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

6:00 P.M. - TUESDAY, FEBRUARY 10, 2004

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 JANUARY 13, 2004 MINUTES

PUBLIC HEARINGS

APPEARERS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

REV04-02-01

Closure of Woodvine Street for an indefinite period of time, De Val Estates Subdivision, Ward 4, District 5

Petitioner: Paul M. Gement, Jr. Surveyor: N/A

Parish Council District Representative: Hon. Marty Gould

REV04-02-02

Revocation of a portion of an unnamed alley in Lacombe Park Subdivision, Ward 7, District 7

Petitioner: Albert H. Davis Surveyor: LS Surveying, Inc.

Parish Council District Representative: Hon. Joseph Impastato

RESUBDIVISION REVIEW

RS04-02-008

Dove Park, Square 6, lots 176 & 177 into lots 176A and 176B, Ward 4, District 5

Petitioner: Velvet Pines, L.L.C. Surveyor: Wilson-Pope, PLS

Parish Council District Representative: Hon. Marty Gould

TENTATIVE SUBDIVISION REVIEW**SD04-01-004**

Castine Oaks, Ward 4, District 10

Developer/Owner: Castine Oaks Development Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Henry Billiot

(TABLED FROM THE JANUARY 13, 2004 MEETING)

SD04-02-007

The Landing at Tchefuncta, Ward 1, District 1

Developer/Owner: Lonesome Development Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

SD04-02-008

Clipper Estates, Phase 7, Ward 9, District 13

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

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

SD04-02-009

Clipper Estates, Phase 8A, Ward 9, District 13

Developer/Owner: Joseph S. Tugaro Engineer: Richard C. Lambert Consultants

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

PRELIMINARY SUBDIVISION REVIEW

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

Developer/Owner: Gulf States Development Services Engineer: Richard C. Lambert Consultants

Parish Council District Representative: Hon. Marty Dean

SD03-06-007P

Fairhope Place, Ward 7, District 6

Developer/Owner: Fairhope Place, L.L.C. Engineer: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Gary Singletary

SD03-12-018P

Koop Office Park Ward 4, District 7

Developer/Owner: Golden Enterprises, L.L.C. Engineer: Cooper Engineering, Inc.

Parish Council District Representative: Hon. Joseph Impastato

FINAL SUBDIVISION REVIEW**SD02-12-024F**

Black River Estates, Phase 9, Ward 1, District 1

Developer/Owner: Black River Development Engineer: Kelly McHugh & Assoc., Inc.

Parish Council District Representative: Hon. Marty Dean

(TABLED FROM THE JANUARY 13, 2004 MEETING)

SD01-06-010F

The Trace, Ward 9, District 11

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

Parish Council District Representative: Hon. Steve Stefancik

SD03-02-002F1C

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

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

Parish Council District Representative: Hon. Marty Dean

SD02-02-006F10A

River Oaks, Addition No. 10-A, Ward 8, District 13

Developer/Owner: Sunrise Construction and Development Corp. Engineer: Krebs, LaSalle, LeMieux

Consultants, Inc. Parish Council District Representative: Hon. Joe "Coach" Thomas

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

VOLUNTARY DEVELOPMENTAL AGREEMENTS

La Chenier, Ward 8, District 9

Developer: Cross Gates, Inc.

Council District Representative: Hon. Barry Bagert

(TABLED FROM THE OCTOBER 14, 2004 MEETING)

Vintage Courts, Ward 3, District 5

Developer: Marigold Court, L.L.C.

Council District Representative: Hon. Marty Gould

Fairway Oaks Business Park, Ward 4, District 4

Developer: Uncas Favret

Council District Representative: Hon. Patricia Brister

Starwood, Ward 2, District 3

Developer: GW Contractors, Inc.

Council District Representative: Hon. Red Thompson

Post Oak Landing, Ward 1, District 1

Developer: CLM Development, L.L.C.

Council District Representative: Hon. Marty Dean

PERFORMANCE OBLIGATIONS

Abita Terrace, Ward 3, District 5

Amount: \$50,400.00 Expires: April 4, 2004

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

Covington Meadows, Phase 4, Ward 3, District 5

Amount: \$25,000.00 Expires: April 10, 2004

Debtor: McMath Construction, Inc. Parish Council District Representative: Hon. Marty Gould

Kingspoint, Phase 8Q-1, Ward 8, District 13

Amount: \$150,000 Expires: April 18, 2004

Debtor: Kingspoint Development, L.L.C. Parish Council District Representative: Hon. Joe "Coach" Thomas

Lakeshore Estates Marina Villa, Phase 4, Ward 9, District 13

Amount: \$32,000.00 Expires: January 9, 2004

Debtor: Tammany Holding Corp. Parish Council District Representative: Hon. Joe "Coach" Thomas

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

SD03-09-012

The Plantation, Ward 5, District 2

Developer/Owner: Donald E. Pate & Robert Rathe Engineer: Cooper Engineering, Inc.

Parish Council District Representative: Hon. Russell Fitzmorris

(Request by developer to waive road construction standards for culverts.)

Paradise Gardens, Ward 1, District 1

Developer/Owner: Roe Mace Engineer: Cooper Engineering, Inc.

Parish Council District Representative: Hon. Marty Dean

(Request by developer to change the name of the subdivision to "Madison Villas".)

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

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

Parish Council District Representative: Hon. Joseph Impastato

(Request to establish a \$30,000.00 performance obligation for six months in association with completion of the Forest Brook sewerage system treatment plant.)

Les Bois, Phase 1, Ward 1, District 1

Developer/Owner: Woodland Group, L.L.C. Engineer: Cooper Engineering, Inc.

Parish Council District Representative: Hon. Marty Dean

(Request to establish an \$18,000.00 performance obligation for six months in association with completion of the Les Bois sewerage system treatment plant.)

NEW BUSINESS

Changing Tuesday, March 9, 2004 meeting date to Wednesday, March 10, 2004

ADJOURNMENT