

**MINUTES
FOR THE CITY COUNCIL MEETING OF MAY 25, 2023**

The regular meeting of the Mandeville City Council was called to order by the Council Chairman at 6:00 p.m. followed by roll call.

ROLL CALL - present: Jason Zuckerman, Rick Danielson, Skelly Kreller, Jill McGuire

Absent: Rebecca Bush

Also present: Keith LaGrange, PW Director, Elizabeth Sconzert, City Attorney, Kathleen Sides, Finance Director, Mayor Madden, Cara Bartholomew, Planning Director

Mr. Danielson explained Mrs. Bush is out of town for the meeting but will be watching the meeting. He wanted to announce the discussion of the Sucette project will be at the end of the agenda. Once we get to that item, he would like to limit the to no more than 90 minutes. The council does not want to rush through this process, and they will talk more about what will be discussed at further meetings. Just a reminder as with all agenda items, public comment is limited to 3 minutes. There are a lot of people here, so we want to allow everyone who wishes to make a comment, ask a question. This is our standard rule. We do have a list for everyone who wishes to comment. We will go through the list in the order received. If you did not get a chance to sign in, after we finish the list, we will go to everyone else.

MINUTES:

Adoption of the May 11, 2023, meeting minutes. A motion was made by Mr. Zuckerman and seconded by Dr. Kreller. With no further comments or questions a vote was taken and the minutes were adopted 4-0.

REPORTS AND ANNOUNCEMENTS:

Mr. Danielson stated this weekend is Memorial Day Weekend. Let us remember all the servicemen and women who have dedicated their lives protecting us all. This weekend is also the MFR on Sunday, it is their 10th anniversary, everyone is encouraged to attend. Lastly, City Hall will be closed this Monday in honor of Memorial Day. The mayor announced on Saturday, June 17th there will be a Genealogy discussion at the Trailhead Market. The mayor also announced this month is National Mental Health Awareness Month. He and members of the police department participated in the walk this past weekend. He also wanted to thank the police department for handling a delicate situation regarding mental health this past week. Also, the Fourth of July firework display is on Monday, July 3rd.

NEW BUSINESS

1.Appointment of Karen McInnis to the Historic District Commission, term to expire February 28, 2025. A motion was made by Mrs. McGuire and seconded by Dr. Kreller. Mr. Danielson explained this is a mayor appointment for a recently vacant position. Ms. McInnis thanked the council for the appointment and looks forward to working with the Commission. Mr. Zuckerman thanked Ms. McInnis for volunteering for this position. He

stated the Historic Commission is vital to this community. With no further comments or questions, a vote was taken, and the appointment passed 4-0.

2. Approval of Change Order #3 for Lift Stations 35 & 38 Rehabilitation Project No. 2101A08 for an increase amount of \$12,526.50 A motion was made by Mrs. McGuire, seconded by Dr. Kreller. Mr. LaGrange stated this is for addition sidewalk and sod, all within budget. With no further comments or questions, a vote was taken, and the change order was approved 4-0.

3. Adoption of Resolution No. 23-18; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE AWARDDING THE ST. TAMMANY FARMER AS THE CITY OF MANDEVILLE'S OFFICIAL JOURNAL FOR JULY 1, 2023, THROUGH JUNE 30. A motion was made by Dr. Kreller and seconded by Mr. Zuckerman. Mr. Danielson stated this is for our official journal. There are laws with who can serve as our official journal. It must be a local paper that publishes on a regular basis. The Farmer fits that bill and has served the city for many years. With no further comments or questions, a vote was taken, and the resolution passed 4-0.

4. Adoption of Resolution No. 23-19; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE AUTHORIZING THE MAYOR OF THE CITY OF MANDEVILLE TO NEGOTIATE A PURCHASE AGREEMENT FOR THE ACQUISITION OF 8.92 ACRES, PLOT 12-X SQUARE 12 SECTION A, GOLDEN SHORES SUBDIVISION, MANDEVILLE, LOUISIANA AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH. A motion was made by Mr. Zuckerman and seconded by Mrs. McGuire. Dr. Kreller explained this piece of property was where the Oracle project was to take place. When this did not go forward, he and the mayor wanted to take this out of commerce. This allows him to move forward in the negotiations and get the process going. The mayor explained he was looking at other properties on West side for green space and they did not pan out. This property is within the budget for land purchases, and he envisions it as greenspace with a possible park/nature trail in the future. Mrs. McGuire agrees it is a good idea for the west side. The mayor stated the land she is looking to have the city purchase on the east side is still in discussions. Mr. Zuckerman feels it is an important piece of property to take out of commerce as it provides a buffer to Old Golden Shores. Mrs. Judith Laiche asked what is the zoning? Ms. Bartholomew responded Planned District. With no further comments or questions, a vote was taken, and the resolution passed 4-0.

5. Adoption of Resolution No. 23-20; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE AUTHORIZING THE MAYOR OF THE CITY OF MANDEVILLE TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF MANDEVILLE AND WAGGONER & BALL, LLC AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH. A motion was made by Dr. Kreller and seconded by Mrs. McGuire. Mr. Danielson stated this is for the possible design for new construction/renovation for the Police Department. Total projected cost is around \$442K. This has been discussed as a major priority and hope to move forward with this design. The mayor stated he wants to update the facilities. We have 3

different architectures doing plans for City Hall, the lab building at Public Works and now the Police Department. He will go after grant and state monies for the police station. They received 3 submittals from very reputable firms. He, Mr. LaGrange, and the Chief decided upon Waggoner & Ball. They have experience in this sort of building. Mrs. Winn Venable asked why we have 3 separate architects for 3 separate projects? Would it not be more cost efficient and consistent if we had one for all? Mr. LaGrange explained they have in the scope of work for the Police Building and City Hall a request for consistency of design. The mayor explained he asked Greenleaf, the City Hall architect, to program the idea of City Hall and Police in one building. That was determined not to be favorable, and he decided to go with 3 separate firms. Mrs. Greta St. Romain asked if this \$500K is for all 3 projects or just for one? Mr. Danielson stated the City Hall design project is estimated at \$600K, the Public Works lab building design is around \$200K, and this is \$400K is only for the design of the Police Building. With no further comments or questions, a vote was taken, and the resolution passed 4-0.

6. Introduction of Ordinance No. 23-18; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE TO AMEND AND REORDAIN SECTION 6-7, APPENDIX C OF THE CODE OF ORDINANCES AND TO PROVIDE FOR OTHER MATTERS IN CONNECTION THEREWITH. A motion was made by Mrs. McGuire and seconded by Mr. Zuckerman. Mr. Danielson stated this will be discussed and voted upon at the next meeting. This is regarding burial prices at the cemetery.

7. Introduction of Ordinance No. 23-19; AN ORDINANCE OF THE COUNCIL OF THE CITY OF MANDEVILLE REPEALING AND REPLACING ARTICLE 10: SIGN CODE OF THE LAND USE REGULATIONS OF APPENDIX A- COMPREHENSIVE LAND USE REGULATIONS OF THE CITY OF MANDEVILLE AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH A motion was made by Dr. Kreller and seconded by Mr. Zuckerman. Mr. Danielson stated this will be discussed and voted upon at the next meeting. This is regarding a major review of all aspects of the sign ordinance.

8. Introduction of Ordinance No. 23-20; AN ORDINANCE FOR THE CITY OF MANDEVILLE AMENDING THE COMMERCIAL LEASE FOR THE MANDEVILLE DEPARTMENT OF MOTOR VEHICLES OFFICE AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH. A motion was made by Mrs. McGuire and seconded by Mr. Zuckerman. Mr. Danielson stated this will be discussed and voted upon at the next meeting. This deals with the lease of the local DMV.

9. Introduction of Ordinance No. 23-21; AN ORDINANCE FOR THE CITY OF MANDEVILLE TO AMEND SECTION 13-6 OF THE CODE OF ORDINANCES, TO INCLUDE ADDITIONAL POWERS OF THE CITY TO PROTECT CITY RIGHTS-OF-WAY DURING THE LOCATION/PLACEMENT OF PUBLIC AND PRIVATE UTILITIES THEREIN AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH. A motion was made by

Mr. Zuckerman and seconded by Mrs. McGuire. Mr. Danielson stated this will be discussed and voted upon at the next meeting.

FINANCE REPORT:

Mrs. Sides reviewed the finance report thru April 2023. The department is working with the revenue forecasting firm on the 5 yr. plan and the budget.

PUBLIC COMMENT: none

OLD BUSINESS:

1. Discussion of Ordinance 23-16: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE WITH RESPECT TO PARCEL D, MARINERS VILLAGE SECTION 46, T-8-S, R-11-E, GREENSBURG LAND DISTRICT, CITY OF MANDEVILLE, ST. TAMMANY PARISH, LOUISIANA, MORE PARTICULARLY DESCRIBED ON THE LEGAL DESCRIPTION PREPARED BY KELLY J. MCHUGH & ASSOCIATES, INC., CIVIL ENGINEERS & LAND SURVEYORS, DATED 08/04/95, CONTAINING 15.012 ACRES; CONDITIONALLY APPROVING THE SITE PLAN FOR SUCETTE HARBOR, PREPARED BY TRAPOLIN-PEER ARCHITECTS (SHORELINE, HOTEL & EVENT SPACE), ARRIVE ARCHITECTURE GROUP (INDEPENDENT LIVING BUILDINGS), WITH URBAN AND LANDSCAPE SITE PLANNING FROM DESIGN WORKSHOP; REQUIRING THAT THE SUBJECT PROPERTY BE ZONED PLANNED COMBINED USE DISTRICT (“PCUD”); GRANTING A CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF THE ENTIRE SITE; AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH. A motion was made by Mrs. McGuire and seconded by Mr. Danielson. Mr. Danielson explained this ordinance was introduced 2 weeks ago. At that time there was no discussion, but at that meeting we established our next steps. The council will not rush through this. We want to make sure all council members questions have been addressed as well as the public and the applicant. This is the first step for the council since we have received this. It has gone through the Planning & Zoning Commission with their recommendation for approval sent to the Council. So tonight, we will go no longer than 90 minutes, this will not be our last meeting, this is our first meeting. As discussed, 2 weeks ago we get an overview of the planned district from the city, as well as a history of the property, how we got here today. We will hear from the applicant on their plans, updates on the legal side and then comments from the public. Mr. Danielson will go from the sign in list and those that did not get a chance to sign will also have an opportunity to comment. Please remember we have a 3-minute limit, no sign waving, no cheering, clapping, etc. this just becomes disruptive for the process. We want to be fair in the process and give a chance for everyone to be heard. Members of the council have been receiving emails from residents and they will continue to respond to all inquiries. Mr. Danielson stated we do not have a set time/date set for voting on the ordinance.

Ms. Bartholomew reviewed her presentation to the council which includes what is a planned District, what the applicants are asking for, and explain the commission’s decision.

Developments within the Districts are inherently flexible development sites; they provide the developer the ability to step outside of traditional developments that lean toward single use sites and provide multi-use sites that offer various zoning designations with pre-set use determinations, such as the existing Mariner's Village development. In contrast to planned districts, traditional zoning districts do not accommodate flexibility in their development; the CLURO administers prescriptive regulations for the traditional zoning districts, requiring variance application and approval from the Commission for any deviation from the strict regulations for each zoning district.

In the 1967 Comp Plan, the city designated this as a high-density residential development and the pre-stressed property as industrial. In 1989 the Comp Plan, Mariners Village and Prestressed are listed as Major Components of the Future Land Use plan with both sites being Combined Use Development. In 2007 the Comp Plan designated this area as a Planned / Marina District.

The purpose of the Planned District Zoning District is to provide for an improved level of aesthetics, safety and environmental sensitivity and design flexibility—all in conjunction with a site plan review procedure for the approval of a combination of uses on one unified development site. There are no prescriptive Site Development Regulations associated with a Planned District. Instead, the developer is required to propose criteria that is suitable for the site.

The P&Z Commission first reviews a site plan that depicts the development as a whole and makes a recommendation based upon its review. Then, the City Council creates a unique district that is specific to that parcel of land by Ordinance. The Ordinance outlines the land uses and development regulations solely applicable to the Planned District being created. By their very design, the Planned Districts are to be treated differently than a traditional zoning district, and the proposed development is reviewed holistically instead of the development's compliance with prescriptive regulations regarding height, impervious coverage, maximum square footage, etc., which are prescribed for specific zoning districts. As such, while the elements of the proposed development are often referenced as a variance from requirements for traditional zoning districts, **the specific development criteria must be considered as a whole** instead of singular departures from specific applicable regulations in zoning districts.

Ms. Bartholomew then reviewed the application process:

- The Application was submitted to the Planning Department on August 18, 2022.
- The Commission held 5 special meetings and 1 voting meeting:

September 21, 2022 – General Discussion and Presentation by Applicant

October 12, 2022– Landscaping, Parking and Site Criteria

February 13, 2023 – Traffic Study

March 7, 2023 – Follow up discussion, Recap, Clarify

March 20, 2023 - Work Session

April 17, 2023 – Commission made recommendation to the Council. The commission voted 4-3 to recommend approval with 3 modifications.

- Planning & Zoning Commission notified the Council of their Recommendation via Memo on April 27, 2023.
- City Council voted to hold public hearings on May 11, 2023
- City Council Introduced Ordinance 23-18 on May 11, 2023
- City Council to hold Public Hearings starting May 25, 2023
- City Council votes on the application to be determined

In October 1982, the Mariners Village Phase 1 & 2 subdivision plats were recorded with the St. Tammany Parish Clerk of Court. The Plat indicated that Parcel D was dedicated as multi-family with up to 352 units. The property was zoned Planned District. At this time, there were not subcategories of the Planned District. Ordinance 98-40 redesignated the Planned District to Planned Residential District.

This brings us to today. The applicant has made 2 requests:

(1) Z22-10-02 – LSU Health Foundation requests the rezoning of a Planned Residential District to Planned Combined Use District and to establish site development criteria and allowable uses within the district, Parcel D Section 46, Mariners Village Subdivision, PRD Planned Residential District, Mariners Blvd and

(2) CU22-10-02 – LSU Health Foundation requests Conditional Use Approval to allow Administrative and Business Offices (6.4.1), Multi-Family Residential (6.2.7), Lodging (Transient) – Hotel/Motel (6.4.44), Restaurant-Sit Down with lounge (6.4.67), General Retail Sales (Conveniences) (6.4.38), Marine Services-Marina (6.4.53) and Marine Services – Retail (6.4.54) as defined in Article 6 - Land Use Classifications per the Table of Permitted Uses, CLURO Section 7.8, Parcel D Section 46, Mariners Village Subdivision, PCUD Planned Combined Use District, Mariners Blvd

The LSU Health Foundation owns Parcel D, Mariners Village Subdivision, containing 15 acres, bounded by Lake Pontchartrain to the South, Mariners Village Marina to the west, Mariners Village Subdivision to the North and a City Drainage lateral to the east.

The property is zoned Planned Residential District per Ordinance 98-40. Section 4.3.3.12 Lapse of Conditional Use Permit or Uses in Conjunction with Planned District Zoning states the uses and site plan approved by Ordinance 98-40 expire after 2 years if a construction permit have not been issued. The zoning remains Planned Residential District. The applicant is proposing multi-family residential uses and commercial uses therefore requiring the property to be rezoned to Planned Combined Use District and establish the permitted uses within the district.

The conditional uses requested are as follows:

Multi-Family Residential – as defined by Section 6.2.7

Administrative and Business Offices, as defined by Section 6.4.1

General Retail Sales (General), as defined by Section 6.4.39

Lodging (Transient) Hotel/Motel, as defined by Section 6.4.44

Marine Services – Boat Sales/Service, as defined by Section 6.4.49

Marine Services – Retail, as defined by Section 6.4.54

Restaurants – Limited Service, as defined by Section 6.4.64.2

Restaurants – Limited Service – Outdoor, as defined by Section 6.4.65

Restaurants – Sit Down with Lounge, as defined by Section 6.4.67

Planned District zoning allows for the departure of the regulations when the developer is able to demonstrate how the submitted plan departs from the regulations and how the departure creates an improved site. The applicant has submitted a statement dated September 21, 2022.

The applicant is requesting the following departures from the CLURO:

- 1. Height – Section 7.5.4.3 Site Development Criteria – R-3 Multi-Family Residential District**
- 2. Gross Square Footage of the Hotel – Section 7.5.9.3 Site Development Criteria B-2 Highway Business District**
- 3. Parking – Section 9.1.4 Minimum Off-Street Parking Requirements**
- 4. Removal of Live Oaks (Variance) Section 9.2.5.7 Live Oak Protection Requirements**

Pursuant to Sect. 4.3.3.7, the Commission has the ability to recommend approval, recommend approval with modifications, or recommend denial, to the City Council.

When considering conditions for approval, the CLURO sets forth that the Commission may recommend and the City Council may establish a myriad of conditions with the goal that those conditions be “necessary to ensure compatibility with surrounding uses to preserve the public health, safety, and welfare, and to enable the Commission to make the findings required by the preceding Section.” Sec. 4.3.3.9 provides a non-exhaustive listing.

As stated in the notification to the City Council, the Commission voted to recommend approval subject to the following 3 conditions:

- 1. A pedestrian and bike path is included on the plans,**
- 2. The landscaping is inspected by the City to ensure health and viability**
- 3. The plans are reviewed by the City's Design Review Committee**

A motion to amend the motion to reduce the square footage and building height to meet the B-2 Site Development Regulations failed (2-5). The original motion was voted on and passed 4-3.

The 12 criteria are as follows:

1. Comparison with applicable regulations and standards established by the Comprehensive Land Use Regulations applicable to the proposed use and site.
2. Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, and access and circulation features.
3. Potentially unfavorable effects or impacts on other existing conforming or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site by a permitted use.
4. Modifications to the site plan which would result in increased compatibility, or would mitigate potentially unfavorable impacts, or would be necessary to conform to applicable regulations and standards and to protect the public health, safety, morals, and general welfare.
5. Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area considering existing zoning and land uses in the area.
6. Protection of persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts
7. Location, lighting, and type of signs; and relation of signs to traffic control and adverse effect on adjacent properties.
8. Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.
9. Conformity with the objectives of these regulations and the purposes of the zone in which the site is located.
10. Compatibility of the proposed use and site development, together with any modifications applicable thereto, with existing or permitted uses in the vicinity.
11. That any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the

proposed use with existing or permitted uses in the same district and the surrounding area.

12. That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare, or community aesthetics, or materially injurious to properties or improvements in the vicinity

Mr. Zuckerman stated in an earlier slide it stated it must be considered as a whole instead of a singular departure. Can that be elaborated on further? Ms. Bartholomew explained the purpose of the planned district is it is different because there may be room to create something the CLURO does not allow for. You must look at the application as a whole because it is really its own district. Mr. Zuckerman stated since there are no restrictive criteria for the planned district, the developers criteria if approved would become the new criteria for that zoning. Ms. Bartholomew agreed.

Mrs. McGuire stated the 12 criteria is what we evaluate their findings and base our decision upon. Mrs. McGuire stated there are lots of references to other parts of the CLURO, she would like explanations to make sure everyone understands why those sections may or may not be applicable. Mrs. Sconzert explained 7.5.15.4 states when considering a planned district, you must consider flexible site planning. 7.5.15.5 instructs the reviewing body (P&Z Commission & Council) to use various parts of the CLURO as a guideline, its not prescriptive. You can then decide which departures are reasonable. Mrs. McGuire asked for an explanation with the new term "departures" and how it is comparable to "variance". Mrs. Sconzert stated they are not the same. A "variance" is a deviation from what is prescribed and mandatory. A "departure" is not prescribed, it does not follow verbatim what it is. You have to look at the spectrum and see how far you are stepping away.

Mr. Zuckerman stated currently it is zoned planned residential district, but the conditional use permit has expired because 2 years have passed with no action, therefore there are no uses attached to the site. Ms. Bartholomew agreed and said there are no uses that have been permitted by right for that site. Anything that would be proposed would have to come back to the Council. In this case you are creating a new zoning district with uses that do not exist anywhere in the city. Mrs. McGuire asked if this is then a zoning change? Ms. Bartholomew stated "yes".

Dr. Kreller asked why you are not including the marina? Mrs. Sconzert explained parcel U is already zoned as a marina so it would not need to come before the council. Mrs. McGuire asked then if we have to consider the project as a whole, this is a major part. Ms. Bartholomew explained this does not have to be rezoned and this is not before the council. The marina sales is included in the ordinance because it is in parcel D. Mrs. McGuire is still struggling with how the marina is in the presentation but not in the ordinance. Ms. Bartholomew explained the body of water will function with its current uses, there is no change.

Mr. Bill Hoffman, president of Woodward Interests, gave the Sucette Harbor presentation. He explained the history of Woodward Interests and their partnership with Benson Capital Partners. He wanted to review the background of the project which has been in the works for over 2 years. The project is designed to fit with the lifestyle, culture, and fabric of the community. He believes the development does not adversely affect the quality of life,

traffic patterns or the things that make Mandeville special. He believes their plans comply with all regulations with the City of Mandeville. Al Copeland wanted to look at ways to honor their father. The decided one way was to bring a stream of income that could be used for research for curing cancer. The family decided to donate the Mariners Village property to the LSU Health Foundation and the cash flow generated to be used for cancer research. They entered into a lease that the development include a senior living component. The property was originally built as a planned development with Mariners Blvd wide enough to handle traffic. Because of the sites elevation the water drains to the north and does not affect its neighbors. They have researched storm surge projections and with this data they developed the land elevations. The development started with a senior living facility. Based on their research they felt 200 units was the right unit for the site, unlike the 400 units proposed on the adjacent development a few years ago. The size of the apartment's ranges from 800 -1750 sq. ft. They are 1-3-bedroom rentals. They have decided to do rentals because their target audience wants to get out of home ownership and not worry about repairs and maintenance. They have better control of the area and when a resident moves on, they do not have to worry about the estate. The residents will have the following characteristics: 55 yrs. or older, independent, looking for a simple lifestyle. The generally stay for 4-12 years, average age is between 72-74, 59% female and generally have disposable income and can afford a more luxury lifestyle. The property is focused on programmed common spaces for socialization and wellness. It also has amenities for gathering and exercise. After market research, they decided to add a boutique hotel similar to the Southern Hotel in Covington, this hotel will have 84 keys and will allow family members to stay on site while visiting their loved ones. The hotel will also allow Mandeville residents to not only stay on site, but have meeting and reception venues as well. They also decided since a marina was already in place, they wanted to revive the marina. To bring neighbors into the property they added a restaurant next to the marina that will serve breakfast, lunch, and dinner. Originally, they had the active adult complex on the lakefront. After several comments from the community, they pivoted the hotel to the front of the lakefront and the active adult complex behind the hotel while balancing the drainage needs and aesthetics of the community. In order to get to the open space needed, the active buildings were designed with 3 stories over a ground level parking garage, except for one section that has 4 stories. The building is similar to the height of the TOPS'L buildings, but it will jump to 60' at the middle of the site. The allegations that the fire department cannot fight a fire on a 60ft tall structure is in correct. They do have the capability and currently handle the 5 story Lakeview Regional Medical facility. In addition the site has been designed with 2 entrances with one specifically for emergency vehicles only. If you look at the site from Mariners Blvd you will have a hard time seeing any of the buildings because of the tree lines. To service the hotel, there will be a below level parking garage and a small beach. The city has a servitude which will allow access along the side of the marina. This is a private beach however the goal is to allow people to walk on the beach for leisure. From the causeway bridge, the hotel fits with the surrounding buildings and lakefront. At the last council meeting, the mayor discussed moving the fire work s display from Sunset Point back to the middle of the lake. One of the reasons was because they could not see the fireworks display- their hotel design will do the same. You will not be able to see the hotel from Old Mandeville of the Sanctuary. As an amenity to the development, they will rebuild the marina. The marina will currently hold 103 boats,

will not allow live-a-boards and will not be a public boat launch. Local residents will however be allowed to rent boats. They will also repair the surrounding bulkhead around the marina. To compliment the site, they have designed a 2 story restaurant to serve the marina. It will serve breakfast, lunch, and dinner with a casual atmosphere on the ground level and a more upscale on the second floor. Parking was raised as a concern. They believe they have adequate parking. They removed the café building and have made some adjustments to get the site to 589 parking spots. However, based upon their analysis they believe they will only need 451 at any given time. By having the green space on the site, they will be proving a loop trail which will allow residents and visitors to walk along the beach front. The site includes 8 live oak trees. Five of these live oaks will be removed, and replaced with 36 new live oaks. The trees being removed are not visible from the surrounding properties and they are embedded with other vegetation and do not have the typical canopies you would normally see for a live oak. The trees are not healthy, straight or strong and cannot be located to another site. The 36 live oaks will be planted around the site. They are aware many residents have said they could not cut down their love oaks. While they are not aware of any of these claims, these live oaks are not canopy live oaks, unhealthy, and they feel they mitigate the removal by planting 36 healthy live oaks. A traffic study was completed at the request of the P&Z department and the minimal increase of traffic is within the guidelines established by the city. Based upon their experience, they know Sucette Harbor will be a success economically for the City. It is projected to bring in an estimated \$500,000 in annual property tax (\$34,000 to the city), the remaining to go to the school district, fire department, recreation district, law enforcement and other public services. There will also be an ongoing operation sales tax of \$736,000 (\$40,000 to the city), a one-time construction material sales tax of \$6,900,000 (\$375,000 to the city) and employ approximately 80 new full-time employees. In addition to the direct benefits mentioned, at least 60% of their lease payments will go to the LSU Health Foundation for its funding of cancer research. This will benefit not only this region, but potentially all those who suffer from cancer. This development has the full support of the LSU Health Foundation and Al Copeland's family foundation. In summary, they believe this application is a positive development for the City of Mandeville and its residents. It is a low impact development that fits the Mariners Village location next to the heavily traveled Causeway bridge and separated from Old Mandeville. It brings assets to the city that will benefit the entire community. We as developers have listed to many residents and have adjusted their plans and in some cases had a negative impact, but for the benefit of the community. They are committed to engage, listen and be good neighbors for many years to come. Our immediate neighbors, the Mariners Village Master Association Board has recently voted unanimously to endorse the proposed Sucette Harbor development. They respectfully ask the council to approve their project and realize the benefits it will bring to the community and its residents. This concludes his formal presentation; however he must convey something he feels must be said. Unfortunately, we live in a society where individuals can go on social media and say whatever they want. Portraying things as the truth and often times without accountability. While some might brush these things off as fake news, the reality is sometimes the impact can be more damaging. Throughout this process he has met with numerous community groups, attended 7 public meetings, and have consistently presented answers to many questions in an honest and straightforward manner. Whether you support the project or not, no one can say his team has not been

accessibly, open and candid. He understands that not everyone agrees with certain aspects of the development or with the development as a whole. Most recently a former elected official expressed the opinion Mandeville does not need jobs or revenue, implying to just leave us alone and we will be fine. He respects those opinions, even though he does not agree. He has never had an instance until now, in his 50 yr. career where he has been accused of bribing a council member or any other unethical activity. Whether you vote to approve the development or not, he encourages you to hold all of us developers, residents, and those who fire away with late night social media barrages accountable in your community for statements they have made without any evidence or fabric of the truth. Their vicious lies can destroy people's lives and reputations.

He asks people to look at the image on the screen and recognize what it is. This is an insult to everyone in the room and an attack of each and every councilmember sitting in this room tonight. Is this the image of Mandeville you want your residents and children to read about? He asks to hold such individuals accountable.

Mr. Danielson wanted to now hear from the residents, and we will start with the sign in sheet.

Mr. Zuckerman wanted to make a comment. He wanted to say he completely shares Mr. Hoffmans thoughts with regards to social media and the inaccuracies. He has been the subject of a lot himself and he appreciated what he said.

Dr. Kreller wanted to say he is aware that Ms. Avery has recently made reckless and defamatory remarks about me on social media platforms and through emails to the members of the City Council, the press, and others. I don't know Ms. Avery personally, she is not a resident of District 2, and her remarks appear to me to be politically motivated, especially given the timing and the meeting tonight. No one will challenge my honor and integrity with an absurd claim that I have done something illegal. There is zero evidence to support her defamatory remarks and I have retained counsel to fully investigate her claims, and anyone connected to these, and take legal action against her and them I if necessary. Mr. Chairman, I have not further comments on this at this time.

Ms. Ann Marie Fargason explained she has concerns with the height, hotel deliveries, parties and the narrow roads leading to the development. She also stated the project is not using the LSU name. Mr. Hoffman explained the development is partnering with LSU Health Foundation (501c3), not LSU the school.

Mr. Brian Jakes is the board chairman for the LSU Board Foundation. He stated growth is difficult but feels this is a wonderful opportunity. Having lost his wife to breast cancer and traveling back and forth to MD Anderson he feels this is an important project for cancer research in Louisiana.

Mr. Larry Grundman stated the council should not be under the impression that the P&Z recording are not complete. There were several written questions that were not answered and questions are not able to be found on the record. His issues include compatibility in surrounding neighborhoods, mixed use set out in 98-40 has not been addressed, may "infill" residential parcels can be rezoned to commercial by setting this precedent. This is another reason to separate the zoning from the mixed use permit. The senior element was mostly used as an excuse to circumvent City restrictions.

Mr. Ernest Burguieres stated the developers have a lease only, there is no ownership of the property. This deals with a zoning change and a conditional use permit. They are not entitled to a zoning change; they are however entitled to a conditional use permit.

They are two things and should be separated. The council can stop this by saying no to the zoning change, if they are uncomfortable with the project. Mr. Hoffman wanted to clarify they can sell the condo's, its more difficult, but they felt the rental was the right thing to do for this development. Mr. Paul Harrison stated the town has been very inconsistent with how they handle planned district. In sec 7.5.15, it never required a zoning change. It states: Development sites approved by ordinance under the site plan review procedures of a Planned District shall be approved as a Planned Residential District (PRD), a Planned Commercial District (PCD), a Planned Industrial District (PID) or a Planned Combined Use District (PCUD) in accordance with the classification of use or uses proposed and/or existing. There is nothing in the CLURO that requires you to rezone from PD. The maps are inconsistent. Lot U is zoned PD, but it use to have a marina on it, it should have been zoned PCD. He recommends the council look at Ord 00-20, similar on Mariners Village. CLURO section 4.3.3.8 states the design criteria. Mr. Burguieres stated the ordinance title states this is a rezoning.

Ms. Phoebe Williamson asked how many of the units are 800 sq ft and at what rent. She does not see many people wanting to live in 800 sq ft. She is also concerned with traffic for neighboring residents as well as service workers and venue attendees, she also does not see the need for another venue. Mr. Hoffman stated they would be a mixture of 1-3 bedroom apartments ranging from 800-1700 sq. ft., prices will be based upon market prices. Their target age is 55+ and he realizes many people here would not want to live in that small of an apartment. Studio apartments are around 500 sq ft and 1 bedroom start around 800 sq ft. They have also submitted a traffic study that the city has accepted.

Mr. Cedric Barker feels it is not in tun with what his vision of Mandeville is. He does not like the density and the giant building. There is also little consideration for traffic for residents. He would like the council to consider the constituents opinion vs the project.

Mr. Ton Schneideker explained item 4 in res 23-19 was to preserve any undeveloped properties, this project is going in the opposite direction. He asks the council to consider taking this space out of commerce.

Ms. Emery Clark hopes the council will preserve this site for future generations. It would be possible to create something for educational purposes. She is in favor of cancer research and if someone would buy the property outright, they can send the funds to LSU. She quoted Jimmy Buffet "they paved paradise and put up a parking lot...you don't know what you've got til its gone". She asks the council to vote with their hearts.

Mr. James Farbacher is concerned with traffic. He wonders how to get to the property from N. Causeway from Covington. Do you go through Antibes?

Mr. Bruce Wilson is disappointed. He sent questions and has never gotten an answer. He would like to be able to ask the council and the developer questions online and get answers from the city. Also, for the public to be able to see the questions and answers as well. Mr. Danielson stated Ms. Scherer will create a link so questions can be asked and then forwarded to the Council for a response. The aspects of the project are on the city website. Ms. Bartholomew explained any questions sent to the Planning department regarding the development get sent to the commissioners to answer. The planning department staff does not answer questions on behalf of the applicant or the commission. They are all a part of the minutes for the planning packet. Mr. Hoffman explained that they have a web page and have been answering questions from many residents.

Mr. Robert Farbacher owns property in the area. He objects to the size, parking, traffic flow of the project. The parking for the marina and other services offered by the marina have not been discussed. When Copeland was trying to build a compound there was a

servitude to the waterfront. The purpose had to do with the cypress forest, what has happened with this? Where is the tax money coming from?

Mr. Ren Clark explained years ago this was all marsh. We do not need more impervious surface and questions how to take care of fuel waste etc. The core promise of the comprehensive plan is to protect the health safety and welfare of the community. This project has very little to do with health, safety. This is the wrong thing to do for Mandeville.

Mr. Danielson stated in the next meeting they will discuss: traffic study and the marina.

Mr. Zuckerman stated the ordinance does 2 things: conditional use approval for the use of the property and providing for rezoning to the extent necessary. He is confused, we don't rezone the marina but we are approving the condition use for the entire project? Then the marina has nothing to do with this project? Ms. Bartholomew stated the body of water does not need a use change, it is zoned planned district. You are only looking to approve the uses on parcel D, the operation of the marina, retail sales.

Mrs. McGuire understands about the body of water but the land is being used by the marina. Mrs. Sconzert explained you need to rezone the land (retail services), not the boats floating on the water.

Mr. Zuckerman asked what is the parcel for the marina water body? Mrs. Sconzert explained it is parcel U and there is nothing to change.

Mr. Jay Driggers lives less than 500 meters from the property. He has 4 questions (1)- what is the logistical plan to deliver the materials and equipment to the job site (2)- are there any restrictions to age of the tenants by law under the active adult community category (3)- how many members of the mariners board endorsed the project 4- how do visitors and tenants get to the site coming from other areas. Mr. Hoffman explained 1- they will coordinate with the city and neighborhoods for delivery of materials. He believes this will take about 2 years (2) the law says you can restrict age while still complying with fair housing if more than 80% of the people are 55 and older (3) he believes they have 5 board members.

Ms. Carolyn Monteith stated this is a beautiful development but she does not feel this fits within the city of Mandeville. Mandeville does not want to be revitalized. Her concerns include height, run off, water quality. She is also concerned that the service jobs will be minimum wage and will not be able to afford to live in Mandeville. She requests the council not approve this project.

Ms. Farbacher wanted to state the developer used a phot of her property without her permission. She is concerned with safety issues for the children along her street with all of the car traffic. Mr. Hoffman explained he just took a picture of the entrance on Mariner's Blvd, to show you could not see the property from the street.

Ms. Avery wanted to read the email she sent this morning because she feels it was misrepresented here.

Dear Council Members: Louisiana Revised Statute 24:56 limits lobbyist contributions to legislators during legislative sessions. The intent of this law was to limit the influence of special interests on legislators while they vote on issues pertaining to said special interests. The law is also meant to reduce public perceptions that special interests are buying votes or have other undue influence over the legislative process. Such a law would not be entirely workable for a City Council that sits year-round. However, it is important that the public feels that its Council is not being unduly pressured by special

interests. Councilman Kreller recently posted pictures to Facebook of Sucette's attorney attending his campaign fundraiser on April 17. This was the same night as the P&Z vote on Sucette. Agents of Sucette, attending a campaign fundraiser of a councilman who will soon be voting on this development, undermines the perceived legitimacy of any vote on this matter. It's a bad look for the City of Mandeville and undermines faith in our city government. I feel that an ordinance restricting campaign contributions by parties having a matter before the Council should be considered. I ask that you adopt an ordinance, that campaign contributions can not be accepted from a party who has a matter in front of the Council for 60 days prior to introduction and 60 days after final vote on that matter. The Council's rules on campaign contributions should be at least as strict as the Legislature's.

She is very confident if this went on the ballot 60-70% of the people would vote in favor. There is a strong perception in Louisiana of politicians being bought. The photo on Facebook created a perception and she did not like the attack for what she did not create.

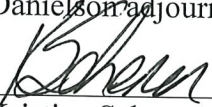
Mr. Danielson explained we have an ordinance in place that addresses campaign contributions. What he saw via email and social media this past week was her accusing an elected official of taking a bribe. There is a major difference between a bribe and a campaign contribution.

Mr. Harrison stated he represented the city in the Debbie Sacks case. He represents Mr. Hoffman for this project. He has known Dr. Kreller for over 15 years. His daughter and Dr. Kreller's granddaughter are friends. He saw many people at the fundraiser. The fact that he represents Sucette and attended the fundraiser is just a coincidence. If someone defames him online, he will file suit.


Mr. Danielson explained Ms. Scherer has already set up a link on the city's website for you to submit comments and questions. You can find this on the Council page. The next meeting will include discussions on traffic study, marina, phasing plan and height concerns. Mrs. McGuire would like to also discuss the rezoning issue. The next meeting will be June 8th here at the Community Center during a regular Council meeting.

ADJOURNMENT:

Mrs. McGuire made a motion to adjourn the meeting, seconded by Dr. Kreller. Mr. Danielson adjourned the meeting at 8:30 p.m.



Kristine Scherer
Council Clerk



Rick Danielson
Council Chairman

