

48

SECTION 3

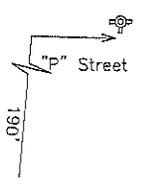
49 The Plaquemines Parish Government accepts no responsibility or liability for the construction,
50 maintenance or improvements of any future or now existing non-dedicated streets, roads, right of
51 ways, utilities, drainage structures and other improvements that may be shown on the
52 aforementioned plan and plat of survey.

53

SECTION 4

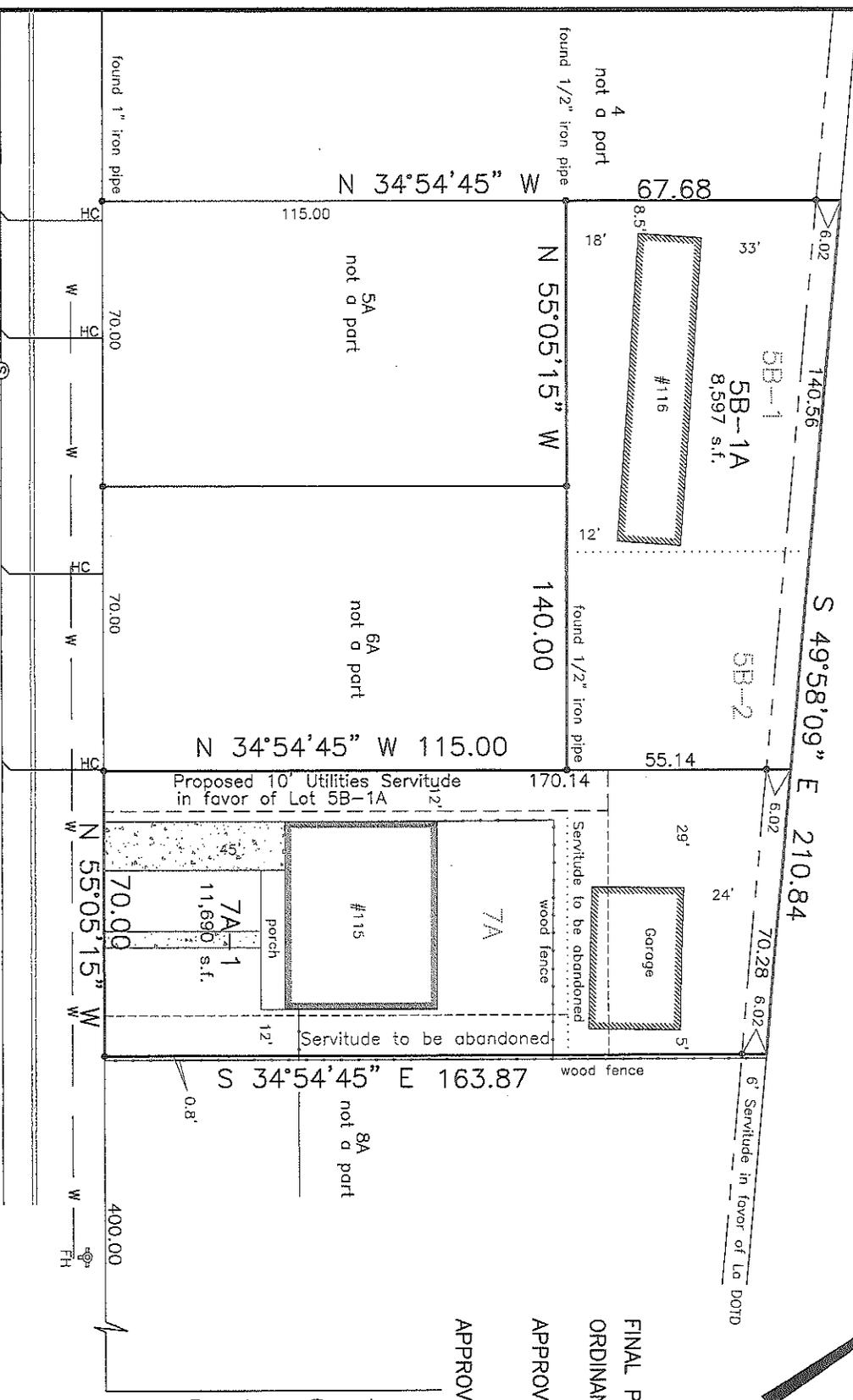
54

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



Covert Street

Plaquemines Parish, La.
 T 14 S. R 24 E
 Section 25
 West of the Mississippi River



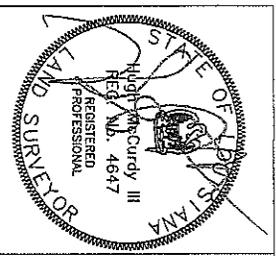
Beta Street

Barriere Road

- NOTES:
- 1) Bearings are record in accordance with the Subdivision Plat.
 - 2) Subject property lies in FEMA Zone AE in accordance with FIRM 22075C0057E dated 01/15/2021.
 - 3) Subject property is Zoned R1C.
 - 4) This is to certify that this survey was done by me or under my direct supervision and control, that it was done on the ground and was done in accordance with the most recent standards of practice for boundary surveys as set forth by the Louisiana Professional Engineers and Land Surveyors Board and that the accuracy specifications and positional tolerances are based on cross "C" surveys indicated in the above standards.
- Denotes 1/2" iron pipe set this survey unless otherwise indicated

FINAL PLAN APPROVAL DATE _____
 ORDINANCE No. _____
 APPROVED _____
 DIRECTOR OF OPERATIONS
 APPROVED _____
 PRESIDENT OF PLAQUEMINES
 PARISH GOVERNMENT

MAP OF RESUBDIVISION
 Lots 5B-1, B5-2, and 7A
 into
 Lots 5B-1A and 7A-1
 Fort St. Leon Subdivision No.2
 Square A
 Belle Chasse, La.



Bryant Hammett
 And Assoc., L.L.C.
 6885 Highway 84 West
 Ferriday, Louisiana 71334
 (318) 757-6576
 8649 Highway 23
 Belle Chasse, La. 70037
 (504) 733-8004 hmcCurdy@bho-engineers.com

NO.	DESCRIPTION	BY

Amended

Prepared at the request of: Benedict Rousselle Date: 01/28/2025
 Scale: 1" = 30'

48 and all acts and documents necessary and proper in the premises to give full force and effect to the
49 aforesaid Ordinance.

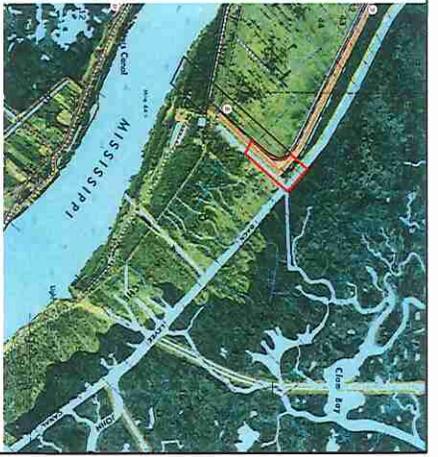
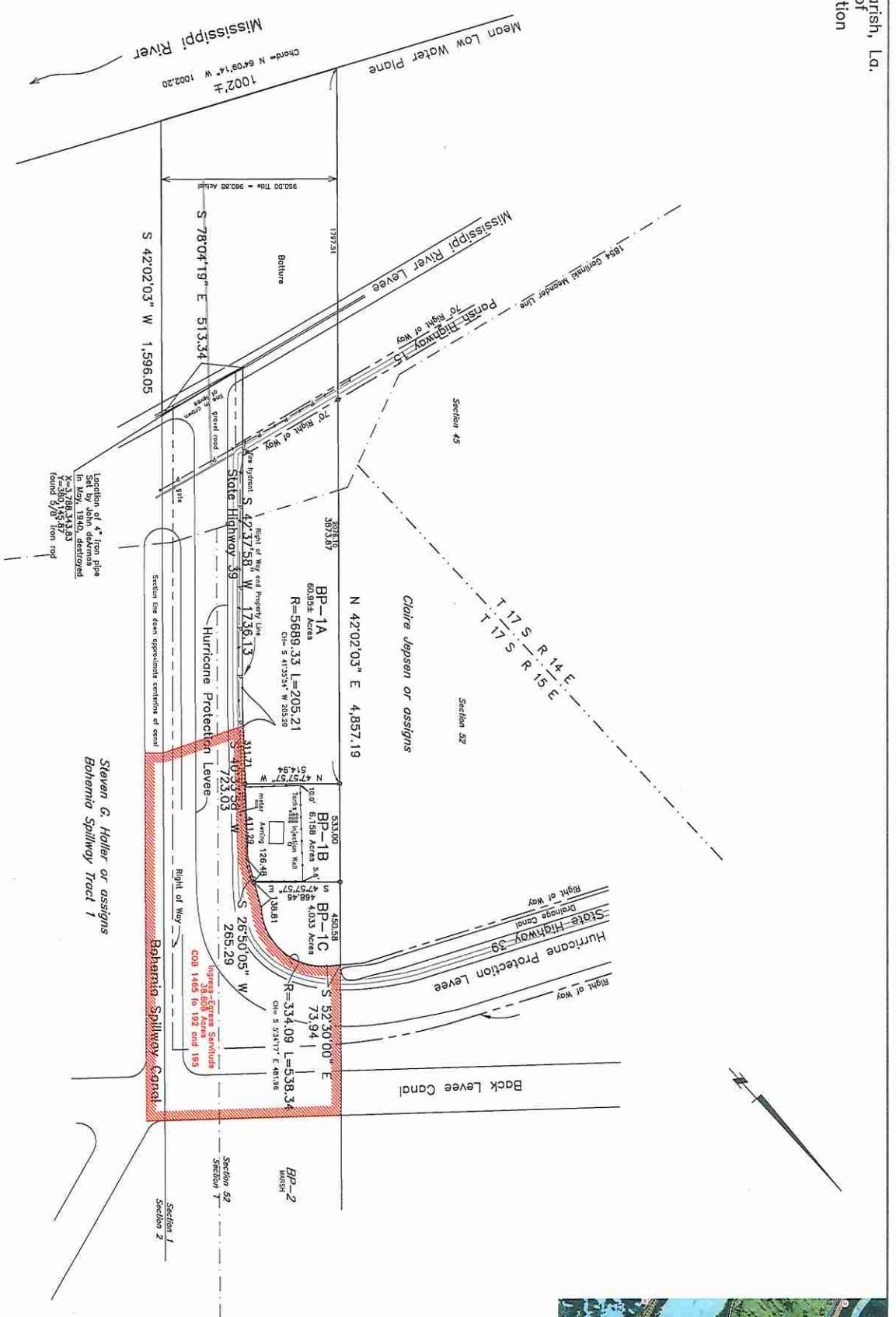
50

51 SECTION 3

52 The Plaquemines Parish Government accepts no responsibility or liability for construction,
53 maintenance or improvements of any future or now existing non-dedicated streets, roads, right of
54 ways, utilities, drainage structures and other improvements that may or may not be shown on the
55 aforementioned plan and plat of survey.

56 SECTION 4

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.



Vicinity Map
not to scale

FINAL PLAN APPROVAL DATE _____
ORDINANCE No. _____

APPROVED _____ DIRECTOR OF OPERATIONS
APPROVED _____ PRESIDENT OF PLAQUEMINES PARISH GOVERNMENT

Note:

No residential construction is allowed on Lots BP-1B and BP-1C. No commercial construction is allowed on Lots BP-1B and BP-1C without the installation of the proper infrastructure in accordance with the applicable building regulations and ordinances of the Plaquemines Parish Government.

MAP OF RESUBDIVISION
Tract BP-1 into
Lots BP-1A, BP-1B and BP-1C
Bohemia, Louisiana

- NOTES:
- 1) Boundary was based on Louisiana State Plane Coordinates system (South Zone NAD83, 2011).
 - 2) Subject property lies in FEMA Zones A and A-1 in accordance with FEMA 200202000C dated January 15, 2021.
 - 3) This is a survey from the survey map done by me or under my direct supervision and control. I am a duly Licensed Professional Engineer and Land Surveyor in the State of Louisiana. My license number is 12747. I am a member of the Louisiana Surveyors Association and the American Society of Professional Surveyors. My office is located at 6018 Highway 23, Ferriday, Louisiana 71334. My phone number is (337) 757-8578. My fax number is (337) 757-8004. My email address is bryant.hammett@bryant-engineer.com.



Bryant Hammett
And Assoc., L.L.C.
6995 Highway 94 West
Ferriday, Louisiana 71334
(337) 757-8578
6018 Highway 23
Ferriday, Louisiana 71334
Phone: (337) 757-8578
Fax: (337) 757-8004
Email: bryant.hammett@bryant-engineer.com

NO.	DESCRIPTION	DATE
1	BP-1B-BP-1C note 3/15/23 HW	3/15/23

Approved by me on 3/15/23
Bryant Hammett
Professional Engineer and Land Surveyor
12747

ORDINANCE NO. 25-

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

1 An Ordinance to amend the 2025 General Fund, Operating Expenditure Budget,
2 Legal Judgments Department, for payment of a pending claim; and otherwise to
3 provide with respect thereto.

4 DIGEST: An ordinance seeking authority to settle a claim, and to amend the Legal Judgments
5 Department Budget for payment of the claim related to the expropriation of private property taken
6 pursuant to the construction of a Public Sewerage Water Treatment Plant, in the amount of
7 \$26,890.00. *The digest is for informational purposes only and is superseded by the language of*
8 *the actual ordinance or resolution.*

9
10 WHEREAS, Plaquemines Parish Government constructed on component of a larger Public
11 Sewerage Water Treatment Plant on a servitude located on private property; and

12
13 WHEREAS, part of that construction took place on private property adjacent to the public
14 servitude located on the property; and

15
16 WHEREAS, PPG Legal Department seeks authority to settle the claim, and to appropriate the
17 \$26,890.00 that is needed to settle the claim for this “taking”, as provided by Louisiana State law
18 relating to compensation for expropriations; and

19 WHEREAS, amending the 2025 General Fund, Operating Expenditure Budget, Legal Judgments
20 Department, by appropriating \$26,890.00 in full settlement of the claim for just compensation is
21 requested;

22 NOW, THEREFORE:

23 BE IT ORDAINED BY THE PLAQUEMINES PARISH COUNCIL THAT:

SECTION 1

24
25 The 2025 General Fund, Operating Expenditure Budget, Legal Judgments Department, is amended
26 by appropriating \$26,890.00 from the General Fund Unreserved Undesignated Fund Balance, as
27 follows:

Fund: 001 General Fund			
Dept/Div: 431-2182 Legal Judgments Department			
Object	Description	Inc/Dec	Amendment
529.010	Legal Settlements General	Inc	26,890

SECTION 2

34
35 The Secretary of this Council is hereby authorized and directed to immediately certify and release
36 this Ordinance and that Parish employees and officials are authorized to carry out the purposes of
37 this Ordinance, both without further reading and approval by the Plaquemines Parish Council.
38
39

ORDINANCE NO. 25-

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

1 An Ordinance to amend the 2025 General Fund, Operating Expenditure Budget,
2 Legal Judgments Department; and otherwise to provide with respect thereto.

3 DIGEST: An ordinance giving authority to settle a Worker’s Compensation Claim and to
4 appropriate funding to the Legal Judgments department to cover the cost of claims. *The digest is*
5 *for informational purposes only and is superseded by the language of the actual ordinance or*
6 *resolution.*

7
8 WHEREAS ongoing negotiations concerning PPG Worker’s Compensation Claims have produced
9 acceptable settlements; and

10
11 WHEREAS, PPG legal department and its third party administrator seek Council Authority to
12 settle the claim and approval of \$139,000.00 in furtherance of final settlement of a Worker’s
13 Compensation claim; and

14 WHEREAS, after a review of the 2025 General Fund, Operating Expenditure Budget, Legal
15 Judgments Department, an amendment is requested to fund the cost of the compensation claim;

16 NOW, THEREFORE:

17 BE IT ORDAINED BY THE PLAQUEMINES PARISH COUNCIL THAT:

SECTION 1

18
19 The 2025 General Fund, Operating Expenditure Budget, Legal Judgments Department, is amended
20 by appropriating \$139,000 from the General Fund Unreserved Undesignated Fund Balance, as
21 follows:

Fund: 001 General Fund			
Dept/Div: 431-2182 Legal Judgments Department			
Object	Description	Inc/Dec	Amendment
529.010	Legal Settlements General	Inc	139,000

SECTION 2

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29 The Secretary of this Council is hereby authorized and directed to immediately certify and release
30 this Ordinance and that Parish employees and officials are authorized to carry out the purposes of
31 this Ordinance, both without further reading and approval by the Plaquemines Parish Council.
32

RESOLUTION NO. 25-

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

1 A Resolution to adopt the Plaquemines Parish Government 2025 Hazard
2 Mitigation Plan; and otherwise to provide with respect thereto.

3
4 DIGEST: A resolution to adopt the Plaquemines Parish Government 2025 Hazard Mitigation
5 Plan. *The digest is for informational purposes only and is superseded by the language of the*
6 *actual ordinance or resolution.*

7 WHEREAS, the Plaquemines Parish Government recognizes the threat that natural hazards pose
8 to people and property within Plaquemines Parish; and

9 WHEREAS, the Plaquemines Parish Government has prepared a multi-hazard mitigation plan,
10 hereby known as the 2025 Hazard Mitigation Plan in accordance with the Disaster Mitigation
11 Act of 2000; and

12 WHEREAS, the 2025 Hazard Mitigation Plan identifies mitigation goals and actions to reduce or
13 eliminate long-term risk to people and property in Plaquemines Parish from the impacts of future
14 hazards and disaster; and

15 WHEREAS, adoption by the Plaquemines Parish Government demonstrates our commitment to
16 the hazard mitigation and achieving the goals outlined in the 2025 Hazard Mitigation Plan;

17 NOW, THEREFORE:

18 BE IT RESOLVED BY THE PLAQUEMINES PARISH COUNCIL THAT it hereby adopts the
19 Plaquemines Parish Government 2025 Hazard Mitigation Plan.

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

ORDINANCE NO. 25-

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

1 An Ordinance to amend the 2025 Operating Revenue and Expenditure Budgets; to
2 accept donations for “Plaquemines Parish Day” at the Louisiana Legislature; and
3 otherwise to provide with respect thereto.

4 DIGEST: Accept and budget donations to be utilized for “Plaquemines Parish Day” at the
5 Louisiana Legislature. *The digest is for informational purposes only and is superseded by the*
6 *language of the actual ordinance or resolution.*

7
8 WHEREAS, Plaquemines Parish Government has received donations to be utilized for
9 “Plaquemines Parish Day” at the Louisiana Legislature; and

10 WHEREAS, amending the 2025 Operating Revenue and Expenditure Budgets are requested;

11 NOW, THEREFORE:

12
13 BE IT ORDAINED BY THE PLAQUEMINES PARISH COUNCIL THAT:

SECTION 1

14
15 The Plaquemines Parish Council hereby authorizes acceptance of the following donations:

16	Inframark LLC	\$1,000
17	Stolthaven	\$6,077

SECTION 2

18
19 The 2025 Operating Revenue and Expenditure Budgets are amended as follows:

20 Fund: 001 General Fund				
21 Dept/Div: 000-0000 Revenues				
22	Object	Description	Inc/Dec	Amendment
23	470.001	Misc Revenue Donations General	Inc	7,077

26 Fund: 001 General Fund				
27 Dept/Div: 482-2445 Economic Dev/Tourism Dept				
28	Object	Description	Inc/Dec	Amendment
29	557.605	Other Charges Special Promotion	Inc	7,077

SECTION 3

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

ORDINANCE NO. 25-

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

1 An Ordinance to amend the 2025 Road Maintenance Fund, Operating Expenditure
2 Budget, Road Maintenance Public Right of Way Department; and otherwise to
3 provide with respect thereto.

4 DIGEST: An ordinance to amend the 2025 Road Maintenance Fund, Operating Expenditure
5 Budget, Road Maintenance Public Right of Way Department by appropriating \$100,000 from the
6 General Fund Unreserved Undesignated Fund Balance to repair the Belle Chasse PROWM office
7 building. *The digest is for informational purposes only and is superseded by the language of the*
8 *actual ordinance or resolution.*

9
10 WHEREAS, the Belle Chasse PROWM office building is in need of major repairs that include
11 updating the restrooms, updating the electrical throughout the building, refurbish the entire interior
12 of the office and kitchen area, and reskin the exterior of the building; and

13 WHEREAS, a review of the operating expenditure budget was performed and an amendment is
14 necessary;

15 NOW, THEREFORE:

16 BE IT ORDAINED BY THE PLAQUEMINES PARISH COUNCIL THAT:

SECTION 1

17
18 The 2025 Road Maintenance Fund, Operating Expenditure Budget, Road Maintenance Public
19 Right of Way Department, is amended by appropriating \$100,000 from the General Fund
20 Unreserved Undesignated Fund Balance as follows:

Fund: 003 Road Maintenance Fund			
Dept/Div: 780-4678 Rd Maint Public Right of Way Dept			
Object	Description	Inc/ Dec	Amendment
568.505	Property – Major Repairs	Inc	100,000

SECTION 2

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

RESOLUTION NO. 25-

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

1 A Resolution to petition and authorize the application for a map change pursuant to
2 and in conformity with the Comprehensive Zoning Ordinance to rezone those
3 certain properties located in Point Celeste Farms Subdivision, Phases I and II,
4 identified as follows Lots 2-A, 35 (not yet acquired), 36 (not yet acquired), 49, 57B,
5 58B, 60B, which are now owned by or to be acquired by Plaquemines Port, Harbor
6 & Terminal District from Flood Plain District to Heavy Industrial (I-3) District; and
7 otherwise to provide with respect thereto.
8

9 **NOW, THEREFORE:**

10
11 **BE IT RESOLVED BY THE PLAQUEMINES PARISH COUNCIL THAT** it hereby authorizes
12 the petition and filing of an application for a map change pursuant to and in conformity with the
13 Comprehensive Zoning Ordinance, specifically Section XII, to rezone those certain properties
14 located in Point Celeste Farms Subdivision, Phases I and II, identified as follows: Lots 2-A, 35
15 (not yet acquired), 36 (not yet acquired), 49, 57B, 58B, 60B, which are now owned by or to be
16 acquired by Plaquemines Port, Harbor & Terminal District from Flood Plain (FP) District to Heavy
17 Industrial (I-3) District.
18

19 **BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL THAT** the
20 Secretary of this Council is hereby authorized and directed to immediately certify and release this
21 Resolution and that Parish employees and officials are authorized to carry out the purposes of this
22 Resolution, both without further reading and approval by the Plaquemines Parish Council.
23

ORDINANCE NO. 25-

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

1 An Ordinance to amend the 2025 Manpower Structure and Operating Expenditure
2 Budget; and otherwise to provide with respect thereto.

3 DIGEST: An ordinance to create and fund a Security Officer position in the Courthouse Security
4 department by appropriating \$59,890 from the General Fund Unreserved Undesignated Fund
5 Balance to fund said position. *The digest is for informational purposes only and is superseded by*
6 *the language of the actual ordinance or resolution.*

7
8 WHEREAS, after a review of the manpower needs of the Courthouse Security Department, it has
9 been recommended by the Administration to create and fund one full-time Security Officer
10 position at an annual salary of \$45,000 plus benefits;

11 NOW, THEREFORE:

12 BE IT ORDAINED BY THE PLAQUEMINES PARISH COUNCIL THAT:

SECTION 1

14 The 2025 Manpower Structure, is amended by creating and funding one full-time Security Officer
15 position in the Courthouse Security Department at an annual salary of \$45,000 plus benefits.

SECTION 2

17 The 2025 General Fund, Operating Expenditure Budget, Courthouse Security Department, is
18 amended by appropriating \$59,890 from the General Fund Unreserved Undesignated Fund
19 Balance as follows:

Fund: 001 General Fund			
Dept/Div: 371-2138 Courthouse Security Dept.			
Object	Description	Inc/ Dec	Amendment
510.005	Salaries & Wages Regular	Inc	32,880
515.005	P/R Taxes FICA Taxes	Inc	480
516.105	Retirement (PERS)	Inc	3,910
517.005	Group Insurance Health	Inc	22,620

SECTION 3

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

ORDINANCE NO. 25-

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

1 An Ordinance to initiate Zoning District Classification Map Changes pursuant to
2 Section XII of Ordinance No. 142, the Comprehensive Zoning Ordinance, to amend
3 the “Comprehensive Zoning District Map” therein adopted, as amended, of Section
4 IV of Ordinance No. 142, the Comprehensive Zoning Ordinance of Plaquemines
5 Parish, Louisiana; and otherwise to provide with respect thereto.
6

7 DIGEST: This Ordinance amends the “Comprehensive Zoning District Map” for certain parcels
8 from La Reussite to West Pointe a la Hache. Proposed Zoning District Classification Map Changes
9 will be published in the Official Journal and Parish website and be on file with the Parish Planning
10 and Zoning Department. *The digest is for informational purposes only and is superseded by the*
11 *language of the actual ordinance or resolution.*
12

13 WHEREAS, the Plaquemines Parish Council hereby desires to better regulate the burgeoning
14 advanced manufacturing corridor from La Reussite to West Pointe a la Hache, Louisiana; and
15

16 WHEREAS, the Council has determined that Zoning District Classification Map Changes are
17 needed to both promote growth and protect and preserve the residential and commercial businesses
18 located therein;

19 NOW, THEREFORE:

20 BE IT ORDAINED BY THE PLAQUEMINES PARISH COUNCIL THAT:

21 SECTION 1

22 It hereby initiates Zoning District Classification Map Changes pursuant to Section XII of
23 Ordinance No. 142, the Comprehensive Zoning Ordinance, to amend the “Comprehensive Zoning
24 District Map” therein adopted, as amended, of Section IV of Ordinance No. 142, the
25 Comprehensive Zoning Ordinance of Plaquemines Parish, Louisiana.

26 To amend the “Comprehensive Zoning District Map” in accordance with the following:
27

- 28 • Proposed Alliance/Myrtle Grove Zoning Districts, Final 3.24.25 produced by Zach
29 Smith Consulting & Design, on file in the Permits, Planning and Zoning
30 Department of Plaquemines Parish Government, attached hereto and made a part
31 hereof.
32
- 33 • Proposed Pointe Celeste Zoning Districts, Final 3.24.25 produced by Zach Smith
34 Consulting & Design, on file in the Permits, Planning and Zoning Department of
35 Plaquemines Parish Government, and attached hereto and made a part hereof.
36
- 37 • Proposed Magnola Zoning Districts, Final 3.24.25 produced by Zach Smith
38 Consulting & Design, on file in the Permits, Planning and Zoning Department of
39 Plaquemines Parish Government, and attached hereto and made a part hereof.
40
- 41 • Proposed WPALH (West Point a la Hache) Zoning Districts, Final 3.24.25
42 produced by Zach Smith Consulting & Design, on file in the Permits, Planning and
43 Zoning Department of Plaquemines Parish Government, and attached hereto and
44 made a part hereof.

45 SECTION 2

46 The amendment procedures provided for in Section XII of Ordinance No. 142, the Comprehensive
47 Zoning Ordinance, shall be followed, although the Superintendent of Planning and Zoning may
48 provide for additional notices and meetings as she deems necessary.

49 SECTION 3

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

- 50 (i) Camps, subject to applicable state and parish requirements
- 51 (j) Cemeteries or mausoleums
- 52 (k) Child care centers provided on-site only for employees' children at the employee's
53 place of employment
- 54
- 55 (l) Churches
- 56 (m) Clinics
- 57 (n) Conservation projects
- 58 (o) Data processing centers
- 59 (p) Dry cleaning shops using no cleaning fluid whose base is petroleum or one of the
60 derivatives
- 61
- 62 (q) Dwellings occupied as of the date of the adoption of this amendment, which may
63 expand within the buildable area with no increase in the number of residential units
- 64
- 65 (r) Farming and the keeping of agricultural livestock when in compliance with the parish
66 sanitary code
- 67
- 68 (s) Gas filling stations
- 69 (t) Fish, shrimp, oysters and other seafood processing, packing or storing, except fish
70 curing or smoking. All processing, packing or storing activities must take place in
71 enclosed structures and meet sanitation requirements imposed by the parish
72 government
- 73
- 74 (u) Fishing and/or hunting preserves or lodges
- 75 (v) Fix-it (repair) shops
- 76 (w) Funeral homes and mortuaries
- 77 (x) Government agencies
- 78 (y) Offices, professional and general business
- 79 (z) Health or athletic clubs/studios
- 80 (aa) Home occupations
- 81 (bb) Hotels, hostels, motels, or motor lodges
- 82 (cc) Ice making plants
- 83 (dd) Laboratories, medical and dental
- 84 (ee) Light manufacturing uses permitted in the I-1 Industrial Park District
- 85 (ff) Laundries and laundromats
- 86 (gg) Marinas or yacht clubs
- 87 (hh) Marine services
- 88 (ii) Mineral and oilfield services and supplies, to include testing and research
89 laboratories, but not to include the testing of combustion engines
- 90

- 91 (jj) Mineral extraction and development of natural resources upon obtaining a parish
- 92 permit
- 93 (kk) Recreational Vehicle (RV) parks (TEMPORARY) subject to compliance with
- 94 Ordinance No. 22-64, as amended
- 95
- 96 (ll) Oil field services and supply companies
- 97 (mm) Parking garages and lots
- 98 (nn) Parks, playgrounds, libraries and museums
- 99 (oo) Personal service shops
- 100 (pp) Private agricultural nurseries and gardens
- 101 (qq) Public and private forests, and similar conservation projects
- 102 (rr) Public and private recreational uses
- 103 (ss) Public and private vocational and business schools
- 104 (tt) Public utilities and services permitted in the I-1 Industrial Park District
- 105 (uu) Radio and television stations
- 106 (vv) Radio and television broadcasting towers
- 107 (ww) Raising vegetables and fruit for home consumption only
- 108 (xx) Raising vegetables and fruit
- 109 (yy) Restaurants
- 110 (zz) Retail and wholesale uses
- 111 (aaa) Storage and public garages
- 112 (bbb) Stores and shops for retail businesses
- 113 (ccc) Studios
- 114 (ddd) Trapping and associated light industries
- 115 (eee) Warehouses

116

117 2. Conditional Uses

118

119 (a) Airports, heliports and helistops

120 (b) Child or day care center

121 (c) Civic, cultural or community center

122 (d) Dwelling, Single Family

123 (e) Dwelling, Two Family

124 (f) Dwelling, Multiple Family

125 (g) Pier, dock, boat livery, boat launching area, marina, and golf, country, yacht and fraternal
126 club, and other appropriate recreational uses and facilities
127

128 (h) Private Clubs

129 (i) Public and private schools

130 3. Height, Area and Yard Requirements

131
132 See Table 1 at the end of this Section.

133
134 4. Reference to Additional Regulations:

135
136 The regulations contained in this Article are supplemented or modified by regulations contained
137 in other sections of this Ordinance, especially the following:

138
139 Section VI Paragraph N - Off-street Parking and Loading Requirements

140
141 Section VIII Exceptions and Modifications

142
143 Section VIII Paragraph 8 - Regulations of Signs

144
145 *****

146 To amend Table 1 “Height, Yard and Area Requirements” of Section VI “Zoning District
147 Regulations” to include the following:

148
149

District	Min. Lot Area (in square feet)	Maximum Height (in feet)	Minimum Front Yard	Side Yard Total %	Min./Side	Minimum Rear
MU Mixed Use	Same as R-2 for dwellings	3 ½ x lot width not to exceed 150 feet	20’ 40’ when lot fronts on State or Parish Hwy.	For commercial uses, reversed frontage shall be ½ of required front yard of abutting rear lot. No side and rear yard requirements except for dwelling, in which case same as R-2		

150 SECTION 2

151 It hereby initiates a text amendment pursuant to Section XII of Ordinance No. 142, the
152 Comprehensive Zoning Ordinance, to amend Article “I-3 Heavy Industrial” of Section VI “Zoning
153 District Regulations” of Ordinance No. 142, the Comprehensive Zoning Ordinance as follows:

154 To amend “Permitted Uses” to include the following:

- 155 ● Dwellings occupied as of the date of the adoption of this amendment, which may expand
156 within the buildable area with no increase in the number of residential units.
- 157 ● Marine Services
- 158 ● Recreational Vehicle (RV) parks (TEMPORARY) subject to compliance with Ordinance
159 No. 22-64, as amended.

160 To amend “Environmental Impact Uses” to include the following:

161 Any portion of an industrial use (not including maritime use) permitted in the
162 district and located along the Mississippi River bature shall be subject to the
163 Parish’s environmental impact review process outlined in this section.

164 To enact “Special Requirements” to read as follows:

165 Special Requirements:

166 1. Notwithstanding the yard regulations for the district, no part of any
167 building, accessory structure, or outdoor storage shall be located closer than
168 three hundred feet (300') to any zoning district that permits dwellings (not
169 including temporary recreational vehicle parks) boundary line. The Parish
170 Council may waive up to two hundred feet (200') of the setback upon a
171 finding that the development's site layout will not negatively impact uses in
172 the zoning district that permits dwellings.

173 2. Notwithstanding the yard regulations for the district, no part of any
174 building, accessory structure, or outdoor storage shall be located closer than
175 200 feet (200") to a park or non-industrial structure in an adjoining non-
176 industrial district. The Parish Council may waive up to one hundred feet
177 (100') of the setback upon a finding that the development's site layout will
178 not negatively impact the existing non-industrial uses in the adjoining non-
179 industrial zoning district.

180 3. The Council, in order to protect adjoining properties in zoning districts
181 where residential uses are permitted by right, may require the imposition by
182 the owner of deed restrictions enforceable by the Parish of Plaquemines
183 governing the permitted uses and/or development of those areas of such
184 situated within three hundred feet (300') of an adjoining district that permits
185 residential uses by right. Not later than thirty (30) days following the date
186 of approval by the Council, a certified copy of the ordinance approving the
187 use or zoning change, if applicable, an authentic or private act of the owner
188 imposing the required deed restrictions, and a copy of the plans showing the
189 location of the use or newly approved zoning district shall be filed and
190 recorded in the Conveyance Office of Plaquemines Parish or said approval
191 shall be deemed null.

192 SECTION 3

193 It hereby initiates a text amendment pursuant to Section XII of Ordinance No. 142, the
194 Comprehensive Zoning Ordinance, to amend Section III "Definitions" of Ordinance No. 142, the
195 Comprehensive Zoning Ordinance, to include the following:

196 Marine Services: Water dependent uses, such as general cargo operations, tour
197 boats, docking and refueling of vessels, with facilities including but not limited
198 to docks, piers, wharves, and storage used for waterborne commodities, and rail
199 and truck facilities servicing water dependent uses.

200 SECTION 4

201 It hereby initiates a text amendment pursuant to Section IV of Ordinance No. 142, the
202 Comprehensive Zoning Ordinance, to amend "1. Establishment of Districts" of Section IV
203 "District and Land Use Regulations" of Ordinance No. 142, the Comprehensive Zoning Ordinance,
204 to include the following:

205 MU Mixed Commercial – Industrial District.

206 SECTION 5

207 The amendment procedures provided for in Section XII of Ordinance No. 142, the
208 Comprehensive Zoning Ordinance, shall be followed, although the Superintendent of Planning
209 and Zoning may provide for additional notices and public meetings as she deems necessary.

210 SECTION 6

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

RESOLUTION NO. 25-

The following resolution was offered by Council Member Jurisich who moved its adoption:

1 A Resolution authorizing and directing the Parish President or his designee to
2 facilitate the removal of meters on fire hydrants parish wide and banning the
3 commercial use of water from fire hydrants for non-emergency situations or as
4 deemed necessary by the Plaquemines Parish Water Department; and otherwise to
5 provide with respect thereto.

6 DIGEST: This is an effort to stop the use of water from parish fire hydrants except for firefighting
7 efforts. *The digest is for informational purposes only and is superseded by the language of the*
8 *actual ordinance or resolution.*

9
10 WHEREAS, numerous incidents have been reported wherein water from fire hydrants throughout
11 the parish are being used; and

12 WHEREAS, fire hydrants should be used for emergencies or as deemed necessary by the Water
13 Department;

14 NOW, THEREFORE:

15 BE IT RESOLVED BY THE PLAQUEMINES PARISH COUNCIL THAT it hereby authorizes
16 and directs the Parish President or his designee to facilitate the removal of meters on fire hydrants
17 parish wide.

18 BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL THAT there shall
19 be a ban of commercial use of water from fire hydrants for non-emergency situations or as deemed
20 necessary by the Plaquemines Parish Water Department.

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

25

ORDINANCE NO. 25-

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

1 An Ordinance to amend and, as amended, readopt Subsection (1)(e) of Section 22-
2 9 “Water tap-on and service connection charges” and Subsections (1) and (4) of
3 Section 22-14 “Floating Meters” and enact Section 22-34 “Specific account
4 designations”; and otherwise to provide with respect thereto.

5 Digest: This Ordinance changes the floating meter deposit from \$945.00 to \$1000 and makes the
6 fee nonrefundable, establishes a 6-month limit on floating meters, and specifies account
7 designations for dwellings larger than single family and both temporary and permanent RV Parks.
*The digest is for informational purposes only and is superseded by the language of the actual
8 ordinance or resolution.*

9 WHEREAS, the Plaquemines Parish Council desires to better regulate the use of floating meters,
10 since they can have a negative impact on water pressure and are difficult to track and monitor; and

11
12 WHEREAS, the Plaquemines Parish Council desires to designate certain water meter uses as either
13 commercial or residential;

14 NOW, THEREFORE:

15
16 BE IT ORDAINED BY THE PLAQUEMINES PARISH COUNCIL THAT:

SECTION 1

17
18
19 It hereby amends, and as amended, readopts Subsection (1)(e) of Section 22-9 “Floating meters”
20 of Chapter 22 of the Parish Code of Ordinances, which shall now read as follows:

21 “(1)(e) Floating meter **deposit fee.....945.00 \$1000.00 (non-refundable).**”

SECTION 2

22
23
24 It hereby amends and, as amended, readopts Section 22-14 “Floating meters,” which shall now
25 read as follows:

26 “Section 22-14. - Floating meters.

27
28 (1) Water meters installed on fire hydrants, commonly known as "floating meters," will be
29 allowed for limited construction periods for street work, paving, pile driving or similar
30 construction work. **At the discretion of the Director the Public Service, floating meters**
31 **may be issued for a three (3) month period, which may be extended for an additional**
32 **three (3) month period. Floating meters shall not extend beyond six (6) months without**
33 **approval from the Plaquemines Parish Council.** The parish water department shall install
34 all floating meters. If a floating meter needs to be moved from time to time after original
35 installation, such move shall be accomplished solely by personnel authorized by the parish
36 water department. The customer shall be responsible for any and all damages to floating
37 meters after installation.

38
39 (2) Floating meters shall be read and billed monthly at the then current rate.

40
41 (3) Any damage to the parish water system and appurtenances caused by the user of a floating
42 meter shall be paid for by the user at the current repair and replacement costs.

43
44 **(4) It shall be unlawful for any person, except personnel of the parish water department**
45 **or its authorized representatives, to install, transfer, relocate or tamper with any**
46 **floating meter in the Parish of Plaquemines. Whoever violates this Subsection shall be**
47 **fined not more than five hundred dollars, or imprisoned for not more than six months,**
48 **or both.”**

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SECTION 3

It hereby enacts Section 22-35 of Chapter 22 of the Parish Code of Ordinances, which shall read as follows:

“Section 22-35. Specific account designations

(1) For the purposes of this Chapter, water billing accounts shall be designated as follows:

- (a) Dwellings larger than single family with one (1) water meter shall be designated as commercial.**
- (b) Dwellings larger than single family with more than one (1) water meter shall be designated as residential.**
- (c) Both temporary and permanent RV parks shall be designated as commercial.”**

SECTION 4

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.

RESOLUTION NO. 25-

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

1 A Resolution affirming the separation of operations and economic development in
2 the Port District from the Plaquemines Parish Government to the Port Commission
3 in coordination with the Executive Director of the Port; and otherwise to provide
4 with respect thereto.

5 DIGEST: This document outlines the regulatory framework governing the Plaquemines Port,
6 Harbor, and Terminal District, detailing the powers, fees, and responsibilities associated with
7 vessel movement and infrastructure management to include the operations authorized under
8 Ordinance 12-139 that separated the Port from the Parish. *This digest is for informational purposes*
9 *only and is superseded by the language of the actual ordinance or resolution.*

10 WHEREAS, The Plaquemines Port, Harbor and Terminal District is a public corporation and
11 political subdivision of the State of Louisiana, created by the Louisiana Legislature and ratified,
12 pursuant to Section 31 of Article XIV of the Constitution of the State of Louisiana for the year
13 1921, as amended; and
14

15 WHEREAS, Louisiana Revised Statute Title 34:1351, *et seq.* provides that the Plaquemines Parish
16 Port Authority shall have territorial limits coextensive with the parish of Plaquemines, Louisiana,
17 as presently constituted and has certain authority regarding operations within the Port District; and
18

19 WHEREAS, Louisiana Revised Statute 34:1360 provides that the Port District shall have the
20 power to regulate the commerce and traffic within the Port District in such manner as it determines
21 is in the public's best interest; and
22

23 WHEREAS, In 2012, the Plaquemines Parish Commission Council issued Ordinance No. 12-139
24 (hereafter the "Separation Ordinance"), that separates the Port Commission from the Plaquemines
25 Parish government and civil service; and
26

27 WHEREAS, the Separation Ordinance affirmed that Plaquemines Parish government retained
28 certain rights and powers within the Port District to ensure that no additional police powers were
29 conferred of the Port; and
30

31 WHEREAS, the Plaquemines Parish government shall coordinate all operations and economic
32 development that affects property owned by the Port or within the Port District with the Port
33 Commission and Port Director; and
34

35 WHEREAS, the Port Commission governs the Port's operations and taxing authority, including
36 setting charges, fees and tariffs;
37

38 NOW, THEREFORE:
39

40 BE IT RESOLVED BY THE PLAQUEMINES PARISH COUNCIL, AS THE SOLE
41 GOVERENING AUTHORITY OF THE PLAQUEMIENS PORT, HARBOR AND TERMINAL
42

43 DISTRICT THAT the Port Commission Chairman is hereby authorized to delineate the authority
44 of the Port Director, acting under guidance and approval of the Port Commission, from the Parish
45 President, when the immovable property is within the Port District, the facility is on and/or within
46 the Mississippi River within the limits designated in the Louisiana Constitution and Louisiana
47 Revised Statute Title 34:1351, *et seq.* and that Port Director and Parish President shall coordinate
48 and collaborate on infrastructure projects, improvements and/or and economic development as set
49 forth in the Port's Master Plan and Capital Improvement Plan.
50

RESOLUTION NO. 25-

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

1 A Resolution authorizing the Port Director to petition and file an application for a
2 map change pursuant to and in conformity with the Comprehensive Zoning
3 Ordinance to rezone those certain properties located in Point Celeste Farms
4 Subdivision, Phases I and II, identified as follows: Lots 2-A, 35 (not yet acquired),
5 36 (not yet acquired), 49, 57B, 58B, 60B, which are now owned by or to be acquired
6 by Plaquemines Port, Harbor & Terminal District from Flood Plain (FP) District to
7 Heavy Industrial (I-3) District; and otherwise to provide with respect thereto.
8

9 **NOW, THEREFORE:**

10
11 **BE IT RESOLVED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE**
12 **GOVERNING AUTHORITY OF THE PLAQUEMIENS PORT HARBOR & TERMINAL**
13 **DISTRICT THAT** it hereby authorizes the Port Director to petition and file an application for a
14 for a map change pursuant to and in conformity with the Comprehensive Zoning Ordinance,
15 specifically Section XII, to rezone those certain properties located in Point Celeste Farms
16 Subdivision, Phases I and II, identified as follows: Lots 2-A, 35 (not yet acquired), 36 (not yet
17 acquired), 49, 57B, 58B, 60B, which are now owned by or to be acquired by Plaquemines Port,
18 Harbor & Terminal District from Flood Plain (FP) District to Heavy Industrial (I-3) District.
19

20 **BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE**
21 **GOVERNING AUTHORITY OF THE PLAQUEMIENS PORT HARBOR & TERMINAL**
22 **DISTRICT THAT** the Secretary of this Council is hereby authorized and directed to immediately
23 certify and release this Resolution and that Parish employees and officials are authorized to carry
24 out the purposes of this Resolution, both without further reading and approval by the Plaquemines
25 Parish Council.
26

RESOLUTION NO. 25-

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

1
2 A Resolution authorizing and directing the Port’s Executive Director, Charles
3 Tillotson, to enter into and execute a Cooperative Endeavor Agreement (CEA)
4 between the Plaquemines Port Harbor & Terminal District (Port) and Louisiana
5 Department of Transportation and Development (LADOTD to coordinate grant
6 funding and project management of the Walker Road Bridge project; and
7 otherwise to provide with respect thereto.
8

9 DIGEST: The purpose of the CEA is for the Port and LADOTD to coordinate project
10 management and grant funding for the Walker Road Bridge project. *The digest is for*
11 *informational purposes only and is superseded by the language of the actual ordinance or*
12 *resolution.*
13

14 WHEREAS, in 2024 the Port received a RAISE grant of \$7.4M for the engineering and design of
15 the Walker Road Bridge; and
16

17 WHEREAS, in the best interest of the region for LADOTD to become the direct recipient of the
18 grant funding by working closely with the Plaquemines Parish Government and the Port; and
19

20 WHEREAS, the CEA will prompt the Port and LADOTD to perform this project jointly with the
21 shared resources of both organizations; and
22

23 WHEREAS, LADOTD agrees that the Plaquemines Port Harbor & Terminal District and
24 Plaquemines Parish Government will collaborate to develop the project’s scope of work,
25 evaluate interested firms, and select the engineering firm; and
26

27 WHEREAS, Article VII, Section 14(c) of the Louisiana Constitution of 1974 provides that, for a
28 public purpose, the State and its political subdivisions may engage in cooperative endeavors with
29 each other, with the United States or its agencies or with any public or private association,
30 corporation or individuals;
31

32 NOW, THEREFORE:
33

34 BE IT RESOLVED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE
35 GOVERNING AUTHORITY OF THE PLAQUEMINES PORT HARBOR & TERMINAL
36 DISTRICT THAT it hereby authorizes Charles D. Tillotson, to enter into and execute a
37 Cooperative Endeavor Agreement (CEA) between the Plaquemines Port Harbor & Terminal
38 District (Port) and Louisiana Department of Transportation and Development (LADOTD to
39 coordinate grant funding and project management of the Walker Road Bridge project.
40

41 BE IT FURTHER RESOLVED, BY THE PLAQUEMINES PARISH COUNCIL AS THE
42 SOLE GOVERNING AUTHORITY OF THE PLAQUEMINES PORT HARBOR &
43 TERMINAL DISTRICT THAT the Secretary of this Council is hereby authorized and directed
44 to immediately certify and release this Resolution and that Port employees and officials are
45 authorized to carry out the purposes of this Resolution, both without further reading and approval
46 by the Plaquemines Parish Council.
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ORDINANCE NO. 25-

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

1 An Ordinance to authorize the Executive Director of the Port, Charles Tillotson to
2 construct a generator bypass for the Port’s administration building and to amend
3 the 2025 Plaquemines Port, Harbor and Terminal District Operating Expense
4 Budget; and otherwise to provide respect thereto.

5 Digest: The Port must construct a generator bypass to its administration building for redundancy
6 and in case of a generator failure. *The digest is for informational purposes only and is superseded*
7 *by the language of the actual Ordinance.*

8 WHEREAS, it is necessary to amend the 2025 Plaquemines Port, Harbor & Terminal District
9 Operating Expense Budget to allocate funds for the construction of a generator bypass to enhance
10 operational reliability; and

11 WHEREAS, the Port’s administration building houses the Maritime Security Operations Center,
12 Plaquemines Parish Emergency Operations Center, and Venture Global; and

13 WHEREAS, the generator bypass costs \$ [redacted] and will take 15 weeks to construct; and

14 WHEREAS, the generator bypass will be constructed by [redacted];

15 NOW, THEREFORE:

16 BE IT ORDAINED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE
17 GOVERNING AUTHORITY OF THE PLAQUEMINES PORT, HARBOR AND TERMINAL
18 DISTRICT THAT:

SECTION 1

19 It hereby authorizes the Executive Director of the Port, Charles Tillotson to authorize the
20 construction of a generator bypass for the Port’s administration building.

SECTION 2

21 The 2025 Port, Harbor and Terminal District, Operating Expenditure Budget, [redacted] is
22 amended by appropriating \$ [redacted] from the Unrestricted Fund Balance as follows:

Fund: 445 Port Harbor Fund			
Dept/Div: 490- [redacted] [redacted]			
Object	Description	Inc/ Dec	Amendment
[redacted]	[redacted]	Inc	[redacted]

SECTION 3

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

ORDINANCE NO. 25-

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

1 An Ordinance authorizing the Executive Director of the Port, Charles Tillotson
2 to amend the contract with Mercury Public Affairs, Lobbyist, established through
3 Ordinance 23-33 to include State and Local representation necessary to protect
4 its interest in all matters; and to amend the Plaquemines Port Harbor & Terminal
5 District’s 2025 Operating Expenditure Budget, otherwise, to provide with
6 respect thereto.

7
8 Digest: To protect the Legislative interests of the Port, the Port seeks to renew the contract for
9 services by Mercury Public Affairs, Lobbyist to include State representation. *The digest is for*
10 *informational purposes only and is superseded by the language of the actual Ordinance.*

11
12 WHEREAS, the Plaquemines Parish Council as the sole governing authority of the Plaquemines
13 Port Harbor & Terminal District deems it necessary to hire a Federal and State lobbyist to protect
14 the interest of the Plaquemines Port Harbor & Terminal District and keep it informed of Federal
15 Legislation as well as State Legislation which may impact the Port; and

16
17 WHEREAS, the term of said contract shall be for one year, with a one-year option to extend the
18 contract at the discretion of the Executive Director; and

19
20 WHEREAS, the term of the agreement shall increase from \$10,000 per month to \$15,000 per
21 month; and

22
23 WHEREAS, sufficient funds are available in the current Port Budget;

24
25 NOW, THEREFORE:

26 BE IT ORDAINED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE
27 GOVERNING AUTHORITY OF THE PLAQUEMINES PORT, HARBOR & TERMINAL
28 DISTRICT THAT:

SECTION 1

31
32
33 It hereby authorizes the Executive Director of the Port, Charles Tillotson to renew the contract
34 with Mercury Public Affairs, Lobbyist, to represent the Port in any upcoming session of the
35 Federal Government but additionally with the Louisiana State Legislature; or any other
36 meetings, etc., deemed necessary to protect its interest in all matters.

SECTION 2

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40
41 The Plaquemines Parish Port Harbor & Terminal District’s 2025 Operating Expenditure Budget
42 is amended from the Unrestricted Fund Balance as follows:

Fund: 445 Port, Harbor & Terminal			
Dept/Div: 490-2460 General-Operating			
Object	Description	Inc/ Dec	Amendment
534.515	Consulting-Lobbyist	Inc	50,000

SECTION 3

45
46
47 The Secretary of this Council is hereby authorized and directed to immediately certify and
48 release this Ordinance and that Port employees and officials are authorized to carry out the
49 purposes of this Ordinance, both without further reading and approval by the Plaquemines Parish
50 Council.