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**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**

**6:00 P.M. - TUESDAY, APRIL 13, 2004**

**ST. TAMMANY PARISH LA HWY. 59 - KOOP DRIVE COMPLEX**

**21490 KOOP DRIVE, PARISH COUNCIL CHAMBERS**

**MANDEVILLE, LOUISIANA**

# **DRAFT**

**ROLL CALL**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE MARCH 10, 2004 MINUTES**

**PUBLIC HEARINGS**

**APPEARERS/REQUESTS**

**ENTERING THE TAMMANY TRACE**

**REVOCATION/CLOSINGS REVIEW**

**REV04-04-03**

Revocation of Berry Avenue, Ward 7, District 7

Petitioner: Chaignaud Developers Surveyor: LS Land Surveying, Inc.

Parish Council District Representative: Hon. Joseph Impastato

**RESUBDIVISION REVIEW**

**RS04-03-046**

Kings Row, Block 7, South ½ of lot 2 into Parcels 1-A & 2-A, Ward 4, District 7

Petitioner: Gristina Homes, Inc. Surveyor: Wilson-Pope, PLS

Owner: Gristina Homes, Inc. Parish Council District Representative: Hon. Joseph Impastato

**(TABLED FROM THE MARCH 10, 2004 MEETING)**

**RS04-04-059**

Tammany Hills, Squares 33 & 34, lots 3 thru 41 (odd numbered), Sq. 33, into lots 3A, 7A, 11A, 15A,

19A, 23A, 27A, 31A, 35A and 39A, and lots 2 thru 42 (even numbered), Sq. 34 into lots 4A, 8A, 12A, 16A, 20A, 24A, 28A, 32A, 36A and 40A, Ward 3, District 5

Petitioner: Advance Mortgage Company, L.L.C. Surveyor: John E. Bonneau & Associates, Inc.

Owner: Advance Mortgage Company, L.L.C. Parish Council District Representative: Hon. Marty Gould

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### **TENTATIVE SUBDIVISION REVIEW**

#### **SDO4-04-013**

Little Bogue Falaya, Ward 2, District 2

Developer/Owner: Dutsch Enterprises, L.L.C. Engineer: LS Land Surveying, Inc.

Parish Council District Representative: Hon. Russell Fitzmorris

#### **SDO4-04-014**

River Highlands, Ward 3, District 1

Developer/Owner: Abita River, L.L.C. Engineer: Cooper Engineering, Inc.

Parish Council District Representative: Hon. Marty Dean

### **PRELIMINARY SUBDIVISION REVIEW**

#### **SD04-01-006P5, 6 & 7**

Madison Farm, Phases 5, 6 & 7, Ward 1, District 1

Developer/Owner: Madison Lake Development, Inc. Engineer: Cooper Engineering, Inc.

Parish Council District Representative: Hon. Marty Dean

**(TABLED FROM THE MARCH 10, 2004 MEETING)**

#### **SD04-03-010P**

Tammany Middle Ward 3, District 1

Developer/Owner: Bruno & Bruno Engineer: Duplantis Design Group, PC

Parish Council District Representative: Hon. Marty Dean

**(TABLED FROM THE MARCH 10, 2004 MEETING)**

The Moorings of Oak Harbor, Phase 4, Ward 9, District 12

Developer/Owner: Marlstone, Inc. Engineer: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Jerry Binder

#### **SD02-06-013P2**

Turtle Creek, Phase 5-2, Ward 8, District 9

Developer/Owner: Cross Gates, Inc. Engineer: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Barry Bagert

#### **SD02-06-013P3**

Turtle Creek, Phase 5-3, Ward 8, District 9

Developer/Owner: Cross Gates, Inc. Engineer: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Barry Bagert

#### **SD04-01-004P**

Castine Oaks Ward 4, District 10

Developer/Owner: Marigny Trace Development Co., Inc. Engineer: Kelly McHugh & Associates, Inc.  
Parish Council District Representative: Hon. Henry Billiot

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**SD02-06-012P3**

Southdown, Phase 3, Ward 1, District 1

Developer/Owner: Southdown, L.L.C. Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

**SD04-02-008P**

Clipper Estates, Phase 7, Ward 9, District 13

Developer/Owner: Joseph S. Tufaro Engineer: Richard C. Lambert Consultants, LLC

Parish Council District Representative: Hon. Joe "Coach" Thomas

**FINAL SUBDIVISION REVIEW**

**SD02-08-020FB**

Forest Brook, Phase 5-B, Ward 4, District 7

Developer/Owner: Deep South Development, Inc. Engineer: Cooper Engineering, Inc.

Parish Council District Representative: Hon. Joseph Impastato

**(TABLED FROM THE MARCH 10, 2004 MEETING)**

Forest Brook, Phase 4-C-4, Ward 4, District 7

Developer/Owner: Deep South Development, Inc. Engineer: Cooper Engineering, Inc.

Parish Council District Representative: Hon. Joseph Impastato

**(TABLED FROM THE MARCH 10, 2004 MEETING)**

**SD00-08-011F2**

Allison Park, Phase 2, Ward 8, District 6

Developer/Owner: Southeast Investments Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Gary Singletary

Tammany West Multiplex, Phase 2, Ward 1, District 1

Developer/Owner: Pass On It Properties, LLC Engineer: John E. Bonneau & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

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

Robindale Subdivision, Ward 3, District 5

Request to enter the Parish right-of-way (Desire, Estate, Homestead and Manor Streets) for the purpose of gaining access to property

Petitioner: CERP Development, L.L.C. Parish Council District Representative: Hon. Marty Gould

**(TABLED FROM THE MARCH 10, 2004 MEETING)**

Coyne Road, Ward 2, District 2

Request to enter the Parish right-of-way for the purpose of gaining access to property

Petitioner: Scoggin Homes, Inc. Parish Council District Representative: Hon. Russell Fitzmorris

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Hyacinth Drive, Ward 1, District 1

Request to enter the Parish right-of-way for the purpose of laying and connecting a sewer and water line  
 Petitioner: Allstate Financial Company Parish Council District Representative: Hon. Marty Dean

### **VOLUNTARY DEVELOPMENTAL AGREEMENTS**

Vintage Courts, Ward 3, District 5  
 Developer: Marigold Court, L.L.C.  
 Council District Representative: Hon. Marty Gould  
**(TABLED FROM THE MARCH 10, 2004 MEETING)**

Tammany West Multiplex, Ward 1, District 1  
 Developer: Bruno & Bruno  
 Council District Representative: Hon. Marty Dean  
**(TABLED INDEFINITELY FROM THE JULY 9, 2002 MEETING)**

Koop Office Park, Ward 4, District 7  
 Developer: Golden Properties, L.L.C.  
 Council District Representative: Hon. Joseph Impastato

The Landing at Tchefuncta, Ward 1, District 1  
 Developer: Lonesome Development  
 Council District Representative: Hon. Marty Dean

### **PERFORMANCE OBLIGATIONS**

Abita Springs (unopened portions of 4<sup>th</sup> & 5<sup>th</sup> Streets), Ward 3, District 5  
 Amount: \$69,600.00 Expires: July 22, 2004  
 Debtor: Advance Mortgage Co., L.L.C. Parish Council District Representative: Hon. Marty Gould

Marigny Trace, Phase 6A, Ward 4, District 7  
 Amount: \$72,430.00 Expires: May 20, 2004  
 Debtor: Marigny Trace Developers Parish Council District Representative: Hon. Joseph Impastato

Turtle Creek, Phase 5-1-C, Ward 8, District 13  
 Amount: \$150,000.00 Expires: May 31, 2004  
 Debtor: Cross Gates, Inc. Parish Council District Representative: Hon. Joe "Coach" Thomas

Town of Mandeville (Cours Carson & Joans Street), Ward 4, District 7  
 Amount: \$6,000.00 Expires: June 20, 2004  
 Debtor: SIM Land and Development Co., Inc. Parish Council District Representative: Hon. Joseph Impastato

Ruelle du Chene, Phase 1, Ward 1, District 1  
 Amount: \$39,100.00 Expires: June 3, 2004  
 Debtor: Ruelle du Chene, L.L.C. Parish Council District Representative: Hon. Marty Dean

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Ruelle du Chene, Phase 2, Ward 1, District 1  
 Amount: \$13,600.00 Expires: August 4, 2004  
 Debtor: Ruelle du Chene, L.L.C. Parish Council District Representative: Hon. Marty Dean

Town of Alexiusville (Courtano Drive), Ward 3, District 5

Amount: \$7,200.00 Expires: November 12, 2004

Debtor: Anthony Ryband Parish Council District Representative: Hon. Marty Gould

**PROPOSED AMENDMENTS TO ORDINANCE 499**

**OLD BUSINESS**

**SDO4-01-003**

Timber Branch II, Ward 1, District 1

Developer/Owner: A.J. Hand, et al Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

*(Remanded back to planning by the parish council for further review relative to possible subdivision plat changes with focus on the wetlands and Flood Zone A issues.)*

**NEW BUSINESS**

**ADJOURNMENT**