

Houma-Terrebonne Regional Planning Commission

Robbie Liner.....	Chairman
Jan Rogers.....	Vice-Chairman
Barry Soudelier.....	Secretary/Treasurer
Michael Billiot.....	Member
Terry Gold.....	Member
Clarence McGuire.....	Member
Angele Poiencot.....	Member
Travion Smith.....	Member
Wayne Thibodeaux.....	Member

JANUARY 16, 2025, THURSDAY

6:00 P.M.

**TERREBONNE PARISH COUNCIL MEETING ROOM
Government Tower, 8026 Main Street, 2nd Floor, Houma, Louisiana**

A • G • E • N • D • A

I. CONVENE AS THE ZONING & LAND USE COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. APPROVAL OF MINUTES

1. Approval of Minutes of Zoning & Land Use Commission for the Regular Meeting of December 19, 2024

E. COMMUNICATIONS

F. NEW BUSINESS:

1. Preliminary Hearings:
 - a) Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); 1141 Roussell Street; Tai Raymond, applicant; and call a Public Hearing for Thursday, February 20, 2025 at 6:00 p.m. (*Council District 1 / City of Houma Fire*)
 - b) Rezone from R-1 (Single-Family Residential) to C-2 (General Commercial); 7401 Park Avenue; Richard Real Estate & Management, LLC, c/o Kayla Brown, Manager, applicant; and call a Public Hearing for Thursday, February 20, 2025 at 6:00 p.m. (*Council District 2 / Bayou Cane Fire*)

G. STAFF REPORT

H. COMMISSION COMMENTS:

1. Zoning & Land Use Commissioners' Comments
2. Chairman Comments

I. PUBLIC COMMENTS

J. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. APPROVAL OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of December 19, 2024

E. APPROVE REMITTANCE OF PAYMENT FOR THE JANUARY 16, 2025 INVOICES AND THE TREASURER'S REPORT OF DECEMBER 2024

F. COMMUNICATIONS

G. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Lots 2-A, 2-B, and 2-C, A Redivision of Property belonging to Brandon's Quality Oysters, L.L.C.
Approval Requested: Process D, Minor Subdivision
Location: 2511 South Madison Road, Montegut, Terrebonne Parish, LA
Government Districts: Council District 9 / Montegut Fire District
Developer: John Dale "Zach" Lea, PH.D.
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Revised Lot "A" and Lots "C-1" & "C-2," A Redivision of Lots "A" & "C" belonging to the Estate of Wallace R. Ellender, III
Approval Requested: Process D, Minor Subdivision
Location: 4455 Hwy. 24 & St. Andrew Street, Terrebonne Parish, LA
Government Districts: Council District 9 / Bourg Fire District
Developer: Theresa-Marie Ellender
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Bon Villa Mobile Home Park, Phase 2
Approval Requested: Process B, Mobile Home Park-Final
Location: Bon Villa Court, Gray, Terrebonne Parish, LA
Government Districts: Council District 2 / Bayou Cane Fire District
Developer: Bon Villa Mobile Home Park, LLC
Surveyor: Milford & Associates, Inc.

b) Consider Approval of Said Application

H. STAFF REPORT

1. Update on Commissioners who have completed the required Ethics Training and Preventing Sexual Harassment Training for the calendar year 2024
2. Discussion and possible action regarding the American Planning Association's National Conference to be held March 29-April 1, 2025 in Denver, Colorado (Online, April 23-25, 2025)

I. ADMINISTRATIVE APPROVAL(S):

1. Revised Tracts 4-A & 4-B, A Redivision of Revised Tracts 4-A & 4-B, Property belonging to Daniel J. LeBlanc, et ux; Section 61, T16S-R14E and Section 72, T16S-R15E, Terrebonne Parish, LA (5913 Bayou Black Drive / Councilman John Amedée, District 4)
2. Tracts "A" & "B", A Redivision of Tract C-D-F-K-R-S-T-U-C belonging to Low Land Construction Co., Inc.; Section 96, T17S-R17E, Terrebonne Parish, LA (603 Sixth Street / Councilman Charles "Kevin" Champagne, District 5)

J. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

K. COMMISSION COMMENTS:

1. Planning Commissioners' Comments
2. Chairman's Comments

L. PUBLIC COMMENTS

M. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
MEETING OF DECEMBER 19, 2024

- A. The Chairman, Mr. Robbie Liner, called the meeting of December 19, 2024 of the HTRPC to order at 6:03 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Terry Gold.
- B. Upon Roll Call, present were: Mr. Michael Billiot; Mr. Terry Gold; Mr. Robbie Liner, Chairman; Mr. Clarence McGuire; Mrs. Angele Poiencot; Mr. Jan Rogers, Vice-Chairman; Mr. Travion Smith; and Mr. Barry Soudelier, Secretary/Treasurer. Absent at the time of Roll Call was: Mr. Wayne Thibodeaux. Also present were Mr. B.J. Schmill, Department of Planning & Zoning; Ms. Joan Schexnayder, TPCG Engineering Division; and Mr. Derick Bercegeay, Legal Advisor. *Mr. Pulaski was unable to attend the meeting.*
- C. **CONFLICTS DISCLOSURE:** The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises, or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter. *There were no conflicts to disclose.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Rogers moved, seconded by Mr. Smith: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of November 21, 2024.”

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mr. Soudelier moved, seconded by Mr. Rogers: “THAT the HTRPC remit payment for the December 19, 2024 invoices and approve the Treasurer’s Report of November 2024.”

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
1. Mr. Soudelier moved, seconded by Mr. Smith: “THAT the HTRPC approved the proposed budget for 2025.”

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **ANNUAL ORGANIZATIONAL MEETING:**
1. Mr. Soudelier moved, seconded by Mr. Rogers: “THAT the HTRPC ratify the acceptance of Martin & Pellegrin, CPAs for the 2024 audit per the 3-year engagement approved December 2022 for years 2022, 2023, & 2024.”

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 2. Mrs. Poiencot moved, seconded by Mr. Billiot & Mr. Gold: “THAT the HTRPC nominate and elect the current officers to remain in their positions for 2025; Mr. Robbie Liner, Chairman; Mr. Jan Rogers, Vice-Chairman; and Mr. Barry Soudelier, Secretary/Treasurer.”

The Chairman called for a vote on the motion offered by Mrs. Poiencot. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. **COMMUNICATION(S):**
1. Mr. Schmill read a letter from Keneth L. Rembert Land Surveyors requesting to withdraw Item H.1 regarding Low Land Construction Co., LLC [See *ATTACHMENT A*].

- a) Mr. Smith moved, seconded by Mrs. Poiencot: “That the HTRPC withdraw the Process D, Minor Subdivision, for Tracts “A” & “B,” A Redivision of Tract C-D-F-K-R-S-T-U-C belonging to Low Land Construction Co., LLC as per the Developer’s request [See *ATTACHMENT A*].”

The Chairman called for a vote on the motion offered by Mr. Smith. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. OLD BUSINESS:

1. *WITHDRAWN* Tracts “A” & “B,” A Redivision of Tract C-D-F-K-R-S-T-U-C belonging to Low Land Construction Co., Inc. [See *ATTACHMENT A*]

I. APPLICATIONS / NEW BUSINESS:

1. The Chairman called to order the application by Onshore Materials, LLC requesting final approval for Process C, Major Subdivision, for Imperial Landing Subdivision, Phase D.

- a) Mr. Stephen Waitz, David A. Waitz Engineering & Surveying, Inc., stated they were requesting final approval.
- b) Ms. Joan Schexnayder, TPCG Engineer, read a memo, dated December 19, 2024, regarding the punch list items for the development [See *ATTACHMENT B*].
- c) Mr. Schmill discussed the Staff Report and stated Staff would recommend conditional approval provided the applicant agrees to meet all the items on the TPCG Engineering Division’s punch list.
- d) Mr. Waitz stated they would comply/resolve all punch list items.
- e) Mr. Soudelier moved, seconded by Mr. Smith: “THAT the HTRPC grant final approval of Process C, Major Subdivision, for Imperial Landing Subdivision conditioned upon the Developer complying/resolving all punch list items per TPCG Engineering Division’s memo dated December 19, 2024 [See *ATTACHMENT B*].”

The Chairman called for a vote on the motion offered by Mr. Soudelier. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

J. STAFF REPORT:

1. The Commissioners who had completed the Ethics Training and Sexual Harassment Training were acknowledged and the ones who had not yet completed the trainings were encouraged to complete by the end of 2024.
2. The next National Planning Conference is going to be held in Denver, Colorado March 29-April 1, 2025 and online April 23-25, 2025. The matter will be placed on the January agenda for Commissioner approval to attend if so desired.

K. ADMINISTRATIVE APPROVAL(S):

Mr. Rogers moved, seconded by Mrs. Poiencot: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-2.”

1. Revised Lots 9 & 10, A Redivision of Lots 9 & 10, Block 5 of Luke Subdivision belonging to Robert P. Chouest, et al; Section 105, T17S-R17E, Terrebonne Parish, LA (1500 & 1502 Maxine Street / Councilman Charles "Kevin" Champagne, District 5)
2. Tract "A-1" & Revised Tract 2, A Redivision belonging to Lionel P. Falgout, et al; Section 10, T17S-R18E, Terrebonne Parish, LA (Nolan Street & Highway 24 / Councilman Steve Trosclair)

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

L. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee: None.

M. COMMISSION COMMENTS:

1. Planning Commissioners' Comments: None.
2. Chairman's Comments: None.

N. PUBLIC COMMENTS: None.

- O. Mr. Smith moved, seconded Mr. Billiot & Mr. Rogers: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 6:12 p.m."

The Chairman called for a vote on the motion offered by Mr. Smith. THERE WAS RECORDED: YEAS: Mr. Billiot, Mr. Gold, Mr. McGuire, Mrs. Poiencot, Mr. Rogers, Mr. Smith, and Mr. Soudelier; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Mr. Thibodeaux. THE CHAIRMAN DECLARED THE MOTION ADOPTED.



*Becky M. Becnel, Minute Clerk
Houma-Terrebonne Regional Planning Commission*

Keneth L. Rembert

LAND SURVEYORS

since 1973

635 SCHOOL ST. HOUMA, LA. 70360
985- 879-2782 EMAIL KLR SURVEYORS@AOL.COM

December 19, 2024

Houma-Terrebonne Planning & Zoning
P. O. Box 1446
Houma, LA 70361

Att: Mr. Chris Pulaski:

Re: Tabled Old Business- Item No. 1 Tracts "A" & "B", Low Land Construction

Dear Chris:

Please let this letter serve as a request to allow the above item to be removed from further consideration.

Thank you.

Sincerely,



Keneth L. Rembert

KLR/apr



TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

P. O. BOX 2768 • HOUMA, LOUISIANA 70361
985-868-5050 • WWW.TPCG.ORG



December 19, 2024

TO: **Christopher M. Pulaski**

FROM: **Joan E. Schexnayder, P.E.**
Staff Engineer

SUBJECT: **Imperial Landing Phase D**
Final Inspection

A final inspection of the above referenced subdivision was held by representatives of the Department of Public Works. The following punch list items remain and need to be addressed:

1. Drainage:
 - a. Monroe St.
 1. Sta. 1+67.31, item 77, CB-02 LF, reseal top, grout voids around 30" pipe.
 - b. Core Dr.
 1. Sta. 5+91.18, item 7, CB-02 Rt., reseal top, grout voids around 18" pipe.
 2. Sta. 5+91.18, item 43, CB-01 LF., grout voids around 18' pipe.
 3. Sta. 7+58.10, item 41, CB-01 LF., reseal top.
2. Roads:
 - a. Core Drive
 1. Cracked curbs: Lot 1, 7, 10, 11, 17, 21, & 24
 2. Cracked panels: Lot 13, 19 & in both cul-de-sacs
 3. All-way plaques need to be added to the stop signs
3. Utilities:
 - a. No lights installed.

Please feel free to contact me at 873-6720 if you have any questions or comments.

cc: Jacob A. Waitz, P.E., L.S.I. (email)
Utilities (email)
Planning Commission (email)
Engineering Division
Reading File (electronic)
Council Reading File (electronic)

Houma-Terrebonne Regional Planning Commission

Post Office Box 1446, Houma, Louisiana 70361-1446
 Phone (985) 873-6793 • htrpcinfo@tpcg.org

DECEMBER 2024

HOUMA TERREBONNE REGIONAL PLANNING COMMISSION

BALANCE BROUGHT FORWARD		56,091.68
EXPENDITURES:		
HOUMA-TERR PLANNING COMM. MEMBERS (Per Diems December 2024)		369.36
GANNETT LOUISIANA LOCALI Q (Publications - November 2024)		1,981.35
TPCG (Postage -November 2024)		276.71
Ledet Insurance (2025)		500.00
CHASE BANK (Service Fees)		30.00
TOTAL EXPENDITURES	3,157.42	
SUBTOTAL	52,934.26	
ACCOUNTS RECEIVABLE	690.93	
ENDING BALANCE		<u>53,625.19</u>
Chase Bank - Savings Account		48,847.42
Chase One Bank - Checking Account		4,777.77
TOTAL		<u><u>53,625.19</u></u>

ROBBIE LINER, Chairman
 JAN ROGERS, Vice Chairman
 BARRY SOUDELIER, Secretary/Treasurer
 TERRY GOLD
 CLARENCE MCGUIRE
 ANGELE POIENCOT
 TRAVION SMITH
 WAYNE THIBODEAUX
 VACANCY

CHRISTOPHER M. PULASKI, PLA
 Director
 BECKY M. BECNEL
 Minute Clerk
 DERICK BERCEGEAY
 Legal Advisor
 Terrebonne Parish
 Consolidated Government
 Planning & Zoning Department
www.tpcg.org/planning

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
2024 - DECEMBER TREASURER'S REPORT

ACCOUNTS RECEIVABLE:

Interest on Money Market Account	0.89
Interest on Checking Account	0.04
David A. Waitz Engineering & Surveying, Inc.	440.00
Keneth L. Rembert Land Surveyor, Inc.	125.00
Keneth L. Rembert Land Surveyor, Inc.	125.00

\$ 690.93

Approved by: Secretary/Treasurer
Title

Approved by: Chairman
Title

HOUMA TERREBONNE REGIONAL PLANNING COMMISSION
P. O. BOX 1446
HOUMA, LA. 70361

Outstanding invoices and disbursements

OPERATING ACCOUNT

Date	Invoice Number	Vendor	Description	Amount
1/16/2025		Michael Billiot	Per Diem	46.17
1/16/2025		Terry Gold	Per Diem	46.17
1/16/2025		Robbie R. Liner	Per Diem	46.17
1/16/2025		Clarence McGuire Jr.	Per Diem	46.17
1/16/2025		Angele Poiencot	Per Diem	46.17
1/16/2025		Jan J. Rogers	Per Diem	46.17
1/16/2025		Travion Smith	Per Diem	46.17
1/16/2025		Barry J. Soudelier	Per Diem	46.17
1/16/2025		Wayne Thibodeaux	Per Diem	46.17
1/16/2025		TPCG	Postage	7.82
1/16/2025		LA Dept of Revenue	4th Qtr Taxes	175.96
TOTAL OPERATING EXPENDITURES				599.31

Date	Invoice	Vendor	Description	Amount
1/16/2025		H-T Reg. Plan Comm	Transfer	-

1/16/2025 _____ Secretary/Treasurer
Date Title

1/16/2025 _____ Chairman
Date Approved by: Title

1/16/2025 _____ Accountant
Date Approved by: *Stephane Valpoux* Title

Receipts January 1st through January 31st, 2025

Tai Raymond	25.00
Keneth L. Rembert Land Surveyors	25.00
Keneth L. Rembert Land Surveyors	182.84
Keneth L. Rembert Land Surveyors	324.92
Milford & Associates, Inc.	110.00
Keneth L. Rembert Land Surveyors	125.00

792.76

Chase Bank Money Market Account Balance \$48,054.66

Chase Bank Checking Account Balance \$4,178.46

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@tpcg.org

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. Raw Land
 Re-Subdivision
- C. Major Subdivision
 Conceptual
 Preliminary
 Engineering
 Final
- B. Mobile Home Park
 Residential Building Park
 Conceptual/Preliminary
 Engineering
 Final
- D. Minor Subdivision

Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

1. Name of Subdivision: LOTS 2-A, 2-B & 2-C, PROPERTY OF BRANDON'S QUALITY OYSTERS, L.L.C.
2. Developer's Name & Address: JOHN DALE "ZACH" LEA, PH.D., BRANDON'S QUALITY OYSTERS, L.L.C., 5120 Hwy. 56, CHAUVIN, LA. 70344
Owner's Name & Address: 70344
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: 2511 SOUTH MADISON ROAD, MONTEGUT, LA 70377
5. Location by Section, Township, Range: SECTION 59, T20S-R18E
6. Purpose of Development: SALE OF LOT 2-B FOR OYSTER FARM
7. Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
8. Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
9. Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
10. Planned Unit Development: Y N
11. Date and Scale of Map: 12/19/24 SCALE 1"=60'
12. Council District / Fire Tax Area: 9 Trosclair / Montegut Fire
13. Number of Lots: 3
14. Filing Fees: \$182.84

CERTIFICATION:

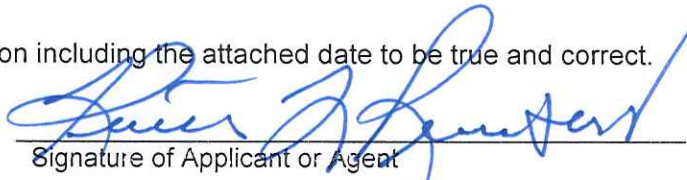
I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

12/23/24

Date


Signature of Applicant or Agent

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

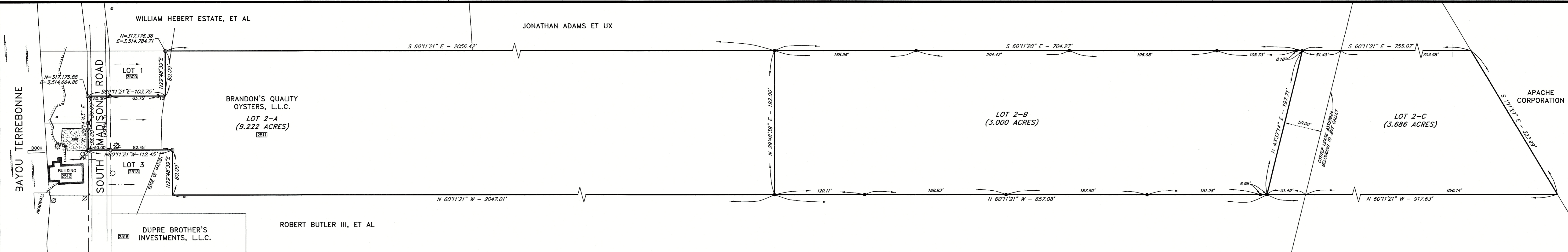
BY: BRANDON HEBERT, OWNER

Print Name of Signature

Signature

12/27/24

PC25/1-1-1



NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS OFFICE. NO ATTEMPT HAS BEEN MADE BY KENETH L. REMBERT LAND SURVEYORS TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, DEED RESTRICTIONS, SERVITUDES, EASEMENTS, ALLEYS, RIGHT-OF-WAYS OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE. THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY AND NO ATTEMPT HAS BEEN MADE TO LOCATE BURIED UTILITIES AS PART OF THIS SURVEY. THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF, ON SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

COMMUNITY SEWERAGE NOT AVAILABLE IN THIS AREA. INDIVIDUAL TREATMENT PLANTS TO BE USED.

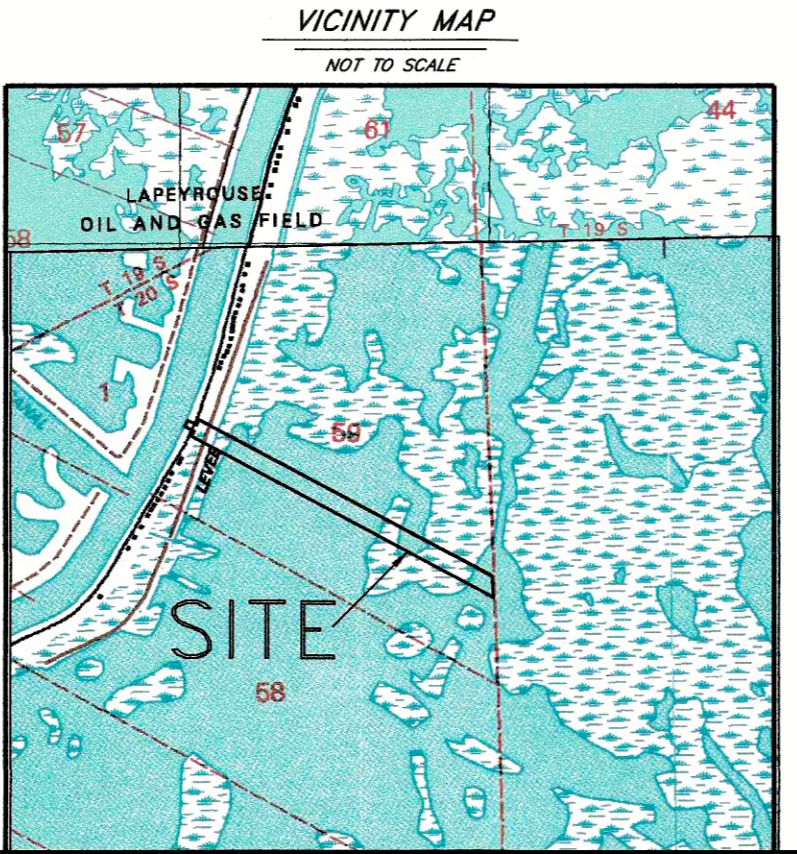
THIS PROPERTY DRAINS TO THE REAR AND TO BAYOU TERREBONNE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THIS AREA.

THESE LOTS ARE LOCATED IN ZONE "VE" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 22109C, PANEL NO. 0675, SUFFIX "E", AND DATED SEPTEMBER 7, 2023. (ZONE "VE" HAS A BASE FLOOD REQUIREMENT OF 17').

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 1675242 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

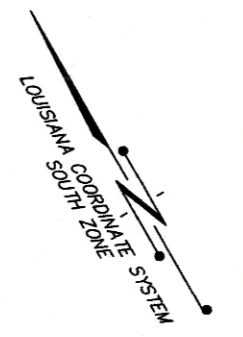
I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" (SUBURBAN) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

JOB NO. : 342 FIELD BOOK : ADDRESS : SOUTH MADISON RD CAD NAME : LEA-LOT2-2511-SOUTH-MADISON-RD-TPC_24-342
 DRAWN BY : AP PAGES : SURVEY FILE : PRICER83 FOLDER : LEA, JOHN DALE



- LEGEND:
- INDICATES 5/8" IRON ROD SET INSIDE OF 2" PVC PIPE
 - INDICATES IRON PIPE PREV. FOUND
 - ⊙ INDICATES 3/4" IRON PIPE PREV. SET
 - ⊕ EXISTING POWER POLE
 - ⊕ EXISTING POWER POLE WITH LIGHT
 - ⊕ EXISTING FIRE HYDRANT
 - 3.3' INDICATES SPOT ELEVATION
 - 204 INDICATES MUNICIPAL ADDRESS
 - DRAINAGE ARROWS

APPROVED AND ACCEPTED THIS DATE _____
 BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION
 BY _____ FOR _____



"MINOR SUBDIVISION"
 LAND USE: COMMERCIAL
 DEVELOPER: JOHN D. LEA
 SURVEY OF LOTS 2-A, 2-B AND 2-C
 A REDIVISION OF PROPERTY BELONGING
 TO BRANDON'S QUALITY OYSTERS, L.L.C.
 LOCATED IN SECTION 59, T20S - R18E
 TERREBONNE PARISH, LOUISIANA
 DECEMBER 19, 2024 SCALE: 1" = 60'
 [Signature]
 KENETH L. REMBERT, SURVEYOR
 635 SCHOOL ST., HOUMA, LA.
 PH. (985) 879-2782

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@tpcg.org

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. Raw Land
 Re-Subdivision
- C. Major Subdivision
 Conceptual
 Preliminary
 Engineering
 Final
- B. Mobile Home Park
 Residential Building Park
 Conceptual/Preliminary
 Engineering
 Final
- D. Minor Subdivision

Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

1. Name of Subdivision: Plat showing Revised Lot "A" and Lots "C-1" & "C-2" a redivision of Lots "A" & "C" belonging to The Estate of Wallace J. Ellender III
2. Developer's Name & Address: Theresa-Marie Ellender 146 Royal Oak Blvd Thibodaux, LA 70301
Owner's Name & Address: Theresa-Marie Ellender 146 Royal Oak Blvd Thibodaux, LA 70301
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

4. Physical Address: 4455 Hwy 24 & St. Andrew St
5. Location by Section, Township, Range: Section 11, T17S-R18E
6. Purpose of Development: create tracts for sale
7. Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
8. Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
9. Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
10. Planned Unit Development: Y N
11. Date and Scale of Map:
DATE: 12/9/24 SCALE: 1"=40'
12. Council District / Fire Tax Area:
9 Trosclair / Bourg
13. Number of Lots: 3
14. Filing Fees: \$ 324.92

CERTIFICATION:

I, KENETH L. REMBERT, certify this application including the attached date to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

12/11/24

Date

Theresa Marie Ellender
Signature of Applicant or Agent

The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

THERESA-MARIE ELLENDER

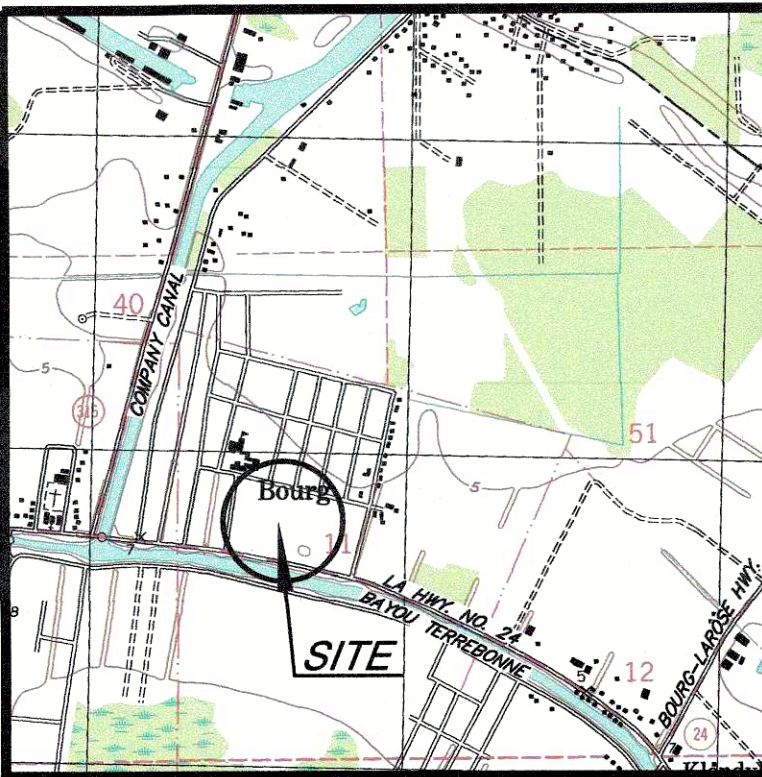
Print Name of Signature

12/11/24

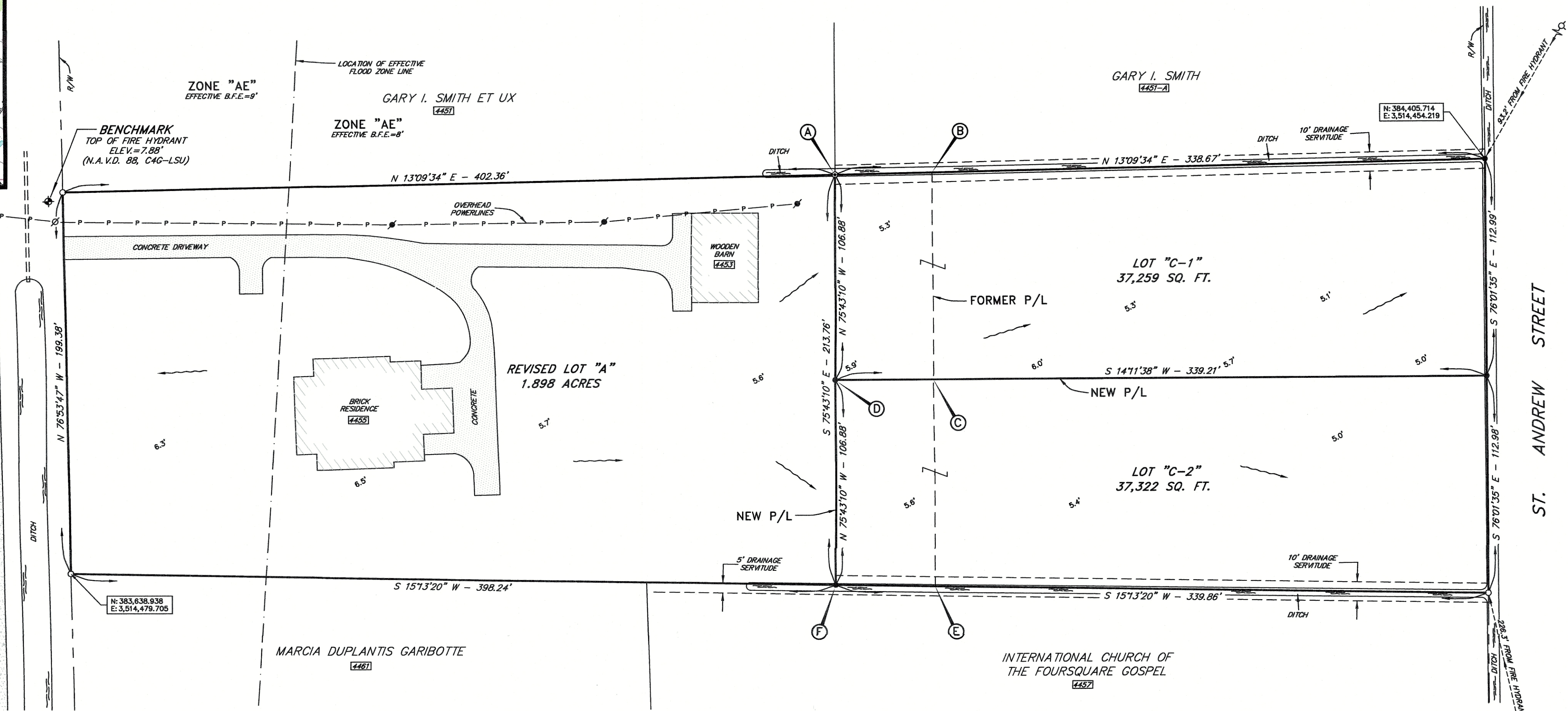
Date

PC25/ 1 - 2 - 2

Revised 11/3/2021



"VICINITY MAP"



SEWER SYSTEM:
INDIVIDUAL TREATMENT PLANT TO BE USED IN THIS AREA. COMMUNITY SEWERAGE IS NOT AVAILABLE.

DRAINAGE NOTE:
THIS PROPERTY DRAINS TO ROADSIDE DITCHES WHICH NEEDS NO MAINTENANCE AND TO BAYOU TERREBONNE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

REFERENCE MAP:
THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 1558632 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

FLOOD INFORMATION:
THIS PROPERTY IS LOCATED IN ZONE "AE" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY RATE MAP, COMMUNITY NO. 22109C, PANEL NO. 0300, SUFFIX "E", AND DATED SEPTEMBER 7, 2023. ZONE "AE" HAS B.F.E. REQUIREMENTS OF 8' & 9'. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS OFFICE. NO ATTEMPT HAS BEEN MADE BY KENETH L. REMBERT LAND SURVEYORS TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, DEED RESTRICTIONS, SERVITUDES, EASEMENTS, ALLEYS, RIGHT-OF-WAYS OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE. THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY AND NO ATTEMPT HAS BEEN MADE TO LOCATE BURIED UTILITIES AS PART OF THIS SURVEY. KENETH L. REMBERT LAND SURVEYORS HAS NOT AND DOES NOT PROVIDE DELINEATION OF JURISDICTIONAL WETLANDS. THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREON IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF ON SUCH. IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

- LEGEND:**
- INDICATES 5/8" IRON ROD SET
 - INDICATES 5/8" IRON ROD FOUND
 - INDICATES 3/4" IRON PIPE FOUND
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - EXISTING FIRE HYDRANT
 - INDICATES SPOT ELEVATION
 - INDICATES DRAINAGE FLOW

AREA ENCOMPASSED BY THE LETTERS A-B-C-D-A CONTAINS AN AREA OF 5,459 SQ. FT.

AREA ENCOMPASSED BY THE LETTERS D-C-E-F-D CONTAINS AN AREA OF 5,523 SQ. FT.

ALL SURVEY CONTROL IS US FEET, ESTABLISHED BY GPS OBSERVATIONS AND POST PROCESSED WITH NGS C4G USING GEOD 18. THE VERTICAL DATUM IS NAVD '88 AND THE HORIZONTAL DATUM IS NAD 83, LOUISIANA SOUTH ZONE 1702.

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" SUBURBAN SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

Surveyor's Signature: *Keneth L. Rembert*
Surveyor's Name: **KENETH L. REMBERT, PROFESSIONAL LAND SURVEYOR**
Firm: **KENETH L. REMBERT LAND SURVEYORS**
Registration Number: **331**



APPROVED AND ACCEPTED THIS DATE _____
BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION
BY _____ FOR _____

"MINOR SUBDIVISION"
LAND USE: RESIDENTIAL
DEVELOPER: THERESA MARIE ELLENDER

PLAT SHOWING REVISED LOT "A"
AND LOTS "C-1" & "C-2"
A REDIVISION OF LOTS "A" & "C" BELONGING TO
THE ESTATE OF WALLACE R. ELLENDER III
LOCATED IN SECTION 11, T17S-R18E,
TERREBONNE PARISH, LOUISIANA

Keneth L. Rembert, PLS
LAND SURVEYORS
635 SCHOOL STREET, HOUMA, LOUISIANA 70360
(985) 879-2782 FAX - (985) 879-1641

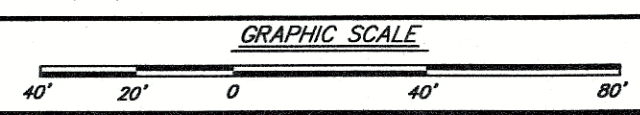


DRAWN: B.M.

CHK'D.: K.L.R.

SCALE: 1" = 40'

DATE: 09 DEC 24



DATE	BY	DESCRIPTION
REVISIONS		

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361
Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@tpcg.org

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- | | |
|---|---|
| A. <input type="checkbox"/> Raw Land | B. <input checked="" type="checkbox"/> Mobile Home Park |
| <input type="checkbox"/> Re-Subdivision | <input type="checkbox"/> Residential Building Park |
| C. <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Conceptual/Preliminary |
| <input type="checkbox"/> Conceptual | <input type="checkbox"/> Engineering |
| <input type="checkbox"/> Preliminary | <input checked="" type="checkbox"/> Final |
| <input type="checkbox"/> Engineering | D. <input type="checkbox"/> Minor Subdivision |
| <input type="checkbox"/> Final | |

Variance(s) – Provide brief description below. On a separate sheet of paper, provide a detailed description of the variance, demonstrate valid hardship(s), and demonstrate why the issuance of the variance would not nullify the intent and purpose of the ordinance which may include the public health, safety, and welfare. (Sec. 24.9.2.1)

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

- Name of Subdivision: Bon Villa Phase 2 Mobile Home Park
- Developer's Name & Address: BON VILLA MOBILE HOME PARK, LLC - 6969 MEMPHIS ST, NEW ORLEANS, LA 70124
Owner's Name & Address: BON VILLA MOBILE HOME PARK LLC, 6969 MEMPHIS ST, NEW ORLEANS, LA 70124
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: Milford & Associates, Inc., Engineer

SITE INFORMATION:

- Physical Address: Bon Villa Court
- Location by Section, Township, Range: Section 7, T16S-R17E
- Purpose of Development: Mobile Home Park
- Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
- Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
- Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
- Planned Unit Development: Y N
- Date and Scale of Map:
Date: 17DEC24 Scale: 1" = 40'
- Council District / Fire Tax Area:
4 Bayou Cane 2 Harding
- Number of Lots: 9
- Filing Fees: \$ 110.00

CERTIFICATION:

I, Floyd E. Milford, III, certify this application including the attached date to be true and correct.

Floyd E. Milford, III
Print Applicant or Agent
12-30-2024
Date

[Signature]
Signature of Applicant or Agent

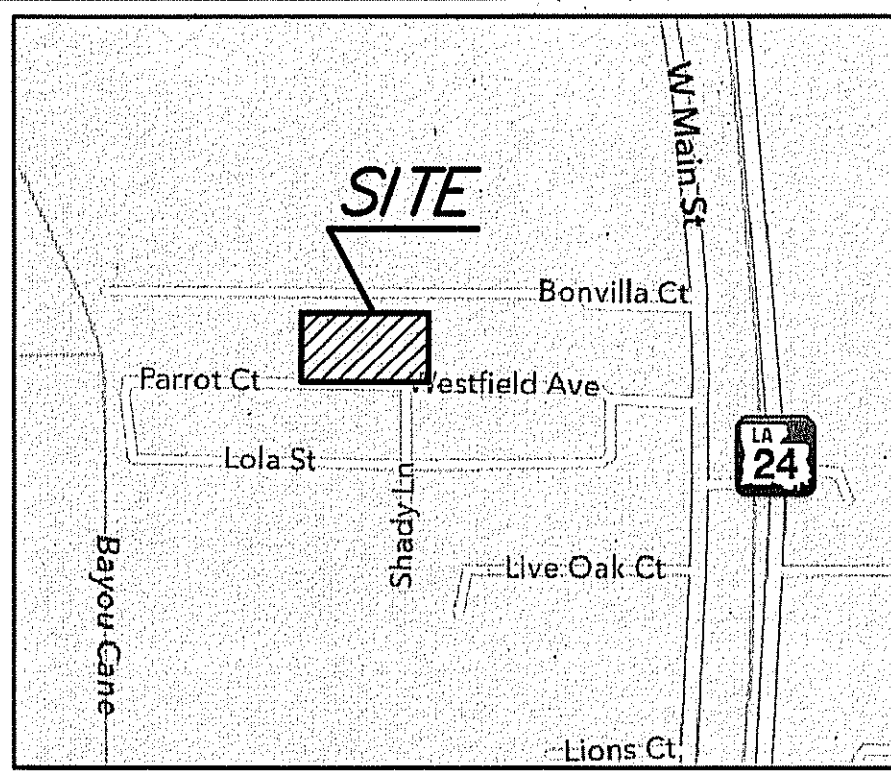
The undersigned certifies that he/she is the owner of the entire land included within the proposal and concurs with the Application or that he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

Mark Guidroz
Print Name of Signature
12-19-2024
Date

[Signature]
Signature

Revised 11/3/2021

PC25/ 1 - 3 - 3



STATEMENT OF OWNERSHIP:
 I, THE UNDERSIGNED PARTY DO HEREBY OWN THE HEREIN DESCRIBED PROPERTY FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES THAT WOULD OTHERWISE PREVENT THE SALE OF SAID PROPERTY IN ACCORDANCE WITH THE LAWS OF THE STATE OF LOUISIANA.

MARK GUIDROZ

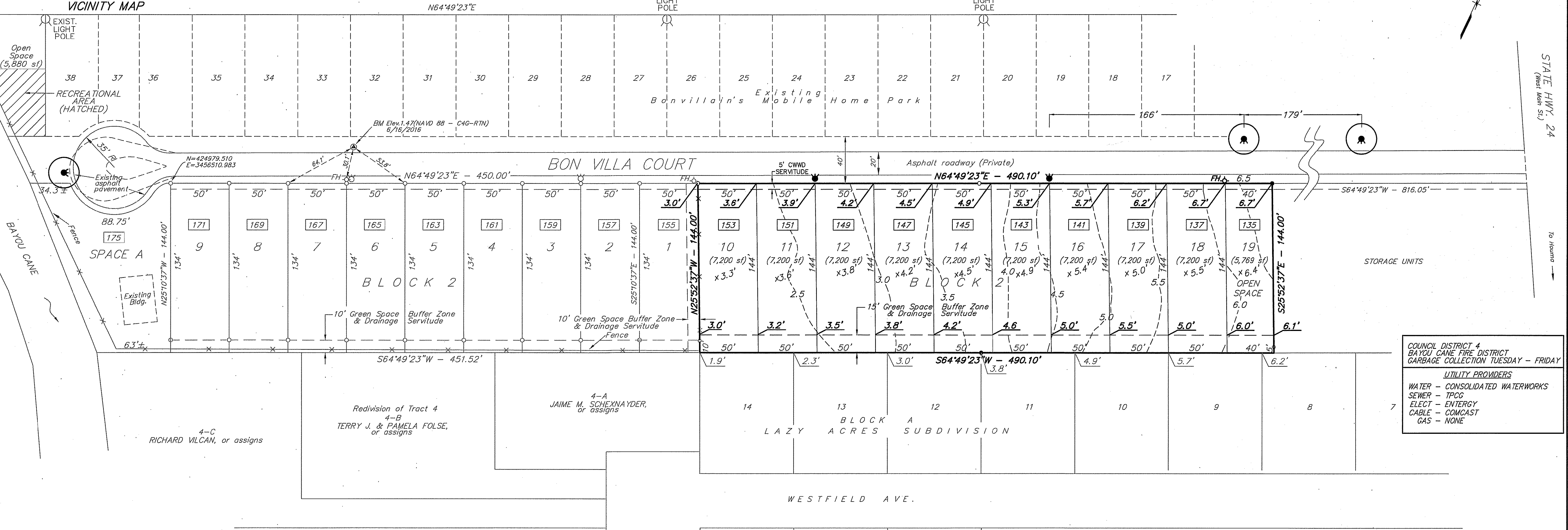
THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES FOR SUBMITTAL TO THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

PROJECT NO.	PARISH	SHEET NO.
21-62	TERREBONNE	2

APPROVED AND ACCEPTED THIS DATE _____
 BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION

BY _____ FOR _____

EMP INVESTMENTS, INC.



COUNCIL DISTRICT 4
 BAYOU CANE FIRE DISTRICT
 GARBAGE COLLECTION TUESDAY - FRIDAY

UTILITY PROVIDERS
 WATER - CONSOLIDATED WATERWORKS
 SEWER - TPCG
 ELECT - ENTERGY
 CABLE - COMCAST
 GAS - NONE

CULVERT TABLE FOR REAR LOT DITCH

LOT	SIZE	TYPE
10-19	18"	RPVC OR EQUAL

NAVD 88 DATUM

9 - SPACES
 1 - OPEN SPACE
 10 - TOTAL SPACES

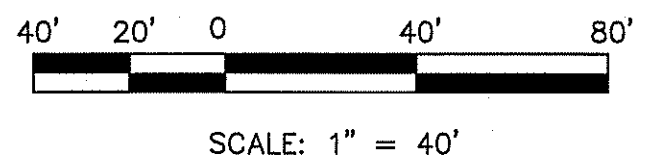
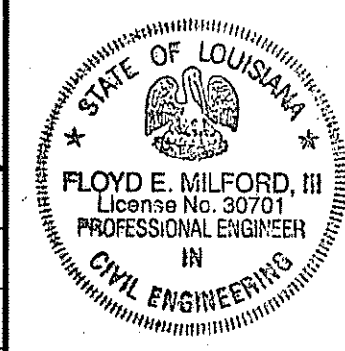
FINAL PLAT
 SUBDIVISION PLAN

BON VILLA - PHASE 2
 MAJOR MOBILE HOME PARK
 A MOBILE HOME PARK BELONGING TO:
 MARK GUIDROZ
 LOCATED IN SECTION 7, T16S-R17E
 TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.
 CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY: _____ DATE: 17DEC24

JOB # 21-62 CAD # 2162-SD_RD_FINAL FILE #

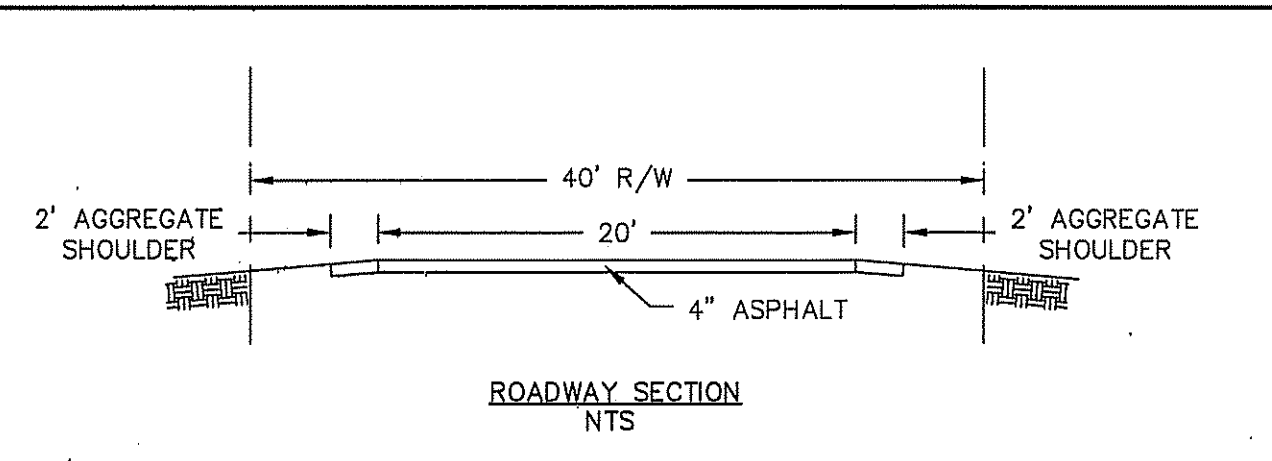


MINIMUM SETBACKS

FRONT	15 FT
SIDE	5 FT
REAR	10 FT

- LEGEND
- EXISTING 3/4" PIPE FD.
 - EXISTING 1/2" PIPE FD.
 - F.H. ○ EXISTING FIRE HYDRANT
 - EXISTING STREET LIGHT
 - F.H. ● PROPOSED FIRE HYDRANT
 - PROPOSED STREET LIGHT
 - (BM) BENCH MARK
4" BRASS DISC
SET IN CONCRETE
 - x.5.0 LOT ELEVATIONS
 - 999 HOUSE NUMBERS

- NOTES
1. THE PERIMETER BOUNDARIES OF MOBILE HOME PARK SHALL PROVIDE FOR A TEN FOOT GREEN SPACE BETWEEN EXTERIOR PROPERTY LINES OF THE PARK AND THE ADJOINING SPACE, TRACT, OR PARCEL.
 2. MOBILE HOMES SHALL NOT BE LOCATED CLOSER THAN 15 FEET FROM ANY PERMANENT STRUCTURE OF BUILDINGS TOGETHER WITH THEIR ADDITIONS AND APPURTENANCES.
 3. NO MOBILE HOME SHALL ENCR OACH OVER AN EXISTING OR PROPOSED RIGHT-OF-WAY, SERVITUDE, OR EASEMENT.



Reference Bearings:
 Bearings shown hereon are based on the reference map by Kenneth L. Romberg, Surveyor, entitled "SURVEY OF TRACT A-B-C-D-A, PROPERTY OF HAROLD J. BONVILLAIN, et ux dated July 22, 1980.

Reference Maps:
 BONVILLAIN'S MOBILE HOME PARK prepared by Theta-II Enterprises, Inc., dated 10/14/1981.
 MAP SHOWING THE REDIVISION OF PROPERTY BELONGING TO BONVILLAIN'S MOBILE HOME PARK, INC. prepared by Charles L. McDonald, Land Surveyor, Inc., and dated 18 May 2014.

Flood Zone:
 This property is within Zone "A1" as shown on the FEMA Flood Insurance Rate Map dated 5/1/1985. (Map No. 225206 0410 C The Advisory Base Flood Elevation Map (ABFE) does not show a panel printed for this property.

Note:
 Title information for this survey was provided by owner. No additional title research was performed by the surveyor. Engineering information shown hereon was provided by Milford & Associates, Inc.