



St. Bernard Parish Council

8201 West Judge Perez Drive Chalmette, Louisiana, 70043
(504) 278-4228 Fax (504) 278-4209
www.sbpq.net

#9

Fred Everhardt, Jr.
*Councilmember
at Large*

Gillis McCloskey
*Councilmember
at Large*

Patrice Cusimano
*Councilmember
District A*

Joshua "Josh" Moran
*Councilmember
District B*

Cindi Meyer
*Councilmember
District C*

Ryan Randall
*Councilmember
District D*

Amanda Mones
*Councilmember
District E*

Roxanne Adams
Clerk of Council

EXTRACT OF THE OFFICIAL PROCEEDINGS OF THE COUNCIL OF THE PARISH OF ST. BERNARD, STATE OF LOUISIANA, TAKEN AT A REGULAR MEETING HELD IN THE COUNCIL CHAMBERS OF THE ST. BERNARD PARISH GOVERNMENT COMPLEX, 8201 WEST JUDGE PEREZ DRIVE, CHALMETTE, LOUISIANA ON TUESDAY, DECEMBER 3, 2024 AT SEVEN O'CLOCK P.M.

On motion of Mr. Moran, seconded by Mrs. Mones, it was moved to **adopt** the following ordinance:

ORDINANCE SBPC #2622-12-24

Summary No. 4218

Introduced by: Councilmember Moran on 10/1/24

Planning Commission recommended **APPROVAL w/ recommendations** on 10/22/24

Public Hearing held on 11/6/24

Tabled on 11/6/24 until 11/19/24

Tabled on 11/19/24 until 12/3/24

AN ORDINANCE TO **AMEND** CHAPTER 22, ZONING; SECTION 22-6, COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS; SUBSECTION 22-6-7, C-2 GENERAL COMMERCIAL DISTRICT; TO CREATE AND ADD SUB-SUBSECTION 22-6-7.2, VACANT STOREFRONT PROPERTIES OF THE ST. BERNARD PARISH CODE OF ORDINANCES.

ST. BERNARD PARISH COUNCIL DOES HEREBY ORDAIN:

SECTION 1. The Parish Council hereby amends Chapter 22, Zoning; Section 22-6, Commercial and industrial Zoning Districts; Subsection 22-6-7, C-2 General Commercial District; to create and add Sub-Subsection 22-6-7.2, Vacant Storefront Properties of the St. Bernard Parish Code of Ordinances as attached in Exhibit "A".

SECTION 2. Effective Date. This Ordinance shall become effective immediately upon authorizing signature by the Parish President. In the event of a presidential veto, this Ordinance shall become effective upon a two-thirds favorable vote of the total membership of the Council pursuant to Sections 2-11 and 2-13 of the St. Bernard Parish Home Rule Charter.

SECTION 3. Severability. If any section, clause, paragraph, provision or portion of this ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, paragraph, provision or portion of this Ordinance, the St. Bernard Parish Council hereby expresses and declares that it would have adopted the remaining portion this Ordinance with the invalid portions omitted.



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Extract #9, continued
December 3, 2024

The above and foregoing having been submitted to a vote, the vote thereupon resulted as follows:

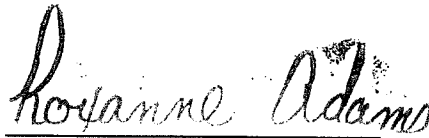
YEAS: Cusimano, Moran, Meyer, Randall, Mones, McCloskey

NAYS: None

ABSENT: None

The Council Chair, Mr. Everhardt, cast his vote as **YEA**.

And the motion was declared **adopted** on the 3rd day of December, 2024.


ROXANNE ADAMS
CLERK OF COUNCIL


FRED EVERHARDT JR.
COUNCIL CHAIR

Delivered to the Parish President 12/5/24 10:45am
Date and Time

Received by Margen Kelley

Approved ✓ Vetoed _____

Parish President Louis Pomes
Louis Pomes

Returned to Clerk of the Council 12/10/24 8:40am
Date and Time

Received by Youya Salouy

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Ordinance SBPC #2622-12-24
Exhibit "A"

Chapter 22 – Zoning

Section 22-9 – Special Regulations

SubSection 22-9-10 Commercial and Industrial Vacant Properties

22-9-10: Commercial and Industrial Vacant Properties

The purpose of this ordinance is to establish a Vacant Commercial and Industrial Property Registration Program to implement measures to encourage their redevelopment and productive use.

(a) Definitions.

- (1) Vacant Commercial and Industrial Property:* Any non-residential building or structure that is unoccupied and not actively used for its intended purpose for a continuous period of 180 days or more.
- (2) Owner:* Any individual, partnership, corporation, or other legal entity holding title to a vacant commercial and/or industrial property.
- (3) Development:* The process of improving a property through construction, renovation, or the establishment of a new business operation.

(b) Registration of Vacant Commercial and/or Industrial Properties

(1) Registration Requirement:

- a. All owners of vacant commercial and/or industrial properties must register the property with the Office of Community Development within 60 days of it becoming "vacant" as that term is defined in section (a)(1) hereinabove.
- b. Registration shall include the owner's contact information, property address, proof of ownership, plans for future use or development, and any measures being taken to maintain the property in compliance with local ordinances and safety standards.

(2) Registration Fee:

- a. An annual registration fee shall be assessed in the amount of \$500 per year.
- b. Registration fees will be allocated toward programs aimed at promoting redevelopment within the Parish.

(3) Failure to Register

- a. Failure of an owner to register a vacant commercial or industrial property in compliance with this Subsection or to pay the annual registration fee required by this Subsection shall be subject to a fine of \$500.00 for every year said Owner either fails to register their property or pay said fee.

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Exhibit "A"

- b. The fine established above shall be assessed in an action filed by St. Bernard Parish Government in either the Bureau of Administrative Adjudication or the 34th Judicial District Court.

(4) Exemption to Registration Fee Requirement

- a. An owner may apply for an exemption from the registration fee if they can demonstrate active efforts to lease, sell, or redevelop the property.
- b. Evidence of such efforts may include, but are not limited to:
 - a. Paid advertising for the property, market listings, real estate agency contracts, or marketing campaigns; and
 - b. Documents establishing ongoing renovation or redevelopment plans, such as unexpired construction permits or contracts with developers.
- c. Exemptions granted under this section shall be reviewed annually, and owners shall be responsible for renewing their applications annually with updated documentation. Failure to renew an application on the anniversary of its approval shall result in a termination of the exemption.

(c) Enforcement

- (1) The Department of Community Development is responsible for enforcing the provisions of this Subsection, including maintaining the registry, issuing citations, collecting fees, and instituting actions to collect penalties.