

Houma-Terrebonne Regional Planning Commission

Robbie Liner.....	Chairman
Jan Rogers.....	Vice-Chairman
Rachael Ellender.....	Secretary/Treasurer
Ross Burgard.....	Member
Kyle Faulk.....	Member
Rev. Corion D. Gray.....	Member
Travion Smith.....	Member
Barry Soudelier.....	Member
Wayne Thibodeaux.....	Member

JUNE 15, 2023, 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 May 18, 2023
- E. COMMUNICATIONS**
- F. PUBLIC HEARING:**
 - 1. Rezone from OL (Open Land) & R-1 (Single-Family Residential) to R-1 (Single-Family Residential); 773 East Woodlawn Ranch Road, Lot 13, Block 2, Woodlawn Ranch Acres, Add. No. 3; Leslie Marie, applicant *(Council District 8 / City of Houma Fire)*
- G. OLD BUSINESS:**
 - 1. Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); 122 Banks Avenue, Lot 41, Block B, Mechanicville; Freddie Johnson, applicant *(Council District 1 / City of Houma Fire)*
- H. NEW BUSINESS:**
 - 1. Parking Plan:
Construction of 97 parking spaces; 1520 Martin Luther King Boulevard; Aldi, Inc., applicant *(Council District 3 / Bayou Cane Fire)*
- I. STAFF REPORT**
- J. COMMISSION COMMENTS:**
 - 1. Zoning & Land Use Commissioners' Comments
 - 2. Chairman Comments
- K. PUBLIC COMMENTS**
- L. ADJOURN**

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIENCE**
- B. ROLL CALL**
- C. CONFLICTS DISCLOSURE**
- D. APPROVAL OF MINUTES:**
 - 1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of May 18, 2023

E. APPROVE REMITTANCE OF PAYMENT FOR THE JUNE 15, 2023 INVOICES AND THE TREASURER’S REPORT OF MAY 2023

1. Martin & Pellegrin, CPAs to present 2022 Annual Audit for ratification and acceptance

F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Revised Parcel 3-A & Lot 49, Redivision of Revised Parcel 3-A belonging to Four Geaux Louisiana, LLC
Approval Requested: Process D, Minor Subdivision
Location: 1057 Four Point Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Four Geaux Louisiana, LLC; c/o Joann Kaack
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Variance Request: Variance from the minimum lot size requirement
d) Consider Approval of Said Application

H. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Lots 5-A & 5-B, A Redivision of Lot 5 belonging to Michael A. Fesi, II and Melissa F. Fesi
Approval Requested: Process D, Minor Subdivision
Location: 3335 Bayou Black Drive, Terrebonne Parish, LA
Government Districts: Council District 7 / City of Houma Fire District
Developer: Melissa F. Fesi
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Lots 8-A & 8-B of Block 6, A Redivision of Lot 8 of Barrow Subdivision, Property belonging to Jyothi Chuvatta-Madhava
Approval Requested: Process D, Minor Subdivision
Location: 1404A & 1404B Memory Lane and 460A & 460B Richmond Avenue, Terrebonne Parish, LA
Government Districts: Council District 1 / City of Houma Fire District
Developer: Emmanuel Gutierrez
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Revised Parcel 3-A & Lot 50, A Redivision of Revised Parcel 3-A belonging to Four Geaux Louisiana, LLC
Approval Requested: Process D, Minor Subdivision
Location: 1055 Four Point Road, Dulac, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Joann Kaack
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Variance Request: Variance from the minimum lot size requirement
d) Consider Approval of Said Application
4. a) Subdivision: Survey and Division of Property belonging to Katherine E. Florek into Lot 1 and Lot 2
Approval Requested: Process D, Minor Subdivision
Location: 1475 Dr. Beatrous Road, Theriot, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Dularge Fire District
Developer: Katherine E. Florek
Surveyor: David A. Waitz Engineering & Surveying, Inc.
b) Public Hearing
c) Consider Approval of Said Application

5. a) Subdivision: Survey & Division of Property belonging to Ricky C. Melancon and Laci Melancon into Lot 1, Lot 2, & Lot 3
Approval Requested: Process D, Minor Subdivision
Location: 2512 South Madison Road, Montegut, Terrebonne Parish, LA
Government Districts: Council District 9 / Montegut Fire District
Developer: Ricky & Laci Melancon
Surveyor: David A. Waitz Engineering & Surveying, Inc.
b) Public Hearing
c) Consider Approval of Said Application
6. a) Subdivision: A Redivision of Tract II belonging to Gail Thibodaux, now or formerly, being a portion of Lot 40 of the Waubun, St. George & Isle of Cuba Plantation Subdivision to create Tract IV and Tract V
Approval Requested: Process D, Minor Subdivision
Location: 620 & 622 Main Project Road, Schriever, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Gail Thibodaux
Surveyor: Leonard Chauvin P.E., P.L.S., Inc.
b) Public Hearing
c) Consider Approval of Said Application
7. a) Subdivision: Division of Property belonging to William J. Washam to create Tract WW-1 and Tract WW-2
Approval Requested: Process D, Minor Subdivision
Location: 7060 & 7064 Main Street, Terrebonne Parish, LA
Government Districts: Council District 5 / Bayou Cane Fire District
Developer: William J. Washam
Surveyor: Leonard Chauvin P.E., P.L.S., Inc.
b) Public Hearing
c) Consider Approval of Said Application

I. STAFF REPORT

1. Discussion and possible action regarding the ratification of the 2022 HTRPC Annual Report

J. ADMINISTRATIVE APPROVAL(S):

1. Lot Line Adjustment between Tracts of Land for T. Baker Smith, Jr., Inc., C & J Real Estate Holdings, LLC and the Terrebonne Parish Consolidated Government; Section 105, T17S-R17E, Terrebonne Parish, LA (*Industrial Boulevard / Councilman Brien Pledger, District 1 & Councilman Dirk Guidry, District 8*)
2. Line Line Shift of Lots 25 & 26, Block 1, Tall Timbers Subdivision belonging to Travis M. Buquet Family Holdings, LLC; Section 89, T16S-R17E, Terrebonne Parish, LA (*510 & 512 Bayou Gardens Drive / Councilman John Amedée, District 4*)
3. Lot Line Adjustments of Lot 1, Tract 3 and Tract 4 into Revised Lot 1, Revised Tract 3 and Revised Tract 4 belonging to Best Boat & RV Park, LLC; Section 53, T19S-R17E, Terrebonne Parish, LA (*1741 Dr. Beatrous Road / Councilman Danny Babin, District 7*)
4. Revised Lots 25 & 26, A Redivision of Lots 25 & 26, Block 10 of Acadialand Subdivision belonging to Fairchild Investments, LLC, et al; Section 105, T17S-R17E, Terrebonne Parish, LA (*2206 & 2208 Mary Hughes Drive / Councilman Dirk Guidry, District 8*)
5. Lot Line Shift between Lots 27 and 31 of the Redivision of Lots 27, 29, & 31, Block 1 to Gibson Gardens Subdivision; Section 6, T16S-R14E, Terrebonne Parish, LA (*611 & 613 Cypress Street / Councilman Darrin Guidry, District 6*)
6. Lot Line Adjustment between Rev. Tract 2A, Lot 39 & Lot 45 into Rev. 2 Tract 2A, Rev. Lot 39 & Rev. Lot 45; Section 93, T21S-R18E, Terrebonne Parish, LA (*7822, 7818, & 7816 Waterfront Drive / Councilman Dirk Guidry, District 8*)

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
MEETING OF MAY 18, 2023

- A. The Chairman, Mr. Robbie Liner, called the meeting of May 18, 2023 of the HTRPC to order at 6:23 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Wayne Thibodeaux and the Pledge of Allegiance led by Mr. Faulk.
- B. Upon Roll Call, present were: Mr. Ross Burgard; Mr. Kyle Faulk; Mr. Robbie Liner, Chairman; Mr. Jan Rogers Vice-Chairman; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Ms. Rachael Ellender, Secretary/Treasurer; Rev. Corion Gray; Mr. Travion Smith; and Mr. Barry Soudelier. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning; Mrs. Brooke Domangue, TPCG Engineering Division; and Mr. Derick Bercegeay, Legal Advisor.
- 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 report.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Faulk moved, seconded by Mr. Rogers: “THAT the HTRPC accept the minutes as written, for the Regional Planning Commission for the regular meeting of March 16, 2023.”
- The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. Faulk, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender, Rev. Gray, Mr. Smith, and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. Mr. Rogers moved, seconded by Mr. Thibodeaux: “THAT the HTRPC remit payment for the May 18, 2023 invoices and approve the Treasurer’s Report of April 2023.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. Faulk, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender, Rev. Gray, Mr. Smith, and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- F. **COMMUNICATIONS:**
1. Mr. Pulaski read a letter from Keneth L. Rembert Land Surveyors dated May 18, 2023 requesting to table Item G.1 regarding Four Geaux Louisiana, LLC until the next regular meeting of June 15, 2023 [See *ATTACHMENT A*].”
- a) Mr. Rogers moved, seconded by Mr. Burgard: “THAT the HTRPC adopt a motion to table the application for Process D, Minor Subdivision, Revised Parcel 3-A & Lot 49, Redivision of Revised Parcel 3-A belonging to Four Geaux Louisiana, LLC until the next regular meeting of June 15, 2023 as per the Developer’s request [See *ATTACHMENT A*].
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. Faulk, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender, Rev. Gray, Mr. Smith, and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. **APPLICATIONS / NEW BUSINESS:**
1. *Tabled until June 15, 2023 as per the Developer’s request.* Revised Parcel 3-A & Lot 49, Redivision of Revised Parcel 3-A belonging to Four Geaux Louisiana, LLC [See *ATTACHMENT A*]
2. The Chairman called to order the Public Hearing for an application by Kirchhoff Land No. 3, LLC requesting approval for Process D, Minor Subdivision, for Lots 1 thru 8, Property belonging to Kirchhoff Land No. 3, LLC, et al.
- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated that he provided a receipt of payment for the installation of the required fire hydrant.
- b) There was no one present to speak on the matter.

- c) Mr. Burgard moved, seconded by Mr. Faulk: “THAT the Public Hearing be closed.”
- The Chairman called for a vote on the motion offered by Mr. Burgard. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. Faulk, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender, Rev. Gray, Mr. Smith, and Mr. Soudelier. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided upon the installation of the fire hydrant and confirmation sent to Staff, location of new hydrant and municipal addresses being depicted on the plat, and the submittal of all utility service availability letters.
- e) Mr. Rogers moved, seconded by Mr. Faulk: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots 1 thru 8, Property belonging to Kirchhoff Land No. 3, LLC, et al conditioned upon the installation of the fire hydrant and confirmation sent to Staff, location of new hydrant and municipal addresses being depicted on the plat, and the submittal of all utility service availability letters.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. Faulk, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender, Rev. Gray, Mr. Smith, and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
3. The Chairman called to order the application by A & H Dream Properties, LLC requesting approval for Process D, Minor Subdivision, for Lots 3-A, 3-B, 6-A, & 7-A of Block 10 to the City of Houma.
- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, discussed the location and division of property. He stated the existing homes were being repaired and they wished to shift the property lines to be aligned between the homes and requested a variance from the minimum lot size requirements.
- b) There was no one present to speak on the matter.
- c) Mr. Faulk moved, seconded by Mr. Rogers: “THAT the Public Hearing be closed.”
- The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. Faulk, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender, Rev. Gray, Mr. Smith, and Mr. Soudelier. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the application along with the variance request.
- e) Discussion was held regarding existing parking and driveways.
- f) Mr. Burgard moved, seconded by Mr. Faulk: “THAT the HTRPC grant approval of the application for Process D, Minor Subdivision, for Lots 3-A, 3-B, 6-A, & 7-A of Block 10 to the City of Houma with a variance from the minimum lot size requirement (required 6,000 sf to 5,665 sf on all 4 lots).”
- The Chairman called for a vote on the motion offered by Mr. Burgard. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. Faulk, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender, Rev. Gray, Mr. Smith, and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
4. The Chairman called to order the application by Tri-State Land Company requesting engineering approval for Process C, Major Subdivision, for West Manchester Subdivision, Addendum No. 2.
- a) Mr. Gene Milford, Milford & Associates, discussed the application.
- b) Mr. Pulaski discussed the Staff Report and stated Staff would recommend conditional approval provided the applicant agrees to meet with all the items on TPCG Engineering Division’s punch list.
- c) Ms. Joan Schexnayder, TPCG Engineer, read a memo dated May 10, 2023 with regard to the punch list items for the development [See ATTACHMENT B].

- d) Mr. Milford stated that they comply with all of the items.
- e) Mr. Faulk moved, seconded by Mr. Rogers: “THAT the HTRPC grant engineering approval of the application for Process C, Major Subdivision, for West Manchester Subdivision, Addendum No. 2 conditioned upon the Developer complying/resolving all remaining punch list items per TPCG Engineering Division’s memo dated May 10, 2023 [See *ATTACHMENT B*].”

The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. Faulk, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender, Rev. Gray, Mr. Smith, and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. STAFF REPORT:

- 1. Staff stated that the Annual Report has been completed and will give time for the Commissioners to review it to be considered at the next meeting.

I. ADMINISTRATIVE APPROVAL(S):

Mr. Faulk moved, seconded by Mr. Rogers: “THAT the HTRPC acknowledge for the record the following Administrative Approvals 1-6.”

- 1. Lot Line Adjustment of Lot 1, Lot 2, and the North and South Halves of Lot 3 into Revised Lot 1 and Revised Lot 2 contained in Block 1 of A.J. Authement Subdivision No. 3; Section 19, T19S-R17E, Terrebonne Parish, LA (6784 & 6788 *Shrimpers Row / Councilman Danny Babin, District 7*)
- 2. Revised Tract C, A Redivision of Tracts B & C belonging to Laurentino M. Cardenas, et al; Section 1, T19S-R19E, Terrebonne Parish, LA (1446, 1448, & 1449 *LA Highway 55 / Councilman Steve Trosclair, District 9*)
- 3. Revised Lot 5, Block 2 of Eagle Landing Subdivision; Section 37, T20S-R17E, Terrebonne Parish, LA (8625 *J Scott Court / Councilman Danny Babin, District 7*)
- 4. Lots "A" & "B," A Redivision of Property belonging to Roger D. Plessala, et ux; Section 7, T16S-R17E, Terrebonne Parish, LA (203 *Darlene Street / Councilman Gerald Michel, District 3*)
- 5. Lot Line Shift between Lot 30 & 31 of Skipper's Row Campsites; Sections 88, 89, 90, & 91, T20S-R18E, Terrebonne Parish, LA (7521 & 7525 *Highway 56 / Councilman Steve Trosclair, District 9*)
- 6. Lot Line Shift between Lots 2 & 3, Block 1 of Jolie Oaks Subdivision and Lot Extensions "LE-2A" & "LE-3A" of Phase 3 to Jolie Oaks Subdivision; Section 79, T15S-R16E, Terrebonne Parish, LA (115 & 119 *Jolie Oaks Blvd. / Councilman John Amedée, District 4*)

The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. Faulk, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender, Rev. Gray, Mr. Smith, and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

J. COMMITTEE REPORT:

- 1. Subdivision Regulations Review Committee:
 - a) Mr. Pulaski further discussed the meeting held on May 11, 2023 regarding Rienzi subdivision in Lafourche Parish and the use of concrete swales to assist with incidental rear lot drainage.
 - b) The next meeting will be held Thursday, June 8, 2023 at 3:30 p.m.

K. COMMISSION COMMENTS:

- 1. Planning Commissioners’ Comments:
 - a) Mr. Burgard inquired about Parish funding and a possible game plan for affordable housing and parish-wide sewer.
 - b) Mr. Rogers stated that insurance matters needed to be addressed before affordable housing since residents wouldn’t be able to afford the insurance or housing.
 - c) Mr. Thibodeaux requested information regarding housing at Senator Circle; Mr. Pulaski stated Housing and Human Services was working on alternative housing to include 90 duplexes within the Parkwood Place Subdivision.

- 2. Chairman's Comments:
 - a) The Chairman inquired about the damaged high rise building on Park, and Mr. Pulaski stated the engineering review was still pending but it was proposed to be demolished.

L. PUBLIC COMMENTS: None.

M. Mr. Rogers moved, seconded Mr. Burgard: "THAT there being no further business to come before the HTRPC, the meeting be adjourned at 6:57 p.m."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. Faulk, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender, Rev. Gray, Mr. Smith, and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.



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

Keneth L. Rembert
LAND SURVEYORS
since 1973 (50 years of service)
635 SCHOOL ST. HOUMA, LA. 70360
985-879-2782 (FAX) 985-879-1641

Item 6.1

May 18, 2023

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

Att: Mr. Chris Pulaski;

Re: NEW BUSINESS ITEM 1, REVISED PARCEL 3-A AND LOT 49, PROPERTY OF FOUR
GEAUX LOUISIANA, LA

Dear Chris;

Please let this letter serve as a request to table the above item at tonight's meeting and place it on
the agenda for the meeting of June 15th.

Thank you.

Sincerely,


Keneth L. Rembert

KLR/apr

RPC / D



TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

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



May 10, 2023
1st Review
Item No. G-4

TO: Christopher M. Pulaski
FROM: Joan E. Schexnayder, P.E. *JES*
SUBJECT: West Manchester Add. 2
Review of Engineering Approval

The Engineering Division of the Terrebonne Parish Department of Public Works has reviewed the plans and calculations for the above referenced subdivision. The plans and calculations fail to comply with Parish Ordinances and Subdivision Regulations in the following areas:

1. 24.7.6.2.6 Does not conform to the SDDM:
 - a. V.A.7 The latest CP-01 standard plans need to be provided.
 - b. V.A.10 Roadside ditches exceed the maximum depth of 3'-6".
2. 24.5.4.6.7 Approval letters should be provided from the following utilities:
 - a. Waterworks
 - b. Gas Utility
 - c. Electric Utility
 - d. Department of Health and Hospitals for water and sewer.
3. 24.7.5.2 Approval from TPCG Utilities for street lights should be provided.
4. 24.7.6.4 Benchmark is required.

This review does not imply that this subdivision submitted complies with all other requirements of the Parish Codes. Please feel free to contact me if you have any questions or comments.

JES/bbd

cc: F.E. Milford, III, P.E. (email)
Utilities (email)
Planning Commission (email)
Engineering Division
Reading File (electronic)
Council Reading File (electronic)

ROBBIE LINER
Chairman

JAN ROGERS
Vice Chairman

RACHAEL ELLENDER
Secretary / Treasurer

ROSS BURGARD

KYLE FAULK

REV. CORION D. GRAY

TRAVION SMITH

BARRY SOUDELIER

WAYNE THIBODEAUX



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

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

May, 2023

HOUMA TERREBONNE REGIONAL PLANNING COMMISSION

BALANCE BROUGHT FORWARD 63,009.95

EXPENDITURES:

HOUMA-TERR PLANNING COMM. MEMBERS (Per Diems May 18, 2023)	138.51
THE COURIER (Publications - May 2023)	1,924.30
TPCG (Postage - May 2023)	91.78
CHASE BANK (Service Fees)	155.00
TOTAL EXPENDITURES	2,309.59
SUBTOTAL	60,700.36
ACCOUNTS RECEIVABLE	2,148.90
ENDING BALANCE	62,849.26

Chase Bank - Savings Account	56,795.52
Chase One Bank - Checking Account	6,053.74
TOTAL	62,849.26

RPC / E

HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
2023 - April TREASURER'S REPORT
PAGE 2

ACCOUNTS RECEIVABLE:

Interest on Money Market Account	2.62
Interest on Checking Account	0.05
David A. Waitz Engineering & Surveying, Inc.	50.00
Leslie Paul Marie	30.23
Keneth L. Rembert Land Surveyors	141.20
Keneth L. Rembert Land Surveyors	149.30
Keneth L. Rembert Land Surveyors	165.50
Tri-State Land Company	860.00
Delta Coast Consultants, LLC	125.00
Keneth L. Rembert Land Surveyors	125.00
Travis Buquet Home Builders, LLC	125.00
Keneth L. Rembert Land Surveyors	125.00
Charles L. McDonald Land Surveyor, Inc.	125.00
Charles L. McDonald Land Surveyor, Inc.	125.00

Secretary/Treasurer

\$ 2,148.90

Approved by: _____

Title

Chairman

Approved by: _____

Title

RPC / E

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

Outstanding invoices and disbursements

OPERATING ACCOUNT

Date	Invoice Number	Vendor	Description	Amount
6/15/2023		Wayne Thibodeaux	Per Diem	46.17
6/15/2023		Rachael Ellender	Per Diem	46.17
6/15/2023		Kyle D. Faulk	Per Diem	46.17
6/15/2023		Robbie R. Liner	Per Diem	46.17
6/15/2023		Barry Soudelier	Per Diem	46.17
6/15/2023		Jan J. Rogers	Per Diem	46.17
6/15/2023		Ross Burgard	Per Diem	46.17
6/15/2023		Travion Smith	Per Diem	46.17
6/15/2023		TPCG	Postage	181.35
TOTAL OPERATING EXPENDITURES				550.71

Date	Invoice	Vendor	Description	Amount
6/15/2023		H-T Reg. Plan Comm	Transfer	-
6/15/2023			Secretary/Treasurer	
Date			Title	
6/15/2023			Chairman	
Date		Approved by:	Title	
6/15/2023			Accountant	
Date		Approved by:	Title	

RPC / E

Receipts June 1st through June 30th, 2023

Duplantis Design Group, P.C.	50.00
Keneth L. Rembert Land Surveyors	320.30
Keneth L. Rembert Land Surveyors	149.30
Keneth L. Rembert Land Surveyors	141.20
David A. Waitz Engineering & Surveying, Inc.	187.20
David A. Waitz Engineering & Surveying, Inc.	125.00
David A. Waitz Engineering & Surveying, Inc.	40.50
David A. Waitz Engineering & Surveying, Inc.	125.00
Leonard Chauvin P.E., P.L.S., Inc.	197.90
Leonard Chauvin P.E., P.L.S., Inc.	141.20
Law Office of Michelle Neil, LLC	125.00
Travis M. Buquet/Shannon G. Buquet	125.00
Delta Coast Consultants, LLC	125.00
Keneth L. Rembert Land Surveyors	125.00
Charles L. McDonald Land Surveyor, Inc.	125.00
Prosper J. Toups, III	125.00
	<u>2,227.60</u>

Chase Bank Money Market Account Balance \$56,795.52

Chase Bank Checking Account Balance \$5,500.03

RPC / E

**Houma-Terrebonne Regional
Planning Commission**

Annual Financial Report
Year Ended December 31, 2022

Houma-Terrebonne Regional Planning Commission

Annual Financial Report Year Ended December 31, 2022

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INDEPENDENT AUDITOR'S REPORT

To the Board of Commissioners
Houma-Terrebonne Regional Planning Commission
Houma, Louisiana

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of the Houma-Terrebonne Regional Planning Commission (HTRPC), a component unit of the Terrebonne Parish Consolidated Government, as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise HTRPC's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of HTRPC, as of December 31, 2022, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of HTRPC and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

HTRPC's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about HTRPC's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of HTRPC's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about HTRPC's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis on pages 4 through 7 and the budgetary comparison schedule on page 20 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the

Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

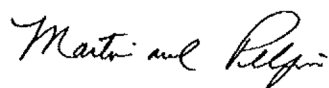
Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Houma-Terrebonne Regional Planning Commission's basic financial statements. The Schedule of Compensation, Benefits, and Other Payments to Agency Head on page 21 is presented for purposes of additional analysis and is not a required part of the financial statements.

The Schedule of Compensation, Benefits, and Other Payments to Agency Head is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Schedule of Compensation, Benefits, and Other Payments to Agency Head is fairly stated in all material respects in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 29, 2023, on our consideration of HTRPC's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering HTRPC's internal control over financial reporting and compliance.



Houma, Louisiana
March 29, 2023

MANAGEMENT'S DISCUSSION AND ANALYSIS

Houma-Terrebonne Regional Planning Commission
Management's Discussion and Analysis
Year Ended December 31, 2022

As management of the Houma-Terrebonne Regional Planning Commission (HTRPC), we offer readers of HTRPC's financial statements this narrative overview and analysis of the financial activities of HTRPC for the year ended December 31, 2022.

FINANCIAL HIGHLIGHTS

- Houma-Terrebonne Regional Planning Commission's assets exceeded its liabilities by \$65,257 (net position) as of December 31, 2022.
- Revenues exceeded expenditures by \$1,616 during the year.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis serve as an introduction to HTRPC's basic financial statements. The Houma-Terrebonne Regional Planning Commission's basic financial statements consist of the following:

Statement of Net Position. This statement combines and consolidates the governmental fund's current financial resources (short-term spendable resources) with capital assets and long-term obligations, regardless if they are currently available or not.

Statement of Activities. Consistent with the full accrual basis method of accounting, this statement accounts for the entity-wide current year revenues and expenses regardless of when cash is received or paid.

Balance Sheet- Governmental Fund Type-General Fund. This statement presents the HTRPC's assets, liabilities, and fund balances for its general fund only.

Statement of Revenues, Expenditures, and Change in Fund Balance-Governmental Fund Type-General Fund. Consistent with the modified accrual basis method of accounting, this statement accounts for current year revenues when received except when they are measurable and available. Expenditures are accounted for in the period that goods and services are used in the government's activities. In addition, capital asset purchases are expensed and not recorded as an asset. The statement also exhibits the relationship of revenues and expenditures with the change in net position.

Notes to the Financial Statements. The accompanying notes provide additional information essential to a full understanding of the data provided in the basic financial statements.

Houma-Terrebonne Regional Planning Commission
Management's Discussion and Analysis
Year Ended December 31, 2022

BASIC FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of HTRPC, assets exceeded liabilities by \$65,257 at the close of the most recent year, December 31, 2022. The largest portion of HTRPC's total assets is cash (100%).

HTRPC's Net Position

	December 31,	
	2022	2021
ASSETS		
Cash	<u>\$ 65,257</u>	<u>\$ 64,005</u>
LIABILITIES		
Accounts payable	\$ -	\$ 364
NET POSITION		
Unrestricted	<u> 65,257</u>	<u> 63,641</u>
TOTAL LIABILITIES AND NET POSITION	<u><u>\$ 65,257</u></u>	<u><u>\$ 64,005</u></u>

- Total assets increased by \$1,252.
- Total liabilities decreased by \$364.

The increase in total assets is due to the increase in cash.

Houma-Terrebonne Regional Planning Commission
Management's Discussion and Analysis
Year Ended December 31, 2022

During the year, HTRPC's net position increased by \$1,616. The elements of the increase are as follows:

<u>HTRPC's Changes in Net Position</u>		
	Year Ended December 31,	
	2022	2021
REVENUES		
Filing fees	\$ 36,071	\$ 29,439
Interest income	28	29
Total revenues	<u>36,099</u>	<u>29,468</u>
EXPENDITURES		
Supplies and materials	14,952	10,684
Personal services	4,844	4,706
Other services and charges	<u>14,687</u>	<u>13,972</u>
Total expenditures	<u>34,483</u>	<u>29,362</u>
CHANGE IN NET POSITION	<u>\$ 1,616</u>	<u>\$ 106</u>

The increase in change in net position is primarily due to the increase in filing fees.

CAPITAL ASSETS

As of December 31, 2022, the Commission had \$103,894 of capital assets that were fully depreciated. In the current year, there were no assets purchased meeting the capitalization policy of \$1,000 or disposed of, and no depreciation expense.

BUDGET

The Commission amended its budget once during the fiscal year. The budget for revenues was \$33,035 and the budget for expenditures was \$34,135.

The Commission's actual revenues were more than the budgeted revenues by \$3,064, a favorable variance of 9.3%. The Commission's actual expenditures were more than the budgeted expenditures by \$348, an unfavorable variance of 1.0%.

Houma-Terrebonne Regional Planning Commission
Management's Discussion and Analysis
Year Ended December 31, 2022

REQUEST FOR INFORMATION

This financial report is designed to provide a general overview of HTRPC's finances for all those with such an interest. Call the HTRPC office (985-873-6733) and ask for Ms. Skylar Galjour, Budget Assistant, if you should have any further questions concerning any of the information provided in this report or have a request for additional financial information.

FINANCIAL STATEMENTS

Houma-Terrebonne Regional Planning Commission

Statement of Net Position

December 31, 2022

	<u>Governmental Activities</u>
ASSETS	
Cash	<u>\$ 65,257</u>
LIABILITIES	<u>\$ -</u>
NET POSITION	
Unrestricted	<u><u>\$ 65,257</u></u>

See accompanying notes.

Houma-Terrebonne Regional Planning Commission

Statement of Activities

Year Ended December 31, 2022

	<u>Expenses</u>	<u>Program Revenues</u>	<u>Net (Expense) Revenue and Change in Net Position Governmental Activities</u>
GOVERNMENTAL ACTIVITIES			
General government	\$ 34,483	\$ -	\$ (34,483)
Total governmental activities	<u>\$ 34,483</u>	<u>\$ -</u>	<u>(34,483)</u>
GENERAL REVENUES			
Filing fees			36,071
Interest			28
Total general revenues			<u>36,099</u>
CHANGE IN NET POSITION			1,616
NET POSITION, BEGINNING			<u>63,641</u>
NET POSITION, ENDING			<u>\$ 65,257</u>

See accompanying notes.

Houma-Terrebonne Regional Planning Commission
Balance Sheet
Governmental Fund Type- General Fund
December 31, 2022

ASSETS

Cash	<u>\$ 65,257</u>
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LIABILITIES

\$ -

FUND BALANCE

Unassigned	<u>65,257</u>
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**TOTAL LIABILITIES AND
FUND BALANCE**

<u>\$ 65,257</u>

See accompanying notes.

Houma-Terrebonne Regional Planning Commission
Statement of Revenues, Expenditures, and Change in Fund Balance
Governmental Fund Type- General Fund
Year Ended December 31, 2022

REVENUES

Filing fees	\$	36,071
Interest earned		<u>28</u>

TOTAL REVENUES		<u>36,099</u>
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EXPENDITURES

General government:		
Supplies and materials		14,952
Personal services		4,844
Other services and charges		<u>14,687</u>

TOTAL EXPENDITURES		<u>34,483</u>
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CHANGE IN FUND BALANCE		1,616
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FUND BALANCE - Beginning		<u>63,641</u>
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FUND BALANCE - Ending	\$	<u><u>65,257</u></u>
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See accompanying notes.

Houma-Terrebonne Regional Planning Commission
Reconciliation of the Governmental Fund Balance Sheet
to the Statement of Net Position
December 31, 2022

Fund balance - governmental fund	\$ 65,257
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets of \$103,894, net of accumulated depreciation of \$103,894, are not financial resources and, therefore, are not reported in the governmental fund	<u>-</u>
--	----------

Net position of government activities	<u><u>\$ 65,257</u></u>
---------------------------------------	-------------------------

Reconciliation of the Statement of Governmental Fund Revenues,
Expenditures, and Change in Fund Balance to the
Statement of Activities
Year Ended December 31, 2022

Change in fund balance - governmental fund	\$ 1,616
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Amounts reported for governmental activities in the statement of activities are different because:

Government fund reports capital outlays as expenditures whereas in the statement of activities these costs are depreciated over their estimated useful lives

Depreciation expense	<u>-</u>
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Change in net position of government activities	<u><u>\$ 1,616</u></u>
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See accompanying notes.

Houma-Terrebonne Regional Planning Commission

Notes to the Financial Statements

Year Ended December 31, 2022

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Because the Terrebonne Parish Consolidated Government appoints the governing board and thusly can impose its will, the Houma-Terrebonne Regional Planning Commission was determined to be a component unit of the Terrebonne Parish Consolidated Government, the governing body of the parish and the governmental body with financial accountability. The accompanying financial statements present information only on the funds maintained by the Commission and do not present information on the Consolidated Government, the general government services provided by that governmental unit, or the other governmental units that comprise the governmental reporting entity. The purpose of the Commission shall be to guide and coordinate the total development of Terrebonne Parish by examining the parish as a whole, through the following: elevation of population characteristics, economy, natural resources, land uses, transportation system(s), public facilities, utilities, and services. The Commission also serves to monitor special needs and problems, both physical and social, and controls the development of Terrebonne Parish to the extent that these needs and problems are properly addressed to insure the health, safety, and welfare of all its citizens.

The accounting policies of the Commission conform to accounting principles generally accepted in the United States of America as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The following is a summary of significant accounting policies:

A. REPORTING ENTITY

The Commission is a component unit of Terrebonne Parish Consolidated Government (the Parish) and, as such, these financial statements will be included in the comprehensive annual financial report (CAFR) of the Parish for the year ended December 31, 2022. The Commission has reviewed all of its activities and determined that there are no potential component units that should be included in its financial statements.

B. BASIS OF PRESENTATION

GASB Statements establish standards for external financial reporting for all state and local governmental entities which includes a statement of net position and a statement of activities. It requires the classification of net position into three components – net investment in capital assets; restricted; and unrestricted. These classifications are defined as follows:

Net investment in capital assets– This component of net position consists of capital assets, net of accumulated depreciation and reduced by the balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. If there are significant unspent related debt proceeds at year-end, the portion of the debt attributable to the unspent proceeds are not included in the calculation of investment in capital assets. Rather, that portion of the debt is included in the same net position component as the unspent proceeds

Houma-Terrebonne Regional Planning Commission

Notes to the Financial Statements

Year Ended December 31, 2022

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Cont.)

Restricted – This component of net position consists of constraints placed on net position use through external constraints imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments or constraints imposed by law through constitutional provisions or enabling legislation.

Unrestricted – This component of net position consists of net position that does not meet the definition of restricted or investment in capital assets, net of related debt.

Fund balance classifications are defined as follows:

Nonspendable – This component of fund balance includes amounts that cannot be spent due to form, including inventories and prepaid amounts. Also included are amounts that must be maintained intact legally or contractually.

Restricted – This component of fund balance includes amounts that can be spent only for the specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Committed – This component of fund balance includes amounts that can be used only for the specific purposes determined by a formal action of the Commission's highest level of decision-making authority. The Board of Commissioners must vote on commitments.

Assigned – This component of fund balance is intended to be used by the Commission for specific purposes but do not meet the criteria to be classified as restricted or committed. The Board of Commissioners can vote on applicable assigned amounts.

Unassigned – This component of fund balance is the residual classification for the Commission's general fund and includes all spendable amounts not contained in the other classifications.

Stabilization Funds – This component of fund balance covers such things as revenue, shortfalls, emergencies, or other purposes. The authority to set aside resources often comes from a statute, ordinance, or constitution.

The Commission's basic financial statements consist of the government-wide statements on all activities of the Commission and the governmental fund financial statements.

Government-wide Financial Statements:

The government-wide financial statements include the Statement of Net Position and the Statement of Activities for all activities of the Commission.

Houma-Terrebonne Regional Planning Commission

Notes to the Financial Statements

Year Ended December 31, 2022

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Cont.)

The government-wide presentation focuses primarily on the sustainability of the Commission as an entity and the change in aggregate financial position resulting from the activities of the fiscal period.

Governmental activities generally are financed through filing fees.

Fund Financial Statements:

The daily accounts and operations of the Commission are organized on the basis of a fund and accounts groups, each of which is considered a separate accounting entity. The operations of the fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, equity, revenues, and expenditures. Government resources are allocated to and accounted for in the fund based upon the purpose for which they are to be spent and the means by which spending activities are controlled. The following is the Governmental Fund of the Commission:

General Fund – The General Fund is the general operating fund of the Commission. It is used to account for all financial resources except those that are required to be accounted for in another fund.

C. MEASUREMENT FOCUS AND BASIS OF ACCOUNTING

Measurement focus is a term used to describe “which” transactions are recorded within the various financial statements. Basis of accounting refers to “when” transactions are recorded regardless of the measurement focus applied.

Government-wide Financial Statements:

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Fund Financial Statements:

All governmental funds are accounted for using a current financial resources measurement focus. With this measurement focus, only current assets and current liabilities generally are included on the balance sheet. Operating statements of these funds present increases (revenues and other financing sources) and decreases (expenditures and other uses) in net current assets. Governmental funds are maintained on the modified accrual basis of accounting.

Houma-Terrebonne Regional Planning Commission

Notes to the Financial Statements

Year Ended December 31, 2022

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Cont.)

Governmental fund revenues resulting from exchange transactions are recognized in the fiscal year in which the exchange takes place and meets the government's availability criteria (susceptible to accrual). Available means that the resources will be collected within the current year or are expected to be collected soon enough thereafter to be used to pay liabilities of the current year. For this purpose, the Commission considers revenues to be available if they are collected within 60 days of the end of the current fiscal year.

Charges for services are recorded when earned since they are measurable and available. Miscellaneous revenues are recorded as revenues when received in cash by the Commission because they are generally not measurable until actually received.

Expenditures are generally recognized under the modified accrual basis of accounting when the related fund liability is incurred. Allocations of cost such as depreciation are not recognized in the governmental funds.

D. CASH AND CASH EQUIVALENTS

The Commission considers all highly liquid investments purchased with an initial maturity of three months or less to be cash equivalents.

E. ACCOUNTS RECEIVABLE

The financial statements for the Commission contain no allowance for uncollectible accounts. Uncollectible amounts are recognized as bad debts at the time information becomes available which would indicate the uncollectibility of the particular receivable. These amounts are not considered to be material in relation to the financial positions or operations of the funds.

F. CAPITAL ASSETS

The accounting treatment over property, plant and equipment (capital assets) depends on whether the assets are reported in the government-wide or fund financial statements.

Government-wide Financial Statements:

In the government-wide financial statements, fixed assets are accounted for as capital assets. Assets purchased or acquired with an original cost of \$1,000 or more are capitalized and valued at historical cost, or estimated historical cost if actual is unavailable, except for donated capital assets which are recorded at their estimated fair value at the date of donation. Additions, improvements, and other capital outlays that significantly extend the useful life of an asset are capitalized. Other costs incurred for repairs and maintenance are expensed as incurred.

Houma-Terrebonne Regional Planning Commission

Notes to the Financial Statements

Year Ended December 31, 2022

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Cont.)

Depreciation of all exhaustible capital assets is recorded as an expense in the Statement of Activities, with accumulated depreciation reflected in the Statement of Net Position.

Depreciation is provided over the assets' estimated useful lives using the straight-line method of depreciation. The range of estimated useful lives is 5 – 7 years.

Fund Financial Statements:

In the fund financial statements, capital assets used in governmental fund operations are accounted for as capital outlay expenditures of the governmental fund upon acquisition.

G. OPERATING BUDGETARY DATA

As required by the Louisiana Revised Statutes 39:1303, the Board of Commissioners (the Board) adopted a budget for the Commission's General Fund. Any amendment involving the transfer of monies from one function to another or increases in expenditures must be approved by the Board. The Commission amended its budget once during the year. All budgeted amounts which are not expended, or obligated through contracts, lapse at year-end.

The General Fund budget is adopted on a basis materially consistent with accounting principles generally accepted in the United States of America. The General Fund budget presentation is included in the basic financial statements.

H. ENCUMBRANCES

The Commission does not utilize encumbrance accounting, under which purchase orders, contracts and other commitments are recorded in the fund general ledgers.

I. VACATION AND SICK LEAVE

The Commission has no employees. There is no accumulated unpaid vacation and sick leave as of December 31, 2022.

J. USE OF ESTIMATES

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Houma-Terrebonne Regional Planning Commission

Notes to the Financial Statements

Year Ended December 31, 2022

NOTE 2 – DEPOSITS

Louisiana state law allows all political subdivisions to invest excess funds in obligations of United States or other federally insured investments, certificates of deposit of any bank domiciled or having a branch in the state of Louisiana, guaranteed investment contracts and investment grade (A-1/P-1) commercial paper of domestic corporations. State law requires that deposits (cash and certificates of deposits) of all political subdivisions be fully collateralized at all times. Acceptable collateralization includes FDIC insurance and the market value of securities purchased and pledged to the political subdivision. Obligations of the United States, the State of Louisiana, and certain political subdivisions are allowed as security for deposits. Obligations furnished as security must be held by the political subdivision or with an unaffiliated bank or trust company for the account of the political subdivisions. The year-end balance of deposits is as follows:

	Bank Balance	Reported Amount
Cash and cash equivalents	\$ 68,204	\$ 65,257

Custodial credit risk is the risk that in the event of a bank failure, the Commission's deposits may not be returned to it. As of December 31, 2022, none of the Commission's deposits of were exposed to credit risk as these deposits were insured in accordance with state law by FDIC coverage.

NOTE 3 – CHANGES IN CAPITAL ASSETS

Capital assets are valued at historical cost. Depreciation of all capital assets is calculated over the estimated useful lives using the straight-line method (5 - 7 years). Capital asset activity for the year ended December 31, 2022 was as follows:

	January 1, 2022	Additions	Deletions	December 31, 2022
Capital assets	\$ 103,894	\$ -	\$ -	\$ 103,894
Accumulated depreciation	(103,894)	-	-	(103,894)
Total capital assets, net	\$ -	\$ -	\$ -	\$ -

Houma-Terrebonne Regional Planning Commission

Notes to the Financial Statements

Year Ended December 31, 2022

NOTE 4 – COMPENSATION OF COMMISSIONERS

The following amounts were paid to commissioners for the year ended December 31, 2022:

<u>Commissioner</u>	<u>Total</u>
Jan Rogers	\$ 600
Travion Smith	600
Wayne Thibodeaux	550
Rachael Ellender	550
Barry Soudelier	550
Robbie Liner	450
Rev. Corion D. Gray	450
Ross Burgard	400
Kyle Faulk	350
	<u>\$ 4,500</u>

NOTE 5 – IN-KIND SERVICES

The Terrebonne Parish Consolidated Government provided clerical, accounting, legal, administrative, and engineering services at no charge to the Commission during the year ended December 31, 2022.

NOTE 6 – TRANSACTION WITH THE PRIMARY GOVERNMENT

During the year ended December 31, 2022, the Commission did not assist Terrebonne Parish Consolidated with the funding of any projects. The only transactions the Commission and Terrebonne Parish Consolidated were involved with were standard recurring transactions.

NOTE 7 – LITIGATION AND CLAIMS

At December 31, 2022, the Commission had no litigation or claims pending.

NOTE 8 – SUBSEQUENT EVENTS

Subsequent events were evaluated by management through March 29, 2023, which is the date the financial statements were available to be issued, and it was determined that no events occurred that require disclosure. No subsequent events occurring after this date have been evaluated for inclusion in these financial statements.

REQUIRED SUPPLEMENTARY INFORMATION

RPC / H.4

Houma-Terrebonne Regional Planning Commission
 Budgetary Comparison Schedule – General Fund
 Year Ended December 31, 2022

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Over/(Under)</u>
	<u>Original</u>	<u>Final</u>	<u>Amounts</u>	
REVENUES				
Filing fees	\$ 27,000	\$ 33,000	\$ 36,071	\$ 3,071
Interest income	70	35	28	(7)
TOTAL REVENUES	<u>27,070</u>	<u>33,035</u>	<u>36,099</u>	<u>3,064</u>
EXPENDITURES				
<u>Personal Services</u>				
Board member per diem payments	5,850	5,650	4,500	(1,150)
Payroll tax expense	900	900	344	(556)
<u>Supplies and Materials</u>				
Office supplies	500	700	369	(331)
Meetings and public notices	6,500	6,500	11,200	4,700
Postage	4,000	4,000	3,383	(617)
<u>Other Services and Charges</u>				
Audit fees	2,750	2,750	2,750	-
Insurance	500	500	500	-
Membership dues	800	800	733	(67)
Bank charges	360	360	376	16
Miscellaneous	3,000	1,475	383	(1,092)
Professional services	5,000	500	-	(500)
Training	4,000	10,000	9,945	(55)
TOTAL EXPENDITURES	<u>34,160</u>	<u>34,135</u>	<u>34,483</u>	<u>348</u>
CHANGE IN FUND BALANCE	(7,090)	(1,100)	1,616	2,716
BEGINNING FUND BALANCE	<u>55,206</u>	<u>55,206</u>	<u>63,641</u>	<u>8,435</u>
ENDING FUND BALANCE	<u>\$ 48,116</u>	<u>\$ 54,106</u>	<u>\$ 65,257</u>	<u>\$ 11,151</u>

See Independent Auditor's Report.

OTHER INFORMATION

Houma-Terrebonne Regional Planning Commission
Schedule of Compensation, Benefits, and Other Payments
To Agency Head
Year Ended December 31, 2022

Agency Head: Mr. Robbie Liner, Chairman

Purpose	Amount
Salary	\$450
Benefits-insurance	-0-
Benefits-retirement	-0-
Benefits-other	-0-
Car allowance	-0-
Vehicle provided by government	-0-
Per diem	-0-
Reimbursements	-0-
Travel	-0-
Registration fees	-0-
Conference travel	-0-
Continuing professional education fees	-0-
Housing	-0-
Unvouchered expenses	-0-
Special meals	-0-

This form is used to satisfy the reporting requirements of R.S. 24:513(A)(3).

REPORT REQUIRED BY GOVERNMENT AUDITING STANDARDS

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Commissioners
Houma-Terrebonne Regional Planning Commission
Terrebonne Parish Consolidated Government
Houma, Louisiana

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of the Houma-Terrebonne Regional Planning Commission (the Commission) as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the Commission's basic financial statements, and have issued our report thereon dated March 29, 2023.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Commission's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but do not for the purpose of expressing an opinion on the effectiveness of the Commission's internal control. Accordingly, we do not express an opinion on the effectiveness of the Commission's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

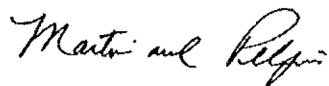
Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Commission's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Houma, Louisiana
March 29, 2023

Houma-Terrebonne Regional Planning Commission

Schedule of Findings and Responses

Year Ended December 31, 2022

Section I – Summary of Auditor's Results

1. The auditor's report expresses an unmodified opinion on the financial statements of the Houma-Terrebonne Regional Planning Commission.
2. No deficiencies in internal control over financial reporting were noted during the audit of the financial statements.
3. No instances of noncompliance or other matters required to be reported under *Government Auditing Standards* were noted during the audit of the financial statements.
4. A management letter was not issued.
5. The Commission did not receive or expend federal awards during the year.

Section II – Financial Statement Findings

No findings related to the Houma-Terrebonne Regional Planning Commission, which would be required to be reported in accordance with *Government Auditing Standards*, were noted during the audit.

Section III – Federal Awards

No federal awards were received during the year.

Houma-Terrebonne Regional Planning Commission
Schedule of Prior Findings and Responses
Year Ended December 31, 2022

Note: The prior findings relate to the December 31, 2021 audit engagement.

Section I – Internal Control and Compliance Material to the Financial Statements

This section is not applicable.

Section II – Internal Control and Compliance Material to Federal Awards

This section is not applicable.

Section III – Management Letter

This section is not applicable.

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htrpcinfo@htrpc.org

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- | | |
|---|--|
| A. <input type="checkbox"/> Raw Land | B. <input 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 type="checkbox"/> Final |
| <input type="checkbox"/> Engineering | D. <input checked="" 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)

☒ X

LOT IS LESS THAN 12,000 SQ. FT. A variance is requested.

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

- Name of Subdivision: REVISED PARCEL 3-A & LOT 49, A REDIVISION OF REVISED PARCEL 3-A BELONGING TO FOUR GEAX LOUISIANA, LLC
- Developer's Name & Address: Joann Kaack 20173 Lowe David Rd, Covington, LA 70435
Owner's Name & Address: Four Geaux Louisiana, LLC 20173 Lowe Davis Rd Covington, LA 70435
All owners must be listed, attach additional sheet if necessary
- Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, SURVEYOR

SITE INFORMATION:

- Physical Address: 1057 FOUR POINT RD
- Location by Section, Township, Range: SECTIONS 22 & 27, T20S-R17E
- Purpose of Development: RECONFIGURE LOT LINES
- 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: 4/12/23 SCALE: 1"=40'
- Council District / Fire Tax Area: _____
- Number of Lots: 2
- Filing Fees: _____

CERTIFICATION:

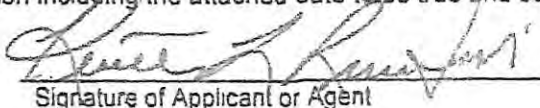
- I, KENETH L. REMBERT, certify this application including the attached data to be true and correct.

KENETH L. REMBERT

Print Applicant or Agent

4/13/23

Date



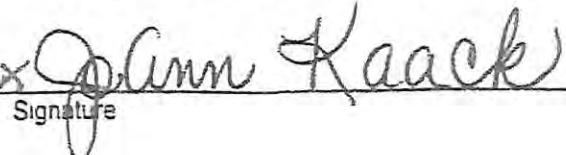
Signature of Applicant or Agent

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.

FOUR GEAX LOUISIANA, LLC

by: JOANN KAACK

Print Name of Signature



Signature

4/13/23

Date

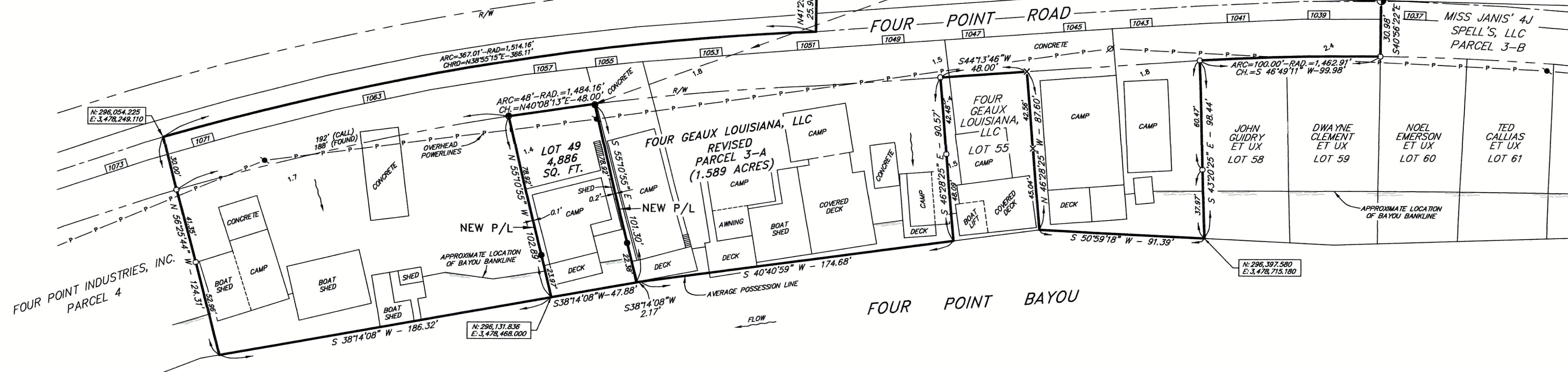
RPC / G.1

LOUISIANA COORDINATE SYSTEM
SOUTH ZONE

FOUR POINT INDUSTRIES, INC.
PARCEL 7

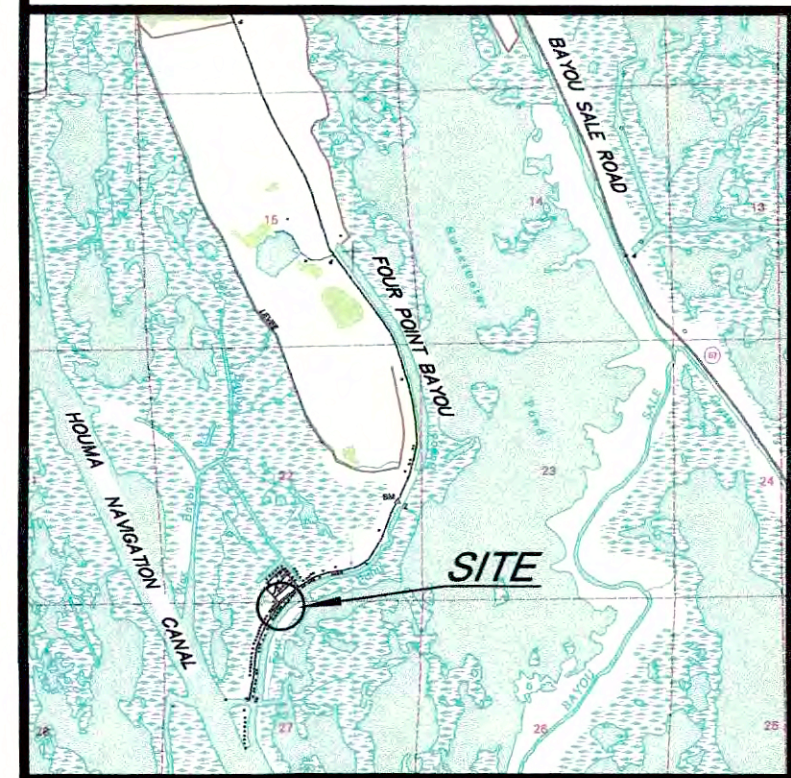
NORBERT J. VOISIN, INC.
SUNSHINE ACRES
SUBDIVISION

BENCHMARK
NAIL IN ROAD
ELEV.=1.92'
(N.A.V.D. '88, C4G-LSU)



RPC / G.1

"VICINITY MAP"



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

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

FLOOD INFORMATION:
THIS PROPERTY IS LOCATED IN ZONE "A15" AS SHOWN ON FEDERAL EMERGENCY
MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0315, SUFFIX "C",
AND DATED MAY 1, 1985. (ZONE "A15" HAS BASE FLOOD REQUIREMENTS OF 11' & 12').
(FIRM INDEX DATE APRIL 2, 1992). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO.
LA-1103 PLACES THIS PROPERTY IN ZONE "AE" WITH BASE FLOOD REQUIREMENTS OF 12' & 13'.
THE 2021 PRELIMINARY DIRM COMMUNITY NO. 22109C, PANEL NO. 0650 SUFFIX "E"
PLACES THIS PROPERTY IN ZONE "VE" AND HAS B.F.E. REQUIREMENTS OF 15'.
PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE
CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

REFERENCE MAPS:
MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "PLAT SHOWING PARCEL 3,
PROPERTY OF FRANK O. CAMINITA, ET AL AND FOUR POINT INDUSTRIES, INC. IN SECTIONS
22 & 27, T20S-R17E, TERREBONNE PARISH, LOUISIANA" DATED NOVEMBER 1, 2019.
BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

THIS OFFICE WAS NOT FURNISHED WITH AN ABSTRACT OF THE PROPERTY THEREFORE
THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS
OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE PROPERTY SURVEYED.

- LEGEND:
- X INDICATES CHISELED X PREVIOUSLY SET
 - INDICATES 5/8" IRON ROD SET
 - INDICATES 5/8" IRON ROD FOUND
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - EXISTING FIRE HYDRANT
 - INDICATES BENCHMARK
 - INDICATES SPOT ELEVATION
 - INDICATES MUNICIPAL ADDRESS
 - INDICATES DRAINAGE FLOW

ALL SURVEY CONTROL IS US FEET, ESTABLISHED BY GPS OBSERVATIONS
AND POST PROCESSED WITH NGS C4G USING GEOID 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: *[Signature]*
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: CAMP SITES

2 - PARCELS

PLAT SHOWING REVISED PARCEL 3-A & LOT 49,
A REDIVISION OF REVISED PARCEL 3-A BELONGING TO
FOUR GEAX LOUISIANA, LLC
IN SECTIONS 22 & 27, T20S - R17E
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: 12 APR 23

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Phone (985) 873-6793 • Fax (985) 580-8141 • Email: htpcinfo@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 5-A & 5-B, A REDIVISION OF LOT 5 BELONGING TO MICHAEL A. FESI, II AND MELISSA F. FESI
2. Developer's Name & Address: MELISSA F. FESI 3335 BAYOU BLACK DR HOUMA, LA 70360
Owner's Name & Address: MICHAEL A. FESI, II & MELISSA F. FESI 3335 BAYOU BLACK DR HOUMA, LA 70360
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: 3335 BAYOU BLACK DR
5. Location by Section, Township, Range: SECTION 104. T17S-R17E
6. Purpose of Development: RECONFIGURE LOT LINES
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: 5/24/23 SCALE: 1"=50'
12. Council District / Fire Tax Area: 7 Babin / COH
13. Number of Lots: 2
14. Filing Fees: _____

CERTIFICATION:

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

KENETH L. REMBERT
Print Applicant or Agent

5/25/2023
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.

MELISSA F. FESI
Print Name of Signature

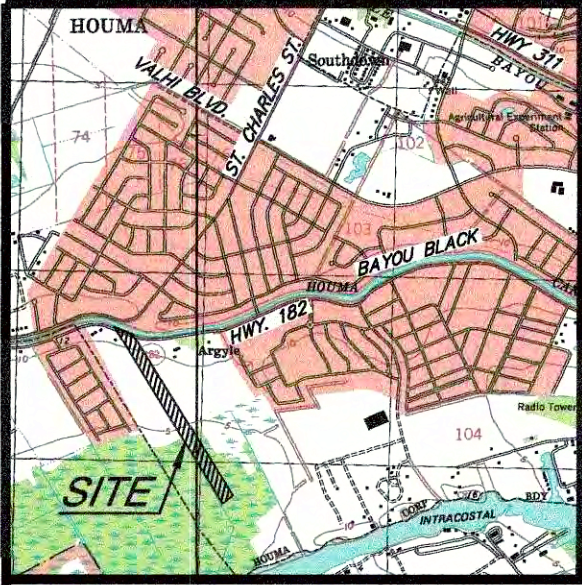
☒ [Signature]
Signature

5/25/23

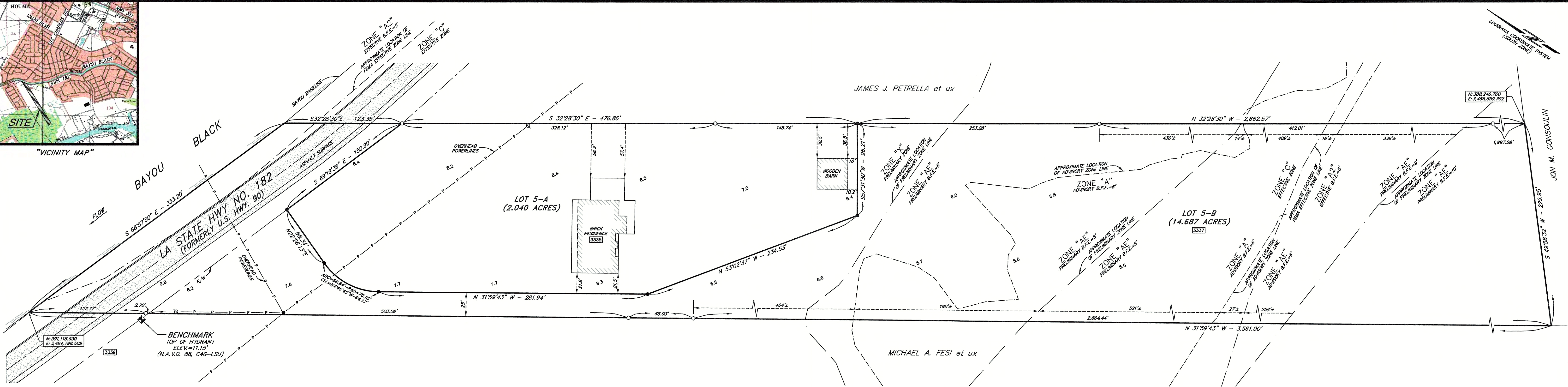
PC23/ 6 - 1 - 17

Revised 11/3/2021

RPC / H.1



"VICINITY MAP"



RPC / H.1

"MINOR SUBDIVISION"

LAND USE: RESIDENTIAL
DEVELOPER: MELISSA F. FESI

PLAT SHOWING LOTS 5-A & 5-B,
A REDIVISION OF LOT 5 BELONGING TO
MICHAEL A. FESI, II AND MELISSA F. FESI
LOCATED IN SECTION 104, T17S-R17E,
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" = 50'

DATE: 24 MAY 23



2 - LOTS



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

BY _____ FOR _____

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

- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - INDICATES 5/8" IRON ROD FOUND
 - ⊙ INDICATES 3" IRON PIPE FOUND
 - EXISTING POWER POLE
 - ⚡ EXISTING FIRE HYDRANT
 - 204 INDICATES MUNICIPAL ADDRESS
 - 3.5 INDICATES SPOT ELEVATION
 - ⊕ INDICATES BENCHMARK
 - INDICATES DRAINAGE FLOW

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

DRAINAGE NOTE:
THIS PROPERTY DRAINS TO BAYOU BLACK WHICH NEEDS NO MAINTENANCE
AND TO A DRAINAGE CANAL IN THE REAR WHICH NEEDS NO MAINTENANCE.
THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY
MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

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

FLOOD INFORMATION:

THESE LOTS ARE LOCATED IN ZONES "A2" & "C" AS SHOWN ON FEDERAL EMERGENCY
MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C",
AND DATED MAY 19, 1981. (ZONE "A2" HAS A BASE FLOOD REQUIREMENT OF 5').
(FIRM INDEX DATE MAY 19, 1981). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL
NOS. LA-Q101 & LA-Q102 PLACES A PORTION OF THIS PROPERTY IN ZONES "A" &
"AE" WITH A BASE FLOOD REQUIREMENT OF 6'. AREAS OUTSIDE OF THE ABFE LIMITS,
PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD
INFORMATION, WHERE APPLICABLE. THE 2021 PRELIMINARY DFRM COMMUNITY NO.
22109C, PANEL NOS. 0235 & 0253 SUFFIX "E" PLACES THIS PROPERTY IN ZONES
"AE" & "X". ZONE "AE" HAS B.F.E. REQUIREMENTS OF 8', 9' & 10'.
PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE
CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

THIS OFFICE WAS NOT FURNISHED WITH AN ABSTRACT OF THE PROPERTY THEREFORE
THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS
OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE PROPERTY SURVEYED.

REFERENCE MAPS:

- 1) MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "LOT LINE ADJUSTMENT-SURVEY OF REVISED TRACTS
A, B AND C A REDIVISION OF PROPERTY BELONGING TO MICHAEL A. FESI LOCATED IN SECTION 104, T17S-R17E,
TERREBONNE PARISH, LOUISIANA" DATED DECEMBER 17, 2018.
- 2) MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "SURVEY OF A PORTION OF TRACT 5 OF A MAP
COMPILED FROM MAP OF A 100.0 ACRE TRACT BY J.C. WAITES, C.E. DATED AUGUST, 1923 AND MAP OF
MULBERRY FARM BY JOS. F. VILLAVASO, C.E. DATED JULY, 1925 AND SUPPLEMENTED BY ADDITIONAL SURVEYS
BY T. BAKER SMITH, C.E., LOCATED IN SECTION 104, T17S-R17E, TERREBONNE PARISH, LOUISIANA"
DATED MARCH 18, 1985.
- 3) MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "SURVEY OF PROPERTY BELONGING TO BRUCE E. GUIDRY
ET ALS LOCATED IN SECTION 104, T17S-R17E, TERREBONNE PARISH, LOUISIANA"
LOCATED IN SECTION 104, T17S-R17E, TERREBONNE PARISH, LOUISIANA" DATED JULY 17, 2002.
DATED MARCH 18, 1985.

BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

JOB NO. : 188 FIELD BOOK : 462 ADDRESS : BAYOU BLACK CAD NAME : FESI-HAYDEL-LOT-5-BAYOU-BLACK-PC-23-188
DRAWN BY : AP/BM PAGES : 49 SURVEY FILE : "DULARGE" FOLDER : FESI, MIKE-PROPERTY-SECTION 104 CRD: MIKE FESI DULARGE

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. ☐ 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 8-A & 8-B OF BLOCK 6, A REDIVISION LOT 8 OF BARROW
SUBDIVISION PROPERTY BELONGING TO JYOTHI CHUVATTA-MADHAVA
EMMANUEL GUTIERREZ 460B RICHMOND AVE HOUMA, LA
2. Developer's Name & Address: 70363
JYOTHI CHUVATTA-MADHAVA 460B RICHMOND AVE HOUMA, LA
Owner's Name & Address: 70363
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: 1404 A & B MEMORY LN & 460 A & B RICHMOND AVE
5. Location by Section, Township, Range: SECTION 105, T17S-R17E
6. Purpose of Development: RECONFIGURE LOT LINES
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: 5/10/23 SCALE: 1"=30'
12. Council District / Fire Tax Area: Dist. 1 Pledger / COH
13. Number of Lots: 2
14. Filing Fees: \$149.30

CERTIFICATION:

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

KENETH L. REMBERT

Print Applicant or Agent

5/24/23

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.

EMMANUEL GUTIERREZ

Print Name of Signature

[Signature]
Signature

5/24/23

DATE

PC23/ 6 - 2 - 18

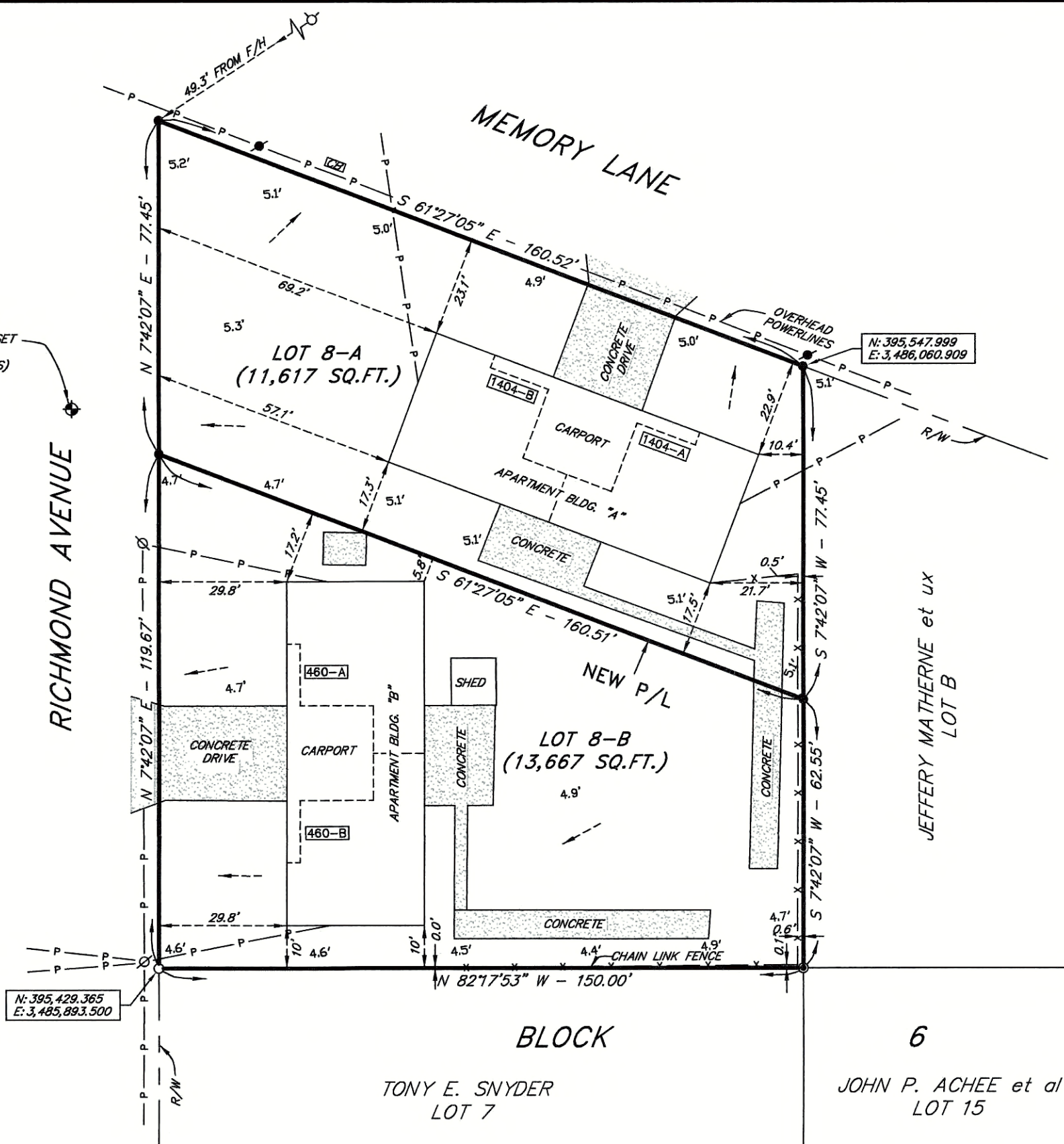
RPC / H.2

Revised 11/3/2021



VICINITY MAP

RPC / H.2



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

BY _____ FOR _____

"MINOR SUBDIVISION"

LAND USE: MULTI-FAMILY RESIDENTIAL
DEVELOPER: EMMANUEL GUTIERREZ

PLAT SHOWING LOTS 8-A & 8-B OF BLOCK 6,
A REDIVISION OF LOT 8 OF BARROW SUBDIVISION
PROPERTY BELONGING TO
JYOTHI CHUVATTA-MADHAVA
LOCATED IN SECTION 105, T17S-R17E
TERREBONNE PARISH, LOUISIANA

MAY 10, 2023

SCALE: 1" = 30'

COMMUNITY SEWERAGE IS AVAILABLE IN THIS AREA.

THIS PROPERTY DRAINS TOWARDS A SUBSURFACE DRAINAGE SYSTEM WHICH IS MAINTAINED BY THE T.P.C.G. AND THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THIS SURVEY BASED ON MAP PREPARED BY T. BAKER SMITH, C.E. ENTITLED "BARROW SUBDIVISION- BEING A SUBDIVISION OF PROPERTY BELONGING TO THE ESTATE OF R.R. BARROW, INC. LOCATED IN THE PARISH OF TERREBONNE, LA. IN SECTION 105, T17S-R17E" AND DATED OCTOBER 30, 1952. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

THESE LOTS ARE LOCATED IN ZONE "A-1" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C", DATED MAY 19, 1981. INDEXED MAY 19, 1981. (ZONE "A-1" HAS A B.F.E. REQUIREMENT OF 7.2'. F.E.M.A. ADVISORY PANEL NO. LA-Q103 DOES NOT AFFECT THIS PROPERTY. THE 2021 PRELIMINARY FIRM COMMUNITY NO. 22109C, PANEL NO. 0254 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD ELEVATION OF 9'.

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.

THIS OFFICE WAS NOT FURNISHED WITH AN ABSTRACT OF THE PROPERTY THEREFORE THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE PROPERTY SURVEYED.

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
- 3.3' INDICATES SPOT ELEVATION
- 204 INDICATES MUNICIPAL ADDRESS
- INDICATES DRAINAGE FLOW



[Signature]
KENETH L. REMBERT, SURVEYOR
635 SCHOOL ST., HOUMA, LA.
PH. 985-872-2782

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)

☒

VALANCE REQUESTED FOR SUBSTANDARD SIZE LOT

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

1. Name of Subdivision: REVISED PARCEL 3-A & LOT 50, A REDIVISION OF REVISED PARCEL 3-A BELONGING TO FOUR GEAUX LOUISIANA, LLC
2. Developer's Name & Address: Joann Kaack 20173 Lowe David Rd, Covington, LA 70435
Owner's Name & Address: Four Geaux Louisiana, LLC 20173 Lowe Davis Rd Covington, LA 70435
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: 1055 FOUR POINT RD
5. Location by Section, Township, Range: SECTIONS 22 & 27, T20S-R17E
6. Purpose of Development: RECONFIGURE LOT LINES
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: 5/22/23 SCALE: 1"=40'
12. Council District / Fire Tax Area:
7-Babin / Grand Caillat Fire
13. Number of Lots: 2
14. Filing Fees: \$14120

CERTIFICATION:

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

KENETH L. REMBERT

Print Applicant or Agent

5/23/23

Date

Joann Kaack
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.

FOUR GEAUX LOUISIANA, LLC

by: JOANN KAACK

Print Name of Signature

Joann Kaack
Signature

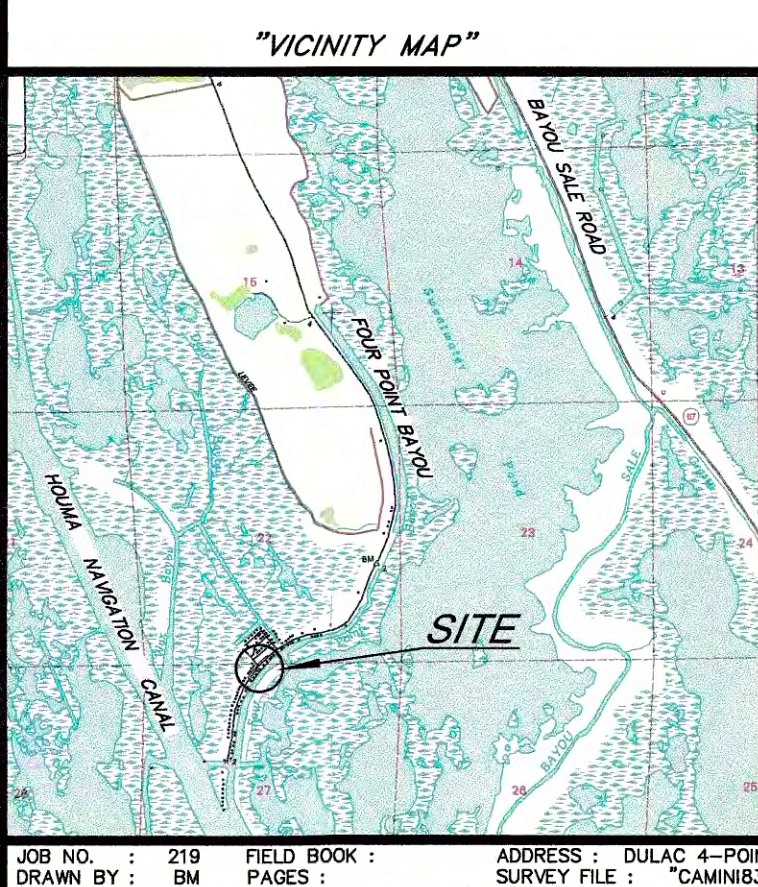
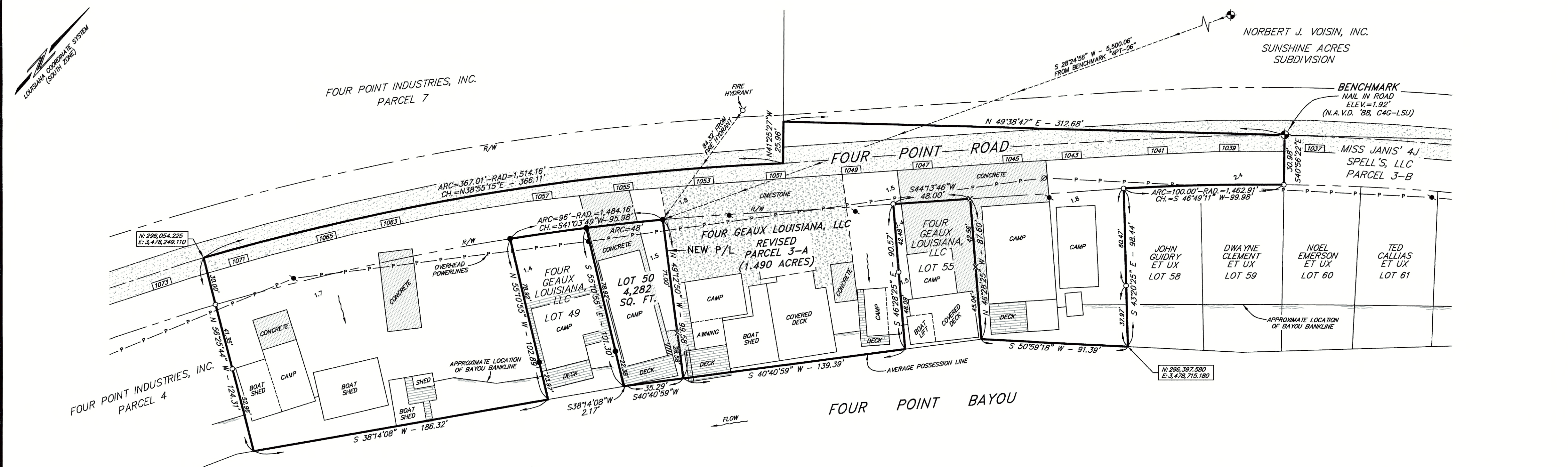
5/23/23

Date

PC23/ 6 - 3 - 19

RPC / H.3

Revised 11/3/2021



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

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

FLOOD INFORMATION:
THIS PROPERTY IS LOCATED IN ZONE "A15" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0315, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "A15" HAS BASE FLOOD REQUIREMENTS OF 11' & 12'). (FIRM INDEX DATE APRIL 2, 1992). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-1103 PLACES THIS PROPERTY IN ZONE "AE" WITH BASE FLOOD REQUIREMENTS OF 12' & 13'. THE 2021 PRELIMINARY DFIRM COMMUNITY NO. 22109C, PANEL NO. 0650 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "VE" AND HAS B.F.E. REQUIREMENTS OF 15'. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

REFERENCE MAPS:
MAP PREPARED BY KENETH L. REMBERT, PLS ENTITLED "PLAT SHOWING PARCEL 3, PROPERTY OF FRANK O. CAMINITA, ET AL AND FOUR POINT INDUSTRIES, INC. IN SECTIONS 22 & 27, T20S-R17E, TERREBONNE PARISH, LOUISIANA" DATED NOVEMBER 1, 2019. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

THIS OFFICE WAS NOT FURNISHED WITH AN ABSTRACT OF THE PROPERTY THEREFORE THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE PROPERTY SURVEYED.

LEGEND:
X INDICATES CHISELED X PREVIOUSLY SET
● INDICATES 5/8" IRON ROD SET
○ INDICATES 5/8" IRON ROD FOUND
— EXISTING POWER POLE
— EXISTING POWER POLE WITH LIGHT
— EXISTING FIRE HYDRANT
+ INDICATES BENCHMARK
3.3 INDICATES SPOT ELEVATION
1047 INDICATES MUNICIPAL ADDRESS
— INDICATES DRAINAGE FLOW

ALL SURVEY CONTROL IS US FEET, ESTABLISHED BY GPS OBSERVATIONS AND POST PROCESSED WITH NGS C4G USING GEOID 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 _____

2 - PARCELS

LAND USE: CAMP SITES

PLAT SHOWING REVISED PARCEL 3-A & LOT 50,
A REDIVISION OF REVISED PARCEL 3-A BELONGING TO
FOUR GEAX LOUISIANA, LLC
IN SECTIONS 22 & 27, T20S - R17E
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: 22 MAY 23

STATE OF LOUISIANA
KENETH L. REMBERT
REG. No. 331
REGISTERED
PROFESSIONAL
LAND SURVEYOR

GRAPHIC SCALE
40' 20' 0 40' 80'

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: SURVEY AND DIVISION OF PROPERTY BELONGING TO KATHERINE E. FLOREK INTO LOT 1 AND LOT 2
2. Developer's Name & Address: KATHERINE E. FLOREK
1475 DR. BEATROUS ROAD, THERIOT, LA 70397
- Owner's Name & Address: KATHERINE E. FLOREK
1475 DR. BEATROUS ROAD, THERIOT, LA 70397
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.

SITE INFORMATION:

4. Physical Address: 1475 DR. BEATROUS ROAD, THERIOT, LA 70397
5. Location by Section, Township, Range: SECTION 60, T19S-R17E
6. Purpose of Development: SINGLE FAMILY RESIDENTIAL
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: MAY 23, 2023 1" = 30'
12. Council District / Fire Tax Area: 7 Babin / Bayou D'Alarge
13. Number of Lots: 2
14. Filing Fees: \$125.00 + 16.20 141.20

CERTIFICATION:

I, KATHERINE E. FLOREK, certify this application including the attached date to be true and correct.

KATHERINE E. FLOREK

Print Applicant or Agent

Date

5/26/2023

Katherine E. Florek
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.

KATHERINE E. FLOREK

Print Name of Signature

Date

5/26/2023

Katherine E. Florek
Signature

RPC / H.4

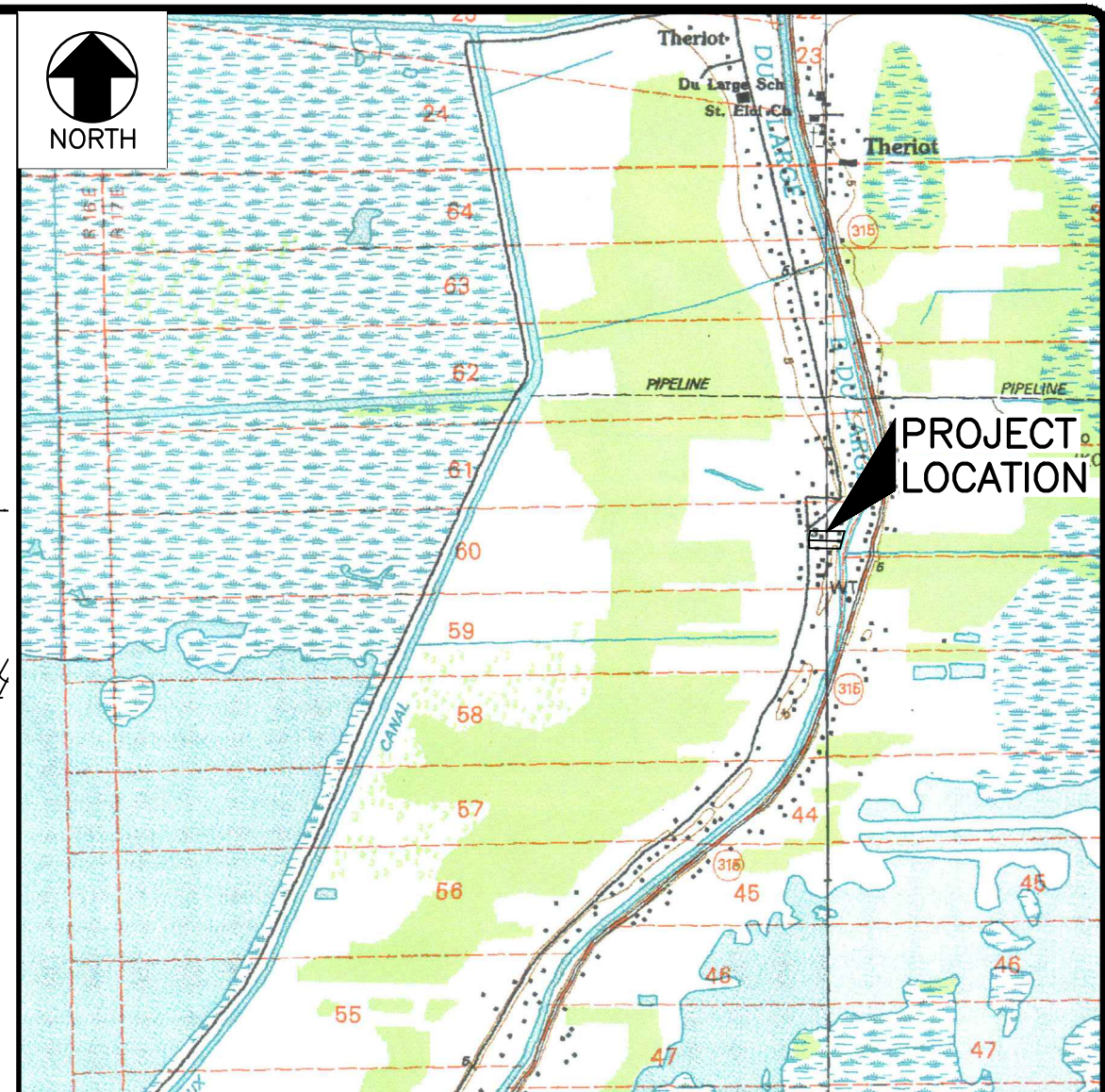
PC23/ 6 - 4 - 20

Revised 11/3/2021

NOTE: REFERENCE BEARING IS
N89°34'46"W ALONG THE DAVID BOURG, JR.'S
SOUTHERNMOST PROPERTY LINE
AS SHOWN ON REF. MAP.

CURVE DATA: "A"
R = 287.56'
L = 104.85'
CH = N07°12'01"E
104.27'


T19S - R17E
SECTION 60



VICINITY MAP

SCALE 1" = 2000'

LEGEND

FOUND PROPERTY MARKER	O
SET 3/4" I.R. (UNLESS NOTED OTHERWISE)	●
EXISTING WATER LINE	—— W ——
EXISTING GAS LINE	—— G ——
EXISTING SEWER LINE	—— S ——
EXISTING OVERHEAD POWER LINE	—— E ——
EXISTING TELEPHONE LINE	—— T ——
EXISTING FENCE	—— X ——
EXISTING POWER POLE W/ LIGHT	⦿
EXISTING POWER POLE	Ø
EXISTING ANCHOR	→
EXISTING TELEPHONE PEDESTAL	⌘
EXISTING WATER VALVE	⦿ WV
EXISTING FIRE HYDRANT	⦿
EXISTING WATER METER	○ WM
EXISTING GAS VALVE	⦿ GV
EXISTING GAS METER	□ GM
EXISTING SEWER MANHOLE	Ⓢ
DRAINAGE FLOW	— · · · →
EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE	— — — — —  — — — — —
EXISTING SPOT ELEVATION (IN FEET, NAVD 88, GEOID 18)	ⓧ.X

Revised RPC / H.4

THESE LOTS ARE LOCATED IN ZONE A. (ZONE A = 7.0' B.F.E.)
FEMA MAP COMMUNITY PANEL NUMBER 225206 0290 C & 0475 C. DATED: APRIL 17, 1985.
TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-M101 & LA-M102
DATED: FEBRUARY 23, 2006. FLOOD ZONE: A. (ZONE A = 8.0' A.B.F.E.).

CERTIFICATIONS

I ALSO CERTIFY THERE ARE NO ENCROACHMENTS ACROSS ANY PROPERTY LINES
EXCEPT AS SHOWN

APPROVED:

James M. Templeton

FOR: _____

APPROVALS

KATHERINE E. FLOREKDATE

NOTE:

NOTES:

THIS PLAT DOES NOT PURPORT TO SHOW ALL EASEMENTS, SERVITUDES AND/OR RIGHTS-OF-WAY THAT MAY OR MAY NOT EXIST ON THIS PROPERTY.

THIS PLAT DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES AND/OR PIPELINES THAT MAY OR MAY NOT EXIST ON THIS PROPERTY.

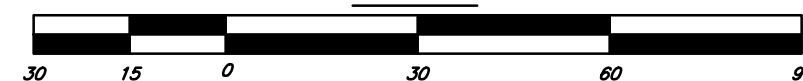
THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE ABSTRACT AND TITLE OPINION.

NOTES:

- THESE LOTS SHALL HAVE INDIVIDUAL SEWER TREATMENT PLANTS.
- LAND USE = SINGLE FAMILY RESIDENTIAL.
- OWNER: KATHERINE E. FLOREK

DATE OF SURVEY: MAY 22, 2023

SCALE IN FEET



			DAVID A. WAITZ ENGINEERING AND SURVEYING, INC. <i>Civil Engineers & Professional Land Surveyors</i> 1107 Canal Blvd., Thibodaux, Louisiana 70301 (985) 447-4017			1107 CANAL BLVD. THIBODAUX, LA 70301 (985) 447-4017 OFFICE (985) 447-1998 FAX DWAITZ@WAITZENGINEERING.COM		
			DESIGNED: JMT		DETAILED: JED		FIELD BOOK: 409	
DATE	DESCRIPTION	BY	CHECKED: JMT		CHECKED: JMT		PAGE: 10	
REVISION			DATE OF PLAT: JUNE 14, 2023		FILE: F:\DWGS\2023\23-066\PLAT.dwg		JOB NO: 23-066	

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: SURVEY AND DIVISION OF PROPERTY BELONGING TO RICKY C. MELANCON AND LACI MELANCON INTO LOT 1, LOT 2 & LOT 3
2. Developer's Name & Address: RICKY & LACI MELANCON
2512 SOUTH MADISON ROAD, MONTEGUT, LA 70377
Owner's Name & Address: RICKY & LACI MELANCON
2512 SOUTH MADISON ROAD, MONTEGUT, LA 70377
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.

SITE INFORMATION:

4. Physical Address: 2512 SOUTH MADISON ROAD MONTEGUT, LA 70377
5. Location by Section, Township, Range: SECTION 59, T20S-R18E
6. Purpose of Development: SINGLE FAMILY RESIDENTIAL
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:
MAY 24, 2023 1" = 30'
12. Council District / Fire Tax Area:
13. Number of Lots: 3
14. Filing Fees: \$125.00

CERTIFICATION:

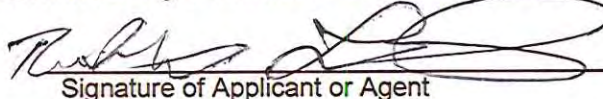
I, RICKY & LACI MELANCON, certify this application including the attached date to be true and correct.

RICKY & LACI MELANCON

Print Applicant or Agent

5/26/2023

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.

RICKY & LACI MELANCON

Print Name of Signature

5/26/2023

Date



Signature

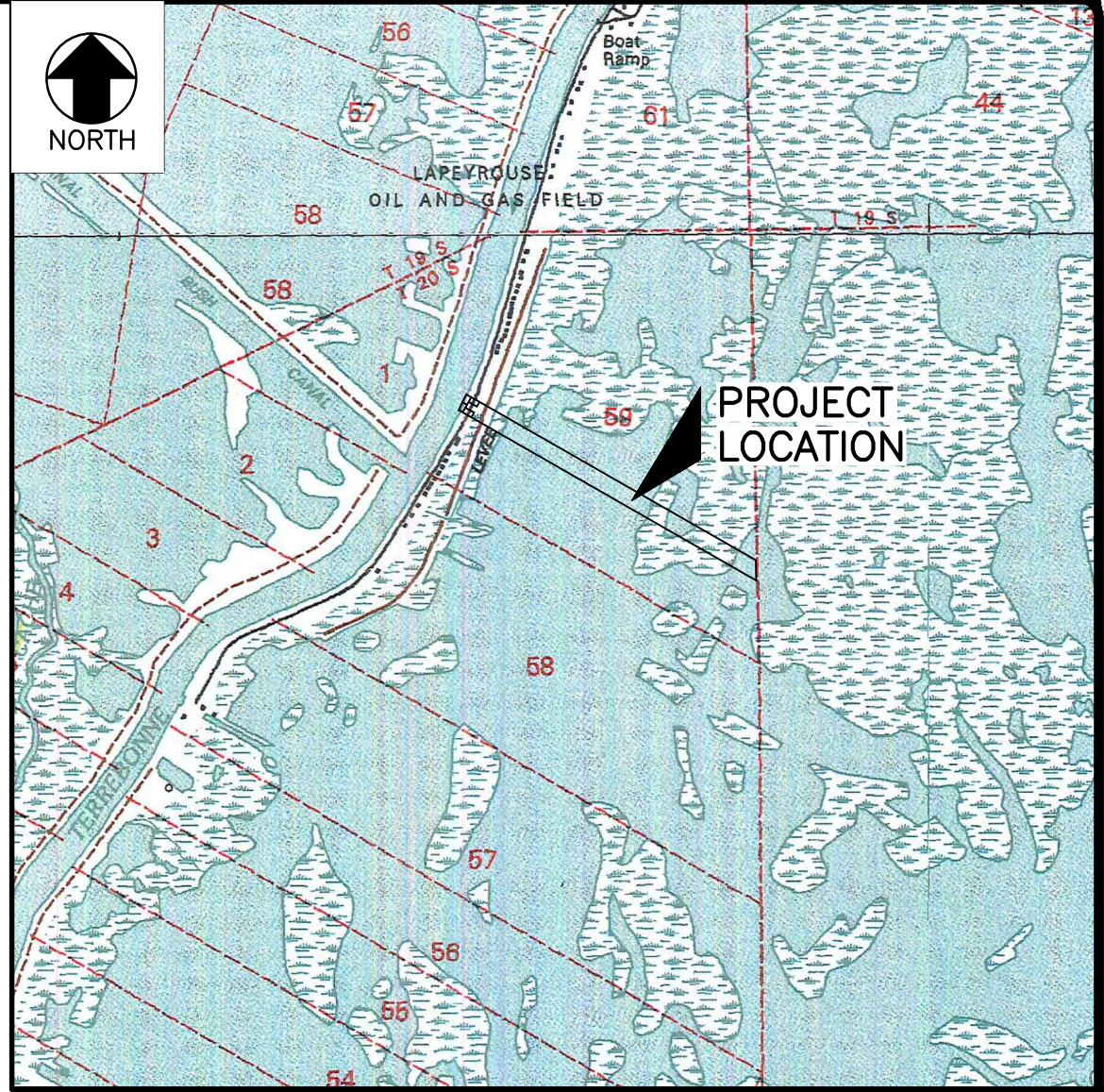
RPC / H.5

REFERENCE MAPS & BEARINGS:
1. SURVEY OF LOTS 1 THRU 4
REDIVISION OF A PORTION OF PROPERTY
OF ROBERT BUTLER III, ET AL
LOCATED IN SECTION 59, T20S-R18E,
TERREBONNE PARISH, LOUISIANA
DATED: APRIL 09, 2015 REVISED: APRIL 24, 2015
BY: KENETH L. REMBERT, SURVEYOR
ENTRY #1482501

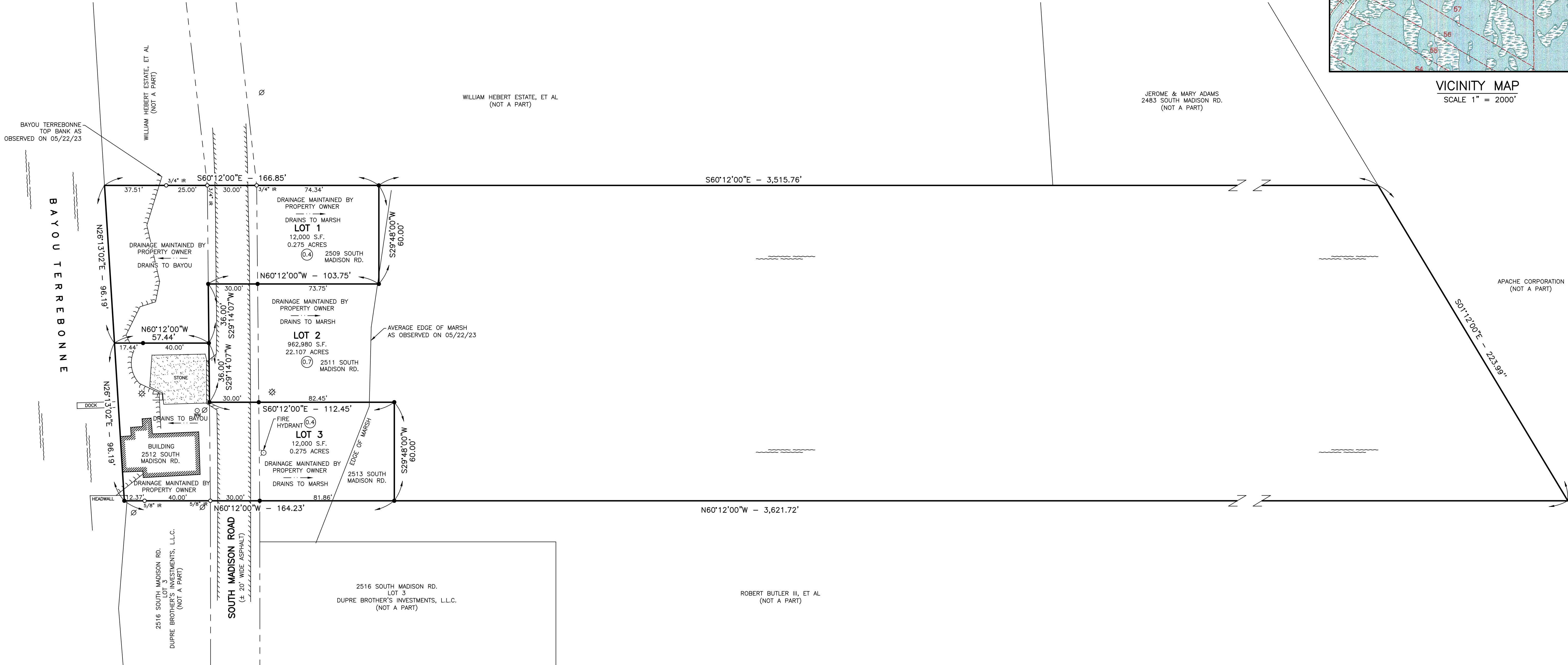
NOTE: REFERENCE BEARING IS
S60°12'00"E ALONG THE
NORTHERNMOST PROPERTY LINE
OF THE ROBERT BUTLER III, ET AL
AS SHOWN ON REF. MAP.

LEGEND

- FOUND PROPERTY MARKER
SET 3/4" I.R.
(UNLESS NOTED OTHERWISE)
EXISTING POWER POLE W/ LIGHT
EXISTING POWER POLE
EXISTING WATER VALVE
EXISTING FIRE HYDRANT
EXISTING WATER METER
EXISTING GAS VALVE
EXISTING GAS METER
EXISTING SEWER MANHOLE
DRAINAGE FLOW
EXISTING CATCH BASIN
WITH SUBSURFACE DRAINAGE
EXISTING SPOT ELEVATION
(IN FEET, NAVD 88, GEOID 18)



VICINITY MAP
SCALE 1" = 2000'



FEMA FLOOD ZONE AND HAZARDS
THESE LOTS ARE LOCATED IN ZONE V21. (ZONE V21 = 15.0' B.F.E.)
FEMA MAP COMMUNITY PANEL NUMBER 225206 0175 C. DATED: APRIL 17, 1985.
TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP #: LA-V106
DATED: FEBRUARY 23, 2006. FLOOD ZONE: VE (ZONE VE = 16.0' A.B.F.E.)

CERTIFICATIONS
THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION
AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE
WITH THE MOST RECENT MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AS SET
FORTH BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS
AND LAND SURVEYORS AND THAT THE ACCURACY SPECIFICATION AND POSITIONAL TOLERANCES
ARE IN ACCORDANCE WITH CLASS "C" SURVEYS INDICATED IN THE ABOVE STANDARDS.

I ALSO CERTIFY THERE ARE NO ENCROACHMENTS ACROSS ANY PROPERTY LINES
EXCEPT AS SHOWN

PRELIMINARY COPY:
THIS DOCUMENT IS NOT TO BE
USED FOR CONSTRUCTION, BIDDING,
RECORDATION, CONVEYANCE, SALES,
OR AS THE BASIS FOR THE ISSUANCE
OF A PERMIT.

APPROVED: James M. Templeton Reg. No. 5129

NOTE:
THIS PLAT DOES NOT PURPORT TO SHOW ALL
EASEMENTS, SERVITUDES AND/OR RIGHTS-OF-WAY
THAT MAY OR MAY NOT EXIST ON THIS PROPERTY.
THIS PLAT DOES NOT PURPORT TO SHOW ALL
UNDERGROUND UTILITIES AND/OR PIPELINES
THAT MAY OR MAY NOT EXIST ON THIS PROPERTY.
THIS PLAT WAS PREPARED WITHOUT THE BENEFIT
OF A COMPLETE ABSTRACT AND TITLE OPINION.

APPROVE AND ACCEPTED THIS DATE _____ BY THE HOUMA
TERREBONNE REGIONAL PLANNING COMMISSION.

APPROVED BY: _____
FOR: _____

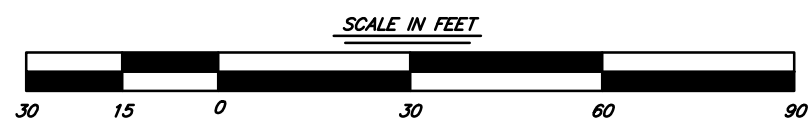
APPROVALS

RICKY C. MELANCON DATE

LACI MELANCON DATE

- NOTES:
• THESE LOTS SHALL HAVE INDIVIDUAL
SEWER TREATMENT PLANTS.
• LAND USE = SINGLE FAMILY RESIDENTIAL.
• OWNERS: RICKY & LACI MELANCON

DATE OF SURVEY: MAY 22, 2023



DATE	DESCRIPTION	BY
	REVISION	

SURVEY AND DIVISION OF PROPERTY
BELONGING TO RICKY C. MELANCON AND LACI
MELANCON INTO LOT 1, LOT 2 & LOT 3
LOCATED IN SECTION 59, T20S-R18E
TERREBONNE PARISH, LOUISIANA

DAVID A. WAITZ ENGINEERING AND SURVEYING, INC. Civil Engineers & Professional Land Surveyors Thibodaux, Louisiana			1107 CANAL BLVD. THIBODAUX, LA 70301 (985) 447-4017 OFFICE (985) 447-1988 FAX DWAITZ@WAITZENGINEERING.COM
DESIGNED: JMT	DETAILED: JED	FIELD BOOK:	
CHECKED: JMT	CHECKED: JMT	PAGE:	
DATE: JUNE 13, 2023		FILE: F:\DWGS\2019\19-055\PLAT.dwg	
		JOB NO: 19-055	

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:

- A redivision of Tract II, belonging to Gail Thibodaux, now or formerly, being a portion of Lot 40 of the Waubun, St. George & Isle of Cuba Plantation*
1. Name of Subdivision: Subdivision to create Tract IV and Tract V
2. Developer's Name & Address: Gail Thibodaux, 618 Main Project Rd., Schriever, LA 70395
Owner's Name & Address: Gail Thibodaux, 618 Main Project Rd., Schriever, LA 70395
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: Leonard Chauvin, P.E., P.L.S., Inc. 627 Jackson St., Thibodaux, LA 70301

SITE INFORMATION:

4. Physical Address: 620 & 622 Main Project Rd., Schriever, LA 70395
5. Location by Section, Township, Range: Sections 86&87, T15S-R16E and Sections 70&8, T16S-R16E
6. Purpose of Development: Create two (2) New Lot of Record
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: 5-23-2023 1"=100'
12. Council District / Fire Tax Area: District 4 Amedee / Schriever
13. Number of Lots: 2 single-family
1 raw land
3 total
14. Filing Fees: \$197.90

CERTIFICATION:

I, Leonard J Chauvin III, certify this application including the attached date to be true and correct.

Leonard J Chauvin III
Print Applicant or Agent

Leonard J Chauvin III
Signature of Applicant or Agent

Date

5/26/23

RPC / H.6

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.

Gail Thibodaux
Print Name of Signature

Gail Thibodaux
Signature

Date

5-23-23

PC23/ 6-6-22

Revised 11/3/2021

1. REFERENCE MAPS:
A. "SURVEY SHOWING PROPERTY BEING CARVED FROM TRACT II TO CREATE TRACT III BELONGING TO GAIL THIBODAUX, NOW OR FORMERLY, BEING A PORTION OF LOT 40 OF THE WAUBUN, ST. GEORGE & ISLE OF CUBA PLANTATION SUBDIVISION LOCATED IN SECTIONS 86 & 87, T15S-R16E & SECTIONS 70 & 8, T16S-R16E TERREBONNE PARISH, LOUISIANA."
PREPARED BY: LEONARD J. CHAUVIN, JR.
LEONARD CHAUVIN, P.E., P.L.S., INC.
DATED: MARCH 2, 2021

2. REFERENCE BEARING DETERMINED FROM REFERENCE MAP A.

3. THE EXISTING ROADSIDE DITCHES SHOWN DRAIN TO THE EXISTING FORCED DRAINAGE PUMP STATION D-28 AND ARE MAINTAINED BY TERREBONNE PARISH FORCED DRAINAGE DEPARTMENT. PROPERTY OWNERS WILL PERPETUALLY MAINTAIN DRAINAGE PATTERNS ACROSS LAND. TERREBONNE PARISH CONSOLIDATED GOVERNMENT WILL PERPETUALLY MAINTAIN ROADSIDE DITCHES AND PUMP STATION

4. THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ALL EXISTING SERVITUDES, UTILITIES, EASEMENTS, AND/OR RIGHTS-OF-WAY WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.

5. THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

6. PROPERTY USE WILL BE USED AS SINGLE FAMILY/RESIDENTIAL.

7. SEWAGE DISPOSAL: INDIVIDUAL TREATMENT PLANT.

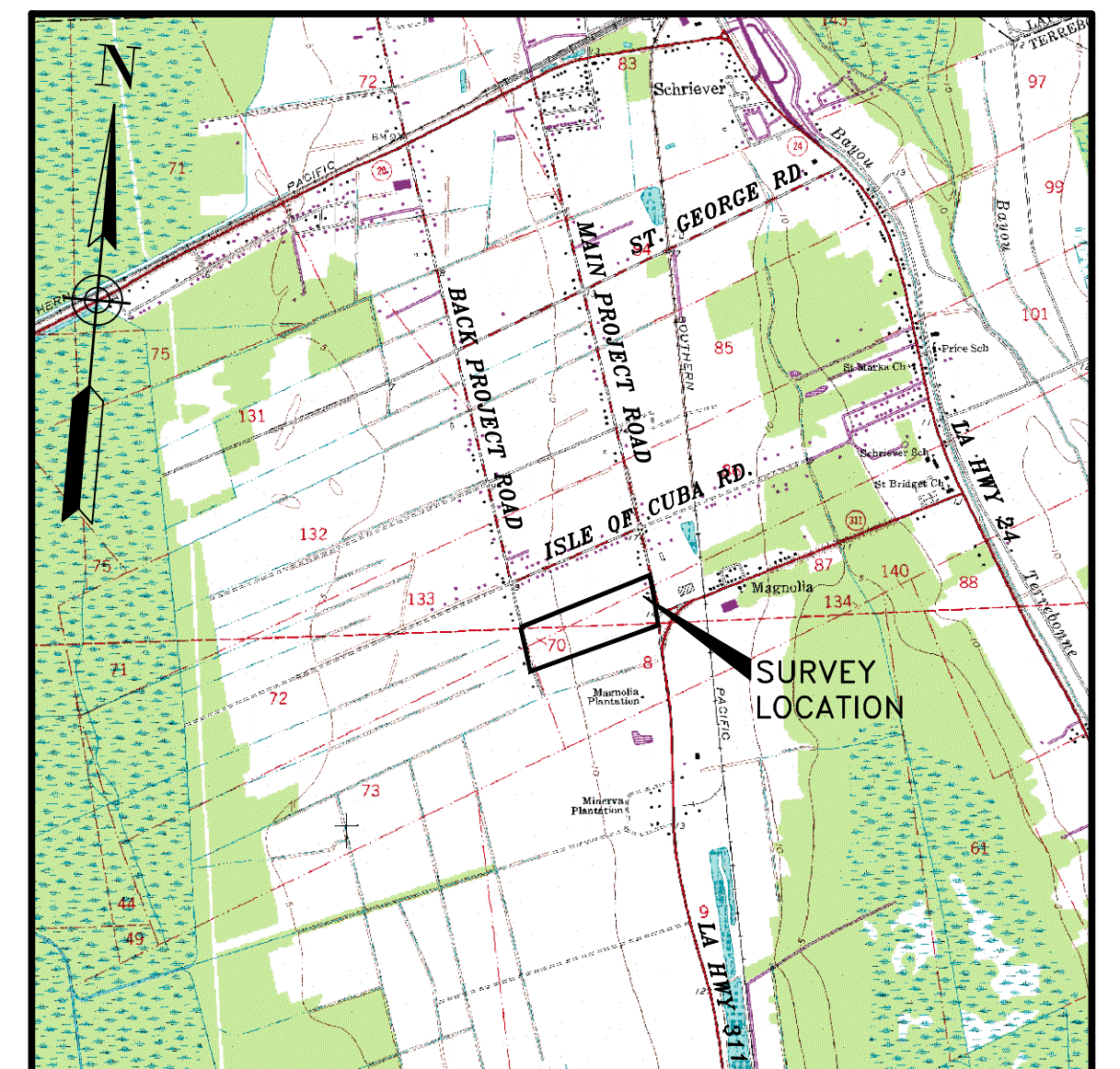
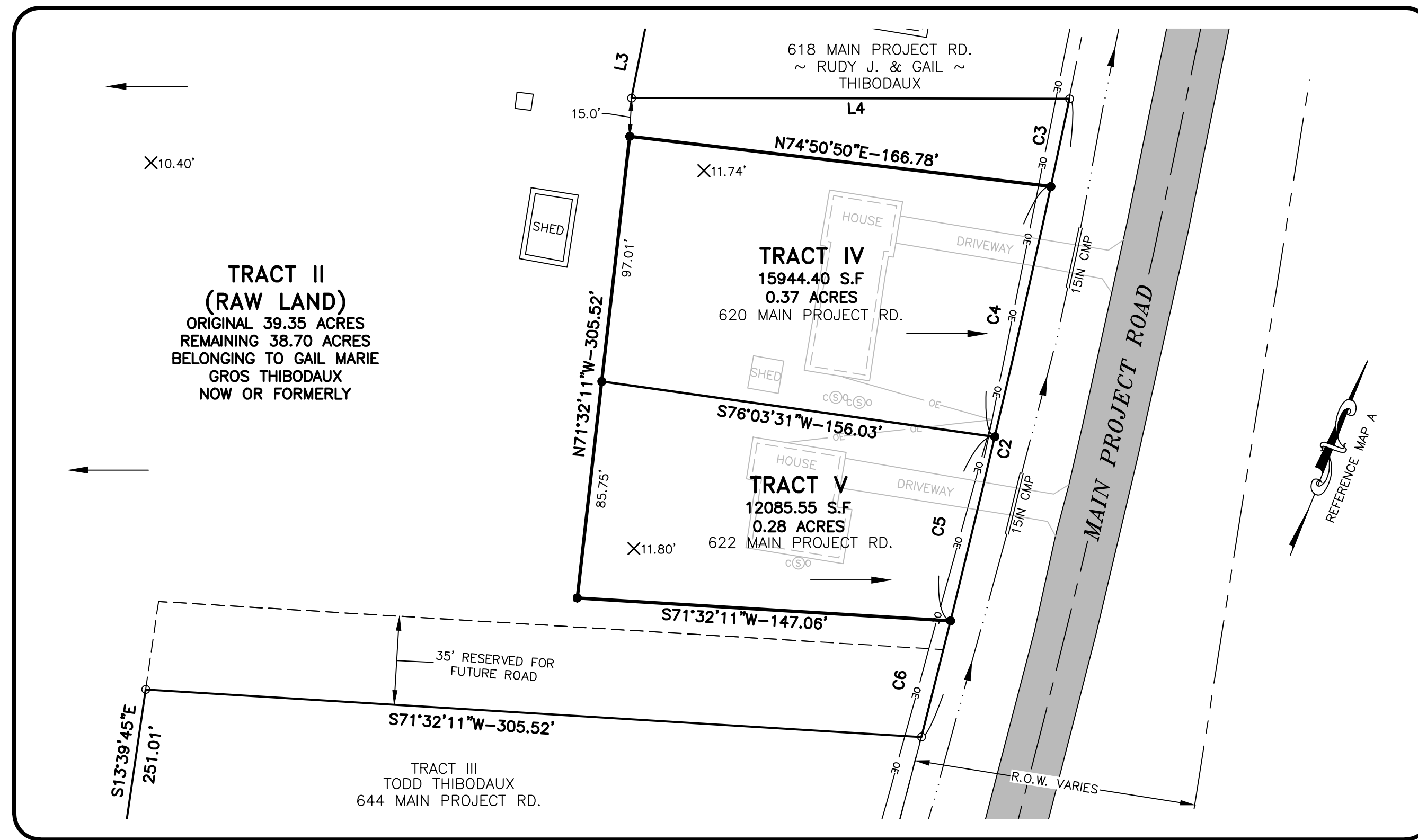
8. BACK PROJECT ROAD IS SCALED FROM AERIAL IMAGERY.

FEMA FLOOD ZONE AND HAZARDS:

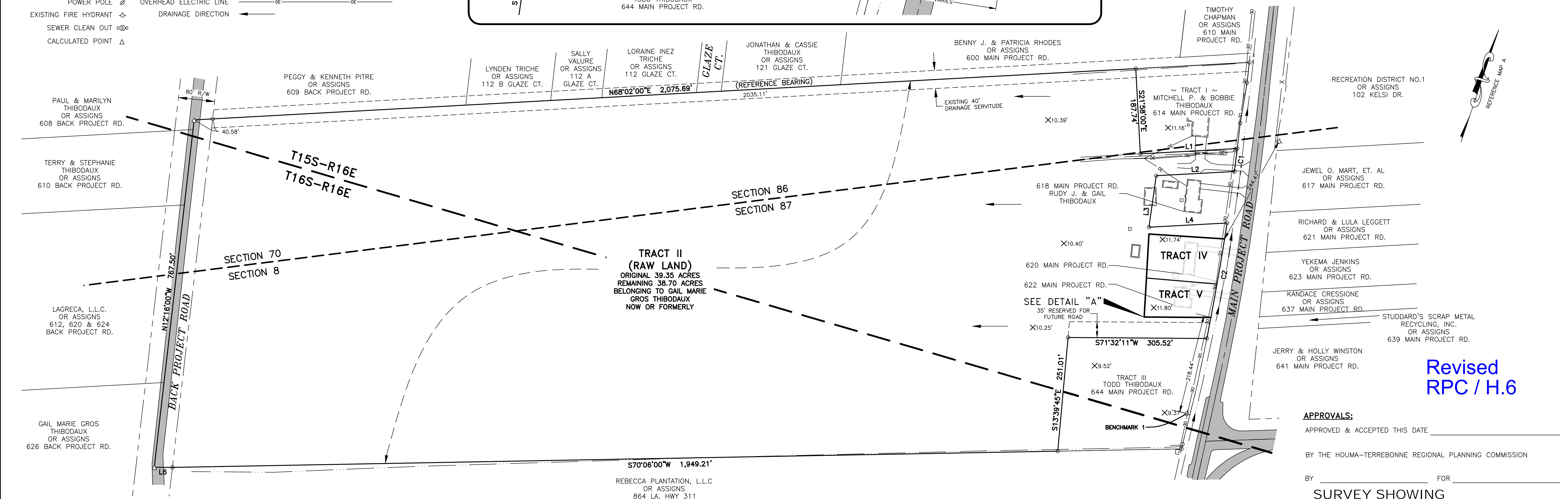
TEREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP LA-V99
AND LA-U99, DATED FEBRUARY 23, 2006 INDICATES THESE LOTS ARE
LOCATED OUTSIDE THE LIMITS OF A.B.F.E. ZONES.

LEGEND:

GROUND ELEVATION	$\times 0.0$	ROAD CENTERLINE	
FOUND 5/8" IRON ROD	\circ	RIGHT-OF-WAY LINE	
SET 5/8" IRON ROD	\bullet	CHAINLINK FENCELINE	
TELEPHONE PEDESTAL	\square	CENTERLINE DITCH	
POWER POLE	ϕ	OVERHEAD ELECTRIC LINE	
EXISTING FIRE HYDRANT	ϕ	DRAINAGE DIRECTION	
SEWER CLEAN OUT	$\text{c}\oplus$		
CALCULATED POINT	Δ		



VICINITY MAP
SCALE: 1"=3,000'

Revised
RPC / H.6

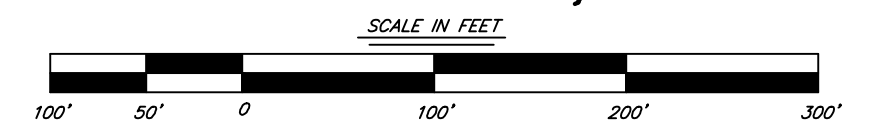
APPROVED & ACCEPTED THIS DATE _____

BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION

BY _____ FOR _____

SURVEY SHOWING
A REDIVISION OF TRACT II, BELONGING TO
GAIL THIBODAUX, NOW OR FORMERLY, BEING
A PORTION OF LOT 40 OF THE WAUBUN, ST.
GEORGE & ISLE OF CUBA PLANTATION
SUBDIVISION TO CREATE TRACT IV AND
TRACT V, LOCATED IN SECTIONS 86 & 87,
T15S-R16E & SECTIONS 70 & 8,
T16S-R16E, TERREBONNE PARISH, LOUISIANA

DATE: MAY 26, 2023
REVISED: JUNE 13, 2023



THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES AND REVIEW ONLY, FOR SUBMITTAL TO THE TERREBONNE PARISH DEPARTMENT OF PLANNING. THE PRELIMINARY DOCUMENT SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

APPROVED: PRELIMINARY

APPROVED: _____
LEONARD J. CHAUVIN, III
LEONARD CHAUVIN P.E., P.L.S., INC.
CIVIL ENGINEER - LAND SURVEYOR
627 JACKSON ST. THIBODAUX, LA.
PHONE: (985) 449-1376

LINE AND CURVE TABLE							
LINE/CURVE NO.	BEARING	LENGTH	ARC LENGTH	DELTA	RADIUS	CRD. BEARING	CRD. LENGTH
L1	N68°02'00"E	213.62'					
L2	S68°00'59"W	172.29'					
L4	N68°07'24"E	172.20'					
L6	S72°37'00"W S73°39'55"W	42.10'(C) 40.11'(F)					
C1			50.83'	00°30'44"	5,684.58'	S11°36'52"E	50.83'
C2			257.70'	02°35'51"	5,684.58'	S8°54'21"E	257.68'
C3			35.30'	00°21'21"	5,684.58'	S10°01'36"E	35.30'
C4			100.82'	01°00'58"	5,684.58'	S09°20'26"E	100.82'
C5			74.42'	00°45'02"	5,684.58'	S08°27'26"E	74.47'
C6			47.11'	00°28'29"	5,684.58'	S08°50'40"E	47.11'

BENCHMARK TABLE

BENCHMARKS	NORTHING	EASTING	ELEVATION	DESCRIPTION
BENCHMARK 1	443401.47'	3444798.44'	13.19'	TOP BOLT OF FIRE HYDRANT LOCATED AT 644 MAIN PROJECT ROAD

HORIZONTAL DATUM: LOUISIANA COORDINATE SYSTEM, SOUTH ZONE (1702) (U.S. SURVEY FEET)
VERTICAL DATUM: NAVD88, GEOID 18 (U.S. SURVEY FEET)

REVISIONS:

1. REVISED MAP PER COMMENTS OF HOUMA TERREBONNE REGIONAL PLANNING COMMISSION

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: A division of property belonging to William J. Washam to create Tract WW-1 and Tract WW-2
2. Developer's Name & Address: William J. Washam, 7060 Main St. Houma, LA 70360
Owner's Name & Address: William J. Washam, 7060 Main St. Houma, La 70360
All owners must be listed, attach additional sheet if necessary
3. Name of Surveyor, Engineer, or Architect: Leonard Chauvin, P.E., P.L.S., Inc. 627 Jackson St., Thibodaux, LA 70301

SITE INFORMATION:

4. Physical Address: 7060 & 7064 Main St. Houma, LA 70360
5. Location by Section, Township, Range: Section 6, T17S-R17E
6. Purpose of Development: Create one (1) New Lot of Record
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: 05-25-2023 1"=30'
12. Council District / Fire Tax Area: Dist # 5 / Bayou Care
13. Number of Lots: 2
14. Filing Fees: \$ 141.20

CERTIFICATION:

I, Leonard J. Chauvin III, certify this application including the attached date to be true and correct.

Leonard J. Chauvin III

Print Applicant or Agent

5/26/23

Date

Leonard J. Chauvin III

Signature of Applicant or Agent

RPC / H.7

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. Evelyn M. Washam

William J. Washam, Sr.

Print Name of Signature

5/26/23

Evelyn M. Washam
William J. Washam, Sr.

PC23/ 6 - 7 - 23

NOTES:

1. REFERENCE MAPS:
- A. "HOLLYWOOD HOME SITES BEING A SUBDIVISION OF PART OF PROPERTY BELONGING TO REALITY OPERATORS INC. LOCATED IN SECTION 5 T17S-R17E." PREPARED BY: T. BAKER SMITH C.E. DATED: 02-01-1941
- B. "MAP SHOWING EXISTING PROPERTY OF C.R. PATTERSON & DEWEY FREEMAN LOCATED IN SEC.6 T17S-R17E WITHIN TERREBONNE PARISH, LOUISIANA." PREPARED BY: WM. CLIFFORD SMITH, L.S. T. BAKER SMITH & SON INC. DATED: 06-16-1980
- C. "SURVEY OF TRACT "A" & "B" SECTION 5, T17S-R17E TERREBONNE PARISH, LOUISIANA" PREPARED BY: KENETH L. REMBERT, L.S. DATED: 10-27-1980
- D. "SURVEY & REDIVISION OF A PORTION OF LOT 7 OF BLOCK 3 HOLLYWOOD HOME SITES SUBDIVISION SECTION 5, T17S-R17E TERREBONNE PARISH, LOUISIANA" PREPARED BY: KENETH L. REMBERT, L.S. DATED: 09-26-1985
- E. "SURVEY OF TRACTS "A" AND "B" BELONGING TO JANICE FREEMAN POWELL ET AL LOCATED IN SECTIONS 6 & 101, T17S-R17E, TERREBONNE PARISH, LOUISIANA." PREPARED BY: KENETH L. REMBERT, L.S. DATED: 08-25-2015
- F. "SURVEY SHOWING TRACT B BEING PROPERTY OWNED BY G & M MALLICK, L.L.C., NOW OR FORMERLY, LOCATED IN SECTION 5, T17S-R17E, TERREBONNE PARISH, LOUISIANA." PREPARED BY: JEREMY J. SHAW, P.L.S. DATED 11-12-2020
2. REFERENCE BEARING DETERMINED FROM REFERENCE MAP "A"
3. ELEVATIONS SHOWN HEREON ARE NAVD88, GEOID18
4. THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ALL EXISTING UTILITIES, SERVITUDES, EASEMENTS, AND/OR RIGHTS-OF-WAY WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.
5. LOTS DRAINS THROUGH A SUB-SURFACE DRAINAGE SYSTEM TO BAYOU TERREBONNE. PROPERTY OWNERS ARE TO PERPETUALLY MAINTAIN DRAINAGE PATTERS ACROSS LAND. TERREBONNE PARISH CONSOLIDATED GOVERNMENT ARE TO PERPETUALLY MAINTAIN SUB-SURFACE DRAINAGE SYSTEM AND BAYOU TERREBONNE.
6. LOTS ARE DESIGNATED AS R-1, SINGLE FAMILY RESIDENTIAL.
7. SEWAGE DISPOSAL METHOD: COMMUNITY SEWAGE
8. BANK OF BAYOU TERREBONNE IS SCALED FROM GEOREFERENCED AERIAL IMAGERY

HOUMA PROPERTY HOLDING COMPANY, L.L.C.
OR ASSIGNS
343 THIRD ST, STE. 600
BATON ROUGE, LA 70801

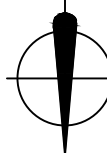
JANICE F. POWELL
OR ASSIGNS
18083 PARTRIDGE GREEN DR
HOUSTON, TX 77084

CTHC, L.L.C.
OR ASSIGNS
1386 WEST TUNNEL BLVD
HOUMA, LA 70360

PRELIMINARY DOCUMENT:

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES AND REVIEW ONLY, FOR SUBMITTAL TO THE HOUMA-TERREBONNE REGIONAL DEPARTMENT OF PLANNING. THE PRELIMINARY DOCUMENT SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

APPROVED:



LEONARD J. CHAUVIN, III. REG. NO. 5260
LEONARD CHAUVIN P.E., P.L.S., INC.
CIVIL ENGINEER - LAND SURVEYOR
627 JACKSON ST. THIBODAUX, LA.
PHONE: (985) 449-1376

FEMA FLOOD ZONE AND HAZARDS:

FLOOD INSURANCE RATE MAP (F.I.R.M.) PANEL NUMBER 225206 0265C DATED MAY 1, 1985, FOR THE UNINCORPORATED AREAS OF TERREBONNE PARISH LOUISIANA INDICATES THAT THESE TRACTS ARE LOCATED IN ZONE C, AREAS OF MINIMAL FLOODING, (NO SHADING).

TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION (A.B.F.E.) MAP LA-R102, DATED FEBRUARY 23, 2006 INDICATES THESE LOTS ARE LOCATED OUTSIDE THE LIMITS OF A.B.F.E.

* FOR AREAS OUTSIDE OF THE A.B.F.E. LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE.

LOUIS J. & SARAH FALGOUT
OR ASSIGNS
7046 MAIN ST
HOUMA, LA 70360

ESTATE OF LOUIS A. BONVILLAIN
OR ASSIGNS
118 TUCKER ST
HOUMA, LA 70360

THOMAS M. BONVILLAIN
OR ASSIGNS
7052 MAIN ST
HOUMA, LA 70360

LEWIS & LOUISE ISAACS
OR ASSIGNS
7057 MAIN ST
HOUMA, LA 70360

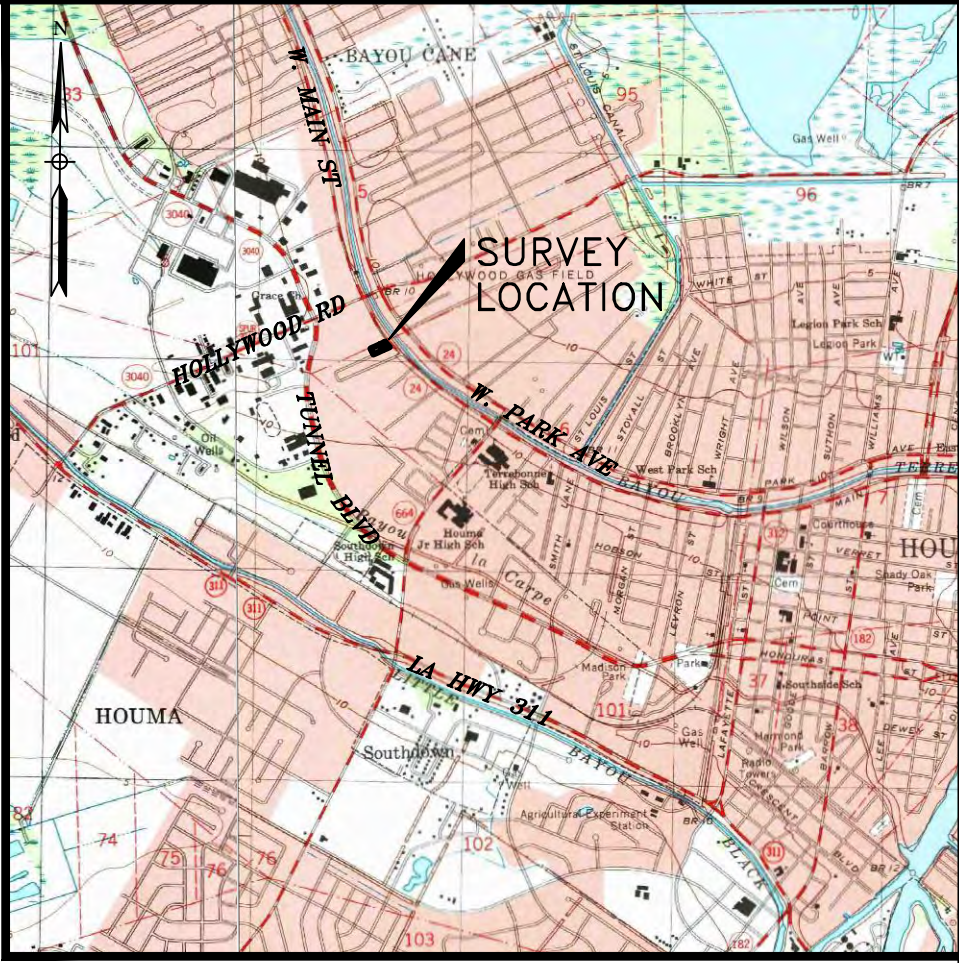
CAJUNOPOLY, L.L.C.
OR ASSIGNS
4678 HWY. 56
CHAUVIN, LA 70344

- LEGEND:**
- DRAINAGE PIPES
 - ROAD CENTERLINE
 - OE OVERHEAD ELECTRIC
 - DITCH CENTERLINE
 - RIGHT OF WAY
 - CHAIN LINK FENCE
 - DRAINAGE DIRECTION
 - 3/8" IRON ROD TO BE SET UPON APPROVAL
 - FOUND IRON MARKER
 - TYPE AND SIZE AS NOTED
 - ⊕ FIRE HYDRANT
 - ⊞ POWER POLE
 - CATCH BASIN
 - ⊗ SPOT ELEVATION
 - ⊙ SEWER MAN HOLE
 - TELEPHONE PEDESTAL

SURVEY CONTROL POINTS COORDINATE TABLE

TBM	NORTHING	EASTING	ELEVATION	DESCRIPTION
CONTROL POINT 1	401945.097	3468743.841	3.06'	TOP BOLT OF FIRE HYDRANT

HORIZONTAL DATUM: LOUISIANA COORDINATE SYSTEM, SOUTH ZONE (1702) (U.S. SURVEY FEET)
VERTICAL DATUM: NAVD88, GEOID 18 (U.S. SURVEY FEET)



VICINITY MAP
1"=3,000'

SCALED FROM AERIAL IMAGERY

RPC / H.7

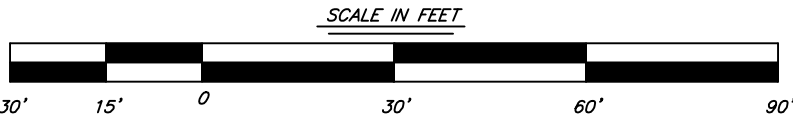
APPROVALS:

APPROVED & ACCEPTED THIS DATE _____

BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION

BY _____ FOR _____

SURVEY SHOWING
A DIVISION OF PROPERTY BELONGING TO
WILLIAM J. WASHAM TO CREATE TRACT
WW-1 AND TRACT WW-2
LOCATED IN SECTION 6, T17S-R17E,
TERREBONNE PARISH, LOUISIANA
DATE: MAY 26, 2023





P.O. Box 1446
Houma, Louisiana 70361

Phone: 985-873-6793
htrpcinfo@tpcg.org

www.tpcg.org/
planning



Master Plan Implementation and Update Status

- Parish-wide Long Term Recovery Plan was initiated by TPCG and CSRS Consultants. A series of public meetings were held throughout the parish in seven different communities. The internal draft is near completion and will be released for stakeholder (including HTRPC) and public meeting and comments in Summer 2023. These services are being performed as part of the Hurricane Ida Recovery Planning effort and will seek State/Federal funding for reimbursement.
- The Main Street Corridor Master Plan was initiated with CSRS and Carbo Associates Landscape Architects along with TPCG and the Houma Restoration District Board. These services are being performed as part of the Hurricane Ida Recovery Planning effort and this effort is already funded thru money secured by State Legislative Delegation for Economic Development of Downtown Houma. The internal draft is near completion and will be released for stakeholder (including HTRPC) and public meetings and comments in Summer 2023.
- Construction of Rotary Centennial Plaza (aka Belanger Street Park) began in October 2022 and currently scheduled for completion in late June 2023. This was one of the strategies and objectives in the Vision 2030 plan.
- Community Sewer Expansion and Housing are both priority items for Parish Administration and are to be included in Hurricane Ida Recovery and Action Plans. The HTRPC's resolution requesting community sewer system master plan and implementation was submitted to Administration and Council, and is one of the infrastructure projects submitted as part of the CDBG-Disaster Recovery list of projects for consideration and approval by State and Federal agencies.
- All of the above listed plans and projects as well as the 2023 Hazard Mitigation Plan are to be used as appendices to the 2023 Comprehensive Master Plan Update. The Parish will be seeking to initiate this comp plan update once the Long Term Recovery Plan and the Main Street Corridor Master Plan efforts are completed.

Goals for 2023

- Complete full Hurricane Ida Recovery Plan including Comprehensive Plan Update, Main Street Corridor Master Plan, Hazard Mitigation Plan Update, and Recovery Plan
- New FEMA draft flood maps (issued October 2021) to be presented by FEMA for 90-day public review and comment period
- Hire a new Planner II / Planner I
- Partner with MPO on Regional Bicycle and Pedestrian Plan update and incorporate paddle trails into plan.
- Complete construction of Rotary Centennial Plaza
- Revisions and updates to Subdivision Regulations including Major Subdivision Process C Engineering Phase, Minor Mobile Home Park Approval Procedures, development of RV/Travel Trailer Park regulations
- Maintain Parish's Community Rating System (CRS) rank of a 7 in both the Parish and City of Houma

Houma-Terrebonne Regional Planning Commission

2022 Annual Report

2022



Department of
Planning & Zoning

Mission Statement

The purpose of the Commission shall be to guide and coordinate the total development of Terrebonne Parish by examining the parish as a whole, through the elevation of population characteristics, economy, natural resources, land uses, transportation systems, public facilities, utilities, and services. The Commission also serves to monitor special needs and problems, both physical and social, and controls the development of Terrebonne Parish to the extent that these needs and problems are properly addressed to insure the health, safety, and welfare of all its citizens.

HTRPC Members

Robbie Liner
Chairman
Jan Rogers
Vice-Chairman
Rachael Ellender
Secretary/Treasurer
Ross Burgard
Rev. Corion Gray
Kyle D. Faulk
Travion Smith
Barry Soudelier
Wayne Thibodeaux

HTRPC Staff

Christopher Pulaski, PLA
Planning & Zoning Director
Becky Becnel, Minute Clerk,
Code Enforcement Officer,
Zoning Administrator
Derick Bercegeay,
Commission Attorney

May 18, 2023

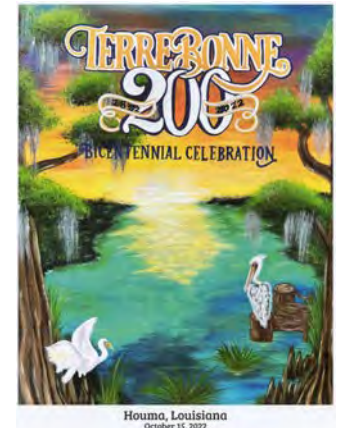
Honorable Gordon Dove
Parish President, T.P.C.G.

Mrs. Jessica Domangue
Council Chairwoman
Terrebonne Parish Council

Re: Annual Report, 2022

Honorable Dove &
Councilwoman Domangue:

The Houma-Terrebonne Regional Planning Commission established an ambitious set of goals and objectives for the year 2022 within our Annual Report. The Planning Commission and Planning Administration seek to build upon the successes and advances of previous years with continued efforts toward enhancing the quality of living and to secure orderly development in Terrebonne Parish.



The Terrebonne 200 Bicentennial Festival and Parade was held in Downtown Houma on Saturday, October 15, 2022. The celebration honored 200 years of Terrebonne Parish's history and culture. Celeste Boudwin won the poster contest for her original artwork that represented the celebration.

As always, if you feel our energies should be directed into a particular direction, please let us know.

Robbie Liner, Chairman

Houma-Terrebonne Regional
Planning Commission



Commissioner and Staff Training & Education

- Commissioners and Staff completed Ethics Training for Public Servants and Diversity Training and TPCG's Harassment, Discrimination, & Diversity Training
- Commissioners Rachael Ellender, Rev. Corion Gray, and Travion Smith attended the APA National Planning Conference San Diego, California April 30-May 3, 2022.



This Annual Report is in accordance with Article XI: 11.1 of the Houma-Terrebonne Regional Planning Commission’s By-Laws.



Houma-Terrebonne Regional Planning Commission

The Houma-Terrebonne Regional Planning Commission held eleven (11) Regular Monthly Meetings in 2021 and one (1) special meeting. There was no meeting held in January due to the lack of a quorum.

All applications are submitted to the Planning Commission and assigned a new application number.

- Applications Submitted: 60
- Applications Withdrawn: 1
- Applications Denied: 0
- Applications Pending: 0
- Applications Approved: 59

All Administrative Approvals submitted were signed by the Chairman, Robbie Liner; some by the Vice-Chairman, Jan Rogers (in the Chairman’s absence); and the Planning Director, Mr. Christopher Pulaski. In 2022, one hundred and two (102) Administrative Approval applications were approved.

HTRPC Application Breakdown

Type of Approval	Submitted	Withdrawn	Denied	Approved	Pending	Total Lots/ Spaces
Process A - Re-Subdivisions	1			1		2
Process A - Raw Land Divisions						
Process B - Residential Building Parks						
Process B - Mobile Home Parks						
Conceptual						n/a
C & P	2			2		n/a
Engineering	2			2		n/a
Final						
Process C - Applications						
Master Proposal						n/a
Conceptual						n/a
C & P	4			4		n/a
Engineering	7			7		n/a
Final	5			5		301
Process D - Minor Subdivisions	39	1		38		110
Totals	60	1	0	59	0	413

Zoning & Land Use Commission

The Houma-Terrebonne Regional Planning Commission, convening as the Zoning & Land Use Commission, held eleven (11) Regular Monthly Meetings in 2021. There was no meeting held in January due to the lack of a quorum.

All applications are submitted to the Zoning and Land Use Commission and assigned a new application number.

- Applications Submitted: 18
- Applications Withdrawn: 0
- Applications Denied: 1
- Applications Pending: 0
- Applications Approved: 17



Zoning & Land Use Application Breakdown

Type of Approval	Submitted	Withdrawn	Denied	Pending Council Approval	Approved
Home Occupation	3			n/a	3
Parking Plan	3			n/a	3
Planned Building Group	2			n/a	2
Planned Unit Development	1			n/a	1
Planning Approval	5			n/a	5
Rezoning Application	4		1		3
Special Plan (Truck Stops)				n/a	
Totals	18	0	1	0	17



“Good plans shape good decisions. That’s why good planning helps to make elusive dreams come true.”

-Leslie Robert Bittel (b.1918), writer

