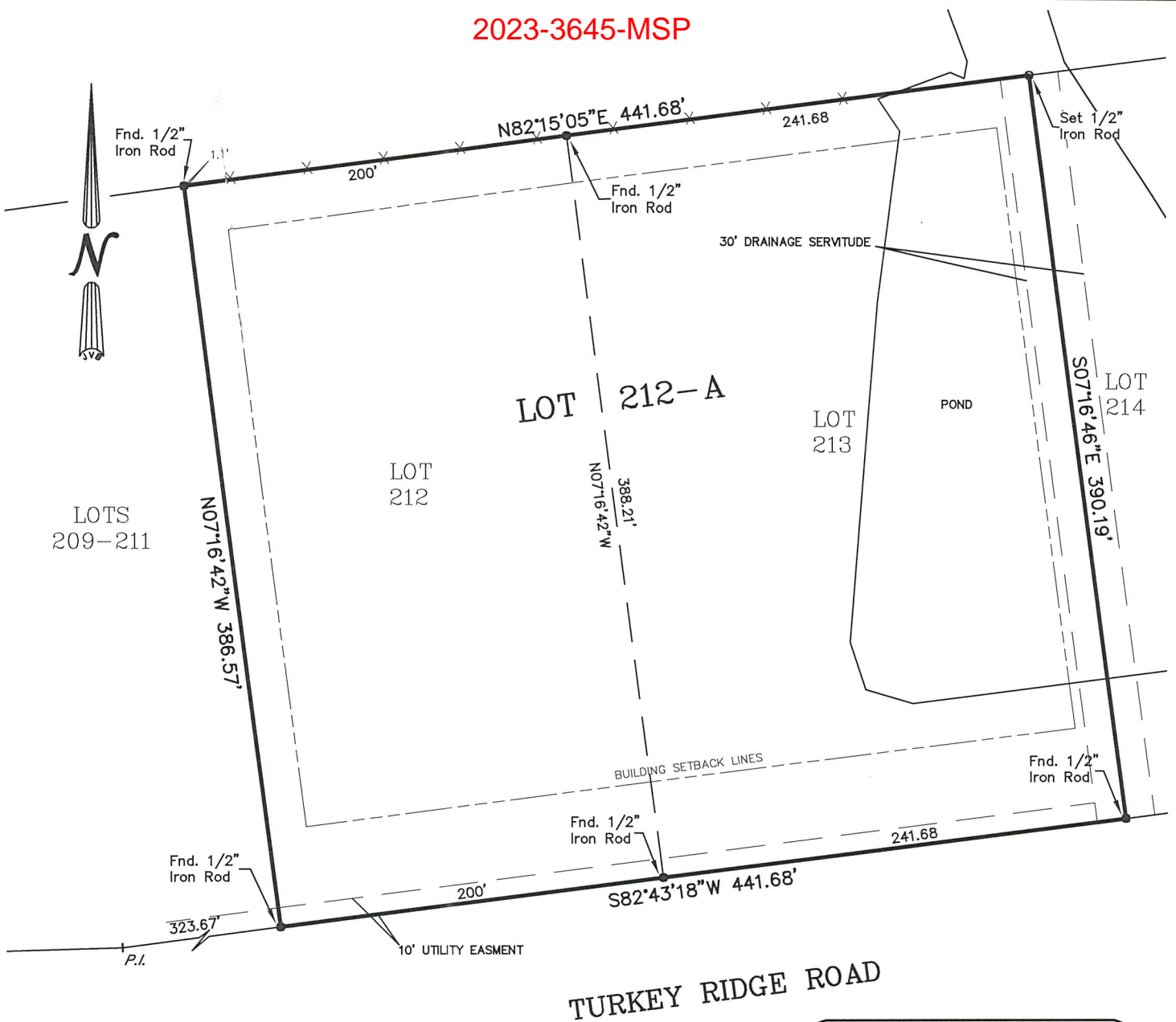
*New Directions 2040*

**Residential – Low Intensity:** Predominantly single family, detached homes on very large lots. The lower residential density creates a more spacious character appropriate as a transition between the Parish's Rural or Conservation areas and more intense land uses. The dispersed development pattern makes public services and amenities less efficient and more expensive to provide, and so residents typically must travel farther to access them.









REFERENCE: A Subdivision Plat by Land Surveying, Inc. Dated 11/22/1994, Map File #1311.

APPROVED:

SECRETARY OF PLANNING COMMISSION DATE  
DIRECTOR OF ENGINEERING DATE  
CLERK OF COURT DATE  
DATE FILED FILE NO.  
TOTAL AREA: 171,536.53 SQ. FT. OR 3.938 ACRES

LEGEND

○ 1/2" Iron Rod Set  
● 1/2" Iron Rod Found  
⊕ Cross  
- - - Fence  
- - - Power Line  
⊗ Power Pole

GRAPHIC SCALE



( IN FEET )  
1 INCH = 80 FEET

BUILDING SETBACKS  
(\* Verify Prior to Construction)  
Front Setback.....50'  
Side Setback.....20'  
Rear Setback.....25'

ADDRESS: TURKEY RIDGE ROAD

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. No. 225205 0175 C  
F.I.R.M. Date 10/17/1989  
ZN: C B.F.E. N/A  
\* Verify prior to construction with Local Governing Body.

DRAWING NO.

20230471

DATE:

10/19/2023

J.V. Burkes & Associates, Inc.

SURVEYING

ENGINEERING

ENVIRONMENTAL

1805 Shortcut Highway  
Slidell, Louisiana 70458  
E-mail: jvbassoc@jvburkes.com

Phone: 985-649-0075 Fax: 985-649-0154

DRAWN BY:

VLL

CHECKED BY:

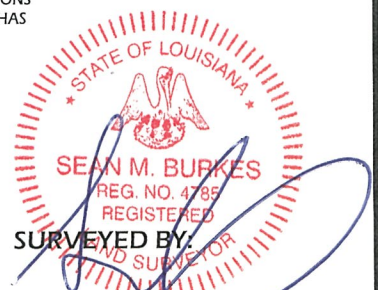
JDL

SCALE:

1" = 80'

A RESUBDIVISION PLAT OF  
LOTS 212 & 213 INTO LOT 212-A,  
WHIPPOORWILL GROVE ON  
MONEY HILL S/D, PH. 5,  
SECTIONS 14 & 15, T-5-S, R-12-E, GLD,  
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: BLAKE EDWARD BAUGHMAN &  
STACEY LIVELY BAUGHMAN



SEAN M. BURKES  
LA REG. No. 4785

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**PLANNING STAFF REPORT**  
2023-3656-MRP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      [stpgov.org/planning](http://stpgov.org/planning)

**Hearing:** January 9, 2024

**Posted:** December 29, 2023

**Location:** Parcels located at the end of Compass Way North and at the end of Compass Way South, Mandeville, LA, Ward 4, District 5

**Owners & Representative:** Alamosa Holdings, LLC and ABIQUIU Holdings, LLC

**Engineer/Surveyor:** Duplantis Design Group – Dennis L. Gowin

**Type of Development:** Industrial

**Current Zoning**  
I-2 Industrial District

**Total Acres**  
18.898 acres

**Resubdivision of:**  
Parcels 3-E and 3-D into Parcels 3-D-1  
and 3-D-2, Alamosa Park

**Surrounding Land Uses:**  
Industrial and Undeveloped Residential

**Flood Zone:**  
Effective Flood Zone: C  
Preliminary Flood Zone: X  
**Critical Drainage:** No



**STAFF COMMENTARY:**

**Department of Planning & Development and Department of Engineering**

The applicant is requesting to reconfigure the existing Parcels 3-E and 3-D into Parcels 3-D-1 and 3-D-2. The resubdivision request requires a public hearing due to:

- As stated in the restrictive covenants of the approved plat, no lots shall be further resubdivided without approval from the Planning Commission.

This request shall be subject to the above and below comments:

1. Add the size of the existing lots on the survey, as currently platted.

*New Directions 2040*

**Manufacturing & Logistics:** areas provide abundant space and access to infrastructure for a range of uses including advanced manufacturing, storage and distribution, maritime uses, and utilities. These uses serve important economic goals, including provision of living-wage jobs and contribution to a strong tax base. However, some of these uses can negatively impact surrounding communities through truck traffic, noise, and pollution. Manufacturing and Logistics areas are



**PLANNING STAFF REPORT**  
2023-3656-MRP

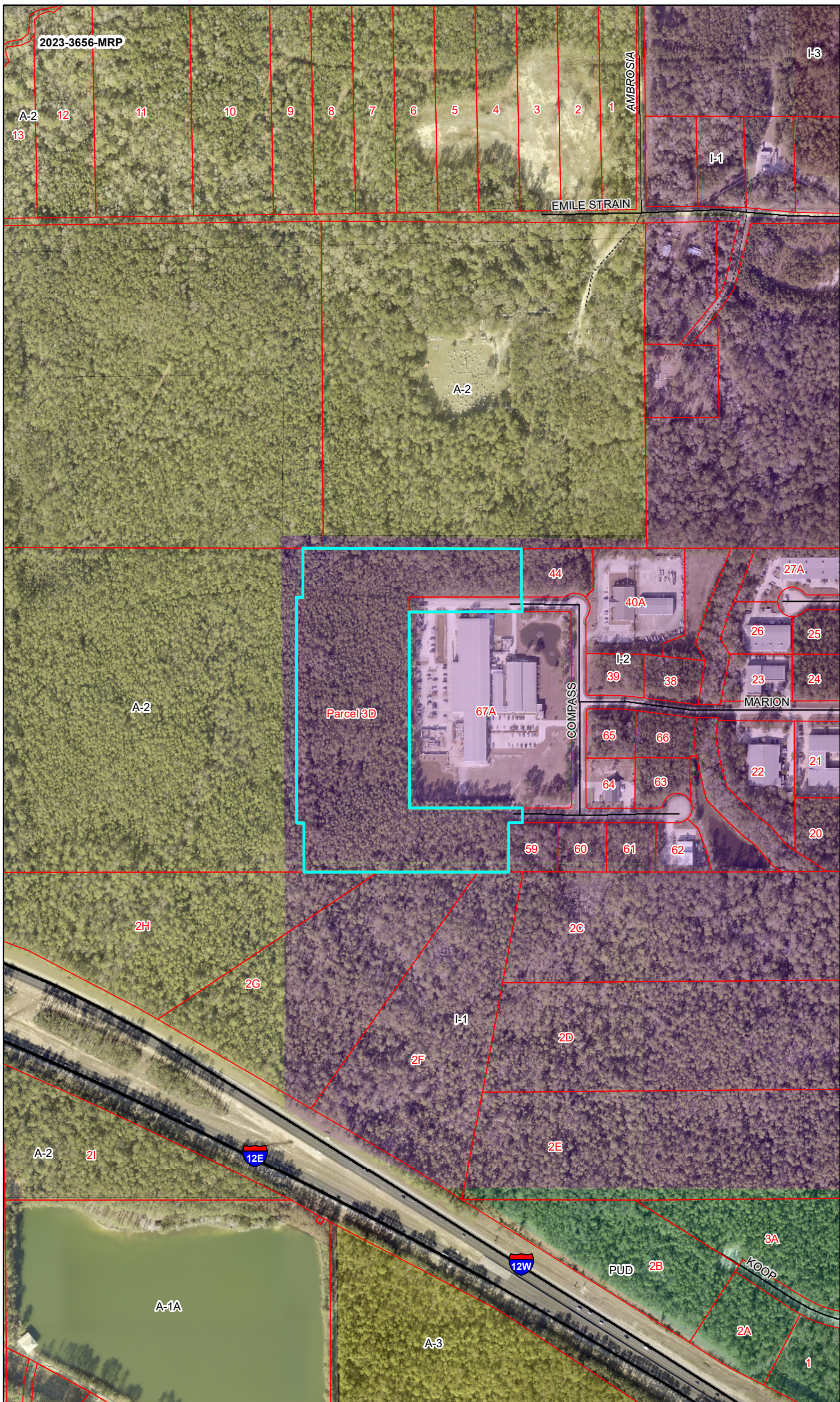
MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

therefore located away from sensitive ecological areas and existing and planned residential areas, and should be located adjacent to high-capacity transportation corridors.

**Residential – Medium Intensity:** Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.





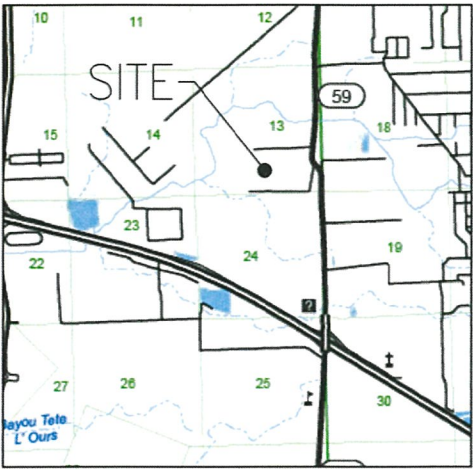




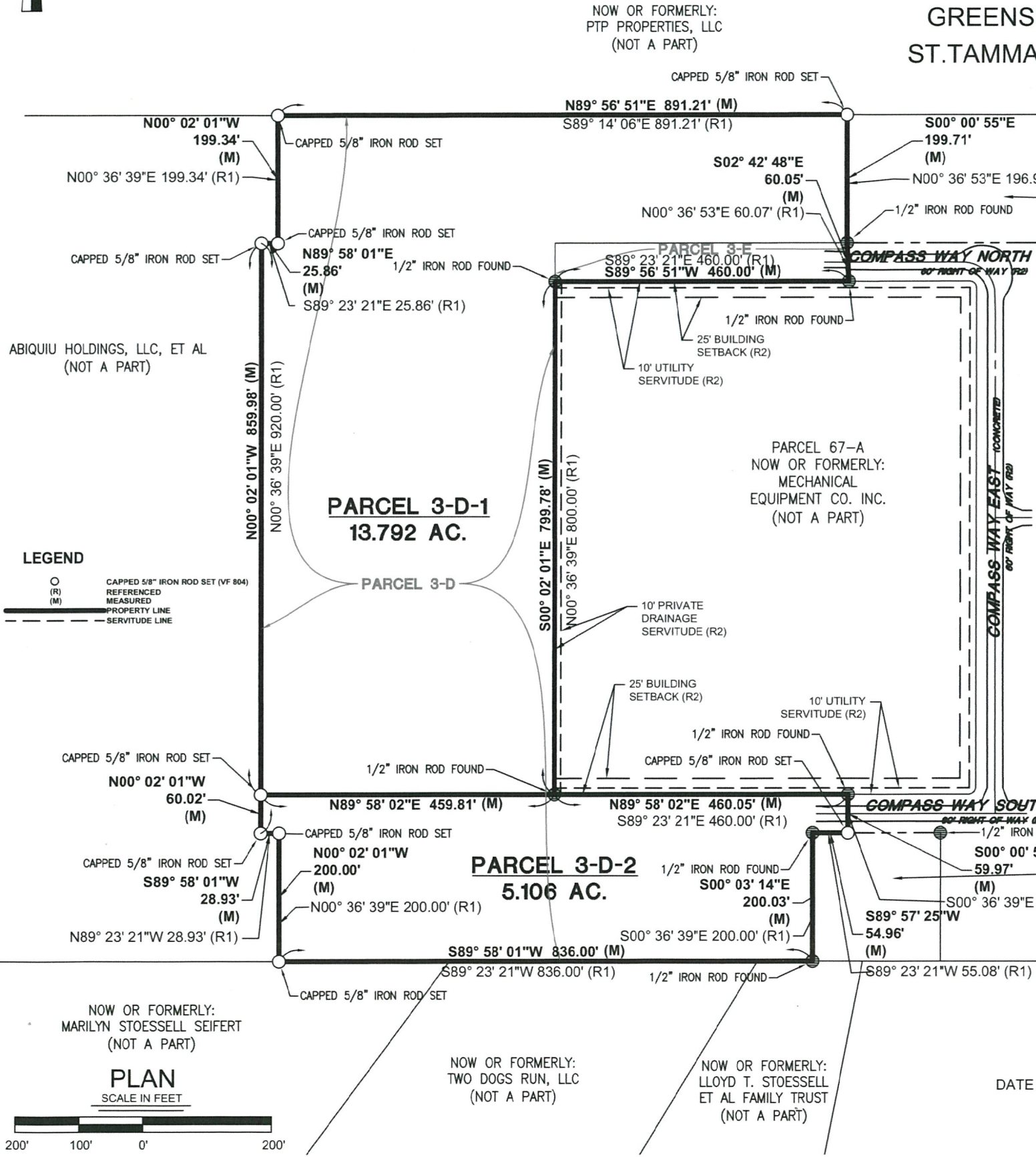
NOTES:  
GRID NORTH, LOUISIANA STATE PLANE SOUTH ZONE (1702) NAD83  
AS DERIVED FROM THE LSU C4G RTK NETWORK (2023.21).

# RESUBDIVISION 2023-3656-MSP

OF PARCELS 3-E AND 3-D INTO PARCELS 3-D-1 AND 3-D-2  
ALAMOSA PARK  
SECTION 24, TOWNSHIP 7 SOUTH, RANGE 11 EAST,  
GREENSBURG LAND DISTRICT  
ST. TAMMANY PARISH, LOUISIANA



VICINITY MAP  
NOT TO SCALE



**FLOOD ZONE NOTE:**  
SURVEYOR HAS CONSULTED THE FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR THIS LOCATION AND FOUND THAT THE SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA:  
FLOOD ZONE: "C"  
BASE FLOOD ELEVATION: NOT INDICATED  
COMMUNITY PANEL NO. 225205 0245 C  
MAP REVISED: 08/17/1989  
(CONTACT ST. TAMMANY PARISH FOR ADDITIONAL ELEVATION REQUIREMENTS.)

- REFERENCES:**
- 1) RESUBDIVISION OF A PORTION OF ALAMOSA PARK, INTO PARCEL 3-C, PARCEL 3-D AND PARCEL 3-E BY GULF ENGINEERS AND CONSULTANTS, INC. FILED FOR RECORD 11-14-2012 IN MAP FILE NO. 5105D.
  - 2) RESUBDIVISION OF PARCEL 3-C, LOTS 67 & 68, PHASE 3-A AND 69 & 70, PHASE 3-B, ALAMOSA PARK INTO PARCEL 67-A BY GULF ENGINEERS & CONSULTANTS, FILED FOR RECORD 11-15-2012 IN MAP FILE NO. 5108C.
  - 3) BOUNDARY & TOPOGRAPHIC SURVEY OF PARCEL 67-A, ALAMOSA PARK BY DUPLANTIS DESIGN GROUP, PC, PROJECT NO. 23-1034, DATED 03/15/2023.

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IT DOES CONFORM TO THE REQUIREMENTS OF LA R.S. 33:5051 AND THE CURRENT LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "B" SURVEY.

DATE OF SURVEY: 03/15/2023

*Dennis L. Gowin*

DENNIS L. GOWIN, P.L.S.: LA REG. 4846  
REGISTERED PROFESSIONAL LAND SURVEYOR  
DGOWIN@DDGPC.COM



APPROVAL

CHAIRMAN OF THE PLANNING COMMISSION

SECRETARY OF THE PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED MAP FILE NO.

**OWNER:**  
ABIQUIU HOLDINGS, LLC, ET AL  
2900 E. CAUSEWAY APPROACH  
SUITE D  
MANDEVILLE, LOUISIANA 70448

**ZONING:**  
THE SUBJECT PROPERTY IS  
CURRENTLY ZONED I-2 INDUSTRIAL

RESUBDIVISION  
MANDEVILLE, LOUISIANA  
ST. TAMMANY PARISH  
KENT DESIGN BUILD

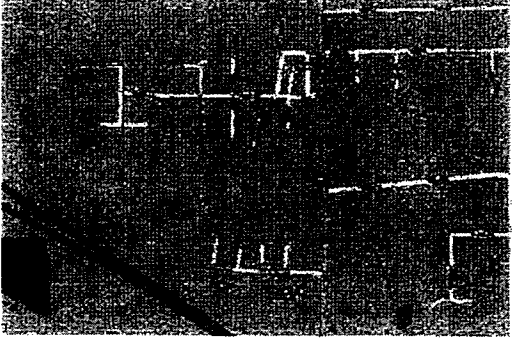
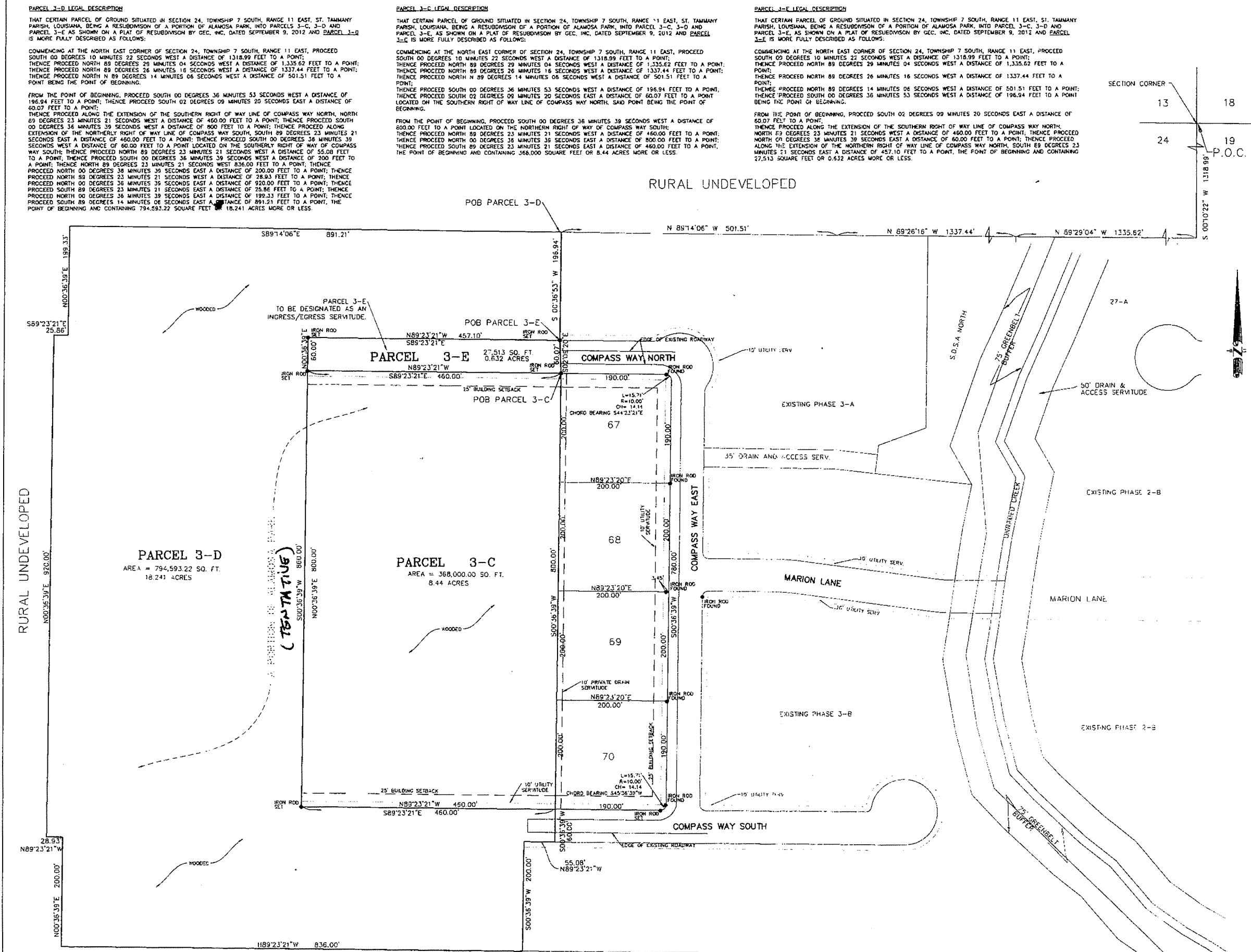


PROJECT NO. 23-1825  
23-1825-RESUB-11302023.DWG  
11/27/2023

CHECKED BY DLG  
DRAWN BY RPB

SHEET NAME





- NOTES:
- 1) THE SERVITUDES SHOWN ON THIS PLAN ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPLYING THE DATA FOR THIS PLAN.
  - 2) THE PERIMETER SHOWN SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.
  - 3) CERTAIN FEATURES, I.E., FENCES, WALLS, ETC. MAY BE EXAGGERATED IN SCALE FOR CLARITY. DIMENSIONS SHOW ACTUAL LOCATION.
  - 4) THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, DUMP OR SANITARY LANDFILL.
  - 5) I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.  
F.I.A. ZONE: C, BASE FLOOD ELEVATION: N/A, AS PER COMMUNITY PANEL NO. 225205C 0245E, DATED OCTOBER 17, 1989.
  - 6) REFERENCE MAPS: ALAMOSA PARK, PHASE 3-A, SECTION 24, T7S, R11E, BY KELLY McHUGH & ASSOCIATES, INC., SEPTEMBER 23, 2008.

ST. TAMMANY PARISH  
RESUBDIVISION APPROVED:

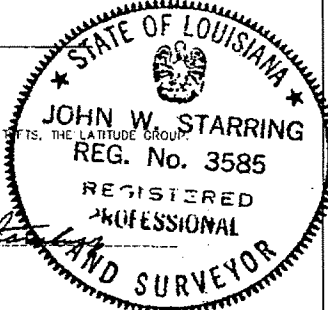
**Ron Keller**  
Secretary of Planning Commission

**Melissa Henry**  
Clerk of Court

11-14-2012  
Date:

5105D  
Map File Number

SURVEYED FOR MR. ROBERT L. STARRING  
BY:  
GEC, Inc.  
By: John W. Starring, P.L.S.  
Lic. No. 3585  
Date: 11/12/2012



RESUBDIVISION OF A PORTION OF ALAMOSA PARK, INTO PARCEL 3-C, PARCEL 3-D & PARCEL 3-E, SECTION 24, T7S, R11E, ST. TAMMANY PARISH, LOUISIANA	
<b>GEC</b> Geotechnical Engineering & Construction	
3445 N. CASUEWAY BLVD. METAIRIE, LA. 70002 (504)838-6009	
SCALE: 1" = 80'	DRAWN BY: R.H.
DATE: 10/9/2012	CHECKED BY: C.A.M.
JOB NO. 412-MECO	SHEET NO.

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**AMENDMENTS TO  
DEVELOPMENTAL  
AGREEMENTS**

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## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

January 3, 2024

St. Tammany Parish Planning Commission  
P.O. Box 628  
Covington, LA 70434

Re: Notice of Intention to Consider Adoption to the Developmental Agreement between St. Tammany Parish Government and Advance Mortgage Company - Between Adams and Jefferson Avenue - Tammany Hills Subdivision

Honorable Commissioners,

The developer has requested an amendment to the Developmental Agreement between St. Tammany Parish Government and Advance Mortgage Company to remove Lots 1 – 42 of Square 11, Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42 of Square 13 and add Lots 1 – 42 of Square 16, Lots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41 of Square 15 of South Abita Springs Subdivision a/k/a Tammany Hills Subdivision (removing 63 lots and adding 63 lots). The amendment would remove 63 lots and add 63 lots.

This office and the 22nd District Attorneys have reviewed the amendment and have no objection.

Sincerely,

  
Daniel P. Hill, P.E.  
Director, Department of Engineering

Enclosures: *DRAFT Amendment to Developmental Agreement (South Abita Springs/Tammany Hills Subdivision)*  
*Original Development Agreement between St. Tammany Parish Government and Advance Mortgage Company - Instrument No. 1396082*

xc:	Honorable Michael Cooper	Mr. Josh Wainer, Advance Mortgage Company, LLC
	Honorable David Fitzgerald	Mr. Franz Zemmer, P.E., Richard Lambert & Consultants, LLC
	Honorable Larry Rolling	Mr. Paul Mayronne, Jones Fussell, LLC
	Mr. Ross Liner, AICP, PTP, CFM	
	Mr. Jay Watson, P.E.	
	Ms. Erin Stair	
	Ms. Helen Lambert	
	Mr. Theodore Reynolds, P.E.	
	Ms. Maria Robert, P.E.	
	Mr. Chris Clouted, P.E.	
	Mr. Joey Alphonse, 22nd Judicial District	

**SECOND AMENDMENT TO**  
**DEVELOPMENTAL AGREEMENT**  
(South Abita Springs/Tammany Hills Subdivision)

This Second Amendment to Developmental Agreement (the “Amendment”) is made and entered into by and between the following parties:

**ST. TAMMANY PARISH GOVERNMENT**, a political subdivision of the State of Louisiana and the governing authority of St. Tammany Parish, whose mailing address is P.O. Box 628, Covington, Louisiana 70434, herein appearing by and through Michael B. Cooper, Parish President, duly authorized (hereinafter referred to as “**Parish**”); and

**ADVANCE MORTGAGE COMPANY, L.L.C.**, a Louisiana limited liability company, whose mailing address is 321 Veterans Blvd., Suite 201, Metairie, La 70005, herein represented by its Managers, Bruce Wainer and Harold Wainer (hereinafter referred to as “**Developer**”).

**WHEREAS**, effective as of September 25, 2003, Parish and Developer entered into a Developmental Agreement regarding certain parcels in South Abita Springs, Phase 1 a/k/a Tammany Hills Subdivision, as same was amended by the Amendment to Developmental Agreement dated effective June 23, 2020 (collectively, the “**Original Agreement**”); and

**WHEREAS**, the parties have identified a need to amend the Original Agreement to modify the properties that are included in the Subdivision for purposes of the Original Agreement; and

**NOW THEREFORE** the parties desire to enter into this Amendment in order to amend and/or add the following provisions. This Amendment is not intended to release any party from the obligations stated in the Original Agreement, but is intended only to amend certain provisions to that Original Agreement:

1. The foregoing recitals are hereby incorporated into the body of this Amendment as if fully rewritten and restated herein.
2. Exhibit “A” of the Original Agreement is hereby amended and restated to be the Exhibit “A” annexed to this Amendment.
3. This Amendment supersedes the Original Agreement only where there exists any conflict. This Amendment controls any conflicts of any terms or conditions. Except as amended hereby, the Original Agreement remains unmodified and in full force and effect.
4. All capitalized terms used herein but not defined shall have the meaning assigned to them in the Original Agreement.

(Signature page follows.)

**THUS DONE AND SIGNED** on the \_\_\_\_\_ day of \_\_\_\_\_, 2024 in the presence of the undersigned witnesses.

**WITNESSES:**

**ST. TAMMANY PARISH  
GOVERNMENT**

\_\_\_\_\_

**BY:** \_\_\_\_\_

**Michael B. Cooper, Parish President**

**Printed:** \_\_\_\_\_

\_\_\_\_\_

**Printed:** \_\_\_\_\_

**THUS DONE AND SIGNED** on the \_\_\_\_\_ day of \_\_\_\_\_, 2024 in the presence of the undersigned witnesses.

**WITNESSES:**

**ADVANCE MORTGAGE COMPANY,  
L.L.C.**

\_\_\_\_\_

**BY:** \_\_\_\_\_

**Bruce Wainer, Manager**

**Printed:** \_\_\_\_\_

\_\_\_\_\_

**BY:** \_\_\_\_\_

**Harold Wainer, Manager**

**Printed:** \_\_\_\_\_

## EXHIBIT "A"

Those certain lots and parcels of land in South Abita Springs Subdivision, Phase 1, a/k/a Tammany Hills Subdivision described according to the maps and plat of South Abita Springs Subdivision, Phase 1, a/k/a Tammany Hills Subdivision recorded in the records of St. Tammany Parish, Louisiana as follows, to-wit:

All of Squares 15, 16, 22, 24;

The west half of Square 23, being lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42;

The west half of Square 37, being lots 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42;

The east half of Square 21, being lots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41;

The east half of Square 31, being lots 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41;

The east half of Square 13, being lots 1A, 7A, 11A, 15A, 19A, 23A, 27A, 31A, 35A, 39A (formerly lots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41);

The east half of Square 14, being lots 1A, 7A, 11A, 15A, 19A, 23A, 27A, 31A, 35A, 39A (formerly lots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41);

Square 32, lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42;

Square 33, lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42;

Square 34, lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42;

Square 35, lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42; and

Square 36, lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42.

## DEVELOPMENTAL AGREEMENT

This Agreement is made and entered into this day, month and year set forth below, pursuant to L.S.A. - R.S. 33:4780.21 through 33:4780.33 relative to local zoning and planning, and authorizing parishes or municipalities to enter into developmental agreements with private developers, and any other constitutional and statutory authority, by and among the following parties:

**THE PARISH OF ST. TAMMANY**, a political subdivision created, organized and existing under the laws of the State of Louisiana, herein appearing through the Honorable Kevin Davis, the President of St. Tammany Parish, duly authorized, the governing authority of all unincorporated areas in St. Tammany Parish, Louisiana; Hereinafter referred to as "Parish"

AND

**ADVANCE MORTGAGE COMPANY, L.L.C.**, a limited liability company, organized pursuant to articles of organization dated November 9, 2000, filed with the Louisiana Secretary of State, and recorded as conveyance instrument number 1237009 of the records of St. Tammany Parish, Louisiana, which is the surviving entity following a merger between Advance Mortgage Company, Partnership in Commendam and Advance Mortgage Company, L.L.C. by merger dated December 31, 2000, recorded as conveyance instrument number 1228594 of the

St. Tammany Parish 20  
Instrmnt #: 1396082  
Registry #: 1319736 SLM  
10/06/2003 3:40:00 PM  
MB X CB MI UCC

records of St. Tammany Parish, Louisiana, which Advance Mortgage Company, Partnership in Commendam is the surviving entity following a merger between Choice Properties and Advance Mortgage Company, Partnership in Commendam by merger dated December 31, 2000, recorded as conveyance instrument number 1228586 of the records of St. Tammany Parish, Louisiana, herein represented by Bruce Wainer, duly authorized manager in accordance with the articles of organization of the Company, which mailing address is declared to be 3421 North Causeway Boulevard, Suite 201, Metairie, Louisiana 70002; Hereinafter referred to as "Developer;"

The Parish and the Developer are hereinafter referred to as "Parties".

**WITNESSETH**

**WHEREAS,** the St. Tammany Parish Council enacted Ordinance No. 92-1655 which authorized the Parish of St. Tammany to enter into Developmental Agreements with developers of land; and to provide for the contents, periodic review, enforcement and applicability of said agreements; for amendment, cancellation, modification and/or suspension; and

**WHEREAS,** Developer is improving property located in South Abita Springs Subdivision a/k/a Tammany Hills Subdivision in Section 11 Township 7 South Range 11 East, St. Tammany Parish, Louisiana, set forth on Exhibit A attached hereto. (Hereinafter referred to as "the Subdivision")

**WHEREAS,** Section 40-034.01, Subsection 1.e of the St. Tammany Parish Land Use Regulations Ordinance 499 provides that a fee of \$1,000.00 shall be placed in an escrow account



toward necessary drainage improvements upon issuance of a building permit for lots in the Subdivision;

**WHEREAS**, in consideration of the drainage fee, the Developer has made street and roadway drainage improvements and created on-site and off-site detention within the Subdivision all in accordance with plans and specifications by CEI Cooper Engineering, Inc. as per plans and drawings labeled Drawings C-1 through C-5, inclusive, (hereinafter referred to as "Cooper Engineering Plans") which plans and specifications have been reviewed and approved by the St. Tammany Parish Department of Engineering and the St. Tammany Parish Planning Commission, and the work performed for drainage improvements within and adjacent to the Subdivision preclude the necessity for collection of a \$1,000.00 per lot assessment within the Subdivision.

**NOW THEREFORE**, in consideration of the premises and the mutual covenants contained within this Agreement, the parties hereby and henceforth agree to bind themselves as follows:

#### **ARTICLE I. WORK TO BE PERFORMED BY DEVELOPER**

The Developer has completed all drainage work to be performed as set forth on Drawing C-1 through C-5, inclusive of the Cooper Engineering Plans which provides storm water detention and the Parish accepts said work as being completed. (Hereinafter referred to as "Developer's Work".)

#### **ARTICLE II. SATISFACTION OF DRAINAGE IMPACT FEES**

In consideration of the completion of Developer's Work, the Parish acknowledges and agrees that all amounts due and owing for drainage impact fees within the Subdivision have been paid and satisfied in full arising from the in kind contribution of drainage work described herein as Developer's Work.

The parties agree that no further drainage impact fees arising under Section 40-034.01, Subsection 1.e, shall be due and owing for the lots within the Subdivision or from the current or future owners of the lots in the Subdivision.

### **ARTICLE III. TERMINATION & BINDING NATURE**

This Agreement shall be binding upon the parties hereto for such period of time as the Parish obligates or may obligate the owner of a lot in the Subdivision to contribute funds or assessments for drainage improvements under Section 40-034.01, Subsection 1.e.

This Agreement may be amended from time to time by mutual consent of all parties made a party hereof, and shall be binding upon and shall inure to the benefit of the parties hereto, and its successors and/or assigns.

### **ARTICLE IV. RECORDATION**

This Agreement shall be approved by ordinance by the Parish governing authority.

### **ARTICLE V. CONTRACTUAL VALIDITY**

In the event that any one or more provisions of this Agreement is for any reason held to be illegal or invalid, the parties shall attempt in good faith, to amend the defective provision in order to carry out the original intent of this Agreement. Furthermore, all parties shall agree to negotiate in good faith, refrain from challenging the validity or legality of this Contract, and join in the defense of any legal challenge to this Contract. Any legal expenses incurred as a result of any challenge to the legality of the Agreement by a third party shall be equally shared by the parties made a part hereto.


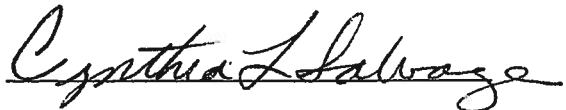
Should either party employ an attorney or attorneys to enforce any of the provisions of this Agreement, or to protect his or its interest in any matter arising under this Agreement, or to

recover damages for breach of this Agreement or the collection of money owed, then the non-prevailing party shall pay all costs, expenses and reasonable attorneys fees incurred or paid by the prevailing party in connection with such litigation or the enforcement of this Agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed in multiple originals by the hereunder signed officers, each in the presence of the undersigned two (2) competent witnesses in St. Tammany Parish, State of Louisiana, as of the date first herein above set forth, after diligent reading of the whole, in various counterparts.

THUS DONE AND SIGNED in the presence of these witnesses hereafter on the 25<sup>th</sup> day of September, 2003.

WITNESSES:

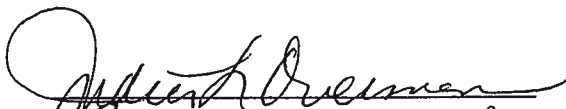
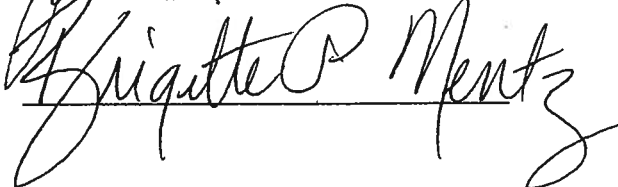
PARISH OF ST. TAMMANY

BY:

  
HONORABLE KEVIN DAVIS  
President St. Tammany Parish

THUS DONE AND SIGNED in the presence of these witnesses hereafter on the 25<sup>th</sup> day of September, 2003.

WITNESSES:

ADVANCE MORTGAGE  
COMPANY, L.L.C.

BY:

  
BRUCE WAINER

## Exhibit A

Those certain lots and parcels of land in South Abita Springs Subdivision, Phase 1, a/k/a Tammany Hills Subdivision described according to the maps and plat of South Abita Springs Subdivision, Phase 1, a/k/a Tammany Hills Subdivision recorded in the records of St. Tammany Parish, Louisiana as follows, to-wit:

All of Squares 11, 13, 21, 22, 24, 31, 32, 33, 34, 35, 36;

The west half of Square 23, being lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42; and

The west half of Square 37, being lots 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40 and 42.

Initials: KD-

Initials: [Signature]

# **OLD BUSINESS**

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## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

January 3, 2024

St. Tammany Parish Planning Commission  
P.O. Box 628  
Covington, LA 70434

OLD BUSINESS  
*January 9, 2024 Agenda*

Re: Enter Parish R.O.W. Resolution No. 22-063/Council Resolution No. C-6624 - The unopened portion of Manor Street and Robert Street/Robindale Subdivision

Honorable Commissioners,

The above referenced resolution was adopted on May 10, 2022. The resolution states "that the petitioner submit all documentation required within ONE (1) year from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission."

As of the date of this letter, our office has not received the required documentation. Since the time has expired for the petitioner to furnish all documentation, the following action is required by the Planning Commission to allow the petitioner to proceed with this project:

ACTION REQUIRED: Extend adoption date to January 11, 2024, thereby extending the ONE (1) year submittal of documentation to January 11, 2025 and the completion date to January 11, 2026.

The petitioner's attorney, Mr. Paul Mayronne, has requested an extension of time to submit required documentation (see attached letter dated December 12, 2023).

The Department of Engineering - Development has no objection to this extension.

Sincerely,

  
Daniel P. Hill, P.E.  
Director, Department of Engineering

*Attachments: St. Tammany Parish Planning Commission Resolution 22-063  
St. Tammany Parish Council Resolution Series No. C-6624  
Letter dated December 12, 2023 from Mr. Paul Mayronne requesting an extension of one (1) year to submit the required documentation and two (2) years to preform the work*

xc: Honorable Michael Cooper  
Honorable David Fitzgerald  
Honorable Larry Rolling  
Mr. Ross Liner, AICP, PTP, CFM  
Mr. Jay Watson, P.E.  
Ms. Helen Lambert

Mr. Theodore Reynolds, P.E.  
Ms. Maria Robert, P.E.  
Mr. Chris Cloutet, P.E.  
Mr. Donald Jenkins, Steadfast Development, LLC  
Mr. Kelly McHugh, P.E., P.L.S., Kelly McHugh & Associates, Inc.  
Mr. Paul Mayronne, Jones Fussell, LLC



WILLIAM J. JONES, JR.  
JEFFREY D. SCHOEN  
JOHN R. WALKER  
MARGARET H. KERN  
CALVIN P. BRASSEAU  
THOMAS H. HUVAL  
PAUL J. MAYRONNE  
BAILEY DIRMANN MORSE

ANDREW J. WALKER  
KATHERINE L. RIECKE

**JONES FUSSELL, L.L.P.**

ATTORNEYS AT LAW

NORTHLAKE CORPORATE PARK, SUITE 103  
1001 SERVICE ROAD EAST, HIGHWAY 190

P.O. BOX 1810  
COVINGTON, LOUISIANA 70434-1810

TELEPHONE (985) 892-4801  
FAX (985) 892-4925

HOWARD R. FUSSELL  
(1937-2015)

December 12, 2023

Mr. Theodore C. Reynolds, P.E., Assistant Director  
Department of Engineering  
21454 Koop Drive, Building B, Suite 1B  
Mandeville, LA 70471

**Re: Manor Street and Robert Street, Robindale Subdivision, Phase 3  
Resolution #C-6624**

Dear Theodore:

In accordance with our recent meeting, please allow this letter to serve as our formal request to be placed on the St. Tammany Parish Planning Commission's (the "Commission") next available agenda, with regards to the above-referenced matter. In particular, we are requesting the Commission's approval of the following, to-wit:

1. Extension of Time to Comply with Resolution #C-6624 - As you know, we have been working diligently with staff on this matter. However, there was a significant delay during which the staff was considering various items and providing our client with direction. As a result of these delays, we are simply asking for additional time in which to comply with the standard provisions of the resolution.
2. Waiver Allowing for the Enlargement of Existing Drainage Servitudes - As you are aware, Robindale Subdivision was platted in the 1950s. At the time the subdivision was platted, various drainage servitudes were established within the boundaries of the lots. In order to provide for adequate drainage of the area, we are requesting a waiver so that we may enlarge these drainage servitudes to allow the drainage in the area to function better.
3. Waiver of Roadway Terminated by Cul-de-sac - As noted above, Robindale Subdivision, and Manor Street, were platted in the 1950s. Once Manor Street is constructed, it will terminate in a cul-de-sac and exceed the current St. Tammany regulations for roadway length. Therefore, we are requesting a waiver that so that we may build out Manor Street as originally designed and platted.

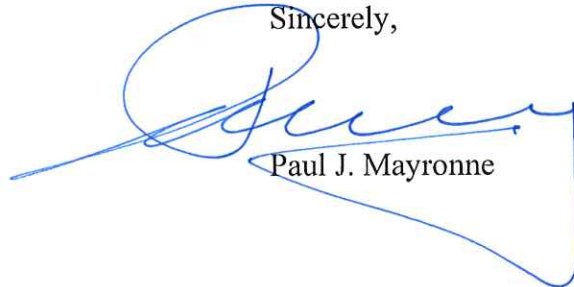
Mr. Theodore C. Reynolds

December 12, 2023

Page 2 of 2

Thank you for your assistance in this matter. We appreciate your time and attention to our request. Should you have any questions regarding any of the foregoing, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul J. Mayronne", is written over the printed name. The signature is stylized with a large initial "P" and a long horizontal stroke.

Paul J. Mayronne

PJM/amp

cc: Steadfast Development, LLC  
Kelly J. McHugh

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. 22-063

**TITLE: A RESOLUTION AUTHORIZING STEADFAST DEVELOPMENT, LLC, TO ENTER PARISH RIGHT-OF-WAY.**

**SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO STEADFAST DEVELOPMENT, LLC; 949 AUSTERLITZ STREET, MANDEVILLE, LA 70448 OR ASSIGNEES TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION OF MANOR STREET AND ROBERT STREET, ROBINDALE SUBDIVISION, FOR THE PURPOSE OF GAINING ACCESS TO PROPERTY. WARD 3, DISTRICT 2.**

NOW, THEREFORE, BE IT RESOLVED, by the St. Tammany Parish Planning Commission that it hereby grants permission to the aforementioned petitioner to enter Parish right-of-way for the aforementioned purposes, subject to the following conditions:

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and /or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. The drainage and road design with soil borings must meet the ASPHALT road standards as established under the "Subdivision Regulatory Ordinance." The Parish's engineer may require additional off-site work to minimize the potential impact of the proposed construction with special emphasis regarding drainage. The plans must include sewerage and water systems, where applicable. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. Any developer/applicant proposing to develop lots within a "dormant subdivision" or "subdivision of record" must submit for review and approval of the Parish Engineer a drainage plan that meets the detention requirements of St. Tammany Parish Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations,". Where applicable, such developer/applicant shall be entitled to claim a credit toward drainage impact fees due the Parish under the authority of the St. Tammany Parish Code of Ordinances, Chapter 2, Article XVII "Parish Fees," Division 3 "Development," Subdivision V "Mandatory Impact Fees" and, where applicable, shall be entitled to claim credit/reimbursement from any drainage impact fees that have been paid into the "Drainage Impact Fee Escrow Account" by the owner or owners of lots that are not owned by the developer/applicant but would be receiving the benefits of said storage requirements.
5. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy, including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish takes over the maintenance.

6. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.
7. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
8. That the petitioner post a Performance Obligation in the amount of \$36,900.00 for a period of one (1) year.
9. That the petitioner agree to post a Warranty Obligation upon completion of the project in the amount of \$20,295.00 period of two (2) years.
10. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the access by (an) individual (s) until the time that the access is upgraded to Parish standards and accepted into the Parish's Selective Road Maintenance System.
11. That the petitioner and any assignees agrees to provide maintenance for this access at his/her own expense until such time as the Parish agrees to accept this portion of right of way into the Parish's Selective Road Maintenance System.
12. Petitioner acknowledges and accepts full responsibility for the installation and maintenance of drainage, specifically from the on-site mechanical sewerage treatment plants, on the public right of way he/she seeks permission to enter, if applicable.
13. That the petitioner agrees to provide the Parish with the necessary drainage and utility servitude along the roadways being constructed.
14. That the petitioner shall submit a copy of the current owner's deed.
15. That the petitioner shall produce proof that the right of way is dedicated to the Parish.
16. That the petitioner shall produce from the U.S. Army Corps of Engineers either: a written statement that the road is not in a wetland area, within the meaning of Section 404 of the Federal "Clean Water Act" or a Section 404 Permit under the Federal "Clean Water Act" authorizing the opening of the portion of the right of way in question.
17. That the petitioner shall submit a site plan of Petitioner's property and the unopened right of way.
18. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE, WARD 3 DISTRICT 2.
19. That the petitioner submit as-built drawings certifying that road is constructed within the Parish right of way.
20. That the petitioner submit all documentation required within ONE (1) year from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission.

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY MR. TOM SEEGER, SECONDED BY MR. PATRICK FITZMORRIS; A VOTE THEREON RESULTED IN THE FOLLOWING:

YEA: MR. PATRICK FITZMORRIS, MR. TOM SEEGER, MR. PHILLIP TRUXILLO,  
MR. KENNETH RESS, MR. WELDON CRAWFORD, MR. PAUL BARCELONA,  
MR. CHRIS SMAIL, MR. RONALD RANDOLPH

NAY: MS. NELWIN MCINNIS, MR. BERNIE WILLIE, MR. DAVE DOHERTY

ABSTAIN: N/A

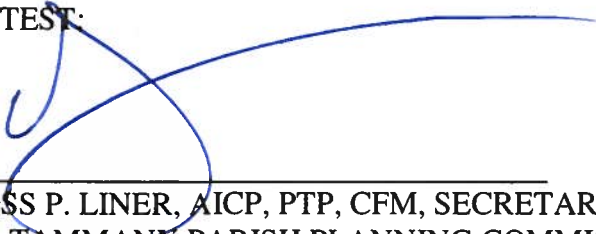
ABSENT: N/A

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 10TH DAY OF MAY, 2022, AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.



\_\_\_\_\_  
DAVID DOHERTY, JR., CHAIRMAN  
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:



\_\_\_\_\_  
ROSS P. LINER, AICP, PTP, CFM, SECRETARY  
ST. TAMMANY PARISH PLANNING COMMISSION



## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

January 3, 2024

St. Tammany Parish Planning Commission  
P.O. Box 628  
Covington, LA 70434

OLD BUSINESS  
*January 9, 2024 Agenda*

Re: Enter Parish R.O.W. Resolution No. 22-161 - The unopened portion of 2nd Avenue/The Birg Boulevard Southern Division Subdivision

Honorable Commissioners,

The above referenced resolution was adopted on November 9, 2022. The resolution states "that the petitioner submit all documentation required within ONE (1) year from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission."

As of the date of this letter, our office has not received the required documentation. Since the time has expired for the petitioner to furnish all documentation, the following action is required by the Planning Commission to allow the petitioner to proceed with this project:

ACTION REQUIRED: Extend adoption date to January 11, 2024, thereby extending the ONE (1) year submittal of documentation to January 11, 2025 and the completion date to January 11, 2026.

The petitioner's attorney, Mr. Jeff Schoen, has requested an extension of time to submit required documentation (see attached email dated December 12, 2023).

The Department of Engineering - Development has no objection to this extension.

Sincerely,

  
Daniel P. Hill, P.E.  
Director, Department of Engineering

*Attachments: St. Tammany Parish Planning Commission Resolution 22-161  
Letter dated December 21, 2023 from Mr. Jeff Schoen requesting an extension of one (1) year to submit the  
required documentation and two (2) years to preform the work*

xc: Honorable Michael Cooper  
Honorable David Fitzgerald  
Honorable Larry Rolling  
Mr. Ross Liner, AICP, PTP, CFM  
Mr. Jay Watson, P.E.  
Ms. Helen Lambert

Mr. Theodore Reynolds, P.E.  
Ms. Maria Robert, P.E.  
Mr. Chris Cloutet, P.E.  
Mr. Andrew McIver, AEW Development, LLC  
Mr. Dustin Silbernagel, P.E., Fairway Engineering + Consulting, LLC  
Mr. Jeff Schoen, Jones Fussell, LLC



WILLIAM J. JONES, JR.  
JEFFREY D. SCHOEN  
JOHN R. WALKER  
MARGARET H. KERN  
CALVIN P. BRASSEAU  
THOMAS H. HUVAL  
PAUL J. MAYRONNE

ANDREW J. WALKER  
KATHERINE L. RIECKE

## JONES FUSSELL, L.L.P.

ATTORNEYS AT LAW  
NORTHLAKE CORPORATE CENTRE, SUITE 103  
1001 SERVICE ROAD EAST, HIGHWAY 190  
P.O. Box 1810  
COVINGTON, LOUISIANA 70434-1810  
TELEPHONE (985) 892-4801  
FAX (985) 892-4925

December 21, 2023

HOWARD R. FUSSELL  
(1937-2015)

Enter R.O.W. Project  
PLANS  
RECEIVED  
12/21/2023  
DEVELOPMENT  
ENGINEERING

ENGINEERING  
REVIEW COPY

### VIA EMAIL

Ms. Maria T. Robert, MSCA, P.E.  
St. Tammany Parish  
Department of Engineering  
21454 Koop Drive, Building B  
Mandeville, Louisiana 70471

**RE: Request to Enter Right-of-Way  
Resolution No. 22-161  
Portion of 2<sup>nd</sup> Street North of Helingbirg Rd.  
The Birg Boulevard, Southern Division Subdivision  
Our File A-17,406**

Dear Maria:

As you know, I represent AEW Salles Development, LLC with regards to its request to enter a portion of 2<sup>nd</sup> Street North of Helingbirg Rd, The Birg Boulevard, Southern Division Subdivision right-of-way. Since the approval of the above-referenced Resolution, we have been working diligently in an effort to prepare and provide all of the documents and information required by the Resolution. However, for a variety of reasons, it has taken us much longer than anticipated. Accordingly, we would respectfully request an extension of time in which to provide the required documentation. Therefore, we ask that this matter be placed on the St. Tammany Parish Planning Commission's next available agenda for consideration.

Thanks for processing our request, and should you have any questions, or need any additional information, please do not hesitate to contact me.

With best regards,

Very truly yours,

JONES FUSSELL, L.L.P.

BY:   
JEFFREY D. SCHOEN

JDS:swg  
cc: AEW Salles Development, LLC

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. 22-161

**TITLE: A RESOLUTION AUTHORIZING AEW SALLES DEVELOPMENT, LLC C/O MR. ANDREW McIVER TO ENTER PARISH RIGHT-OF-WAY.**

**SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO AEW SALLES DEVELOPMENT, LLC C/O MR. ANDREW McIVER, 404 E. GIBSON ST., 2, COVINGTON, LA 70433 OR ASSIGNEES, TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION OF 2<sup>ND</sup> STREET NORTH OF HELINGBIRG RD. THE BIRG BOULEVARD SOUTHERN DIVISION SUBDIVISION, FOR THE PURPOSE OF GAINING ACCESS TO PROPERTY. WARD 3, DISTRICT 5.**

NOW, THEREFORE, BE IT RESOLVED, by the St. Tammany Parish Planning Commission that it hereby grants permission to the aforementioned petitioner to enter Parish right-of-way for the aforementioned purposes, subject to the following conditions:

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and /or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. The drainage and road design with soil borings must meet the asphalt road standards as established under the "Subdivision Regulatory Ordinance." The Parish's engineer may require additional off-site work to minimize the potential impact of the proposed construction with special emphasis regarding drainage. The plans must include sewerage and water systems, where applicable. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. Any developer/applicant proposing to develop lots within a "dormant subdivision" or "subdivision of record" must submit for review and approval of the Parish Engineer a drainage plan that meets the detention requirements of St. Tammany Parish Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations,". Where applicable, such developer/applicant shall be entitled to claim a credit toward drainage impact fees due the Parish under the authority of the St. Tammany Parish Code of Ordinances, Chapter 2, Article XVII "Parish Fees," Division 3 "Development," Subdivision V "Mandatory Impact Fees" and, where applicable, shall be entitled to claim credit/reimbursement from any drainage impact fees that have been paid into the "Drainage Impact Fee Escrow Account" by the owner or owners of lots that are not owned by the developer/applicant but would be receiving the benefits of said storage requirements.
5. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy, including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish takes over the maintenance.



6. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.
7. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
8. That the petitioner post a Performance Obligation in the amount of \$13,000.00 for a period of one (1) year.
9. That the petitioner agree to post a Warranty Obligation upon completion of the project in the amount of \$7,260.00 for a period of two (2) years.
10. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the access by (an) individual (s) until the time that the access is upgraded to Parish standards and accepted into the Parish's Selective Road Maintenance System.
11. That the petitioner and any assignees agrees to provide maintenance for this access at his/her own expense until such time as the Parish agrees to accept this portion of right of way into the Parish's Selective Road Maintenance System.
12. Petitioner acknowledges and accepts full responsibility for the installation and maintenance of drainage, specifically from the on-site mechanical sewerage treatment plants, on the public right of way he/she seeks permission to enter.
13. That the petitioner agrees to provide the Parish with the necessary drainage and utility servitude along the roadways being constructed.
14. That the petitioner shall submit a copy of the current owner's deed.
15. That the petitioner shall produce proof that the right of way is dedicated to the Parish.
16. That the petitioner shall produce from the U.S. Army Corps of Engineers either: a written statement that the road is not in a wetland area, within the meaning of Section 404 of the Federal "Clean Water Act" or a Section 404 Permit under the Federal "Clean Water Act" authorizing the opening of the portion of the right of way in question.
17. That the petitioner shall submit a site plan of Petitioner's property and the unopened right of way.
18. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE, WARD 3 DISTRICT 5.
19. That the petitioner submit as-built drawings certifying that road is constructed within the Parish right of way.
20. That the petitioner submit all documentation required within ONE (1) year from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission.

(DRAFT DATE 10/27/2022)

RESOLUTION P.C. NO. 22-161

PAGE NO. 3 OF 3

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY MR. PAUL BARCELONA, SECONDED BY MR. RONALD RANDOLPH; A VOTE THEREON RESULTED IN THE FOLLOWING:

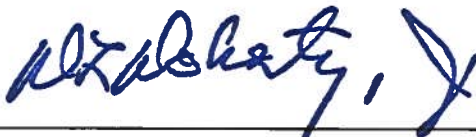
YEA: MR. PATRICK FITZMORRIS, MR. TOM SEEGER, MR. RAY WILLIE,  
MR. KENNETH RESS, MR. WELDON CRAWFORD, MR. PAUL BARCELONA,  
MR. CHRIS SMAIL, MR. RONALD RANDOLPH, MR. DAVE DOHERTY, Jr.,  
MRS. NELWYN MCINNIS

NAY: N/A

ABSTAIN: N/A

ABSENT: N/A

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 9TH DAY OF NOVEMBER, 2022, AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.



\_\_\_\_\_  
DAVID DOHERTY, JR., CHAIRMAN  
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:



\_\_\_\_\_  
ROSS P. LINER, AICP, PTP, CFM, SECRETARY  
ST. TAMMANY PARISH PLANNING COMMISSION

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## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

January 3, 2024

St. Tammany Parish Planning Commission  
P.O. Box 628  
Covington, LA 70434

OLD BUSINESS  
*January 9, 2024 Agenda*

Re: Enter Parish R.O.W. Resolution No. 22-045 - The unopened portion of Delta Street and Eldora Avenue/Tammany Terrace Subdivision, Phase 3

Honorable Commissioners,

The above referenced resolution was adopted on April 12, 2022. The resolution states "that the petitioner submit all documentation required within ONE (1) year from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission."

As of the date of this letter, our office has not received the required documentation. Since the time has expired for the petitioner to furnish all documentation, the following action is required by the Planning Commission to allow the petitioner to proceed with this project:

**ACTION REQUIRED:** Extend adoption date to January 11, 2024, thereby extending the ONE (1) year submittal of documentation to January 11, 2025 and the completion date to January 11, 2026.

The petitioner's attorney, Mr. Paul Mayronne, has requested an extension of time to submit required documentation (see attached email dated December 14, 2023).

The Department of Engineering - Development has no objection to this extension.

Sincerely,



Daniel P. Hill, P.E.

Director, Department of Engineering

**Attachments:** St. Tammany Parish Planning Commission Resolution 22-045

*Letter dated December 14, 2023 from Mr. Paul Mayronne requesting an extension of one (1) year to submit the required documentation and two (2) years to preform the work*

xc: Honorable Michael Cooper  
Honorable Rykert Toledano  
Honorable Pat Phillips  
Mr. Ross Liner, AICP, PTP, CFM  
Mr. Jay Watson, P.E.  
Ms. Helen Lambert

Mr. Theodore Reynolds, P.E.  
Ms. Maria Robert, P.E.  
Mr. Chris Cloutet, P.E.  
Mr. Eric Seals, Tammany Terrace, LLC  
Mr. Adam Hughes, Hughes Custom Homes, LLC  
Mr. Paul Mayronne, Jones Fussell, LLC

WILLIAM J. JONES, JR.  
JEFFREY D. SCHOEN  
JOHN R. WALKER  
MARGARET H. KERN  
CALVIN P. BRASSEAU  
THOMAS H. HUVAL  
PAUL J. MAYRONNE  
ANDREW J. WALKER  
KATHERINE L. RIECKE

**JONES FUSSELL, L.L.P.**

ATTORNEYS AT LAW

NORTHLAKE CORPORATE PARK, SUITE 103  
1001 SERVICE ROAD EAST, HIGHWAY 190

P.O. BOX 1810  
COVINGTON, LOUISIANA 70434-1810

TELEPHONE (985) 892-4801  
FAX (985) 892-4925

HOWARD R. FUSSELL  
(1937-2015)

December 14, 2023

**VIA EMAIL AND U.S. MAIL**

Ms. Maria T. Robert, MSCA, P.E.  
St. Tammany Parish  
Department of Engineering  
21454 Koop Drive, Building B  
Mandeville, Louisiana 70471

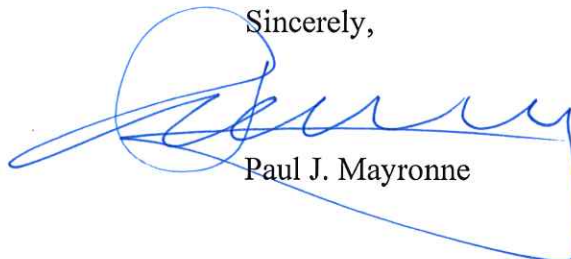
**Re: Request to Enter Right-of-Way  
Resolution No. 22-045  
Tammany Terrace, Phase 3**

Dear Maria:

As you may know, I represent Tammany Terrace, LLC with regards to its request to enter a portion of the Delta Street and Eldora Avenue rights-of-way, Tammany Terrace Subdivision. Since the approval of the above-referenced Resolution, we have been working diligently in an effort to prepare and provide all of the documents and information required by the Resolution. However, for a variety of reasons, it has taken us much longer than anticipated. Accordingly, we would respectfully request an extension of time in which to provide the required documentation. Therefore, we ask that this matter be placed on the St. Tammany Parish Planning Commission's next available agenda for consideration.

Thank for you processing our request, and should you have any questions, or need any additional information, please do not hesitate to contact me.

Sincerely,



Paul J. Mayronne

PJM/amh

cc: Tammany Terrace, LLC



ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. 22-045

**TITLE: A RESOLUTION AUTHORIZING TAMMANY TERRACE, LLC,  
TO ENTER PARISH RIGHT-OF-WAY.**

**SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO TAMMANY TERRACE,  
LLC C/O MR. ERIC P. SEALS, MANAGER, 454 RUTHERFORD,  
COVINGTON, LA 70433 OR ASSIGNEES TO ENTER PARISH RIGHT-  
OF-WAY, SPECIFICALLY THE UNOPENED PORTION OF DELTA  
STREET AND ELDORA AVENUE, TAMMANY TERRACE  
SUBDIVISION, FOR THE PURPOSE OF GAINING ACCESS TO  
PROPERTY. WARD 3, DISTRICT 2.**

NOW, THEREFORE, BE IT RESOLVED, by the St. Tammany Parish Planning Commission that it hereby grants permission to the aforementioned petitioner to enter Parish right-of-way for the aforementioned purposes, subject to the following conditions:

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and /or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. The drainage and road design with soil borings must meet the **ASPHALT** road standards as established under the "Subdivision Regulatory Ordinance." The Parish's engineer may require additional off-site work to minimize the potential impact of the proposed construction with special emphasis regarding drainage. The plans must include sewerage and water systems, where applicable. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. Any developer/applicant proposing to develop lots within a "dormant subdivision" or "subdivision of record" must submit for review and approval of the Parish Engineer a drainage plan that meets the detention requirements of St. Tammany Parish Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations,". Where applicable, such developer/applicant shall be entitled to claim a credit toward drainage impact fees due the Parish under the authority of the St. Tammany Parish Code of Ordinances, Chapter 2, Article XVII "Parish Fees," Division 3 "Development," Subdivision V "Mandatory Impact Fees" and, where applicable, shall be entitled to claim credit/reimbursement from any drainage impact fees that have been paid into the "Drainage Impact Fee Escrow Account" by the owner or owners of lots that are not owned by the developer/applicant but would be receiving the benefits of said storage requirements.
5. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy, including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish takes over the maintenance.

6. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.
7. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
8. That the petitioner post a Performance Obligation in the amount of \$111,320.00 for a period of one (1) year.
9. That the petitioner agrees to post a Warranty Obligation upon completion of the project in the amount of \$61,226.00 for a period of two (2) years.
10. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the access by (an) individual (s) until the time that the access is upgraded to Parish standards and accepted into the Parish's Selective Road Maintenance System.
11. That the petitioner and any assignees agrees to provide maintenance for this access at his/her own expense until such time as the Parish agrees to accept this portion of right of way into the Parish's Selective Road Maintenance System.
12. Petitioner acknowledges and accepts full responsibility for the installation and maintenance of drainage, specifically from the on-site mechanical sewerage treatment plants, on the public right of way he/she seeks permission to enter, if applicable.
13. That the petitioner agrees to provide the Parish with the necessary drainage and utility servitude along the roadways being constructed.
14. That the petitioner shall submit a copy of the current owner's deed.
15. That the petitioner shall produce proof that the right of way is dedicated to the Parish.
16. That the petitioner shall produce from the U.S. Army Corps of Engineers either: a written statement that the road is not in a wetland area, within the meaning of Section 404 of the Federal "Clean Water Act" or a Section 404 Permit under the Federal "Clean Water Act" authorizing the opening of the portion of the right of way in question.
17. That the petitioner shall submit a site plan of Petitioner's property and the unopened right of way.
18. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE, WARD 3 DISTRICT 2.
19. That the petitioner submit as-built drawings certifying that road is constructed within the Parish right of way.
20. That the petitioner submit all documentation required within ONE (1) year from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission.

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY MR. PAUL BARCELONA, SECONDED BY MR. RONALD RANDOLPH; A VOTE THEREON RESULTED IN THE FOLLOWING:

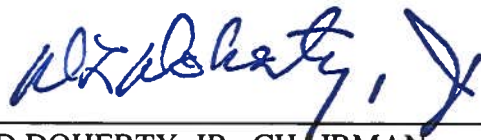
YEA: MR. DAVE DOHERTY, MR. PATRICK FITZMORRIS, MR. TOM SEEGER, MR. PHILLIP TRUXILLO, MS. NELWIN MCINNIS, MR. BERNIE WILLIE, MR. WELDON CRAWFORD, MR. PAUL BARCELONA, MR. CHRIS SMAIL, MR. RONALD RANDOLPH

NAY: N/A

ABSTAIN: N/A

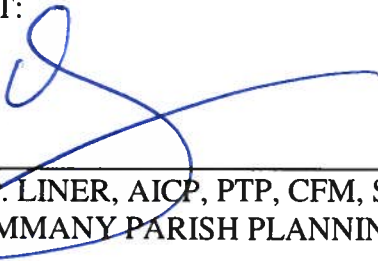
ABSENT: MR. KENNETH RESS

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 12TH DAY OF APRIL, 2022, AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.



DAVID DOHERTY, JR., CHAIRMAN  
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:



ROSS P. LINER, AICP, PTP, CFM, SECRETARY  
ST. TAMMANY PARISH PLANNING COMMISSION

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## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

January 3, 2024

St. Tammany Parish Planning Commission  
P.O. Box 628  
Covington, LA 70434

OLD BUSINESS  
*January 9, 2024 Agenda*

Re: Enter Parish R.O.W. Resolution No. 22-063/Council Resolution No. C-6624 - The unopened portion of Manor Street and Robert Street/Robindale Subdivision

Honorable Commissioners,

The above referenced project received approval from the Planning Commission on May 10, 2022. However, due to the unique nature of this project the developer is seeking waivers of St. Tammany Parish Ordinance Sections 125-56 and 125-88.

Pursuant to Ordinance Section 125-56(d)(2), the developer is requesting a waiver of the maximum cul-de-sac length of 700', see attached letter. A waiver of this section requires a 2/3rds majority affirmative vote of the Planning Commission Membership.

Pursuant to Ordinance Section 125-88(c), the developer is requesting a waiver of the requirement for all drainage rights-of-way/ servitudes shall not be located within an individual lot (see attached letter). At the time the subdivision was platted, various drainage servitudes were established within the boundaries of the lots. In order to provide for adequate drainage of the area, the petitioner is requesting a waiver to enlarge these drainage servitudes within individual lots. The current lot configuration shows lots encumbered with private drainage servitudes, as such the plan needs to be revised to conform with Section 125-88 or a waiver of this Ordinance Section be granted by a 2/3rds majority affirmative vote of the Planning Commission Membership.

The petitioner's attorney, Mr. Paul Mayronne, has requested the above referenced waivers (see attached letter dated December 12, 2023).

The Department of Engineering - Development has no objection to these requests.

Sincerely,

  
Daniel P. Hill, P.E.  
Director, Department of Engineering

Attachments: *St. Tammany Parish Planning Commission Resolution 22-063*  
*St. Tammany Parish Council Resolution Series No. C-6624*  
*Letter dated December 12, 2023 from Mr. Paul Mayronne requesting the waivers of St. Tammany Parish Ordinance Sections 125-56 and 125-88*

xc: Honorable Michael Cooper  
Honorable David Fitzgerald  
Honorable Larry Rolling  
Mr. Ross Liner, AICP, PTP, CFM  
Mr. Jay Watson, P.E.  
Ms. Helen Lambert

Mr. Theodore Reynolds, P.E.  
Ms. Maria Robert, P.E.  
Mr. Chris Cloutet, P.E.  
Mr. Donald Jenkins, Steadfast Development, LLC  
Mr. Kelly McHugh, P.E., P.L.S., Kelly McHugh & Associates, Inc.  
Mr. Paul Mayronne, Jones Fussell, LLC



WILLIAM J. JONES, JR.  
JEFFREY D. SCHOEN  
JOHN R. WALKER  
MARGARET H. KERN  
CALVIN P. BRASSEAU  
THOMAS H. HUVAL  
PAUL J. MAYRONNE  
BAILEY DIRMANN MORSE

ANDREW J. WALKER  
KATHERINE L. RIECKE

**JONES FUSSELL, L.L.P.**

ATTORNEYS AT LAW

NORTHLAKE CORPORATE PARK, SUITE 103  
1001 SERVICE ROAD EAST, HIGHWAY 190

P.O. BOX 1810  
COVINGTON, LOUISIANA 70434-1810

TELEPHONE (985) 892-4801  
FAX (985) 892-4925

HOWARD R. FUSSELL  
(1937-2015)

December 12, 2023

Mr. Theodore C. Reynolds, P.E., Assistant Director  
Department of Engineering  
21454 Koop Drive, Building B, Suite 1B  
Mandeville, LA 70471

**Re: Manor Street and Robert Street, Robindale Subdivision, Phase 3  
Resolution #C-6624**

Dear Theodore:

In accordance with our recent meeting, please allow this letter to serve as our formal request to be placed on the St. Tammany Parish Planning Commission's (the "Commission") next available agenda, with regards to the above-referenced matter. In particular, we are requesting the Commission's approval of the following, to-wit:

1. Extension of Time to Comply with Resolution #C-6624 - As you know, we have been working diligently with staff on this matter. However, there was a significant delay during which the staff was considering various items and providing our client with direction. As a result of these delays, we are simply asking for additional time in which to comply with the standard provisions of the resolution.
2. Waiver Allowing for the Enlargement of Existing Drainage Servitudes - As you are aware, Robindale Subdivision was platted in the 1950s. At the time the subdivision was platted, various drainage servitudes were established within the boundaries of the lots. In order to provide for adequate drainage of the area, we are requesting a waiver so that we may enlarge these drainage servitudes to allow the drainage in the area to function better.
3. Waiver of Roadway Terminated by Cul-de-sac - As noted above, Robindale Subdivision, and Manor Street, were platted in the 1950s. Once Manor Street is constructed, it will terminate in a cul-de-sac and exceed the current St. Tammany regulations for roadway length. Therefore, we are requesting a waiver that so that we may build out Manor Street as originally designed and platted.

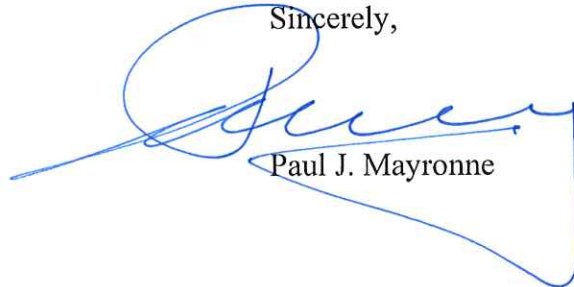
Mr. Theodore C. Reynolds

December 12, 2023

Page 2 of 2

Thank you for your assistance in this matter. We appreciate your time and attention to our request. Should you have any questions regarding any of the foregoing, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul J. Mayronne", is written over the printed name. The signature is stylized with a large initial "P" and a long horizontal stroke.

Paul J. Mayronne

PJM/amp

cc: Steadfast Development, LLC  
Kelly J. McHugh

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. 22-063

**TITLE: A RESOLUTION AUTHORIZING STEADFAST DEVELOPMENT, LLC, TO ENTER PARISH RIGHT-OF-WAY.**

**SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO STEADFAST DEVELOPMENT, LLC; 949 AUSTERLITZ STREET, MANDEVILLE, LA 70448 OR ASSIGNEES TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION OF MANOR STREET AND ROBERT STREET, ROBINDALE SUBDIVISION, FOR THE PURPOSE OF GAINING ACCESS TO PROPERTY. WARD 3, DISTRICT 2.**

NOW, THEREFORE, BE IT RESOLVED, by the St. Tammany Parish Planning Commission that it hereby grants permission to the aforementioned petitioner to enter Parish right-of-way for the aforementioned purposes, subject to the following conditions:

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and /or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. The drainage and road design with soil borings must meet the ASPHALT road standards as established under the "Subdivision Regulatory Ordinance." The Parish's engineer may require additional off-site work to minimize the potential impact of the proposed construction with special emphasis regarding drainage. The plans must include sewerage and water systems, where applicable. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. Any developer/applicant proposing to develop lots within a "dormant subdivision" or "subdivision of record" must submit for review and approval of the Parish Engineer a drainage plan that meets the detention requirements of St. Tammany Parish Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations,". Where applicable, such developer/applicant shall be entitled to claim a credit toward drainage impact fees due the Parish under the authority of the St. Tammany Parish Code of Ordinances, Chapter 2, Article XVII "Parish Fees," Division 3 "Development," Subdivision V "Mandatory Impact Fees" and, where applicable, shall be entitled to claim credit/reimbursement from any drainage impact fees that have been paid into the "Drainage Impact Fee Escrow Account" by the owner or owners of lots that are not owned by the developer/applicant but would be receiving the benefits of said storage requirements.
5. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy, including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish takes over the maintenance.

6. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.
7. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
8. That the petitioner post a Performance Obligation in the amount of \$36,900.00 for a period of one (1) year.
9. That the petitioner agree to post a Warranty Obligation upon completion of the project in the amount of \$20,295.00 period of two (2) years.
10. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the access by (an) individual (s) until the time that the access is upgraded to Parish standards and accepted into the Parish's Selective Road Maintenance System.
11. That the petitioner and any assignees agrees to provide maintenance for this access at his/her own expense until such time as the Parish agrees to accept this portion of right of way into the Parish's Selective Road Maintenance System.
12. Petitioner acknowledges and accepts full responsibility for the installation and maintenance of drainage, specifically from the on-site mechanical sewerage treatment plants, on the public right of way he/she seeks permission to enter, if applicable.
13. That the petitioner agrees to provide the Parish with the necessary drainage and utility servitude along the roadways being constructed.
14. That the petitioner shall submit a copy of the current owner's deed.
15. That the petitioner shall produce proof that the right of way is dedicated to the Parish.
16. That the petitioner shall produce from the U.S. Army Corps of Engineers either: a written statement that the road is not in a wetland area, within the meaning of Section 404 of the Federal "Clean Water Act" or a Section 404 Permit under the Federal "Clean Water Act" authorizing the opening of the portion of the right of way in question.
17. That the petitioner shall submit a site plan of Petitioner's property and the unopened right of way.
18. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE, WARD 3 DISTRICT 2.
19. That the petitioner submit as-built drawings certifying that road is constructed within the Parish right of way.
20. That the petitioner submit all documentation required within ONE (1) year from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission.



THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY MR. TOM SEEGER, SECONDED BY MR. PATRICK FITZMORRIS; A VOTE THEREON RESULTED IN THE FOLLOWING:

YEA: MR. PATRICK FITZMORRIS, MR. TOM SEEGER, MR. PHILLIP TRUXILLO,  
MR. KENNETH RESS, MR. WELDON CRAWFORD, MR. PAUL BARCELONA,  
MR. CHRIS SMAIL, MR. RONALD RANDOLPH

NAY: MS. NELWIN MCINNIS, MR. BERNIE WILLIE, MR. DAVE DOHERTY

ABSTAIN: N/A

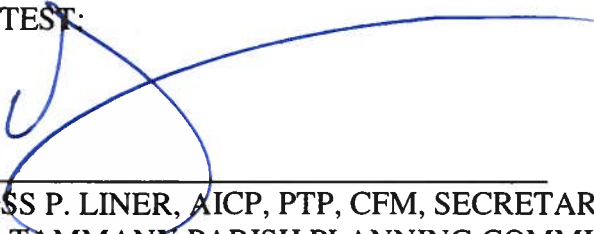
ABSENT: N/A

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 10TH DAY OF MAY, 2022, AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.



\_\_\_\_\_  
DAVID DOHERTY, JR., CHAIRMAN  
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:



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ROSS P. LINER, AICP, PTP, CFM, SECRETARY  
ST. TAMMANY PARISH PLANNING COMMISSION