

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00 P.M. - TUESDAY, MARCH 8, 2005**  
**ST. TAMMANY PARISH LA HWY. 59 - KOOP DRIVE COMPLEX**  
**21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS**  
**MANDEVILLE, LOUISIANA**

**ROLL CALL**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE FEBRUARY 9, 2005 MINUTES**

**PUBLIC HEARINGS**

**APPEARER/REQUEST**

**ENTERING THE TAMMANY TRACE**

Request to enter the Tammany Trace, located on the south side of U.S. Highway 190, in the vicinity of Lacombe, Louisiana, Ward 7, District 7

Petitioner: J|MAC Development, L.L.C. \_\_\_\_\_ Parish Council District Representative: Hon. Joseph Impastato

**REVOCATION/CLOSINGS REVIEW**

**RESUBDIVISION REVIEW**

**RS05-03-038**

Three Rivers Heights, lots 266 & 268 into lots 266A & 268A, Ward 1, District 1

Petitioner: Renee J. Baham      Surveyor: Wilson-Pope, Inc.

Owner: Renee J. Baham      Parish Council District Representative: Hon. Marty Dean

**TENTATIVE SUBDIVISION REVIEW**

**SD05-01-001**

The Bluffs of Covington, Ward 3, District 1

Developer/Owner: Etienne Devlih      Engineer: Richard C. Lambert Consultants

Parish Council District Representative: Hon. Marty Dean

**(TABLED FROM THE FEBRUARY 9, 2005 MEETING)**

**SD05-03-004**

Tallow Creek, Phase 1-I, Ward 1, District 1

Developer/Owner: Lonesome Development, L.L.C.      Engineer: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

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**SD05-03-005**

Pittman Place, Ward 8, District 9  
Developer/Owner: Jerrett Pittman      Engineer: J.V. Burkes & Associates, Inc.  
Parish Council District Representative: Hon. Barry Bagert

**PRELIMINARY SUBDIVISION REVIEW**

**SD04-09-028P2**

Seymour Myers Industrial Park, Phase 2 (*an industrial development*), Ward 1, District 1  
Developer/Owner: Robert F. Myers      Engineer: Cooper Engineering, Inc.  
Parish Council District Representative: Hon. Marty Dean  
**(TABLED FROM THE FEBRUARY 9, 2005 MEETING)**  
**(DEVELOPER REQUESTS TABLING)**

**SD04-11-036P**

Oaklawn Trace, Ward 7, District 7  
Developer/Owner: J/MAC Development      Engineer: Kelly McHugh & Associates, Inc.  
Parish Council District Representative: Hon. Joseph Impastato  
**(TABLED FROM THE FEBRUARY 9, 2005 MEETING)**

**SD04-10-029P**

Lake Ramsey, Phase 4A, Ward 3, District 3  
Developer/Owner: One Consort International, L.L.C.      Engineer: Cooper Engineering, Inc.  
Parish Council District Representative: Hon. James "Red" Thompson  
**(DEVELOPER REQUESTS TAB**

**SD04-12-035P**

Pontchartrain Oaks Estates, Ward 1, District 1  
Developer/Owner: Pontchartrain Oaks Estates, L.L.C.      Engineer: Kelly McHugh & Associates, Inc.  
Parish Council District Representative: Hon. Marty Dean

**FINAL SUBDIVISION REVIEW**

**SD02-06-012F3A**

Southdown, Phase 3-A, Ward 1, District 1  
Developer/Owner: Southdown, L.L.C.      Engineer: Kelly McHugh & Associates, Inc.  
Parish Council District Representative: Hon. Marty Dean

**ENTERING PARISH RIGHT-OF-WAY/SERVITUDES/EASEMENTS**

Helenbirg Subdivision, Ward 3, District 5  
Request to enter Parish right-of-way (South and May Streets) for the purpose of gaining access to property  
Petitioner: Landmark Investments & Construction, Ltd.  
Parish Council District Representative: Hon. Marty Gould  
**(TABLED FROM THE FEBRUARY 9, 2005 MEETING)**

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Town of Mandeville Subdivision, Ward 4, District 7  
Request to enter Parish right-of-way (Agnes, Nelson, Molitor and Soult Streets) for the purpose of gaining access to property     Petitioner: Cyrus, L.L.C.  
Parish Council District Representative: Hon. Joseph Impastato

Paillet First Subdivision, Ward 10, District 6  
Request to enter Parish right-of-way (6<sup>th</sup> Street & 9<sup>th</sup> Avenue) for the purpose of gaining access to property  
      Petitioner: Dan Duracher  
Parish Council District Representative: Hon. Gary Singeltary

**VOLUNTARY DEVELOPMENTAL AGREEMENTS**

Penn Mill Place, Ward 1, District 1  
Developer: Tammany Development, Inc.  
Council District Representative: Hon. Marty Dean  
**(TABLED FROM THE FEBRUARY 9, 2005 MEETING)**

**PERFORMANCE OBLIGATIONS**

Tammany Hills Subdivision (10<sup>th</sup> Street), Ward 3, District 5  
Amount: \$6,000.00     Expires: April 14, 2005  
Debtor: Guy Mitchell     Parish Council District Representative: Hon. Marty Gould

Tammany Hills Subdivision (11<sup>th</sup> Street), Ward 3, District 5  
Amount: \$25,600.00     Expires: April 12, 2005  
Debtor: Advance Mortgage, L.L.C.     Parish Council District Representative: Hon. Marty Gould

Abita Terrace Subdivision (Abita Ave., Walnut & Orange Streets), Ward 3, District 7  
Amount: \$50,400.00     Expires: April 22, 2005  
Debtor: Hallmark Homes     Parish Council District Representative: Hon. Joseph Impastato

Abita Terrace Subdivision (Walnut & 1st Streets), Ward 3, District 7  
Amount: \$26,000.00     Expires: April 12, 2005  
Debtor: Hallmark Homes     Parish Council District Representative: Hon. Joseph Impastato

Town of Mandeville Subdivision (Rapatel Street and Ozone Place), Ward 4, District 7  
Amount: \$20,000.00     Expires: April 13, 2005  
Debtor: Ricky Wendel     Parish Council District Representative: Hon. Joseph Impastato

Unnamed Boulevard (south of Flower Estates Subdivision), Ward 1, District 1  
Amount: \$83,000.00     Expires : March 27, 2005  
Debtor: Wainer Brothers     Parish Council District Representative: Hon. Marty Dean

Mailleville Subdivision (5<sup>th</sup>, 6<sup>th</sup> & Vivian Streets), Ward 3, District 1  
Amount: \$25,200.00     Expires : May 2, 2005  
Debtor: Webber Land & Development Corp.     Parish Council District Representative: Hon. Marty Dean

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Marigny Trace Subdivision, Ward 4, District 7  
Amount: \$72,430.00 Expires : May 20, 2005  
Debtor: Marigny Trace Developers Parish Council District Representative: Hon. Marty Dean

**PROPOSED AMENDMENTS TO ORDINANCE 499**

An ordinance to amend appendix B of the St. Tammany Parish Code of Ordinances, Subdivision Regulatory Ordinance No. 499, Section 40-037.0 Drainage  
**(Amendment to insert the fill requirements pursuant to Chapter 7 of the St. Tammany Parish Code of Ordinances into the subdivision regulatory ordinance)**

**OLD BUSINESS**

**NEW BUSINESS**

Presentation of the St. Tammany Parish 10-year Infrastructure Plan  
**(TABLED FROM THE FEBRUARY 9, 2005 MEETING)**

**ADJOURNMENT**