

PUBLIC NOTICE - Notice Is Hereby Given That the Tangipahoa Parish Council Will Meet in **Regular Session** on Monday, February 08, 2021 Immediately Following the Public Hearing Held At 5:30 PM At Tangipahoa Parish Government 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, February 08, 2021 at 5:30 PM At Tangipahoa Parish Government Building, 206 East Mulberry Street, Amite, Louisiana, contact number (985)748-3211, on the following:

T.P. Ordinance No. 21-10- An ordinance placing three-way stop signs at the intersections of W. Sam Arnold Loop, S. Sam Arnold Loop and Arnold Road in District No. 9 in Tangipahoa Parish in accordance with Chapter 20 streets, roads, sidewalks and drainage- Article I, in General- Section 20

**Tangipahoa Parish Council
Tangipahoa Parish Government Building
206 East Mulberry Street, Amite, LA 70422
Regular Meeting Immediately Following Public Hearing
February 08, 2021**

CALL TO ORDER

INVOCATION

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

ROLL CALL

CELL PHONES - *Please Mute or Turn Off*

ADOPTION OF MINUTES- Regular meeting dated January 25, 2021

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

PARISH PRESIDENT'S REPORT

1. Approval to Accept into Parish Maintenance System- Woodlake Estates Subdivision Phase 2 (Clear Lake Drive, Quiet Lake Drive, Crystal Lake Drive and Hidden Park Drive- See attachment)

REGULAR BUSINESS

2. Adoption of T.P. Ordinance No. 21-10- An ordinance placing three-way stop signs at the intersections of W. Sam Arnold Loop, S. Sam Arnold Loop and Arnold Road in District No. 9 in Tangipahoa Parish in accordance with Chapter 20 streets, roads, sidewalks and drainage- Article I, in General- Section 20
3. Introduction of T.P. Ordinance No. 21-11- An ordinance to grant a variance to Tangipahoa Parish Code of Ordinances- Chapter 17-4.2-4a- Mini Partitions, for Mr. Eduardo Gato at 41066 Byers Road, Ponchatoula, Louisiana in District No. 2
4. Introduction of T.P. Ordinance No. 21-12- An ordinance to grant a variance to ordinance no. 97-25- adoption of state sanitary code for Randy Legaux at 14201 Highway 22 West, Ponchatoula, Louisiana in District No. 10

BEER, WINE, AND LIQUOR PERMITS

LEGAL MATTERS

COUNCILMEN'S PRIVILEGES

ADJOURN

Kristen Pecararo
Clerk of Council

Daily Star
Please Publish February 4, 2021

Posted @ T.P. Gordon A. Burgess Governmental Building February 4, 2021

In Accordance with the Americans with Disabilities Act, If You Need Special Assistance, please contact Kristen Pecararo at 985-748-3211 describing the Assistance that is necessary.



POST OFFICE BOX 215
AMITE, LOUISIANA 70422

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

ROBBY MILLER
PARISH PRESIDENT

To: Parish Council - District 8

2/3/21

From: Russell Johnson, Project Engineer

Subject: Inspection of Woodlake Estates Phase 2

Streets in the above subdivision were inspected for compliance to parish standards on February 5, 2020. Due to the Covid 19 Pandemic this was not placed before the council until now. This phase of Woodlake Estates was recommended for the 2-year maintenance period on July 1, 2014. Due to an oversight the streets in this phase did not receive a final inspection or recommendation for acceptance into the road maintenance system. We discovered this and conducted an inspection on the streets in Phase 2 of Woodlake Estates and found that the streets in this phase do comply with parish standards that were applicable at the time of construction and recommend that the parish include these streets into the parish road maintenance system. These streets are as follows with the estimated value:

Name	From	To	Length(mi)	Width	Cost
Clear Lake Dr.	Clear Lake Dr.(phase 1)	Quiet Lake Dr.	.23	20	\$37,503.34
Quiet Lake Dr.	Clear Lake Dr.	End	.36	20	\$75,416.50
Crystal Lake Dr.	Clear Lake Dr.	Quiet Lake Dr.	.19	20	\$30,861.14
Hidden Park Ln.	Clear Lake Dr.	Quiet Lake Dr.	.16	20	\$26,474.79
Total					\$170,255.77

Russell Johnson

Project Engineer
Tangipahoa Parish

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

TANGIPAHOA PARISH GOVERNMENT



P. O. BOX 215 • AMITE, LOUISIANA 70422
(985) 748-3211 FAX (985) 748-7576
WEB PAGE: www.tangipahoa.org
MAIL: mail@tangipahoa.org

GORDON BURGESS
PARISH PRESIDENT
JEFF MCKNEELY
DIRECTOR OF FINANCE
NACE GARAFOLA
DIRECTOR OF PUBLIC WORKS
VIRGINIA BAKER
DIRECTOR OF PERSONNEL
MAURICE JORDON
PARISH ENGINEER
KRISTEN PECARARO
CLERK OF COUNCIL

MEMORANDUM

To: Whom It May Concern

From: Maurice Jordan, P. E.
Parish Engineer

Subject: Required Maintenance Guarantee for
Woodlakes Estates Phase 2

Date: July 1, 2014

*THIS LETTER ADVISES
DPLD WHAT THE GUARANTEE
IS FOR WOODLAKES PH # 2
FYI & FILE*

There is a long standing Ordinance by the Tangipahoa Parish Council requiring that the developer of a subdivision must post a guarantee that newly constructed streets in that subdivision will be maintained, repaired or reconstructed over a two (2) year period after construction. This Guarantee may be in the form of an irrevocable letter of credit, a bond from a Highly rated bonding Company or a check. The amount of the guarantee is based on \$30.00 per linear foot of street.

The purpose of this guarantee is to assure that the streets are properly constructed and function adequately under use. If there is fault or failure during the Two (2) Year Trial Period and the developer defaults refusing to make the corrections the Parish will call in the guarantee and have the necessary work done. If the streets function adequately and are in good condition at the end of the Two (2) Year Trial period the guarantee will be allowed to expire or returned. The streets will then be taken into the Parish Road System if the developer so wishes.

The above subject subdivision streets are approximately 5140 Liner feet in length - the required Maintenance Bond is \$154,200.

COUNCIL

TRENT FORREST
DISTRICT 1
RONNIE BANKSTON
DISTRICT 6

GREG VARNADO
DISTRICT 2
LIONELL WELLS
DISTRICT 7

LOUIS JOSEPH
DISTRICT 3
DAVID P. VIAL
DISTRICT 8

CARLO S. BRUNO
DISTRICT 4
HARRY LAVINE
DISTRICT 9

NICKY MUSCARELLO, SR.
DISTRICT 5
BOBBY CORTEZ
DISTRICT 10

T.P. Ordinance No. 21-10

AN ORDINANCE PLACING A 3-WAY STOP SIGN AT THE INTERSECTION OF W. SAM ARNOLD LOOP, S. SAM ARNOLD LOOP AND ARNOLD ROAD IN DISTRICT NO. 9 IN TANGIPAHOA PARISH IN ACCORDANCE WITH CHAPTER 20, STREETS, ROADS, SIDEWALKS AND DRAINAGE - ARTICLE I, IN GENERAL - SECTION 20-16

BE IT ORDAINED by the Tangipahoa Parish Council, governing authority of Tangipahoa Parish, State of Louisiana, as follows:

- 1) 3-Way stop sign at the intersection of W. Sam Arnold Loop, S. Sam Arnold Loop and Arnold Road in District No. 9

in Accordance with Chapter 20, Streets, Roads, Sidewalks And Drainage - Article I, in General - Section 20-16.

BE IT FURTHER ORDAINED that this ordinance shall become effective immediately upon signature of the Parish President and all previous ordinances in conflict with said ordinance are hereby repealed.

The above and foregoing ordinance having been duly submitted to the Tangipahoa Parish Council in writing; introduced at a public meeting of the Tangipahoa Parish Council; discussed at the said public hearing; after motion and second was submitted to the official vote of the Tangipahoa Parish Council.

On motion by _____ and seconded by _____, the foregoing ordinance was hereby declared adopted on this the 8th day of February, 2021 by the following roll-call vote:

YEAS:

NAYS:

ABSENT:

NOT VOTING:

ABSTAIN:

ATTEST:

Kristen Pecararo, Clerk of Council
Tangipahoa Parish Council

Brigette Hyde, Chairwoman
Tangipahoa Parish Council

INTRODUCED: January 25, 2021

PUBLISHED: February 4, 2021 The Daily Star- OFFICIAL JOURNAL

ADOPTED BY TPC: February 8, 2021

DELIVERED TO PRESIDENT: _____ day of February, 2021 at _____

APPROVED BY PRESIDENT: _____
Robby Miller Date

VETOED BY PRESIDENT: _____
Robby Miller Date

RECEIVED FROM PRESIDENT: _____ day of February, 2021 at _____

CHAPTER 17 – PLANNING AND DEVELOPMENT

violation of the criminal law and subject the subdivision developer to the general criminal penalties of Section 1:13 of this code.

- E. Exceptions – The following are not required to have approval of Planning Commission or signatures from the Planning Department and shall be recognized as legal lots of record:
- (1.) The partition of an estate as inherited by the named heirs in a Judgment of Possession.
 - (2.) The partition of property required by a court judgment.

Sec. 17-4.2 - Minor Subdivision Standards

- A. **General Standards for Minor Subdivisions** pertaining to the division and partition of property –

- (1.) Minor Subdivisions are considered the following:
 - (a) Residential Minor Partitions known as Mini Partitions, Heir Partitions, and Small Partitions.
 - (b) Minor Commercial Partitions
 - (c) These types of divisions can be administratively approved and must be submitted on 11" X 17" sheets for review. These subdivisions shall follow the following requirements unless otherwise specified in this sub-section.
- (2.) **Frontage** – Lots shall have a minimum road frontage of one hundred twenty-five (125) feet on either a public road, existing private road as recorded with the parish's 911 office, existing permanent access right-of-way, easement, or servitude recorded at Tangipahoa Parish Clerk of Court, or new private road as approved for certain uses in these standards.
- (3.) **Total Square Footage** –
 - (a) Residential Minor Partitions - Lots shall have a minimum total square footage of twenty-one thousand seven hundred eighty (21,780) square foot or one half (½) acre.
 - (b) Minor Commercial Partitions - Lots shall have a minimum total square footage of forty-three thousand five hundred sixty (43,560) square foot or one (1) acre.
- (4.) **Residential Minor Partitions:** A minimum sixty (60) foot right-of-way for road access, drainage, utilities and sewage must be provided for any new lots not fronting on an existing public maintained road, existing private road or existing recorded easement or servitude.
 - (a) **Mini Partitions** – for a new 60 foot ROW to be allowed to be created, the original parcel (parent tract) to be divided must be a minimum of three (3) acres or more.
 - (b) **Heir Partitions** – there is no minimum acreage requirement for creating a new 60 foot ROW for Heir Partitions
 - (c) **Small Partitions** – Creating new 60 foot ROWs for property divisions are not allowed. Any new lots created by these partitions must have frontage on existing public maintained roads.

1.50 - Sell - wanting to list

FLAT OF SURVEY SHOWING A 2.00 ACRE TRACT, LOCATED IN HEADRIGHT 37, T7S - R9E, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.

DESCRIPTION OF PROPERTY

An actual ground survey was made of a certain piece or parcel of land situated in Headright 37, T7S-R9E, Parish of Tangipahoa, State of Louisiana, being 2.00 Acres in the Southeast corner of Lot-3 of a subdivision of the Byers Land in Headright 37, T7S-R9E and being more fully described as beginning at a point 1056.00' North and 1232.60' West of the Southeast corner of Headright 37, T7S-R9E; thence West 417.40'; thence North 208.70'; thence East 417.40'; thence South 208.70' to P.O.B. Contains 2.00 Acres, all as shown on plat.

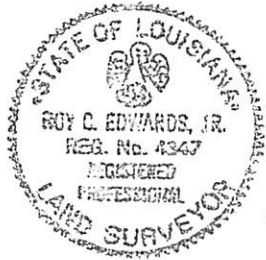
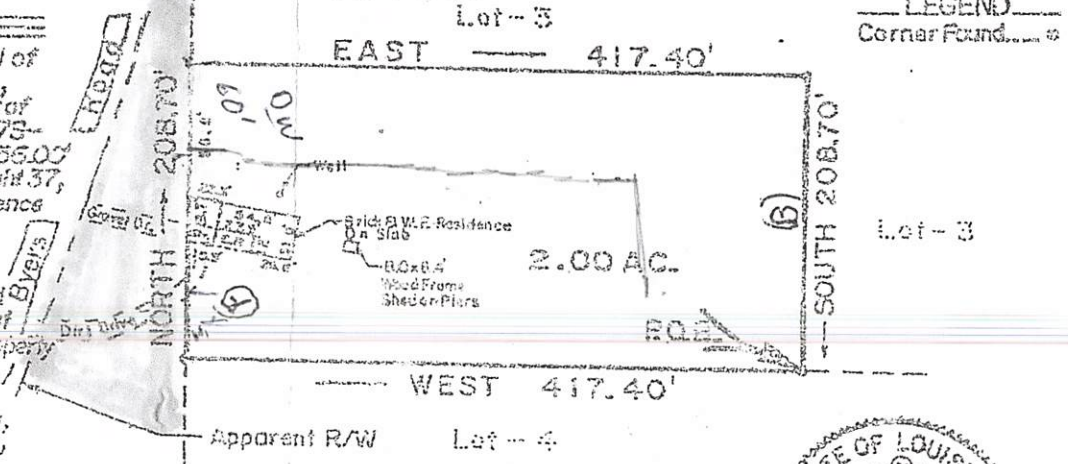
Notes: 1.) I certify that this plat represents an actual ground survey, made on the ground on the date shown hereon and that no encroachments exist in either direction across any of the property lines.

2.) I certify that according to Panel N-400 of 475 of the Flood Insurance Rate Map of Tangipahoa Parish, Louisiana, dated 2-2-83, subject property is located in Flood Zone "C", which is not a flood zone or floodway.

Certified Correct To: Carey Bernard Byers and Annette Boudreaux-Byers
421 Byers Road
Ponchatoula, Louisiana.
70454

ROY EDWARDS & ASSOCIATES PROFESSIONAL LAND SURVEYORS

146 NORTH THIRD STREET
PONCHATOULA, LOUISIANA, 70454
PHONE: (504) 386-9768



ROY C. EDWARDS, JR.
PROFESSIONAL LAND SURVEYOR
DATE: 5 - 30 - 91
DRAWN BY: Joseph L. Helg

0883

185 - Mart

Assessment Data Listing

Assessment No. 3258807

[Print Sheet](#)

Taxpayer Name & Address

GATO EDUARDO H
 41066 BYERS ROAD
 PONCHATOULA LA, 70454



Freeze Applied	No	Year	N/A
Homestead	Yes	Year	N/A

Book & Page	849 pg 260	Taxpayer Taxes	
		2020	\$0.00

Transfer Date 12/23/1997

Purchase Price	\$59,000.00	Land Value	1,698
		Building Value	5,410
		Total Value	7,108
		H/S Value	7,108
		Taxpayer Value	0

Property Description

2.83A TOTAL 2.00A IN SEC 37 T7SR9E B455 P903 B456 P282-283 -284 B535 P511-609-674XXXXXXXXXX AND .83A IN SEC 37 T7SR9E B616 P734 B617 P338 B619 P294 B840 P80-83 B849 P260

Map Info

Map ID No. 37T7R90000006

Location

Ward	8				
Physical Address	41066 BYERS ROAD .				
Subdivision	Lot	Block	Section	Township	Range
			37	T7S	R9E

Class Description

Assessment Value

Type	Qty	Units	H/S Credit	Tax Value	Market Value	Special Exemptions
RE	2.83	A	1,698	1,698	16,980	None
RE	1.00	I	5,410	5,410	54,102	None

Building Improvements

Type	Yr Built	Sqft. Living	Sqft. Non-Living	Sqft. Total
Residential	1984	1,284	336	1,620

Parish Taxes

Millage Description	Millage Rate	Taxpayer Tax	H/S Credit
ASSESSMENT DISTRICT	4.65	0.00	33.06
DRAINAGE DIST 1 MT.	5.00	0.00	35.54
DRAINAGE DT.1 MT	4.96	0.00	35.25
FIRE PROTECTION DIST 2	10.00	0.00	71.08
FIRE PROTECTION DIST. 2	10.00	0.00	71.08
FLORIDA PARISH JUVENILE DIST	2.75	0.00	19.55
GARBAGE DIST. 1 MAINT	10.00	0.00	71.08
HEALTH UNIT	4.00	0.00	28.43
LAW ENFORCEMENT #1	7.81	0.00	55.51
LIBRARY BOARD	2.81	0.00	19.97
LIBRARY BOARD	3.00	0.00	21.32
MOSQUITO ABATEMENT	4.98	0.00	35.40
PARISH ALIMONY-RURAL	3.06	0.00	21.75
PONCHATOULA REC. DIST.	3.99	0.00	28.37
PONCHATOULA REC. DIST.	9.96	0.00	70.79
SCHOOL DISTRICT #100	4.06	0.00	28.85
SHERIFF'S OPERATIONAL	10.00	0.00	71.08
	Totals	0.00	718.11

City Taxes

Millage Description	Millage Rate	Taxpayer Tax
	Totals	0.00

Bookmark: <http://www.tangiassessor.com/assessment/3258807.html> | [Disclaimer](#) | 01/27/2021



TanGIS Classic



TanGIS Classic

→ This is what he wants to cut out. 1.50 ac. to sell

MINOR PARTITION & MINOR DEVELOPMENT APPLICATION

Name of Partition/Development: _____ Check type requesting:

_____ Heir/Family _____ Mini _____ Small _____ Commercial _____ Apartments _____ Parcel Amendments

Please provide all information below: An incomplete application will not be accepted:

PROPERTY INFORMATION

Location (Hwy/Rd) _____ City: _____

Acreage (total) _____ Total Lots or Units: _____

Section (s) _____ ; Township: _____ ; Range: _____

SURVEYOR/ENGINEER INFORMATION

Company Name: _____

Surveyor: _____ Engineer: _____

Phone: _____ Phone: _____

Email: _____ Email: _____

OWNER(s)

Name: EDUARDO GATO

Phone: (985) 634-9019

Email: _____

Address: 41066 BYERS RD

City: P. ST ZIP 70454

APPLICANT (if different from Owner)

Name: _____

Phone: _____

Email: _____

Address: _____

City: _____ ST _____ ZIP _____

I am requesting approval to divide or develop the above referenced parcel of property into _____ (#) newly created lots or apartment units as identified on the attached survey plat or site plan. I attest that all required minimum standards and information I have provided to be true and accurate. I certify that I am the legal owner of this property or have been designated by the owner to make this request on owner's behalf.

Signature

1/27/21 Date

Print name here if different than Owner: _____

HEIR PARTITIONS - FEE: N/C; ALL OTHERS AS BELOW-

FEE: \$200 + (\$50.00 x _____ lots) + \$ _____ Paid By: CASH C/C CHECK (#) _____

OFFICE USE ONLY:

Assessment: # _____ Council Dist # _____ MPN File # _____

APP ACCEPTED BY: _____ DATE: _____

APPROVED BY: _____ DATE: _____

DATE RECEIVED COC RECORDED PAGE: _____ FILE CLOSED BY: _____

T.P. Ordinance No. 21-11

AN ORDINANCE TO GRANT A VARIANCE TO TANGIPAHOA PARISH CODE OF ORDINANCES- CHAPTER 17-4.2-4a MINI PARTITIONS, FOR MR. EDUARDO GATO AT 41066 BYERS ROAD, IN PONCHATOULA, LOUISIANA IN DISTRICT NO. 2

WHEREAS, Tangipahoa Parish Code of Ordinances Chapter 17, Sec. 17-4.2 A. (4.) (a) states Mini Partitions – for a new 60-foot ROW or private road to be allowed to be created, the original parcel (parent tract) to be divided must be a minimum of three (3) acres or more as per T.P. Ord. No. 20-56.

WHEREAS, Mr. Eduardo Gato, the property owner of 2.83 acres located at 41066 Byers Road, Ponchatoula, La 70454 is requesting a **variance to Chapter 17, Sec 17-4.2 A. (4.) (a)**; and be allowed to create a Mini Partition with a 60-foot Right-of-Way.

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 41066 Byers Road in District No. 2 for Mr. Eduardo Gato to be allowed to create a mini partition with a 60-foot right of way;

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.

On motion by _____ and seconded by _____, the foregoing ordinance was hereby declared adopted on this 22nd day of February, 2021 by the following roll-call vote:

YEAS:

NAYS:

ABSENT:

NOT VOTING:

ATTEST:

Kristen Pecararo, Clerk of Council
Tangipahoa Parish Council

Brigette Hyde, Chairwoman
Tangipahoa Parish Council

INTRODUCED: February 8, 2021

PUBLISHED: February 18, 2021 The Daily Star- OFFICIAL JOURNAL

ADOPTED BY TPC: February 22, 2021

DELIVERED TO PRESIDENT: _____ day of February., 2021 at _____

APPROVED BY PRESIDENT: _____
Robby Miller Date

VETOED BY PRESIDENT: _____
Robby Miller Date

RECEIVED FROM PRESIDENT: _____ day of February, 2021 at _____

T.P. Ordinance No. 21-12

AN ORDINANCE TO GRANT A VARIANCE TO ORDINANCE 97-25-ADOPTION OF STATE SANITARY CODE FOR RANDY LEGAUX AT 14201 HIGHWAY 22 WEST, IN PONCHATOULA, LOUISIANA 70454 IN DISTRICT NO. 10

WHEREAS, has an existing structure on this .93 acre of property; and

WHEREAS, ordinance 97-25 requires one acre for two residences; and

WHEREAS, the Legaux property is .07 acres short of requirement and will not be in violation of the State Sanitary Code;

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 Randy Legaux to obtain approval to place a second residence on this 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.

On motion by _____ and seconded by _____, the foregoing ordinance was hereby declared adopted on this 22nd day of February, 2021 by the following roll-call vote:

YEAS:

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ATTEST:

Kristen Pecararo, Clerk of Council
Tangipahoa Parish Council

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VETOED BY PRESIDENT: _____
Robby Miller Date

RECEIVED FROM PRESIDENT: _____ day of February, 2021 at _____