

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**IMMEDIATELY FOLLOWING ADJOURNMENT OF THE SPECIAL RESCHEDULED**  
**MEETING FOR THE OCTOBER 8, 2019 AGENDA - TUESDAY, NOVEMBER 12, 2019**  
**ST. TAMMANY PARISH GOVERNMENT COMPLEX**  
**PARISH COUNCIL CHAMBERS**  
**21490 KOOP DRIVE, MANDEVILLE, LOUISIANA**

**ROLL CALL**

**PUBLIC ANNOUNCEMENTS**

- Please silence all phones and electronic devices
- Appeals
- Speaker Cards
- Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal
- Please exit the building

**INVOCATION AND PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE OCTOBER 8, 2019 MINUTES**

**PUBLIC HEARINGS:**

**REQUEST FOR POSTPONEMENTS**

**ENTERING PARISH RIGHT-OF-WAY, SERVITUDES, EASEMENTS & TAMMANY TRACE**

**Entering the Parish Right-of-way**

Request to Enter the Parish Right-of-way of Dove Park Road for the purpose of installing a sewer force main in conjunction with the construction of Dove Park Estates Subdivision

Debtor: Dove Park Estates, LLC

Parish Council District: Hon. Rykert Toledano

General Location: The property is located on the north side of Dove Park Road, west of LA Highway 59 Mandeville, Louisiana. Ward 4, District 5

**REVOCATION REVIEW**

**MINOR SUBDIVISION REVIEW**

**2019-1674-MSP**

A minor subdivision of 1.89 acres into Parcels A & B

Owners: Jeffrey Johannsen

Surveyor: John Bonneau & Associates, Inc.

Parish Council District Representative: Hon. Steve Stefancik

General Location: The property is located on the north side of Philip Smith Road, west of LA Highway 434, Lacombe, Louisiana. Ward 6, District 11

**2019-1681-MSP**

A minor subdivision of 14.20 acres identified as Parcel KS-1 into Parcels KS-1A & KS-1B

Owners: Byron A. & Myra D. Brown

Surveyor: Dading, Marques & Associates, LLC

Parish Council District Representative: Hon. Steve Stefancik

General Location: The property is located on the east side of Transmitter Road, south of East Main Street, Lacombe, Louisiana. Ward 7, District 11

**RESUBDIVISION REVIEW**

**2019-1679-MRP**

A resubdivision of lots 12-25 into Lots 13A, 15A, 19A, 21A, 23A, and 25A, Square 11, Beverly Heights Manor

Owners: VARNCO Properties, LLC – Kenneth & Bettina Varnado

Surveyor: J. V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. S. Michele Blanchard

General Location: The property is located on the north side US Highway 190 East, on the west side of Northshore Lane & on the east side of Panther Street, Slidell, Louisiana, Ward 8, District 13

**2019-1683-MRP**

A resubdivision of lot 588A-1 into lots 587A-1 & 588A-2, Tchefonata Club Estates, Phase II

Owners: Bluebird Development & Design, LLC – Jamison Bagnell

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the southwest side of Hummingbird Road, north of Riverdale Drive, Covington, Louisiana. Ward 1, District 1

**2019-1689-MRP**

A resubdivision of lots 27-34 into Lots 28A, 30A, 32A & 34A, Sq. 322A & Lots 8-10 & 27-36 into Lots 9A, 28A, 30A, 34A & 36A Sq. 322B, Town of Mandeville

Owners: SMS Holdings Company, LLC

Surveyor: John E. Bonneau & Associates, Inc.

Parish Council District Representative: Hon. Jacob Groby

General Location: The property is located on the east & west sides of Ozone Place & on the west side of Rapatel Street, Mandeville, Louisiana. Ward 4, District 7

**PETITIONS/WAIVER REQUESTS**

**DORMANT SUBDIVISION REVIEW**

**TENTATIVE SUBDIVISION REVIEW**

**PRELIMINARY SUBDIVISION REVIEW**

**2018-1105-PP**

Providence Parks, Phase 1

Developer/Owner: Providence Parks, LLC

Engineer: SLD Engineering and Surveying

Parish Council District Representative: Hon. James Thompson

General Location: The property is located on the east side LA Highway 1077, north of U.S.

Highway 190, Covington, Louisiana. Ward 1, District 3

*Postponed from the July 10, 2018 meeting*

*Postponed from the August 14, 2018 meeting*

*Postponed from the September 11, 2018 meeting*

*Postponed from the October 9, 2018 meeting for 2 months*

*Postponed from the December 11, 2018 meeting indefinitely*

*Requesting postponement at the special rescheduled meeting for the October 8, 2019 agenda*

**2019-1604-PP**

River Park Estates, Phase 2

Developer/Owner: River Park Estates, LLC

Engineer/Surveyor: Deep South Design Group, LLC

Parish Council District Representative: Hon. James Thompson

General Location: The property is located on the north side of M. P. Planche Road, west of LA

Highway 25, Covington, Louisiana. Ward 3 District 3

*Postponed at the September 10, 2019 meeting*

*Requesting postponement at the special rescheduled meeting for the October 8, 2019 agenda*

**2019-1638-PP**

Spring Lakes, Phase 3

Developer/Owner: Lonesome Development, LLC

Engineer/Surveyor: Richard C. Lambert Consultants, LLC

Parish Council District Representative: Hon. James Thompson

General Location: The property is located on the east side of LA Highway 1077, west of Tantela

Ranch Road, north of U.S. Highway 190, Covington, Louisiana. Ward 1, District 3

*Requesting postponement at the special rescheduled meeting for the October 8, 2019 agenda*

**FINAL SUBDIVISION REVIEW**

**2019-1633-FP**

Grande Maison, Phase 3-C

Developer/Owner: Grande Maison Development, LLC

Engineer/Surveyor: Kelly McHugh and Associates, Inc.

Parish Council District Representative: Hon. Rykert Toledano

General Location: The property is located on the east side of LA Highway 59, south of Interstate -

12, Mandeville, Louisiana. Ward 4 District 5

*Requesting postponement at the special rescheduled meeting for the October 8, 2019 agenda*

**2019-1640-FP**

Maison du Lac, Phase 3-B

Developer/Owner: WBB Realty, LLC

Engineer/Surveyor: Richard C. Lambert Consultants, LLC

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the west side LA Highway 1085, north of LA Highway 21, Covington, Louisiana. Ward 1 District 1

*Requesting postponement at the special rescheduled meeting for the October 8, 2019 agenda*

**2019-1685-FP**

Spring Lakes, Phase 2

Developer/Owner: Lonesome Development, LLC

Engineer/Surveyor: Richard C. Lambert Consultants, LLC

Parish Council District Representative: Hon. James Thompson

General Location: The property is located on the east side of LA Highway 1077, west of Tantela Ranch Road, north of U.S. Highway 190, Covington, Louisiana. Ward 1, District 3

**2019-1686-FP**

Lakeshore Villages, Phase 4-A-3

Developer/Owner: D.R. Horton, Inc. - Gulf Coast

Engineer/Surveyor: Duplantis Design Group, PC/Acadia land Surveying, LLC

Parish Council District Representative: Hon. S. Michele Blanchard

General Location: The property is located north of Oak Harbor Blvd., west of LA Highway 433, east of Interstate-10, Slidell, Louisiana. Ward 9 District 13

**2019-1687-FP**

Oaklawn Trace, Phase 1

Developer/Owner: J/MAC Development, LLC

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Steve Stefancik

General Location: The property is located on the south side of US Highway 190, east of Transmitter Road, west of South Tranquility Road, Lacombe, Louisiana. Ward 7 District 11

**2019-1688-FP**

Wingfield

Developer/Owner: Bruno Brothers Real Estate

Engineer/Surveyor: Arrow Engineering & Consulting, Inc,

Parish Council District Representative: Hon. James Thompson

General Location: The property is located on the north side of Joiner Wymer Road, west of LA Highway 1077, Covington, Louisiana. Ward 1 District 3

**AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS**

**AMENDMENT TO DEVELOPMENTAL AGREEMENT**

**Notice of Intention to Consider Adoption of Amendment to Developmental Agreement**

A public hearing will be held by the St. Tammany Parish Planning Commission to consider adoption of an Amendment to the Developmental Agreement between St. Tammany Parish Government and Advance Mortgage Company to remove Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42 of Square 31, Lots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41 of Square 21 and add Lot 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41 of Square 14, Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42 of Square 15 of South Abita Springs Subdivision a/k/a Tammany Hills Subdivision (removing 42 lots and adding 42 lots).

Debtor: Advanced Mortgage Company

Parish Council District: Hon. David Fitzgerald

General Location: The property is located on 5th Street between Adams and Jefferson Avenue, Covington, Louisiana. Ward 3, District 2

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

DRAFT