

AGENDA
ST. TAMMANY PARISH PLANNING & ZONING COMMISSION MEETING
6:00 PM – TUESDAY JUNE 9, 2026
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. The livestream will begin at 6:00 PM on Tuesday June 9, 2026.

ROLL CALL

APPOINT

ALTERNATES(IFAPPLICABLE)

CALL TO ORDER

ANNOUNCEMENTS

- **Please silence all phones and electronic devices**
- **Appeals – Fees apply**
- **Speaker Cards**
- **Public Speaking – Five (5) minutes each side and three (3) minutes for additional comments**
- **Please exit the building**

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE MAY 12, 2026 MINUTES

POSTPONING OF CASES

ENTER THE PARISH RIGHT-OF-WAY

- 1- Request to Enter the Parish Right-of-Way for Cawson Street (Town of Mandeville Squares)

Debtor: Charlie Rick Investments LLC

Engineer/Surveyor: FJ Fuselier & Associates LLC

Parish Council District Representative: Hon. Maureen O'Brien

General Location: The property is located west of Soult St., north of Florida St., Mandeville, Louisiana; Ward 4, District 10

STREET REVOCATION

REV26-06-004

- 2- The revocation of an unopened portion of 20th Street, located on the north side of Washington Street, west of 19th Street and east of 22nd Street between Square 176 and Square 175 in the Lacombe Park Subdivision (as delineated on Map #183B), Ward 7, District 7.

Applicant: Devin Silve

Parish Council District Representative: Hon. Joe Impastato

MINOR SUBDIVISION

3- 2026-4663-MSP

Minor Subdivision of Parcel C into Parcels C-1, C-2, C-3 & C-4

Owner & Representative: Dennis E. Glass

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the north side of LA Tung Road, east of Middle Road, west of LA Highway 1129, Covington, Louisiana; S44, T4S, R11E, Ward 2, District 6

4- 2026-4664-MSP

Minor Subdivision of Parcel B & 0.752 acres into Parcel B-1
Owner & Representative: Richard D. Ventola Jr. & Debra Ventola
Surveyor: John G. Cummings & Associates
Parish Council District Representative: Hon. Rick Smith
General Location: The property is located on the east side of LA Highway 1085, north of Ventola Road, Madisonville, Louisiana; S7 & 8, T7S, R10E, Ward 1, District 1

5- 2026-4672-MSP

Minor Subdivision of 72.53 acres into Parcels G-1 & G-2
Owner & Representative: Estate of Catherine Ann Hannon O'Flynn – Executrix Karen O'Flynn McClure
Surveyor: Randall W. Brown & Associates, Inc.
Parish Council District Representative: Hon. David Cogle
General Location: The property is located on the north side of Crawford Landing Road, east of N. Military Road, Pearl River, Louisiana; S31 & 32, T8S, R15E, Ward 8, District 9

6- 2026-4680-MSP

Minor Subdivision of Tracts A & B into Tract A1
Owner & Representative: Arston Grass
Surveyor: Land Surveying, LLC
Parish Council District Representative: Hon. Martha J. Cazaubon
General Location: The property is located on the south side of Penn Mill Road, east of Pruden Road, Covington, Louisiana; S25, T6S, R10E, Ward 3, District 3

RESUBDIVISION

7- 2026-4654-MRP

Minor Subdivision of Lots K2, K3, K4 & K5 into Lot K2-A, Town of Mandeville Subdivision
Owner & Representative: Ronald H. King
Surveyor: Randall W. Brown & Associates, Inc.
Parish Council District Representative: Hon. Pat Phillips
General Location: The property is located on the northeast corner of Phoenix Way & Carroll Street, Mandeville, Louisiana; S39, T8S, R11E, Ward 4, District 5

8- 2026-4656-MRP

Resubdivision of Lot 14-A into Lots 14-A1 & 14-A2, Beatty Acres Estates
Owner: McCalman, LLC – Samuel M. Camp
Representative: Jones Fussell, LLP – Jeffrey D. Shoen
Parish Council District Representative: Hon. Pat Philips
General Location: The property is located on the east side of Buras Ranch Road, north of Dove Park Road, Covington, Louisiana; S23, T7S, R11E, Ward 4, District 5

9- 2026-4665-MRP - WITHDRAWN

Resubdivision of lot 6B into lot 6B-1 & 6B-2, Square 5, Live Oak Hills Subdivision
Owner & Representative: Succession of Christine DeWitt Dunn – Independent Administratrix Rory J. Dunn
Parish Council District Representative: Hon. Kathy Seiden
General Location: The property is located on the north side of LA Highway 22, east of Kathman Drive, Madisonville, Louisiana; S18, T7S, R10E, Ward 1, District 4

10- 2026-4670-MRP

Resubdivision of lots 124 & 806 into lot 124-A, Bedico Creek Subdivision, Parcel C-1
Owner & Representative: Wesley P. Toups & Katie Lynn Toups
Parish Council District Representative: Hon. Kathy Seiden
General Location: The property is located on the southwest corner of South Fairway Drive & Parkside Cove, Madisonville, Louisiana; S6 & 7, T7S, R10E, Ward 1, District 4

11- 2026-4671-MRP

Resubdivision of lot 129 & 1142.78 square feet of Delta Bayou into lot 129-A, River Club Subdivision, Phase 2-B

Owner & Representative: William Philip Nuss & Wendy Keeley Nuss

Parish Council District Representative: Hon. Rick Smith

General Location: The property is located on the east side of River Club Drive, south of Ox Bow Lane, Covington, Louisiana; S49, T7S, R11E, Ward 1, District 1

12- 2026-4673-MRP

Resubdivision of lots 220-A, 222-A & 224-A into lots 220-A1, 222-A1, 224-A1 & 226-A, Three Rivers Heights

Owner & Representative: Brignac Property Holdings, LLC - Ryan Brignac

Parish Council District Representative: Hon. Rick Smith

General Location: The property is located on the north side of Madison Avenue and on the east side of Rex Avenue, Madisonville, Louisiana; S10, T7S, R10E, Ward 1, District 1

13- 2026-4681-MRP

Resubdivision of lots 21-A, 21-B & 21-C into lots 21-A-1 & 21-C-1, Mandeville Five Acre Farms

Owner & Representative: Roy Joseph Gelpi & Michelle Laffiteau Gelpi

Parish Council District Representative: Hon. Pat Phillips

General Location: The property is located on the north side of Maplewood Drive and along Gelpi Lane (Private), Mandeville, Louisiana; S25, T7S, R11E, Ward 4, District 5

14- 2026-4684-MRP

Resubdivision of lot 608-A into lots 608-A1 & 608-A2, Tchefuncta Club Estates, Phase 2

Owner & Representative: Christian Blake & Rebecca V. Harrison

Parish Council District Representative: Hon. Rick Smith

General Location: The property is located at the end of Wax Myrtle Lane, south of Hummingbird Road, Covington, Louisiana; S49, T7S, R11E, Ward 1, District 1

FINAL SUBDIVISION & CONSTRUCTION PLAN APPROVAL:

15- 2026-4544-PP

Coquille Subdivision, Phase 4

Developer/Owner: Forest Lakes Estates, LLC

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Kathy Seiden

General Location: The property is located on the south side of LA Highway 22, east of Trepagnier Road, Madisonville, Louisiana; Ward 1, District 4

16- 2026-4596-PP

Vincent Heights Subdivision

Developer/Owner: Pruden Creek Partners, LLC

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The property is located on the north side of Penn Mill Road, west of Covington Vincent Airport Road, Covington, Louisiana; Ward 3, District 3

Postponed at the April 14, 2026 and at the May 12, 2026 Planning Commission Meeting

17- 2026-4633-PP

Lake Hills Subdivision

Developer/Owner: Lake Hills, LLC

Engineer/Surveyor: Kyle Associates, LLC

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The property is located on the north of LA Highway 1078, west of LA Highway 25, Folsom, Louisiana; Ward 3, District 3

Postponed at the May 12, 2026 Planning Commission Meeting

OLD BUSINESS

18- 2022-2844-FP

Abita Ridge Subdivision, Phases 3A & 3B

Developer/Owner: Abita River Park, LLC

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Larry Rolling

General Location: The property is located on the north side of Harrison Avenue, east of US Highway 190, Covington, Louisiana. Ward 3, District 3

Developer/Engineer requesting a waiver to eliminate the requirements for Finish Floor Elevation (FFE) to be 12” above centerline of the street, and instead, to be 12” above the FEMA Base Flood Elevation.

NEW BUSINESS

ADJOURNMENT