

RESOLUTION NO. 23-

The following Resolution was offered by Commissioner Guey who moved its adoption:

1 A Resolution authorizing the Plaquemines Port Harbor & Terminal District to enter
2 into a Replacement Agreement with the State of Louisiana, Department of
3 Transportation and Development under the Louisiana Port Construction and
4 Development Priority Program for assistance in the implementation of a port
5 improvement project; providing for the necessary documentation of the need for
6 the port improvement; and otherwise to provide with respect thereto.

7
8 DIGEST: The Port previously entered into a Reimbursement Agreement, Phase I, to construct the
9 project utilizing its own funds, and to be reimbursed by the Department once funding became
10 available. Now that funding has become available in FY 2024, the Port will be required to enter
11 into a Replacement Agreement in order to receive reimbursement from the Department. The
12 Replacement Agreement provides for the funding obligation authority of State funds as described
13 in the Notice of Funding letter issued on July 7, 2023. *The digest is for informational purposes*
14 *only and is superseded by the language of the actual ordinance or resolution.*

15
16 WHEREAS, the Plaquemines Port Harbor & Terminal District has a need for port improvements;
17 and

18
19 WHEREAS, this improvement project is identified as Project H.014966; and

20
21 WHEREAS, the Council approved the execution of LA DOTD's Reimbursement Agreement,
22 Phase I, on March 10, 2022; and

23
24 WHEREAS, the Plaquemines Port Harbor & Terminal District has reviewed the application for
25 the Alliance Water Booster Station and Feed Line Upgrades and agrees with said agreement; and

26
27 WHEREAS, the Plaquemines Port Harbor & Terminal District has applied for State matching
28 funds pursuant to Chapter 47 of Title 34 of the Louisiana Revised Statutes of 1950, as amended, to
29 implement a project to improve its port operation and Plaquemines Port Harbor & Terminal
30 District is fully aware of its obligations under said Statute; and

31
32 WHEREAS, the Plaquemines Port Harbor & Terminal District is a political body duly organized
33 and existing under the laws of the State of Louisiana and is eligible to apply for funds under said
34 Statute; and

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36 NOW, THEREFORE:

37
38 BE IT RESOLVED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE
39 GOVERNING AUTHORITY OF THE PLAQUEMINES PORT, HARBOR & TERMINAL
40 DISTRICT THAT Plaquemines Port Harbor & Terminal District acknowledges that an application
41 was submitted to the Louisiana Port Construction and Development Priority Program.

42
43 BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE
44 GOVERNING AUTHORITY OF THE PLAQUEMINES PORT, HARBOR & TERMINAL
45 DISTRICT THAT at the appropriate time and prior to commencement of work on the project
46 Plaquemines Port Harbor & Terminal District agrees to execute a Project Agreement and a
47 Statement of Sponsorship pursuant to the Statute and hereby authorizes and empowers Charles D.
48 Tillotson, Executive Director, to enter into and execute said agreement with the Louisiana
49 Department of Transportation and Development.

50
51 BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE
52 GOVERNING AUTHORITY OF THE PLAQUEMINES PORT, HARBOR & TERMINAL
53 DISTRICT THAT Charles D. Tillotson, Executive Director, is hereby the Authorized
54 Representative for Plaquemines Port Harbor & Terminal District to represent the port with regards
55 to the receipt of funds from the Louisiana Port Construction and Development Priority Program
56 for a port improvement project.

57

58 BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE
59 GOVERNING AUTHORITY OF THE PLAQUEMINES PORT, HARBOR & TERMINAL
60 DISTRICT THAT said Authorized Representative shall have the authority to sign and approve all
61 documents that are necessary under the circumstances to accomplish the above project.

62
63 BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE
64 GOVERNING AUTHORITY OF THE PLAQUEMINES PORT, HARBOR & TERMINAL
65 DISTRICT THAT the Secretary of this Council is hereby authorized and directed to immediately
66 certify and release this Resolution and that Parish employees and officials are authorized to carry
67 out the purposes of this Resolution, both without further reading and approval by the Plaquemines
68 Parish Council.

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108 I hereby certify that the above and foregoing is a true and correct copy of a resolution adopted at
109 a Regular Board Meeting of The Plaquemines Port Harbor & Terminal District Held on the
110 Day of _____, 20____ In which a quorum was present and voting and that the
111 resolution adopted is still in effect and has not been rescinded or revoked.

112
113 Signed at _____ On the _____ Day of _____
114 20_____.

115
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119 _____
(SECRETARY) OR (CLERK)

ORDINANCE NO. 23

The following Ordinance was offered by Commissioner Guey who moved its adoption:

1 An Ordinance authorizing and directing Charles D. Tillotson, Executive Director
2 of the Plaquemines Port Harbor & Terminal District (the “Port”) to have the Port’s
3 Legal counsel file a petition pursuant to the Louisiana Constitution, La. R.S. 19:2.1,
4 et seq., as well as all other applicable laws, and to expropriate via a “taking”, that
5 certain land, owned by Norman C. Rouse., or their successor(s) in title, which
6 property is commonly referred to as LOT 53, totaling 13.28 acres and with a legal
7 description of FARM LOT 53, POINT CELESTE FARMS S/D, PH II - 340'
8 FRONT ON R/DESC R/W OF HWY 23 X 1,701.27' X 339.94' X 1,697.11', with
9 the more formal legal description of said property attached hereto as Exhibit “A”;
10 and otherwise to provide with respect thereto.

11
12 DIGEST: The Port continues to move forward in purchasing what it has identified as the “Piano
13 Keys” for the growth and economic expansion of the Port. At this time, the Port seeks to purchase
14 Lot 53 owed by Norman C. Rouse. *The digest is for informational purposes only and is superseded*
15 *by the language of the actual ordinance or resolution.*

16
17 WHEREAS, Property Owner Norman C. Rouse are at the time of introduction of this Ordinance
18 believed to be the owners of property (the “Property”), contiguous to certain properties acquired
19 by the Plaquemines Port, Harbor and Terminal District; and

20
21 WHEREAS, the Port has determined that there is a need and opportunity, and it will be in the
22 public interest, to expand its current holdings of immovable property in Plaquemines Parish for
23 the purpose of facilitating and expanding development. This expropriation, therefore, is in
24 alignment with the Port’s mission of growing its economic capabilities and thus will benefit the
25 public interest by continuing to build a foundation of Plaquemines Parish’s economic recovery and
26 growth through revenues and jobs being brought into the community; and

27
28 WHEREAS, the Plaquemines Parish Council as the sole governing authority of the Plaquemines
29 Port Harbor, and Terminal District seeks to authorize and direct Plaquemines Port, Harbor and
30 Terminal District, through Charles Tillotson, Executive Director to have its legal counsel file the
31 appropriate suit, pursuant to the Louisiana Constitution, La. R.S. 19:2.1, et seq., as well as all other
32 applicable laws, and to expropriate, via a “taking”, the Property, more fully described in attached
33 Exhibit “A”, and which is currently owned by Norman C. Rouse., or their successor(s) in title
34 thereto; and

35
36 WHEREAS, a formal appraisal of the Property, currently owned by Norman C. Rouse, or their
37 successor in title, has been conducted; and

38
39 WHEREAS, the appraised value of the Property for expropriation purposes has been determined;
40 and

41
42 WHEREAS, the taking of said Property is both necessary and useful for the purposes for which
43 the Port was created;

44
45 NOW, THEREFORE:

46
47 BE IT ORDAINED BY THE PLAQUEMINES PARISH COUNCIL, AS THE SOLE
48 GOVERNING AUTHORITY OF THE PLAQUEMINES PORT, HARBOR AND TEMINAL
49 DISTRICT, THAT:

SECTION 1

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53 The Plaquemines Parish Council, as the sole governing authority of the Plaquemines Port Harbor,
54 and Terminal District, hereby declares, as required by law, that the taking of said Property is both
55 necessary and useful for the purposes for which the Port was created, namely, but not necessarily
56 limited to the following public purposes: (1) in order to induce and encourage economic expansion
57 within the Port’s District, which is co-extensive with the boundary lines of Plaquemines Parish,
58 and which would have a positive economic impact upon the Port, Plaquemines Parish, and thereby

59 the State of Louisiana; (2) to facilitate the operation of Plaquemines Port, Harbor and Terminal
60 District.

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SECTION 2

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64 The Plaquemines Parish Council, as the sole governing authority of the Plaquemines Port Harbor,
65 and Terminal District, hereby authorizes and directs Charles Tillotson, Executive Director of the
66 Plaquemines Port Harbor & Terminal District (the "Port") to have the Port's legal counsel file a
67 petition pursuant to the Louisiana Constitution, La. R.S. 19:2.1, et seq., as well as all other
68 applicable laws, and to expropriate via a "taking", that certain property (the "Property"), owned
69 by Norman C. Rouse, or their successor(s) in title, which Property is commonly referred to as LOT
70 53, totaling 13.28 acres, as further described on the legal description of said Property attached
71 hereto as Exhibit "A", for purchase price of One Hundred Sixty Eight Thousand and no/100
72 DOLLARS (\$168,000), from the Port Land Fund as authorized by the Plaquemines Parish Council.

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SECTION 3

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76 The Plaquemines Port, Harbor and Terminal District "2023 Year Capital Improvement Budget" is
77 hereby amended by appropriating \$168,000 for the expropriation, not including any expropriation
78 costs, hiring of consultants, and litigation costs, other than legal fees, of the Property.

79

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SECTION 4

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82 The Secretary of this Council is hereby authorized and directed to immediately certify and release
83 this Ordinance and that Port employees and officials are authorized to carry out the purposes of
84 this Ordinance, both without further reading and approval by the Plaquemines Parish Council.

85

Rouse

Lot 53 Pointe Celeste Farms Subdivision, Plaquemines Parish

20946 Hwy 23

Legal Description: FARM LOT 53, POINT CELESTE FARMS S/D, PH II - 340' FRONT ON R/DESC R/W OF HWY 23 X 1,701.27' X 339.94' X 1,697.11'.

Site Dimensions:

Site Area: 13.28 acres

RESOLUTION NO. 23-

The following Ordinance was offered by Commissioner Guey who moved its adoption:

1 A Resolution authorizing the Plaquemines Port, Harbor & Terminal
2 District to enter into a reimbursement agreement with the State of
3 Louisiana, Department of Transportation and Development under the
4 Louisiana Port Construction and Development Priority Program for
5 assistance in the implementation of a port improvement project;
6 providing for the necessary documentation of the need for the port
7 improvement; and otherwise to provide with respect thereto.

8
9 *DIGEST:* This resolution allows the Plaquemines Port, Harbor & Terminal District to enter
10 into a reimbursement agreement with Louisiana's Department of Transportation and
11 Development under the Louisiana Port Construction and Development Priority Program for
12 Alliance Booster Station Phase II: feed line extension. The Port seeks funding, plans to use
13 its own funds initially, and designates an Authorized Representative for project oversight and
14 document approval. Currently, the project is accepted and expected to have funds obligated
15 next year. *The digest is for informational purposes only and is superseded by the language of the*
16 *actual ordinance or resolution.*

17
18 WHEREAS, the Plaquemines Port, Harbor & Terminal District has a need for port improvements;
19 and

20
21 WHEREAS, the Plaquemines Port, Harbor & Terminal District has reviewed the application for
22 Alliance Water Booster Station Feed Lines Phase II and agrees with said agreement; and

23
24 WHEREAS, the Plaquemines Port, Harbor & Terminal District has applied for State matching
25 funds pursuant to Chapter 47 of Title 34 of the Louisiana Revised Statutes of 1950, as amended, to
26 implement a project to improve its port operation and Plaquemines Port, Harbor & Terminal
27 District is fully aware of its obligations under said Statute; and

28
29 WHEREAS, the Plaquemines Port, Harbor & Terminal District is a political body duly organized
30 and existing under the laws of the State of Louisiana and is eligible to apply for funds under said
31 Statute; and

32
33 WHEREAS, currently, no funds have been made available by the State for construction of the
34 project; and

35
36 WHEREAS, the Sponsor desires to utilize its own funds for the construction of this Project and to
37 be reimbursed by the Port Construction and Development Priority Program once funding becomes
38 available, in accordance with R.S. 34:3457, *et seq*;

39 NOW, THEREFORE:

40
41 BE IT RESOLVED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE
42 GOVERNING AUTHORITY OF THE PLAQUEMINES PORT, HARBOR & TERMINAL
43 DISTRICT THAT Plaquemines Port, Harbor & Terminal District acknowledges that an
44 application was submitted to the Louisiana Port Construction and Development Priority Program.

45
46 BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE
47 GOVERNING AUTHORITY OF THE PLAQUEMINES PORT, HARBOR & TERMINAL
48 DISTRICT THAT at the appropriate time and prior to commencement of work on the project
49 Plaquemines Port, Harbor & Terminal District agrees to execute a Project Agreement and a
50 Statement of Sponsorship pursuant to the Statute and hereby authorizes and empowers Charles
51 Tillotson, Executive Director to enter into and execute said agreement with the Louisiana
52 Department of Transportation and Development.

53
54 BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE
55 GOVERNING AUTHORITY OF THE PLAQUEMINES PORT, HARBOR & TERMINAL
56 DISTRICT THAT Charles Tillotson, Executive Director is hereby Authorized Representative for
57 Plaquemines Port, Harbor & Terminal District to represent the port with regards to the receipt of

58 funds from the Louisiana Port Construction and Development Priority Program for a port
59 improvement project.

60
61 BE IT RESOLVED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE
62 GOVERNING AUTHORITY OF THE PLAQUEMINES PORT, HARBOR & TERMINAL
63 DISTRICT THAT said Authorized Representative shall have the authority to sign and approve all
64 documents that are necessary under the circumstances to accomplish the above project.

65
66 BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE
67 GOVERNING AUTHORITY OF THE PLAQUEMINES PORT, HARBOR & TERMINAL
68 DISTRICT THAT the Secretary of this Council is hereby authorized and directed to immediately
69 certify and release this Resolution and that Parish employees and officials are authorized to carry
70 out the purposes of this Resolution, both without further reading and approval by the Plaquemines
71 Parish Council.

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77 _____

78 SECRETARY

CHAIRMAN

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ORDINANCE NO. 23

The following Ordinance was offered by Commissioner Guey who moved its adoption:

1 An Ordinance authorizing and directing Charles D. Tillotson, Executive Director
2 of the Plaquemines Port Harbor & Terminal District (the "Port") to have the Port's
3 Legal counsel file a petition pursuant to the Louisiana Constitution, La. R.S. 19:2.1,
4 et seq., as well as all other applicable laws, and to expropriate via a "taking", that
5 certain land, owned by Kyle A. Fleming., or their successor(s) in title, which
6 property is commonly referred to as LOT 58A, totaling 7.51 acres and with a legal
7 description of LOT 58A, POINT CELESTE FARM S/D - 190' FRONT ON HWY
8 23 X 1,720.01' X 189.97' X 1,724.91', with the more formal legal description of
9 said property attached hereto as Exhibit "A"; and otherwise to provide with respect
10 thereto.

11
12 DIGEST: The Port continues to move forward in purchasing what it has identified as the "Piano
13 Keys" for the growth and economic expansion of the Port. At this time, the Port seeks to purchase
14 Lot 58A owned by Kyle A. Fleming. *The digest is for informational purposes only and is*
15 *superseded by the language of the actual ordinance or resolution.*

16
17 WHEREAS, Property Owners Kyle A. Fleming are at the time of introduction of this Ordinance
18 believed to be the owners of property (the "Property"), contiguous to certain properties acquired
19 by the Plaquemines Port, Harbor and Terminal District; and

20
21 WHEREAS, the Port has determined that there is a need and opportunity, and it will be in the
22 public interest, to expand its current holdings of immovable property in Plaquemines Parish for
23 the purpose of facilitating and expanding development. This expropriation, therefore, is in
24 alignment with the Port's mission of growing its economic capabilities and thus will benefit the
25 public interest by continuing to build a foundation of Plaquemines Parish's economic recovery and
26 growth through revenues and jobs being brought into the community; and

27
28 WHEREAS, the Plaquemines Parish Council as the sole governing authority of the Plaquemines
29 Port Harbor, and Terminal District seeks to authorize and direct Plaquemines Port, Harbor and
30 Terminal District, through Charles Tillotson, Executive Director to have its legal counsel file the
31 appropriate suit, pursuant to the Louisiana Constitution, La. R.S. 19:2.1, et seq., as well as all other
32 applicable laws, and to expropriate, via a "taking", the Property, more fully described in attached
33 Exhibit "A", and which is currently owned by Kyle A. Fleming, or their successor(s) in title
34 thereto; and

35
36 WHEREAS, a formal appraisal of the Property, currently owned by Kyle A. Fleming, or their
37 successor in title, has been conducted; and

38
39 WHEREAS, the appraised value of the Property for expropriation purposes has been determined;
40 and

41
42 WHEREAS, the taking of said Property is both necessary and useful for the purposes for which
43 the Port was created;

44
45 NOW, THEREFORE:

46
47 BE IT ORDAINED BY THE PLAQUEMINES PARISH COUNCIL, AS THE SOLE
48 GOVERNING AUTHORITY OF THE PLAQUEMINES PORT, HARBOR AND TEMINAL
49 DISTRICT, THAT:

SECTION 1

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52
53 The Plaquemines Parish Council, as the sole governing authority of the Plaquemines Port Harbor,
54 and Terminal District, hereby declares, as required by law, that the taking of said Property is both
55 necessary and useful for the purposes for which the Port was created, namely, but not necessarily
56 limited to the following public purposes: (1) in order to induce and encourage economic expansion
57 within the Port's District, which is co-extensive with the boundary lines of Plaquemines Parish,
58 and which would have a positive economic impact upon the Port, Plaquemines Parish, and thereby

59 the State of Louisiana; (2) to facilitate the operation of Plaquemines Port, Harbor and Terminal
60 District.

61

62

SECTION 2

63

64 The Plaquemines Parish Council, as the sole governing authority of the Plaquemines Port Harbor,
65 and Terminal District, hereby authorizes and directs Charles Tillotson, Executive Director of the
66 Plaquemines Port Harbor & Terminal District (the “Port”) to have the Port’s legal counsel file a
67 petition pursuant to the Louisiana Constitution, La. R.S. 19:2.1, et seq., as well as all other
68 applicable laws, and to expropriate via a “taking”, that certain property (the “Property”), owned
69 by Kyle A. Fleming, or their successor(s) in title, which Property is commonly referred to as LOT
70 58A, totaling 7.51 acres, as further described on the legal description of said Property attached
71 hereto as Exhibit “A”, for purchase price of One Hundred Fourteen Thousand Four Hundred Fifty
72 and no/100 DOLLARS (\$114,450), from the Port Land Fund as authorized by the Plaquemines
73 Parish Council.

74

75

SECTION 3

76

77 The Plaquemines Port, Harbor and Terminal District “2023 Year Capital Improvement Budget” is
78 hereby amended by appropriating \$114,450 for the expropriation, not including any expropriation
79 costs, hiring of consultants, and litigation costs, other than legal fees, of the Property.

80

81

SECTION 4

82

83 The Secretary of this Council is hereby authorized and directed to immediately certify and release
84 this Ordinance and that Port employees and officials are authorized to carry out the purposes of
85 this Ordinance, both without further reading and approval by the Plaquemines Parish Council.

86

Fleming

Legal Description: LOT 58A, POINT CELESTE FARM S/D - 190' FRONT ON HWY 23 X 1,720.01' X 189.97' X 1,724.91'.

Site Area: 7.51 acres

ORDINANCE NO. 23-

The following Ordinance was offered by Council Member LaFrance who moved its adoption:

1 An Ordinance to amend and amended to readopt Section IV of Ordinance No. 142,
2 the Comprehensive Zoning Ordinance of Plaquemines Parish, Louisiana, as
3 amended, and the “Comprehensive Zoning District Map” therein adopted by
4 reference and which is paraphed thereto, with reference to Application No. 2023-
5 530, dated June 9, 2023; and otherwise to provide with respect thereto.
6

7 Digest: Owner wants to rezone their property to create a permanent recreational vehicle park. *The*
8 *digest is for informational purposes only and is superseded by the language of the actual ordinance*
9 *or resolution.*

10
11 WHEREAS, a proposed Map Change was filed Plaquemines Parish Ventures, LLC, (Application
12 No. 2023-530, dated June 9, 2023) to consider Map Change; and
13

14 WHEREAS, after a public hearing was held on August 15, 2023, providing all interested parties
15 and the public with an opportunity to be heard regarding the proposed Map Change, and the
16 advertisement required by law was made in the Plaquemines Gazette, the official journal of the
17 Parish of Plaquemines; and

18 WHEREAS, at a meeting held on August 15, 2023, the Plaquemines Parish Development Board
19 favorably adopted Resolution No. 23-7, dated August 15, 2023 recommending the approval of the
20 Map Change as proposed by filed Plaquemines Parish Ventures, LLC, (Application No. 2023-
21 530, dated June 9, 2023) from A-2 (Rural or Agricultural) Zoning District to MH (Mobile Home)
22 Zoning District to be considered;

23 NOW, THEREFORE:

24
25 BE IT ORDAINED BY THE PLAQUEMINES PARISH COUNCIL THAT:

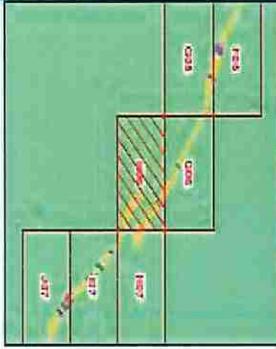
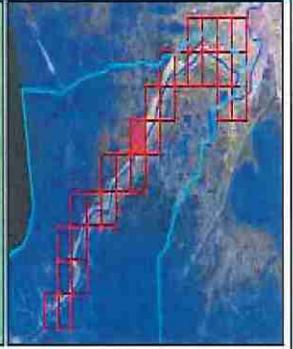
SECTION 1

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29 Subsection 2 of Section IV of Ordinance No. 142, the Comprehensive Zoning Ordinance of
30 Plaquemines Parish, Louisiana, as amended, and the “Comprehensive Zoning District Maps”
31 therein adopted by reference and which is paraphed thereto, are hereby amended and as amended
32 readopted so that the following described properties are hereby rezoned from A-2 (Rural or
33 Agricultural) Zoning District to MH (Mobile Home) Zoning District:
34

35 THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the
36 buildings and improvements thereon, and all the rights, ways, privileges,
37 servitudes, appurtenances, advantages, and alluvial rights thereunto belonging or
38 anywise appertaining, situated in Section 16, Township 18 south, Range 27 East,
39 and Section 8, Township 18 South, Range 26 East, Parish of Plaquemines, State of
40 Louisiana, approximately forty-five (45) miles below the city of New Orleans, on
41 the right descending bank west of the Mississippi River, and being designated as
42 Lot # 6 the Partition of the Estate of Mr. & Mrs. Thomas Nolan in an Act of Partition
43 recorded on April 30, 1946, in COB 118, Page 288, File Number 1946-74, being a
44 portion of the lower part Magnolia Plantation, measuring five-sixths (5/6) of an
45 arpent, or one hundred and sixty feet (160’) front on said river, by the property
46 formerly belonging to Lloyd H. Nolan and Raymond H. Nolan, and on the lower
47 sided by property formerly belonging to Jeremiah Treadway; said tract of land
48 currently designated by the Plaquemines Parish Assessor as Parcel 1379100.
49

SECTION 2

50
51 The Secretary of this Council is hereby authorized and directed to immediately certify and release
52 this Ordinance and that Parish employees and officials are authorized to carry out the purposes of
53 this Ordinance, both without further reading and approval by the Plaquemines Parish Council.
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55



2



Legend
 [] Submittal parcel boundary
Zoning

- Residential
- General Commercial
- Heavy Industrial
- Light Industrial
- Light Industrial
- Service Station
- Medium Density Residential
- Single-Family Residential
- Single-Family
- Two-Family

NOTES:
 1. This map is a general guide only and should not be used as a legal document.
 2. For more information, please contact the Planning and Zoning Department at 504-833-4500.

PLAQUEMINES PARISH GOVERNMENT



PLAQUEMINES PARISH, LOUISIANA
 Parish Seal

ZONING MAP RECONSTRUCTION PROJECT
ZONING MAP

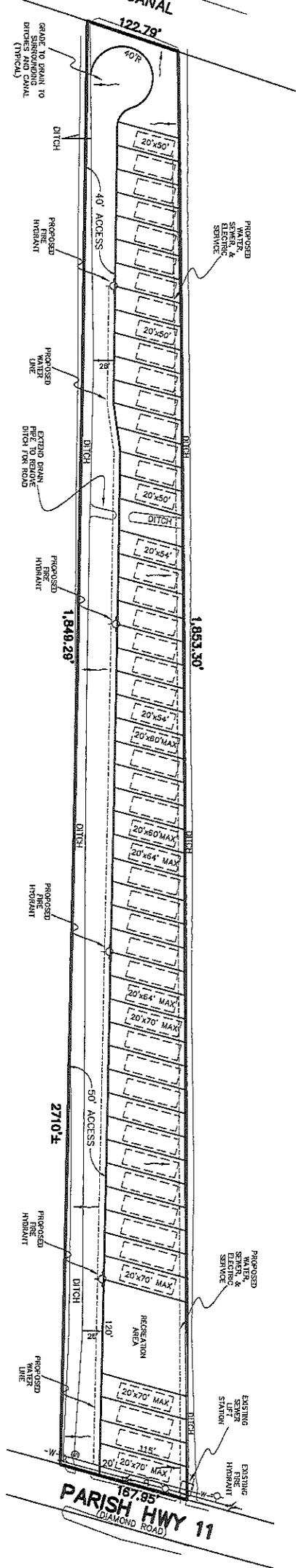
CK ASSOCIATES, INC.
 1201 PINE BLVD., SUITE 100
 MONROE, LA 70501
 PHONE: 504-281-1000
 FAX: 504-281-1001
 WWW.CKASSOCIATES.COM

PLAQUEMINES PARISH
 ZONING MAP RECONSTRUCTION PROJECT
 SHEET 100S

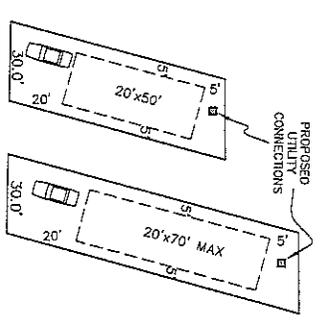
LOT 6
 NOLAN PARTITION
 MAGNOLIA PLANTATION
 DIAMOND, PLAQUEMINES PARISH, LA

LA. STATE HIGHWAY NO. 23
 CANAL

ST JUDE ROAD (SIDE)



TYPICAL SPACE LAYOUT
 (52 SPACES SHOWN)



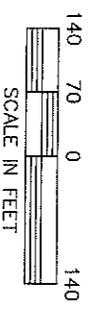
SITE PLAN

JULY 26, 2022



DUFRENE SURVEYING & ENGINEERING INC.
 1624 MANHATTAN BOULEVARD, HARVEY, LA 70058
 504-388-6390 PH
 504-388-6394 FAX
 dufrene@dufrenesurveying.com

Jonathan P. Dufrene
 T-6313-92(SITE)



THIS PLAN IS NOT A PROPERTY BOUNDARY SURVEY AND AS SUCH DOES NOT COMPLY WITH THE LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS.

- LEGEND**
- OVERHEAD UTILITY LINES
 - SEWER LINE
 - GAS LINE
 - WATER LINE
 - COMMUNICATION LINE
 - FIRE HYDRANT
 - POWER POLE
 - ANCHOR/GUY WIRE
 - ELECTRIC METER POLE
 - SEWER MANHOLE

ORDINANCE NO. 23-

The following Ordinance was offered by Council Member LaFrance who moved its adoption:

1 An Ordinance to amend and amended to readopt Section IV of Ordinance No. 142,
2 the Comprehensive Zoning Ordinance of Plaquemines Parish, Louisiana, as
3 amended, and the “Comprehensive Zoning District Map” therein adopted by
4 reference and which is paraphed thereto, with reference to Application No. 2023-
5 533, dated June 29, 2023; and otherwise to provide with respect thereto.

6
7 Digest: Owner wants to rezone their property to create a permanent recreational vehicle park. *The*
8 *digest is for informational purposes only and is superseded by the language of the actual ordinance*
9 *or resolution.*

10 WHEREAS, a proposed Map Change was filed Plaquemines Parish Ventures, LLC, (Application
11 No. 2023-533, dated June 29, 2023) to consider Map Change; and

12
13 WHEREAS, after a public hearing was held on August 15, 2023, providing all interested parties
14 and the public with an opportunity to be heard regarding the proposed Map Change, and the
15 advertisement required by law was made in the Plaquemines Gazette, the official journal of the
16 Parish of Plaquemines; and

17 WHEREAS, at a meeting held on August 15, 2023, the Plaquemines Parish Development Board
18 favorably adopted Resolution No. 23-8, dated August 15, 2023 recommending the approval of the
19 Map Change as proposed by filed Plaquemines Parish Ventures, LLC, (Application No. 2023-
20 533, dated June 29, 2023) from A-2 (Rural or Agricultural) Zoning District to MH (Mobile Home)
21 Zoning District to be considered;

22 NOW, THEREFORE:

23 BE IT ORDAINED BY THE PLAQUEMINES PARISH COUNCIL THAT:

24

25

SECTION 1

26

27 Subsection 2 of Section IV of Ordinance No. 142, the Comprehensive Zoning Ordinance of
28 Plaquemines Parish, Louisiana, as amended, and the “Comprehensive Zoning District Maps”
29 therein adopted by reference and which is paraphed thereto, are hereby amended and as amended
30 readopted so that the following described properties are hereby rezoned from A-2 (Rural or
31 Agricultural) Zoning District to MH (Mobile Home) Zoning District:

32 A CERTAIN TRACT OF LAND, containing 2.595 acres, situated in and being a
33 part of Section 6, Township 18 South, Range 27 East, West of the Mississippi
34 River, Plaquemines Parish, Louisiana, and being more fully described as follows,
35 to -wit:

36 Commence at the point of intersection of the northeasterly right of way line of
37 existing State Highway No. 23 with the line of division between the properties of
38 Mike Olivier and Mabel H. Olivier et vir, said point having coordinate values of
39 $x=2,516,195.71$ and $y=304,902.04$, and run N. $37^{\circ}57'49''$ E, for a distance of
40 214.18 feet, to a point; run thence N. $40^{\circ}41'39''$ W, for a distance of 214.18 feet, to
41 the point of beginning of the tract herein described;

42 Run thence N. $40^{\circ}41'39''$ W, for a distance of 217.19 feet, to a point;

43 Run thence N. $37^{\circ}57'49''$ E, for a distance of 537.10 feet, to a point;

44 Run thence S. $37^{\circ}31'58''$ E, for a distance of 219.96 feet, to a point;

45 Run thence S. $37^{\circ}57'5849''$ W, for a distance of 524.72 feet, to the point of
46 beginning.

47 The hereinabove described tract is bounded southeasterly by Tract 2, southwesterly
48 by properties of Nedo Tesvich and Beulah Vining et al, northwesterly by property
49 of Mrs. Ila Slater, et al, and northeasterly by Tract 3. The hereinabove described

50 tract of land is described as Tract 1, all as more fully shown on the survey of Hugh
51 Bl McCurdy, Jr. R.L.S. dated December 21, 1982, attached to Ordinance No. 411
52 of the Plaquemines Parish Commission Council, recorded in COB 557, folio 767
53 of the records of the Parish of Plaquemines. Survey data refers to the State Plane
54 Coordinate System.

55

56

SECTION 2

57 The Secretary of this Council is hereby authorized and directed to immediately certify and release
58 this Ordinance and that Parish employees and officials are authorized to carry out the purposes of
59 this Ordinance, both without further reading and approval by the Plaquemines Parish Council.

RESOLUTION NO. 23-

The following Resolution was offered by Council Member LaFrance who moved its adoption:

1 A Resolution approving the requested Variance filed by St. Paul Missionary Baptist
2 Church to vary the minimum required front yard setback of 20' to 9' in a FP (Flood
3 Plain) Zoning District and to waiver the required 24 Off-Street Parking spaces
4 requirement for a church or temple, on a portion of ground designated as Square 3
5 of the Village of Ironton, 133 Bradish Street, Ironton, Louisiana, Plaquemines
6 Parish Section 7, Township 16 South, Range 25 East, all in accordance with
7 Application No. 2023-531, dated June 15, 2023; and otherwise to provide with
8 respect thereto.

9
10 Digest: St. Paul Missionary Baptist Church was damaged due to Hurricane Ida. The church wants
11 to rebuild to the present elevation requirement which causes certain portion of the structure to
12 encroach in the required setback. The church existing footprint does not allow for parking on the
13 property. *The digest is for informational purposes only and is superseded by the language of the*
14 *actual ordinance or resolution.*

15 WHEREAS, a proposed Request for Variance was filed by St. Paul Missionary Baptist Church,
16 (Application No. 2023-531, dated June 15, 2023) to consider; and

17 WHEREAS, St. Paul Missionary Baptist Church applied to the Plaquemines Parish Zoning Board
18 of Adjustments (Application No. 2023-531, dated June 15, 2023) for variance to vary the required
19 minimum front yard setback of 20' to 9'; Section VI, Table 1 of Plaquemines Parish
20 Comprehensive Zoning Ordinance No. 142 requires the minimum 20' front yard setbacks in a FP
21 (Flood Plain) Zoning District and to waiver the required 24 Off-Street Parking space requirement
22 Section VI (N)(2) Off-Street Parking Requirements for a Church or Temple; and

23 WHEREAS, after a public hearing was held on August 15, 2023, providing all interested parties
24 and the public with an opportunity to be heard regarding the proposed Request for Variance, and
25 the advertisement required by law was made in the Plaquemines Gazette, the official journal of the
26 Parish of Plaquemines; and

27 WHEREAS, at a meeting held on August 15, 2023, the Plaquemines Parish Development Board
28 favorably adopted Resolution No. 23-06, dated August 15, 2023 recommending the approval of
29 the Request of Variance filed by St. Paul Missionary Baptist Church to vary the minimum required
30 front yard setback of 20' to 9' in a FP (Flood Plain) Zoning District and to waiver the required 24
31 Off-Street Parking spaces requirement for a church or temple to be considered;

32 NOW, THEREFORE:

33 BE RESOLVED BY THE PLAQUEMINES PARISH COUNCIL THAT it hereby approves the
34 requested Variance filed by St. Paul Missionary Baptist Church to vary the minimum required
35 front yard setback of 20' to 9' in a FP (Flood Plain) Zoning District and to waiver the required 24
36 Off-Street Parking spaces requirement for a church or temple, on a portion of ground designated
37 as Square 3 of the Village of Ironton, 133 Bradish Street, Ironton, Louisiana, Plaquemines Parish
38 Section 7, Township 16 South, Range 25 East, all in accordance with Application No. 2023-531,
39 dated June 15, 2023.

40 BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL THAT the
41 Secretary of this Council is hereby authorized and directed to immediately certify and release this
42 Resolution and that Parish officials and employees are authorized to carry out the purposes of this
43 Resolution, both without further reading and approval by the Plaquemines Parish Council.

44

ORDINANCE NO. 23-

The following Ordinance was offered by Council Member La France who moved its adoption:

1 An Ordinance to grant temporary easement to Coastal Protection and Restoration
2 Authority (CPRA), for the Grand Bayou Ridge and Marsh Creation Project BA-
3 0217 on Buras Levee District lands; and otherwise to provide with respect thereto.

4
5 *Digest:* Ordinance to grant Temporary Easement, Servitude and Right-of-Way to Coastal
6 Protection and Restoration Authority (CPRA), for the Grand Bayou Ridge and Marsh Creation
7 Project BA-0217 on Buras Levee District lands to restore marsh habitat in open water areas via
8 marsh creation and terracing and restore forested ridge habitat along Grand Bayou. *The digest is*
9 *for informational purposes only and is superseded by the language of the actual ordinance or*
10 *resolution.*

11 WHEREAS, CPRA has requested Plaquemines Parish Government (PPG), on behalf of the Buras
12 Levee District, to grant it a temporary easement, servitude and right-of-way to restore marsh
13 habitat in open water areas via marsh creation and terracing and restore forested habitat along
14 Grand Bayou on lands in Plaquemines Parish belonging to the Buras Levee District located in
15 Sections 4 and 5, T17S, R26E and in Section 3, T18S, R26E in Plaquemines Parish pursuant to
16 the terms of a Temporary Easement, Servitude and Right-of-Way Agreement attached hereto; and

17 WHEREAS, the Grand Bayou Ridge and Marsh Restoration BA-217 Project is being done by
18 CPRA for integrated coastal protection purposes as defined by La. R. S. 49:214.2(11) and is
19 publicly funded and at no cost to PPG ; and

20
21 WHEREAS, sediment from the Mississippi River will be hydraulically dredged and pumped via
22 pipeline to create/nourish approximately 3 acres of marsh and approximately 9,385 linear feet (10
23 acres) of forested ridges will be created along the western bank of Grand Bayou; and

24 WHEREAS, the term of the Agreement shall be for 25 years unless released before that period by
25 CPRA; and

26 WHEREAS, the areas covered by the CPRA Project is shown on Exhibit A attached to the
27 Agreement; and

28
29 WHEREAS, the Project activities and features are described in Exhibit B of the Agreement; and

30
31 WHEREAS, PPG's legal department has reviewed the Agreement and approves PPG's grant of
32 the Temporary Easement, Servitude and Right-of-Way Agreement for Project BA-217 to CPRA
33 on behalf of the Buras Levee District.

34 NOW, THEREFORE:

35
36 BE IT ORDAINED BY THE PLAQUEMINES PARISH COUNCIL THAT:

SECTION 1

37
38
39 PPG, acting through its President, be authorized and directed to execute the Temporary Easement,
40 Servitude and Right-of-Way Agreement on behalf of the Buras Levee District.

SECTION 2

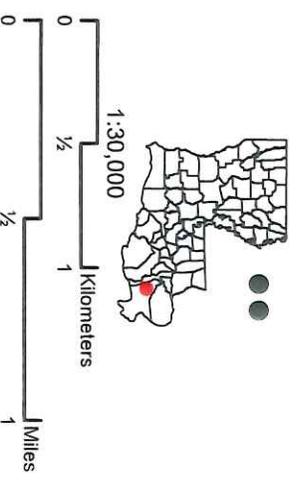
41
42
43
44 The Secretary of this Council is hereby authorized and directed to immediately certify and release
45 this Ordinance and that Parish employees and officials are authorized to carry out the purposes of
46 this Ordinance, both without further reading and approval by the Plaquemines Parish Council.

47

Exhibit A

Grand Bayou Ridge and Marsh Creation BA-0217, Plaquemines Parish, La

- Proposed Marsh Creation
 - Alternate Proposed Marsh Creation
 - Proposed Borrow Area
 - Proposed Ridge Restoration
 - Alternate Proposed Ridge Restoration
 - Proposed Dredge Pipeline Corridor
 - Temporary Canal Crossing
 - Township
 - Section
 - Roads
- OWNER**
- Bradish Johnson Company Limited
 - Castiglano, Michael et al
 - Chevron USA Inc. et al
 - Estate of Mrs. John W. Reddick et al
 - Magnolia Terminal llc
 - Plaquemines Parish Government
 - Shingle Point llc et al
 - St. Patrick's Catholic Church
 - Claimed by State and Adjoining Landowner
 - State-Claimed Waterbottom
- All project features are graphical representations only, are subject to change, and may not reflect true location or dimension





Grand Bayou Ridge and Marsh Restoration (BA-217)

Project Status

Approved Date: 2019 **Project Area:** 258 acres
Approved Funds: \$51.1 M **Total Est. Cost:** \$52.3 M
Net Benefit After 20 Years: 225 acres
Status: Engineering and Design
Project Type: Marsh Creation
PPL #: 28

Location

Region 2, Barataria Basin, Plaquemines Parish

Problems

Within the Lake Hermitage basin, between Bayou Grande Cheniere and the Mississippi River, significant marsh loss has occurred with the construction of oil/gas canals, subsidence, and sediment deprivation. From examination of aerial photography, the majority of this loss occurred during the 1960s and 1970s when numerous oil/gas canals were dredged in the area. Based on a land loss analysis conducted by USGS, the loss rate in the project area was -0.93% per year for the period 1984-2020.

Restoration Strategy

The primary goals of this project are; 1) restore marsh habitat in the open water areas via marsh creation and terracing and 2) restore forested ridge habitat along Grand Bayou.

Sediment from the Mississippi River will be hydraulically dredged and pumped via pipeline to create/nourish approximately 3 acres of marsh.

Approximately 9,385 linear feet (10 acres) of forested ridges will be created along the western bank of Grand Bayou. The ridge will be planted on the crown and slopes.



Like other marsh creation projects in the area, sediment from the Mississippi River will be used to create a marsh platform.

Progress to Date

This project was approved for Phase I Engineering and Design in February 2019.

This project is on Priority Project List 28.

For more information, please contact:



Federal Sponsor:
U.S. Fish and Wildlife Service
Lafayette, LA
(337) 291-3100

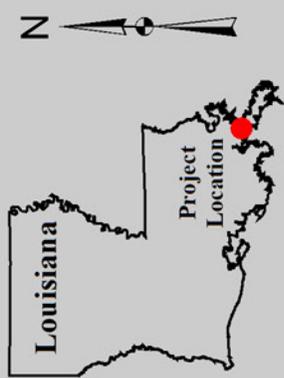


Local Sponsor:
Coastal Protection and Restoration Authority
Baton Rouge, LA
(225) 342-4733

Grand Bayou Ridge and Marsh Restoration (BA-217)

-  Ridge Restoration *
-  Marsh Creation *
-  Project Boundary *

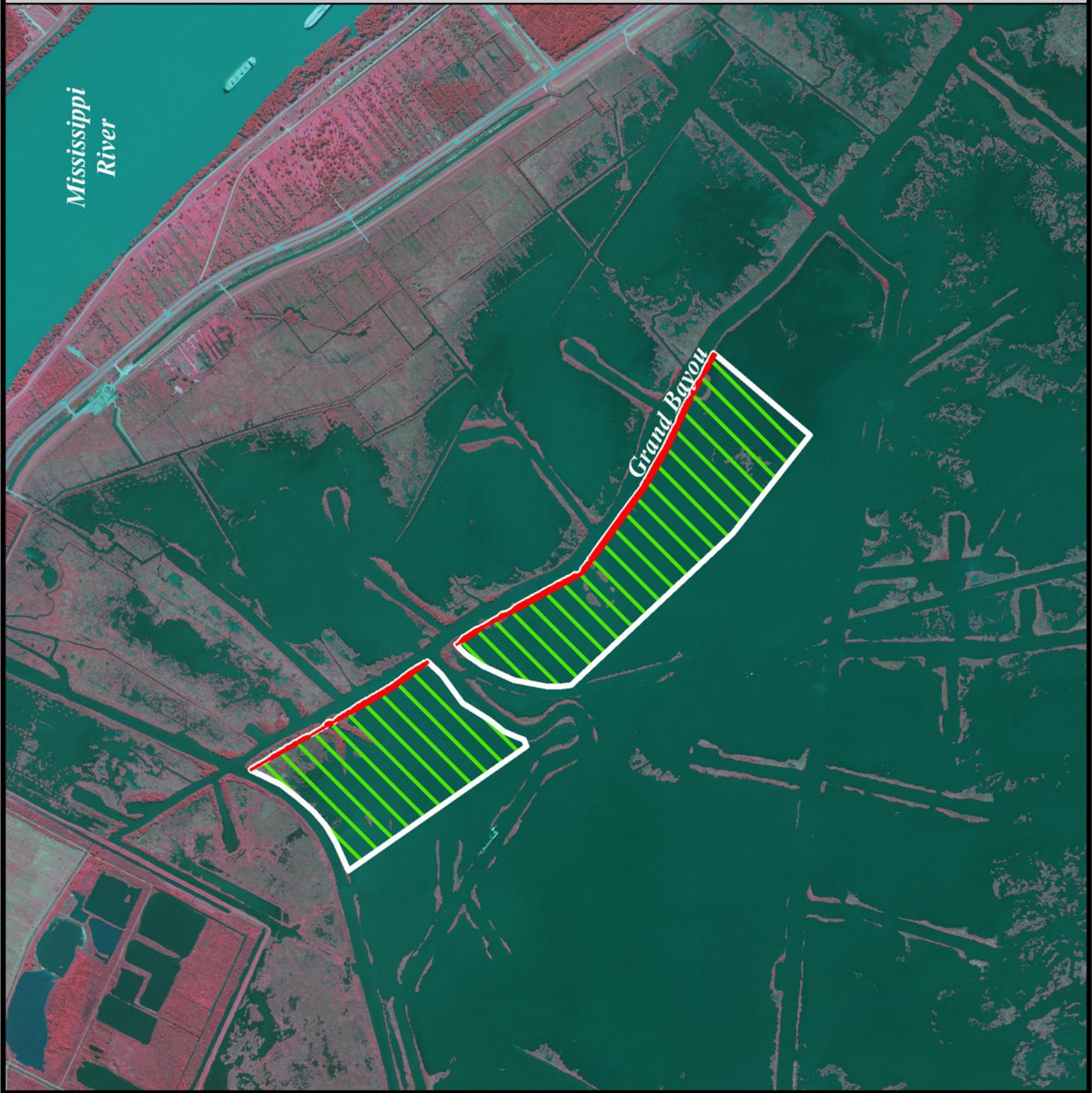
*denotes proposed features



Map Produced by:
U.S. Department of the Interior
U.S. Geological Survey
Wetland and Aquatic Research Center
Coastal Restoration Assessment Branch
Baton Rouge, La.

Background Imagery:
2019 NAIP Photography

Map Date: September 16, 2021
Map ID: USGS-NWRC 2021-11-0030
Data accurate as of: August 24, 2021



ORDINANCE NO. 23-

The following Ordinance was offered by Council Member McCarty who moved its adoption:

An Ordinance to amend and amended to readopt Section IV of Ordinance No. 142, the Comprehensive Zoning Ordinance of Plaquemines Parish, Louisiana, as amended, and the "Comprehensive Zoning District Map" therein adopted by reference and which is paraphed thereto, with reference to Application No. 2023-534, dated June 29, 2023; and otherwise to provide with respect thereto.

Digest: Owner wants to rezone their property for future commercial activity. *The digest is for informational purposes only and is superseded by the language of the actual ordinance or resolution.*

WHEREAS, a proposed Map Change was filed Landry Clan Real Estate Holding, LLC, (Application No. 2023-534, dated June 29, 2023) to consider Map Change; and

WHEREAS, after a public hearing was held on August 15, 2023, providing all interested parties and the public with an opportunity to be heard regarding the proposed Map Change, and the advertisement required by law was made in the Plaquemines Gazette, the official journal of the Parish of Plaquemines; and

WHEREAS, at a meeting held on August 15, 2023, the Plaquemines Parish Development Board favorably adopted Resolution No. 23-9, dated August 15, 2023 recommending approval of the Map Change as proposed by filed Landry Clan Real Estate Holding, LLC, (Application No. 2023-534, dated June 29, 2023) from A-1 (Rural or Agricultural) Zoning District to C-2 (General Commercial) Zoning District to be considered;

NOW, THEREFORE:

BE IT ORDAINED BY THE PLAQUEMINES PARISH COUNCIL THAT:

SECTION 1

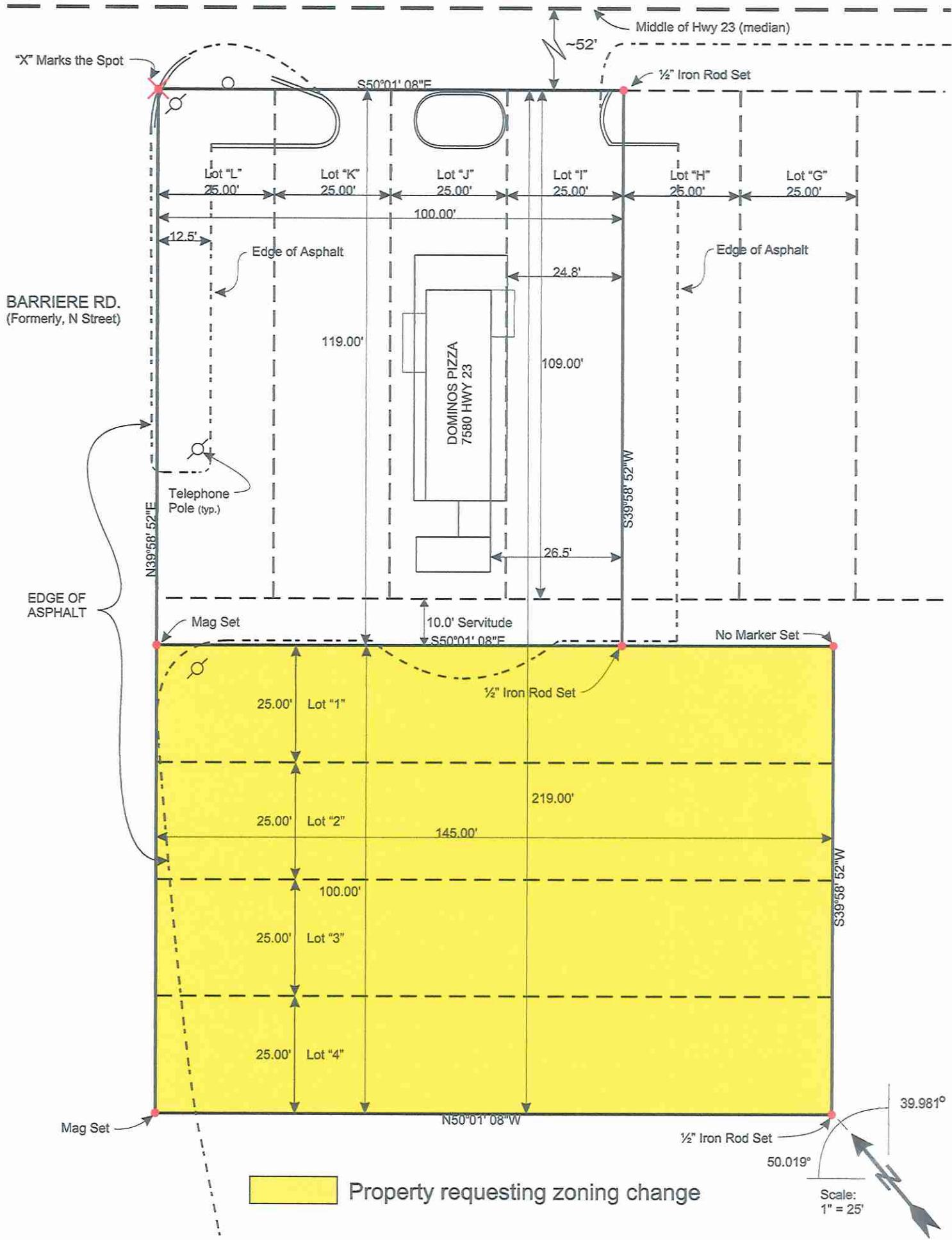
Subsection 2 of Section IV of Ordinance No. 142, the Comprehensive Zoning Ordinance of Plaquemines Parish, Louisiana, as amended, and the "Comprehensive Zoning District Maps" therein adopted by reference and which is paraphed thereto, are hereby amended and as amended readopted so that the following described properties are hereby rezoned from A-1 (Rural or Agricultural) Zoning District to C-2 (General Commercial) Zoning District:

A certain portion of a Drainage Canal Servitude to be Renounced, located on Lots 1, 2, 3, and 4, Square N, Hodge-Hunt-Hero Subdivision, Belle Chasse, Plaquemines Parish, Louisiana. The portion of servitude to be renounced is described as follows: Commence from the intersection of the southerly right of way line of Barriere Road and the westerly right of way line of La State Highway No 23 and go South 39°58'52" West along the southerly right of way line of Barriere Road a distance of 119.00' to the north comer of Lot 1, the POINT OF BEGINNING. Thence South 50°01'08" East a distance of 125.00'; thence South 39°58'52" West a distance of 100.00'; thence North 50°01'08" West a distance of 125.00'; thence North 39°58'52" East a distance of 100.00' to the point of beginning.

All as shown on a proposed resubdivision plan by Dufrene Surveying & Engineering Inc dated August 10, 2016, revised June 6, 2023.

SECTION 2

The Secretary of this Council is hereby authorized and directed to immediately certify and release this Ordinance and that Parish employees and officials are authorized to carry out the purposes of this Ordinance, both without further reading and approval by the Plaquemines Parish Council.



Property requesting zoning change

Scale:
1" = 25'

ORDINANCE NO. 23-

The following Ordinance was offered by Council Member Cognevich who moved its adoption:

1 An Ordinance to amend the 2023 Public Health Fund, Operating Expenditure
2 Budget, Ambulances-General Department; and otherwise to provide with respect
3 thereto.

4 DIGEST: An ordinance to appropriate \$800,000 to the Ambulances-General department to
5 purchase two new ambulances. Funding source is the fund balance designated for emergencies.
6 *The digest is for informational purposes only and is superseded by the language of the actual*
7 *ordinance or resolution.*

8
9 WHEREAS, a review of the operating expenditure budget was performed and an amendment to
10 the Ambulances-General department is necessary;

11 NOW, THEREFORE:

12 BE IT ORDAINED BY THE PLAQUEMINES PARISH COUNCIL THAT:

SECTION 1

14 The 2023 Public Health Fund, Operating Expenditure Budget, Ambulances-General Department,
15 is amended by appropriating \$800,000 from the Fund Balance Designated for Emergencies as
16 follows:

Fund: 004 Public Health Fund			
Dept/Div: 555-2700 Ambulances-General Dept.			
Object	Description	Inc/ Dec	Amendment
561.010	Vehicles Heavy	Inc	800,000

SECTION 2

25 The Secretary of this Council is hereby authorized and directed to immediately certify and release
26 this Ordinance and that Parish employees and officials are authorized to carry out the purposes of
27 this Ordinance, both without further reading and approval by the Plaquemines Parish Council.