ROLL CALL

PUBLIC ANNOUNCEMENTS

- Please mute all cellular phones and pagers.
- A concerned party has the right to appeal to the Parish Council any adverse ruling made by this Commission, except final subdivision approval, which can only be appealed by the developer. An appeal form can be obtained through the Department of Planning. Appeals must be filed within ten (10) days after the meeting.
- If a person wishes to speak, they must fill out a “speaker card” which are located along the railing behind and to the left of the staff where the agendas are situated. Please return your card to the staff and you will be recognized at the appropriate time when the case you are interested in is called for public hearing.
- In the event of cases that have opposition, a time limit of ten (10) minutes for each side and a five (5) minute rebuttal shall be awarded.
- Once a case that you had interest in has been heard, please exit the building in an orderly fashion and do not congregate in the front lobby.

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE JUNE 14, 2005 MINUTES

PUBLIC HEARINGS

PETITIONS

1.86 acre tract of land on Dreamland Court (a private road), Ward 2, District 2
Request by petitioner for a waiver of parish road construction standards relative to a family compound
Petitioner: Mr. & Mrs. Manuel L. Hoffmann Parish Council District Representative: Hon. Russell Fitzmorris

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

REV05-07-002
Revocation of a portion of Highland Drive in Piney Ridge Park Subdivision, Ward 9, District 11
AGENDA  
ST. TAMMANY PARISH PLANNING COMMISSION  
JULY 12, 2005  
MANDEVILLE, LOUISIANA

Parish Council District Representative: Hon. Steve Stefancik

RESUBDIVISION REVIEW

RS05-07-098  
Lee Road Heights, a portion of lot 10 into lots 10A-1 and 10B-1, Ward 3, District 2  
Petitioner: Glendale Properties, LLC  
Owner: Glendale Properties, LLC  
Parish Council District Representative: Hon. Russell Fitzmorris

RS05-07-115  
Alpine Village, lot 30 into lots 30A and 30B, Ward 3, District 3  
Petitioner: Al Chimento  
Surveyor: Wilson-Pope, Inc.  
Owner: Al Chimento  

TENTATIVE SUBDIVISION REVIEW

SD05-06-013  
Houltonville Estates, Ward 4, District 4  
Developer/Owner: Favret Investments, LLC  
Engineer: Cooper Engineering, Inc.  
Parish Council District Representative: Hon. Patricia Brister  
(TABLED FROM THE JUNE 14, 2005 MEETING)

SD05-07-018  
Eagle Landing, Ward 1, District 1  
Developer/Owner: Ruelle Du Chene Developers, LLC  
Engineer: Cooper Engineering, Inc.  
Parish Council District Representative: Hon. Marty Dean

SD04-11-038  
Heritage Heights, Phase VIII, Ward 4, District 5  
Developer/Owner: CERP Developments, L.L.C.  
Engineer: Kyle Associates, L.L.C.  
(TABLED FROM THE DECEMBER 14, 2004 MEETING)

PRELIMINARY SUBDIVISION REVIEW

SD04-09-028P2  
Seymour Myers Industrial Park, Phase 2 (an industrial development), Ward 1, District 1  
Developer/Owner: Robert F. Myers  
Engineer: Cooper Engineering, Inc.  
Parish Council District Representative: Hon. Marty Dean  
(TABLED FROM THE JUNE 14, 2005 MEETING AT THE REQUEST OF THE DEVELOPER)

SD04-11-031P  
Paloma Pines, Ward 3, District 2  
Developer/Owner: Paloma Pines, Ltd.  
Engineer: Myers Engineers, Ltd.  
Parish Council District Representative: Hon. Russell Fitzmorris  
(TABLED FROM THE JUNE 14, 2005 MEETING - ACTION REQUIRED BY THE COMMISSION)
AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
JULY 12, 2005
MANDEVILLE, LOUISIANA

SD05-03-005P
Pittman Place, Ward 8, District 9
Parish Council District Representative: Hon. Barry Bagert

SD05-06-012P
Bedico Creek, Phase 1-B (St. Calais), Ward 1, District 1
Developer/Owner: Upland Properties, LLC Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Marty Dean

SD05-06-016P
South Ridge, Ward 2, District 2
Developer/Owner: Grant Grady Engineer: Darrell Fussell
Parish Council District Representative: Hon. Russell Fitzmorris

SD05-06-017P
Del Sol, Ward 1, District 1
Developer/Owner: Lonesome Development, LLC Engineer: Richard C. Lambert Consultants, LLC
Parish Council District Representative: Hon. Marty Dean

FINAL SUBDIVISION REVIEW

03-07-008F4
Windermere II, Phase 4, Ward 1, District 1
Developer/Owner: Windermere II Development Group, LLC Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Marty Dean

SD01-11-022F3
The Vineyards, Phase 3, Ward 3, District 3
Developer/Owner: Royal Homes, LLC Engineer: Kelly McHugh & Associates, Inc.

SD00-06-008F2
Abita Lakes, Phase 2, Ward 10, District 2
Developer/Owner: Aphelion, LLC Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Russell Fitzmorris
Normandy Oaks, Phase 2, Ward 1, District 1
Developer/Owner: Wainer Brothers Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Marty Dean

SD04-01-006F5
Madison Farm, Phase 5, Ward 1, District 1
Developer/Owner: Madison Lake Development, Inc. Engineer: Cooper Engineering, Inc.
Parish Council District Representative: Hon. Marty Dean

**SD02-05-010FC**
Brier Lake Estates, Phase 15-C, Ward 7, District 7  
Developer/Owner: Chaignaud Developers, Inc.  
Engineer: Cooper Engineering, Inc.  

**SD02-06-013F3A**
Turtle Creek, Phase 5-3-A, Ward 8, District 13  
Developer/Owner: Cross Gates, Inc.  
Engineer: J.V. Burkes & Associates, Inc.  

Tammany West Multiplex, Phase 3, Ward 1, District 1  
Developer/Owner: Pass On It Properties  
Richard C. Lambert Consultants, LLC  
Parish Council District Representative: Hon. Marty Dean

**SD04-01-002FC1**
Guste Island Estates, Parcel C, Phase 1, Ward 1, District 1  
Developer/Owner: Guste Island Holding Co.  
Engineer: Kelly McHugh & Associates, Inc.  
Parish Council District Representative: Hon. Marty Dean

**SD04-01-002FE**
Guste Island Estates, Parcel E, Ward 1, District 1  
Developer/Owner: Guste Island Holding Co.  
Engineer: Kelly McHugh & Associates, Inc.  
Parish Council District Representative: Hon. Marty Dean

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

**VOLUNTARY DEVELOPMENTAL AGREEMENTS**

**PERFORMANCE OBLIGATIONS**

Brier Lake Estates, Phase 15A Subdivision, Ward 7, District 7  
Amount: $45,600.00  
Expires : January 13, 2006  
Debtor: Chaignaud Developers  

The Birg Boulevard Subdivision, Ward 3, District 5  
Amount: $39,000.00  
Expires : August 20, 2005  
Debtor: Lakewood Management, LLC  
*(60 DAY NOTICE - NO ACTION REQUIRED)*

Fairhope Place Subdivision, Ward 7, District 6  
Amount: $76,400.00  
Expires : August 24, 2005  
Debtor: Dwight C. Paulsen, LLC  
Parish Council District Representative: Hon. Gary Singletary  
*(60 DAY NOTICE - NO ACTION REQUIRED)*
AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
JULY 12, 2005
MANDEVILLE, LOUISIANA

Tammany Hills Subdivision (10th, 11th, Quincy & Webster Streets), Ward 3, District 5
Amount: $102,800.00 Expires: August 28, 2005
(60 DAY NOTICE - NO ACTION REQUIRED)

PROPOSED AMENDMENTS TO ORDINANCE 499

An ordinance to amend appendix B of the St. Tammany Parish Code of Ordinances, Subdivision Regulatory Ordinance No. 499, specifically, Section 40-042.0 Traffic Impact Analysis & Section 40-090.0 Schedule of Fees (TABLED FROM THE DECEMBER 14, 2004 MEETING)

OLD BUSINESS

New Directions 2025 - Future Land Use Plan
North of Interstate 12 and north ½ of Ward 1 (Small Area and Corridor Plan)

NEW BUSINESS

ADJOURNMENT