

MINUTES  
FOR THE CITY COUNCIL MEETING OF JULY 12, 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, Rebecca Bush

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

Mr. Zuckerman called the meeting to order. He explained the Council Chairmanship changes on July 1, 2023 of every year. He and Mr. Danielson decided for consistency purposes, to keep Mr. Danielson as the Chairman for the remaining Sucette meetings and Mr. Zuckerman will be the Chairman for all other Council meetings. Mr. Zuckerman turned the chairmanship over to Mr. Danielson to start tonight's meeting.

Mr. Danielson explained this is the Council's 3<sup>rd</sup> special meeting for Sucette. The Council has a regular city Council meeting tomorrow night, and Sucette is not on the agenda. The council has added another special meeting for Sucette and that is Monday, July 24<sup>th</sup> at 6pm in the Community Center. For tonight, we will get any plan updates from the developer then move to any council amendments and conditions. The motion for an amendment must receive a second, then it will be up for council discussion, followed by public comment prior to any vote. Any amendments will then be added to the ordinance where it will lay over until the July 24<sup>th</sup> meeting for everyone to digest/ We will not vote on the ordinance tonight, only on amendments and conditions. The earliest vote for the development will be July 24<sup>th</sup> only if the council is ready. Mr. Danielson explained the difference between an amendment and a condition. An amendment changes the ordinance itself, which is a force of law. A condition is what the council wants to see from the applicant going forward.

Mr. Hoffman reviewed the email he had sent to the council. In that email, he discussed the conditional uses, height chart, and their position on the 12-point criteria. The height chart showing various height points on each building on the site. As discussed, some of the architectural features on the active adult section that faces west extend approximately 13' above the 60' top of parapet line height. While we believe these features add to the aesthetics of the building, we will work with the Council to reduce the height of these features to help address any concerns the Councilmembers may have as to height. He believes all of these points have been discussed and considered during the previous public meetings held by both the Planning and Zoning Committee and by this City Council. He believes, after considering all of the 12 points, that Sucette Harbor is compatible with the surrounding land uses. He explained during the two previous special meetings, considerable discussion was held regarding Parcel U and how the City Council can be assured that the marina will comply with certain standards. We propose that Parcel D and Parcel U be re-subdivided into one lot of record under Parcel D. By doing this we believe the marina would then be included under the revised ordinance, since the ownership of

both parcels is the same. If done, the Marina would need to be added to the conditional uses.

Mr. Danielson asked for any proposed amendments from the Council. Mr. Danielson informed the council and audience that the council has a copy of the ordinance, from the council clerk, listing numbers for each “whereas” so it would be easier to follow along.

Dr. Kreller made a motion to amend the #9 WHEREAS to read: **WHEREAS, the City of Mandeville Planning and Zoning Commission (“Planning and Zoning Commission”), after giving proper notice, conducted public hearings for the proposed Sucette Harbor project on September 21, 2022, October 12, 2022, February 13, 2023, March 7, 2023, March 20, 2023, and April 17, 2023 and reported its findings and recommendations to the City Council of the City of Mandeville (“City Council”) on or about April 25, 2023 for a Conditional Use Permit and Planned District Zoning Approval. The Planning & Zoning recommendations are to include a pedestrian and bike path in the plans, to have the city inspect the landscaping to ensure health and viability, and to have the plans reviewed by the Design Review committee;** and this was seconded by Mr. Danielson. Mr. Danielson stated this was a recommendation from P&Z commission. Mr. Danielson explained this was more of a housekeeping issue. With no further comments or questions from the council or audience, a vote was taken, and the amendment passed 5-0.

Dr. Kreller made a motion to add the following WHEREAS after #10 to read: **WHEREAS the City Council of the City of Mandeville shall require the applicant to re-subdivide Parcels D and Parcel U into one parcel prior to the permitting process:** and Seconded by Mr. Danielson. Mrs. McGuire explained this adds in parcel U. Mr. Zuckerman explained this will solve the issue of whether or not a condition use permit would be required, because it will now be brought into the ordinance. Mr. Hoffman stated if this is approved, they would have to add marina services to the site plan table. Ms. Claire Durio asked how this will affect the landscape, permeability, etc. if you add an additional parcel. Ms. Bartholomew explained the entire site was accounted for because it is under one ownership, and they looked at this as one site. Mr. Larry Grundman asked if there will be any information about things on the marina such as lavatories since we do not get to review the plans. Mr. Zuckerman stated if this gets added then they would place conditions on the site plan. Ms. Bartholomew explained this is an internal review and the re-subdivision would happen after the ordinance is approved. Mrs. McGuire stated this would bring the parcel into the ordinance and is subject to the criteria in the ordinance. Mr. Zuckerman was concerned that P&Z does not get an opportunity to look at this change and give their recommendations. Ms. Bartholomew explained P&Z did look at this, but this is an established parcel, and the council can place additional conditions in the ordinance. Mrs. McGuire wanted to make sure this change does not affect the pervious/impervious calculations. Mr. Zuckerman said it should not affect any density calculations. Ms. Bartholomew stated it does not. With no further comments or questions from the council or audience, a vote was taken, and the amendment passed 5-0.

Dr, Kreller made a motion to AMEND #2 to read:

WHEREAS, the City of Mandeville's Comprehensive Plan, dated 2007 ("Comprehensive Plan"), identifies Parcels D and Parcel U for future use as a "Planned/Marina District" (see Comprehensive Plan – Map 2); and seconded by Mrs. McGuire. Ms. Terri Hamilton asked if this parcel is going to be part of a PM1? Mr. Zuckerman explained it would become part of a planned district subject to special use criteria conditions from the CLURO and whatever the council places. Ms. Bartholomew explained its currently zoned planned district and they are subject to the special use criteria. PM1 is a zoning district, and a special use criterion is special conditions that are placed upon certain uses. Ms. Vickie Coudrain asked why this will not go back to P&Z? Mr. Danielson explained the council has authority to make changes and add conditions to the project in addition to the recommendations presented by the P&Z commission. Ms. Coudrain feels these are significant changes and they should be sent back. Mr. Danielson stated the P&Z commission recommended the plans and these changes reduce what was already approved so there is no need for it to be sent back, only if the changes increased the development. MS. Michelle Walker stated the ordinance mentions the 2007 comprehensive plan, she thought this was recently updated? Ms. Bartholomew explained the resiliency plan was just updated and the comprehensive plan is next on their to do list. With no further comments or questions from the council or audience, a vote was taken, and the amendment passed 5-0.

Mr. Zuckerman stated the ordinance overall contains two topics: rezoning and conditional use. The past few meetings he has been referencing back to the last ordinance 98-40 that rezoned this property. It addresses "the development and its use according to the site plan attached will serve the best interests of the city of Mandeville by protecting existing residential neighborhoods in the vicinity of the property for the possible intrusion of commercial uses and other types of residential uses which, by their nature and /or size, may be deleterious to that neighborhood." Does anyone have an amendment along these lines that would identify how this would serve the best interest of Mandeville? Dr. Kreller explained he thought this was covered in the review of the 12 points that the P&Z commission and council have been discussing and evaluating. Mrs. Bush stated they are considered but are not required to be a part of the ordinance.

Dr. Kreller made a motion to amend #11 WHEREAS to read:

**WHEREAS Parcel D is undeveloped; and Parcel U is designated as a marina;** and this was seconded by Mr. Danielson. Mr. Danielson explained this is a housekeeping issue since we are adding parcel U to the ordinance. Mr. Larry Grundman asked if this is designated as a marina does this bypasses the need for council jurisdiction? Mrs. McGuire explained since we have now added parcel u to the ordinance, we can now see the site plan and discuss the marina, this helps the council to have some oversight. Mr. Burguieres thought Ms. Bartholomew stated if the parcel was brought in this would be done administratively and nothing would be brought back to the council. Can someone challenge it and say it was not an active marina? Mrs. McGuire stated now that it is brought into this ordinance, the council can require it under the conditional use permit.

Ms. Claudine Pope asked where are we with Mr. Zuckerman's questions about what's best for Mandeville in the prior ordinance and the 12 criteria? Mr. Danielson explained the questions was asked if anyone had an amendment and no one had a response. Mr.

Zuckerman stated once all the amendments are done then they will go back to the 12 criteria. We are not there yet.

Mr. Paul Harrison stated the amendments clause for or against the project are inappropriate because it presupposes a vote. 98-40 was not well written. This does not require a rezone; it requires a designation of a subclass of the planned district. If you put a whereas clause that said it was not in the interest of the city, it would presuppose a vote, the same if you put a whereas clause that said it was in the interest of the city. Mr. Zuckerman stated there is a lot in ordinance 23-16 what presupposes a vote. We are voting on things stated in here that are approved. Mr. Burguières explained the decision to rezone is a decision to rezone too commercial. No one will know how the council will vote on the rezoning issue. Why not say if this is rezoning to commercial is in the best interest of Mandeville. He thinks most would say no. It's in the developer's interest to have it hidden so there is no discussion. Is it in the best interest to have this in the middle of a residential district, is it spot zoning? With no further comments or questions from the council or audience, a vote was taken, and the amendment passed 5-0.

Mr. Zuckerman made a motion to add conditions to the project:

- 1-no boat storage or trailer storage on land
- 2-sunken vessels must be raised and removed within 10 calendar days
- 3- sewer pump out and fuel stations will be required for the marina to stay in operation
- 4-rest room facilities must be accessible and available to the marina 24/7
- 5-all lighting shall be at dock level and no overhead light shining outside of the parcel
- 6- no live-a-boards
- 7-any violations would result in the rescinding of the conditional use permit for the project, the entire parcel

This was seconded by Mrs. McGuire. Mr. Hoffman has no objection to the conditions but would like a modification to the 10-day requirement in the case of a storm/hurricane. He would propose to show a good faith effort. Mr. Danielson asked if maybe the process should be started within 10 days. Mrs. McGuire wants to make a case of emergency clause. Mr. Hoffman wants to make some mechanism to allow a longer time.

Ms. Terri Hamilton wants to add electrical must be marine grade somewhere between 2-4 ft above BFE. Also, 3 months for removal of a boat is average because it is difficult; 3 months is sufficient. Mrs. Sconzert explained we need a longer time than 10 days to properly advertise if an owner is not able to be located. Ms. Bartholomew suggested as long as it meets FEMA and building requirements, that should satisfy the electrical issue. Dr. Kreller feels we are comparing this to the marinas on the east side. He understands everyone's concern, but the city inspectors will make sure everything is to code. Mr. Zuckerman stated from his perspective we are irresponsible if we do not put this as a condition because of the problems on the east side of town.

Mr. Zuckerman wanted to add this as a #8 condition, contingent upon hearing back from Ms. Bartholomew with regards to 8.2.3.9.

Mr. Paul Harrison feels the penalty provision is a little harsh. Maybe there should be a loss of use for the marina, but not the entire project. He suggested the council draft an ordinance to address all marina issues and make this a separate set of laws. These conditions are not a problem for his client, but the penalty to lose an entire use off of say a sunken boat not being removed in 10 days, he has a problem. You are taking away the use of a hotel, senior

living, etc. Laws for all marinas should be written. He suggested a different penalty, something more reasonable. Mr. Zuckerman suggested 10 days to remove a sunken boat, 90 days in the event of a storm, and 6 months before you lose your conditional use permit. Mr. Harrison cannot agree with this at this time, as a town, the marina ordinance should be addressed. Mr. Zuckerman stated there are a lot of things that need to be re-written, they are redoing the master plan, revisions to the CLURO. He is trying to deal with this piece of property, he cannot address them all right now. He feels it was a big deal in the past and there needs to be sufficient motivation to deal with it. Losing a conditional use permit in 6 months should be good. If you can't deal with that, then that is a problem for him. Mr. Ren Clark wants to add for continuous water quality testing because this will pollute the water. It is more than sunken boats, but what is in them when they sink. Mr. David Lawton stated the city should not have to advertise when a boat is sunk- that is the responsibility of the owner. Mrs. Winn Venable asked about transient slips. Are these considered live-a-boards because some people sail and stay at a location for days, weeks at a time. What is the time limit? Mr. Zuckerman said that would not qualify as a live a board for him, that's part of the sail life. Mrs. McGuire stated they can identify what is considered a live a board as a condition. Ms. Bartholomew explained they would consider less than 30 days for short term rentals, so that would be their number to stay consistent. Mr. Zuckerman does not have a problem with that, a live-a-board is something different. Mrs. Joann Meets stated live-a-boards are a problem, how do we police it? Mrs. McGuire stated Sunset Harbor was destroyed and the marina several times. These 100 slips are vulnerable to a hurricane, should there be an emergency plan or if the marina was destroyed, how do we address this? We don't want a dilapidated marina that does not get repaired. Ms. Bartholomew will look into this. Mrs. Winn Venable asked if there was some way the boat slip tenants contract can address noise since some of these slips are close to residents? Mr. Danielson stated they would have to abide by the city's noise ordinance in addition to anything in their contract. Mr. Ernest Burguires stated racing boats make a lot of noise so how will this be addressed. Mr. Bob Ellis stated the marina has had problems with keeping the marina deep enough. It needs to be 6-8 ft deep and right now it is probably 4ft. Mr. Hoffman stated they will maintain the channels and the marina and will have regular a maintenance program. Ms. Ellen O'Connell asked who to call about live-a-boards? Code enforcement. Ms. Terri Hamilton stated covered slips need to be addressed. Mr. Danielson explained covered slips are not a part of the application. Ms. Ellen O'Connell stated she has the articles and restrictions for Mariners Village, and it shows the board needs to approve any development for the marina. Mr. Danielson stated that does not apply to this development, but he will research. Ms. Judith asked if there were going to be floating docks and when the marina will begin to be developed and finished? Mr. Hoffman explained they are looking at all types of floating docks, concrete and metal. The first 6 months of the project will focus on the bulkheads and the marine should be finished the next year and a half with the entire development to be completed at the same time. Mr. Tom Whalen asked if the ordinance could state that they need to keep the area from being interrupted from noise, lights, etc. for those homes 10-15 ft away. Dr. Kreller stated we are starting to talk about operational issues, and we need to stay on topic. Mr. Zuckerman agreed. He has about 9 conditions and a number of other things as a second condition such as: covered slips, noise, time to repair, dredging, water quality, and compatibility. He feels we need to knock out the ones we agree with and circle back later. Mr. Ulysses Melgaard stated why do we need the marina when

we cannot agree on a building. He agrees something has to be built there but agree on the building and then do a case study on the marina. He feels the marina will not add value. Mr. Zuckerman explained we have not discussed compatibility, whether the rezoning makes sense or not, but we wanted to get parcel u done because that makes sense, and it flows. There is a lot of things to still discuss such as compatibility, density, height. We still have a lot to discuss as a whole, we need to get parcel u on the table. Mr. Larry Grundman asked if the marina and restaurant parking along the canal so we can have a restriction that there will be no moorings in the canal. Mr. Danielson asked to review **the conditions:**

- 1-no boat storage or trailer storage on land
- 2-sunken vessels must be raised and removed within 10 calendar days, 90 calendar days in the event of a storm, and conditional use permit rescinded after 6 months
- 3- sewer pump out and fuel stations will be required for the marina to stay in operation
- 4-rest room facilities must be accessible and available to the marina 24/7
- 5-all lighting shall be at dock level and no overhead light shining outside of the parcel
- 6- no live-a-boards
- 8 – placeholder for definition of marine grade electrical.

With no further comments or questions from the council or audience, a vote was taken, and the amendment passed 5-0.

Mr. Zuckerman talked about density, and he knows Mr. Hoffman sent an email rebutting the density calculations discussed a few meetings ago. He thinks they are trying to put too much on this property, in general and the density calculations sort of play it out. Originally, the density of the number of units per acre was calculated of the total parcel size which makes no sense to him. Since then, at the last meeting, it was presented when you removed the south wing, you recalculated the density still based off the whole parcel size and took out the footprint of the other buildings. Still does not make sense to him. The way he sees this project is basically split in half. We have a 15-acre site, half of it is apartments, half of it is commercial. (Hotel, restaurant, marina, event center) and a portion of the 15 acres is water. By his density calculations it is actually double of what the developer came up with. The email comparing it to the adjacent property, Tops'1 and Mariners Village, you came up with 11.86 units per acre was comparable to what those other densities were. By Mr. Zuckerman's calculations, half of the property which the apartments are placed is about 326,700 sq ft, at 178 units that is one unit per 1835 sq ft which is 24 units per acre. For him it is just too much. Even though it is a planned district, he does not see how we can calculate units per acre when half of the site is taken up by other uses.

Mr. Zuckerman made a **motion to propose the number of units be reduced to 90 units;** seconded by Mrs. Bush. Mrs. Bush asked what would be the new square footage? Mr. Zuckerman stated that would bring it to 12 units per acre. He explained it is the same calculation used just on the property it is being placed on, not the whole parcel. Mr. Danielson asked Ms. Bartholomew to explain what they are allowed to use when calculating density. Ms. Bartholomew explained under the R-3 multifamily regulations, it is calculated by parcel size. This is the language in the CLURO. Mr. Hoffman explained they have tried to follow the CLUOR as written. They have taken out a major piece of the hotel and still they have less density than allowed in the CLURO. He has a real objection to his analysis and that is not how the CLURO works. Mr. Zuckerman does not feel the

CLURO addresses the density of residential on a mixed-use development. The R-3 density references the entire parcel, we are not discussing R-3 we are talking about a parcel that includes land under water. He does not believe it should be calculated off the entire 15 acres. Why not subtract the required parking of hotel, apartments, land under water and green space to come up with the available units allowed? Mr. Hoffmans stated when you have R-3 you don't factor out all the space that may or may not be usable, it's the entire parcel. It is the reason the CLURO put the standard out there. Mr. Zuckerman does not think that was the intent or spirit of the CLURO. He is here to see what makes sense. Dr. Kreller stated but that is the CLURO, and we cannot change the rules in the middle. Why was this not presented earlier? Is it illegal what they are attempting to do? Mrs. Sconzert said this is how R-3 reads, but because it is a planned district you are allowed to make modifications. Under 4.3.3.8 he wants to modify the site plan and he is comparing it. Mr. Zuckerman stated he does not feel it is appropriate to use R-3 for this site. Mrs. McGuire agrees, and she feels the event center has to meet certain parking requirements as well as the hotel, apartments, marina -each had their own calculations, they cannot share. This makes sense to look at the 7.5 acres that the apartments are on. She agrees with Mr. Zuckerman. Mr. Hoffman stated all of the pieces of the puzzle fit together and is considered as one site where they serve each other. As far as parking, they have calculated that they are currently exceeding the requirements of the CLURO. Mr. Zuckerman still feels it is too much on the site. It is a very tall building, dense site and its cramming everything together on a small area of land. Mr. Buck Abbey explained when you do a planned development you take the entire property into consideration because you then may not have room for landscape. Mr. Zuckerman agrees, but when you look at the whole site it is still too dense, it does not work for him. Ms. Ellen O'Connell said you need to put people first before money. Mr. Bob Ellis asked if the council has received the letter from KVS architecture. He agrees it is too dense and there is no need for a hotel/event center. Also, the hotel should be behind the apartments. Ms. Todd asked of the 90 units how many would be 3/2 bedrooms because that relates to the number of cars. Ms. Emery Clark feels any density is too much, she would like this green space. Ms. Claudine Pope stated, St. Anthony's Gardens is a senior center, and it has an entire floor available. How is this property going to last if it is not going to have government subsidized units?

Mr. Paul Harrison is against Mr. Zuckerman's calculations, the developer fully complies with the CLURO.

Mrs. McGuire stated the combined uses of the property, separate consideration shall be given to the area of the site plan designated for each use, therefore she feels this is relevant. This 7.5.15.5 matched her concerns with the parking. Mr. Danielson does have issues with the density proposed, but they are following the CLURO. Mr. Danielson called the question, and this was seconded by Mrs. Bush. With no further comments or questions from the council or audience, a vote was taken, and the amendment passed 3-2 (Danielson and Kreller against).

Mrs. McGuire wanted to make a motion **to add a condition to read: the gross floor area of the hotel and event center structures, excluding guest rooms and access halls, cannot exceed 8,900 square feet.**; this was seconded by Mrs. Bush. Mrs. McGuire explained. there was a question presented about where are the parking calculations for the wedding pavilion and courtyard? The wedding pavilion is a meeting room / ballroom of the hotel and included

in the parking requirements of the hotel, see next question. It is not a separate event center and will not be operated separate from the hotel. The courtyard is just the grassy area outside of the ballroom and is not a separate hotel space. It is like the yard to one's house. The parking calculations for uses that are a part of the Hotel operations are accounted for with the Hotel Parking Calculation.

6.4.44 Lodging (Transient) – Hotel/Motel - 1 per each lodging units plus 1 per 200 sq. ft. of gross floor area including restaurant, Lobby & meeting rooms excluding guest rooms and access halls.

The hotel is 108,000 sq ft. There are 84 rooms and 8900/ sq ft of Lobby/Meeting Rooms/Wedding Pavilion sq footage – 1 space per 200 sq ft = 45 spaces + 84 rooms = 129 required spaces for the Hotel.

Mrs. McGuire just wants to make sure the parking calculations are enforced. Ms. Bartholomew stated this is what they are proposing so she just wants to make sure it does not get larger. Mrs. McGuire is saying the calculations show really big hotel rooms and she wants to make sure that later on if they determine they can have more space, it will have to come back and be amended by ordinance. She does not want to question anyone's math but that would put the limits on the event center, the lawn, etc. later on if they determine they have made an error. Mr. Danielson restated the motion, and it was seconded by Mrs. Bush. Mr. Zuckerman asked if that was a reduction. Mrs. McGuire explained they are saying it is 100,000 Sq ft of hotel rooms and hallways – that huge. Most hotel rooms she believes are about 400 sq ft so 80 rooms are 32,000 sq ft. She wants to see where all that other square footage goes, and she is concerned where the other space is? The developer stated everything under roof is in that 108,000 sq ft. calculation. This includes almost 27,000 sq ft of parking (below the building), porches, covered walkways. The actual parking and covers are 34,200 sq ft. The interior parts of the hotel are only 73,800 sq ft. Mrs. McGuire just wants to make sure if it needs to be larger, they have to come back to the council. With no further comments or questions from the council or audience, a vote was taken, and the amendment passed 5-0

Mrs. McGuire made a **motion to add the overall site impervious site coverage for Parcel D cannot exceed 61%**. I would like to see what the pervious/impervious calculations look like if the "parking bank" is later developed. I want to make sure the overall site is still in compliance in the event the greenspace used for the parking bank is developed in the future. The response was the current design for the site is 58.3% impervious. If the parking bank was fully developed, the impervious number would be 60.6%. Use of the parking bank will only occur if needed. Whether all the spaces in the parking bank will ultimately be used or even a portion is debatable. If the banked parking spaces are needed, they will be prepared with pervious materials to facilitate water absorption. The design of the developers is to leave as much green space as possible to maintain the environment. Mrs. McGuire stated this is where she got the 61% and if these numbers change, they have to come back before the council; seconded by Mr. Zuckerman. With no further comments or questions from the council or audience, a vote was taken, and the amendment passed 5-0

Mr. Zuckerman wanted to make a motion about the location of the event center, seconded by Mrs. McGuire. Mr. Zuckerman's motion is to revise the site plan to flip the hotel and put the event center on the east side of the property; seconded by Mrs. McGuire. The reason



is the concerns about compatibility and adjacent to Mariners Island. By his calculations, from Google Earth, they are between 110-120-150ft away from people's balconies and it seems like an incompatible use and not a good location directly across from Mariner's Village. Its more appropriate to flip it and not have an event center 150 ft away from the balconies. Mr. Danielson wanted to make clear the event center is in the hotel, like a ballroom. The developer explained the event center is connected to the hotel and is a one-story building attached to the hotel. It was placed in that location because that is a high point of the site (elevation 13). The intent is to direct all noise and sound towards the event lawn. They area planning to have screening along the canal out of respect for the neighbors. Mr. Zuckerman stated due to the proximity is if there is any outdoor noise, they will hear it. The developer will talk about limitations of what will be conducted. Mr. Zuckerman stated the hotel will be quieter so that why he requested to flip. The developer stated to flip the hotel, you will have to raise the event center due to the different elevations and the hotel had the parking underneath. The left side of the site is at elevation 7 and parking needs to be at elevation 9. Mr. Zuckerman stated that is part of his statement of you are cramming too much on this site and it might not make sense. To him locating the event center across from the neighbors is not compatible. Mr. Hoffman has some problems with this. His understanding is that there were some processes out there and the council cannot just start making a blank slate. The design has been through Planning & Zoning and to now be told of all these changes, it definitely goes to the viability of the project. It is not easy to just flip the design. They do have to comply with the same noise levels as everyone in the city. He cannot say at this time if that will be acceptable for those reasons. Mr. Larry Grundman stated they should move the restaurant as well and this all goes back to compatibility that was not discussed in P&Z. Ms. Emery Clark feels the trees would have to be 60 ft tall and that takes a while to grow. Mr. Zuckerman stated we heard the reason for the location of the building is because it is the highest portion of the site, but he did not hear that the neighbors want an event center next to them. The reason he proposed to flip is he does not think it is compatible so the wedding lawn could be moved. He is offering to keeping it on the site and flip the hotel instead of removing it. Mr. Danielson asked because of this earlier change of reducing the complex to 9-0 units and now flip the hotel, should this go back to the applicant to present a new site plan? He would like to see what they would propose based on this because that could change a lot. Ms. Ellen O'Connell believes the developer should have a back up plan. Ms. Barbara Muller mentioned there is no Old Mandeville spirit in this project. Ms. Janine Meedes lives ¼ mile from the day camp at Fontainebleau State Park and she hears their noise, this needs barriers. Mr. Zuckerman wants to amend his motion to give options to the developer to flip or remove altogether. The council clerk stated you have to make one motion at a time, you cannot do an either or. Mrs. Bush does not have a problem with flipping the hotel, but she does not want to put the developer in a situation where it's nearly impossible. The developer explained if they were to flip it to the east side the difference in elevation change is instead of 1 would be 6-7 ft, so there would need to be accessed to get that high and it would be very challenging. They gave a lot of thought of placement when they started the design of this development. Mrs. Bush asked if there was any value in waiting to see a new set of drawings? Dr. Kreller wants to call the question. Mrs. McGuire wonders if this is overstepping, if this is possible. She would like to see and let the developers digest this especially after the 90. Mr. Zuckerman said to move forward we can vote it down. Mr. Danielson called the question;

seconded by Mrs. McGuire. With no further comments or questions from the council or audience, a vote was taken, and the call the question passed 5-0. With no further comments or questions from the council or audience, a vote was taken, and the amendment failed 1-4 (McGuire, Danielson, Bush, Kreller against)

Mr. Danielson made a motion to amend #14's table to read the following:

**Table 1:**

Multifamily	90 units
Hotel	84 rooms
Hotel, Ballroom & Meeting Space	108,813 sq. ft
Restaurant	9,700 sq. ft.
Marina retail/boat rental	2,000 sq. ft.
Parking spaces+ parking bank	622 spaces
Boat Slips	103 boat slips

Mrs. Bush asked if there was a reason, we could not do the residential square footage just like they did for the hotel? Ms. Bartholomew suggested when the council goes through the list of the uses, they define what those uses will be so we know exactly what they are. This will give more clarity. Mr. Hoffman explained the reason they listed the sq ft for the hotel was because of the 100,000 sq ft limit in the CLURO. The multifamily was referred to as apartments and does not have a sq footage limitation.

With no further comments or questions from the council or audience, a vote was taken, and the amendment passed 5-0.

Mr. Zuckerman wanted to make a motion to place a condition that the developer pay for the cost of all improvements to Monroe St related to the project as outlined in the TIA including relandscaping, signaling, relocation of utilities and providing for road bond and paying for a required repairs and replacements on Mariners Blvd or any other streets leading to the site. Mr. Danielson wanted to take one at a time. So, the first motion: to place a condition that the developer pay for the cost of all improvements to Monroe St related to the project as outlined in the TIA including relandscaping, signaling, relocation of utilities; seconded by Mrs. Bush. Dr. Kreller thought the changes were like 15 years out from the TIA, not immediate changes. Mr. Zuckerman explained on pg. 29-30 the following recommendations: intersection improvements, mitigate the impact of the proposed development East Causeway and Monroe St adding a westbound left turn to intersection 2045. Antibes to Cambronne widening Monroe St median. That was why Mr. Zuckerman asked what the impact would be to the medians on Monroe St, the live oak trees, landscape. What would this look like because that is one of the three entrances into the Historic District. Dr. Kreller asked if these were immediate? Mr. Zuckerman said it takes onto consideration loss of service, delays, turning lane warrants according to the CLURO it may be justified for the impact of the proposed development. Mr. Danielson stated so Mr. Zuckerman is saying it goes from "justified" to "required". Mr. Zuckerman stated yes. Mr. Hoffman said the report projects our 25 yrs. and says if the traffic on Monroe increase by 1.5 % per year, 25 yrs. from now that there may need to have those things added. There was a clarification letter sent to the council that stated this is not as a result of Sucette Harbor, that is based upon if that growth happens. There were no warranted changes based

on Sucette Harbor. Mr. Zuckerman said the conclusion is the development of this site would not warrant any modification on Monroe St. Mr. Hoffman stated that is correct. Mr. Danielson clarified any impact due to construction is a different point and that goes back to the bond issue. Mr. Zuckerman asked Mr. LeBreton for his interpretation. Mr. LeBreton stated the build scenario is 2025, opening of the facility and then 2045. So yes 2025, traffic is similar, and in 2045 the recommendation is to make those improvements. Mr. Zuckerman does not feel this development will not have any impact on traffic and it is simply the growth of Mandeville. Mr. LeBreton did not say no impact. Mr. Zuckerman feels if the project is built, there will be a capital streets project in 2 years and problems on Monroe St. Mr. LeBreton said based upon the CLURO you look at the 2 years from when it is built. Mr. Hoffman explained that the streets according to the CLURO and the study are designed to handle the development and it does not require any special modifications. Mr. Zuckerman said then he does not need this amendment? Mr. LaGrange said that was correct based upon the CLURO. Everything is reviewed and designed based upon the CLURO. There will be impacts but it will still be at the level of service the CLURO allows it to be. Mr. Zuckerman stated so the project gets built and there is so much traffic that we need to do something, who pays for it? Mr. LaGrange stated based upon the CLURO the city pays for it. Mrs. Bush asked if we could get the developer to commit to this? Mr. Zuckerman stated he does not feel the citizens of Mandeville should pay for it. He has concerns and he foresees a streets project sooner than 2045 and right after this project is finished. If it happens why do the citizens have to pay? The mayor said there was confusion at one of the P&Z mtg with this application where it was stated the city would pay for the road improvements, that is his responsibility to fund it. A resident asked him if that was correct, and he thought it was not, but he was going off his experience with Port Marigny. For Port Marigny the applicant offered to pay for it as a condition of the approval – that's what caused his confusion. Everything that was said here is correct. As mayor if we are doing a road improvement in the future, he thinks the same offer should be made. Mr. Burguieres asked about commercial trucks along the narrow streets making turns, you cannot even park. What about expropriation costs to expand the streets? Ms. Missy Noel does not see how this does not affect Monroe St. With over 600 cars. She is on Cambronne St. and foresees closing Monroe St to get to hwy 190. Mr. Zuckerman wants to table this issue because he believes the cost of this needs to be addressed and it may not be limited to impacts of the traffic study. We are being very narrow in our focus saying according to our numbers in the CLURO. It does not make sense to have this much density on 15 acres. He gets it checks the CLURO box, but it does not make sense and he think we will have to do road improvements as a result of the project whether it turn lanes, who is going to pay, the city should not have to pay. Mr. Danielson made a motion to defer this item until the next meeting; seconded by Mrs. Bush.

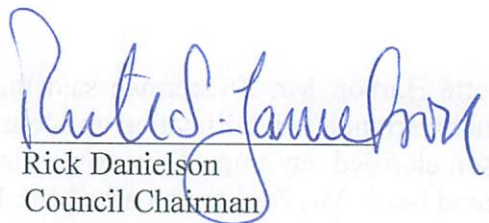
Mr. Danielson announced the next Sucette meeting will be Monday July 24, 2023, at 6:00pm.

**ADJOURNMENT:**

Mrs. McGuire made a motion to adjourn the meeting, seconded by Mrs. Bush. Mr. Danielson adjourned the meeting at 9:00 p.m.



Kristine Scherer  
Council Clerk



Rick Danielson  
Council Chairman