

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00 P.M. - TUESDAY, APRIL 10, 2007**  
**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 MARCH 13, 2007 MINUTES**

**PUBLIC HEARINGS**

**CONSENT CALENDAR (Performance Obligations & Entering Parish Rights-of-Way)**

Any items not pulled from the consent calendar are automatically dispensed by vote as approved and/or as per staff comments. Items pulled from the consent calendar shall be discussed and voted upon individually.

**PERFORMANCE OBLIGATIONS**

Wadsworth Subdivision, Ward 4, District 7

Amount: \$10,000.00 Expires : April 3, 2007

Debtor: Azby Fund & Wadsworth Estates Parish Council District Representative: Hon. Albert Hamauei  
**(TABLED FROM THE MARCH 13, 2007 MEETING)**

Wadsworth Subdivision, Ward 4, District 7

Amount: \$10,000.00 Expires : April 3, 2007

Debtor: Azby Fund & Wadsworth Estates Parish Council District Representative: Hon. Albert Hamauei

Guste Island, Parcel A Subdivision, Ward 1, District 1

Amount: \$188,800.00 Expires : May 3, 2007

Debtor: Guste Island Holdings Parish Council District Representative: Hon. Marty Dean

Tammany Hills Subdivision (8<sup>th</sup> Street), Ward 3, District 5

Amount: \$24,800.00 Expires : May 9, 2007

Debtor: Halmark Homes Parish Council District Representative: Hon. Marty Gould

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Northshore Commercial Park Subdivision, Ward 4, District 7  
Amount: \$30,000.00 Expires : May 15, 2007  
Debtor: Hi-Rollers Investments, L.L.C. Parish Council District Representative: Hon. Albert Hamauei

Robindale Subdivision (Desire, Estate, Homestead, Manor, Robert & Walker Streets), Ward 3, District 3  
Amount: \$128,000.00 Expires : May 16, 2007  
Debtor: CERP Development Parish Council District Representative: Hon. James "Red" Thompson

Normandy Oaks, Phase 3B Subdivision, Ward 1, District 1  
Amount: \$13,000.00 Expires : May 30, 2007  
Debtor: Wainer Brothers Parish Council District Representative: Hon. Marty Dean

Alamosa Park, Phase 2 Subdivision, Ward 4, District 7  
Amount: \$15,000.00 Expires : May 10, 2007  
Debtor: Alamosa Park, L.L.C. Parish Council District Representative: Hon. Albert Hamauei

Riverview Town Homes Subdivision, Ward 3, District 3  
Amount: \$15,820.00 Expires : May 17, 2007  
Debtor: Riverview Town Homes, L.L.C. Parish Council District Representative: Hon. James "Red" Thompson  
*(60 day notice - no action required)*

Penn Mill Lakes, Phase 1A Subdivision, Ward 3, District 3  
Amount: \$23,000.00 Expires : June 6, 2007  
Debtor: Penn Mill Lakes, L.L.C. Parish Council District Representative: Hon. James "Red" Thompson  
*(60 day notice - no action required)*

I-12 Service Road, Ward 3, District 5  
Amount: \$39,600.00 Expires : June 21, 2007  
Debtor: Marina Developers, L.L.C. Parish Council District Representative: Hon. Marty Gould  
*(60 day notice - no action required)*

West Abita Springs Subdivision (Pansy, Independence & Daisy Streets), Ward 3, District 3  
Amount: \$30,000.00 Expires : June 21, 2007  
Debtor: Habitat for Humanity Parish Council District Representative: Hon. James "Red" Thompson  
*(60 day notice - no action required)*

Ashland Business Park Subdivision, Ward 1, District 1  
Amount: \$6,000.00 Expires : June 22, 2007  
Debtor: Ashland Oaks, L.L.C. Parish Council District Representative: Hon. Marty Dean  
*(60 day notice - no action required)*

Lakeshore Village, Phase 1A Subdivision, Ward 9, District 13  
Amount: \$160,500.00 Expires : June 29, 2007  
Debtor: St. Tammany Holding Corp. Parish Council District Representative: Hon. Joe "Coach" Thomas  
*(60 day notice - no action required)*

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Money Hill, Phase 2A & 2B Subdivision, Ward 6, District 6  
Amount: \$100,000.00 Expires : June 5, 2007  
Debtor: Money Hill Plantation Parish Council District Representative: Hon. Gary Singletary  
*(60 day notice - no action required)*

Money Hill, Phase 2A & 2B Subdivision, Ward 6, District 6  
Amount: \$30,000.00 Expires : June 5, 2007  
Debtor: Money Hill Plantation Parish Council District Representative: Hon. Gary Singletary  
*(60 day notice - no action required)*

Normandy Oaks, Phase 3 Subdivision, Ward 1, District 1  
Amount: \$29,600.00 Expires : June 21, 2007  
Debtor: Wainer Brothers Parish Council District Representative: Hon. Marty Dean  
*(60 day notice - no action required)*

Chinchuba Subdivision (10<sup>th</sup> Street), Ward 4, District 4  
Amount: \$2,000.00 Expires : June 5, 2007  
Debtor: 11<sup>th</sup> Street Development Parish Council District Representative: Hon. Patricia Brister  
*(60 day notice - no action required)*

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

-----**(End of consent calendar)**-----

**PETITIONS/REQUESTS**

**ENTERING THE TAMMANY TRACE**

**REVOCAION/CLOSINGS REVIEW**

**REV07-04-001**

Revocation of a portion of Walnut Street located in Ponchatolawa Subdivision, Ward 4, District 7  
Applicant: Sugen Properties, Inc. Surveyor: Ned R. Wilson, P.L.S.  
Parish Council District Representative: Hon. Albert Hamauei

**REV07-04-002**

Revocation of a portion of 14<sup>th</sup> Avenue located in Alexiusville Subdivision, Ward 3, District 1  
Applicant: George A. Cella, III Surveyor: John E. Bonneau & Associates, Inc.  
Parish Council District Representative: Hon. Marty Dean

**REV07-04-003**

Revocation of a portion of "A" Street located in Alexiusville Subdivision, Ward 3, District 1  
Applicant: George A. Cella, III Surveyor: John E. Bonneau & Associates, Inc.  
Parish Council District Representative: Hon. Marty Dean

**RESUBDIVISION REVIEW**

**RS07-04-046**

Wildwood Farms, lots 38 and 39 and portions of lots 36 and 37 into lots 36A thru 36H and 36J,  
Ward 6, District 6  
Petitioner: Pete Rudesill                      Surveyor: J.V. Burkes & Associates, Inc.  
Owner: Pete Rudisill   Parish Council District Representative: Hon. Gary Singletary

**DORMANT SUBDIVISION REVIEW**

**TENTATIVE SUBDIVISION REVIEW**

**SD07-04-008**

Bedico Ranch, Ward 1, District 1  
Developer/Owner: Lonesome Development                      Engineer: Richard C. Lambert Consultants, L.L.C.  
Parish Council District Representative: Hon. Marty Dean

**SD07-04-009**

Tantella Ranch, Ward 1, District 1  
Developer/Owner: CERP Development                      Engineer: Kyle Associates, L.L.C.  
Parish Council District Representative: Hon. Marty Dean

**PRELIMINARY SUBDIVISION REVIEW**

**SD05-06-014P**

Tuscany West Estates, Ward 1, District 1  
Developer/Owner: Calvin Shoemare                      Engineer: Richard C. Lambert Consultants, L.L.C.  
Parish Council District Representative: Hon. Marty Dean

**FINAL SUBDIVISION REVIEW**

**SD05-12-035F**

The Orchards at St. Tammany Oaks, Ward 3, District 5  
Developer/Owner: The Orchards at St. Tammany Oaks, L.L.C.                      Engineer: Cooper Engineering, Inc.  
Parish Council District Representative: Hon. Marty Gould

**SD02-06-013F3B**

Turtle Creek, Phase 5-3-B, Ward 8, District 13  
Developer/Owner: Cross Gates, Inc.                      Engineer: J.V. Burkes & Associates, Inc.  
Parish Council District Representative: Hon. Joe "Coach" Thomas

**SD05-03-004FI2**

Tallow Creek, Phase 1-I-2, Ward 1, District 1  
Developer/Owner: Lonesome Development                      Engineer: J.V. Burkes & Associates, Inc.  
Parish Council District Representative: Hon. Marty Dean

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**SD05-12-0032F**

Sierra Ridge, Ward 1, District 1

Developer/Owner: Iverson Investments, L.L.C. Engineer: Kyle Associates, L.L.C.

Parish Council District Representative: Hon. Marty Dean

**DEVELOPMENTAL AGREEMENTS**

**PROPOSED AMENDMENTS TO ORDINANCE 499**

**OLD BUSINESS**

**SD07-02-002**

Strain Park (*an industrial subdivision*), Ward 4, District 7

Developer/Owner: Webber Realty Holdings, L.L.C. Engineer: Cooper Engineering, Inc.

Parish Council District Representative: Hon. Albert Hamauei

*(Revised Tentative Plan)*

**NEW BUSINESS**

**ADJOURNMENT**