

ORDINANCE NO. 25-

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

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

4 DIGEST: An ordinance to appropriate \$180,310 to the 2025 Road Maintenance Fund, Operating
5 Revenue and Expenditure Budgets, Road Maintenance Public Right of Way Department. *The*
6 *digest is for informational purposes only and is superseded by the language of the actual*
7 *ordinance or resolution.*

8
9 WHEREAS, the LA Department of Transportation and Development has awarded additional
10 funding to the Plaquemines Parish Government in the amount of \$180,310; and

11 WHEREAS, an amendment is required to the 2025 Road Maintenance Fund, Operating Revenue
12 and Expenditure Budgets;

13 NOW, THEREFORE:

14 BE IT ORDAINED BY THE PLAQUEMINES PARISH COUNCIL THAT:

SECTION 1

16 The 2025 Road Maintenance Fund, Operating Revenue and Expenditure Budgets are amended as
17 follows:

Fund: 003 Road Maintenance Fund			
Dept/Div: 780-4678 Rd Maint Public Right of Way			
Object	Description	Inc/ Dec	Amendment
434.530	Other – State Revenue Grass Cutting	Inc	180,310

Fund: 003 Road Maintenance Fund			
Dept/Div: 780-4678 Rd Maint Public Right of Way			
Object	Description	Inc/ Dec	Amendment
548.210	Fuel Diesel - Off Road	Inc	180,310

SECTION 2

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

R E S O L U T I O N N O . 2 5 -

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

1 A Resolution authorizing the use of the Plaquemines Parish Council Chambers
2 located at 18055 Highway 15, Pointe a la Hache, Louisiana and 333 F. Edward
3 Hebert Boulevard, Building 203, Belle Chasse Louisiana for the purpose of
4 conducting Plaquemines Parish Government Abatement Hearings; and otherwise
5 to provide with respect thereto.
6

7 DIGEST: This is a request by the Plaquemines Parish Administration for authority to use the
8 Plaquemines Parish Council Chambers for the purpose of conducting Abatement Hearings. *The*
9 *digest is for informational purposes only and is superseded by the language of the actual ordinance*
10 *or resolution.*
11

12 WHEREAS, the Administration has the responsibility of conducting abatement hearings
13 relative to code violations; and
14

15 WHEREAS, the Administration requires the use of space to conduct such hearings; and
16

17 WHEREAS, the Parish President, W. Keith Hinkley for and on behalf of the Plaquemines Parish
18 Government, seeks authorization for the use of the Plaquemines Parish Council Chambers located
19 in Pointe a la Hache and Belle Chasse to conduct said hearings;
20

21 NOW, THEREFORE:
22

23 BE IT RESOLVED BY THE PLAQUEMINES PARISH COUNCIL THAT the Parish President,
24 W. Keith Hinkley for and on behalf of the Plaquemines Parish Government, is authorized the use
25 of the Plaquemines Parish Council Chambers located at 18055 Highway 15, Pointe a la Hache,
26 Louisiana and 333 F. Edward Hebert Boulevard, Building 203, Belle Chasse Louisiana for the
27 purpose of conducting Abatement Hearings.
28

29 BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL THAT the
30 Secretary of this Council hereby authorized and directed to immediately certify and release this
31 Resolution and that Parish employees and officials are authorized to carry out the purpose of this
32 Resolution, both without further reading and approval by the Plaquemines Parish Council.
33

ORDINANCE NO. 25-

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

An Ordinance to amend and amended to readopt Section IV of Ordinance No. 142, the Comprehensive Zoning Ordinance of Plaquemines Parish, Louisiana, as amended, and the “Comprehensive Zoning District Map” therein adopted by reference and which is paraphed thereto, with reference to Application No. 2025-585 dated May 5, 2025; and otherwise to provide with respect thereto.

Digest: The property owner wants to rezone the property to I-3 (Heavy Industrial) Zoning District for future development. *The digest is for informational purposes only and is superseded by the language of the actual ordinance or resolution.*

WHEREAS, a proposed Map Change was filed Bolsu PCF, LLC (Application No. 2025-585 dated May 5, 2025) to consider Map Change; and

WHEREAS, after a public hearing was held on June 24, 2025, providing all interested parties and the public with an opportunity to be heard regarding the proposed Map Change, and the advertisement required by law was made in the Plaquemines Gazette, the official journal of the Parish of Plaquemines; and there were no objections to the map change petition, and

WHEREAS, at a meeting held on June 24, 2025, the Plaquemines Parish Development Board favorably adopted Resolution No. 25-10, dated June 24, 2025 to recommend **approval** of the Map Change as proposed filed by Plaquemines Bolsu PCF, LLC (Application No. 2025-585, dated May 5, 2025) to consider the Map Change from FP (Flood Plain) Zoning District to I-3 (Heavy Industrial) Zoning District;

NOW THEREFORE:

BE IT ORDAINED BY THE PLAQUEMINES PARISH COUNCIL THAT:

SECTION 1

Subsection 2 of Section IV of Ordinance No. 142, the Comprehensive Zoning Ordinance of Plaquemines Parish, Louisiana, as amended, and the “Comprehensive Zoning District Maps” therein adopted by reference and which is paraphed thereto, are hereby amended and as amended readopted so that the following described properties are hereby rezoned from FP (Flood Plain) Zoning District to I-3 (Heavy Industrial) Zoning District:

See Exhibit A for legal description of Lot 18-26 Pointe Celeste Farms Subdivision.

SECTION 2

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

1 **Exhibit A**

2 THAT CERTAIN LOT OF GROUND, together with all the buildings and improvements thereon,
3 and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto
4 belonging or in anywise appertaining, situated in the PARISH OF PLAQUEMINES, State of
5 Louisiana, in that part thereof known as POINT CELESTE FARMS SUBDIVISION, per plan by
6 Tildon J. Dufrene, Jr., dated January 22, 1996, last revised March 17, 1997, approved by
7 Plaquemines Parish Council Ordinance No. 97-101, registered in COB 911, Folio 137 in the
8 conveyance records of Plaquemines Parish, Louisiana, and according to said plan, said lot is
9 designated as LOT 18, and is located and measures as follows:

10 **Lot 18**

11 Commence from the intersection of the left descending right of way line of La.
12 State Highway No. 23 and the upper line of Point Celeste Farms and go in a
13 southeasterly direction along the left descending right of way line of La. State
14 Highway No. 23 a distance of 4270.03 feet to the POINT OF BEGINNING.

15 Thence go North 22 degrees 25 minutes 59 seconds East a distance of 1070 feet
16 (more or less) to the Mississippi River;

17 Thence go in an easterly direction along the Mississippi River a distance of 100 feet
18 (more or less);

19 Thence go South 16 degrees 49 minutes 07 seconds West a distance of 1120 feet
20 (more or less) to the left descending right of way line of La. State Highway No. 23;

21 Thence go in a northwesterly direction along the left descending right of way line
22 of La. State highway No. 23 along a curve to the left having a radius of 3,124.48
23 feet and an arc length of 43.66 feet to a point of tangency;

24 Thence go North 67 degrees 34 minutes 01 seconds West along the left descending
25 right of way line of La. State Highway No. 23 a distance of 156.34 feet to the
26 POINT OF BEGINNING.

27 All as shown on a plan of resubdivision by Dufrene Surveying & Engineering, Inc.,
28 dated January 22, 1996, registered in COB 796, Folios 461 & 486 of the records of
29 the Parish of Plaquemines, State of Louisiana.

30 Being the same property acquired by Nungesser Land Company, L.L.C. from CLL
31 Limited Partnership, LTD by act dated January 22, 1999, recorded on January 26,
32 1999 at COB 942, FOLIO 712, in the records of Plaquemines Parish.

33 **THOSE CERTAIN LOTS OF GROUND**, together with all the buildings and improvements
34 thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto
35 belonging or in anywise appertaining, situated in the **PARISH OF PLAQUEMINES**, State of
36 **Louisiana**, in that part thereof known as **POINT CELESTE FARMS SUBDIVISION**, per plan
37 by Tildon J. Dufrene, Jr., dated January 22, 1996, last revised March 17, 1997, approved by

38 Plaquemines Parish Council Ordinance No. 97-101, registered in COB 911, FOLIO 137 in the
39 conveyance records of Plaquemines Parish, Louisiana, and according to said plan, said lots are
40 designated as **LOTS 19 and 20**, and are located and measure as follows:

41 **Lot 19**

42 Commencing at the intersection of the northeasterly right of way line of Louisiana
43 Highway No. 23 and the upper or northwesterly line of property, belonging (now
44 or formerly) to Horace Wilkinson, which point of intersection is the southeasterly
45 corner of Point Celeste Farms Subdivision and which point bears Louisiana Plane
46 Coordinate System (NAD '83) coordinates X=3,757,921.74 and Y=397,825.99,
47 proceeds thence North 53 degrees 30 minutes 17 seconds West, on said line of
48 Louisiana Highway No. 32, a distance of 234.77 feet to a point of curvature;

49 Thence northwesterly, on said line of Louisiana Highway No. 23, on a curve to the
50 right having a radius of 11,349.16 feet, an arc distance of 511.72 feet to a point of
51 tangency.

52 Thence North 50 degrees 55 minutes 16 seconds West, on said line of Louisiana
53 Highway No. 23, a distance of 1,275.30 feet;

54 Thence North 70 degrees 12 minutes 40 seconds West, on said line of Louisiana
55 Highway No. 23, a distance of 48.37 feet.

56 Thence North 50 degrees 37 minutes 21 seconds West, on said line of Louisiana
57 Highway No. 23, a distance of 359.70 feet;

58 Thence North 50 degrees 22 minutes 56 seconds West, on said line of Louisiana
59 Highway No. 23, a distance of 248.05 feet;

60 Thence North 31 degrees 05 minutes 32 seconds West, on said line of Louisiana
61 Highway No. 23, a distance of 48.43 feet;

62 Thence North 50 degrees 22 minutes 56 seconds West, on said line of Louisiana
63 Highway No. 23, a distance of 2,856.38 feet to a point of curvature.

64 Thence northwesterly, on said line of Louisiana Highway No. 23, on a curve to the
65 left having a radius of 3,124.48 feet, an arc distance of 753.44 feet to the
66 southeasterly or southerly-most corner of Lot 19 and the Point of Beginning;

67 From said Point of Beginning, continue thence northwesterly, on said line of
68 Louisiana Highway No. 23, on a curve to the left having a radius of 3,124.48 feet,
69 an arc distance of 140.03 feet to the line common to Lots 19 and 18, Point Celeste
70 Farms Subdivision;

71 Thence North 16 degrees 49 minutes 07 seconds East, on said common line, a
72 distance of 1,120 feet, more or less, to the mean low water line of the Mississippi
73 River;

74 Thence southeasterly, on the meander of the mean low water line of the Mississippi
75 River, a distance of 197 feet, more or less, to the intersection of said mean low
76 water line with the line common to Lots 19 and 20, Point Celeste Farms
77 Subdivision, and bearing North 19 degrees 03 minutes 38 seconds East from the
78 aforesaid Point of Beginning;

79 Thence South 19 degrees 03 minutes 38 seconds West, on the said line common to
80 Lots 19 and 20, Point Celeste Farms Subdivision, a distance of 1,200 feet, more or
81 less, to the northeasterly right of way line of Louisiana Highway No. 23 and the
82 Point of Beginning.

83 **Lot 20**

84 Commencing at the intersection of the northeasterly right of way line of Louisiana
85 Highway No. 23 and the upper or northwesterly line of property, belonging (now
86 or formerly) to Horace Wilkinson, which point of intersection is the southeasterly
87 corner of Point Celeste Farms Subdivision and which point bears Louisiana Plane
88 Coordinate System (NAD '83) coordinates X=3,757,921.74 and Y=397,825.99,
89 proceeds thence North 53 degrees 30 minutes 17 seconds West, on said line of
90 Louisiana Highway No. 32, a distance of 234.77 feet to a point of curvature;

91 Thence northwesterly, on said line of Louisiana Highway No. 23, on a curve to the
92 right having a radius of 11,349.16 feet, an arc distance of 511.72 feet to a point of
93 tangency.

94 Thence North 50 degrees 55 minutes 16 seconds West, on said line of Louisiana
95 Highway No. 23, a distance of 1,275.30 feet;

96 Thence North 70 degrees 12 minutes 40 seconds West, on said line of Louisiana
97 Highway No. 23, a distance of 48.37 feet.

98 Thence North 50 degrees 37 minutes 21 seconds West, on said line of Louisiana
99 Highway No. 23, a distance of 359.70 feet;

100 Thence North 50 degrees 22 minutes 56 seconds West, on said line of Louisiana
101 Highway No. 23, a distance of 248.05 feet;

102 Thence North 31 degrees 05 minutes 32 seconds West, on said line of Louisiana
103 Highway No. 23, a distance of 48.43 feet;

104 Thence North 50 degrees 22 minutes 56 seconds West, on said line of Louisiana
105 Highway No. 23, a distance of 2,856.38 feet to a point of curvature.

106 Thence northwesterly, on said line of Louisiana Highway No. 23, on a curve to the
107 left having a radius of 3,124.48 feet, an arc distance of 613.41 feet to the
108 southeasterly or southerly-most corner of Lot 20 and the Point of Beginning;

109 From said Point of Beginning, continue thence northwesterly, on said line of
110 Louisiana Highway No. 23, on a curve to the left having a radius of 3,124.48 feet,
111 an arc distance of 140.03 feet to the line common to Lots 20 and 19, Point Celeste
112 Farms Subdivision;

113 Thence North 19 degrees 03 minutes 38 seconds East, on said common line, a
114 distance of 1,200 feet, more or less, to the mean low water line of the Mississippi
115 River;

116 Thence southeasterly, on the meander of the mean low water line of the Mississippi
117 River, a distance of 188 feet, more or less, to the intersection of said mean low
118 water line with the line common to Lots 20 and 21, Point Celeste Farms
119 Subdivision, and bearing North 21 degrees 18 minutes 08 seconds East from the
120 aforesaid Point of Beginning;

121 Thence South 21 degrees 18 minutes 08 seconds West, on the said line common to
122 Lots 20 and 21, Point Celeste Farms Subdivision, a distance of 1,240 feet, more or
123 less, to the northeasterly right of way line of Louisiana Highway No. 23 and the
124 Point of Beginning.

125 Being the same property acquired by Nungesser Land Company, L.L.C. from Numa
126 C. Hero & Son by act dated January 22, 1999, recorded on January 26, 1999 at
127 COB 942, FOLIO 721, in the records of Plaquemines Parish.

128 **THOSE CERTAIN LOTS OF GROUND**, together with all the buildings and improvements
129 thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto
130 belonging or in anywise appertaining, situated in the **PARISH OF PLAQUEMINES**, State of
131 **Louisiana**, in that part thereof known as **POINT CELESTE FARMS SUBDIVISION**, per plan
132 by Tildon J. Dufrene, Jr., dated January 22, 1996, last revised March 17, 1997, approved by
133 Plaquemines Parish Council Ordinance No. 97-101, registered in COB 911, FOLIO 137 in the
134 conveyance records of Plaquemines Parish, Louisiana, and according to said plan, said lots are
135 designated as **LOTS 21, 22 and 23**, and are located and measure as follows:

136 **Lot 21**

137 Commencing at the intersection of the northeasterly right of way line of Louisiana
138 Highway No. 23 and the upper or northwesterly line of property belonging (now or
139 formerly) to Horace Wilkinson, which point of intersection is the southeasterly
140 corner of Point Celeste Farms Subdivision and which point bears Louisiana Plane
141 Coordinate System (NAD '83) coordinates X=3,757,921.74 and Y=397,825.99,
142 proceed North 53 degrees 30 minutes 17 seconds West, on said line of Louisiana
143 Highway No. 23, a distance of 234.77 feet to a point of curvature;

144 Thence northwesterly, on said line of Louisiana Highway No. 23, on a curve to the
145 right having a radius of 11,349.16 feet, an arc distance of 511.72 feet to a point of
146 tangency.

147 Thence North 50 degrees 55 minutes 16 seconds West, on said line of Louisiana
148 Highway No. 23, a distance of 1,275.30 feet;

149 Thence North 70 degrees 12 minutes 40 seconds West, on said line of Louisiana
150 Highway No. 23, a distance of 48.37 feet;

151 Thence North 50 degrees 37 minutes 21 seconds West, on said line of Louisiana
152 Highway No. 23, a distance of 359.70 feet;

153 Thence North 50 degrees 22 minutes 56 seconds West, on said line of Louisiana
154 Highway No. 23, a distance of 248.05 feet;

155 Thence North 31 degrees 05 minutes 32 seconds West, on said line of Louisiana
156 Highway No. 23, a distance of 48.43 feet;

157 Thence North 50 degrees 22 minutes 56 seconds West, on said line of Louisiana
158 Highway No. 23, a distance of 2,856.38 feet to a point of curvature;

159 Thence northwesterly, on said line of Louisiana Highway No. 23, on a curve to the
160 left having a radius of 3,124.48 feet, an arc distance of 447.29 feet to the
161 southeasterly or southerly-most corner of Lots 21 and the Point of Beginning.

162 From said Point of Beginning, continue thence northwesterly, on said line of
163 Louisiana Highway No. 23, on a curve to the left having a radius of 3,124.48 feet,
164 an arc distance of 166.12 feet to the line common to Lots 21 and 20, Point Celeste
165 Farms Subdivision;

166 Thence North 21 degrees 18 minutes 08 seconds East, on said common line, a
167 distance of 1,240 feet, more or less, to the mean low water line of the Mississippi
168 River.

169 Thence southeasterly, on the meander of the mean low water line of the Mississippi
170 River, a distance of 165 feet, more or less, to the intersection of said mean low water
171 line with the line common to Lots 21 and 22, Point Celeste Farms Subdivision, and
172 bearing North 21 degrees 19 minutes 39 seconds East from the aforesaid Point of
173 Beginning.

174 Thence South 21 degrees 19 minutes 39 seconds West, on the said line common to
175 Lots 21 and 22, Point Celeste Farms Subdivision, a distance of 1,280 feet, more or
176 less, to the northeasterly right of line of Louisiana Highway No. 23 and the Point of
177 Beginning.

178 **Lot 22**

179 Commencing at the intersection of the northeasterly right of way line of Louisiana
180 Highway No. 23 and the upper or northwesterly line of property, belonging (now or
181 formerly) to Horace Wilkinson, which point of intersection is the southeasterly
182 corner of Point Celeste Farms Subdivision and which point bears Louisiana Plane

183 Coordinate System (NAD '83) coordinates X=3,757,921.74 and Y=397,825.99,
184 proceeds thence North 53 degrees 30 minutes 17 seconds West, on said line of
185 Louisiana Highway No. 32, a distance of 234.77 feet to a point of curvature;

186 Thence northwesterly, on said line of Louisiana Highway No. 23, on a curve to the
187 right having a radius of 11,349.16 feet, an arc distance of 511.72 feet to a point of
188 tangency.

189 Thence North 50 degrees 55 minutes 16 seconds West, on said line of Louisiana
190 Highway No. 23, a distance of 1,275.30 feet;

191 Thence North 70 degrees 12 minutes 40 seconds West, on said line of Louisiana
192 Highway No. 23, a distance of 48.37 feet.

193 Thence North 50 degrees 37 minutes 21 seconds West, on said line of Louisiana
194 Highway No. 23, a distance of 359.70 feet;

195 Thence North 50 degrees 22 minutes 56 seconds West, on said line of Louisiana
196 Highway No. 23, a distance of 248.50 feet;

197 Thence North 31 degrees 05 minutes 32 seconds West, on said line of Louisiana
198 Highway No. 23, a distance of 48.43 feet;

199 Thence North 50 degrees 22 minutes 56 seconds West, on said line of Louisiana
200 Highway No. 23, a distance of 2,856.38 feet to a point of curvature.

201 Thence northwesterly, on said line of Louisiana Highway No. 23, on a curve to the
202 left having a radius of 3,124.48 feet, an arc distance of 281.18 feet to the
203 southeasterly of southerly-most corner of Lot 22 and the Point of Beginning.

204 From said Point of Beginning, continue thence northwesterly, on said line of
205 Louisiana Highway No. 23, on a curve to the left having a radius of 3,124.48 feet,
206 an arc distance of 166.11 feet to the line common to Lots 22 and 21, Point Celeste
207 Farms Subdivision;

208 Thence North 21 degrees 19 minutes 39 seconds East, on said common line, a
209 distance of 1,280 feet, more or less, to the mean low water line of the Mississippi
210 River;

211 Thence southeasterly, on the meander of the mean low water line of the Mississippi
212 River, a distance of 163 feet, more or less, to the intersection of said mean low water
213 line with the line common to Lots 22 and 23, Point Celeste Farms Subdivision, and
214 bearing North 21 degrees 21 minutes 09 seconds East from the aforesaid Point of
215 Beginning;

216 Thence South 21 degrees 21 minutes 09 seconds West, on the said line common to
217 Lots 22 and 23, Point Celeste Farms Subdivision, a distance of 1,320 feet, more or

218 less, to the northeasterly right of way line of Louisiana Highway No. 23 and the
219 Point of Beginning.

220 **Lot 23**

221 Commencing at the intersection of the northeasterly right of way line of Louisiana
222 Highway No. 23 and the upper or northwesterly line of property, belonging (now or
223 formerly) to Horace Wilkinson, which point of intersection is the southeasterly
224 corner of Point Celeste Farms Subdivision and which point bears Louisiana Plane
225 Coordinate System (NAD '83) coordinates X=3,757,921.74 and Y=397,825.99,
226 proceeds thence North 53 degrees 30 minutes 17 seconds West, on said line of
227 Louisiana Highway No. 32, a distance of 234.77 feet to a point of curvature;

228 Thence northwesterly, on said line of Louisiana Highway No. 23, on a curve to the
229 right having a radius of 11,349.16 feet, an arc distance of 511.72 feet to a point of
230 tangency.

231 Thence North 50 degrees 55 minutes 16 seconds West, on said line of Louisiana
232 Highway No. 23, a distance of 1,275.30 feet;

233 Thence North 70 degrees 12 minutes 40 seconds West, on said line of Louisiana
234 Highway No. 23, a distance of 48.37 feet.

235 Thence North 50 degrees 37 minutes 21 seconds West, on said line of Louisiana
236 Highway No. 23, a distance of 359.70 feet;

237 Thence North 50 degrees 22 minutes 56 seconds West, on said line of Louisiana
238 Highway No. 23, a distance of 248.05 feet;

239 Thence North 31 degrees 05 minutes 32 seconds West, on said line of Louisiana
240 Highway No. 23, a distance of 48.43 feet;

241 Thence North 50 degrees 22 minutes 56 seconds West, on said line of Louisiana
242 Highway No. 23, a distance of 2,856.38 feet to a point of curvature.

243 Thence northwesterly, on said line of Louisiana Highway No. 23, on a curve to the
244 left having a radius of 3,124.48 feet, an arc distance of 72.21 feet to the southeasterly
245 of southerly-most corner of Lot 22 and the Point of Beginning.

246 From said Point of Beginning, continue thence northwesterly, on said line of
247 Louisiana Highway No. 23, on a curve to the left having a radius of 3,124.48 feet,
248 an arc distance of 208.97 feet to the line common to Lots 23 and 22, Point Celeste
249 Farms Subdivision;

250 Thence North 21 degrees 21 minutes 09 seconds East, on said common line, a
251 distance of 1,320 feet, more or less, to the mean low water line of the Mississippi
252 River;

253 Thence southeasterly, on the meander of the mean low water line of the Mississippi
254 River, a distance of 202 feet, more or less, to the intersection of said mean low water
255 line with the line common to Lots 23 and 24, Point Celeste Farms Subdivision, and
256 bearing North 21 degrees 20 minutes 09 seconds East from the aforesaid Point of
257 Beginning;

258 Thence South 21 degrees 20 minutes 09 seconds West, on the said line common to
259 Lots 23 and 24, Point Celeste Farms Subdivision, a distance of 1,380 feet, more or
260 less, to the northeasterly right of way line of Louisiana Highway No. 23 and the
261 Point of Beginning.

262 All as more fully shown on a survey by Dufrene Surveying & Engineering, Inc.,
263 dated September 26, 1997, a copy of which is attached hereto and made a part hereof.

264 For informational purposes only: Improvements thereon bear Municipal No. 21215
265 Highway 23, Port Sulphur, Louisiana 70083

266 Being the same property acquired by William H. Nungesser from CLL Limited
267 Partnership, LTD by act dated September 29, 1997, recorded on October 1, 1997 at
268 COB 915, FOLIO 841 in the records of Plaquemines Parish; further acquired by
269 William H. Nungesser and Michelle R. Bruton Nungesser by act dated February 7,
270 2000, recorded on February 9, 2000 at COB 965, FOLIO 146 in the records of
271 Plaquemines Parish; further acquired by William H. Nungesser from Michelle R.
272 Bruton Nungesser by act dated June 5, 2000, recorded on June 7, 2000 at COB 974,
273 FOLIO 205 in the records of Plaquemines Parish.

274 **THOSE CERTAIN LOTS OF GROUND**, together with all the buildings and improvements
275 thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto
276 belonging or in anywise appertaining, situated in the **PARISH OF PLAQUEMINES**, State of
277 Louisiana, in that part thereof known as **POINT CELESTE FARMS SUBDIVISION**, per plan
278 by Tildon J. Dufrene, Jr., dated January 22, 1996, last revised March 17, 1997, approved by
279 Plaquemines Parish Council Ordinance No. 97-101, registered in COB 911, FOLIO 137 in the
280 conveyance records of Plaquemines Parish, Louisiana, and according to said plan, said lots are
281 designated as **LOTS 24, 25 and 26**, and are located and measure as follows:

282 **Lot 24**

283 Commencing at the intersection of the northeasterly right of way line of Louisiana
284 Highway No. 23 and the upper or northwesterly line of property, belonging (now
285 or formerly) to Horace Wilkinson, which point of intersection is the southeasterly
286 corner of Point Celeste Farms Subdivision and which point bears Louisiana Plane
287 Coordinate System (NAD '83) coordinates X=3,757,921.74 and Y=397,825.99,
288 proceeds thence North 53 degrees 30 minutes 17 seconds West, on said line of
289 Louisiana Highway No. 32, a distance of 234.77 feet to a point of curvature;

290 Thence northwesterly, on said line of Louisiana Highway No. 23, on a curve to the
291 right having a radius of 11,349.16 feet, an arc distance of 511.72 feet to a point of
292 tangency.

293 Thence North 50 degrees 55 minutes 16 seconds West, on said line of Louisiana
294 Highway No. 23, a distance of 1,275.30 feet;

295 Thence North 70 degrees 12 minutes 40 seconds West, on said line of Louisiana
296 Highway No. 23, a distance of 48.37 feet.

297 Thence North 50 degrees 37 minutes 21 seconds West, on said line of Louisiana
298 Highway No. 23, a distance of 359.70 feet;

299 Thence North 50 degrees 22 minutes 56 seconds West, on said line of Louisiana
300 Highway No. 23, a distance of 248.05 feet;

301 Thence North 31 degrees 05 minutes 32 seconds West, on said line of Louisiana
302 Highway No. 23, a distance of 48.43 feet;

303 Thence North 50 degrees 22 minutes 56 seconds West, on said line of Louisiana
304 Highway No. 23, a distance of 2,719.62 feet to the southeasterly or southerly-most
305 corner of Lot 24 and the Point of Beginning.

306 From said Point of Beginning, continue thence North 50 degrees 22 minutes 56
307 seconds West, on said line of Louisiana Highway No. 23, a distance of 136.76 feet
308 to the point of curvature;

309 Thence northwesterly, on said line of Louisiana Highway No. 23, on a curve to the
310 left having a radius of 3,124.48 feet, an arc distance of 72.21 feet to the line
311 common to Lots 24 and 23, Point Celeste Farms Subdivision;

312 Thence North 21 degrees 20 minutes 09 seconds East, on said common line, a
313 distance of 1,380 feet, more or less, to the mean low water line of the Mississippi
314 River;

315 Thence southeasterly, on the meander of the mean low water line of the Mississippi
316 River, a distance of 198 feet, more or less, to the intersection of said mean low
317 water line with the line common to Lots 24 and 25, Point Celeste Farms
318 Subdivision, and bearing North 21 degrees 19 minutes 09 seconds East from the
319 aforesaid Point of Beginning;

320 Thence South 21 degrees 19 minutes 09 seconds West, on the said line common to
321 Lots 24 and 25, Point Celeste Farms Subdivision, a distance of 1,440 feet, more or
322 less, to the northeasterly right of way line of Louisiana Highway No. 23 and the
323 Point of Beginning.

324 **Lot 25**

325 Commencing at the intersection of the northeasterly right of way line of Louisiana
326 Highway No. 23 and the upper or northwesterly line of property, belonging (now
327 or formerly) to Horace Wilkinson, which point of intersection is the southeasterly
328 corner of Point Celeste Farms Subdivision and which point bears Louisiana Plane

329 Coordinate System (NAD '83) coordinates X=3,757,921.74 and Y=397,825.99,
330 proceeds thence North 53 degrees 30 minutes 17 seconds West, on said line of
331 Louisiana Highway No. 32, a distance of 234.77 feet to a point of curvature;

332 Thence northwesterly, on said line of Louisiana Highway No. 23, on a curve to the
333 right having a radius of 11,349.16 feet, an arc distance of 511.72 feet to a point of
334 tangency.

335 Thence North 50 degrees 55 minutes 16 seconds West, on said line of Louisiana
336 Highway No. 23, a distance of 1,275.30 feet;

337 Thence North 70 degrees 12 minutes 40 seconds West, on said line of Louisiana
338 Highway No. 23, a distance of 48.37 feet.

339 Thence North 50 degrees 37 minutes 21 seconds West, on said line of Louisiana
340 Highway No. 23, a distance of 359.70 feet;

341 Thence North 50 degrees 22 minutes 56 seconds West, on said line of Louisiana
342 Highway No. 23, a distance of 248.05 feet;

343 Thence North 31 degrees 05 minutes 32 seconds West, on said line of Louisiana
344 Highway No. 23, a distance of 48.43 feet;

345 Thence North 50 degrees 22 minutes 56 seconds West, on said line of Louisiana
346 Highway No. 23, a distance of 2,509.84 feet to the southeasterly or southerly-most
347 corner of Lot 25 and the Point of Beginning.

348 From said Point of Beginning, continue thence North 50 degrees 22 minutes 56
349 seconds West, on said line of Louisiana Highway No. 23, a distance of 209.78 feet
350 to the line common to Lots 25 and 24, Point Celeste Farms Subdivision;

351 Thence North 21 degrees 19 minutes 09 seconds East, on said common line, a
352 distance of 1,440 feet, more or less, to the mean low water line of the Mississippi
353 River;

354 Thence southeasterly, on the meander of the mean low water line of the Mississippi
355 River, a distance of 202 feet, more or less, to the intersection of said mean low
356 water line with the line common to Lots 25 and 26, Point Celeste Farms
357 Subdivision, and bearing North 21 degrees 22 minutes 34 seconds East from the
358 aforesaid Point of Beginning;

359 Thence South 21 degrees 22 minutes 34 seconds West, on the said line common to
360 Lots 25 and 26, Point Celeste Farms Subdivision, a distance of 1,470 feet, more or
361 less, to the northeasterly right of way line of Louisiana Highway No. 23 and the
362 Point of Beginning.

363

364 **Lot 26**

365 Commencing at the intersection of the northeasterly right of way line of Louisiana
366 Highway No. 23 and the upper or northwesterly line of property, belonging (now
367 or formerly) to Horace Wilkinson, which point of intersection is the southeasterly
368 corner of Point Celeste Farms Subdivision and which point bears Louisiana Plane
369 Coordinate System (NAD '83) coordinates X=3,757,921.74 and Y=397,825.99,
370 proceeds thence North 53 degrees 30 minutes 17 seconds West, on said line of
371 Louisiana Highway No. 32, a distance of 234.77 feet to a point of curvature;

372 Thence northwesterly, on said line of Louisiana Highway No. 23, on a curve to the
373 right having a radius of 11,349.16 feet, an arc distance of 511.72 feet to a point of
374 tangency.

375 Thence North 50 degrees 55 minutes 16 seconds West, on said line of Louisiana
376 Highway No. 23, a distance of 1,275.30 feet;

377 Thence North 70 degrees 12 minutes 40 seconds West, on said line of Louisiana
378 Highway No. 23, a distance of 48.37 feet.

379 Thence North 50 degrees 37 minutes 21 seconds West, on said line of Louisiana
380 Highway No. 23, a distance of 359.70 feet;

381 Thence North 50 degrees 22 minutes 56 seconds West, on said line of Louisiana
382 Highway No. 23, a distance of 248.05 feet;

383 Thence North 31 degrees 05 minutes 32 seconds West, on said line of Louisiana
384 Highway No. 23, a distance of 48.43 feet;

385 Thence North 50 degrees 22 minutes 56 seconds West, on said line of Louisiana
386 Highway No. 23, a distance of 2,300.07 feet to the southeasterly or southerly-most
387 corner of Lot 26 and the Point of Beginning.

388 From said Point of Beginning, continue thence North 50 degrees 22 minutes 56
389 seconds West, on said line of Louisiana Highway No. 23, a distance of 209.77 feet
390 to the line common to Lots 26 and 25, Point Celeste Farms Subdivision;

391 Thence North 21 degrees 22 minutes 34 seconds East, on said common line, a
392 distance of 1,470 feet, more or less, to the mean low water line of the Mississippi
393 River;

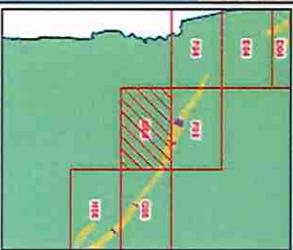
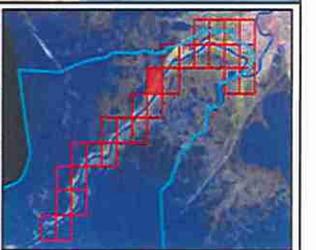
394 Thence southeasterly, on the meander of the mean low water line of the Mississippi
395 River, a distance of 202 feet, more or less, to the intersection of said mean low
396 water line with the line common to Lots 26 and 27, Point Celeste Farms
397 Subdivision, and bearing North 21 degrees 25 minutes 58 seconds East from the
398 aforesaid Point of Beginning;

399 Thence South 21 degrees 25 minutes 58 seconds West, on the said line common to
400 Lots 26 and 27, Point Celeste Farms Subdivision, a distance of 1,510 feet, more or
401 less, to the northeasterly right of way line of Louisiana Highway No. 23 and the
402 Point of Beginning.

403 Being the same property acquired by William H. Nungesser from CLL Limited
404 Partnership, LTD by act dated September 29, 1997, recorded on October 1, 1997 at
405 COB 915, FOLIO 841 in the records of Plaquemines Parish; further acquired by
406 Nungesser Land Company, L.L.C. by act dated October 30, 1998, recorded on
407 November 3, 1998 at COB 938, FOLIO 660, in the records of Plaquemines Parish.



Bolsu PCF, LLC
 2025-585
 FP to I-3



- Legend**
- Projective Parish Boundary
 - Zoning**
 - Residential
 - General Commercial
 - Heavy Industrial
 - Unincorporated Park
 - Light Industrial
 - Medium Density
 - Medium Density Park
 - Medium Density Residential
 - Light Industrial
 - Heavy Industrial
 - Light Industrial
 - Heavy Industrial
 - Medium Density Park
 - Medium Density Residential
 - Light Industrial
 - Heavy Industrial
 - Light Industrial
 - Heavy Industrial

NOTES

1. Project 2025-585 is a new project and is not a continuation of a previous project.
2. This zoning map is a preliminary map and is subject to change without notice.
3. This zoning map is a preliminary map and is subject to change without notice.

PLAQUEMINES PARISH GOVERNMENT

1107 Avenue D
 Lake Charles, LA 70601
 (504) 335-4500

ZONING MAP

ZONING MAP RECONSTRUCTION PROJECT

CK
 ALDINGER, INC.
 2025-585
 SHEET 605



Bolsu PCF, LLC
2025-585

THIS IS NOT TO SCALE USE FOR REFERENCE ONLY

49 Thence continuing on said line of Louisiana Highway No. 23, on a curve to the left
50 having a radius of 2,879.48 feet, an arc distance of 863.64 feet to a Louisiana
51 Department of Transportation & Development monument and point of tangency;

52 Thence North 67 degrees 34 minutes 52 seconds West, on said line of Louisiana
53 Highway No. 23, a distance of 97.27 feet to a point and corner;

54 Thence South 22 degrees 08 minutes 19 seconds West, a distance of 6,442.15 to a
55 point and corner;

56 Thence South 45 degrees 57 minutes 33 seconds East, along the northeasterly bank
57 line of an existing drainage canal, a distance of 1,779.84 feet to a point and corner;

58 Thence North 21 degrees 19 minutes 52 seconds East, a distance of 6,782.14 feet
59 to the southwesterly right of way line of Louisiana Highway No. 23 and the Point
60 of Beginning.

61 Said Tract "A" is shown to contain 244.581 acres.

62 Being the same property acquired by Nungesser Land Company, L.L.C. from CLL
63 Limited Partnership by act dated June 29, 2000, recorded on July 3, 2000 at COB
64 976, FOLIO 80, in the records of Plaquemines Parish.

65 SECTION 2

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

69
70

50

51

SECTION 2

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

55

56



THIS IS NOT TO SCALE USE FOR REFERENCE ONLY



WOODRIDGE PARK, LLC
2025-595

THIS IS NOT TO SCALE USE FOR REFERENCE ONLY



THIS IS NOT TO SCALE USE FOR REFERENCE ONLY



WOODRIDGE PARK, LLC
2025-596

THIS IS NOT TO SCALE USE FOR REFERENCE ONLY

ORDINANCE NO. 25-

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

1
2 An Ordinance to exempt up to two (2) RV (recreational vehicle) sites or spaces per
3 parcel from the moratorium established by Ordinance No. 25-86; and otherwise to
4 provide with respect thereto.

5 DIGEST: The Council desires to exempt up to two (2) RV sites or spaces per parcel from the
6 moratorium, prohibiting the issuance of any permanent or temporary RV and RV park permits for
7 District 7, adopted by Ordinance No. 25-86 on May 8, 2025. *The digest is for informational*
8 *purposes only and is superseded by the language of the actual ordinance or resolution.*

9 WHEREAS, the Council desires to exempt up to two (2) RV (recreational vehicle) sites or spaces
10 per lot of record from the moratorium established by Ordinance No. 25-86;

11
12 NOW, THEREFORE:

13 BE IT ORDAINED BY THE PLAQUEMINES PARISH COUNCIL THAT:

14 SECTION 1

15 It hereby exempts up to two (2) RV (recreational vehicle) sites or spaces per parcel from the
16 moratorium established by Ordinance No. 25-86.

17 SECTION 2

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

ORDINANCE NO. 25-

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

An Ordinance to amend and amended to readopt Section IV of Ordinance No. 142, the Comprehensive Zoning Ordinance of Plaquemines Parish, Louisiana, as amended, and the “Comprehensive Zoning District Map” therein adopted by reference and which is paraphed thereto, with reference to Application No. 2025-582 dated March 14, 2025; and otherwise to provide with respect thereto.

Digest: The property owner wants to rezone the property to I-3 (Heavy Industrial) Zoning District for future development. *The digest is for informational purposes only and is superseded by the language of the actual ordinance or resolution.*

WHEREAS, a proposed Map Change was filed Plaquemines James and Shelia McGuire (Application No. 2025-582 dated March 14, 2025) to consider Map Change; and

WHEREAS, after a public hearing was held on June 24, 2025, providing all interested parties and the public with an opportunity to be heard regarding the proposed Map Change, and the advertisement required by law was made in the Plaquemines Gazette, the official journal of the Parish of Plaquemines; and there were no objections to the map change petition, and

WHEREAS, at a meeting held on June 24, 2025, the Plaquemines Parish Development Board favorably adopted Resolution No. 25-07, dated June 24, 2025 to recommend **approval** of the Map Change as proposed filed by Plaquemines James and Shelia McGuire (Application No. 2025-582, dated March 14, 2025) to consider the Map Change from FP (Flood Plain) Zoning District to I-3 (Heavy Industrial) Zoning District;

NOW THEREFORE:

BE IT ORDAINED BY THE PLAQUEMINES PARISH COUNCIL THAT:

SECTION 1

Subsection 2 of Section IV of Ordinance No. 142, the Comprehensive Zoning Ordinance of Plaquemines Parish, Louisiana, as amended, and the “Comprehensive Zoning District Maps” therein adopted by reference and which is paraphed thereto, are hereby amended and as amended readopted so that the following described properties are hereby rezoned from FP (Flood Plain) Zoning District to I-3 (Heavy Industrial) Zoning District:

THOSE CERTAIN LOST OF GROUND, together with all the buildings and improvements thereon and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of Plaquemines, State of Louisiana, in that part thereof known as POINTE CELESTE FARMS SUBDIVISION, per plan by Tildon J. Dufrene, Jr., dated 1/22/19996, last revised 3/17/1997, approved by Plaquemines Parish, Louisiana and according to said plan, said lots are designated as LOTS 35 and 36 and are located and measured as follows:

Lot 35

Commencing intersection of the northeast right of way line if LA Hwy 23 and the upper or northwestern line of property belonging (now or formerly) to Horace Wilkinson, which point of intersection is the southeasterly corner of Pointe Celeste Farms Subdivision and which point bears Louisiana Plane Coordinate System (NAD '83) coordinates X=3,757,921.74 and Y=397,825.99, proceed thence North 59 degrees 30 minutes 17 seconds West on said line of LA Hwy 23, a distance of 511.72' to a point of curvature;

Thence Northwesterly on said line of LA Hwy 23, on a curve to the right having a radius of 11, 349.16', an arc distance of 511.72' to a point of tangency;

Thence North 50 degrees 55 minutes 16 seconds West, on said line of LA Hwy 23, a distance of 1,275';

50 Thence North 70 degrees 12 minutes 40 seconds West, on said line of LA Hwy 23, a
51 distance of 48.37';

52 Thence North 50 degrees 37 minutes 21 seconds West, on said line of LA Hwy 23, a
53 distance of 359.70';

54 Thence North 50 degrees 22 minutes 56 seconds West, on said line of LA Hwy 23, a
55 distance of 248.05';

56 Thence North 31 degrees 05 minutes 32 seconds West, on said line of LA Hwy 23, a
57 distance of 48.43';

58 Thence North 50 degrees 22 minutes 56 seconds West on said line of LA Hwy 23, a
59 distance of 403.87' to the southeasterly or southerly-most corner of Lot 35 and the Point
60 of Beginning.

61 From said Point of Beginning, continue thence North 50 degrees 22 minutes 56 seconds
62 West, on said line of LA Hwy 23, a distance of 208.09' to the line common to Lots 35 and
63 34, Pointe Celeste Farms Subdivision;

64 Thence North 21 degrees 30 minutes 00 seconds East, on said common line, a distance of
65 1,550', more or less, to the mean low water line of the Mississippi River;

66 Thence Southeasterly, on the meander of the mean low water line of the Mississippi River,
67 a distance of 209', more or less, to the intersection of said mean low waterline with the
68 line common to Lots 35 and 36, Pointe Celeste Farms Subdivision, and bearing North 21
69 degrees 29 minutes 03 seconds East from the aforesaid Point of Beginning;

70 Thence South 21 degrees 29 minutes 03 seconds West, on the said line common to Lots
71 35 and 36, Pointe Celeste Farms Subdivision, a distance of 1,550' more or less, to the
72 Northeasterly right of way line of LA Hwy 23 and the Point of Beginning.

73 **Lot 36**

74 Commencing intersection of the northeast right of way line if LA Hwy 23 and the upper
75 or northwestern line of property belonging (now or formerly) to Horace Wilkinson, which
76 point of intersection is the southeasterly corner of Pointe Celeste Farms Subdivision and
77 which point bears Louisiana Plane Coordinate System (NAD '83) coordinates
78 X=3,757,921.74 and Y=397,825.99, proceed thence North 53 degrees 30 minutes 17
79 seconds West on said line of LA Hwy 23, a distance of 234.77 to a point of curvature;

80 Thence Northwesterly on said line of LA Hwy 23, on a curve to the right having a radius
81 of 11,349.16', an arc distance of 511.72' to a point of tangency;

82 Thence North 50 degrees 55 minutes 16 seconds West, on said line of LA Hwy 23, a
83 distance of 1,275.30';

84 Thence North 70 degrees 12 minutes 40 seconds West, on said line of LA Hwy 23, a
85 distance of 48.37';

86 Thence North 50 degrees 37 minutes 21 seconds West, on said line of LA Hwy 23, a
87 distance of 359.70';

88 Thence North 50 degrees 22 minutes 56 seconds West, on said line of LA Hwy 23, a
89 distance of 248.05';

90 Thence North 31 degrees 05 minutes 32 seconds West, on said line of LA Hwy 23, a
91 distance of 48.43';

92 Thence North 50 degrees 22 minutes 56 seconds West on said line of LA Hwy 23, a
93 distance of 195.79' to the southeasterly or southerly-most corner of Lot 36 and the Point
94 of Beginning.

95 From said Point of Beginning, continue thence North 50 degrees 22 minutes 56 seconds
96 West, on said line of LA Hwy 23, a distance of 208.08' to the line common to Lots 36 and
97 35, Pointe Celeste Farms Subdivision;

98 Thence North 21 degrees 29 minutes 03 seconds East, on said common line, a distance of
99 1,550', more or less, to the mean low water line of the Mississippi River;

100 Thence Southeasterly, on the meander of the mean low water line of the Mississippi River,
101 a distance of 209', more or less, to the intersection of said mean low waterline with the
102 line common to Lots 36 and 37, Pointe Celeste Farms Subdivision, and bearing North 21
103 degrees 28 minutes 05 seconds East from the aforesaid Point of Beginning.

104 The improvements thereon bear the Municipal No. 21481 Highway 23, Port Sulphur,
105 Louisiana.

106 Being the same property acquired by act before George Pivach, II, Notary Public, dated
107 9/25/1997, registered at COB 915, folio 651 in the conveyance records of Plaquemines
108 Parish Louisiana.

109 SECTION 2

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

113



James & Shelia McGuire
 2025-582
 FP to I-3

NOTES

1. This map is a preliminary map and is not intended to be used for any purpose other than for informational purposes only.

2. This map is a preliminary map and is not intended to be used for any purpose other than for informational purposes only.

3. This map is a preliminary map and is not intended to be used for any purpose other than for informational purposes only.

PLAQUEMINES PARISH GOVERNMENT



102 Zephyrus Dr.
 Bayou Cadeau, LA 70007
 (504) 302-4500

ZONING MAP RECONSTRUCTION PROJECT

ZONING MAP

PLAQUEMINES PARISH

CK ASSOCIATES, INC.

102 Zephyrus Dr.
 Bayou Cadeau, LA 70007
 (504) 302-4500

SHEET 005

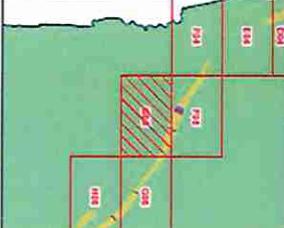
0 200 400 600 Feet

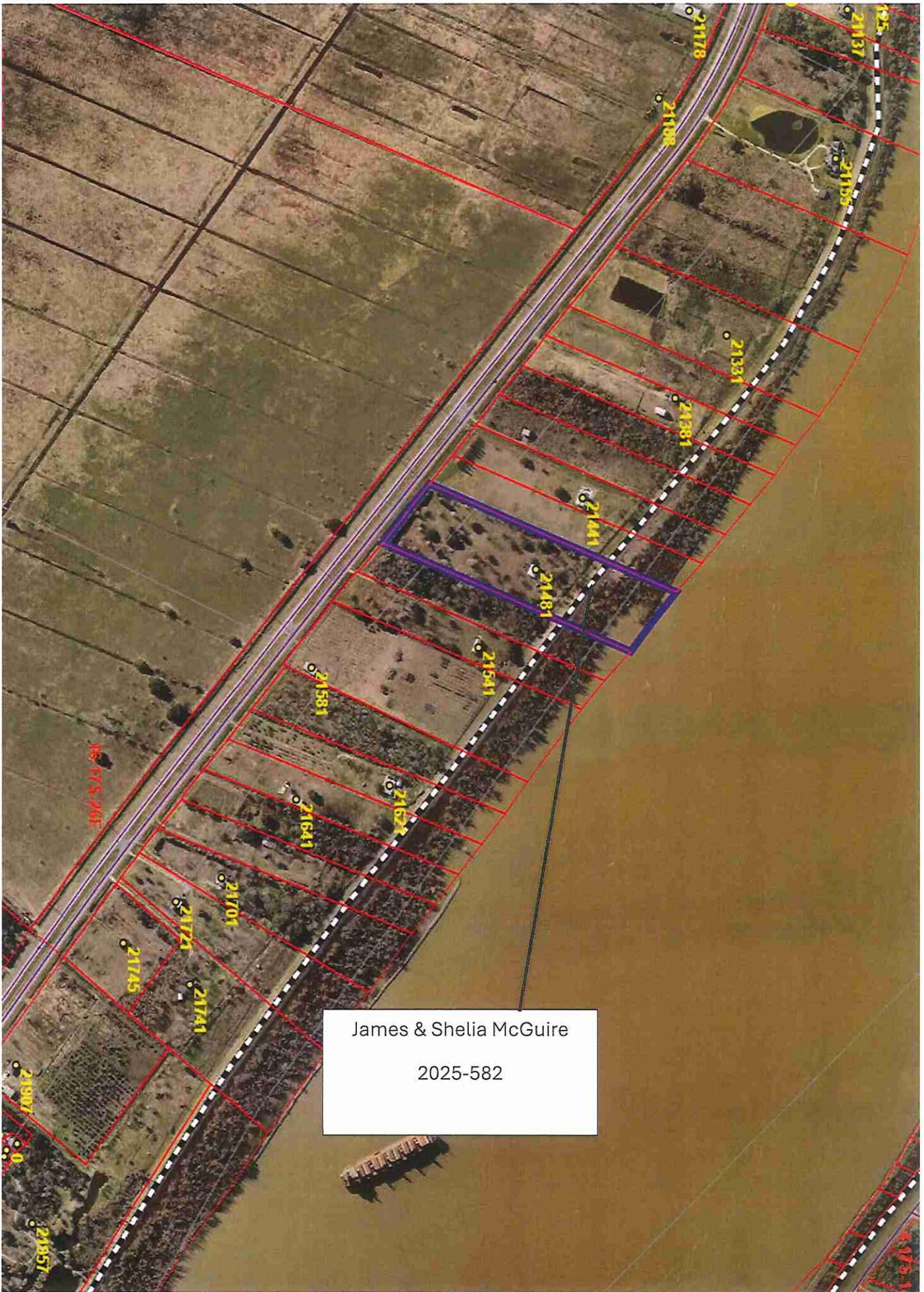
Legend

Plaquemines Parish Boundary

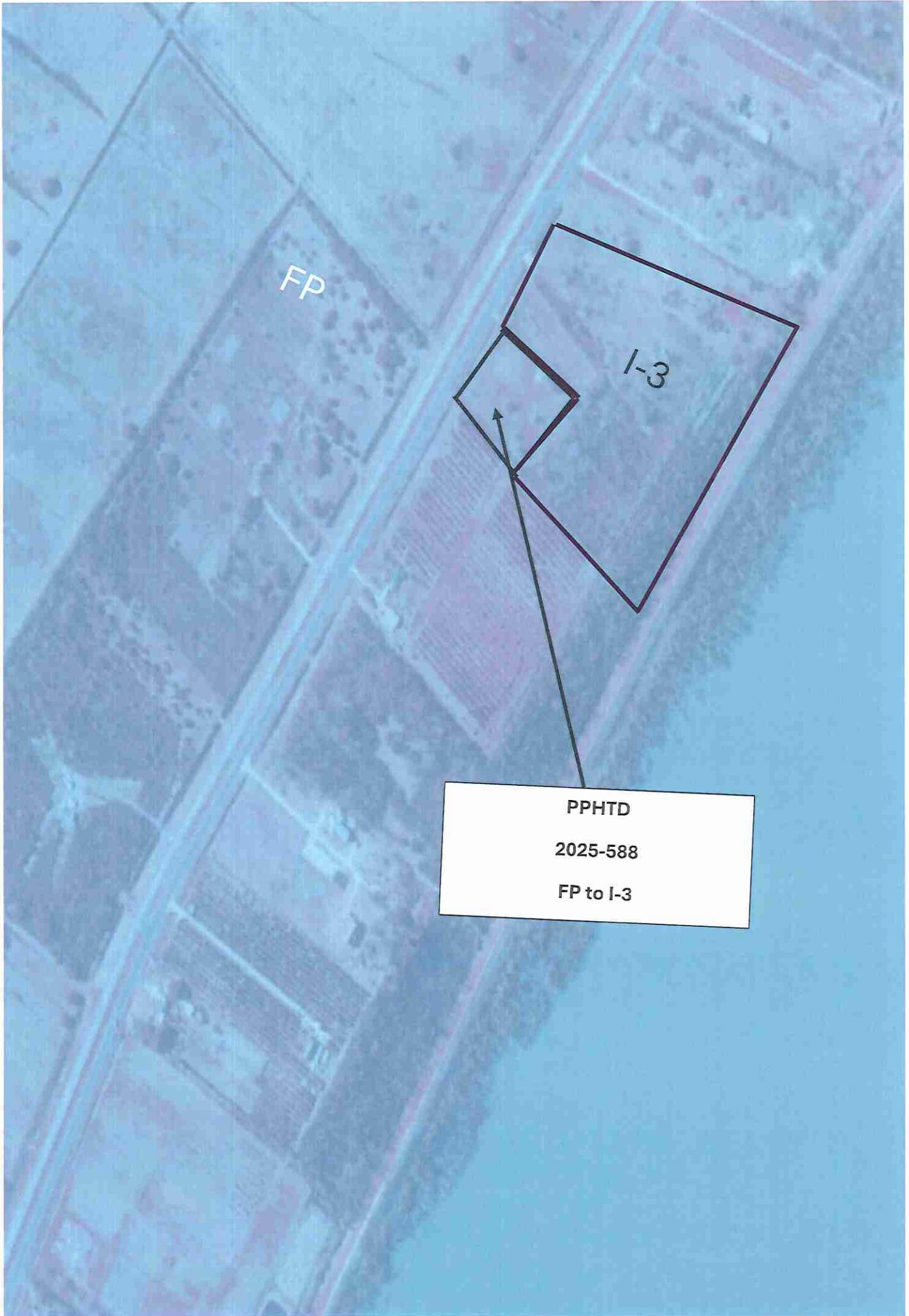
Zoning

- Residential Parish Boundary
- Residential
- General Commercial
- Heavy Industrial
- Industrial Park
- Light Industrial
- Medium Density Residential
- Medium Density Residential
- Single Family
- Two Family
- Very Heavy

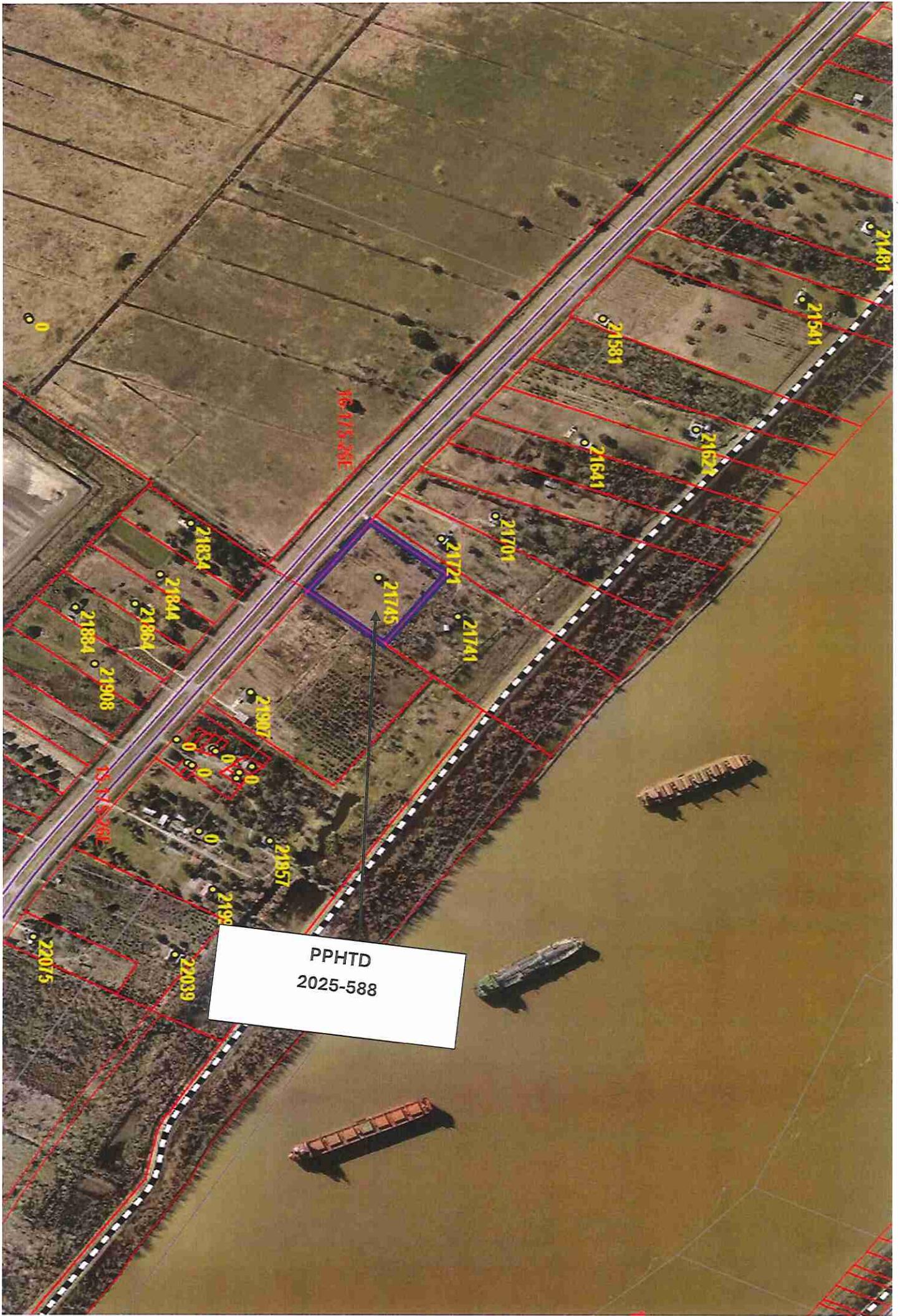





THIS NOT TO SCALE USE FOR REFERENCE ONLY



THIS IS NOT TO SCALE USE FOR REFERENCE ONLY



THIS NOT TO SCALE USE FOR REFERENCE ONLY

52

SECTION 2

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

56

57



PPHTD
2025-583
FP to MH



2



Legend
 [Red outline] Requested Parish Boundary

Zoning

- [Light Blue] Residential
- [Light Green] General Commercial
- [Dark Green] Heavy Industrial
- [Medium Green] Industrial Park
- [Light Blue-Green] Light Industrial
- [Light Blue] Medium Density
- [Light Green] Medium Density Park
- [Light Green] Medium Density
- [Light Green] Neighborhood Commercial
- [Light Green] Office
- [Light Green] Retail
- [Light Green] Single Family
- [Light Green] Two-Family

NOTES

1. This map is for informational purposes only and does not constitute a final engineering drawing.
2. Any boundary shown on this map is for informational purposes only and is not a legal boundary.

PLAQUEMINES PARISH GOVERNMENT



102 Avenue D
 Bayou Choche, LA 70307
 (504) 336-6500

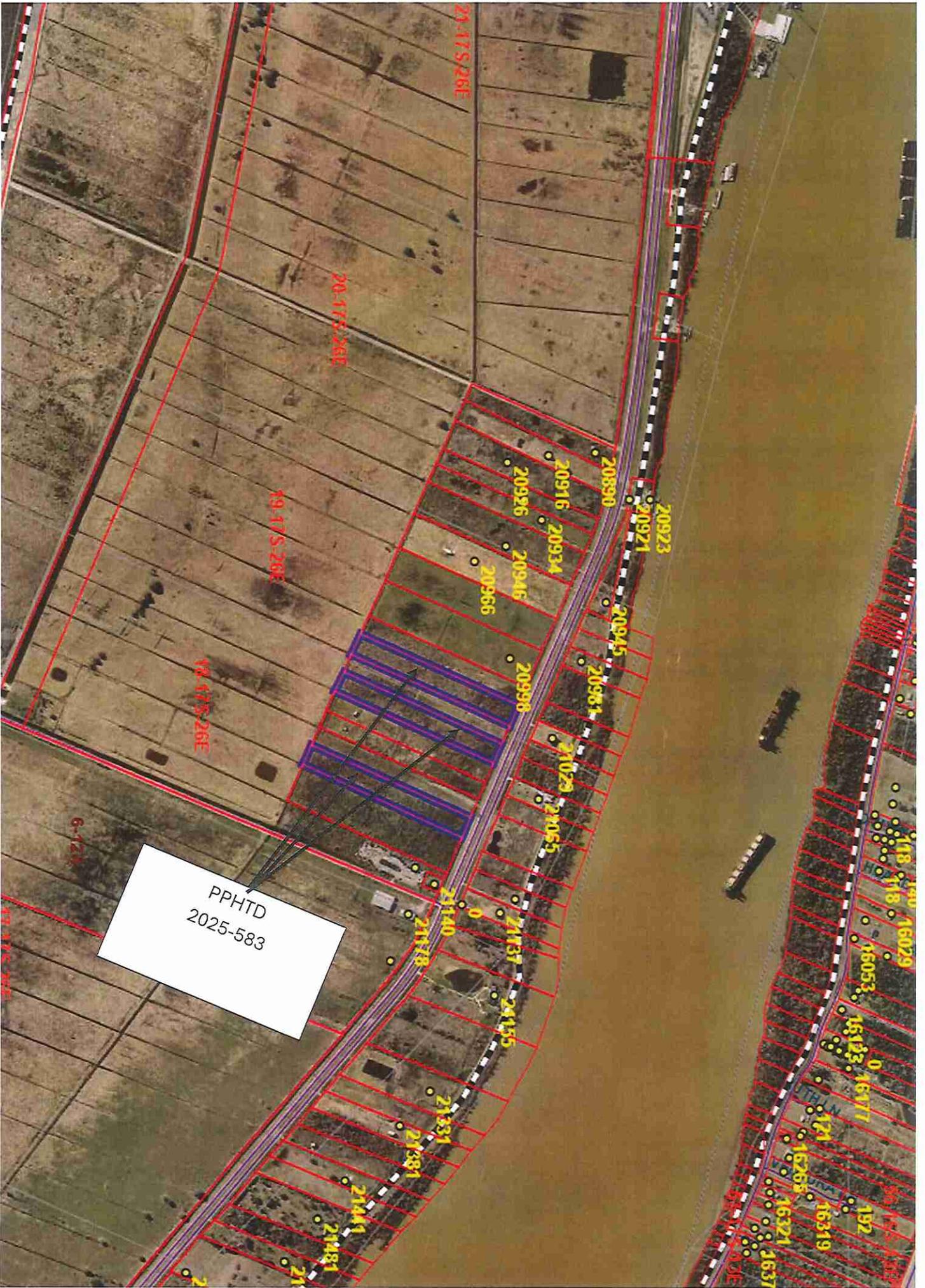
ZONING MAP RECONSTRUCTION PROJECT

ZONING MAP

PLAQUEMINES PARISH

CK ASSOCIATES, INC.
 102 Avenue D, Bayou Choche, LA 70307
 (504) 336-6500
 SHEET G05

DATE	DESCRIPTION
08/14/2024	ISSUED FOR PERMITTING



THIS IS NOT TO SCALE USE FOR REFERENCE ONLY

RESOLUTION NO. 25-

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

1 A Resolution to approve Cooperative Agreement LAGov No. 2000926550 with the
2 State of Louisiana, Department of Energy and Natural Resources for the
3 “Plaquemines Parish Local Coastal Program Implementation”, to authorize the
4 execution of said agreement by the Parish President; and otherwise to provide with
5 respect thereto.
6

7 WHEREAS, the State of Louisiana, Department of Energy and Natural Resources has proposed
8 an agreement with terms and conditions that have been reviewed and approved by the Parish
9 Attorney’s Office;

10
11 NOW, THEREFORE:

12
13 BE IT RESOLVED BY THE PLAQUEMINES PARISH COUNCIL THAT it hereby approves
14 Cooperative Agreement LAGov No 2000926550, “Plaquemines Parish Local Coastal Program
15 Implementation” with the State of Louisiana, Department of Energy and Natural Resources, for
16 the period of July 1, 2025 through June 30, 2028.
17

18 BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL THAT it hereby
19 authorizes Parish President, W. Keith Hinkley, to execute the aforementioned agreement and to
20 execute all additional documents deemed necessary and proper in connection with the agreement.
21

22 BE IT FURTHER RESOLVED by the Plaquemines Parish Council that the Secretary of this
23 Council is hereby authorized and directed to immediately certify and release this Resolution and
24 that Parish employees and officials are authorized to carry out the purposes of the Resolution, both
25 without further reading and approval by the Plaquemines Parish Council.
26

ORDINANCE NO. 25-

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

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

3 DIGEST: An ordinance to create and fund a Sanitarian II position in the Interim Employee
4 Training department and appropriate \$35,840 to fund said position. *The digest is for informational*
5 *purposes only and is superseded by the language of the actual ordinance or resolution.*

6
7 WHEREAS, it has been recommended by the Parish Administration to hire and train an interim
8 position for the Sanitarian II employee that will retire in 2025; and

9 WHEREAS, it has been recommended by the Parish Administration to create and fund a full-time
10 Sanitarian II position in the Interim Employee Training department at an annual salary of \$48,531
11 plus benefits;

12 NOW, THEREFORE:

13 BE IT ORDAINED BY THE PLAQUEMINES PARISH COUNCIL THAT:

SECTION 1

14
15 The 2025 Manpower Structure is amended by creating and funding a full-time Sanitarian II
16 position in the Interim Employee Training department at an annual salary of \$48,531 plus benefits.

SECTION 2

17
18 The 2025 General Fund, Operating Expenditure Budget, Interim Employee Training Department
19 is amended by appropriating \$35,840 from the Fund Balance Designated for Surplus as follows:

Fund: 001 General Fund			
Dept/Div: 533-2590 Interim Employee Training Dept			
Object	Description	Inc/ Dec	Amendment
510.005	Salaries & Wages Regular	Inc	20,530
515.005	P/R Taxes FICA Taxes	Inc	300
516.105	Retirement (PERS)	Inc	2,440
517.005	Group Insurance	Inc	12,570

SECTION 3

20
21
22
23
24
25
26
27
28
29
30
31
32
33 The Secretary of this Council is hereby authorized and directed to immediately certify and release
34 this Ordinance and that Parish employees and officials are authorized to carry out the purposes of
35 this Ordinance, both without further reading and approval by the Plaquemines Parish Council.

ORDINANCE NO. 25-

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

An Ordinance to amend and amended to readopt Section IV of Ordinance No. 142, the Comprehensive Zoning Ordinance of Plaquemines Parish, Louisiana, as amended, and the “Comprehensive Zoning District Map” therein adopted by reference and which is paraphed thereto, with reference to Application No. 2025-584 dated April 30, 2025; and otherwise to provide with respect thereto.

Digest: The property owner wants to rezone the property to MH to develop an RV Park. *The digest is for informational purposes only and is superseded by the language of the actual ordinance or resolution.*

WHEREAS, a proposed Map Change was filed Charles Neuman (Application No. 2025-584 dated April 30, 2025) to consider Map Change; and

WHEREAS, after a public hearing was held on June 24, 2025, providing all interested parties and the public with an opportunity to be heard regarding the proposed Map Change, and the advertisement required by law was made in the Plaquemines Gazette, the official journal of the Parish of Plaquemines; and there were no objections to the map change petition, and

WHEREAS, at a meeting held on June 24, 2025, the Plaquemines Parish Development Board favorably adopted Resolution No. 25-09, dated June 24, 2025, to recommend **approval** of the Map Change as proposed filed by Charles Neuman (Application No. 2025-584, dated April 30, 2025) to consider the Map Change from A-2 (Rural or Agricultural) Zoning District to MH (Mobile Home Park) Zoning District;

NOW THEREFORE:

BE IT ORDAINED BY THE PLAQUEMINES PARISH COUNCIL THAT:

SECTION 1

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

A CERTAIN TRACT OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges and servitudes thereon or in anywise appertaining, located in Sections 26 & 27, T20S, R29E at Triumph, Louisiana, and designated as TRACT E-2, of the Map of Division, Elston Tract, Triumph, Louisiana, by Hugh McCurdy, III, Registered Professional Land Surveyor, dated May 3, 2005, and recorded on the records of the PARISH OF PLAQUEMINES in COB 1095, folio 718, and more particularly described as follows to-wit:

Begin a intersection of Parish Highway No. 11 and the northerly side of Tract E-2, thence go N35°26’16”E a distance of 789.14 feet; thence go S54°33’45”E a distance of 126.70 feet; thence go S35°26’15”W a distance of 713.26 feet; thence go N73°45’30”W a distance of 134.16 feet to the Point of Beginning. All in accordance with Map of Division of Elston Tract, Triumph, Louisiana, by Hugh McCurdy, III, Registered Professional Land Surveyor, dated May 3, 2005.

Improvements thereon bear the Municipal NO. 36669 Highway 11, Buras, Louisiana 70041.

SECTION 2

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



THIS IS NOT TO SCALE USE FOR REFERENCE ONLY

ORDINANCE NO. 25-

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

An Ordinance authorizing Charles Tillotson, Executive Director of Plaquemines Port, Harbor and Terminal District to purchase land and property, more fully described in Exhibit A, owned by Point Celeste Farms; and otherwise, to provide with respect thereto.

DIGEST: The Port is working to finish the acquisition of the “Piano Keys II” properties for Port development. The Port is seeking approval to move forward with the purchase of Lot 48 currently owned by Venice Blue Crab Partnership. *The digest is for informational purposes only and is superseded by the language of the actual ordinance or resolution.*

WHEREAS, through negotiations with Venice Blue Crab Partnership, a recommendation is being made to approve the acquisition of property owned by Venice Blue Crab Partnership, known as one of the “Piano Keys II”; and

WHEREAS, the negotiations between Venice Blue Crab Partnership recognize a total recommended purchase price of \$1,142,400 for Lot 48, Point Celeste Farms S/D currently owned by Venice Blue Crab Partnership;

NOW, THEREFORE:

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

SECTION 1

It hereby authorizes and directs Charles Tillotson, Executive Director of the Plaquemines Port, Harbor and Terminal District, to acquire the land, more fully described as Lot 48, Point Celeste Farms S/D owned by Venice Blue Crab Partnership.

SECTION 2

The acquisition shall be for a purchase price of \$1,142,400 plus the closing cost for the transfer of ownership of the land at Lot 48, Point Celeste Farms S/D currently owned by Venice Blue Crab Partnership, to the Plaquemines Port, Harbor and Terminal District.

Exhibit A

Legal Description

Lot 48

A CERTAIN LOT OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the PARISH OF PLAQUEMINES, State of Louisiana, in that part thereof known as POINT CELESTE FARMS SUBDIVISION per plan by Tildon J. Dufrene, Jr., dated January 22, 1996, last revised March 17, 1997, approved by Plaquemines Parish Council Ordinance No. 97-101, registered in COB 911, folio 137, Conveyance Records of Plaquemines Parish, Louisiana. And according to said plan, said lot is designated as LOT 48 and is located and measures as follows:

Commencing at the intersection of the northeasterly right of way line of Louisiana Highway No. 23 and the upper or northwesterly line of property belonging (now or formerly) to Horace

1 Wilkinson, which point of intersection is the southeasterly comer of Point Celeste Farms
2 Subdivision and which point bears Louisiana Plane Coordinate System (NAD '83) coordinates
3 X=3,757,921.74 and Y=397,825.99, proceed thence North 53 degrees 30 minutes 17 seconds
4 West, on said line of Louisiana Highway No. 23, a distance of 234.777 feet to a point of curvature;
5
6 Thence northwesterly, on said line of Louisiana Highway No. 23, on a curve to the right having a
7 radius of 11,349.16 feet, an arc distance of 265.24 feet to the southerly-most comer of Lot 48 and
8 the Point of Beginning;
9
10 From said Point of Beginning, continue thence northwesterly, on said line of Louisiana Highway
11 No. 23, on the aforesaid curve, an arc distance of 50 feet to the line common to Lots 48 and 47,
12 Point Celeste Farms Subdivision;
13
14 Thence North 37 degrees 47 minutes 53 seconds East, on said common line, a distance of 1,520
15 feet, more or less, to the mean low water line of the Mississippi River;
16
17 Thence northwesterly, on said line of Louisiana Highway No. 23, on a curve to the right having a
18 radius of 11,349.16 feet, an arc distance of 265 .24 feet to the southerly-most comer of Lot 48 and
19 the Point of Beginning;
20
21 From said Point of Beginning, continue thence northwesterly, on said line of Louisiana Highway
22 No. 23, on the aforesaid curve, an arc distance of 50 feet to the line common to Lots 48 and 47,
23 Point Celeste Farms Subdivision;
24
25 Thence North 37 degrees 47 minutes 53 seconds East, on said common line, a distance of 1,520
26 feet, more or less, to the mean low water line of the Mississippi River;
27
28 Thence southeasterly, on the meander of the mean low water line of the Mississippi River, a
29 distance of 550 feet, more or less, to the intersection of said mean low water line with the
30 southeasterly or lower boundary of Point Celeste Farms Subdivision, which boundary line bears
31 North 37 degrees 47 minutes 53 seconds East from the aforesaid intersection at Louisiana Plane
32 Coordinate System (NAD '83) coordinates X=3,757,921.74 and Y=397,825.99;
33
34 Thence South 37 degrees 47 minutes 53 seconds West on said lower line of Point Celeste Farms
35 Subdivision, a distance of 1,040 feet, more or less, to the easterly-most corner of Lot 49, Point
36 Celeste Farms Subdivision, which corner lies 484 feet from the aforesaid coordinates, on a line
37 bearing North 37 degrees 47 minutes 53 seconds East from said coordinates;
38
39 Thence North 53 degrees 11 minutes 07 seconds West, on the river-side line of Lot 49, Point
40 Celeste Farms Subdivision, a distance of 500 feet to the northerly-most corner of said Lot 49;
41
42 Thence South 37 degrees 47 minutes 53 seconds West, on the upper or northwesterly line of Lot
43 49 aforesaid, a distance of 483.69 feet to the northeasterly right of way line of Louisiana Highway
44 No. 23 and the Point of Beginning.
45
46 The improvements thereon bear the Municipal No. 21741 Hwy. 23, Port Sulphur, LA. ("Property")

1

2 Being the same property acquired by Sharolyn Thiel Davis by Judgment of Possession in the
3 Succession of Richard Allen Davis, Sr., 25th Judicial District Court for the Parish of Plaquemines,
4 State of Louisiana, Proceedings No. 67742, filed in the conveyance records on November 10, 2022
5 at File Number: 2022-00004304, COB 1459, Page 484.

6

7 Site Area: 13.6 gross acres

8

SECTION 3

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

12

13

RESOLUTION NO. 25-

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

1
2 A Resolution authorizing Charles D. Tillotson, Executive Director of the
3 Plaquemines Port Harbor & Terminal District, to adopt the Port's Security Plan,
4 Vulnerability Assessment, and updated maritime policies; and otherwise to
5 provide with respect thereto.
6

7 DIGEST: The Port contracted IEM International, Inc. (IEM) to update its Port Security Plan,
8 Vulnerability Assessment, and maritime polices to enhance safety and security within the port
9 district. *The digest is for informational purposes only and is superseded by the language of the*
10 *actual resolution.*
11

12 WHEREAS, the Port is committed to maintaining the highest standards of maritime security,
13 safety, and regulatory compliance; and
14

15 WHEREAS, IEM was engaged by the Port to conduct a comprehensive review and development
16 of the Port's Security Plan, Vulnerability Assessment, and associated maritime policies in
17 accordance with applicable federal regulations, including those set forth by the U.S. Coast Guard
18 and the Maritime Transportation Security Act (MTSA); and
19

20 WHEREAS, IEM has completed the Port's Security Plan, Vulnerability Assessment, and
21 supporting policy framework, designed to enhance the Port's preparedness, operational security,
22 and resilience against threats and hazards; and
23

24 WHEREAS, the adoption of these documents is critical to ensure compliance with federal security
25 mandates and to guide the Port's security operations moving forward;
26

27 NOW, THEREFORE:
28

29 BE IT RESOLVED BY THE PLAQUEMINES PARISH COUNCIL AS THE SOLE
30 GOVERNING AUTHORITY OF THE PLAQUEMINES PORT, HARBOR & TERMINAL
31 DISTRICT THAT it hereby authorizes Charles D. Tillotson, Executive Director of the
32 Plaquemines Port Harbor & Terminal District, to adopt the Port's Security Plan, Vulnerability
33 Assessment, and updated maritime policies.
34

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

