





49 Parcel – a plot of land that is lawfully subdivided and used to determine ad valorem taxes due.

50 Recreational Vehicle (RV)- a vehicular-type unit primarily designed as temporary living  
51 quarters for recreational, camping, travel seasonal use that either has its own motor power or  
52 is mounted on or towed by another vehicle. Also known as a travel trailer, park trailer, camping  
53 trailer, fifth wheel trailer, truck camper, and/or motor home.

54 Recreational Vehicle (RV) Park- is a parcel of land upon which three (3) or more recreational  
55 vehicle sites are located, established, or constructed to provide for occupancy by recreational  
56 vehicles owned or operated by the general public as temporary living quarters for recreational,  
57 vacation, or temporary housing need purposes.

58 Recreational Vehicle (RV) Site- A specific area within a recreational vehicle park or parcel of  
59 property that is set aside for use as a temporary living site.

60 Temporary Permit – A Permit issued pursuant to this Ordinance **after final inspection** by the  
61 Department authorizing the **construction and occupancy and** operation of a temporary RV  
62 park or site(s).

63 **Subsection 4. Permit Required.**

64 A. Any applicant seeking to construct and operate a temporary recreational vehicle park or  
65 site pursuant to this Ordinance shall **apply for and** obtain a temporary permit from the  
66 Department.

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68 B. Before the issuance of any temporary permit, the applicant shall sign a notarized affidavit,  
69 prepared by the Parish Attorney’s Office, acknowledging and agreeing to the terms,  
70 conditions, and regulations provided therein and set forth in this Ordinance and shall obtain  
71 an Occupational License.

72  
73 C. The Department shall not accept any temporary permit applications three (3) years after  
74 the effective date of **this the last Resolution or Ordinance declaring a housing need**  
75 **exists pursuant to Subsection 6 of Section XII of the Comprehensive Zoning**  
76 **Ordinance. No temporary permit term shall extend four (4) years after the effective date of**  
77 **this of said Resolution or** Ordinance.

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79 D. Temporary permits issued pursuant to this Ordinance shall not exceed a term of three (3)  
80 years.

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82 **Subsection 5. Adoption of Codes for Recreational Vehicle Parks.**

83 A. All Federal, State and other local laws, regulations, and codes applicable to the said  
84 property and temporary recreational vehicle parks or sites are hereby adopted, as amended,  
85 which shall include the State Sanitary Code, State of Louisiana, as adopted and amended  
86 and the N.F.P.A.1194: Standard for Recreation Vehicle Parks and Campgrounds, as  
87 amended, save and except such portions as are hereinafter specifically excluded, and the  
88 same are hereby adopted and incorporated, as fully as if set out at length herein and shall  
89 be in full force and effect from the effective date of this Ordinance.

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91 B. The following rules and regulations are hereby made effective for RV Parks:

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93 1. All Applicants must file an application for a permit on a form prepared by the Department  
94 and must submit a complete plot plan drawn to scale of no less than one inch (1”) equal to  
95 fifty (50’) feet and on paper no larger than 24” by 36”, which shall show the area  
96 dimensions of the park, the number, location and size of all spaces; the maximum size  
97 trailer or recreational vehicle each space can accommodate the location and arrangement  
98 of roadways, the location of service buildings and proposed structures; the location and  
99 size of water and sewer lines or sewerage disposal system; the proposed plan for drainage  
100 of the property included in the park to the Parish Drainage Canal; and the plans and  
101 specification for streets, roadways, and lighting to be constructed and installed in said park.  
102 The plans shall conform to the requirements set forth in this Subsection.

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104 2. There shall be a signature and certification of a Registered Land Surveyor or Civil  
105 Engineer, State of Louisiana, that prepared the plans submitted, whether original or final,  
106 and that the same conform to the requirements of this Ordinance.

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3. A driveway permit from the Parish or State, as the case may be, for access to the public street right of way shall be obtained.
4. After securing written approval from the appropriate department heads of the plans and specifications required by this Ordinance and upon approval by the Director of Public Service, the applicant will be notified by the Department of the application's conditional approval and be instructed to begin construction of the temporary RV Park.
5. When the Applicant has completed all construction and installations in accordance with the infrastructure requirements detailed herein, as conditionally approved, the Director of Public Service shall cause an inspection to be made of the RV park **or site(s)**. When the Director of Public Service is satisfied that all provisions of the Conditional Approval have been complied with, the Department shall issue and release the temporary RV park permit to the Applicant.
6. Qualifications of applicants for a temporary permit for RV parks shall be the same as provided in Section 13 of the Parish Liquor Permit Ordinance No. 103, as amended.
7. The following are the infrastructure and installation requirements for the construction of RV Parks.
  - a. Have an occupied area, which shall not exceed seventy-five (75%) percent of the parcel.
  - b. Be designed and constructed at such elevation, distance and angle with respect to its access to provide for safe and efficient placement and removal of recreational vehicles.
  - c. Except for RV parks in which every site fronts on an existing dedicated and accepted public road, street or highway, each space shall abut on a roadway or street, which shall have a minimum right of way width of ten (10') feet per traffic lane and eight (8') feet per parallel parking lane with adequate surfacing for easy traverse and drainage in all weather conditions. It shall be the duty of the recreational vehicle park Applicant to construct, install or otherwise provide the above-mentioned roadway/street. The duty shall include maintenance, reconstruction, and upkeep of said roadway/street. The RV park roadway/street shall be classified private and shall not be the responsibility of the Parish of Plaquemines or the Plaquemines Parish Government.
  - d. Have adequate drainage with drainage structures in or under all street, driveway, and alley rights of way.
  - e. Have adequate space for parking of one (1) motor vehicle (other than the recreational vehicle) with a minimum size of 9'X20' for each site and which must be located off the public street or highway and off the RV park roadway or street.
  - f. Have a minimum of ten (10') feet between the front boundary line and the recreational vehicle and a minimum of five (5') feet between the exterior side boundary line and the recreational vehicle, and five (5') feet between the rear boundary line and the recreational vehicle. The front boundary line shall be that which fronts on the recreational vehicle park roadway/street. Recreational vehicles shall not be located closer than ten (10') feet (3.0m) from any other recreational vehicle or permanent building within or adjacent to the recreational vehicle or permanent building within or adjacent to the recreational vehicle park.
  - g. Have hard surfacing of the public street right of way from the existing surface to the property line.
  - h. For a closed end street have a turn area at the closed end providing a turning loop having a minimum inside radius of thirty (30') feet for public service vehicles (fire, garbage, ambulance, etc.) and other vehicular traffic.

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- i. Have road curves designed for use by all types and sizes of recreational vehicles with a minimum internal radius of twenty-five (25) feet.
- j. Have fire hydrants and fire service water lines installed in such a manner that fire hydrants shall be located not in excess of two hundred fifty (250) feet apart from any recreational unit site and of sufficient size to insure twenty (20) pounds per square inch pressure at all outlets, provided that water lines and fire hydrants shall not be less than six (6") inches in diameter.
- k. Have adequate lighting to provide at least one 175 mercury vapor light or its equivalent for every eight (8) sites. In no event shall the distance between two lights be over two hundred fifty (250) feet.
- l. Have the first floor of enclosed buildings meeting FIA base flood elevation requirements or be a minimum of 18" above the centerline of the street, whichever is greater.
- m. All R/V parks shall meet the minimum standards for fire protection and potable water and sanitary sewer utilities, pursuant to applicable federal, state and local laws, rules, and regulations.
- n. Public Services Provisions:
  - i. Except as otherwise provided herein, all public services shall terminate at the intersection of the private street with the public street right of way providing access to the recreational vehicle park. The applicant shall be responsible for the construction, repair, maintenance, and upkeep of all utilities from the public right of way to each space, and the Parish of Plaquemines and the Plaquemines Parish Government shall have no responsibility or liability therefor.
  - ii. The applicant shall provide for a sanitary sewer system for the recreational vehicle park pursuant to local, state, and federal sanitation codes.
  - iii. If the applicant desires to have other public services for each park space the applicant shall construct the same pursuant to minimum Parish standards for such services.
  - iv. The applicant of each RV park shall place a permanent number marking each space, which is clearly visible and identifiable from the roadway. Said numbered space must correspond with the physical (911) address as shown in the plan required by this Ordinance.
- o. No animals shall be allowed to roam at large or to become a public nuisance in and around any RV park, and it shall be the responsibility of the owner of the animal to keep the premises free from unconfined, noisy, or dangerous animals.
- p. RV parks shall be free from litter, junked or abandoned automobiles and debris and shall provide facilities for the collection of garbage and trash as required by the Plaquemines Parish Government for the pickup thereof.
- q. No trucks, trailers, automobiles or other commercial vehicles bearing advertisements are to be stored or parked in any recreational vehicle park conduct any type business except when making deliveries. Passenger vehicles owned by a resident of a recreational vehicle park shall be parked on parking spaces provided on the site, and not on the street.
- r. All RV parks shall erect a sign identifying the temporary permit number along with a working phone number and email address for the Applicant. The sign must be legible and no less than thirty (30) feet from the nearest public or private road providing access to the parcel of property.

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232 s. No live oak trees or bald cypress trees above 10 inches in diameter shall be  
233 destroyed in the construction of any Temporary RV Park.  
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235 C. Applicants seeking temporary permits for RV sites on parcels with two (2) or less RV sites  
236 shall submit a plot plan showing all the water, sewer, and electrical installations as per  
237 applicable permit codes. No temporary permit shall be issued until final inspections have  
238 been made.  
239

240 **Subsection 6. Occupancy Term.**

241 No RV shall occupy the same RV site for more than one hundred eighty (180) days. The  
242 Department shall develop policies related to the enforcement of this Section. All policies shall  
243 ensure compliance with FEMA rules and regulations.

244 **Subsection 7. Parish Inspection.**

245 Upon presentation of proper credentials, any parish official may enter at reasonable times any  
246 parcel of property with a temporary RV park or site permitted pursuant to this Ordinance to inspect  
247 compliance with the requirements of this Ordinance and to perform any other duties imposed upon  
248 them thereby.

249 **Subsection 8. Council Approval.**

250 No temporary permit shall be issued for a RV park with ten (10) or more RV sites without first  
251 obtaining conditional approval from the Plaquemines Parish Council. Once the terms and  
252 conditions of the conditional approval have been complied with, inspected, and confirmed by the  
253 Director of Public Services, the Department of Planning, Permitting and Zoning shall issue a Final  
254 Approval which shall be a prerequisite to **the issuance of a temporary permit for** occupancy of  
255 the temporary RV park **and site(s).**

256 **Subsection 9. Administration Approval.**

257 The Department is hereby authorized to issue temporary permits for RV sites and RV parks not  
258 exceeding ten (10) sites.

259 **Subsection 10. Emergency Removal Order.**

260 In anticipation of a declared emergency or during a declared emergency, the Parish President may  
261 order, by Executive Order or Proclamation, the removal of all temporary RVs permitted by this  
262 Ordinance. It shall be unlawful for any person to fail to comply with the order of removal within  
263 forty-eight (48) hours of publication of the order. Violation of this Section may result in the loss  
264 of temporary permits issued.

265 **Subsection 11. Fees.**

266 A. An annual fee of one hundred dollars (\$100.00) per RV site shall be paid to Plaquemines  
267 Parish Government and collected by the Department. The first annual fee must be  
268 submitted with the application for the temporary permit. All subsequent annual fees shall  
269 be paid on or before the annual anniversary of the temporary permit's issue date. Failure  
270 to timely pay the fee may result in the revocation of the temporary permit and assessment  
271 of any other fines and penalties established by law.  
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273 B. The annual fee in Paragraph A of this Subsection shall not be exclusive and other building,  
274 permit or inspections fees may apply.  
275

276 **Subsection 12. Violations and Penalty.**

277 A. It shall be unlawful for any person, **firm, or corporation** to construct, install, enlarge, alter,  
278 maintain, operate or convert any recreational vehicle park or site **or utilities,** or to use or  
279 allow the use of any land for same, or to lease, lend or authorize the placement of  
280 recreational vehicles on land, or to cause the same to be done, unless a valid **conditional**  
281 **approval or** temporary permit has been issued by the **Council or** Department.  
282

283 B. **Criminal Penalty:** Any person, firm or corporation violating any provision of this  
284 Ordinance shall be fined not less than two hundred fifty dollars (\$250.00) or more than five  
285 hundred dollars (\$500.00) or sentenced to imprisonment in the Parish jail for a period not

286 to exceed thirty (30) days or both. Each day that a violation of any provision of this  
287 Ordinance shall occur or continue to occur shall be deemed a separate ~~and cumulative~~  
288 offense.

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290 C. **Civil Penalty: Any person, firm, or corporation found by a Plaquemines Parish Code**  
291 **Enforcement Hearing Officer to be in violation of this Ordinance shall be fined one**  
292 **thousand dollars (\$1,000.00) for each RV or temporary RV site violation, if**  
293 **ascertainable, or two thousand dollars (\$2,000.00) for other violations for each**  
294 **temporary RV park or parcel of land, whichever fine is greater, and shall be**  
295 **prohibited from applying for any RV park, RV site, campground, camping unit site,**  
296 **trailer park or trailer space permit, temporary or permanent, for one (1) year and**  
297 **until all fines are paid in full. Further, Plaquemines Parish Government may suspend,**  
298 **revoke, or rescind any conditional approval or permit, temporary or permanent, or**  
299 **deny the application of any future permit or renewal authorized by law for fraud,**  
300 **misrepresentation, or multiple violations of permitting regulations. Plaquemines**  
301 ~~Parish Government may suspend, revoke, or rescind any temporary permit or deny the~~  
302 ~~application of any future temporary permit authorized by this Ordinance for fraud,~~  
303 ~~misrepresentation or violations of this Ordinance.~~

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305 D. Any person, firm or corporation violating the prohibition of destroying any live oak trees  
306 or bald cypress trees above 10 inches in diameter shall be fined **one thousand dollars**  
307 ~~\$1000.00 (\$1,000.00).~~

308  
309 SECTION 2

310  
311 The Secretary of this Council is hereby authorized and directed to immediately certify and release  
312 this Ordinance and that Parish employees and officials are authorized to carry out the purposes of  
313 this Ordinance, both without further reading and approval by the Plaquemines Parish Council.



54

SECTION 2

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

ORDINANCE NO. 25-

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

1           An Ordinance to amend Section 21-141 titled “Violation and Penalty” of the Parish  
2           Code of Ordinances and, as amended, readopt the same providing for enforcement  
3           regulations relative to Recreational Vehicle Parks and Sites and Campgrounds; and  
4           otherwise to provide with respect thereto.

5           DIGEST: An Ordinance providing for the following enforcement provisions and other related  
6           matters relative to the “Recreational Vehicle Park Ordinance of the Parish of Plaquemines”: Any  
7           person, firm, or corporation found by a Plaquemines Parish Code Enforcement Hearing Officer to  
8           be in violation of this Article shall be fined one thousand dollars (\$1,000.00) for each RV, RV site,  
9           camping unit or camping unit site violation, if ascertainable, or two thousand dollars (\$2,000.00)  
10          for other violations for each RV park, campground, or parcel, whichever fine is greater, and shall  
11          be prohibited from applying for any RV park, RV site, campground, camping unit site, trailer park  
12          or trailer space permit, temporary or permanent, for one (1) year and until all fines are paid in full.  
13          Further, Plaquemines Parish Government may suspend, revoke, or rescind any conditional  
14          approval or permit, temporary or permanent, or deny the application of any future permit or  
15          renewal authorized by law for fraud, misrepresentation or multiple violations of permitting  
16          regulations. *The digest is for informational purposes only and is superseded by the language of*  
17          *the actual ordinance or resolution.*

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19          WHEREAS, several large construction projects, including the Venture Global liquified natural gas  
20          facility, are ongoing in Plaquemines Parish; and

21          WHEREAS, there are rampant violations and abuses of the placement and operation of  
22          Recreational Vehicles and Trailers, which the Council desires to remedy and provide for more  
23          robust enforcement; and

24          WHEREAS, the Plaquemines Parish Council desires to amend the established rules, regulations,  
25          and procedures for the enforcement and issuance of temporary permits for the construction,  
26          placement, and operation of recreational vehicle parks and sites and campground parks and  
27          camping units;

28          NOW, THEREFORE:

29          BE IT ORDAINED BY THE PLAQUEMINES PARISH COUNCIL THAT:

SECTION 1

31          Section 21-141 of the Parish Code of Ordinances is hereby amended and shall now read as  
32          follows:

33          “Section 21-141 Violation and penalty.

34          ~~(a) — Any person violating any provision of this article shall be fined not less than one hundred~~  
35          ~~twenty five dollars (\$125.00) or more than five hundred dollars (\$500.00), or sentenced to~~  
36          ~~imprisonment in the parish jail for a period not to exceed thirty (30) days, or both. Such fine and~~  
37          ~~imprisonment shall be in the discretion of the court trying the case. Each day that a violation of~~  
38          ~~any provision of this article shall occur or continue shall be deemed a separate offense.~~

39          ~~(b) — The council may suspend, revoke or rescind any license or permit granted under this~~  
40          ~~article for fraud or misrepresentation with respect to the permit application or for any violation of~~  
41          ~~this article by the person in whose name the permit has been granted, or by their employees,~~  
42          ~~representatives, agents or assigns and the council shall inform the various utility companies and~~  
43          ~~departments of any such suspension, revocation or abrogation.~~

44          **(a) It shall be unlawful for any person, firm or corporation to construct, install, enlarge,**  
45          **alter, maintain, operate, or convert any RV park, RV site, campground, camping unit**  
46          **site, or utilities, or to use or allow the use of any land for same, or to lease, lend or**  
47          **authorize the placement of recreational vehicles or camping units on land, or to cause**  
48          **the same to be done, unless a valid conditional approval or permit, as required by this**  
49          **Article, has been issued by the Council or Planning, Zoning and Permit Department.**

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51          **(b) Criminal Penalty: Any person, firm or corporation violating any provision of this**  
52          **Article shall be fined not less than two hundred fifty dollars (\$250.00) or more than**  
53          **five hundred dollars (\$500.00) or sentenced to imprisonment in the Parish jail for a**

54 period not to exceed thirty (30) days or both. Each day that a violation of any  
55 provision of this Article shall occur or continue to occur shall be deemed a separate  
56 offense.

57  
58 (c) Civil Penalty: Any person, firm, or corporation found by a Plaquemines Parish Code  
59 Enforcement Hearing Officer to be in violation of this Article shall be fined one  
60 thousand dollars (\$1,000.00) for each RV, RV site, camping unit or camping unit site  
61 violation, if ascertainable, or two thousand dollars (\$2,000.00) for other violations for  
62 each RV park, campground, or parcel of land, whichever fine is greater, and shall be  
63 prohibited from applying for any RV park, RV site, campground, camping unit site,  
64 trailer park or trailer space permit, temporary or permanent, for one (1) year and  
65 until all fines are paid in full. Further, Plaquemines Parish Government may suspend,  
66 revoke, or rescind any conditional approval or permit, temporary or permanent, or  
67 deny the application of any future permit or renewal authorized by law for fraud,  
68 misrepresentation or multiple violations of permitting regulations.

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70 (d) Any person, firm or corporation violating the prohibition of destroying any live oak  
71 trees or bald cypress trees above 10 inches in diameter shall be fined one thousand  
72 dollars (\$1000.00).”

73  
74 SECTION 2

75 The Secretary of this Council is hereby authorized and directed to immediately certify and release  
76 this Ordinance and that Parish employees and officials are authorized to carry out the purposes of  
77 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 \$45,000 from the  
6   Building 1004 Renovations-EOC/911 Call Center project to complete the repairs to the Belle  
7   Chasse PROWM office building. *The digest is for informational purposes only and is superseded*  
8   *by the language of the actual ordinance or resolution.*

9

10   WHEREAS, Ordinance 25-63 appropriated funds for the repair of the Belle Chasse PROWM  
11   office building; and

12   WHEREAS, additional funding is required to complete the repairs to the Belle Chasse PROWM  
13   office building; and

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

16   NOW, THEREFORE:

17   BE IT ORDAINED BY THE PLAQUEMINES PARISH COUNCIL THAT:

18

SECTION 1

19   The 2025 Road Maintenance Fund, Operating Expenditure Budget, Road Maintenance Public  
20   Right of Way Department, is amended by appropriating \$45,000 from the Building 1004  
21   Renovations-EOC/911 Call Center project as follows:

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<b>Fund:</b> 003 Road Maintenance Fund			
<b>Dept/Div:</b> 780-4678 Rd Maint Public Right of Way Dept			
<b>Object</b>	<b>Description</b>	<b>Inc/ Dec</b>	<b>Amendment</b>
568.505	Property – Major Repairs	Inc	45,000

29

SECTION 2

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

RESOLUTION NO. 25-

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

1           A Resolution requiring the presence of Mr. Robert Morgan, or his designee from  
2           Inframark, to attend all regularly scheduled Plaquemines Parish Council meetings  
3           to provide updates on the Parish's water system and answer questions from the  
4           Parish Council and respond to inquiries from the public; and otherwise to provide  
5           with respect thereto.  
6

7           DIGEST: This resolution mandates that Mr. Robert Morgan or a representative from Inframark  
8           must be present at all regularly scheduled Plaquemines Parish Council meetings. The purpose is  
9           to provide updates on the Parish's water system, address questions from the Council, and respond  
10          to public inquiries ensuring ongoing communication and accountability regarding local water  
11          system operations. *The digest is for informational purposes only and is superseded by the language*  
12          *of the actual ordinance or resolution.*  
13

14          WHEREAS, the Plaquemines Parish Council recognizes the importance of open communication  
15          and oversight in the management of public services, specifically those provided by Inframark; and  
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17          WHEREAS, Inframark is responsible for the management and operation of essential municipal  
18          services; and  
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20          WHEREAS, ensuring public awareness, addressing concerns, and providing updates are essential  
21          to efficiency; and  
22

23          WHEREAS, the presence of Mr. Robert Morgan, or his designee from Inframark, at all regularly  
24          scheduled council meetings will provide the opportunity for direct engagement with elected  
25          officials and the public, ensuring that questions and concerns are promptly addressed;  
26

27          NOW, THEREFORE:  
28

29          BE IT RESOLVED BY THE PLAQUEMINES PARISH COUNCIL THAT Mr. Robert Morgan,  
30          or his designee from Inframark, shall be required to attend all regularly scheduled council meetings  
31          to provide updates on the Parish's water system and respond to inquiries related to their services  
32          and operations.  
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34          BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL THAT the  
35          Secretary of this Council is hereby authorized and directed to immediately certify and release this  
36          Resolution and that Port employees and officials are authorized to carry out the purposes of this  
37          Resolution, both without further reading and approval by the Plaquemines Parish Council.  
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RESOLUTION NO. 25-

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

1           A Resolution requesting the Administration conduct at a minimum three (3) town  
2           halls for public input relative to the Administration’s proposed Zoning District  
3           Classification Map Changes and text amendments to enact a new Article “MU  
4           Mixed Commercial – Industrial District” and amend Article L. “I-3Heavy  
5           Industrial District” and Section III “Definitions of Ordinance No. 142, the  
6           Comprehensive Zoning Ordinance of Plaquemines Parish, Louisiana; and  
7           otherwise to provide with respect thereto.

8           DIGEST: This Resolution requests the Administration conduct at a minimum three (3) town halls  
9           for public input relative to the Administration’s proposed Zoning District Classification Map  
10          Changes and text amendments to enact a new Article “MU Mixed Commercial – Industrial  
11          District” and amend Article L. “I-3Heavy Industrial District” and Section III “Definitions of  
12          Ordinance No. 142, the Comprehensive Zoning Ordinance of Plaquemines Parish, Louisiana. .  
13          *The digest is for informational purposes only and is superseded by the language of the actual*  
14          *ordinance or resolution.*

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16          WHEREAS, the Plaquemines Parish Council hereby desires to better regulate the burgeoning  
17          advanced manufacturing corridor from La Reus site to West Pointe a la Hache, Louisiana; and

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19          WHEREAS, the Administration has determined that Zoning District Classification Map Changes  
20          are needed to both promote growth and protect and preserve the residential and commercial  
21          businesses located therein; and

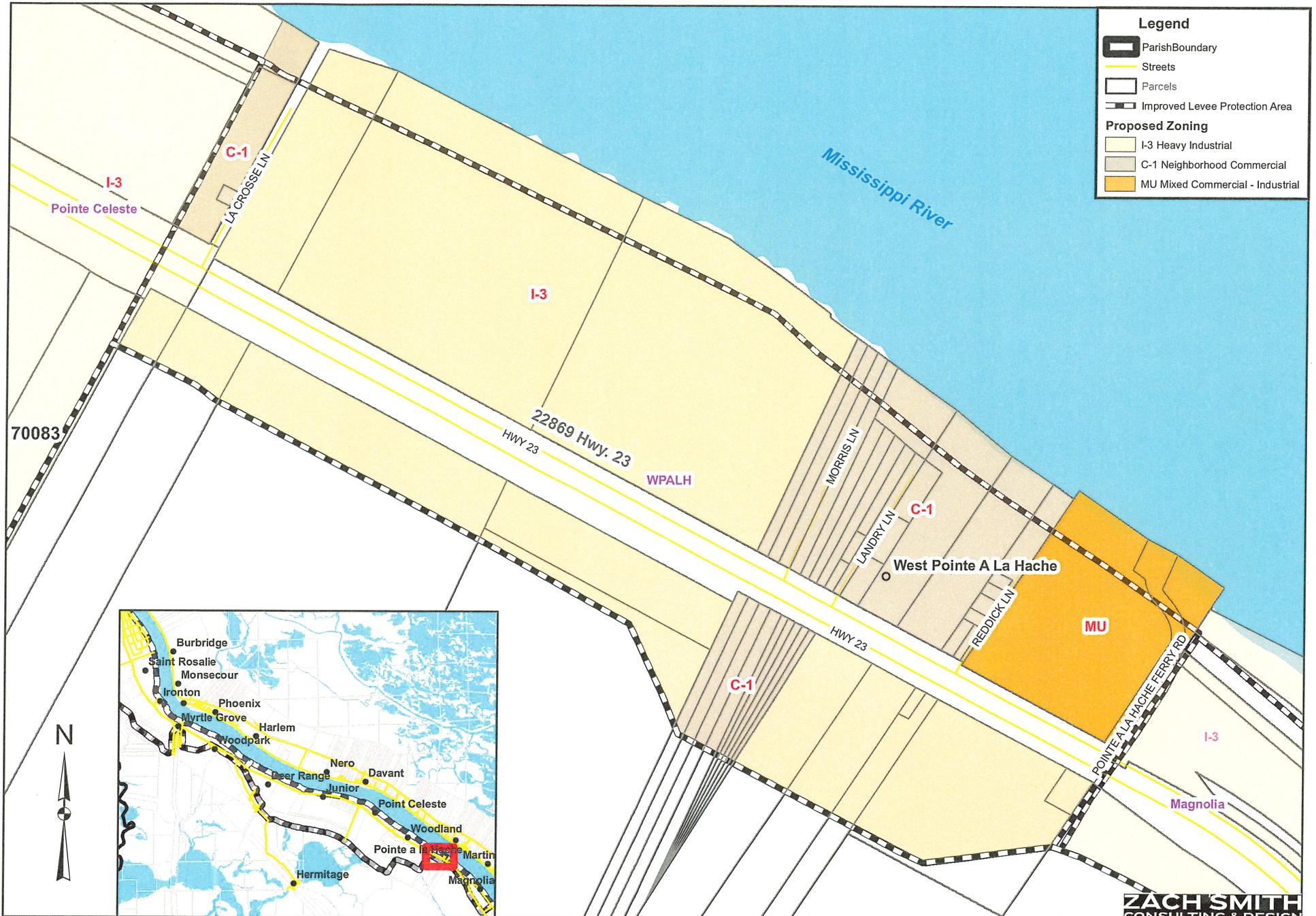
22  
23          WHEREAS, the Plaquemines Parish Council desires to receive input from the public before it  
24          initiates the amendment process;

25          NOW, THEREFORE:

26          BE IT RESOLVED BY THE PLAQUEMINES PARISH COUNCIL THAT it hereby requests  
27          the Administration conduct at a minimum three (3) town halls for public input relative to the  
28          Administration’s proposed Zoning District Classification Map Changes and text amendments to  
29          enact a new Article “MU Mixed Commercial – Industrial District” and amend Article L. “I-  
30          3Heavy Industrial District” and Section III “Definitions of Ordinance No. 142, the  
31          Comprehensive Zoning Ordinance of Plaquemines Parish, Louisiana, all more specifically set  
32          forth in Exhibits “1” and “2,” attached hereto and made a part hereof.

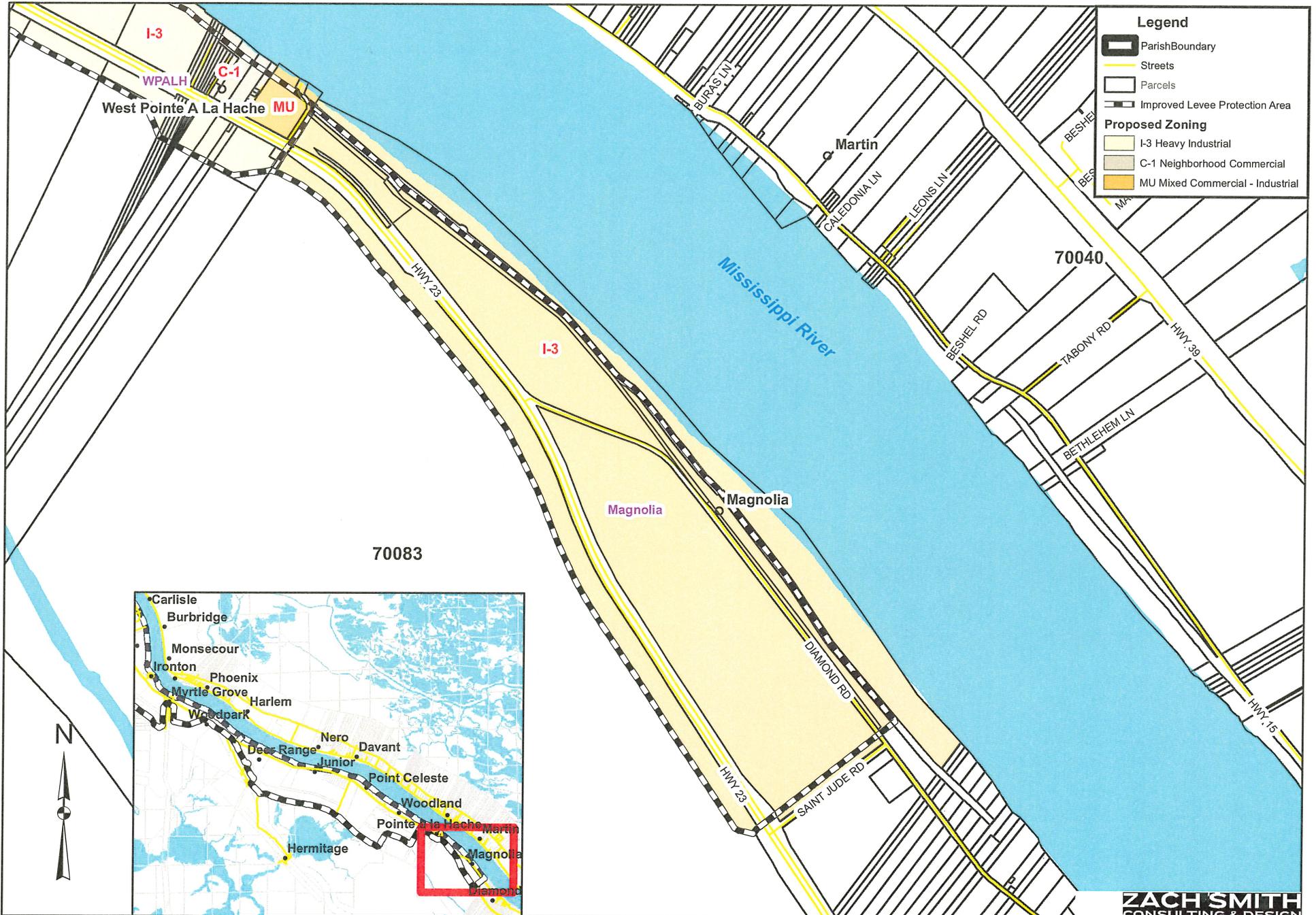
33          BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL THAT the  
34          Secretary of this Council is hereby authorized and directed to immediately certify and release  
35          this Resolution and that Parish employees and officials are authorized to carry out the purposes  
36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

# Proposed WPALH Zoning Districts

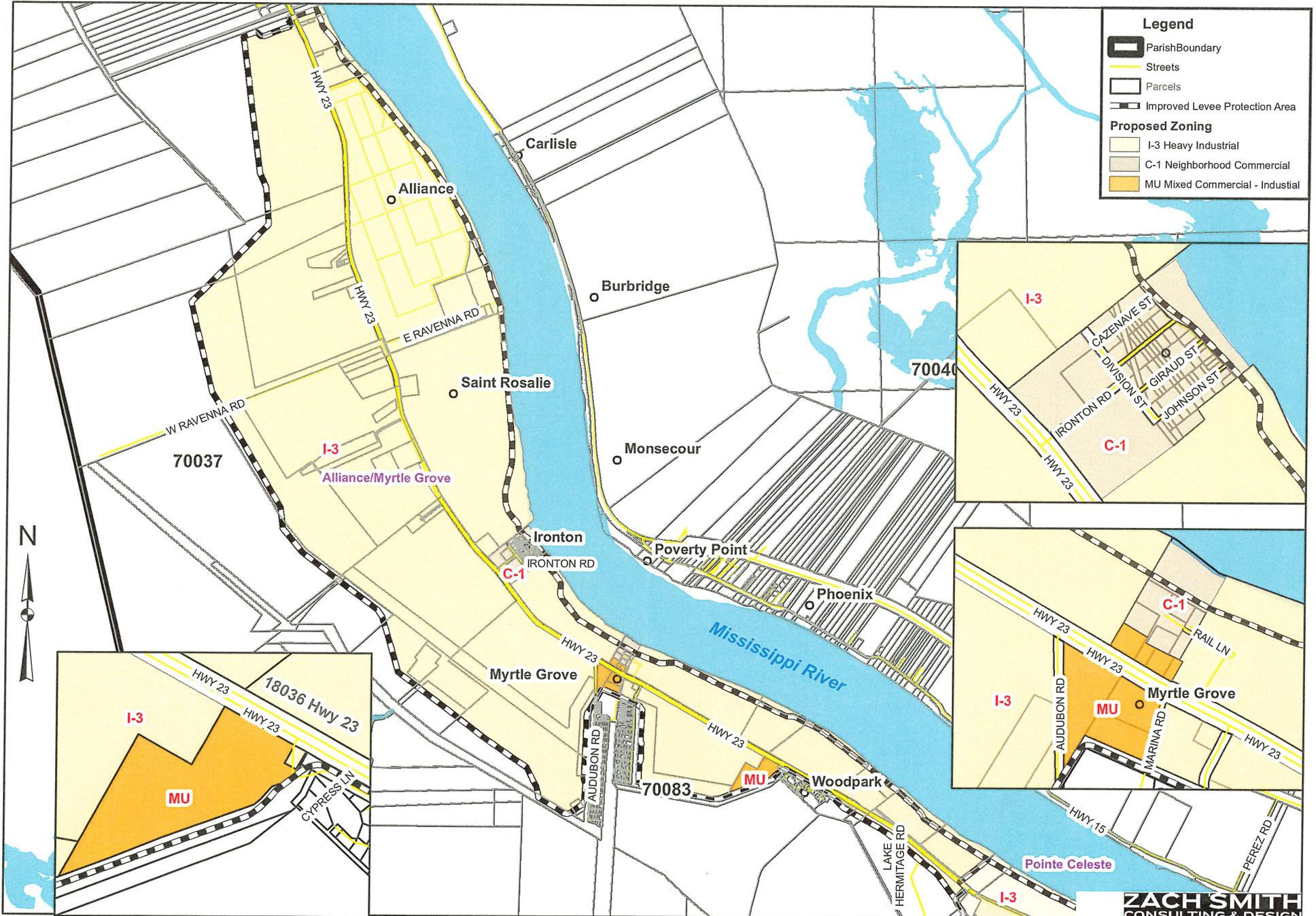


**ZACH SMITH**  
CONSULTING & DESIGN

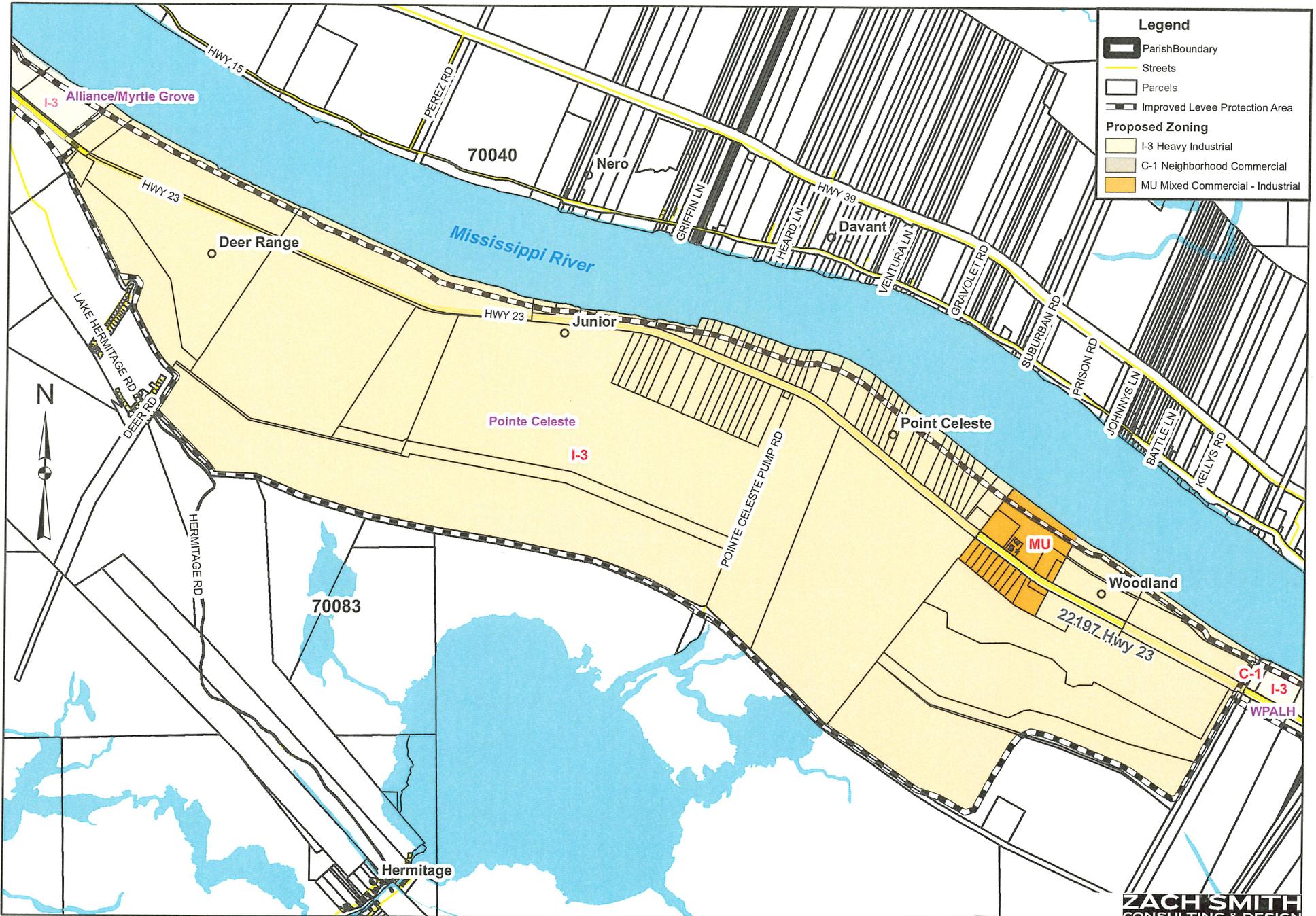
# Proposed Magnolia Zoning Districts



# Proposed Alliance/Myrtle Grove Zoning Districts



# Proposed Pointe Celeste Zoning Districts



## EXHIBIT 2

1 The proposed new Article “MU Mixed Commercial – Industrial District” to read as follows:  
2

3 1. Permitted Uses:  
4

5 A building or land shall be used only for the following purposes:  
6

- 7 (a) Accessory uses and structures when located on the same lot as the primary use
- 8 (b) Amusement enterprises, including bowling alleys, skating rinks, billiard rooms, and  
9 any other similar commercial or recreational enterprises
- 10 (c) Animal hospitals and veterinary clinics
- 11 (d) Automobile, trailer, and farm equipment sales (new and used and need not be  
12 enclosed  
13
- 14 (e) Banks, drive-in or otherwise, provided driveway space is made off the street for  
15 vehicles waiting for drive-in service, with a minimum off-street driveway storage  
16 space to accommodate five (5) automobiles for each drive-up banking window
- 17 (f) Barrooms, nightclubs and lounges
- 18 (g) Boat house and boat docks
- 19 (h) Boat repairs and shipyards
- 20 (i) Camps, subject to applicable state and parish requirements
- 21 (j) Cemeteries or mausoleums
- 22 (k) Child care centers provided on-site only for employees’ children at the employee’s  
23 place of employment
- 24 (l) Churches
- 25 (m) Clinics
- 26 (n) Conservation projects
- 27 (o) Data processing centers
- 28 (p) Dry cleaning shops using no cleaning fluid whose base is petroleum or one of the  
29 derivatives  
30
- 31 (q) Dwellings occupied as of the date of the adoption of this amendment, which may  
32 expand within the buildable area with no increase in the number of residential units  
33  
34
- 35 (r) Farming and the keeping of agricultural livestock when in compliance with the parish  
36 sanitary code
- 37 (s) Gas filling stations
- 38 (t) Fish, shrimp, oysters and other seafood processing, packing or storing, except fish  
39 curing or smoking. All processing, packing or storing activities must take place in  
40 enclosed structures and meet sanitation requirements imposed by the parish  
41 government  
42
- 43 (u) Fishing and/or hunting preserves or lodges
- 44 (v) Fix-it (repair) shops  
45

## EXHIBIT 2

- 46 (w) Funeral homes and mortuaries
- 47 (x) Government agencies
- 48 (y) Offices, professional and general business
- 49 (z) Health or athletic clubs/studios
- 50 (aa) Home occupations
- 51 (bb) Hotels, hostels, motels, or motor lodges
- 52 (cc) Ice making plants
- 53 (dd) Laboratories, medical and dental
- 54 (ee) Light manufacturing uses permitted in the I-1 Industrial Park District
- 55 (ff) Laundries and laundromats
- 56 (gg) Marinas or yacht clubs
- 57 (hh) Marine services
- 58 (ii) Mineral and oilfield services and supplies, to include testing and research  
59 laboratories, but not to include the testing of combustion engines  
60
- 61 (jj) Mineral extraction and development of natural resources upon obtaining a parish  
62 permit
- 63 (kk) Recreational Vehicle (RV) parks (TEMPORARY) subject to compliance with  
64 Ordinance No. 22-64, as amended  
65
- 66 (ll) Oil field services and supply companies
- 67 (mm) Parking garages and lots
- 68 (nn) Parks, playgrounds, libraries and museums
- 69 (oo) Personal service shops
- 70 (pp) Private agricultural nurseries and gardens
- 71 (qq) Public and private forests, and similar conservation projects
- 72 (rr) Public and private recreational uses
- 73 (ss) Public and private vocational and business schools
- 74 (tt) Public utilities and services permitted in the I-1 Industrial Park District
- 75 (uu) Radio and television stations
- 76 (vv) Radio and television broadcasting towers
- 77 (ww) Raising vegetables and fruit for home consumption only
- 78 (xx) Raising vegetables and fruit
- 79 (yy) Restaurants

**EXHIBIT 2**

- 80 (zz) Retail and wholesale uses
- 81 (aaa) Storage and public garages
- 82 (bbb) Stores and shops for retail businesses
- 83 (ccc) Studios
- 84 (ddd) Trapping and associated light industries
- 85 (eee) Warehouses

86  
87 **2. Conditional Uses**

- 88
- 89 (a) Airports, heliports and helistops
- 90 (b) Child or day care center
- 91 (c) Civic, cultural or community center
- 92 (d) Dwelling, Single Family
- 93 (e) Dwelling, Two Family
- 94 (f) Dwelling, Multiple Family
- 95 (g) Pier, dock, boat livery, boat launching area, marina, and golf, country, yacht and fraternal
- 96 club, and other appropriate recreational uses and facilities
- 97
- 98 (h) Private Clubs
- 99 (i) Public and private schools

100 **3. Height, Area and Yard Requirements**

101  
102 See Table 1 at the end of this Section.

103  
104 **4. Reference to Additional Regulations:**

105  
106 The regulations contained in this Article are supplemented or modified by regulations contained

107 in other sections of this Ordinance, especially the following:

108  
109 Section VI Paragraph N - Off-street Parking and Loading Requirements

110  
111 Section VIII Exceptions and Modifications

112  
113 Section VIII Paragraph 8 - Regulations of Signs

114  
115 \*\*\*\*\*

116 To amend Table 1 “Height, Yard and Area Requirements” of Section VI “Zoning District

117 Regulations” to include the following:

118  
119

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	20’ 40’ when lot fronts	For commercial uses, reversed frontage shall be ½ of required front yard of abutting rear lot.		

**EXHIBIT 2**

		150 feet	on State or Parish Hwy.	No side and rear yard requirements except for dwelling, in which case same as R-2
--	--	----------	-------------------------	---

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

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

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

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

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

131 Special Requirements:

- 132 1. Notwithstanding the yard regulations for the district, no part of any  
133 building, accessory structure, or outdoor storage shall be located closer than  
134 three hundred feet (300’) to any zoning district that permits dwellings (not  
135 including temporary recreational vehicle parks) boundary line. The Parish  
136 Council may waive up to two hundred feet (200’) of the setback upon a  
137 finding that the development’s site layout will not negatively impact uses in  
138 the zoning district that permits dwellings.
- 139 2. Notwithstanding the yard regulations for the district, no part of any  
140 building, accessory structure, or outdoor storage shall be located closer than  
141 200 feet (200’’) to a park or non-industrial structure in an adjoining non-  
142 industrial district. The Parish Council may waive up to one hundred feet  
143 (100’) of the setback upon a finding that the development’s site layout will  
144 not negatively impact the existing non-industrial uses in the adjoining non-  
145 industrial zoning district.
- 146 3. The Council, in order to protect adjoining properties in zoning districts  
147 where residential uses are permitted by right, may require the imposition by  
148 the owner of deed restrictions enforceable by the Parish of Plaquemines  
149 governing the permitted uses and/or development of those areas of such  
150 situated within three hundred feet (300’) of an adjoining district that permits  
151 residential uses by right. Not later than thirty (30) days following the date  
152 of approval by the Council, a certified copy of the ordinance approving the  
153 use or zoning change, if applicable, an authentic or private act of the owner  
154 imposing the required deed restrictions, and a copy of the plans showing the  
155 location of the use or newly approved zoning district shall be filed and  
156 recorded in the Conveyance Office of Plaquemines Parish or said approval  
157 shall be deemed null.

158  
159 To amend Section III “Definitions” of Ordinance No. 142, the Comprehensive Zoning Ordinance,  
160 to include the following:

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

165 To amend “1. Establishment of Districts” of Section IV “District and Land Use Regulations” of  
166 Ordinance No. 142, the Comprehensive Zoning Ordinance, to include the following:

167 MU Mixed Commercial – Industrial District.

ORDINANCE NO. 25-

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

1 An Ordinance approving a plan of re-subdivision of the property of Buford  
2 Holdings, LLC, Plaquemines Parish, Louisiana, as shown on the Map of  
3 Resubdivision, Lots 1-A-1, 1-B and 1-C of Plot 1, Cedar Grove Division into Lot  
4 1-B, Cedar Grove Division by Bryant Hammett and Associates, certified by Hugh  
5 McCurdy III, PLS, dated March 13, 2025 the owners having fulfilled all the  
6 requirements of the Subdivision and Re-subdivision Ordinance of the Parish of  
7 Plaquemines without cost to the Plaquemines Parish Government or the Parish of  
8 Plaquemines; and otherwise to provide with respect thereto.

9 Digest: The owner wants to join properties together to create 1 lot. *The digest is for informational*  
10 *purposes only and is superseded by the language of the actual ordinance or resolution.*

11  
12 WHEREAS, Buford Holdings, LLC., is the owner of property situated in the Parish of  
13 Plaquemines, State of Louisiana, as shown on the Map of Resubdivision, Lots 1-A-1, 1-B and 1-  
14 C of Plot 1, Cedar Grove Division into Lot 1-B, Cedar Grove Division by Bryant Hammett and  
15 Associates, certified by Hugh McCurdy III, PLS, dated March 13, 2025, a copy whereof is annexed  
16 hereto and made part hereof; and

17 WHEREAS, Buford Holdings, LLC., as the owner of said property, has proposed the re-  
18 subdivision of the said property into Lot 1-B, Cedar Grove Division as more fully shown on said  
19 map; and

20 WHEREAS, all streets, utilities, drainage structures and other improvements shown on the  
21 aforementioned map of survey are in place; and

22 WHEREAS, the owner/ Developer understands that it and subsequent owners of the property is  
23 responsible for the cost, installation, maintenance or improvements of the sewerage and water  
24 infrastructure to connect to the public utilities shown on the aforementioned map; and

25 WHEREAS, the owner/Developer understands that it and subsequent owners of the property will  
26 be responsible for the maintenance of future and all existing non-dedicated streets, roads, right of  
27 ways, utilities, drainage and structures and other improvements shown on the aforementioned plan  
28 and plat of survey; and

29 WHEREAS, the Plaquemines Parish Government accepts no responsibility or liability for the  
30 construction, maintenance or improvements of any future or now existing non-dedicated streets,  
31 roads, right of ways, utilities, drainage structure and other improvements that may be shown on  
32 the aforementioned plan and plat of survey; and

33 WHEREAS, the owner/Developer and subsequent owners of the property shall be responsible for  
34 the construction and maintenance of future and all existing non-dedicated streets, roads, rights of  
35 ways, utilities, drainage structures and other improvements that may be shown on the  
36 aforementioned plan and plat of survey;

37 NOW, THEREFORE:

38 BE IT ORDAINED BY THE PLAQUEMINES PARISH COUNCIL THAT:

39 SECTION 1

40 The aforesaid the Map of Resubdivision Lots 1-A-1, 1-B and 1-C of Plot 1 Cedar Grove Division  
41 into Lot 1-B, Cedar Grove Division by Bryant Hammett and Associates, certified by Hugh  
42 McCurdy III, PLS, dated March 13, 2025, a copy of whereof is annexed hereto and made a part  
43 hereof, be approved, and that the approval of the Parish President, Directors and all appropriate  
44 Parish department heads of the aforesaid map of survey is hereby notified.

45 SECTION 2

46 The Parish President be and is hereby authorized to appear before a Notary Public, and execute  
47 the approved aforesaid plan or resubdivision of owner as depicted on plan and plat of resubdivision  
48 by Bryant Hammett and Associates, certified by Hugh McCurdy, III, P.L.S., dated March 13, 2025,  
49 for the Parish of Plaquemines and the Plaquemines Parish Government, and to execute any and all

50 acts and documents necessary and proper in the premises to give full force and effect to the  
51 aforesaid Ordinance.

52 SECTION 3

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

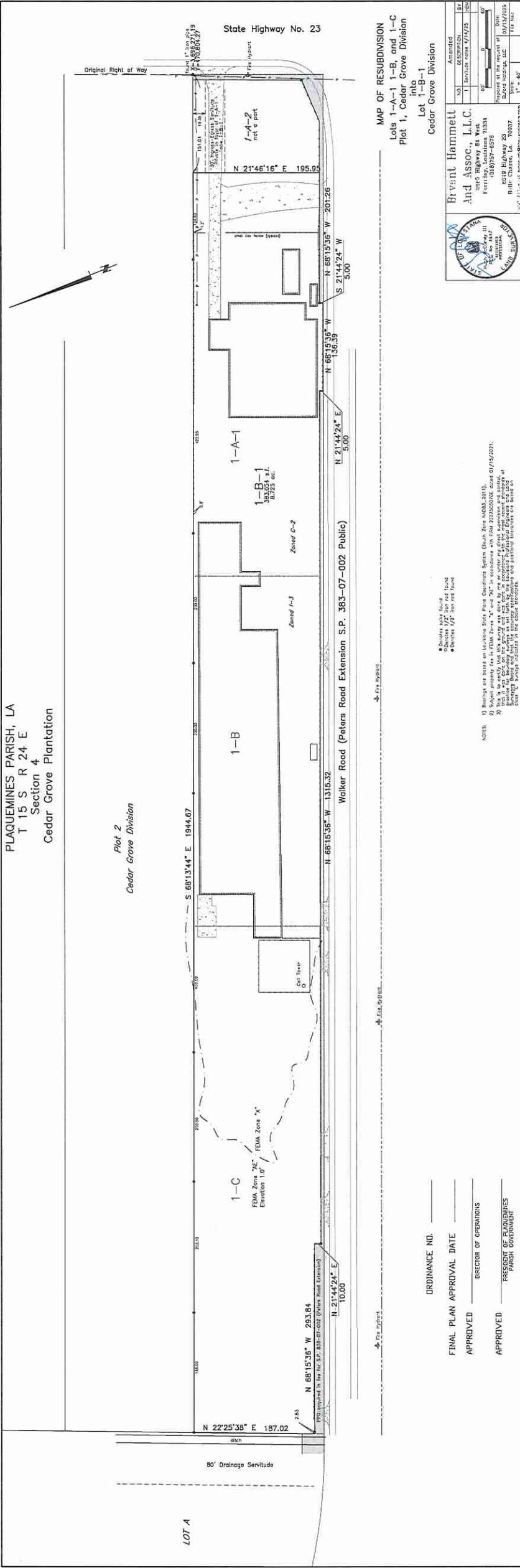
57 SECTION 4

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

61

PLAQUEMINES PARISH, LA  
 T 15 S R 24 E  
 Section 4  
 Cedar Grove Plantation

Plot 2  
 Cedar Grove Division



LOT A

80' Drainage Servitude

1-C  
 FEMA Zone "C"  
 Elevation 1.0'  
 FEMA Zone "X"

Cell Tower

N 68°15'36" W 293.84  
 PFD required for lot S.P. 838-07-002 (Walker Road Extension)

N 21°44'24" E 10.00

N 22°25'38" E 187.02

7.83

18.00

282.0

293.9

63.06

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State Highway No. 23

MAP OF RESUBDIVISION  
 Lots 1-A-1 1-B, and 1-C  
 into  
 Plot 1, Cedar Grove Division  
 into  
 Lot 1-B-1  
 Cedar Grove Division

ORDINANCE NO. \_\_\_\_\_  
 FINAL PLAN APPROVAL DATE \_\_\_\_\_  
 APPROVED \_\_\_\_\_  
 DIRECTOR OF OPERATIONS  
 APPROVED \_\_\_\_\_  
 PRESIDENT OF PLAQUEMINES  
 PARISH GOVERNMENT



Brent Hammitt  
 And Assoc., L.L.C.  
 6015 Highway 84 West  
 Ferriday, Louisiana 71334  
 (504) 797-4576  
 6818 Highway 23  
 Breaux Blanc, LA 70007  
 504-215-1111  
 1" = 60'

NO.	AMENDED	BY
1	02/28/2024	AKB

Project of the report of:  
 Date:  
 03/12/2025  
 Title:  
 1" = 60'

NOTE: 1) Bearings are based on Louisiana State Plane Coordinate System (State Zone NAD83 2011).  
 2) Distances are in feet.  
 3) This is a preliminary plat and does not constitute a final plat.  
 4) The plat is subject to the provisions of the Louisiana Subdivision Act, Act 151 of 2004.  
 5) The plat is subject to the provisions of the Louisiana Subdivision Act, Act 151 of 2004.  
 6) The plat is subject to the provisions of the Louisiana Subdivision Act, Act 151 of 2004.  
 7) The plat is subject to the provisions of the Louisiana Subdivision Act, Act 151 of 2004.  
 8) The plat is subject to the provisions of the Louisiana Subdivision Act, Act 151 of 2004.  
 9) The plat is subject to the provisions of the Louisiana Subdivision Act, Act 151 of 2004.  
 10) The plat is subject to the provisions of the Louisiana Subdivision Act, Act 151 of 2004.

- Distances in feet
- Distances in feet
- Distances in feet



RESOLUTION NO. 25-

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

1           A Resolution to appoint a replacement member to the Plaquemines Parish Tourism  
2           Commission; and otherwise to provide with respect thereto.

3  
4   DIGEST: This Resolution is to appoint a replacement member to the Plaquemines Parish Tourism  
5   Commission. *The digest is for informational purposes only and is superseded by the language of*  
6   *the actual ordinance or resolution.*

7  
8   WHEREAS, the State Legislature has created a Tourism Commission for Plaquemines Parish in  
9   LSA-R.S. 33:4574(B)(40); and

10  
11   WHEREAS, as there is no local or special law enacted by the State Legislature for the makeup of  
12   the governing board for the commission, LSA-R.S. 33:4574(f) requires the Parish Council to  
13   appoint seven (7) persons to the governing board from the lists of nominees submitted to the  
14   Council by private, non-profit groups that have an interest in one or more aspects of the tourism  
15   industry; and

16  
17   WHEREAS, LSA-R.S. 33:4574(f)(b)(ii) sets the term of office for each director at three (3) years;  
18   and

19  
20   WHEREAS, Donald Vallee, the current member of said position has decided to resign from the  
21   Tourism Commission; therefore, a replacement member is needed;

22  
23   NOW, THEREFORE:

24   BE IT RESOLVED BY THE PLAQUEMINES PARISH COUNCIL THAT it hereby appoints  
25   Kim Turlich-Vaughn as a Director of the Plaquemines Parish Tourist Commission to replace  
26   Donald Vallee and serve a three-year term.

27  
28   BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL THAT in  
29   accordance with the provisions of LSA-R.S. 33:4574(f)(b)(ii), the term of office for the board  
30   member named above shall run from the date of adoption of this Resolution to December 31, 2028,  
31   or until each member's successor in office is duly appointed and commissioned in accordance with  
32   law.

RESOLUTION NO. 25-

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

1  
2 A Resolution to initiate Zoning District Classification Map Changes pursuant to  
3 Section XII of Ordinance No. 142, the Comprehensive Zoning Ordinance, to amend  
4 the “Comprehensive Zoning District Map” therein adopted, as amended, of Section  
5 IV of Ordinance No. 142, the Comprehensive Zoning Ordinance of Plaquemines  
6 Parish, Louisiana; and otherwise to provide with respect thereto.  
7

8 DIGEST: This Resolution initiates the process to amend the “Comprehensive Zoning District  
9 Map” for certain parcels from La Reussite to West Pointe a la Hache. Proposed Zoning District  
10 Classification Map Changes will be published in the Official Journal and Parish website and be on  
11 file with the Parish Planning and Zoning Department. *The digest is for informational purposes  
12 only and is superseded by the language of the actual ordinance or resolution.*  
13

14 WHEREAS, the Plaquemines Parish Council hereby desires to better regulate the burgeoning  
15 advanced manufacturing corridor from La Reussite to West Pointe a la Hache, Louisiana; and  
16

17 WHEREAS, the Council has determined that Zoning District Classification Map Changes are  
18 needed to both promote growth and protect and preserve the residential and commercial businesses  
19 located therein;  
20

21 NOW, THEREFORE:

22  
23 BE IT RESOLVED BY THE PLAQUEMINES PARISH COUNCIL THAT it hereby initiates  
24 Zoning District Classification Map Changes pursuant to Section XII of Ordinance No. 142, the  
25 Comprehensive Zoning Ordinance, to amend the “Comprehensive Zoning District Map” therein  
26 adopted, as amended, of Section IV of Ordinance No. 142, the Comprehensive Zoning Ordinance  
27 of Plaquemines Parish, Louisiana.  
28

29 To amend the “Comprehensive Zoning District Map” in accordance with the following:  
30

31 Proposed Alliance/Myrtle Grove Zoning Districts, Final 3.24.25 produced by Zach Smith  
32 Consulting & Design, on file in the Permits, Planning and Zoning Department of Plaquemines  
33 Parish Government, attached hereto and made a part hereof.  
34

35 Proposed Pointe Celeste Zoning Districts, Final 3.24.25 produced by Zach Smith Consulting &  
36 Design, on file in the Permits, Planning and Zoning Department of Plaquemines Parish  
37 Government, and attached hereto and made a part hereof.  
38

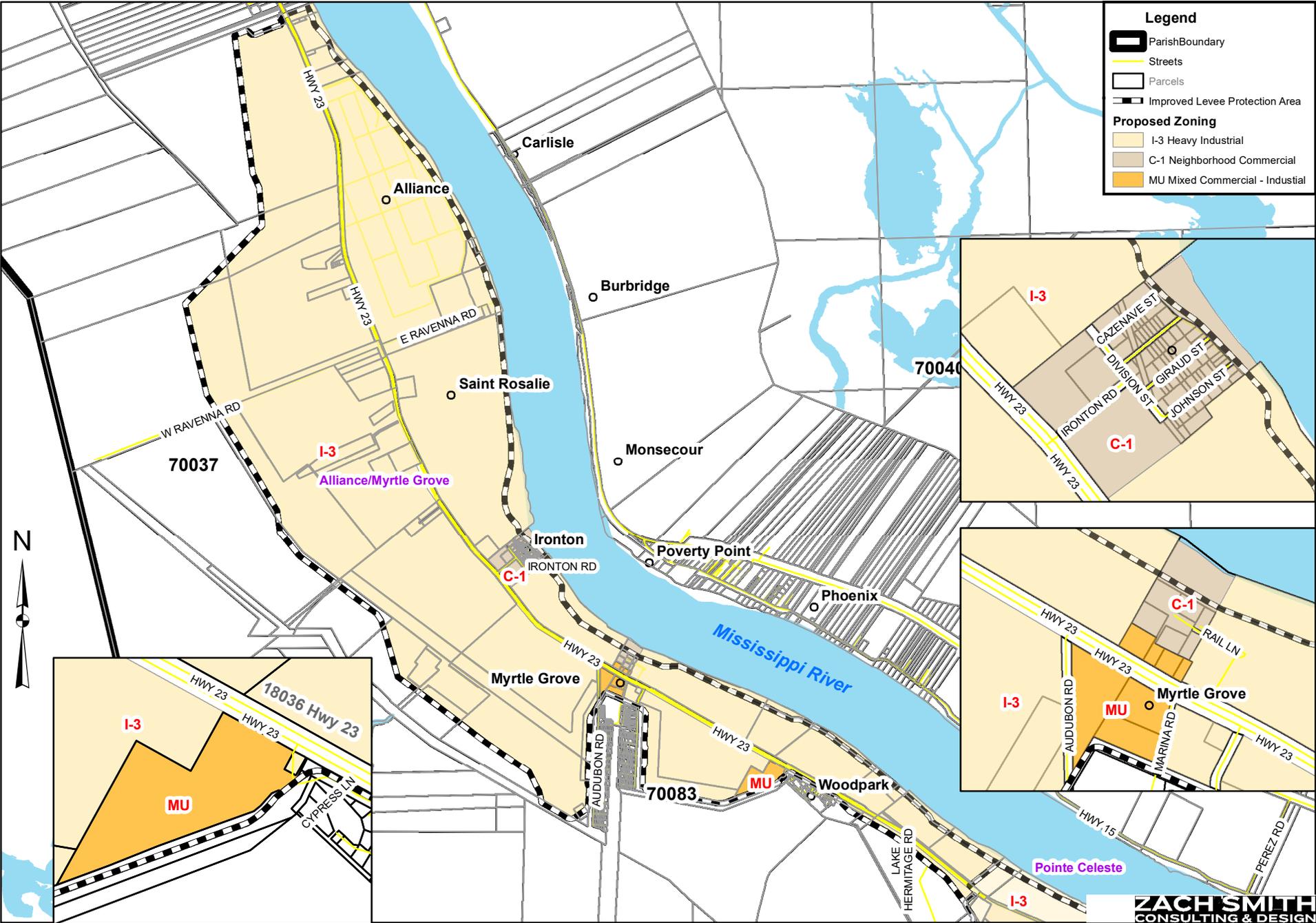
39 Proposed Magnola Zoning Districts, Final 3.24.25 produced by Zach Smith Consulting & Design,  
40 on file in the Permits, Planning and Zoning Department of Plaquemines Parish Government, and  
41 attached hereto and made a part hereof.  
42

43 Proposed WPALH (West Point a la Hache) Zoning Districts, Final 3.24.25 produced by Zach  
44 Smith Consulting & Design, on file in the Permits, Planning and Zoning Department of  
45 Plaquemines Parish Government, and attached hereto and made a part hereof.  
46

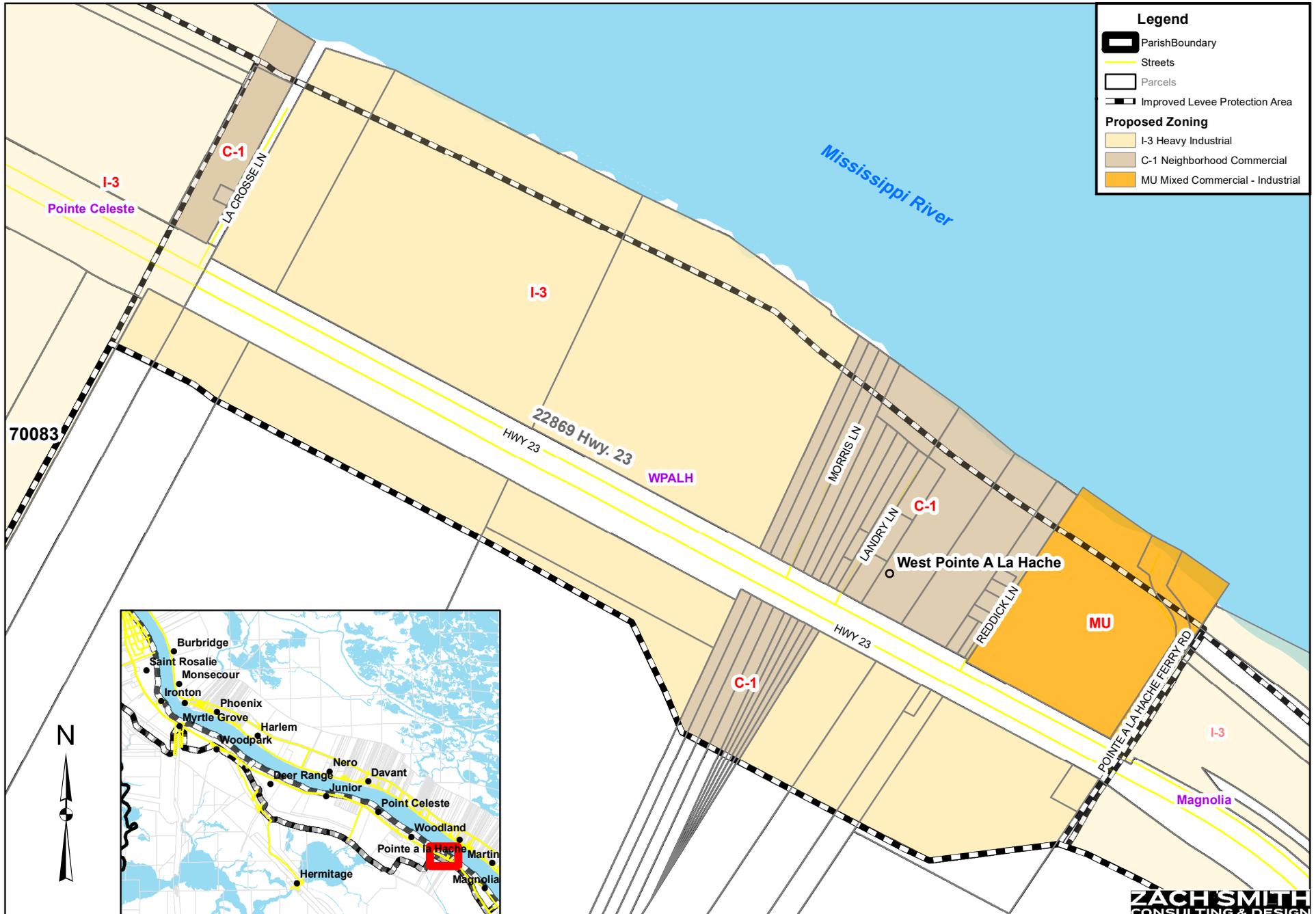
47 BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL THAT the  
48 amendment procedures provided for in Section XII of Ordinance No. 142, the Comprehensive  
49 Zoning Ordinance, shall be followed, although the Superintendent of Planning and Zoning may  
50 provide for additional notices and meetings as she deems necessary.  
51

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

# Proposed Alliance/Myrtle Grove Zoning Districts



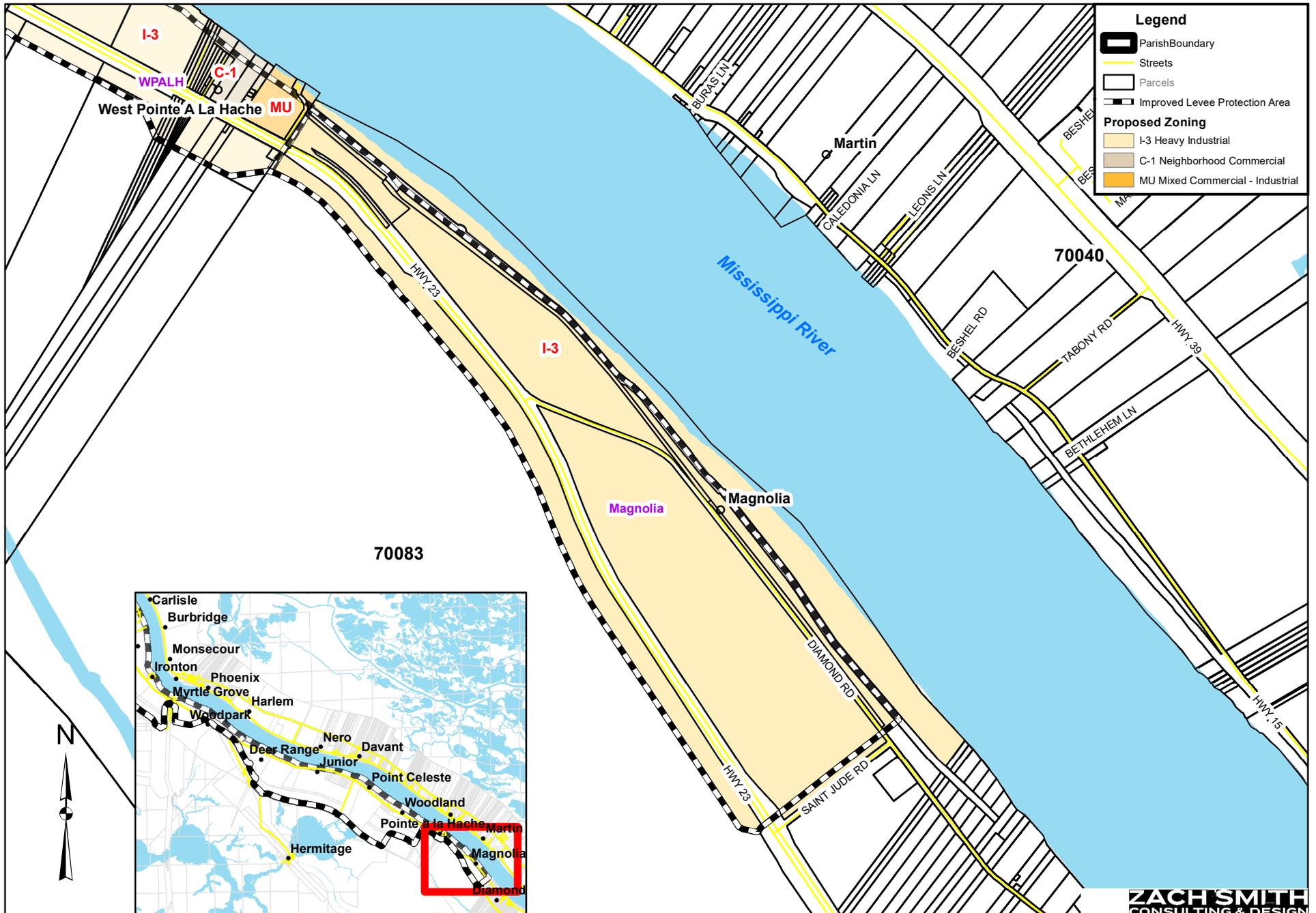
# Proposed WPALH Zoning Districts



Final 3.24.25

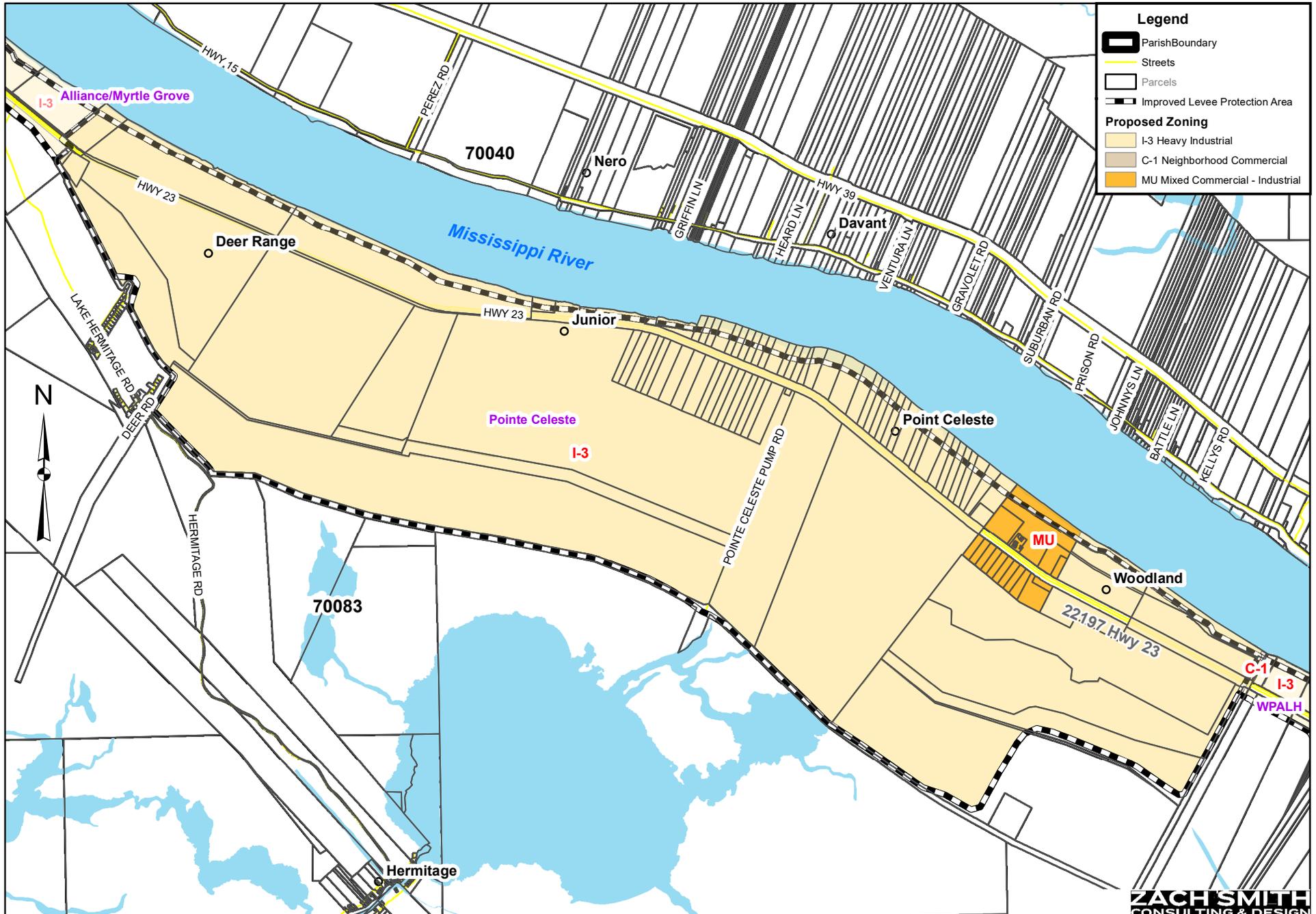
ZACH SMITH  
CONSULTING & DESIGN

# Proposed Magnolia Zoning Districts



**ZACH SMITH**  
CONSULTING & DESIGN

# Proposed Pointe Celeste Zoning Districts



RESOLUTION NO. 25-

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

1 A Resolution to initiate text amendments pursuant to Section XII of Ordinance No.  
2 142, the Comprehensive Zoning Ordinance, to enact a proposed new Article “MU  
3 Mixed Commercial – Industrial District” and amend Article L. “I-3 Heavy  
4 Industrial District” and Section III “Definitions” of Ordinance No. 142, the  
5 Comprehensive Zoning Ordinance of Plaquemines Parish, Louisiana; and  
6 otherwise to provide with respect thereto.  
7

8 DIGEST: This Resolution initiates changes to the Comprehensive Zoning Ordinance by enacting  
9 a new “MU Mixed Commercial – Industrial District,” expands the permitted uses in the “I-3 Heavy  
10 Industrial District,” requires industrial uses on the Mississippi River batture be subject to the  
11 Parish’s environmental impact review process, creates special requirements relative to boundaries,  
12 setbacks, and yard regulations for “I-3 Heavy Industrial District,” and adds “marine services” to  
13 Section III “Definitions.” *The digest is for informational purposes only and is superseded by the*  
14 *language of the actual ordinance or resolution.*  
15

16 WHEREAS, the Plaquemines Parish Council hereby desires to better regulate the burgeoning  
17 advanced manufacturing corridor from La Reussite to West Pointe a la Hache, Louisiana; and  
18

19 WHEREAS, the Council has determined that new regulations are needed to both promote growth  
20 and protect and preserve the residential and commercial businesses located therein;

21 NOW, THEREFORE:

22 BE IT RESOLVED BY THE PLAQUEMINES PARISH COUNCIL THAT it hereby initiates a  
23 text amendment pursuant to Section XII of Ordinance No. 142, the Comprehensive Zoning  
24 Ordinance, to amend Section VI “Zoning District Regulations” by enacting a new Article “MU  
25 Mixed Commercial – Industrial District” which is intended to comprise those areas that may be  
26 adjacent to industrial districts and to provide a transition to residential and agricultural areas,  
27 while accommodating commercial, marine, and some light industrial goods and services, for the  
28 development of Plaquemines Parish’s advanced manufacturing corridor.

29 The proposed new Article “MU Mixed Commercial – Industrial District” to read as follows:  
30

31 1. Permitted Uses:  
32

33 A building or land shall be used only for the following purposes:  
34

- 35 (a) Accessory uses and structures when located on the same lot as the primary use
- 36 (b) Amusement enterprises, including bowling alleys, skating rinks, billiard rooms, and  
37 any other similar commercial or recreational enterprises
- 38 (c) Animal hospitals and veterinary clinics
- 39 (d) Automobile, trailer, and farm equipment sales (new and used and need not be  
40 enclosed  
41
- 42 (e) Banks, drive-in or otherwise, provided driveway space is made off the street for  
43 vehicles waiting for drive-in service, with a minimum off-street driveway storage  
44 space to accommodate five (5) automobiles for each drive-up banking window
- 45 (f) Barrooms, nightclubs and lounges
- 46 (g) Boat house and boat docks
- 47 (h) Boat repairs and shipyards
- 48 (i) Camps, subject to applicable state and parish requirements

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

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

114

115 2. Conditional Uses

116

117 (a) Airports, heliports and helistops

118 (b) Child or day care center

119 (c) Civic, cultural or community center

120 (d) Dwelling, Single Family

121 (e) Dwelling, Two Family

122 (f) Dwelling, Multiple Family

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

125  
126 (h) Private Clubs

127 (i) Public and private schools

128 3. Height, Area and Yard Requirements

129  
130 See Table 1 at the end of this Section.

131  
132 4. Reference to Additional Regulations:

133  
134 The regulations contained in this Article are supplemented or modified by regulations contained  
135 in other sections of this Ordinance, especially the following:

136  
137 Section VI Paragraph N - Off-street Parking and Loading Requirements

138  
139 Section VIII Exceptions and Modifications

140  
141 Section VIII Paragraph 8 - Regulations of Signs

142  
143 \*\*\*\*\*

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

146  
147

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		

148 BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL THAT it hereby  
149 initiates a text amendment pursuant to Section XII of Ordinance No. 142, the Comprehensive  
150 Zoning Ordinance, to amend Article “I-3 Heavy Industrial” of Section VI “Zoning District  
151 Regulations” of Ordinance No. 142, the Comprehensive Zoning Ordinance as follows:

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

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

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

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

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

163 Special Requirements:

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

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

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

190 BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL THAT it hereby  
191 initiates a text amendment pursuant to Section XII of Ordinance No. 142, the Comprehensive  
192 Zoning Ordinance, to amend Section III "Definitions" of Ordinance No. 142, the Comprehensive  
193 Zoning Ordinance, to include the following:

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

198 BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL THAT it hereby  
199 initiates a text amendment pursuant to Section IV of Ordinance No. 142, the Comprehensive  
200 Zoning Ordinance, to amend "1. Establishment of Districts" of Section IV "District and Land Use  
201 Regulations" of Ordinance No. 142, the Comprehensive Zoning Ordinance, to include the  
202 following:

203 MU Mixed Commercial – Industrial District.

204 BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL THAT the  
205 amendment procedures provided for in Section XII of Ordinance No. 142, the Comprehensive  
206 Zoning Ordinance, shall be followed, although the Superintendent of Planning and Zoning may  
207 provide for additional notices and public meetings as she deems necessary.

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



RESOLUTION NO. 25-

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

1           A Resolution authorizing the Charles D. Tillotson, Executive Director for and on  
2           behalf of the Plaquemines Port, Harbor & Terminal District (“the Port”) to name  
3           and accept the proposal of the Plaquemines Gazette, as the Official Journal for the  
4           Plaquemines Parish Council/Commission, as the sole governing authority of the  
5           Plaquemines Port, Harbor & Terminal District; and otherwise to provide with  
6           respect thereto.

7  
8           DIGEST: The Port must name an Official Journal as a matter of procedure each year. The  
9           Plaquemines Gazette is the only newspaper in our jurisdiction that meets these requirements. *This*  
10          *digest is for informational purposes only and is superseded by the language of the actual*  
11          *ordinance or resolution.*

12  
13          WHEREAS, the Plaquemines Gazette is the only newspaper that meets the qualifications outlined  
14          in Louisiana Revised Statute §43:142; and

15  
16          WHEREAS, Louisiana Revised Statute §43:147 limits the rate of compensation of the newspaper  
17          for printing the Official Journal; and

18  
19          WHEREAS, *The Plaquemines Gazette* has submitted a proposal to be selected as the official  
20          journal for the Plaquemines Port Harbor and Terminal District for a period of one year beginning  
21          June 1, 2025, and ending May 31, 2026;

22  
23          NOW, THEREFORE:

24  
25          BE IT RESOLVED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE  
26          GOVERNING AUTHORITY OF THE PLAQUEMINES PARISH LOUISIANA GATEWAY  
27          PORT THAT it hereby selects Plaquemines Gazette as the Official Journal of the Plaquemines  
28          Port, Harbor & Terminal District.

29  
30          BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE  
31          GOVERNING AUTHORITY OF THE PLAQUEMINES PARISH LOUISIANA GATEWAY  
32          PORT THAT is hereby authorized and directed to accept Plaquemines Newspaper Publishing, Inc.  
33          publishers of The Plaquemines Gazette as the Official Journal of the Plaquemines Port, Harbor &  
34          Terminal District, which is on file with the Secretary of the Council and under such other terms  
35          and conditions as he deems to be in the best interest of the Plaquemines Port, Harbor & Terminal  
36          District.

37  
38          BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE  
39          GOVERNING AUTHORITY OF THE PLAQUEMINES PARISH LOUISIANA GATEWAY  
40          PORT THAT the Secretary of this Council is hereby authorized and directed to immediately  
41          certify and release this Resolution and that Parish employees and officials are authorized to carry  
42          out the purposes of this Resolution, both without further reading and approval by the Plaquemines  
43          Parish Council.

ORDINANCE NO. 25-

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

1       An Ordinance authorizing Charles D. Tillotson, Executive Director of the  
2       Plaquemines Port, Harbor and Terminal District (“the Port”), to issue Task Order  
3       #17 to Lanier & Associates for the engineering services and detailed design of the  
4       Port Administration Building Renovation Project. The detailed design will include  
5       schematic design, detailed design, construction documents, bid support, and  
6       construction administration services; and otherwise to provide with respect thereto.

7  
8       DIGEST: The Port’s Administration Building will undergo renovations to extend the life of the  
9       building and focus on creating an energy efficient workplace that prioritizes the health and welfare  
10      of the Port’s employees and visitors. *The digest is for information purposes only and is superseded*  
11      *by the language of the actual ordinance or resolution.*

12  
13      WHEREAS, The Port purchased the former Plaquemines Parish Government Building (Popich  
14      Building) located at 8056 Hwy 23, Belle Chasse, Louisiana 70037, with the vision of becoming  
15      the leading U.S. International gateway port in the Gulf of America; and

16  
17      WHEREAS, The Port Administration Building is three-stories with parking on the first floor and  
18      is 33,342 square feet; and

19  
20      WHEREAS, The Port Administration Building renovation will include exterior and site  
21      improvements including, but not limited to, a new entrance and elevator lobby, parking  
22      improvements, lighting improvements, generator updates, exterior envelope, glazed brick,  
23      landscaping, and signage; and

24  
25      WHEREAS, The Port Administration Building renovation will include extensive renovations to  
26      the interior of building including, but not limited to, automatic transfer switch room, electrical  
27      room, lobbies, restrooms, kitchen, offices, MSOC, conference room, board/training room, break  
28      room, receptionist area, supply room, copy/mail room, laundry, lighting, electrical, and signage;  
29      and

30  
31      WHEREAS, the Port Administration Building renovations will bring the building into full ADA  
32      compliance and Fire Safety codes; and

33  
34      WHEREAS, Lanier & Associates, a reputable and qualified firm specializing in engineering-  
35      related professional services, possesses the experience and resources necessary to assist in  
36      completing the detailed design of the Port Administration Building; and

37  
38      WHEREAS, Lanier & Associates will subcontract Meyer Engineering, Ltd. to assist with the  
39      engineering services associated with the detailed design of the Port Administration Building; and

40  
41      WHEREAS, Issuing Task Order #17 to Lanier & Associates for detailed design and engineering  
42      services is in the best interest of the Port; and

43  
44      WHEREAS, the total cost for this service is \$624,700.00;

45  
46      NOW, THEREFORE:

47  
48      BE IT ORDAINED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE  
49      GOVERNING AUTHORITY OF THE PLAQUEMINES PARISH LOUISIANA GATEWAY  
50      PORT THAT:

SECTION 1

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52  
53      It hereby authorizes the Charles D. Tillotson, Executive Director of the Port, to issue Task Order  
54      #17 to Lanier & Associates for the engineering services associated with the detailed design of the  
55      Popich Administration Building.

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SECTION 2

The Plaquemines Port, Harbor and Terminal District 2025 Operating Expenditure Budget, General Operations Division, is amended by appropriating \$624,700.00 from the Port's Unrestricted Fund Balance, as follows:

<b>Fund:</b> 445 Port Harbor Fund			
<b>Dept/Div:</b> 490-2460 General Operations			
<b>Object</b>	<b>Description</b>	<b>Inc/Dec</b>	<b>Amendment</b>
532.601	Professional Services- Planning & Engineering	Inc	627,700

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SECTION 3

The Secretary of this Council is hereby authorized and directed to immediately certify and release this Ordinance and that Port employees and officials are authorized to carry out the purposes of 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 Charles D. Tillotson, Executive Director of the  
2           Plaquemines Port, Harbor and Terminal District (“the Port”), to issue Task Order  
3           #07 to Infinity Engineering Consultants, LLC for engineering and design services  
4           associated with the Rail Velocity Study and Simulation for the 11 Mile Rail  
5           Extension and Peters Road Rail Bypass projects, in connection with the Container  
6           Terminal project; and otherwise, to provide with respect thereto.

7  
8           DIGEST: The Port will be working with Infinity Engineering Consultants, LLC to engineer and  
9           design a Rail Velocity Study and Simulation to evaluate the rail throughput capacity from the  
10          Container Terminal to the Dallas Inland Port. *The digest is for information purposes only and is*  
11          *superseded by the language of the actual ordinance or resolution.*

12  
13          WHEREAS, The Port is coordinating with the City of Gretna, Jefferson Parish, Union Pacific,  
14          New Orleans Gulf Coast, CSRS, and HDR to design and construct the Peters Road Rail Bypass;  
15          and

16  
17          WHEREAS, The Port will construct an 11 Mile Rail Extension beginning at the end of the current  
18          rail near MP 60.5 on the right descending bank of the Mississippi River in Plaquemines Parish to  
19          the Container Terminal near MP 51.5 on the right descending bank of the Mississippi River in  
20          Plaquemines Parish; and

21  
22          WHEREAS, The Port will construct a Container Terminal near MP 51.5 on the right descending  
23          bank of the Mississippi River in Plaquemines Parish; and

24  
25          WHEREAS, Infinity Engineering Consultants, LLC, a reputable and qualified firm specializing in  
26          engineering related professional services, possesses the experience and resources necessary to  
27          assist in completing the Rail Velocity Study and Simulation; and

28  
29          WHEREAS, Infinity Engineering Consultants, LLC, will subcontract 360 Rail Services to assist  
30          with the Rail Velocity Study and Simulation; and

31  
32          WHEREAS, Issuing Task Order #07 to Infinity Engineering Consultants, LLC for engineering  
33          and design services associated with the Rail Velocity Study and Simulation is in the best interest  
34          of the Port; and

35  
36          WHEREAS, the total cost for this service is \$434,000.00;

37  
38          NOW, THEREFORE:

39  
40          BE IT ORDAINED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE  
41          GOVERNING AUTHORITY OF THE PLAQUEMINES PARISH LOUISIANA GATEWAY  
42          PORT THAT:

SECTION 1

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44  
45          It hereby authorizes the Executive Director of the Port, Charles Tillotson to issue Task Order #07  
46          to Infinity Engineering Consultants, LLC for the Rail Velocity Study and Simulation in connection  
47          with the 11 Mile Rail Extension Project and the Peters Road Rail Bypass Project.

SECTION 2

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51          The Plaquemines Port, Harbor & Terminal Fund, 2025 Five-year Capital Improvement budget, is  
52          amended by appropriating \$434,000.00 from the Port’s Unrestricted Fund Balance as follows:

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<b>Fund:</b> 445- Port, Harbor & Terminal District			
<b>Department:</b> 910- Capital Improvements			
<b>Division:</b> 9021 Rail Rerouting Plan			
<b>Object</b>	<b>Description</b>	<b>Inc/Dec</b>	<b>Amendment</b>
532.001	Professional Services - General	Inc	\$217,000
<b>Fund:</b> 445 Port Harbor Fund			
<b>Department:</b> 910- Capital Improvements			
<b>Division:</b> 9028 11-Mile Rail CAD/Survey/Drawings			
<b>Object</b>	<b>Description</b>	<b>Inc/Dec</b>	<b>Amendment</b>
532.001	Professional Services - General	Inc	\$217,000

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SECTION 3

The Secretary of this Council is hereby authorized and directed to immediately certify and release this Ordinance and that Port employees and officials are authorized to carry out the purposes of 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 Charles D. Tillotson, Executive Director of the  
2 Plaquemines Port, Harbor and Terminal District (“the Port”), to issue Task Order  
3 #18 to Lanier & Associates for engineering, survey, and project management  
4 services associated with developing a cost estimate for Phase 1 of the Container  
5 Terminal Project; and otherwise to provide with respect thereto.  
6

7 DIGEST: The Port will coordinate with Lanier & Associates for the Pre Front End Engineering  
8 Design for Phase 1 of the Container Terminal Project to develop an opinion of probable cost as  
9 defined by the scope of work. *The digest is for information purposes only and is superseded by the*  
10 *language of the actual ordinance or resolution.*  
11

12 WHEREAS, The Port will construct a Container Terminal near MP 51.5 on the right descending  
13 bank of the Mississippi River in Plaquemines Parish; and  
14

15 WHEREAS, Lanier & Associates will provide engineering services associated with the conceptual  
16 design and drawings, permitting assistance, surveying services, cost estimates, and project  
17 schedule; and  
18

19 WHEREAS, Lanier & Associates will prepare an opinion of probable cost that would be similar  
20 to that of an ASTM Class 4 Estimate; and  
21

22 WHEREAS, Lanier & Associates, a reputable and qualified firm specializing in engineering  
23 related professional services, possesses the experience and resources necessary to assist in  
24 completing the cost estimate and rendering of the Container Terminal; and  
25

26 WHEREAS, Issuing Task Order #18 to Lanier & Associates for Pre Front End Engineering Design  
27 and opinion of probable cost for Phase 1 of the Container Terminal Project is in the best interest  
28 of the Port; and  
29

30 WHEREAS the total cost for this service is \$344,500.00;  
31

32 NOW, THEREFORE:  
33

34 BE IT ORDAINED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE  
35 GOVERNING AUTHORITY OF THE PLAQUEMINES PARISH LOUISIANA GATEWAY  
36 PORT THAT:

SECTION 1

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38  
39 It hereby authorizes the Executive Director of the Port, Charles Tillotson, to issue Lanier &  
40 Associates Task Order #18 for Pre Front End Engineering Design and opinion of probable cost for  
41 Phase 1 of the Container Terminal Project.  
42

SECTION 2

43  
44  
45 The 2025 Port Harbor & Terminal District Operating Expenditure Budget, General Operations  
46 Division, is amended by appropriating \$344,500.000 from the Port’s Unrestricted Fund Balance:  
47

<b>Fund:</b> 445 Port Harbor Fund			
<b>Dept/Div:</b> 490-2460 General Operations			
<b>Object</b>	<b>Description</b>	<b>Inc/Dec</b>	<b>Amendment</b>
532.601	Professional Services- Planning & Engineering	Inc	344,500

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SECTION 3

The Secretary of this Council is hereby authorized and directed to immediately certify and release this Ordinance and that Port 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  
2       A Resolution authorizing Executive Director, Charles D. Tillotson, of  
3       the Plaquemines Port, Harbor & Terminal District to re-enter into a 12-month  
4       Professional Services Agreement with Rockwood Steel to provide grant writing  
5       and administration services; and otherwise to provide with respect thereto.  
6

7       DIGEST: The Port wishes to re-enter into a 12-month Professional Services Agreement with  
8       Rockwood Steel to assist in acquiring grant funds and their administration to support the Port's  
9       infrastructure growth and development projects. *The digest is for informational purposes only and*  
10      *is superseded by the language of the actual ordinance or resolution.*  
11

12      WHEREAS, it is the desire of the Plaquemines Parish Council, as the sole governing authority of  
13      the Plaquemines Port Harbor & Terminal District (the "Port) to implement the Port's development  
14      objectives, specifically with regards to contracting for professional consulting services as directed  
15      by the Executive Director, Charles D. Tillotson who wishes to request that authority be given to  
16      re-enter into a Professional Services Agreement with Rockwood Steel to provide grant writing and  
17      administration services; and  
18

19      WHEREAS, the previous contract established through Ordinance 24-124 appropriated \$100,000  
20      to pay fees to Rockwood Steel as the grant work was done, expires on June 26, 2025; and  
21

22      WHEREAS, the services provided by Rockwood Steel under this agreement have been integral to  
23      the Port's successful acquisition of extensive grant funding, resulting in the awarding of millions  
24      of dollars in grant funds; and  
25

26      WHEREAS, the Port recognizes the necessity of continuing these services to sustain and further  
27      the progress made in acquiring grant funding and appropriated funding in the 2025 Port, Harbor  
28      and Terminal District, Operating Expenditure Budget;  
29

30      NOW, THEREFORE:

31  
32      BE IT RESOLVED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE  
33      GOVERNING AUTHORITY OF THE PLAQUEMINES PARISH LOUISIANA GATEWAY  
34      PORT THAT it hereby authorizes Charles D. Tillotson, Executive Director of the Plaquemines  
35      Port Harbor & Terminal District to enter into and execute a Professional Services Agreement with  
36      Rockwood Steel to provide grant writing and administration services.

37      BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE  
38      GOVERNING AUTHORITY OF THE PLAQUEMINES PARISH LOUISIANA GATEWAY  
39      PORT THAT the Secretary of this Council is hereby authorized and directed to immediately certify  
40      and release this Resolution and that Port employees and officials are authorized to carry out the  
41      purposes of this Resolution, both without further reading and approval by the Plaquemines Parish  
42      Council.

RESOLUTION NO. 25-

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

1           A Resolution authorizing and directing Charles D. Tillotson, Executive Director of  
2           the Plaquemines Port, Harbor & Terminal District (“the Port”) to enter into lease  
3           negotiations with a confidential customer for a project known as “Gateway Trade  
4           Lane” and will be Confidential until further notice; and otherwise to provide with  
5           respect thereto.  
6

7           DIGEST: The Port wishes to enter into lease negotiations with a Confidential Customer. The  
8           identity of the customer and the contents of such discussions are confidential until further notice.  
9           *The digest is for informational purposes only and is superseded by the language of the actual*  
10          *ordinance or resolution.*  
11

12          WHEREAS, the Plaquemines Parish Council/Commission as the sole governing authority for  
13          Plaquemines Port, Harbor, and Terminal District seeks to enter into lease negotiations with a  
14          Confidential Client; and  
15

16          WHEREAS, the identity of the Client, as well as the terms of the lease negotiations are protected  
17          under “Gateway Trade Lane,” pursuant to La. R.S. 44:22.1; and  
18

19          WHEREAS, this Resolution gives the Executive Director authority to enter into lease negotiations  
20          with the Confidential Client, referenced herein;  
21

22          NOW, THEREFORE:  
23

24          BE IT RESOLVED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE  
25          GOVERNING AUTHORITY OF THE PLAQUEMINES PARISH LOUISIANA GATEWAY  
26          PORT THAT resolution authorizing and directing the Plaquemines Port, Harbor, and Terminal  
27          District (“Port”) Executive Director, Charles Tillotson, to enter into enter into lease negotiations  
28          with a Confidential Customer protected under La. R.S. 44:22.1, upon terms and conditions  
29          approved by the Plaquemines Parish Council/Commission as the sole governing authority of  
30          Plaquemines Port, Harbor and Terminal District (the “Council”); and otherwise, to provide with  
31          respect thereto.  
32

33          BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE  
34          GOVERNING AUTHORITY OF THE PLAQUEMINES PARISH LOUISIANA GATEWAY  
35          PORT THAT the Secretary of this Council/Commission is hereby authorized and directed to  
36          immediately certify and release this Resolution and that Port employees and officials are  
37          authorized to carry out the purposes of this Resolution, both without further reading and approval  
38          by the Plaquemines Parish Council.  
39

RESOLUTION NO. 25-

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

1           A Resolution amending Resolution #24-356, clarifying the cost share for the Port  
2           Sulphur Tower Site Addition project with Plaquemines Parish Sheriff's Office  
3           (PPSO); and otherwise to provide with respect thereto.  
4

5           DIGEST: The purpose of this Resolution is to clarify the cost share between the Port and PPSO  
6           regarding the Port Sulphur Tower Site Addition project. *This digest is for informational purposes*  
7           *only and is superseded by the language of the actual ordinance or resolution.*  
8

9           WHEREAS, Resolution 24-356 authorized this project; and

10  
11           WHEREAS, the Port has received Port Security Grant funding to fund the project totaling  
12           \$906,345.00 and is approved in the Port's 2025 budget; and

13  
14           WHEREAS, the federal share is 75% totaling \$679,758.75 and the local cost share is 25% for a  
15           total of \$226,586.25; and

16  
17           WHEREAS, the local cost share between the Port and PPSO is \$113,293.13 each;

18  
19           NOW, THEREFORE:

20  
21           BE IT RESOLVED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE  
22           GOVERNING AUTHORITY OF THE PLAQUEMINES PARISH LOUISIANA GATEWAY  
23           PORT THAT it hereby amends Resolution #24-356, clarifying the cost share for the Port Sulphur  
24           Tower Site Addition project with Plaquemines Parish Sheriff's Office (PPSO).

25           BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE  
26           GOVERNING AUTHORITY OF THE PLAQUEMINES PARISH LOUISIANA GATEWAY  
27           PORT THAT the Secretary of this Council is hereby authorized and directed to immediately certify  
28           and release this Resolution and that Port employees and officials are authorized to carry out the  
29           purposes of this Resolution, both without further reading and approval by the Plaquemines Parish  
30           Council.

RESOLUTION NO. 25-

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

1           A Resolution authorizing the Executive Director, Charles D. Tillotson, of  
2           Plaquemines Port Harbor & Terminal District (“the Port”), to enter into and  
3           execute a Memorandum of Agreement (MOA) with the United States Coast  
4           Guard (USCG) for shared use of surveillance cameras and access to the Coast  
5           Guard communications tower in Venice, LA; and otherwise to provide with  
6           respect thereto.

7  
8           DIGEST: The Port will enter into an MOA with the USCG to use their communications tower in  
9           Venice, LA, and for the USCG to use the Port’s cameras. *This digest is for informational purposes*  
10          *only and is superseded by the language of the actual ordinance or resolution.*

11  
12          WHEREAS, the USCG, Sector New Orleans, has requested access to selected Port camera feeds  
13          to enhance their maritime domain awareness and support ongoing search and rescue, law  
14          enforcement, and homeland security missions within the Port’s jurisdiction; and

15  
16          WHEREAS, the USCG owns and operates a communications tower located in Venice, Louisiana,  
17          that may support Port operations by improving connectivity and facilitating data relay for  
18          surveillance and communication purposes; and

19  
20          WHEREAS, both parties have a mutual interest in improving maritime safety, security, and  
21          emergency coordination through shared infrastructure and real-time information exchange;

22  
23          NOW, THEREFORE:

24  
25          BE IT RESOLVED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE  
26          GOVERNING AUTHORITY OF THE PLAQUEMINES PARISH LOUISIANA GATEWAY  
27          PORT THAT it hereby authorizes Charles D. Tillotson, Executive Director of Plaquemines Port  
28          Harbor & Terminal District, to enter into and execute a Memorandum of Agreement (MOA) with  
29          the United States Coast Guard (USCG) for shared use of surveillance cameras and access to the  
30          Coast Guard communications tower in Venice, LA.

31  
32          BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE  
33          GOVERNING AUTHORITY OF THE PLAQUEMINES PARISH LOUISIANA GATEWAY  
34          PORT THAT the Secretary of this Council is hereby authorized and directed to immediately certify  
35          and release this Resolution and that Port employees and officials are authorized to carry out the  
36          purposes of this Resolution, both without further reading and approval by the Plaquemines Parish  
37          Council.

38

RESOLUTION NO. 25-

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

1           A Resolution authorizing the Charles D. Tillotson, Executive Director of  
2           Plaquemines Port Harbor & Terminal District (“the Port”), to enter into and  
3           execute a Memorandum of Understanding (MOU) with the Regional Planning  
4           Commission (RPC) as required by the Federal Transit Administration (FTA); and  
5           otherwise to provide with respect thereto.  
6

7           DIGEST: The Port will enter into and execute a MOU with the RPC as a federal requirement of  
8           FTA to continue receiving funding for its ferry service. *This digest is for informational purposes*  
9           *only and is superseded by the language of the actual ordinance or resolution.*  
10

11          WHEREAS, the Port operates the Ferry Department and is a designated transit operator receiving  
12          federal transit funding from the Federal Transit Administration (FTA); and  
13

14          WHEREAS, the FTA requires that all transit operators receiving FTA funding through a  
15          Metropolitan Planning Organization (MPO) must have a current Memorandum of Understanding  
16          (MOU) on file with the designated MPO for their region; and  
17

18          WHEREAS, the Regional Planning Commission (RPC) is the designated MPO for the Greater  
19          New Orleans region, which includes Plaquemines Parish; and  
20

21          WHEREAS, under the previous ownership of the Ferry Department, Plaquemines Parish  
22          Government (PPG), maintained a compliant MOU with the RPC, but such an agreement is no  
23          longer valid or applicable following the transfer of ferry operations to the Port; and  
24

25          WHEREAS, in order to maintain FTA eligibility and compliance with federal planning and  
26          funding requirements, the Port must enter into and execute a new MOU with the RPC outlining  
27          mutual roles, responsibilities, and coordination procedures for transportation planning,  
28          programming, and funding;  
29

30          NOW, THEREFORE:

31  
32          BE IT RESOLVED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE  
33          GOVERNING AUTHORITY OF THE PLAQUEMINES PARISH LOUISIANA GATEWAY  
34          PORT THAT it hereby authorize the Executive Director of Plaquemines Port Harbor & Terminal  
35          District, Charles Tillotson, to enter into and execute a Memorandum of Understanding (MOU)  
36          with the Regional Planning Commission (RPC) as required by the Federal Transit Administration  
37          (FTA).

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

RESOLUTION NO. 25-

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

1           A Resolution authorizing Charles D. Tillotson, Executive Director of the  
2           Plaquemines Port, Harbor and Terminal District, to enter into and execute a Master  
3           Services Agreement (MSA) with IEM on a task order basis to increase the Port's  
4           security enhancement measures; and otherwise to provide with respect thereto.

5  
6           DIGEST: The Port wants to enter into a task order-based MSA with IEM to help enhance its  
7           security presence on the Mississippi River and within the Port's district. *The digest is for*  
8           *informational purposes only and is superseded by the language of the actual ordinance or*  
9           *resolution.*

10  
11           WHEREAS, Ordinance 24-197 approved IEM to update the Port's Security Plan, vulnerability  
12           assessment, and maritime policies; and

13  
14           WHEREAS, IEM International, Inc. (IEM) offers Port access to well-trained emergency  
15           management professionals led by a project management team dedicated to technical excellence  
16           and transparent, accountable, and ethical leadership; and

17  
18           WHEREAS, the agreement is task order-based, and any task order over a certain threshold will be  
19           brought to the Port Commission to approve;

20  
21           NOW, THEREFORE:

22  
23           BE IT RESOLVED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE  
24           GOVERNING AUTHORITY OF THE PLAQUEMINES PARISH LOUISIANA GATEWAY  
25           PORT THAT it hereby authorizes Charles D. Tillotson, Executive Director of the Plaquemines  
26           Port Harbor & Terminal District to enter into a Master Services Agreement (MSA) with IEM on a  
27           task order basis to increase the Port's security enhancement measures

28  
29           BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE  
30           GOVERNING AUTHORITY OF THE PLAQUEMINES PARISH LOUISIANA GATEWAY  
31           PORT THAT the Secretary of this Council is hereby authorized and directed to immediately certify  
32           and release this Resolution and that Port employees and officials are authorized to carry out the  
33           purposes of this Resolution, both without further reading and approval by the Plaquemines Parish  
34           Council.

RESOLUTION NO. 25-

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

1           A Resolution to approve a change order from Louisiana Caterpillar for the  
2           overhaul of the Port's fireboat engines; and otherwise to provide with respect  
3           thereto.  
4

5           DIGEST: The Port fireboat engines are being overhauled by Louisiana Caterpillar and several  
6           items have increased the cost of all four engines. *This digest is for informational purposes only*  
7           *and is superseded by the language of the actual ordinance or resolution.*  
8

9           WHEREAS, the Port entered into a service agreement with Louisiana Caterpillar for the in-shop  
10          overhaul and dynamometer testing of four main engines(C-18) for the Port's fireboats; and  
11

12          WHEREAS, the Port adopted Resolution 25-42, which authorized an increase of \$52,000, totaling  
13          \$286,000, for the project; and  
14

15          WHEREAS, the change order covers the cost of repairing clutches and exhaust systems; and  
16

17          WHEREAS, the total cost of the change order increased the project by \$150,000, bringing the  
18          overhaul of all four C-18 engines to \$436,000; and  
19

20          WHEREAS, the proposed change order reflecting this increased scope and cost has been submitted  
21          for formal approval, and funding is available within the Rescue Department's approved FY2025  
22          budget;  
23

24          NOW, THEREFORE:  
25

26          BE IT RESOLVED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE  
27          GOVERNING AUTHORITY OF THE PLAQUEMINES PARISH LOUISIANA GATEWAY  
28          PORT THAT it hereby authorizes Charles D. Tillotson, Executive Director of the Port, to approve  
29          a change order for the overhaul of the Port's fireboat engines.  
30

31          BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE  
32          GOVERNING AUTHORITY OF THE PLAQUEMINES PARISH LOUISIANA GATEWAY  
33          PORT THAT the Secretary of this Council is hereby authorized and directed to immediately certify  
34          and release this Resolution and that Port employees and officials are authorized to carry out the  
35          purposes of this Resolution, both without further reading and approval by the Plaquemines Parish  
36          Council.

ORDINANCE NO. 25-

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

1           An Ordinance to amend the 2025 Manpower Structure and Operating Expenditure  
2           budget for the reallocation of positions within the Ferry and Rescue Boat  
3           Departments; and otherwise to provide with respect thereto.  
4

5 DIGEST: The Port has worked with Civil Service to reallocate all licensed vessel employees to  
6 attract and retain talent. *The digest is for informational purposes only and is superseded by the*  
7 *language of the actual ordinance or resolution.*  
8

9 WHEREAS, it is necessary to amend the 2025 Manpower Structure and Operating Expenditure  
10 Budget to optimize operational efficiency and improve service delivery within the Ferry and  
11 Rescue Boat Departments; and  
12

13 WHEREAS, the reallocation of resources will better align staffing levels, operational costs, and  
14 departmental responsibilities to meet the strategic goals of the Plaquemines Port, Harbor &  
15 Terminal District; and  
16

17 WHEREAS, the reallocation increases the budget by \$242,676;  
18

19 NOW, THEREFORE:  
20

21 BE IT ORDAINED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE  
22 GOVERNING AUTHORITY OF THE PLAQUEMINES PORT, HARBOR AND TERMINAL  
23 DISTRICT THAT:  
24

SECTION 1

25  
26 The 2025 Plaquemines Port, Harbor and Terminal District Manpower Structure and Operating  
27 Expenditure budget, is amended by reallocating the appropriating \$242,676 from the Unrestricted  
28 Fund Balance as follows:  
29

SECTION 2

30  
31  
32 The 2025 Plaquemines Port, Harbor and Terminal District, Manpower Structure, Operating  
33 Expenditure Budget, Rescue Boats Division and Ferry Division is amended by appropriating  
34 \$242,676 from the Unrestricted Fund Balance as follows:  
35

<b>Fund: 445 Port Harbor Fund</b>			
<b>Dept/Div: 490-2462 Rescue Boats Division</b>			
<b>Div - Object</b>	<b>Description</b>	<b>Inc/Dec</b>	<b>Amendment</b>
510.005	Salaries & Wages Regular	Inc	\$133,991
515.005	P/R Taxes-FICA Taxes	Inc	1,943
516.105	Retirement-PERS	Inc	14,739
		TOTAL	\$150,673
<b>Fund: 445 Port Harbor Fund</b>			
<b>Dept/Div: 490-2463 Ferry Division</b>			
<b>Div - Object</b>	<b>Description</b>	<b>Inc/Dec</b>	<b>Amendment</b>
510.005	Salaries & Wages Regular	Inc	\$81,817
515.005	P/R Taxes-FICA Taxes	Inc	1,186
516.105	Retirement-PERS	Inc	9,000
		TOTAL	\$92,003

SECTION 3

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