



APPLICATION FOR SPECIAL EXCEPTION

Planning & Zoning Commission

Thibodaux, Louisiana

Phone: (985) 446-7208

Application No.: 1

The undersigned requests a special exception for the use specified below. Should this application be approved, it is understood that it shall only authorize that particular use described in this application and any conditions or safeguards required by the Commission. If this use is discontinued for a period of more than six (6) months, this permit shall automatically expire.

1. Name of Applicant: Deonte Reed
Mailing Address: PO Box 1802 Thibodaux LA 70302
Phone Number: Home: _____ Business: _____ Cell: 985-271-3713
2. Locational Description: Subdivision Name: _____
Building Address: 1355 Ledet St. Thibodaux LA 70301
Block No.: _____ Lot No.: _____
(If not in a platted subdivision attach a legal description)
3. Existing Use: residential
4. Zoning District: R4
5. Gross Floor Area (GFA) of Business: _____
6. Number of Off-Street Parking Spots Available: 8
7. Number of Off-Street Parking Spots required by City Ordinance (Section 704): _____
8. Description of Special Exception: for the approval to place my new home
on the property address as my primary residence.
9. **Supporting Information:** Attach a plan for the proposed use (in triplicate) showing ingress and egress to property structures, off-street parking and loading areas, refuse and service areas, utilities, screening and buffering, signs, required yards and other open space. Also attach a narrative statement relative to the above requirements and also explain the economic, noise, glare or odor effects of the special exception on adjoining properties and the general compatibility with adjacent and other properties in the district.

Date: 6/2/2025

Applicant: Deonte Reed

NOTES:

1. THIS SURVEY WAS PREPARED FOR INFORMATIONAL PURPOSES AND REVIEW ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.
2. THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ALL EXISTING SERVICES.
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TERMINAL FLOOD ZONE AND HAZARDS:

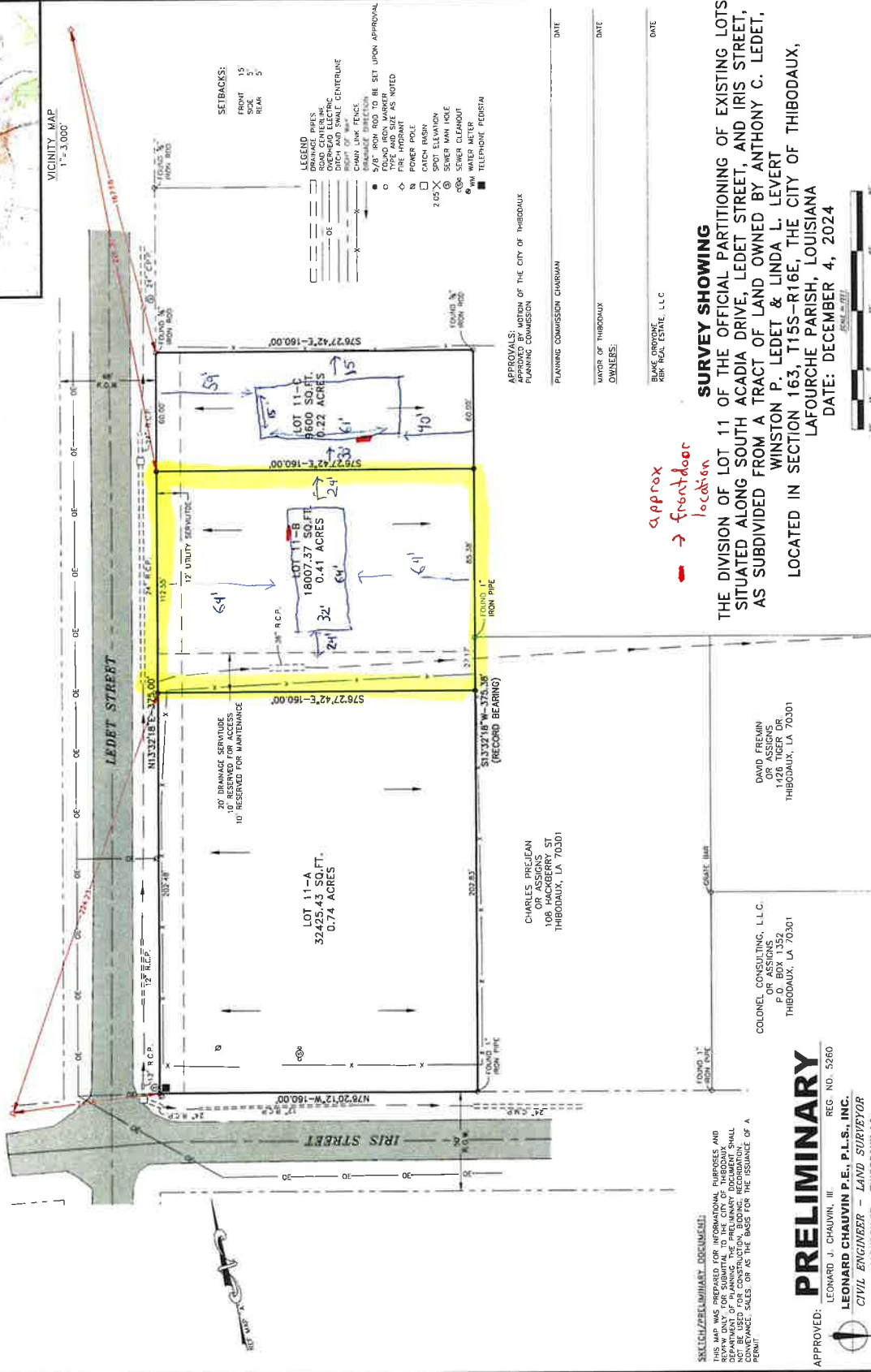
- FLOOD INSURANCE RATE MAP PANEL NUMBER 220111-0005 C, DATED DECEMBER 15, 2004, INDICATES THAT THE FOLLOWING ARE LOCATED IN ZONE X (NO SHADE), AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN:
- LOT 11-A, 32425.43 SQ. FT., 0.74 ACRES
- LOT 11-B, 18007.37 SQ. FT., 0.41 ACRES
- LOT 11-C, 9600 SQ. FT., 0.22 ACRES
- FOR AREAS OUTSIDE OF THE ABOVE LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE.

REFERENCE MAPS AND BEARINGS:

1. SOUTH ACADIA DRIVE, LEDET STREET, AND IRIS STREET AS SUBMITTED FROM A TRACT OF LAND OWNED BY ANTHONY CHARLES LEDET, WINSTON P. LEDET, AND LINDA L. LEDET, LAFOURCHE PARISH, LOUISIANA, MAP NO. 15-S, R-16-E IN THE CITY OF THIBODAUX, PREPARED BY TERRY J. DANTIN, P.L.S. DATED DECEMBER 1, 1992.



VICINITY MAP
1" = 3,000'



SETBACKS:
FRONT 15'
SIDE 5'
REAR 5'

- LEGEND:
- ROAD CENTERLINE
 - RIGHT-OF-WAY CENTERLINE
 - CHAIN LINK FENCE
 - 5/8" IRON ROD TO BE SET UPON APPROVAL
 - FOUND IRON MARKER
 - FOUND IRON PIPE
 - POWER POLE
 - CATCH BASIN
 - 2.05' X SPOT ELEVATION
 - SCREW MAN HOLE
 - SCREW CLEARANCE
 - WATER METER
 - TELEPHONE CORDON

APPROVALS:
APPROVED BY THE CITY OF THIBODAUX
PLANNING COMMISSION

DATE _____
DATE _____
DATE _____

PLANNING COMMISSION CHAIRMAN

TAXPAYER OF THIBODAUX OWNERS:

DAVID FREEMAN
1426 TIGER DR.
THIBODAUX, LA 70301

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THIBODAUX, LA 70301

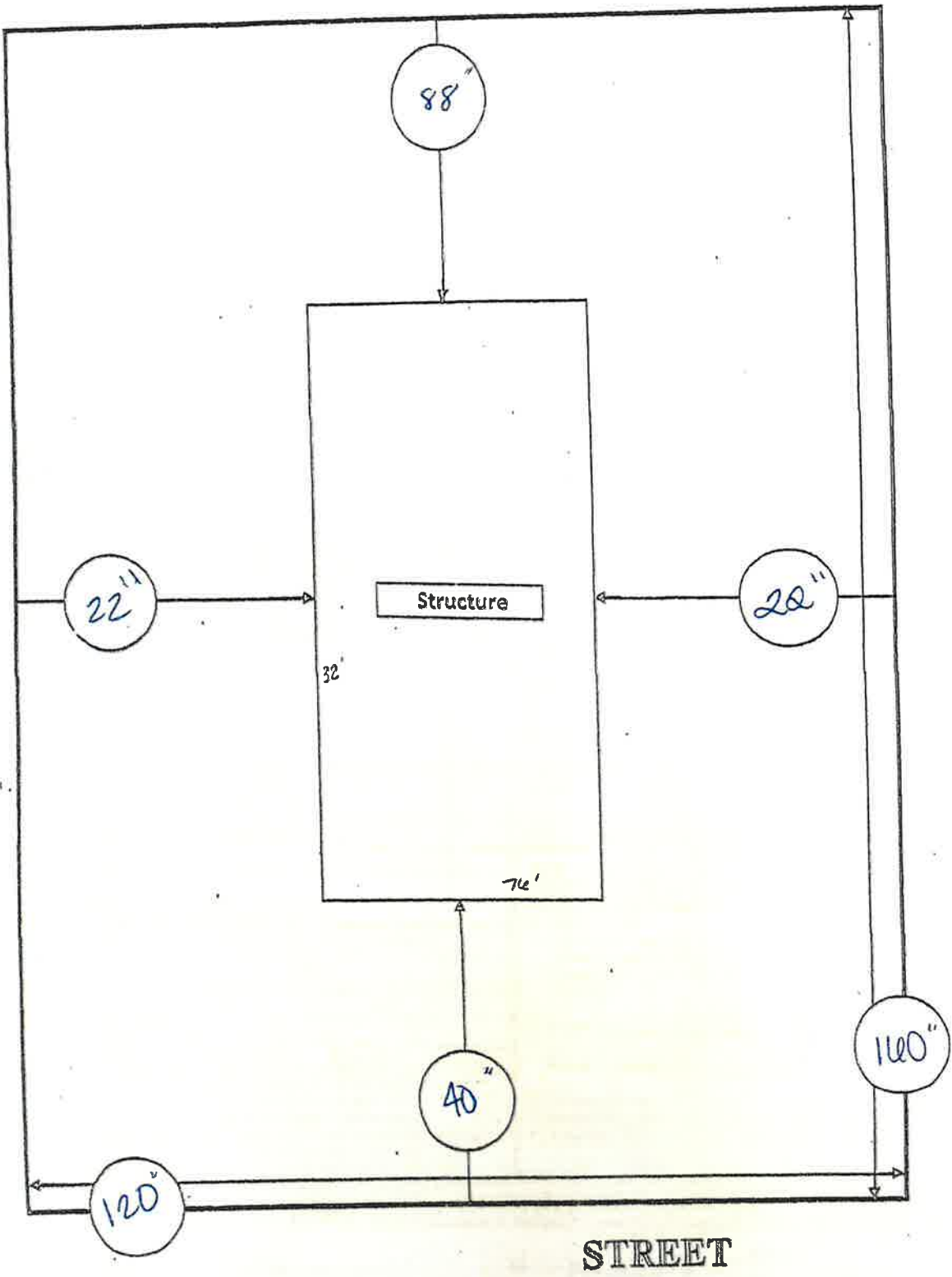
SURVEY SHOWING

THE DIVISION OF LOT 11 OF THE OFFICIAL PARTITIONING OF EXISTING LOTS SITUATED ALONG SOUTH ACADIA DRIVE, LEDET STREET, AND IRIS STREET, AS SUBDIVIDED FROM A TRACT OF LAND OWNED BY ANTHONY C. LEDET, WINSTON P. LEDET & LINDA L. LEDET LOCATED IN SECTION 163, T15S-R16E, THE CITY OF THIBODAUX, LAFOURCHE PARISH, LOUISIANA
DATE: DECEMBER 4, 2024

PRELIMINARY

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) 481-1376

SITE PLAN





MOBILE HOME PLACEMENT AFFIDAVIT

I/We are aware that a mobile home cannot be placed on a parcel of land or lot of record without first receiving a zoning verification from the Public Works Department. Until the Public Works Department approves the zoning for the below referenced address, no permits for the connecting of the utilities will be permitted.

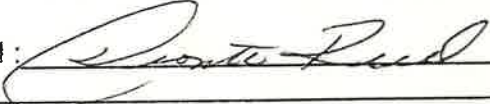
I/We are aware that, should any additional zoning approvals be required in the form of a Special Exception granted by the Planning & Zoning Commission and the City Council, this must be received prior to placement of a mobile home on the below referenced address.

If a mobile home is placed prior to zoning approval, you will be considered in violation of the below stated Ordinance.

I/We have read the above requirements and acknowledge that this ordinance is not being violated by placing the described below mobile home on the property description being presented to the Permit Department in the attached legal description.

Address: 1355 Ledet St. Thibodaux LA 70301

Year and Make of Mobile Home 2025 Timber Creek

Signed: 

Date: 6/2/2025

The following is the City of Thibodaux's Comprehensive Zoning Ordinance as it pertains to the Residential & Commercial district use regulations for manufactured (mobile) homes and manufactured (mobile) home parks noted in Article 5, Section 505, Table 5.2 & Section 506, Table 5.3.

TABLE 5.1: RESIDENTIAL DISTRICT PERMITTED USES AND SPECIAL EXCEPTIONS						
USES	DISTRICTS					USE STANDARDS
	R-1	R-2	R-3	R-4	RD	
RESIDENTIAL						
MANUFACTURED HOUSING				SE		SECTION 803.H
MANUFACTURED HOME PARK						

TABLE 5.3: COMMERCIAL DISTRICT PERMITTED USES AND SPECIAL EXCEPTIONS					
USES	DISTRICTS				USE STANDARDS
	B-1 ¹	C-1	C-2	CBD	
RESIDENTIAL					
MANUFACTURED HOME PARK			P		
MANUFACTURED HOUSING		P	P		SECTION 803.H

Manufacturer Address
Timber Creek Housing

674 County Highway 65
 Bear Creek, AL 35543

Date of Mfg: 8/20/2024

HUD Label No(s) NTA2266053 NTA2266054

Manufacturer's Serial Number and Model Unit Designation
 TCHAL0101569AB25 CSFL-3303

Design Approval: ICC-NTA

This manufactured home is designed to comply with the Federal Manufactured Home construction and Safety Standards in force at the time of manufacture.

The Manufacturer certifies this home is compliant with The Title VI, Toxic Substance Control Act.

This Manufactured home "IS NOT" designed to accommodate the additional loads imposed by the attachment of an attached accessory building or structure in accordance with the manufacturer installation instructions.

The factory installed equipment includes:

Equipment	Manufacturer	Model Designation
Furnace	Nortek	E7EM 015K3
Range	Whirlpool	WFE5250JS4
Refrigerator	Whirlpool	WRS315SDHM12
Water Heater	Rheem	E50 2 R-95
Microwave	Whirlpool	VWCS7022PZ00
Dishwasher	Whirlpool	WDF341PAPM2
Fireplace HMEL36-BK	Titan Flame	WF 48SLGGPLED
Smoke Detector	BK Brands	91208

HOME CONSTRUCTED FOR: Wind Zone III

This home has not been designed for the higher wind pressure and anchoring provisions required for ocean/coastal areas and should not be located within 1500' of the coastline in Wind Zones II and III, unless the home and it's anchoring and foundation system have been designed for the increased requirement specified for exposure D in ANSI/ASCE 7-88. This home HAS NOT been equipped with storm shutters or other protective coverings for windows and exterior door openings. For homes designed to be located in Wind Zones II and III, which have not been provided with shutters or equivalent covering devices, it is strongly recommended that the home be made ready to be equipped with these devices in accordance with the method recommended in manufacturers printed instructions.



PORT HEATING

This manufactured home has been thermally insulated to conform with the requirements of the federal manufactured home construction and safety standards for all locations within U/O value zone III. (See map at bottom) Heating equipment manufacturer and model (see list at left). The above heating equipment has the capacity to maintain an average 70 degrees F temperature in this home at outdoor temperatures of 20 °F. To maximize furnace operating economy, and to conserve energy, it is recommended that this home be installed where the outdoor winter design temperature (97 1/2%) is not higher than 70 °F.

The above information has been calculated assuming a maximum wind velocity of 15 mph at standard atmospheric pressure.

This area intentionally left blank.

COMFORT COOLING

Air conditioner not provided at factory

The air distribution system of this home is suitable for the installation of central air conditioning. The supply air distribution system installed in this home is sized for a manufactured home central air conditioning system of up to 31865 B.T.U./hr. rated capacity which are certified in accordance with the appropriate air conditioning and refrigeration institute standards, when the air circulators of such air conditioners are rated at 0.3 inch water column static pressure or greater for the cooling air delivered to the manufactured home supply air duct system. Information necessary to calculate cooling loads at various locations and orientations is provided in the special comfort cooling information provided with this manufactured home.

To determine the required capacity of equipment to cool a home efficiently and economically, a cooling load (heat gain) calculation is required. The cooling load is dependent on the orientation, location and the structure of the home. Central air conditioners operate most efficiently and provide the greatest comfort when their capacity closely approximates the calculated cooling load. Each home's air conditioner should be sized in accordance with the American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE) Handbook of Fundamentals 1997 edition, once the location and orientation are known.

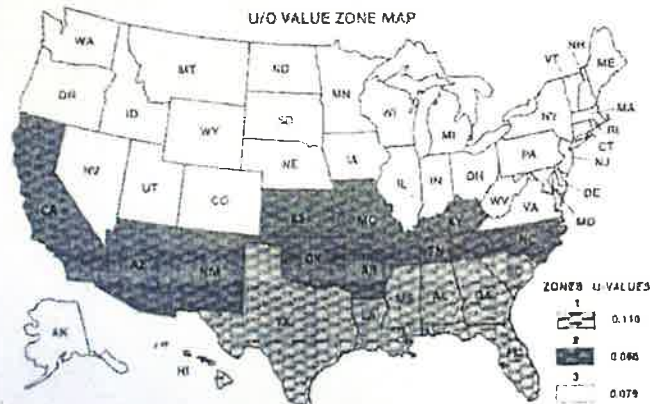
INFORMATION PROVIDED BY THE MANUFACTURER

NECESSARY TO CALCULATE SENSIBLE HEAT GAIN

Walls (without windows and doors)	"U"	0.09700
Ceilings and roofs of light color	"U"	
Ceilings and roofs of dark color	"U"	0.07300
Floors	"U"	0.03200
Air ducts in floor	"U"	
Air ducts in ceiling	"U"	0.23800
Air ducts installed outside the home	"U"	

The following are the duct areas in this home:

Air ducts in floor	sq. ft.
Air ducts in ceiling	21 sq. ft.
Air ducts installed outside the home	sq. ft.



CITY OF THIBODAUX

PUBLIC WORKS DEPARTMENT

P. O. BOX 5418
1219 HENRY S. THIBODAUX
THIBODAUX, LOUISIANA 70302
www.ci.thibodaux.la.us

JOSH BOURGEOIS
DIRECTOR

TELEPHONE: (985) 446-7223
FAX: (985) 446-7272
EMAIL: jbougeois@ci.thibodaux.la.us

June 18, 2025

To: Planning & Zoning Commission Members
CC: Mayor Clement; Rhonda Dempster, Executive Assistant to Mayor; Jenny Morvant,
City Council Administrator; Josh Bourgeois, Public Works Director; Trey Waguespack,
Asst. Public Works Director

To whom it may concern,

Deonte' Reed is requesting a special exception to place a 32' x 76' mobile home on the property he is purchasing at 1355 Ledet Street. At the time the meeting packets were sent out, Mr. Reed did not have the closing completed on the sale of the land and mobile home.

Mr. Reed anticipates the sale to be closed prior to the July 2nd meeting date. Should this happen, he will provide me with a copy of the ownership documents, and I will forward these to all appropriate parties via email.

If you should have any questions, please do not hesitate to contact me.

With Kind Regards,

Monique Reulet

Public Works Executive Secretary - Inspection Division

STATE OF LOUISIANA

PARISH OF LAFAYETTE

CASH SALE

BE IT KNOWN, that on this 26th day of June in the year of our Lord 2025, before the undersigned Notary Public in and for said Parish, personally came and appeared:

KBK Real Estate, LLC., a Louisiana Limited Liability Company, whose mailing address is 443 Saint George Road, Schriever, LA 70395, represented herein by its duly authorized agent(s) or officer(s), Blake J. Ordoyne., pursuant to authority recorded at Inst. No. 1379755 of the records of Lafourche Parish, (hereinafter referred to as "Seller"),

who declared that for the price and sum of **\$60,000.00**, receipt of which is hereby acknowledged, Seller does by these presents, sell, convey, assign, transfer and deliver with full guarantee of title and free from all mortgages, liens, claims, or other encumbrances and with subrogation to all rights and actions of warranty against previous owners, unto

Deonte Edward Reed, Unmarried, being of the full age of majority and having a mailing address of PO Box 1802, Thibodaux, LA 70302, hereinafter referred to individually and/or jointly as "Buyer",

here present, accepting and purchasing for Buyer and Buyers successors, heirs and assigns, acknowledging delivery and possession thereof, the following described property, to-wit:

A certain lot of land situated in Section 163, Township 15 South, Range 16 East, Parish of Lafourche, State of Louisiana, being known and designated as Lot 11-B being described on a map showing the division of Lot 11 in to Lots 11-A, 11-B, and 11-C, by Leonard Chauvin, P.E., P.L.S., Inc., dated 4/1/2025, recorded 4/4/2025, as Instrument No. 1385890, in the records of Lafourche Parish, Louisiana.

This sale is made and accepted subject to the restrictive covenants, easements, rights-of-way, mineral reservations, mineral leases and obligations of ownership, etc., affecting the above described property in the Lafourche Parish Clerk of Court's Office.

This sale is made "as is", accordingly, Purchasers do hereby relieve and release Sellers and all previous owners thereof from any and all claims for any vices or defects in said property, whether obvious or latent, known or unknown, easily discoverable or hidden, and particularly for any claim or cause of action for redhibition pursuant to Louisiana Civil Code Article 2520 et seq., or for diminution of purchase price pursuant to Louisiana Civil Code Article 2541, et seq., and further, Purchasers do hereby waive any

Louisiana Civil Code Article 2541, et seq., and further, Purchasers do hereby waive any and all warranties, express or implied which may otherwise exist. DR (Buyer initial) _____ (Buyer initial).

Property taxes for the current year have been prorated to the parties hereto and all future tax payments are the obligation of the Buyer. All future tax notices should be mailed to the Buyer at the address specified above.

The parties agree that unless a title opinion was paid for and was provided in writing or unless owner's title insurance was purchased, no title examination was performed by the undersigned Notary, Reynolds Law Firm, LLC or Security Title & Escrow, LLC, for the benefit of the parties hereto and the undersigned parties release the undersigned Notary, Reynolds Law Firm, LLC and Security Title & Escrow, LLC from all liability in connection therewith.

THUS DONE AND SIGNED, on the date set forth above in the presence of the undersigned competent witnesses, who sign with appearers and me, Notary, after due reading of the whole.

WITNESSES:

Shawn Reeves
Gena Hampton

BUYER(S):

Deonte Edward Reed

Krystalyn Jewel Roberson
Notary Public
Krystalyn Jewel Roberson

Information pursuant to La. R.S. 22:513

Producer: Security Title & Escrow, LLC.

License No.: 453815

315 S. College Road, Suite 101, Lafayette, LA 70503

Underwriter:

☐ Commonwealth Land Title Insurance Company, Inc.

☒ WFG National Title Insurance Company

Title Examining Attorney:

☐ Timothy K. Reynolds, BRN 21835

☒ Melissa E. Reynolds, BRN 38384

Reference to the above does not impose title insurance coverage nor create a lawyer- client relationship for any party to this act.



KRYSTALYN JEWEL ROBERSON
Commission # HH 151377
Expires July 11, 2025
Bonded Thru Budget Notary Services

THUS DONE AND SIGNED, on the date set forth above in the presence of the undersigned competent witnesses, who sign with appearers and me, Notary, after due reading of the whole.

WITNESSES:

Brian Ross
Taylor Blith

SELLER(S):

KBK Real Estate, LLC

By:

Blake J. Ordoyne
Blake J. Ordoyne

[Signature]
Notary Public

Information pursuant to La. R.S. 22:513

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