

# Town of Abita Springs



**MAYOR  
DANIEL J. CURTIS**

**TOWN COUNCIL MEETING  
TUESDAY, JULY 16, 2019 6:00PM  
TOWN OF ABITA SPRINGS, ABITA SPRINGS TOWN HALL  
22161 LEVEL ST., ABITA SPRINGS, LA 70420**

POSTED: JULY 12, 2019 5PM

CALL TO ORDER: MAYOR CURTIS  
INVOCATION: ALDERMAN MURPHY  
PLEDGE OF ALLEGIANCE: ALDERMAN PATTERSON

**MAYOR'S ANNOUNCEMENTS:** 1.) Eagle Scout, Xavier Meyer 2.) Recycle -Mondays 3.) Film – Looking for Alaska

**PUBLIC HEARING:** Discussion of INSTRUMENT 2019 - 006 - AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE TOWN OF ABITA SPRINGS; TO AMEND SECTION 9-215(A) BY ADDING THERETO TO PROVIDE FOR AND REGULATE THE USE OF BED N BREAKFASTS IN THE RESIDENTIAL DISTRICT AND TO PROVIDE FOR RELATED MATTERS.

**ROLL CALL:**

CALL FOR AGENDA MODIFICATIONS  
ACCEPT JUNE 18, 2019 TOWN COUNCIL MEETING MINUTES  
ACCEPT THE APRIL 2019 AND MAY 2019 FINANCIAL REPORTS

**REPORTS:**

1. Sheriff's Office
2. Town Marshal
3. Engineer
4. Fire District

**OLD BUSINESS:**

1.) Consider adoption of INSTRUMENT 2019 - 006 - AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE TOWN OF ABITA SPRINGS; TO AMEND SECTION 9-215(A) BY ADDING THERETO TO PROVIDE FOR AND REGULATE THE USE OF BED N BREAKFASTS IN THE RESIDENTIAL DISTRICT AND TO PROVIDE FOR RELATED MATTERS.

**NEW BUSINESS:**

- 1.) Announcement of Public Meeting - Notice is hereby given that at its meeting to be held on Tuesday, August 20, 2019 at 6:00 p.m. at the Town Hall, 22161 Level Street, Abita Springs, Louisiana, the Mayor and Board of Aldermen of the Town of Abita Springs, State of Louisiana, plans to consider adopting a resolution ordering and calling an election to be held in the Town of Abita Springs to authorize the issuance of general obligation bonds.
- 2.) Introduction of INSTRUMENT 2019-007 AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE TOWN OF ABITA SPRINGS; TO REPEAL SECTION 9-215.1 OF THE TOWN OF ABITA SPRINGS CODE OF ORDINANCES RELATIVE TO THE BROOK FOREST ZONING DISTRICT AND TO PROVIDE FOR RELATED MATTERS.
- 3.) Introduction of INSTRUMENT 2019-008 AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE TOWN OF ABITA SPRINGS; TO AMEND SECTION 9-205 BY ADDING THERETO THE DEFINITION OF OWNER AND SHORT-TERM RENTALS AND TO ADD SECTION 9-231 TO PROVIDE FOR AND REGULATE THE USE OF SHORT-TERM RENTALS AND TO PROVIDE FOR RELATED MATTERS.
- 4.) Introduction of INSTRUMENT 2019-009 AN ORDINANCE TO PROVIDE FOR THE ZONING AND ANNEXATION OF CERTAIN LAND INTO THE CORPORATE LIMITS OF THE TOWN OF ABITA SPRINGS, LOUISIANA AND TO PROVIDE FOR RELATED MATTERS.
- 5.) Introduction of INSTRUMENT 2019-010 AN ORDINANCE TO ESTABLISH AN INSTITUTIONAL/PUBLIC ZONING CLASSIFICATION WITHIN THE MUNICIPAL CORPORATE LIMITS OF THE TOWN OF ABITA SPRINGS AND TO PROVIDE FOR RELATED MATTERS.

**OPEN/ANNOUNCEMENTS/ADJOURNMENT:**

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE, PLEASE CONTACT US AT (985) 892-0711. PLEASE CONTACT TOWN HALL AT THE SAME NUMBER FOR ADDITIONAL INFORMATION REGARDING THIS AGENDA.

<b>SUMMARY</b>	<b>2019</b>		<b>GENERAL FUND</b>	
<b>SHEET #1</b>	<b>ANNUAL</b>	<b>EST ANNUAL</b>	<b>YTD-May</b>	<b>YTD-May</b>
Revenue	<b>BUDGET</b>	<b>ACTUAL</b>	<b>ACTUAL</b>	<b>%</b>
Taxes-All	\$ 644.8	\$ 666.2	\$ 362.9	56.3%
All other	\$ 411.0	\$ 372.1	\$ 183.2	44.6%
<b>Ttl Revenue</b>	<b>\$ 1,055.8</b>	<b>\$ 1,038.3</b>	<b>\$ 546.1</b>	<b>51.7%</b>
Expenses				
Salaries/Ben&Ret	\$ 343.3	\$ 337.2	\$ 152.6	44.5%
Contractors	\$ 319.7	\$ 158.3	\$ 127.0	39.7%
Clerk of Court	\$ 63.6	\$ 40.7	\$ 17.5	27.5%
All Other	\$ 329.2	\$ 324.1	\$ 140.1	42.6%
<b>Total Expenses</b>	<b>\$ 1,055.8</b>	<b>\$ 860.3</b>	<b>\$ 437.2</b>	<b>41.4%</b>
<b>Net Surplus/Deficit</b>	<b>\$ -</b>	<b>\$ 178.0</b>	<b>\$ 108.9</b>	

<b>SUMMARY</b>	<b>2019</b>		<b>PUBLIC WORKS</b>	
<b>SHEET #4</b>	<b>ANNUAL</b>	<b>EST ANNUAL</b>	<b>YTD-May</b>	<b>YTD-May</b>
Revenue	<b>BUDGET</b>	<b>ACTUAL</b>	<b>ACTUAL</b>	<b>%</b>
Revenue	\$ 320.0	\$ 345.4	\$ 155.4	48.6%
Salary & Benefits	\$ 144.6	\$ 135.8	\$ 60.2	41.6%
Operating Exps	\$ 69.8	\$ 55.0	\$ 15.5	22.2%
Admin Expenses	\$ 80.6	\$ 91.0	\$ 24.8	30.8%
<b>Total Expenses</b>	<b>\$ 320.0</b>	<b>\$ 281.8</b>	<b>\$ 100.5</b>	<b>31.4%</b>
<b>Net Surplus/Deficit</b>	<b>\$ -</b>	<b>\$ 63.6</b>	<b>\$ 54.9</b>	

<b>SUMMARY</b>	<b>2019</b>		<b>SST FUND</b>	
<b>SHEET #7</b>	<b>ANNUAL</b>	<b>EST.</b>	<b>YTD-May</b>	<b>YTD-May</b>
Revenue	<b>BUDGET</b>	<b>ACTUAL</b>	<b>ACTUAL</b>	<b>%</b>
Revenue	\$ 305.2	\$ 302.4	\$ 126.1	41.3%
Operating Exp	\$ 147.7	\$ 59.7	\$ 22.5	15.2%
Admin Exp	\$ 157.5	\$ 152.6	\$ 61.5	39.0%
<b>Total Exp</b>	<b>\$ 305.2</b>	<b>\$ 212.3</b>	<b>\$ 84.0</b>	<b>27.5%</b>
<b>Net Surplus/Deficit</b>	<b>\$ -</b>	<b>\$ 90.1</b>	<b>\$ 42.1</b>	

<b>SUMMARY:</b>	<b>2019</b>		<b>UTILITY FUND</b>	
<b>SHEET #2</b>	<b>ANNUAL</b>	<b>EST ANN'L</b>	<b>YTD-May</b>	<b>May</b>
<b>NATURAL GAS</b>	<b>BUDGET</b>	<b>ACTUAL</b>	<b>ACTUAL</b>	<b>%</b>
Revenue	\$ 624.6	\$ 627.8	\$ 284.0	45.5%
Direct Expenses	\$ 440.7	\$ 402.1	\$ 182.2	41.3%
Operating Exps	\$ 23.2	\$ 20.1	\$ 9.6	41.3%
Admin Expenses	\$ 140.7	\$ 77.5	\$ 34.5	19.6%
<b>Ttl Expenses</b>	<b>\$ 604.7</b>	<b>\$ 499.6</b>	<b>\$ 226.3</b>	<b>37.4%</b>
<b>Surplus or (Loss)</b>	<b>\$ 19.9</b>	<b>\$ 128.2</b>	<b>\$ 57.7</b>	

<b>WATER</b>		<b>EST ANN'L</b>	<b>YTD-May</b>	<b>May</b>
	<b>BUDGET</b>	<b>ACTUAL</b>	<b>ACTUAL</b>	<b>%</b>
Revenue	\$ 464.2	\$ 449.8	\$ 162.7	35.0%
Direct Expenses	\$ 227.4	\$ 211.5	\$ 73.2	32.2%
Operating Exps	\$ 23.2	\$ 20.1	\$ 9.6	41.3%
Admin Expenses	\$ 140.7	\$ 77.5	\$ 34.5	19.6%
Ttl Expenses	\$ 391.4	\$ 309.0	\$ 117.3	30.0%
<b>Surplus or (Loss)</b>	<b>\$ 72.8</b>	<b>\$ 140.8</b>	<b>\$ 45.4</b>	

<b>SEWER</b>		<b>EST ANN'L</b>	<b>YTD-May</b>	<b>May</b>
	<b>BUDGET</b>	<b>ACTUAL</b>	<b>ACTUAL</b>	<b>%</b>
Revenue	\$ 624.9	\$ 596.5	\$ 224.5	35.9%
Direct Expenses	\$ 447.8	\$ 322.7	\$ 109.2	24.4%
Operating Exps	\$ 23.2	\$ 20.7	\$ 9.6	41.3%
Admin Expenses	\$ 140.7	\$ 77.5	\$ 34.5	19.6%
Ttl Expenses	\$ 611.8	\$ 420.9	\$ 153.3	25.1%
<b>Surplus or (Loss)</b>	<b>\$ 13.1</b>	<b>\$ 175.6</b>	<b>\$ 71.2</b>	

<b>GARBAGE</b>		<b>EST ANN'L</b>	<b>YTD-May</b>	<b>May</b>
	<b>BUDGET</b>	<b>ACTUAL</b>	<b>ACTUAL</b>	<b>%</b>
Revenue	\$ 302.7	\$ 315.3	\$ 122.2	40.4%
Direct Expenses	\$ 227.5	\$ 247.4	\$ 98.0	43.1%
Admin Expenses	\$ 4.3	\$ 2.4	\$ 1.0	19.6%
Ttl Expenses	\$ 231.8	\$ 249.8	\$ 99.0	42.7%
<b>Surplus or (Loss)</b>	<b>\$ 70.9</b>	<b>\$ 65.5</b>	<b>\$ 23.2</b>	

<b>SUMMARY</b>	<b>BUDGET</b>	<b>EST ANNUAL</b>	<b>YTD-MAR</b>	<b>YTD- %</b>
<b>Revenue</b>	\$ 2,016.4	\$ 1,989.4	\$ 793.4	39.3%
<b>Other Revenue</b>	\$ 159.9	\$ 53.0	\$ 32.0	20.0%
<b>Total Revenue</b>	<b>\$ 2,176.3</b>	<b>\$ 2,042.4</b>	<b>\$ 825.4</b>	<b>37.9%</b>
<b>Expenses</b>	\$ 1,839.6	\$ 1,479.4	\$ 595.9	32.4%
<b>LDEQ Debt Svc</b>	\$ 336.0	\$ 6.1	\$ -	0.0%
<b>Total Expenses</b>	<b>\$ 2,175.6</b>	<b>\$ 1,485.5</b>	<b>\$ 595.9</b>	<b>27.4%</b>
<b>Net Surplus or (Loss)</b>	<b>\$ 0.7</b>	<b>\$ 556.9</b>	<b>\$ 229.5</b>	

## **Announcement of Public Meeting**

**Notice is hereby given that at its meeting to be held on Tuesday, August 20, 2019 at 6:00 p.m. at the Town Hall, 22161 Level Street, Abita Springs, Louisiana, the Mayor and Board of Aldermen of the Town of Abita Springs, State of Louisiana, plans to consider adopting a resolution ordering and calling an election to be held in the Town of Abita Springs to authorize the issuance of general obligation bonds.**

# Town of Abita Springs



**MAYOR  
DANIEL J. CURTIS**

INSTRUMENT 2019 - 006

1  
2  
3 AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE TOWN OF ABITA SPRINGS; TO AMEND  
4 SECTION 9-215(A) BY ADDING THERETO TO PROVIDE FOR AND REGULATE THE USE OF  
5 BED N BREAKFASTS IN THE RESIDENTIAL DISTRICT AND TO PROVIDE FOR RELATED MATTERS.  
6

7 **IT IS HEREBY ORDAINED** by the Board of Aldermen of the Town of Abita Springs that Section 9-215  
8 (a) of the Code of Ordinances of the Town of Abita Springs be amended by adding thereto Subsection  
9 (12) to read as follows:  
10

11 Section 9-215 (a)

12  
13 (12) Bed N Breakfasts, when the owner resides at the residence, not more than 20% of the  
14 structure may be rented. Additional requirements are as follows:  
15

- 16 a. One meal per day must be provided to guests  
17 b. There is a limited stay of two weeks. A longer stay may be approved by the Planning Director  
18 due to a hardship.  
19 c. The Bed N Breakfast must be approved by the State Fire Marshal.  
20 d. There shall be one (1) parking spot provided per rentable rooms  
21 e. All signs in connection with the Bed n Breakfast must follow Historic District Guidelines and be  
22 approved by the Historic Commission.  
23

24 **BE IT FURTHER ORDAINED** that in all other respects Section 9-215(a) shall remain in full force and  
25 effect.  
26

27 An Ordinance introduced by Alderman Patterson and seconded by Alderman Randolph on this 21<sup>st</sup>  
28 day of May 2019.  
29

30 This Ordinance was adopted on a motion of Alderman \_\_\_\_\_, seconded by Alderman  
31 \_\_\_\_\_, on this \_\_\_\_ day of \_\_\_\_\_, 2019.  
32

33 YEAS: \_\_\_\_\_

34 NAYS: \_\_\_\_\_

35 ABSENT: \_\_\_\_\_

36 ABSTAIN: \_\_\_\_\_  
37  
38

39 \_\_\_\_\_  
HONORABLE DANIEL J. CURTIS, MAYOR

40 \_\_\_\_\_  
41 JANET DUFRENE, TOWN CLERK  
42

# Town of Abita Springs



**MAYOR  
DANIEL J. CURTIS**

INSTRUMENT 2019-007

1  
2  
3  
4  
5 AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE TOWN OF ABITA SPRINGS;  
6 TO REPEAL SECTION 9-215.1 OF THE TOWN OF ABITA SPRINGS CODE OF  
7 ORDINANCES RELATIVE TO THE BROOK FOREST ZONING DISTRICT AND TO  
8 PROVIDE FOR RELATED MATTERS.

9  
10 **IT IS HEREBY ORDAINED** by the Board of Aldermen of the Town of Abita Springs that the  
11 Code of Ordinance of the Town of Abita Springs be amended as follows:  
12 Section 9-215.1 is hereby repealed.

13  
14 An Ordinance introduced by \_\_\_\_\_ and seconded by \_\_\_\_\_ on this  
15 \_\_\_\_ day of \_\_\_\_\_, 2019.

16  
17 An Ordinance adopted by Alderman \_\_\_\_\_ and seconded by Alderman  
18 \_\_\_\_\_ on this \_\_\_\_ day of \_\_\_\_\_, 2019.

19  
20 The vote was:

21  
22 YEAS:

23 NAYS:

24 ABSENT:

25 ABSTAIN

26  
27  
28  
29 \_\_\_\_\_  
HONORABLE DANIEL J. CURTIS, MAYOR

30  
31  
32 ATTEST

33  
34 \_\_\_\_\_  
JANET DUFRENE, TOWN CLERK

# Town of Abita Springs



**MAYOR  
DANIEL J. CURTIS**

## **INSTRUMENT 2019-008**

1  
2  
3  
4 AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE TOWN OF ABITA SPRINGS; TO AMEND  
5 SECTION 9-205 BY ADDING THERETO THE DEFINITION OF OWNER AND SHORT-TERM RENTALS  
6 AND TO ADD SECTION 9-231 TO PROVIDE FOR AND REGULATE THE USE OF SHORT-TERM  
7 RENTALS AND TO PROVIDE FOR RELATED MATTERS.  
8

9 **WHEREAS**, the short-term rental of residential units and dwellings is an increasing segment of the  
10 rental market across the country; and,  
11

12 **WHEREAS**, there are numerous short-term rental listings in the Town of Abita Springs; and,  
13

14 **WHEREAS**, the regulation of short-term rentals is necessary to provide minimum safety requirements  
15 and for the collection of applicable taxes; and,  
16

17 **WHEREAS**, the regulation of short-term rentals is necessary to protect and promote the public peace  
18 and the health, safety and welfare of the citizens of the Town of Abita Springs and the occupants of  
19 short-term rentals; and,  
20

21 **WHEREAS**, the Board of Aldermen of the Town of Abita Springs deems these amendments appropriate  
22 to protect the health, safety, and welfare of the citizens of Abita Springs; and,  
23

24 **NOW, THEREFORE, BE IT ORDAINED** by the Board of Aldermen of the Town of Abita Springs, at its  
25 regular session convened, that Section 9-205 of the Code of Ordinances of the Town of Abita Springs  
26 shall be amended as follows, to wit:  
27

28 **Amend SECTION 9-205- DEFINITIONS, to add a new definition for Owner and Short-Term**  
29 **Rentals as outlined below.** The remainder of all other definitions, as set forth in Section 9-205 shall  
30 remain in full force and effect following the amendment below.  
31

32 **Sec. 9-205. -Definitions** – For the purpose of this chapter, the following terms, phrases, words, and  
33 their derivations shall have the meaning given herein. When not inconsistent with the context, words  
34 used in the present tense include the future, words in the plural number include the singular number,  
35 and words in the singular number include the plural number. The word "shall" is always mandatory  
36 and not merely directory.

37 *Owner* is the person who possesses ownership of the real property containing a residential dwelling  
38 unit subject to a short-term rental as evidenced by a deed and proof of homestead exemption.  
39

40 *Short-term Rental* is the rental of a residential dwelling unit or accessory building on a temporary  
41 basis for the purpose of overnight lodging for a period of (30) thirty consecutive days or less.  
42

43 **BE IT FURTHER ORDAINED** by the Board of Aldermen of the Town of Abita Springs, at its regular  
44 session convened, that Section 9-231 of the Code of Ordinances of the Town of Abita Springs shall be  
45 added as follows, to wit:

46  
47 **Amend PART 9, CHAPTER 2 – ZONING REGULATIONS, to add a new section as outlined below.**  
48 The remainder of all other sections of zoning regulations, as set forth in Part 9, Section 2 Zoning  
49 Regulations shall remain in full force and effect following the amendment below.  
50

51 **Sec. 9-231 Short Term Rentals**  
52

53 **(1) Applicability.** No person shall use or maintain, nor shall any person advertise the use of any  
54 residential dwelling unit on any parcel in this town for short-term rental without a short-term  
55 rental permit. Short-term rentals may only be allowed in the following districts:  
56

- 57 (a) Residential District, as described in Sec. 9-215 of the Abita Springs Code of Ordinances;
- 58 (b) Brook Forest Residential District, as defined in Sec. 9-215.1 of the Abita Springs Code  
59 of Ordinances;
- 60 (c) Midtown Cultural District, as described in Sec. 9-218.3 of the Abita Springs Code of  
61 Ordinances; and
- 62 (d) Historic District, as described in Sec. 9-222 of the Abita Springs Code of Ordinances.
- 63 (e) Commercial Districts as defined in section 9-218, 9-218.1, and 9-218.2.  
64

65 **(2) Regulations.**  
66

- 67 (a) The short-term rental permit shall be in the name of the Owner, who shall be an owner of  
68 the real property upon which the short-term rental use is to be permitted.
- 69 (b) The Owner shall occupy the dwelling and be present during any short-term rental  
70 occupancy.
- 71 (c) One person may hold no more than one short-term rental permit, unless that person is the  
72 owner of a residential dwelling unit on a parcel immediately adjacent to and sharing an  
73 adjoining property line to an already permitted short-term rental, in such case that person may  
74 hold two short term rental permits. The permit shall not be transferable.
- 75 (d) Short-term rentals shall not be operated outdoors or in a recreational vehicle.
- 76 (e) Short-term rentals use shall be limited to residential dwelling units existing and constructed  
77 as of the date of application for the short-term rental permit.
- 78 (f) Short-term rental dwellings shall meet all applicable building, health, fire, and related safety  
79 codes at all times and shall be inspected by the fire department before any short-term rental  
80 activity can occur. Each bedroom shall contain a smoke detector and a carbon monoxide  
81 detector.
- 82 (g) A minimum of one on-site parking space shall be provided for use per bedroom used by the  
83 short-term rental occupants. Vehicles shall be parked in the designated area onsite and shall  
84 not be parked on the street.



- 85 (h) The short-term rental shall appear outwardly to be a residential dwelling. No exterior  
86 signage or other exterior evidence that the property is used for short-term rental is permitted.  
87 (i) Use of the short-term rentals for commercial functions, ceremonies, and/or other special  
88 events shall be prohibited.  
89 (j) The Owner shall ensure that the occupants and/or guests of the short-term rental use do  
90 not create unreasonable noise or disturbances, engage in disorderly conduct or violate  
91 provisions of this code or any state law pertaining to noise, disorderly conduct, the  
92 consumption of alcohol, or the use of illegal drugs or be subject to fines and penalties levied by  
93 the city up to and including revocation of the short-term rental permit.  
94 (k) The Owner, upon notification that occupants and/or guests of his or her short-term rental  
95 use have created unreasonable noise or disturbances, engaged in disorderly conduct or  
96 committed violations of this code or state law pertaining to noise, disorderly conduct, the  
97 excessive consumption of alcohol or the use of illegal drugs, shall prevent a recurrence of such  
98 conduct by those occupants or guests or be subject to fines and penalties levied by the Town  
99 up to and including revocation of the short-term rental permit.  
100 (l) The Owner shall maintain an occupational license and pay all occupancy taxes required by  
101 law, including but not limited to state sales tax and hotel/motel occupancy tax.  
102 (m) No food service shall be provided by the Owner or anyone on his behalf.  
103

104 **(3) Permits.** Prospective owner-applicants of a short-term rental use shall apply for an annual  
105 permit with the planning director in accordance with the provisions of this Section and on a  
106 form provided by the Town. A Short-term Rental Permit is a privilege, not a right, and may be  
107 revoked or not renewed based on non-compliance with the requirements provided herein.  
108

109 (a) The application shall be accompanied by the short-term rental permit fee as set forth herein  
110 to cover the administrative costs of issuing a short-term rental permit and, but not limited to,  
111 inspecting the following information:  
112

- 113 (1) The name, address, and phone number of the applicant, and verification that the  
114 applicant is the Owner of the property, including proof of homestead exemption;
- 115 (2) The assessor's parcel number of the lot on which the short-term rental use is proposed;
- 116 (3) A site and floor plan identifying the location of parking on the site and the location of any  
117 bedrooms to be used for short-term rental use;
- 118 (4) Evidence that the property has current, valid liability insurance of \$500,000.00 or more  
119 with proof that such coverage includes use as a short-term rental property; and
- 120 (5) Acknowledgment of compliance with all regulations pertaining to the operation of a  
121 short-term rental.  
122

123 (b) The permit term for all short-term rental permits shall run from January 15 to January 14  
124 of each year, regardless of when issued. All permits must be renewed annually.

125 (c) There shall be no more than fifty (50) short-term rental permits issued by the Town  
126 annually.

127 (d) The annual permit fee for a short-term rental permit shall be \$250.00.

128 (e) Any fraud, material misrepresentations, or false statements contained in the attestations,  
129 required documentation, or correlating application materials shall be grounds for immediate  
130 revocation of a short-term rental permit. Furthermore, all requirements herein shall be  
131 continuously maintained throughout the duration of the permit.  
132

133 **(4) Violations.** Any violation of this Section and the correlating provisions in this chapter may  
134 subject a violator to any remedy, legal or equitable, available to the town. Violations include but  
135 are not limited to: advertisement or rental of a short-term rental without proper permitting,  
136 operation outside the scope of any of the applicable short-term rental regulations provided by law  
137 and advertising a short-term rental outside the permitted scope of a short-term rental permit. The  
138 Planning Director may suspend, revoke or not renew any permit issued pursuant to this Section if  
139 the Planning Director determines that the permit holder has violated any provision of this Section,  
140 two (2) or more times. Remedies include but are not limited to: revocation of a short-term rental  
141 permit, daily fines, and property liens, as more fully provided in Section 9-228 of this Chapter.  
142 Each day of violation shall be considered a separate offense. Nothing contained herein shall be  
143 construed to limit the legal remedies available to any other person for the correction of violations  
144 of this Section.

145 **BE IT FURTHER ORDAINED** that all other sections of Chapter 2 shall remain the same and in full force.  
146

147 **BE IT FURTHER ORDAINED** that if any provision of this Section shall be held to be invalid, such  
148 invalidity shall not affect other provisions herein which can be given effect without the invalid  
149 provision and to this end the provisions of this ordinance are hereby declared to be severable.  
150

151 **BE IT FURTHER ORDAINED**, that the Clerk of this Board be, and she is hereby authorized and  
152 empowered to take any and all actions which she, in the exercise of her discretion, deems necessary to  
153 promulgate the provisions of this ordinance.  
154

155 Introduced on a motion of Alderman \_\_\_\_\_, seconded by Alderman \_\_\_\_\_ on the \_\_\_\_  
156 day of \_\_\_\_\_ 2019. Adopted on motion of Alderman \_\_\_\_\_ and seconded by Alderman \_\_\_\_\_ on the  
157 \_\_\_\_ day of \_\_\_\_\_ 2019. The vote was:  
158

159 AYES:

160 NAYS:

161 ABSTENTIONS:

162 ABSENT:  
163  
164  
165

166 \_\_\_\_\_  
167 Janet Dufrene, Town Clerk

\_\_\_\_\_  
Honorable Daniel J. Curtis, Mayor

168

# Town of Abita Springs



## MAYOR DANIEL J. CURTIS

INSTRUMENT 2019-009

AN ORDINANCE TO PROVIDE FOR THE ZONING AND ANNEXATION OF CERTAIN LAND INTO THE CORPORATE LIMITS OF THE TOWN OF ABITA SPRINGS, LOUISIANA AND TO PROVIDE FOR RELATED MATTERS.

IT IS HEREBY ORDAINED by the Board of Aldermen of the Town of Abita Springs that the below described property be and is hereby annexed into the municipal corporate limits of the Town of Abita Springs, Louisiana, without the necessity of an election for annexation. Said property is described as follows, to-wit:

**ALL THAT CERTAIN LOT OR PORTION OF GROUND**, situated in Section 1, Township 7 South, Range 11 East, Greensburg Land District, St. Tammany Parish, Louisiana and being more particularly described as follows:

Commence at a 1/2 inch iron rod found being South 1,445.60 feet from the Quarter Corner common to Section 36, Township 6 South, Range 11 East & Section 1, Township 7 South, Range 11 East as the POINT OF BEGINNING and measure North 61 degrees 08 minutes 38 seconds East a distance of 336.28 feet to a 1 inch iron pipe found; thence North 87 degrees 45 minutes 38 seconds East a distance of 370.59 feet to a 1/2 inch iron rod found; thence South 03 degrees 24 minutes 40 seconds West a distance of 177.21 feet to a 5/8 inch iron rod found; thence South 23 degrees 27 minutes 16 seconds East a distance of 336.20 feet to 1/2 inch iron rod set; thence South 89 degrees 37 minutes 40 seconds West a distance of 329.35 feet to a 1/2 inch iron rod found; thence South 00 degrees 24 minutes 22 seconds East a distance of 289.81 feet to a 1/2 inch iron rod found; thence South 89 degrees 48 minutes 25 seconds West a distance of 460.81 feet to a 1 inch iron pipe found; thence North a distance of 602.05 feet to the POINT OF BEGINNING, and containing 10.174 acre(s) of land, more or less, all as per survey by Kelly J. McHugh & Associates, Inc., dated 07/08/2019, dwg. no.: A19-188-1.

The officials of the Town of Abita Springs are hereby authorized and directed to take all necessary actions that are proper in order to affect the annexation into the corporate limits of the Town of Abita Springs.

BE IT FURTHER ORDAINED that the above described property be zoned to allow its continued use as a sewer treatment plant and town maintenance barn.

This Ordinance shall take effect upon signature of the Mayor. Technical Amendments to the property description contained herein may be made in accordance with the laws of the Town of Abita Springs.

Introduced by Alderman \_\_\_\_\_, seconded by Alderman \_\_\_\_\_ on the \_\_\_ day of \_\_\_\_\_ 2019. Adopted on a motion of Alderman \_\_\_\_\_, seconded by Alderman \_\_\_\_\_ on the \_\_\_ day of \_\_\_\_\_ 2019.

Vote was:

YEAS:

NAYS:

ABSENT:

ABSTAIN:

ATTEST

\_\_\_\_\_  
Janet Dufrene, Town Clerk

\_\_\_\_\_  
Honorable Daniel J. Curtis, Mayor