

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00 P.M. - TUESDAY, AUGUST 8, 2006**  
**ST. TAMMANY PARISH LA HWY. 59 - KOOP DRIVE COMPLEX**  
**21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS**  
**MANDEVILLE, LOUISIANA**

**DRAFT**

**ROLL CALL**

**PUBLIC ANNOUNCEMENTS**

- Phones and Pagers
- Appeals
- Speaker Cards
- Ten (10) minutes each side and five (5) minutes for rebuttal
- Please exit the building

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE JULY 11, 2006 MINUTES**

**PUBLIC HEARINGS**

**CONSENT CALENDAR**

Any items not pulled from the consent calendar are automatically dispensed by vote in accordance to the staff's recommendations. Items pulled from the consent calendar shall be discussed and voted upon individually.

**PERFORMANCE OBLIGATIONS**

Tammany Terrace Subdivision, Ward 3, District 2

Amount: \$131,200.00 Expires : September 14, 2006

Debtor: Tammany Terrace, L.L.C. Parish Council District Representative: Hon. Russell Fitzmorris

Fairhope Place Subdivision, Ward 7, District 7

Amount: \$76,400.00 Expires : August 24, 2006

Debtor: Dwight Paulson, L.L.C. Parish Council District Representative: Hon. Joseph Impastato

Wadsworth Subdivision, Ward 4, District 7

Amount: \$10,000.00 Expires : October 3, 2006

Debtor: Azby Fund & Wadsworth Estates Parish Council District Representative: Hon. Joseph Impastato  
*(60 day notice - no action required)*

Lakeshore Estates, Phase 2A Subdivision, Ward 9, District 13

Amount: \$192,000.00 Expires : October 5, 2006

Debtor: Tammany Holding Corp. Parish Council District Representative: Hon. Joe "Coach" Thomas  
*(60 day notice - no action required)*

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Lakeshore Estates, Phase 2B Subdivision, Ward 9, District 13  
Amount: \$97,000.00 Expires : October 5, 2006  
Debtor: Tammany Holding Corp. Parish Council District Representative: Hon. Joe "Coach" Thomas  
*(60 day notice - no action required)*

Flowers Estates Subdivision (Unnamed Boulevard), Ward 1, District 1  
Amount: \$83,000.00 Expires : October 18, 2006  
Debtor: Wainer Brothers Parish Council District Representative: Hon. Marty Dean  
*(60 day notice - no action required)*

Turtle Creek, Phase 5-1-C Subdivision, Ward 8, District 9  
Amount: \$142,000.00 Expires : October 18, 2006  
Debtor: Cross Gates, Inc. Parish Council District Representative: Hon. Barry Bagert  
*(60 day notice - no action required)*

Abita Springs Subdivision (Walnut & First Streets), Ward 4, District 7  
Amount: \$26,000.00 Expires : October 26, 2006  
Debtor: Halmark Homes Parish Council District Representative: Hon. Joseph Impastato  
*(60 day notice - no action required)*

Timberlane Subdivision, Ward 1, District 1  
Amount: \$10,500.00 Expires : October 21, 2006  
Debtor: Tchefuncte Trace South Parish Council District Representative: Hon. Marty Dean  
*(60 day notice - no action required)*

Bedico Creek, Phase 1-A Subdivision, Ward 1, District 1  
Amount: \$15,000.00 Expires : October 31, 2006  
Debtor: Upland Properties Parish Council District Representative: Hon. Marty Dean  
*(60 day notice - no action required)*

**ENTERING PARISH RIGHT-OF-WAYS, SERVITUDES, EASEMENTS**

Tammany Hills Subdivision, Ward 3, District 5  
Request to enter Parish right-of-way (2<sup>nd</sup> & 3<sup>rd</sup> Streets) for the purpose of gaining access to property  
Petitioner: Advance Mortgage Co., L.L.C. Parish Council District Representative: Hon. Marty Gould

**PETITIONS/REQUESTS**

**ENTERING THE TAMMANY TRACE**

**REVOCATION/CLOSINGS REVIEW**

**REV06-08-009**

Revocation of a portion of 1<sup>st</sup> Avenue located in Birg Boulevard Subdivision, Ward 3, District 5  
Applicant: Paul Mayronne with Jones Fussell, L.L.P. Surveyor: Kelly McHugh & Associates, Inc.  
Parish Council District Representative: Hon. Marty Gould

**RESUBDIVISION REVIEW**

**RS06-08-175**

Tammany Hills, Sq. 21 & 22, lots 1 thru 42, & Sq. 23, lots 2 thru 42 (even numbered lots) into Sq. 21 & 22, lots 1A, 2A, 7A, 8A, 11A, 12A, 15A, 16A, 19A, 20A, 23A, 24A, 27A, 28A, 31A, 32A, 35A, 36A, 39A & 40A, & Sq. 23, lots 2A, 8A, 12A, 16A, 20A, 24A, 28A, 32A 36A & 40A, Ward 3, District 5  
Petitioner: Advanced Mortgage Company, L.L.C.      Surveyor: John E. Bonneau & Associates, Inc.  
Owner: Advanced Mortgage Company, L.L.C.      Parish Council District Representative: Hon. Marty Gould

**RS06-08-187**

Wildwood Farms, lot 52 into lots 52A, 52B & 52C, Ward 6, District 6  
Petitioner: Joe E. Kennedy      Surveyor: J.V. Burkes & Associates, Inc.  
Owner: Joe E. Kennedy      Parish Council District Representative: Hon. Gary Singletary

**TENTATIVE SUBDIVISION REVIEW**

**SD06-07-022**

Tchefuncte Club Estates, Phase II, Ward 1, District 1  
Developer/Owner: Tchefuncte Club Estates, Inc.      Surveyor: Richard Lambert & Associates  
Parish Council District Representative: Hon. Marty Dean  
**(TABLED AT THE JULY 11, 2006 MEETING)**

**SD06-04-012**

Stonebridge at Madisonville (*Revised*), Ward 1, District 1  
Developer/Owner: Landworks      Engineer: Richard C. Lambert, Consultants  
Parish Council District Representative: Hon. Marty Dean  
**(TABLED INDEFINITELY AT THE APRIL 11, 2006 MEETING)**

**SD06-08-025**

Amber Trace Town Homes, Ward 9, District 11  
Developer/Owner: Hitt Development, L.L.C.      Surveyor: J.V. Burkes & Associates  
Parish Council District Representative: Hon. Steve Stefancik

**SD06-08-026**

Lofton, Ward 8, District 9  
Developer/Owner: Summit Contractors, Inc.      Surveyor: Scalfano Engineering, Inc.  
Parish Council District Representative: Hon. Barry Bagert

**SD06-08-027**

Raiford Oaks, Ward 1, District 1  
Developer/Owner: KLE Investment Company, L.L.C.      Surveyor: Cooper Engineering, Inc.  
Parish Council District Representative: Hon. Marty Dean

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**SD06-07-028**

Autumn Creek II, Phase 2, Ward 1, District 1  
Developer/Owner: Autumn Creek, L.L.C.      Surveyor: Cooper Engineering, Inc.  
Parish Council District Representative: Hon. Marty Dean

**SD06-08-029**

Portico Estates, Ward 4, District 5  
Developer/Owner: Dufour-Maier-Murray Partnership      Surveyor: Kelly McHugh & Associates  
Parish Council District Representative: Hon. Marty Gould

**PRELIMINARY SUBDIVISION REVIEW**

**SD06-07-021P**

Money Hill Plantation, Phase 6, Ward 6, District 6  
Developer/Owner: Money Hill Plantation, Ltd.      Engineer: Darrell Fussell  
Parish Council District Representative: Hon. Gary Singletary

**SD06-03-015P8**

Whippoorwill Grove On Money Hill, Phase 8, Ward 5, District 2  
Developer/Owner: Money Hill Plantation, Ltd.      Engineer: Darrell Fussell  
Parish Council District Representative: Hon. Russell Fitzmorris

**SD06-07-024P**

Ruelle du Chene Estates, Ward 1, District 1  
Developer/Owner: Mayeaux Construction, Inc.      Engineer: Cooper Engineering, Inc.  
Parish Council District Representative: Hon. Marty Dean

**SD06-03-011P**

Indira Estates, Ward 10, District 2  
Developer/Owner: Blue Collar Construction      Engineer: Kyle Associates  
Parish Council District Representative: Hon. Russell Fitzmorris

**SD06-03-012P**

Stonebridge at Madisonville, Ward 1, District 1  
Developer/Owner: Landworks Development, L.L.C.      Engineer: Richard C. Lambert Consultants  
Parish Council District Representative: Hon. Marty Dean

**SD06-08-025P**

Amber Trace Town Homes, Ward 9, District 11  
Developer/Owner: Hitt Development, L.L.C.      Engineer: J.V. Burkes & Associates, Inc.  
Parish Council District Representative: Hon. Steve Stefancik

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**FINAL SUBDIVISION REVIEW**

**SD06-08-025F**

Amber Trace Town Homes, Ward 9, District 11  
Developer/Owner: Hitt Development, L.L.C.      Engineer: J.V. Burkes & Associates, Inc.  
Parish Council District Representative: Hon. Steve Stefancik

**SD04-02-008F7B**

Clipper Estates, Phase 7B, Ward 9, District 13  
Developer/Owner: Clipper Land Holdings      Engineer: Richard C. Lambert Consultants  
Parish Council District Representative: Hon. Joe “Coach” Thomas

**SD04-02-009F**

Clipper Estates, Phase 8, Ward 9, District 13  
Developer/Owner: Clipper Land Holdings      Engineer: Richard C. Lambert Consultants  
Parish Council District Representative: Hon. Joe “Coach” Thomas

**SD05-03-005F**

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

**PROPOSED AMENDMENTS TO ORDINANCE 499**

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**