

PUBLIC NOTICE - Notice Is Hereby Given That the Tangipahoa Parish Council Will Meet in **Regular Session** on Monday, October 25, 2021 Immediately Following the Public Hearing Held At 5:30 PM At Tangipahoa Parish Government Burgess Building, 206 East Mulberry Street, Amite, Louisiana, contact number (985) 748-3211

PUBLIC HEARING - Notice Is Hereby Given That a Public Hearing Will Be Held by The Tangipahoa Parish Council on Monday, October 25, 2021 at 5:30 PM At Tangipahoa Parish Government Burgess Building, 206 East Mulberry Street, Amite, Louisiana, contact number (985)748-3211, on the following:

**Tangipahoa Parish Council
Tangipahoa Parish Government Burgess Building
206 East Mulberry Street, Amite, LA 70422
Regular Meeting Immediately Following Public Hearing
October 25, 2021**

CALL TO ORDER

CELL PHONES - *Please Mute or Turn Off*

INVOCATION

PLEDGE OF ALLEGIANCE (*All Veterans and active military, please render the proper salute*)

ROLL CALL

ADOPTION OF MINUTES – Regular meeting dated October 12, 2021

PUBLIC INPUT - *Anyone Wishing to Address Agenda Items Which Were Not on Public Hearing*

PARISH PRESIDENT'S REPORT

1. Financial Report
2. Review the Courthouse New Elevator Bids

REGULAR BUSINESS

3. INTRODUCTION of T.P. Ordinance No. 21-71 - an ordinance to abandon the dedication of Possum Hollow Road, in its entirety, from the beginning at Company Road, 620' in length, 15.5' in width, located in District 4, Tangipahoa Parish, State of Louisiana
4. INTRODUCTION of T.P. Ordinance No. 21-72 - an ordinance adopting and enacting a new code for Tangipahoa Parish, Louisiana providing for the repeal of certain ordinances not included therein; providing a penalty for the violation thereof; providing for the manner of amending such code; and providing when such code and this ordinance shall become effective.
5. INTRODUCTION of T.P. Ordinance No. 21-73 - an ordinance to grant a variance to TP Ordinance 20-19 - Tangipahoa Parish Code of Ordinances Chapter 17-4.1 C (1) - setbacks for Beverly Costanza at 18070 Brandon Court East, Hammond, Louisiana 70403 in Tangipahoa Parish Council District No 8
6. INTRODUCTION of T.P. Ordinance No. 21-74 - an ordinance to grant a variance to Tangipahoa Parish Code of Ordinances Chapter 5 - Section 5-38- "Location of Establishments Restricted" for HFE, LLC dba Hops, Fork & Eagle, 14256 W Club Deluxe Rd, Hammond, LA 70403 (Assessment Number 4528808) in Tangipahoa Parish Council District No. 10.
7. INTRODUCTION of T.P. Ordinance No. 21-75 - an ordinance amending and enacting Chapter 20, Article 1, Section 20-14 - Sight Clearance of the Tangipahoa Code of Ordinances
8. INTRODUCTION of Ordinance T.P. Ordinance No. 21-76 -An ordinance amending and enacting Tangipahoa Parish Code of Ordinances, T.P. Ordinance No. 21-49 - Article IX – Developments with Special Regulations – Section 17-9.6, Renewable energy regulations regarding solar power plants
9. INTRODUCTION to T.P. Ordinance No. 21-77 - an ordinance amending and enacting Section 17-4.3 (e) - Conservation Developments of the Tangipahoa Code of Ordinances
10. Discussion of Drone flights over canals outside of the drainage districts
11. Appoint/Re-Appoint Tangipahoa Voluntary Council on Aging

BEER, WINE, AND LIQUOR PERMITS

LEGAL MATTERS

COUNCILMEN'S PRIVILEGES

ADJOURN

Jill DeSouge
Clerk of Council

Daily Star
October 21, 2021

Posted @ T.P. Courthouse Annex October 21, 2021

In Accordance with the Americans with Disabilities Act, If You Need Special Assistance, please contact Jill DeSouge at 985-748-2290 describing the Assistance that is necessary.

October 15, 2021

Tangipahoa Parish Government
206 East Mulberry Street
Amite, LA 70422

Attention: Fred Piazza

**RE: Tangipahoa Parish Courthouse New Elevator
Project No. 13037-E
Bid Tabulation**

Dear Mr. Piazza:

Enclosed, please find the bid tabulation for the above referenced project from the bids that were received on October 7, 2021. Upon review, Kelly Construction Group, LLC is the apparent low bidder; however, this bid exceeds the established budget of \$266,008 by approximately 34%.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

HOLLY & SMITH ARCHITECTS
A Professional Architectural Corporation



R. Ryan Faulk, AIA, CSI, NCARB
Principal

RRF/rbg

Enclosures

Bid Tabulation

Tangipahoa Parish Courthouse

New Elevator

H/S Project No.: 13037-E

October 7, 2021 at 2:00 PM

Contractor	Lic No.	Bid Bond	Addendum		Base Bid
			1	2	
Kelly Construction Group, LLC	52741	✓	✓	✓	\$403,500.00
Brunt Construction, Inc.	6328	✓	✓	✓	\$405,700.00

T. P. ORDINANCE NO. 21-71

AN ORDINANCE TO ABANDON THE DEDICATION OF POSSUM HOLLOW ROAD IN ITS ENTIRETY FROM THE BEGINNING AT COMPANY ROAD, 620' IN LENGTH, 15.5' IN WIDTH, LOCATED IN DISTRICT 4, TANGIPAHOA PARISH, STATE OF LOUISIANA

WHEREAS, a request has been made to the Tangipahoa Parish Council by property owners Keith and Kristi Lott, with the recent purchase of land located on the east and west side of Possum Hollow (recording date 9/14/2021, Book 1587, Page 602) which connects to a parcel of property on the north end that is owned and resided in by property owners, requesting that the dedication of said property, not needed for public use, be hereby abandoned:

POSSUM HOLLOW ROAD IN ITS ENTIRETY FROM THE BEGINNING AT COMPANY ROAD, 620' IN LENGTH, 15.5' FEET IN WIDTH, LOCATED IN DISTRICT 4, TANGIPAHOA PARISH, STATE OF LOUISIANA

WHEREAS, the owner of the property hereby request that the Tangipahoa Parish Council approve to abandonment of said road.

THEREFORE BE IT ORDAINED by the Tangipahoa Parish Council-President Government, governing authority of Tangipahoa Parish, State of Louisiana, acting in accordance with LA R.S. 33:4718, that the dedication of Possum Hollow Road in its entirety beginning at Company Road, 620' in Length, 15.5' in width, is hereby abandoned and will no longer be maintained by the Tangipahoa Parish Council-President Government.

BE IT FURTHER ORDAINED that all the property encompassing Possum Hollow Road in its entirety from the beginning at Company Road, 620' in length, 15.5' in width shall revert to said party owning said property.

BE IT FURTHER ORDAINED that this ordinance shall become effective immediately upon signature of the Parish President.

This ordinance having been submitted in writing, having been introduced at a public meeting of the Tangipahoa Parish Council, discussed at a public hearing of said Council and was submitted to an official vote of the TPC.



POST OFFICE BOX 215
AMITE, LOUISIANA 70422

OFFICE (985) 748-3211
FAX (985) 748-7576

ROBBY MILLER
PARISH PRESIDENT

October 14, 2021

Un-dedication of Possum Hollow Road

From: Wesley Danna
Project Manager/Parish Inspector

To: Tangipahoa Parish Council

Re: Request for un-dedication of Possum Hollow Road in District 4

This is a request by the property owners, Mr. Keith and Mrs. Kristi Lott to un-dedicate Possum Hollow located off Company Road in District 4.

The roadway is a gravel road bed with a clay base and averages 15.5 feet in width and 620 feet in length.

Mr. and Mrs. Lott recently purchased the properties located on the east and west side of Possum Hollow and connects to a parcel of property on the north end that they own and reside.

Based on security issues, the Lott family is requesting that the parish un-dedicate Possum Hollow. They also understand that if the road is un-dedicated the parish government will no longer be obligated to maintain the road.

A copy of the plat map of Mr. and Mrs. Lott's property along with a signed and notarized affidavit has been obtained by this office.

Wesley G. Danna

Project Manager/Parish Inspector
Tangipahoa Parish Government

COUNCIL

TRENT FORREST
DISTRICT 1
EMILE "JOEY" MAYEAUX
DISTRICT 6

JOHN INGRAFFIA
DISTRICT 2
LIONELL WELLS
DISTRICT 7

LOUIS "NICK" JOSEPH
DISTRICT 3
DAVID P. VIAL
DISTRICT 8

CARLO S. BRUNO
DISTRICT 4
BRIGETTE HYDE
DISTRICT 9

H. G. "BUDDY" RIDGEL
DISTRICT 5
KIM LANDRY COATES
DISTRICT 10

AFFIDAVIT

For Parish Road Dedication/Undedication

PARISH OF TANGIPAHOA

Our current legal names are Darryle Keith Lott and Kristi Cancienne Lott, and our current address of residence is
16492 North Populis Road
Amite, LA 70422

I hereby state that the information above is true, to the best of my knowledge. I also confirm that the information herein is both accurate and complete, and relevant information has not been omitted.

I hereby state that I request that Possum Hollow Rd on which we reside and/or have ownership of, be Undedicated from the Tangipahoa Parish maintenance system. I understand that upon council approval and signed by the Parish President this request will become final and official and filed as public documents.

Signature of Individual

Kristi Lott

Printed Name

Kristi Lott

Date

10/14/2021

Signature of Individual

Darryle Keith Lott

Printed Name

DARRYLE Keith LOTT

Date

10 - 14 - 20 21

SUBSCRIBED AND SWORN TO
BEFORE ME ON 10/14/21 (date)

Notary Public Signature

Chris C Sziber

Date of Commission

Expiration

Life

Chris C. Sziber #50923

Tangipahoa Parish Recording Page

Gary T. Stanga
Clerk of Court
P. O. Box 667
110 North Bay Street, Suite 100
Amite, LA 70422
(985) 748-4146

Received From :
SIMPLIFILE SUPPORT
4844 NORTH 300 WEST
SUITE 202
PROVO, UT 84604

First VENDOR

LANGSTON, HEATHER BENTIVEGNA

First VENDEE

LOTT, KRISTI CACIENNE

Index Type : CONVEYANCES

Instrument # : 1083998

Type of Document : DEED

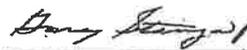
Book : 1587

Page : 602

Recording Pages : 4

Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Tangipahoa Parish, Louisiana.


Clerk of Court

eRecorded

On (Recorded Date) : 09/14/2021

At (Recorded Time) : 8:35:39AM

Deputy Clerk

Return To : SIMPLIFILE SUPPORT
4844 NORTH 300 WEST
SUITE 202
PROVO, UT 84604

Do not Detach this Recording Page from Original Document

ACT OF CASH SALE

BY: M/M WILLIAM CHARLES LANGSTON, JR.

* Regan Law Firm, LLC
* Law and Notarial Offices
* 3324 N. Causeway Blvd.
* Metairie, Louisiana 70002
* File # 21-459

TO: M/M DARRYLE K. LOTT

Title Ins. Provider: Regan Law Firm, LLC
3324 N. Causeway Blvd, Metairie, LA 70002
Firm License # 303938
Title Underwriter: First American Title Ins. Co.
Title Opinion by: Richard E. Regan
LA Bar Roll # 24197

UNITED STATES OF AMERICA STATE OF LOUISIANA PARISH OF JEFFERSON

BE IT KNOWN, that on the respective date shown below, in the year of our Lord 2021;

PERSONALLY CAME AND APPEARED:

HEATHER BENTIVEGNA LANGSTON (1861) wife of and WILLIAM CHARLES LANGSTON, JR. (1010), both persons of the full age of majority, residents of the Parish of Tangipahoa, State of Louisiana, who declared that they have been married but once and then to each other and that they presently live and reside together. "SELLER"

Mailing address: 16039 N. Populis Road, Amite, LA 70422

who declared and said that for the price and consideration, and on the terms and conditions hereinafter expressed, Seller does, by these presents, grant, bargain, sell, convey, transfer, assign, set over and deliver, with all legal warranties, and with full substitution and subrogation in and to all rights and actions of warranty which Seller has or may have against all former owners and Seller, unto:

KRISTI CANCIENNE LOTT (6501) wife of and DARRYLE K. LOTT (5451), both persons of the full age of majority, residents of the Parish of Tangipahoa, State of Louisiana. The said Kristi Cancienne Lott declared that she has been married twice, first to Cory Perilloux, from whom she was divorced, secondly to Darryle K. Lott, with whom she presently lives and resides. The said Darryle K. Lott declared that he has been married twice, first to Michelle Cogburn, from whom he was divorced, secondly to Kristi Cancienne Lott, with whom he presently lives and resides. "PURCHASER"

Mailing address: 39300 Babin Lane, Ponchatoula, LA 70454

here present, accepting and purchasing for Purchaser and Purchaser's heirs and assigns and acknowledging due delivery and possession thereof, all and singular, the following described property, to-wit:

THAT PART OF Sections 13 and 24, Township 4 South, Range 7 East, and Sections 18 and 19, Township 4 South, Range 8 East, of Tangipahoa Parish, LA, being 16.003 Acres and described as follows:

Begin at a point which is 15.00 feet due south of the Southeast Corner of Section 13, Township 4 South, Range 7 East;
Thence, South 89 degrees 41 minutes 32 seconds West 332.01 feet to a point and corner set;
Thence, North 00 degrees 38 minutes 29 seconds West 623.84 feet to a point and corner found;
Thence, 88 degrees 39 minutes 33 seconds East 822.24 feet to a point and corner found;
Thence, 88 degrees 29 minutes 43 seconds East 294.80 feet to a point and corner found;
Thence, South 00 degrees 27 minutes 14 seconds East 625.35 feet to a point and corner;
Thence, South 88 degrees 41 minutes 31 seconds West 782.97 feet to a point and corner found, being the point of beginning, as per survey map of Davny L. Rick, Jr. PLS, dated December 16, 2018, referenced number 3623 A, recorded January 23, 2019, as Instrument No. 1021511, Book 1498, Page 305, in the official records of the Clerk and Recorded for Tangipahoa Parish, State of Louisiana.

Being the same property acquired by Seller by Act recorded as COB 1502, Page 41.

This sale is made and accepted subject to all applicable alienations, encumbrances, covenants, ordinances, mineral rights, mineral reservations, restrictions, limitations, servitudes, rights of way, easements, and other matters of public record, including but not limited to the following (collectively, the "Permitted Exceptions"):

- (a) Liens for taxes, assessments and other governmental charges which are not yet due and payable as of the closing
- (b) All land use (including environmental and wetlands), building and zoning laws, regulations, codes and ordinances affecting the real property;
- (c) Any rights of the US or State in which the real property is located or others in the use and continuous flow of any brooks, streams or other natural water courses or water bodies within, crossing or abutting the real property, including, without limitations, riparian rights and navigational servitudes;
- (d) Title to that portion of the real property, if any, lying below the mean high water mark (as such mean high water mark may change from time to time) of abutting tidal waters;
- (e) All easements, servitudes, rights-of-way, licenses and other such similar encumbrances of record;
- (f) All existing public and private roads and streets and all railroad and utility lines, pipeline, service lines and facilities;
- (g) All encroachments, overlaps, boundary line disputes, shortages in area, parties in possession, cemeteries and burial grounds and other matters not of record which would not be of record which would be disclosed by an accurate survey or inspection of the real property;
- (h) Prior reservations or conveyances of mineral rights or mineral leases of every kind and character;
- (i) Any loss or claim due to lack of access to any portion of the real property;
- (j) Any loss or claim due to any indefiniteness or uncertainty in the legal description of the real property;
- (k) Mineral Rights Servitude & Reservation in favor of Weyerhaeuser Company, recorded as COB 1502, Page 41.

The herein referenced property is also sold subject to the following conditions:

1. No mobile home (home built in accordance with manufactured home standards imposed by the Federal Construction and Safety Standards Act) or other structures designed for transportation on attached axes and wheels shall be located on the property.
2. No noxious use nor any commercial landfill operations including construction and demolition debris shall be allowed on any portion of the real property.

The herein referenced property is also sold subject to the following Covenant:

Purchaser acknowledges that the real property conveyed herein is adjacent to Weyerhaeuser Company's timberlands in Tangipahoa Parish, LA and may be subject to conditions resulting from Weyerhaeuser Company's commercial forestry operations on said adjacent lands. Such operations include management and harvesting of timber, disposal of slash (including, without limitation, slash burning and other controlled burning), reforestation, application of chemicals, road construction and maintenance, transportation of forest products, and other accepted and customary forest management activities conducted in accordance with federal and state laws. Said forest management activities ordinarily and necessarily produce noise, dust, smoke, appearance and other conditions which may conflict with purchaser's use of the property. Purchaser, their heirs, successors and assigns hereby waive all rights to object to normal, necessary and non-negligent forest management activities legally conducted on Weyerhaeuser Company's adjacent property. Purchaser, their heirs, successors and assigns will not object to the application of chemicals, including without limitation, pesticides and herbicides on Weyerhaeuser Company's adjacent property. It is intended and agreed that this covenant shall hereafter be a part of the public records and forever remain a covenant running with the property.


PURCHASER


PURCHASER

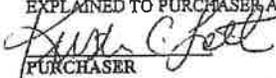
"AS IS" CLAUSE, WITH WAIVER OF REDHIBITION:

Purchaser accepts the property and all of the improvements thereon in whatever condition it exists as of the date herein without any warranty other than as to the validity of title. All improvements, specifically including but not limited to, all appliances, electrical, plumbing, heating and air-conditioning systems, roof, structure, foundation are sold and accepted in "AS IS" condition. Purchaser agrees that Seller shall have no responsibility or liability whatever for any repairs.

Seller has not made, and does not make, any representation or warranties whatsoever as to improvements, nor as to the fitness or suitability of the use of occupancy of the property for any particular purpose, nor as to the square footage of the property or any improvements.

Purchaser expressly waives any and all warranties, expressed or implied, against hidden or latent defects, as provided by the Louisiana Civil Code, including, but not limited to any rights of redhibition provided by Louisiana Civil Code Articles 2520 Et. seq., specifically including any right purchaser may have to seek redhibition or rescission of this sale and/or to seek quanti minoris or a reduction of the purchase price or the return of any part thereof. These waivers and stipulations shall survive after the delivery of the title at the closing.

PURCHASER ACKNOWLEDGES THAT THIS WAIVER OF WARRANTY AND "AS-IS" CLAUSE HAS BEEN EXPLAINED TO PURCHASER AND IS UNDERSTOOD BY PURCHASER.


PURCHASER


PURCHASER

TO HAVE AND TO HOLD, the said described property herein conveyed unto the said Purchaser, and purchaser's heirs and assigns forever.

THIS SALE IS MADE AND ACCEPTED, for and in consideration of the price and sum of ONE HUNDRED FORTY FOUR THOUSAND TWENTY SEVEN AND 00/100 (\$144,027.00) DOLLARS, paid by Purchaser, the receipt of which is hereby acknowledged by Vendor who grants full acquittance and discharge therefore.

By reference to the conveyance and mortgage search for the Parish of Tangipahoa, it does not appear that the said property has been heretofore alienated by Seller and is not subject to any mortgages or encumbrances whatsoever. The parties hereto are aware that the production of all mortgage, conveyance and tax certificates have been waived and the parties hereto relive and release me, Notary, from any and all responsibility and/or liability in connection with the non-production thereof.

Taxes: All taxes assessed against the herein conveyed property have been prorated for the year 2021. All property taxes, any state, local or other assessments, from the date of this Act and thereafter, shall be the responsibility of Purchaser, and will be promptly paid by Purchaser when due, prior to the time the same become delinquent. Subsequent tax bills should be mailed to: 39300 Babin Lane, Ponchatoula, LA 70454.

The parties hereto take cognizance that **NO SURVEY** has been made on the herein described property in connection with this Act and the parties do hereby relive and release me, Notary, from all and any liability in connection with any encroachments

ArcGIS Web Map



10/13/2021, 4:29:58 PM

Streets  Parcels

7



Maxar, Microsoft

T. P. ORDINANCE NO. 21-72

AN ORDINANCE ADOPTING AND ENACTING A NEW CODE FOR TANGIPAHOA PARISH, LOUISIANA PROVIDING FOR THE REPEAL OF CERTAIN ORDINANCES NOT INCLUDED THEREIN; PROVIDING A PENALTY FOR THE VIOLATION THEREOF; PROVIDING FOR THE MANNER OF AMENDING SUCH CODE; AND PROVIDING WHEN SUCH CODE AND THIS ORDINANCE SHALL BECOME EFFECTIVE.

BE IT ORDAINED BY THE TANGIPAHOA PARISH COUNCIL, STATE OF LOUISIANA, ACTING AS THE GOVERNING AUTHORITY THEREOF AS FOLLOWS:

Section 1. The Code entitled "Code of Ordinances of Tangipahoa Parish, Louisiana," published by Municipal Code Corporation, consisting of chapters 1 through 56, each inclusive, is adopted.

Section 2. All ordinances of a general and permanent nature enacted on or before June 22, 2020, and not included in the Code or recognized and continued in force by reference therein, are repealed.

Section 3. The repeal provided for in section 2 hereof shall not be construed to revive any ordinance or part thereof that has been repealed by a subsequent ordinance that is repealed by this ordinance.

Section 4. Unless another penalty is expressly provided, every person convicted of a violation of any provision of the Code or any ordinance, rule or regulation adopted or issued in pursuance thereof shall be a misdemeanor punishable by a term of imprisonment of up to 30 days in the parish jail, or a maximum of 100 hours of community service, or a fine of up to \$500.00, or any combination thereof. Each act of violation and each day upon which any such violation shall continue or occur shall constitute a separate offense. The penalty provided by this section, unless another penalty is expressly provided, shall apply to the amendment of any Code section, whether or not such penalty is reenacted in the amendatory ordinance. In addition to the penalty prescribed above, the parish may pursue other remedies such as abatement of nuisances, injunctive relief and revocation of licenses or permits.

Section 5. Additions or amendments to the Code when passed in such form as to indicate the intention to make the same a part of the Code shall be deemed to be incorporated in the Code, so that reference to the Code includes the additions and amendments.

Section 6. Ordinances adopted after June 22, 2020, that amend or refer to ordinances that have been codified in the Code shall be construed as if they amend or refer to like provisions of the Code.

Section 7. This ordinance shall become effective upon signature of the parish president.

This ordinance having been submitted in writing, having been introduced at a public meeting of the Tangipahoa Parish Council, discussed at a public hearing of said Council and was submitted to an official vote of the TPC.



Roger D. Merriam
Senior Code Attorney (Admitted to Practice in Florida)
rdm@municode.com 1-800-262-2633, ext. 7087

February 25, 2021

Ms. Kristen Pecararo
Clerk of Council, Tangipahoa Parish, Louisiana
Email to: kpecararo@tangipahoa.org

Re: Tangipahoa Parish Code--Cleared to Press

Dear Ms. Pecararo:

I am pleased to advise that the new Parish Code has been cleared to press. You will receive it shortly.

Attached is a sample adopting ordinance for the Code. You should have the Parish Attorney review it and have it adopted as soon as possible. If you save the ordinance as a pdf with auto tagging, the ordinance should pass the Acrobat accessibility check to be ADA compliant.

We will need a copy of each ordinance that has been adopted since August 13, 2020, not previously sent to us for inclusion in the first supplement. We can receive ordinances via e-mail at ords@municode.com, or you may send us disks and/or hard copies of the ordinances. We will contact you shortly and will work with you to make sure that supplements are published on the desired schedule.

It has been our pleasure being of service to the parish.

Sincerely,

A handwritten signature in black ink that reads "Roger D. Merriam". The signature is written in a cursive, flowing style.

MUNICIPAL CODE CORPORATION
www.municode.com
MAILING ADDRESS: P.O. Box 2235 Tallahassee, FL 32316
PHYSICAL ADDRESS: 1700 Capital Circle, SW Tallahassee, FL 32310
FAX: 850-564-7492
LOCAL TELEPHONE NUMBER: 850-576-3171

T.P. Ordinance No. 21-73

AN ORDINANCE TO GRANT A VARIANCE TO TP ORDINANCE 20-19-TANGIPAHOA PARISH CODE OF ORDINANCES CHAPTER 17-4.1 C (1)-SETBACKS FOR BEVERLY COSTANZA AT 18070 BRANDON COURT EAST, HAMMOND, LOUISIANA 70403 IN TANGIPAHOA PARISH COUNCIL DISTRICT NO. 8

WHEREAS, Tangipahoa Parish Code of Ordinances Chapter 17-4.1 C (1) states that side setbacks shall be 10 feet for all lots not otherwise specified in these standards or identified on original plats for existing lots of record; and

WHEREAS, Mrs. Costanza is placing a shed 5 feet away from her property line; and

WHEREAS, the Costanza property is 5 feet short of the setback requirements; and

WHEREAS, the property owner is requesting a variance to place a shed within the minimum setback; and

THEREFORE BE IT ORDAINED by the Tangipahoa Parish Council-President Government, governing authority of Tangipahoa Parish, State of Louisiana, that a variance to the Tangipahoa Parish Code of Ordinances, Parish of Tangipahoa, State of Louisiana, be granted for the property at 18070 Brandon Court East, Hammond, Louisiana 70403 in District No. 8 to place a shed within the minimum setback requirements, 5 feet away from his property line;

BE IT FURTHER ORDAINED that this ordinance shall become effective immediately upon signature of the Parish President.

This ordinance having been submitted in writing, having been introduced at a public meeting of the Tangipahoa Parish Council, discussed at a public hearing of said Council and was submitted to an official vote of the TPC.

Variance Request Form

-Please complete and return to the Clerk of the Parish Council via e-mail at jdesouge@tangipahoa.org. Variance requests will go through the ordinance adoption process and will take up to 45 days to be finalized.



Date 10/15/2021

Applicant Name Beverly Costanza

Address 18070 Brandon Court East

Hammond, LA 70403

E-mail Address _____

Telephone Number 985-981-1225

Applicant Signature Beverly Costanza

Owner Signature Beverly Costanza

1. Is the applicant the owner of the property? Yes X No _____
2. If the answer to question 1 is "No", the applicant must have a contractual interest, other than a lessee, in the property for which a variation is sought.
3. A legal description or tax assessment of the subject property must be submitted. Please attach the description to this form.
4. State the variance(s) requested (ordinance) and the reason(s) below. The request must demonstrate an unusual hardship or difficulty so great as to warrant a deviation from provisions established by ordinance and at the same time the surrounding property will be protected. Continue on a separate sheet if necessary. Please attach any information necessary to understand the request, including plats, scaled drawings, etc.

Small rear yard and need to place a shed at 5' from property line instead of 10' setback

****Name, address, and signature of all property owners: The property owners' signature is mandatory. All owners must sign application or submit a notarized affidavit. All property owners must sign unless one person has power of attorney to sign for others and that power of attorney is submitted with the application. A managing partner in a corporation may sign and submit written authorization, or write managing partner by the signature. If in business name or corporation, list all persons owning 5% or more. Attach a separate sheet if necessary.**

For office use only

Date Received- _____ Proposed Introduction Date- _____

Council District- _____ Proposed Adoption Date- _____

Councilmember Pre-approval- Yes No

Tangipahoa Parish Recording Page

Gary T. Stanga
Clerk of Court
P. O. Box 667
110 North Bay Street, Suite 100
Amite, LA 70422
(985) 748-4146

Received From :
ELITE TITLE SOLUTIONS

First VENDOR
LIUZZA, STEPHEN ANTHONY

First VENDEE
COSTANZA, FRANK S

Index Type : CONVEYANCES

Instrument # : 1082955

Type of Document : DEED

Book : 1586 **Page :** 369

Recording Pages : 3

Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Tangipahoa Parish, Louisiana.

Gary Stanga
Clerk of Court

On (Recorded Date) : 08/19/2021

At (Recorded Time) : 3:59:52PM



Doc ID - 014140210003

Kristen Delaney
Deputy Clerk

SCANNED
NO

Return To :

CASH SALE

**STATE OF LOUISIANA
PARISH OF TANGIPAHOA**

Stephen Anthony Liuzza

TO

Frank S. Costanza & Beverly P. Costanza

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified, in and for the aforesaid Parish and State, and in the presence of witnesses hereinafter named and undersigned, personally came, and appeared.

Stephen Anthony Liuzza SS#:XXX-XX-0248, a person of the full age of majority, domiciled in the Parish of Tangipahoa, who declared that he is married to Chasity Liuzza, with whom he is currently living and residing, dealing with his sole and separate property acquired before marriage, with a mailing address of 52353 Highway 1065, Independence, LA 70443;

herein called SELLER, who declared that for the price of **TWO HUNDRED THIRTY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$239,900.00)** cash, receipt of which is acknowledged, SELLER hereby sell and deliver with full warranty of title and subrogation to all rights and actions of warranty SELLER may have, unto:

Frank S. Costanza SS#:XXX-XX-8468 & Beverly P. Costanza (Born Picou) SS#:XXX-XX-3054, both persons of the full age of majority, domiciled in the Parish of Tangipahoa, who declared that they are married, currently living, and residing together, with a mailing address of 18070 Brandon Drive East, Hammond, LA 70403;

herein called BUYER, the following described property, the possession, and delivery of which BUYERS acknowledge:

A CERTAIN PIECE OR PARCEL OF LAND LOCATED IN SECTION 29, TOWNSHIP 7 SOUTH, RANGE 8 EAST, PARISH OF TANGIPAHOA, STATE OF LOUISIANA, more fully described as **LOT THREE (3), BLOCK ONE (1), BRANDON COURT TOWNHOMES, PHASE III**, all as per plat of said subdivision by Bodin & Webb, Inc., Consulting Engineers, dated July 12, 1995, revised February 13, 1996 and March 1, 1996, more particularly set forth in COB 811, Page 357 of the public records of Tangipahoa Parish, Louisiana.

Municipal Address: 18870 Brandon Court Drive, Hammond LA 70403.

Subject to those certain residential restrictions recorded in the official records of Tangipahoa Parish, Louisiana at COB 813, page 92.

Subject to a twenty-five (25') foot building set back along and contiguous with the North Boundary of the subject property as per survey of Bodin & Webb, Inc., referenced above.

Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

Any lien, or right to a lien, for services, labor or material imposed by law either shown or not shown by the public record.

Taxes or special assessments which are shown or not shown as existing liens by the public records.

Any minerals or mineral rights leased, granted or retained by current or prior owners.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.

Discrepancies or shortage in the square footage, acreage or area of the land.

The property sold herein is conveyed "AS IS" and "Where IS", Purchaser hereby acknowledging that it has relied solely on its own inspection of the Property and not on any warranties or representations from the Vendor. Vendor has made no representations or warranties with respect to the property, including without limitation, the income derived therefrom or expenses to be incurred with respect thereto or with respect to information or documents previously furnished to Purchaser or furnished to Purchaser pursuant to this agreement; and Purchaser acknowledges that there are no agreements, warranties or representations expressed or implied, affecting the Property relating to title, merchantability, conditions or fitness for a particularly purpose or quality, design, condition, capacity, suitability or performance all of which are hereby disclaimed by Vendor and expressly waived by Purchaser. Additionally, Vendor does not warrant that the property is free from redhibitory or latent defects or vices and Purchaser hereby expressly waives all rights in redhibition pursuant to Louisiana Civil Code article 2520, et seq., as well as the warranty imposed by Louisiana Civil Code article 2475 and releases Vendor from any liability for redhibitory or latent defects or vices under Louisiana Civil Code articles 2520 through 2548. However, the Vendor hereby subrogates the Purchaser in and to all rights and actions in warranty that the Vendor has or may have against previous owners and vendors of the property.

All parties signing the within instrument have declared themselves to be of full legal capacity.

All taxes assessed against the property herein conveyed for 2020 have been paid. Taxes for the year of 2021 shall be pro-rated, assessment #6010652.

All agreements and stipulations herein contained, and all the obligations herein assumed shall inure to the benefit and be binding upon the heirs, successors, and assigns of the respective parties, and the BUYER(S), their heirs and assigns shall have and hold the described property in full ownership forever.

The certificate required by Article 3364 of the Revised Civil Code of this State is waived by the parties, who agree to hold me, Notary, harmless for the non-production thereof.

THUS DONE, read, and passed at my office in Hammond, Parish of Tangipahoa, Louisiana, in the presence of me, Notary, and the undersigned competent witnesses who have signed in the presence of the parties and me, Notary, on this 16th day of August 2021.

WITNESSES:

Sign: [Signature]
Print: Shirley Gaudy

Sign: [Signature]
Print: Adam Liuzza

[Signature]
Stephen Anthony Liuzza

[Signature]
Frank S. Costanza

[Signature]
Beverly P. Costanza

[Signature]
NOTARY PUBLIC

Christopher J. Edwards, Jr.
Notary Public
Bar Roll #35471
State of Louisiana
My Commission is for Life

TAX NOTICES: BUYERS are responsible for the 2021 property TAXES.
Tax Notices should be sent to Frank S. Costanza at 18070 Brandon Drive East, Hammond, LA 70403

Title Ins. Prod.: Eljite Title Solutions, LLC Address: 509 West Morris Avenue, Hammond, LA 70403
Prod. License #: 900346 Title Insurance Underwriter: First American Title Insurance
Title Opinion By: Christopher J Edwards Jr. LA Bar Roll#:35471

Assessment No. 6010652

[Print Sheet](#)

Taxpayer Name & Address

~~LIUZZA STEPHEN A~~
 18070 BRANDON DR EAST
 HAMMOND LA, 70403

*Purchased on
 8/19/2021*



Freeze Applied	No	Year	N/A
Homestead	Yes	Year	N/A
Book & Page	1373 pg 520	Taxpayer Taxes 2020	\$406.58
Transfer Date	02/06/2015		
Purchase Price	\$129,500.00	Land Value	1,250
		Building Value	9,608
		Total Value	10,858
		H/S Value	7,500
		Taxpayer Value	3,358

Property Description

.17A BEING LOT 3 BLK 1 PH III OF BRANDON COURT TOWNHOMES IN SEC 29 T6SR8E B833 P803 B924 P842 B968 P26 B1249 P281 B1373 P516-520 B1564 P816

Map Info

Map ID No. 29T6R80000193

Location

Ward	7Z				
Physical Address	18070 BRANDON DRIVE				
Subdivision	Lot	Block	Section	Township	Range
BRANDON COURT TOWNHOMES			29	T6S	R8E

Class Description

Assessment Value

Type	Qty	Units	H/S Credit	Tax Value	Market Value	Special Exemptions
RE	1.00	A	0	1,250	12,500	None
RE	1.00	I	7,500	9,608	96,089	None

Building Improvements

Type	Yr Built	Sqft. Living	Sqft. Non-Living	Sqft. Total
Residential	1997	1,338	489	1,827

Parish Taxes

Millage Description	Millage Rate	Taxpayer Tax	H/S Credit
ASSESSMENT DISTRICT	4.65	15.61	34.88
DRAINAGE DIST 1 MT.	5.00	16.79	37.50
DRAINAGE DT.1 MT	4.96	16.66	37.20
FIRE PROTECTION DIST 2	10.00	33.58	75.00
FIRE PROTECTION DIST. 2	10.00	33.58	75.00
FLORIDA PARISH JUVENILE DIST	2.75	9.23	20.63
GARBAGE DIST. 1 MAINT	10.00	33.58	75.00
HAMMOND ALTERNATE SCHOOL	3.00	10.07	22.50
HAMMOND MAGNET SCHOOLS TAX	15.00	50.37	112.50
HAMMOND REC. DIST.1	10.00	33.58	75.00
HEALTH UNIT	4.00	13.43	30.00
LAW ENFORCEMENT #1	7.81	26.22	58.58
LIBRARY BOARD	2.81	9.43	21.08
LIBRARY BOARD	3.00	10.07	22.50
MOSQUITO ABATEMENT	4.98	16.73	37.35
PARISH ALIMONY-RURAL	3.06	10.28	22.95
ROAD LIGHT DISTRICT 2	6.00	20.15	45.00
SCHOOL DISTRICT #100	4.06	13.64	30.45
SHERIFF'S OPERATIONAL	10.00	33.58	75.00
	Totals	406.58	908.12

City Taxes

Millage Description	Millage Rate	Taxpayer Tax
	Totals	0.00

T. P. ORDINANCE NO. 21-74

AN ORDINANCE TO GRANT A VARIANCE TO TANGIPAHOA PARISH CODE OF ORDINANCES CHAPTER 5-SECTION 5-38- "LOCATION OF ESTABLISHMENTS RESTRICTED" FOR HFE, LLC DBA HOPS, FORK, & EAGLE, 14256 W. CLUB DELUXE RD, HAMMOND, LA 70403 (ASSESSMENT NUMBER 4528808) IN TANGIPAHOA PARISH COUNCIL DISTRICT NO. 10

WHEREAS, Tangipahoa Parish Code of Ordinances Chapter 5-Section 5-38 (b) states that any facility (bar, tavern, lounge, etc.) selling alcoholic beverages in a residential area in open containers for consumption on premises within 500 feet of any adjacent property shall have written, notarized consent of adjacent property owners. If said facility does not meet the requirements of this ordinance, permit will be prohibited. This excludes convenience stores or any facility selling packaged liquor which will not be consumed on premises. This does not apply to any facility that is already permitted and 5-38 (c) states that the written, notarized consent of adjacent property owners shall be submitted as part of the application to the sheriff's office for beer, wine and liquor permit; and

WHEREAS, HFE, LLC dba Hops, Fork, & Eagle is requesting a variance to waive the requirement of having written notarized consent of adjacent property owners; and

THEREFORE BE IT ORDAINED by the Tangipahoa Parish Council-President Government, governing authority of Tangipahoa Parish, State of Louisiana, that a variance to the Tangipahoa Parish Code of Ordinances, Parish of Tangipahoa, State of Louisiana, be granted to HFE, LLC dba Hops, Fork, & Eagle at assessment number 4528808 to waive the requirement of submitting written notarized consent of adjacent property owners;

BE IT FURTHER ORDAINED that this ordinance shall become effective immediately upon signature of the Parish President.

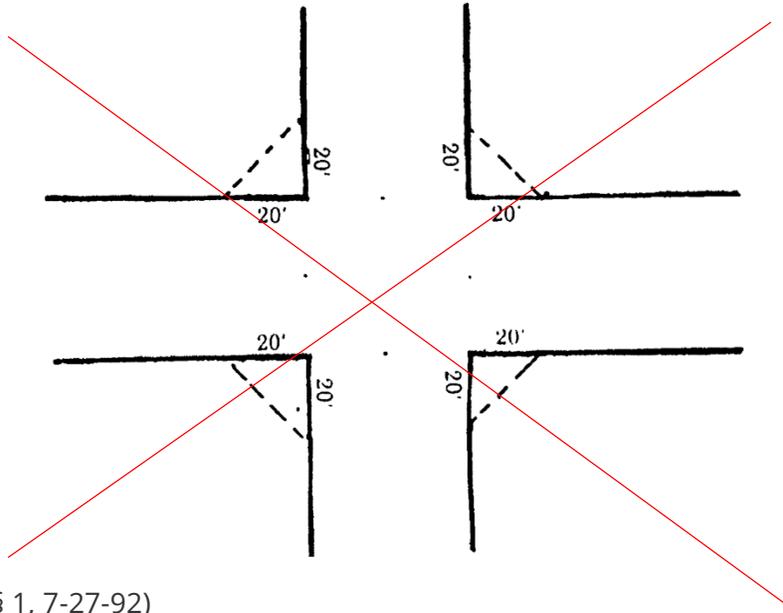
This ordinance having been submitted in writing, having been introduced at a public meeting of the Tangipahoa Parish Council, discussed at a public hearing of said Council and was submitted to an official vote of the TPC.

T. P. ORDINANCE NO. 21-75

AN ORDINANCE TO AMEND AND ENACT CHAPTER 20, ARTICLE 1, SECTION 20-14 – SIGHT CLEARANCE OF THE TANGIPAHOA CODE OF ORDINANCE

WHEREAS, Tangipahoa Parish Code of Ordinances Chapter 20-Section Article 1, Section 20-14 ~~(a) Sight clearance is that area defined by a line 20 feet in length from an intersection along the centerline of the intersecting roads and a line connecting those two points.~~

~~(b) All tall grass, brush, debris and signs shall be removed by the property owners from this area that would limit the view of any vehicles authorized to use federal, state and parish roads.~~



(Ord. No. 92-14, § 1, 7-27-92)

THEREFORE BE IT ORDAINED

Proposed change to Section 20-14. Sight Clearance

Sight clearance/sight triangle means the triangle area formed by a diagonal line connecting two (2) points located on intersecting street right-of-way lines. The site triangle may consist of one or two (2) different configurations.

- (a) Nothing shall be in the sight clearance/triangle area over 3 feet tall. This includes tall grass, brush, debris, signs, parked vehicles, etc.
- (b) Property owners shall remove anything in this area that would limit the view of any vehicles authorized to use on federal, state, and parish roads.
- (c) Intersections of streets may consist of a combination of various geometric designs given in figures 2A and 2B:
 - a. At intersections with streets having a speed limit that is less than or equal to thirty-five (35) mph, a sight triangle of fifteen (15) feet by forty-five (45) feet is required with the longer dimension parallel to the street with the speed limit that is equal to or less than thirty-five (35) mph. (see figure 2A Top Figure)
 - b. At intersections with streets having a speed limit that are greater than or equal to forty (40) miles per hour (mph), a sight triangle of fifteen (15) feet by sixty (60) feet is required with the longer dimension parallel to the street with the speed limit that is greater than or equal to forty (40) mph. (see figure 2A Bottom Figure)
 - c. At intersections where there is an all way stop condition, a sight triangle of thirty (30) feet by thirty (30) feet is required. (see Figure 2B).
- (d) Sight triangles are to be measured from the property line. In the case that the property line extends beyond the apparent right of way, the measurement shall start from 18" behind ditches, or 18" from the apparent right of way.

Figure 2A

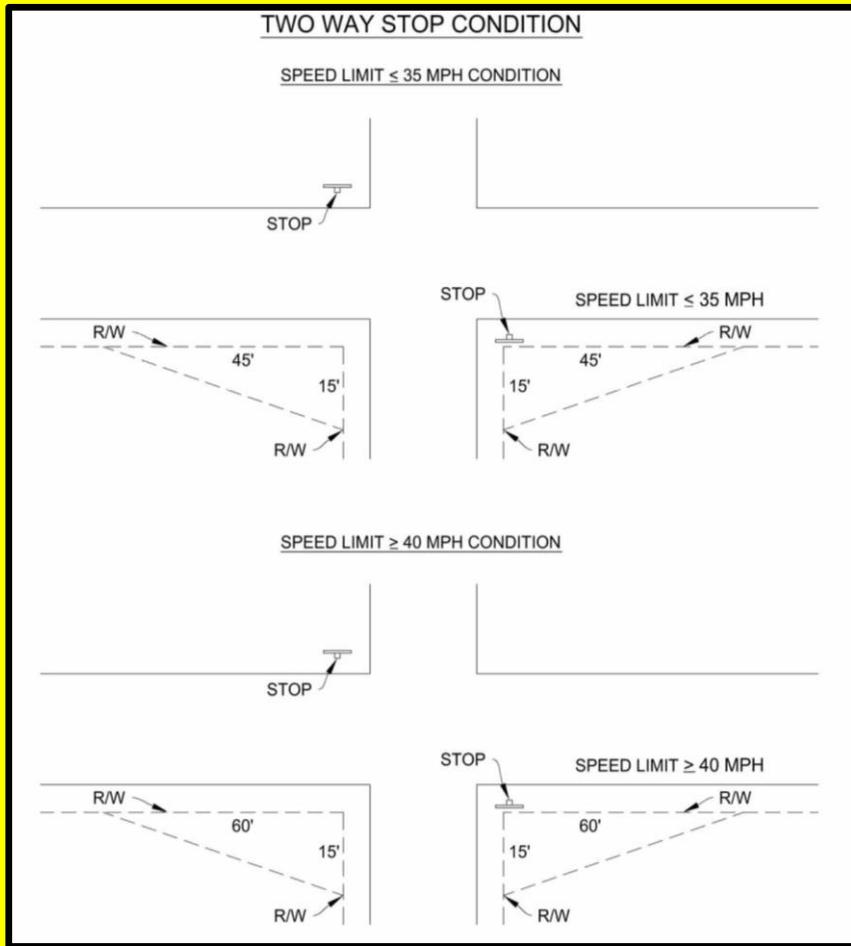
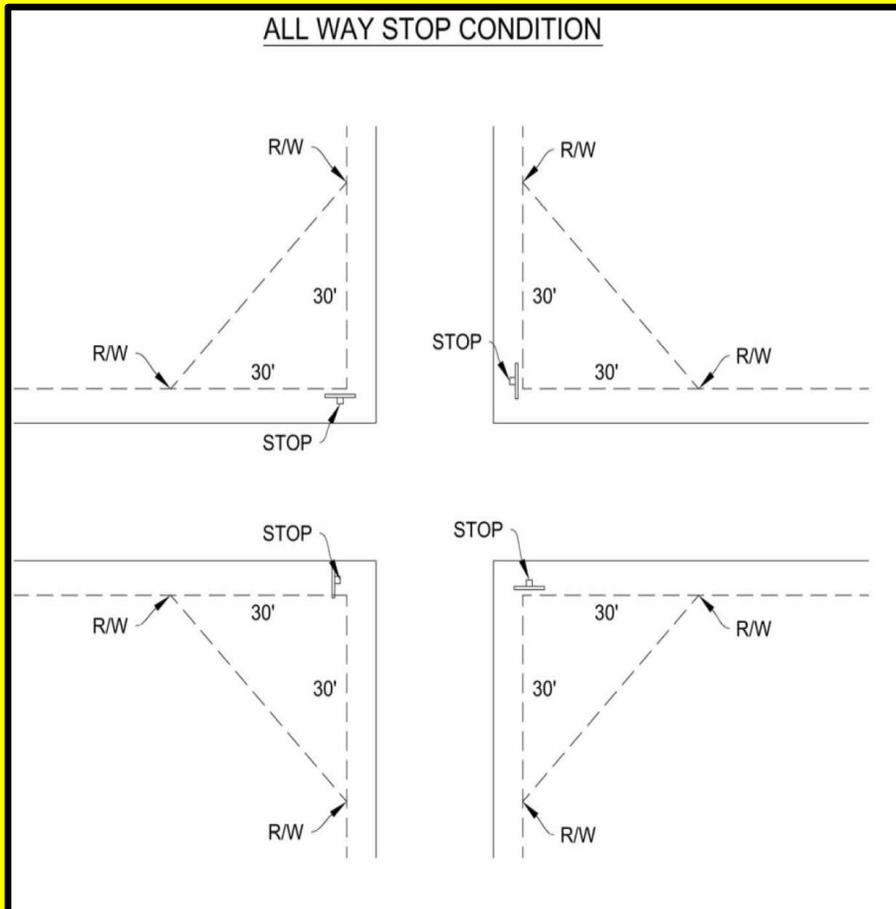


Figure 2B



T. P. ORDINANCE NO. 21-76

An ordinance to amend and enact Tangipahoa Parish Code of Ordinances, T.P. Ordinance No. 21-49 - Article IX – Developments with Special Regulations – Section 17-9.6, D. General Regulations (i),(m),(o); E. Provisions for permit review, adding (18-19); G. Permit Applications (2)-Renewable energy regulations regarding solar power plants

BE IT ORDAINED by the Tangipahoa Parish Council-President Government, governing authority of Tangipahoa Parish, State of Louisiana that the Tangipahoa Parish Code of Ordinances, T.P. Ordinance No. 21-49-Article IX, Section 17-9.6 Renewable energy regulations regarding solar power plants be hereby amended as follows:

ARTICLE IX - DEVELOPMENTS WITH SPECIAL PROVISIONS

Sec. 17-9.6 Renewable Energy Power Plants-

A. General Standards

B. Solar energy - The purpose of this section is to establish minimum requirements and regulations for the placement, construction and modification of solar power plants, as defined herein, while promoting the safe, effective and efficient use of such energy systems.

C. Definitions

"Abandonment" – means if any Solar Power Plant falls into a state of disrepair for a one-year period, such Solar Power Plant shall be deemed abandoned. Should the cause of the disrepair be due to any natural disaster, or other force majeure, the owner/operator shall request an extension beyond the one-year date and submit a plan of repair to the Parish Council.

"Accessory Solar Energy Systems," include any photovoltaic, concentrated solar thermal, or solar hot water devices that are accessory to, and incorporated into the development of an authorized use of the property, and which are designed for the purpose of reducing or meeting on-site energy needs.

"Concentrating Solar Thermal Devices," also known as "Concentrated Solar Thermal Power (CST)," are systems that use lenses or mirrors, and often tracking systems, to focus or reflect a large area of sunlight into a small area. The concentrated energy is absorbed by a transfer fluid or gas and used as a heat source for either a conventional power plant, such as a steam power plant, or a power conversion unit, such as a sterling engine. Although several concentrating solar thermal technologies exist, the most developed types are the solar trough, parabolic dish and solar power tower.

"Photovoltaics (PV)," is a technology that converts light directly into electricity.

"Solar Power Plant," except as expressly limited below, means any use of land where a series of one or more Solar Energy Systems are placed in an area on a parcel of land for the purpose of converting sunlight into electricity, photovoltaics (PV), for the primary purpose of wholesale or retail sales of generated electricity.

D. General Regulations

1. All solar power plants must comply with the following minimum regulations and design standards.
2. Local, State and Federal Permits. A Solar Power Plants must be required to obtain all necessary permits from the Louisiana Department of Environmental Quality, including the Louisiana Division of Air Quality and the Louisiana Division of Water Quality; the Louisiana Department of Natural Resources; and any applicable permits required by Tangipahoa Parish, and applicable Federal permits.
3. This ordinance shall be supplemental to, and shall not abridge any other applicable local, state, or federal rules, regulations, or laws, including without limitation any more restrictive provision set forth in this chapter. Should any state or federal legislation go into effect, owner/developer must comply with any such rules which may apply.

4. A valid Special provision application, Building Permit, Electrical Permit and ongoing compliance to this ordinance is mandatory for all Solar Power Plants.

5. Application Requirements - All applications and plans for solar power production must include all the following:

- a. Name of the project, names and addresses of the business owner(s), names of the property owner(s) and the engineers and surveyors.
- b. If the site is leased, a lease memorandum executed by all parties to the lease.
- c. Date, scale and accurate North arrow of the site plan showing all property to be included in the project.
- d. Boundaries and actual dimensions and shape of parcel, including total acreage, with bearings and distances.
- e. Site plan showing streets, circulations, driveways, service buildings, easements, arrangement and number of solar panels, and streets; also fencing, gates and vegetative buffer.
- f. Horizontal and vertical (elevation) to scale drawing with dimensions that show the location of the solar panels and system on the property.
- g. Vicinity map showing the location and surrounding land use.
- h. Names and addresses of adjoining property owners.
- i. Elevation certificate and ~~drainage plan~~ preliminary drainage plan.
- j. Land Contours,
- k. Plan illustrating the intended layout and greenspace.
- l. Traffic plan during construction phase,
- ~~m. Other state and federal permits.~~
- n. Other features and designs as deemed reasonably necessary from time to time by the Tangipahoa Parish Council.
- ~~o. A Decommission Plan in compliance with this ordinance.~~
- p. Economic Impact Report
- q. Any parcels that are part of the project that is interrupted by a road or other parcels not part of the project must be identified on the site plan labeled as individual areas (example: a, b, c...).
- r. An application fee of \$750.00.

E. Provisions for permit review

1. Following the provisions of Tangipahoa Parish Code, additional or more thorough consideration shall be given to the following as the Parish determines whether the project needs to be approved, denied, or conditionally approved:

2. Project Rationale. Project rationale, including estimated construction schedule, project life, phasing, and likely buyers or markets for the generated energy.

3. Siting Considerations. Siting considerations, such as avoiding areas/locations with a high potential for biological conflict such as wilderness study areas, areas of environmental concern, county and state parks, historic trails, special management areas or important wildlife habitat or corridors; avoiding visual corridors that are prominent scenic viewsheds, or scenic areas designated by the parish; avoiding areas of erodible slopes and soils, where concerns for water quality, severe erosion, or high storm runoff potential have been identified; and, avoiding known sensitive historical, cultural or archeological resources.

4. Site and Development Plans. Site and development plans, which identify and/or locate all existing and proposed structures; setbacks; access routes; proposed road improvements; any existing inhabitable structures within one-quarter mile of a photovoltaic solar project or one-half mile of a concentrated solar project; existing utilities, pipelines, and transmission lines; proposed utility lines; utility and maintenance structures; existing topographic contours; existing and proposed drainageways; proposed grading; areas of natural vegetation

removal; revegetation areas and methods; dust and erosion control; any floodplains or wetlands; and other relevant items identified by the parish staff or planning commission. All maps and visual representations need to be drawn at an appropriate scale.

5. Due to the complexity of large-scale solar power plant projects, the applicant must submit an economic impact study detailing the estimated economic impact on the Parish, including but not limited to jobs created, estimated annual taxes, or any other information that may be required by the Parish.

6. Visual Impacts, Appearance, and Scenic Viewsheds. Potential visual impacts may be caused by components of the project such as above ground electrical lines, accessory structures, access roads, utility trenches and installations, and alteration of vegetation. More visually sensitive proposals may require analysis from significantly more vantage points, such as different distances and sensitive locations. A photo simulation is required. Significant visual impacts that cannot be adequately mitigated are grounds for denial.

7. Wildlife Habitat Areas and Migration Patterns. Specifically include information on any use of the site by endangered or threatened species and whether the project is in a biologically significant area. If threatened or endangered species exist in the area, consultation with the United States Fish and Wildlife Service (USFWS) will be necessary.

8. Environmental Analysis. In the absence of a required state or federal agency environmental review for the project (e.g., NEPA), the parish will require an analysis of impacts to historic, cultural and archaeological resources, soil erosion (water and wind), flora, and water quality and water supply in the area.

9. Solid Waste or Hazardous Waste. As applicable, the application must include plans for the spill prevention, clean-up, and disposal of fuels, oils, and hazardous wastes, as well as collection methods for solid waste generated by the project.

10. Height Restrictions and FAA Hazard Review. Compliance with any applicable airport overlay zoning requirements and the ability to comply with FAA regulations pertaining to hazards to air navigation must be demonstrated if within five nautical miles of a FAA regulated airport.

11. Prior to work and during all construction until complete a Transportation Plan for Construction and Operation Phases. Follow Tangipahoa Parish Code of Ordinances Chapter 20, section 20-11.

12. The Drainage Plan must follow the latest development drainage requirements of the Parish of Tangipahoa (Tangipahoa Parish Code of Ordinances Chapter 17, section 17-10.1).

13. STORMWATER POLLUTION PREVENTION PLAN (SWPPP) - is a site-specific written document and drawing(s) required by the EPA and LDEQ for LPDES general permits for discharge of stormwater from construction activities (LAR100000 AND LAR200000), LPDES multi-sector general permit, or any LPDES individual permit which describes and ensures the implementation of practices that are to be used to reduce the pollutants in stormwater discharges associated with construction or other industrial activity at the facility.

14. Public Safety. Identify and address any known or suspected potential hazards to adjacent properties, public roadways, communities, aviation, etc., that may be created by the project.

15. Noise limitations. Submit sufficient information regarding noise, so as to demonstrate compliance below Sixty dBA as in section 5 below.

16. It is preferred that any related special provision application applications for substations or transmission lines be considered in conjunction with the special provision application for the solar power plant; however, if the details of those improvements are not available at the time of application for the solar power plant, they may be considered later, through subsequent special provision application review. At a minimum, the intended route for connecting to the power

grid and the alternative locations of any substation must be disclosed with the application for the solar power plant.

17. Decommissioning Plan. Describe the decommissioning and final land reclamation plan to be followed after the anticipated useful life, or abandonment, or termination of the project, including evidence of proposed commitments with affected parties (parish, any lessor or property owner, etc.) that ensure proper final reclamation of the solar energy project. Among other things, revegetation and road repair activities should be addressed in the plan.

18. Other State & Federal Permits

19. Substantial modifications to any previous Parish Council approved site plan will require reapplication.

F. Design standards

1. Minimum Site Size. No concentrated solar thermal power plant will be erected in Tangipahoa Parish. No photovoltaic solar power plant will be erected on any site less than ten acres in size.

2. Agreements/Easements. If the land on which the project is proposed is to be leased, rather than owned, by the solar energy development company, all property within the project boundary must be included in a recorded easement(s), lease(s), or consent agreement(s) specifying the applicable uses for the duration of the project. All necessary leases, easements, or other agreements between the solar development company and the affected parties must be in place prior to commencing construction, unless specified otherwise by the conditional use permit. A copy of any signed lease memorandum must be submitted with the application and filed with the Tangipahoa Parish Clerk of Court.

3. Maximum Height. The height of solar panels shall be measured from the highest natural grade below each solar panel to the top of that panel. Panel height will not exceed fifteen feet. Poles and wires reasonably necessary to connect to public electric utilities shall not be subject to this requirement.

4. Setbacks and Screening. Solar power plant must be set back from all project boundary lines which make up the site perimeter with at least a fifty-foot vegetative buffer. In addition, solar power plant structures must be located at least five hundred feet from all existing occupied residences, places of worship or occupied structures. Additional setbacks may be required to mitigate noise, or to provide for designated road or utility corridors, as identified through the review process.

5. A vegetative maintenance plan is required for general upkeep of the premises. Adherence to the plan will be subject to periodic inspections by the Parish.

6. Vegetated areas will not be subject to chemical fertilization or herbicide/pesticides application, except for those applications necessary to establish the vegetative cover and in accordance with the approved vegetative maintenance plan.

7. Solar Power Plants must be constructed with evergreen vegetative screening. Landscape buffers for these developments must meet the following requirements:

- a. Existing forested vegetative buffers. Existing undisturbed vegetative buffers with (6) trees over 50 feet deep within every 100 foot of project boundary line shall not be required to install new plant material if the existing vegetation creates a continuous opaque visual barrier within 25 feet of the project boundary line. Existing vegetative buffer locations where gaps are within the visual barrier, shrubs must be added along the edge of the property line as required to create an opaque barrier. New shrubs shall reach a minimum of 6 feet within a 3-year period. Vegetative planting must only use native trees and shrubs as listed in Appendix D.

b. Landscape Buffers zones without any trees or shrub must install the following planting material;

1. For every 50 foot of project buffer zone a new 25-foot-deep landscape buffer must be installed and comprised of (6) class "A" trees, (3) class "B" trees and (24) shrubs.
2. Shrubs must be installed in a continuous line as to create a continuous 6-foot opaque visual barrier within 3 years.

c. Landscape Buffer Materials must meet the following requirements:

1. A minimum of fifty (50%) of all plants must be evergreen.
2. No more than thirty percent (30%) of any one species will be allowed.
3. Evergreen trees will be a minimum of six (6) feet in height at installation.
4. Deciduous trees must have a minimum of 2 ½ inch caliper at installation.
5. All shrubs must be a minimum of eighteen (18) inches in height at installation.
6. A minimum of fifty percent (50%) of the evergreen shrubs must reach a minimum of five (5) feet within three (3) years of installation.
7. All landscaping must be maintained and warranted for 1 year. Any plant material during the 1-year period deemed to be unhealthy by the Parish must be replaced immediately.
8. Stamped landscape plans by a licensed landscape architect or landscape horticulturalist must be required for permitting. At the completion of the Landscape Buffer installation a certification of completion signed by the licensed landscape architect or landscape horticulturalist designer of record must be submitted to the Parish.
9. Vegetative planting must only use native trees and shrubs as listed in Appendix D.
10. Failure to continuously maintain the foregoing visual buffers will constitute a violation.

8. The individual photovoltaic panels within an "array" are arranged in a fashion that:

- a. Allows the passage of runoff between each module, thereby minimizing the creation of concentrated runoff.
- b. Allows for the growth of vegetation beneath the panel and between "arrays."

9. Power inverters and other sound producing equipment must be no less than three hundred feet from any dwelling unit at the time of construction / installation.

10. Safety/Access - Fencing and gates are required around the perimeter of all Solar Power Plants. Nothing contained herein shall be construed to block reasonable access to any Solar Power Plant including required vegetative buffer. This is specific to new right away and roads to be built to the Solar Power Plant.

- a. A six-foot security fence must be placed around the perimeter of the solar power plant. Lock boxes and keys must be provided at locked entrances for emergency personnel access and appropriate access. A twelve-foot access easement inside the fence is required for emergency access.
- b. Appropriate warning signage must be placed at the entrance and perimeter of the solar power plant project every 200 feet.

11. Ground mounted solar panels that are supported with structures/foundations require little earth disturbance for their installation/construction. Unless evidence is provided to the contrary, it will be assumed that for these ground mounted solar panels themselves (not including access drive, etc.).

12. These developments must follow the land disturbance for grading as identified in subsection 17-5.3 D-H.

13. Noise. No operating solar power plant shall produce noise that exceeds any of the following limitations. Adequate setbacks must be provided to comply with these limitations.

- a. Sixty dBA, as measured at the property lines of the project boundary, unless the owner of the affected property and the planning commission agree to a higher noise level, as follows.

14. Visual Appearance.

- a. Lighting of the solar power plant and accessory structures must be limited to the minimum necessary and full cut-off lighting (e.g., dark sky compliant) may be required when determined necessary to mitigate visual impacts. Lights must be shielded and downcast.

15. Electrical interconnections and distribution components must comply with all applicable codes and public utility requirements.

16. Fire Protection. All solar power plants must have a defensible space for fire protection in accordance with State of Louisiana and Tangipahoa Fire Code.

17. Experience and research has shown there are legitimate concerns regarding the possibility for Solar Power Plants to cause a glare hazard for pilots and/or traffic controllers. To address these concerns, all applications submitted pursuant to this Ordinance for approval of any Solar Power Plant permit must include a detailed map analysis highlighting all airport operations and/or designated flight paths within five (5) nautical miles of the outermost proposed boundaries of any proposed Solar Power Plant, and for all such airport operations or designated flight paths located therein, must additionally include:

- a. A certified letter of a Notice of Intent to Construct a Solar Power Plant (containing at a minimum, the Solar Power Plant's exact proposed location, type(s) of solar technology devices to be used, and overall size including total acreage and surface areas of all panels or other reflective devices).

- b. A full report of potential Aviation Glare Hazards (AGH) arising from the proposed Solar Power Plant on all such airport operations and/or designated flight paths using the most recent version of the Department of Energy's Sandia National Laboratories recently developed glare hazard assessment tool (or any other assessment tool required or otherwise recommended by the FAA) in accordance with its user manual, and applying the same evaluation standards required and otherwise recommended by the FAA for evaluating AGH of off-airport solar projects, it being the intent of the Ordinance to require all applicants to utilize the most recent and thorough evaluation techniques of measuring AGH then available and required or otherwise recommended by the FAA, as modified from time to time.

- c. Proof of said Notice and Full Report being actually delivered not less than ninety (90) days prior to the submission of any application for a Solar Power Plant permit made hereunder to all the following: The local Airport District Office or the FAA with oversight over Tangipahoa Parish, Louisiana for any airport operated under FAA regulations as part of the National Plan of Integrated Airport Systems (NPIAS) (including without limitation the Hammond Regional Airport); The airport management for all NPIS and non-NPIAS airport(s); and the affected military airport or low altitude flight paths in said area.

- d. Changes in proposed Solar Power Plant design standards prior to any permit approved under this Ordinance will require proof of re-delivery of an updated Notice and Full Report in accordance with the foregoing provisions.

G. Permit Applications

1. A permit application is required for each identified area (a, b, c..) submitted as part of a project.

2. The permit fee is \$60.00 per acre, with a minimum fee of \$8,500.00
3. All plans must be certified by licensed Louisiana Engineer.
4. Solar panel materials must be listed and labeled by a Nationally Recognized Testing Agency. Documentation of compliance must be provided with the seal and signature of a licensed design professional in Louisiana.
5. Any permit issued pursuant to this Chapter will expire three years from the date of issuance, unless construction has commenced. After the expiration of a permit, the applicant may reapply.

H. As-Built Plans

1. Upon completion of site construction, a certified as-built plan by an engineer must be submitted to the Tangipahoa Parish Engineer and/or Drainage District Engineer for approval. The as-built plan shall receive approval prior to final inspection and prior to issuance of any Letter of Completion and/or the notice to proceed to any Utility provider. Once approved, it must be filed with the Clerk of Court.

I. Decommissioning, Abandonment, Hazard Abatement

A signed and notarized Decommissioning Plan must be submitted to the Tangipahoa Parish. It must be in a form suitable to be recorded with Tangipahoa Clerk of Court. The Decommissioning Plan must include at the minimum all the following provisions and requirements:

1. Initiation upon "Abandonment" of a Solar Power Plant as defined in this ordinance.
2. A five (5) year bond in the amount of the anticipated decommissioning cost. The cost of decommissioning must be reevaluated every five years and a new bond must be posted to reflect the anticipated cost. Every year a certified letter must be submitted to the parish showing record of all premiums paid.
3. Any additional conditions which may be defined or established from time to time by the Tangipahoa Parish Council upon which decommissioning will be initiated (i.e., of lease, condition of a potential public safety hazard, etc.)
4. Complete removal of all non-utility owned equipment conduits, structures, fencing, roads and foundations; and restoration of property to condition prior to development of the Solar Power Plant, unless the landowner requests in writing that the access roads or other land surface areas not be restored.
5. The decommissioning plan must provide for the remediation of any environmental hazards remaining on the site, as determined by the EPA, Louisiana DEQ, or Tangipahoa Parish Government.
6. The timeframe for completion of removal and decommissioning activities must begin within sixty (60) days of termination of site use, abandonment, or revocation of permit and be completed within twelve months unless otherwise extended by Tangipahoa Parish Council within its sole discretion for good cause shown.
7. If the Solar Power Plant, the contract, lease, or any other interest in the Solar Power Plant, is going to be sold, the new owners must follow the above steps required for the decommissioning plan.
8. A signed statement from the party responsible for completing the Decommissioning Plan acknowledging such responsibility.

Upon any failure to initiate or complete any Decommission Plan, the Parish or its authorized representative may take action as authorized by law including but limited to call the bond, revoking any previously issued permits, initiate any civil action or criminal action as described below.

J. Conflict of Laws & Severability Clauses—Solar power plants.

1. Whenever the regulations of the ordinance conflict with each other, or with the requirements of any other statute, the more restrictive regulation will apply.

2. Should any section or provision of the ordinance be determined by a court of competent jurisdiction to be unconstitutional or invalid, such determination or decision will not affect the validity of the ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

K. Violations

1. Upon finding of any inappropriate or illegal activities on the part of any person which would violate the provisions of this ordinance, the Planning Department Director or their designee shall notify in writing the person(s) responsible for such actions indicating the followings:

- a. The nature of the violations
- b. The action(s) necessary to correct the violation(s).
- c. The date by which corrective action(s) should be taken and completed.
- d. Action(s) which will take place if such corrective action is not taken.
- e. When such corrective action has not been taken or is deemed inadequate based upon the conditions listed in the ordinance, an order for the discontinuance of the use or occupation of any land, building or structure or any illegal additions, alterations or structural changes thereto may be issued.
- f. Any other action authorized by this ordinance to ensure compliance with, or to prevent violation of any provision.
- g. Any person violating any provision of the ordinance shall be guilty of a misdemeanor and upon conviction shall be punished for each offence, not more than \$500 or imprisonment not to exceed thirty (30) days. Each day such violation continues shall be deemed to be a separate offence.

C. Wind energy – RESERVED.

D. Hydro energy – RESERVED.

E. Tidal energy – RESERVED.

F. Geothermal energy – RESERVED.

G. Biomass energy – RESERVED.

T. P. ORDINANCE NO. 21-77

AN ORDINANCE TO AMENDING AND ENACTING SECTION 17-4.3 (E) - CONSERVATION DEVELOPMENTS OF THE TANGIPAOHA PARISH CODE OF ORDINANCES TO BE REMOVED AND KEPT AS (RESERVED)

Chapter 17-Planning and Development Article IV – Standards for Subdivision of Property Section 17-4.3 Major Subdivision Standards E. Conservation Developments

~~(1.) Conservation Developments allow smaller lot dimensions in exchange for Stormwater Management Area. This allows more efficient layout of lots, streets, and utilities, and protects the character of the area through the preservation of wetlands, recreation areas, and the protection of unique site features and scenic vistas. All Conservation Developments shall meet the minimum following standards:~~

- ~~(a.) A Conservation Development is only allowed in the following conditions;~~
 - ~~i. Parcels of 5 acres or more or a subdivision of 10 lots or more and;~~
 - ~~ii. Parcels within Special Flood Hazard Areas (SFHA) or;~~
 - ~~iii. Parcels which contain 50% or greater Special Flood Hazard Areas (SFHA) and flood zone X or X500 areas that is being developed as a whole as a Conservation Development or;~~
 - ~~iv. Areas exceeding 20 acres or creating 50 lots or more where wetlands preservation is incentivized, as per Paragraph 17-4.3, F.~~
- ~~(b.) A variety of lot sizes should be used within the residential conservation, with the minimum lot frontage, area, and side yards as specified herein.~~
- ~~(c.) The minimum amount of required Stormwater Management Area is forty five (45) percent of the gross parcel area for parcels within SFHA.~~
- ~~(d.) In allocating land for the required Stormwater Management Area follow the requirements specified in 17-5.3 paragraph H.~~

~~(2.) Configuration of Stormwater Management Areas.~~

- ~~(a.) At least 60 percent of the required Stormwater Management Area must be in a contiguous lot or site or series of lots and sites. For the purposes of this section, contiguous includes any Stormwater Management Area bisected by a collector or local street, provided that:~~
 - ~~i. The right-of-way area is not included in the calculation of the minimum Stormwater Management Area required.~~
 - ~~ii. Where feasible, the Stormwater Management Area should adjoin any neighboring areas of Stormwater Management Area, other protected areas, and nonprotected natural areas that would be candidates for inclusion as part of a future area of protected Stormwater Management Area.~~
- ~~(b.) No lot within the development can be further than a ¼-mile radius from the Stormwater Management Area. This radius is measured in a straight line, without regard for street, sidewalk or trail connections to the Stormwater Management Area.~~

~~(3.) Conservation Developments for Major Subdivisions and Special Use Commercial Developments Areas, and Incentivization of Wetlands Preservation shall meet the following requirements:~~

- ~~(a) Minimum Stormwater Management Area shall equal thirty percent (30%) of the gross site in zones X and X500.~~
 - ~~i. Lot size dimensions:~~
 - ~~a. Minimum lot shall be eight thousand four hundred 8,400 square feet per lot.~~
 - ~~b. Minimum lot road frontage of 70 feet and 100 feet minimum lot depth.~~
 - ~~c. Minimum setbacks of twenty five feet (25') front yard, ten feet (10') side and rear yards~~
 - ~~d. Exception: Lots fronting onto approved cul-de-sacs, roundabouts, and a minimum of two lots facing onto ninety (90) degree road intersections within the new proposed subdivision may have lots with widths of less than seventy (70) foot. In such cases, lot widths may be sixty (60) foot wide at the building setback line but will still contain the minimum eight thousand four hundred (8,400) square foot allowed in this subdivision. A minimum of eight (8) foot side yard setback per side will be permitted on such approved lots.~~
 - ~~ii. Clearing on individual lots is not limited.~~

Tangipahoa Voluntary Council on Aging

(2 - 3 year terms)

Meetings 3rd Wednesday of the Month - 8:30 A.M.

Contact: Mrs Debi Fleming
985-748-7486
106 North Bay Street
Amite, LA 70422

Governor's Office of Elderly Affairs rules: if someone fills an unexpired term of less than 18 months, it is not counted as a full term.

Commissioner	Appointed By	Term	Expiration
Juiet Schillings	1	2	October 2023
Ronald Peevy	2	2	October 2023
Chris Chappell 985-474-0716	3	2	October 2024
Angelo Mannino	4	Unexpired	October 2022
Elsa Blessey 985-320-2131	5	2	October 2022
Coleen Ebarb	6	2	October 2023
Terrilyn Dunn 985-507-0040	7	1	October 2021
Terry Tompkins 985-507-3193	8	1	October 2023
Anthony Mercante 985-351-3475	9	1	October 2022
Janet Dennis 504-430-7029	10	1	October 2021