

Ord 26-13

THE FOLLOWING ORDINANCE WAS MOVED FOR INTRODUCTION BY COUNCIL MEMBER JASON ZUCKERMAN; SECONDED FOR INTRODUCTION BY COUNCIL MEMBER KEVIN VOGELTANZ.

ORDINANCE NO. 26-13

AN ORDINANCE OF THE COUNCIL OF THE CITY OF MANDEVILLE AMENDING COMPREHENSIVE LAND USE REGULATION ORDINANCE (“CLURO”) ARTICLE 8.4 TRAFFIC IMPACT ANALYSIS PROVISIONS AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the City Council of Mandeville is vested by Section 2-1 of the Mandeville Charter with the legislative power of the city government and has the authority to enact ordinances which have the force of law;

WHEREAS, the City Council of Mandeville is empowered by Section 2-10 (A)(15) of the Mandeville Charter to utilize its policing power to amend or repeal any ordinance previously adopted;

WHEREAS, the City of Mandeville’s Comprehensive Land Use Regulations Ordinance (CLURO) was adopted on June 25, 2015, and subsequently revised since its adoption, and provides for traffic impact analysis provisions outlining conditions for which a traffic impact analysis must be obtained and the procedures that govern the traffic impact analysis preparation cost and production, all as more fully outlined in Article 8.4;

WHEREAS, the City of Mandeville desires to provide all interested parties and determining commissioners and officials with a traffic impact analysis of a proposed development when the conditions for same are indicated in order to examine any infrastructure improvements necessary to support the development being proposed by the applicant and its effects on the public and its health, safety, and welfare.

WHEREAS, the City of Mandeville desires to provide clarity to the existing provisions which require a traffic impact analysis under certain conditions but do not specifically outline that same is the financial responsibility of the applicant and to provide for situations where the applicant wishes to provide an additional traffic impact analysis for consideration.

WHEREAS, the City of Mandeville desires to provide additional opportunity for collaborative production of the traffic impact analysis and to further support the traffic impact analysis provisions which seek to adopt methods to assess and address the traffic related impacts at the time significant land use decisions are deliberated and made.

NOW, THEREFORE, BE IT FURTHER ORDAINED by the City Council of the City of Mandeville that CLURO Article 8.4 be amended and added as follows:

8.4.2.1. Threshold Conditions Requiring a Traffic Impact Analysis.

The purpose of this section is to describe the conditions under which a Traffic Impact Analysis (TIA) shall be required. It shall be the responsibility of the applicant to submit the data needed (as determined and/or requested by the City) to determine whether a TIA is required under the provisions of this section.

8.4.2.2. Definitions of Roadway Types.

1. Arterial and Collector Streets. Those roadways shall be classified as major or minor, as defined by the LADOTD Functional System Map.

2. Local Streets. Any roadway not defined by the LADOTD Functional System Map as an arterial or collector street shall be considered a local Street.

8.4.2.3. Conditions Requiring a Traffic Impact Analysis Threshold and Operating Standards.

1. Arterial Streets.

a. *Non-Residential Arterials.* The following requirements shall apply to projects abutting a major arterial Street, along which less than seventy-five (75) percent of the frontage on the arterial Street is used or zoned as R-2 or more restrictive within five hundred (500) feet of the proposed project's property lines. A TIA shall be required if any of the following conditions exists:

(1) The existing pavement width of the arterial Street is forty-four (44) feet or wider and the expected number of trips generated by the project exceeds two thousand (2,000) vehicle trips per day;

(2) The existing pavement width of the arterial Street is forty (40) to less than forty-four (44) feet and the expected number of trips generated by the project exceed one thousand (1,000) vehicle trips per day; or

(3) The existing pavement width of the arterial Street is less than 40 feet and the expected number of trips generated by the project exceeds 650 vehicle trips per day.

b. *Minor Arterials.* The following requirements apply to projects abutting a minor arterial Street along which seventy-five (75) percent or more of the frontage of the arterial is used or zoned as R-2 or more restrictive within five hundred (500) feet of the project. A TIA shall be required if the following condition exists. Regardless of pavement width, the expected number of trips generated by the project exceeds three hundred (300) vehicle trips per day.

2. *Local and Collector Streets Serving Predominantly Single-Family Residential Land Uses.* The following applies to projects abutting a local or collector Street along which fifty (50) percent or more of the frontage is used or zoned for R-2 or more restrictive within fifteen hundred (1500) feet of the project (or to the nearest arterial whichever is less). The following does not apply to projects abutting an arterial Street and which would use one or more driveways on the arterial Street for access and egress. a. For streets with a pavement width of less than thirty (30) feet. The desirable

operating level is six hundred (600) vehicles per day. Traffic volume in excess of twelve hundred (1,200) vehicles per day is considered undesirable. A TIA is required if either of the following conditions exists:

(1) The expected number of vehicle trips generated by the project exceeds 75 vehicle trips per day over the existing use; or

(2) With the addition of the traffic generated by the project, the traffic volume on the Street would be expected to exceed nine hundred (900) vehicles per day.

b. For streets with a pavement of thirty (30) to less than forty (40) feet: The desirable operating level is nine hundred (900) vehicles per day. Traffic volumes in excess of eighteen hundred (1,800) vehicles per day are considered undesirable. A TIA is required if either of the following conditions exists:

(1) The expected number of vehicle trips generated by the project exceeds one hundred ten (110) vehicle trips per day over the existing use; or

(2) With the addition of the traffic generated by the project, the traffic volume on the Street would be expected to exceed fourteen hundred (1,400) vehicles per day.

c. For streets with a pavement width of forty (40) feet or more: The desirable operating level is two thousand (2,000) vehicles per day. Traffic volume in excess of four thousand (4000) vehicles per day is considered undesirable. A TIA is required if either of the following conditions exists:

(1) The expected number of vehicle trips generated by the project exceeds four hundred (400) vehicle trips per day over the existing uses; or

(2) With the addition of the traffic generated by the project, the traffic volume on the Street would be expected to exceed three thousand (3,000) vehicles per day.

3. *Family Residential*. The following applies to projects abutting a local or collector Street along which less than fifty (50) percent of the frontage is used or zoned for R-2 or more restrictive within fifteen hundred (1,500) feet of the project (or to the nearest arterial, whichever is less). The following does not apply to projects abutting an arterial Street and which would use one or more driveways on the arterial Street for access and egress:

a. For streets with a pavement width of less than forty (40) feet: A TIA is required if the expected number of vehicle trips generated by the project exceeds six hundred fifty (650) vehicle trips per day.

b. For streets with a pavement width of forty (40) feet or more: A TIA is required if the expected number of vehicle trips generated by the project exceeds one thousand (1,000) vehicle trips per day.

4. Notwithstanding all the provisions preceding, the Department of Public Works, the Mayor, or the Planning Director may require, or the City Council may request that the Department of Public Works, the Mayor or the Planning Director obtain a TIA, at its sole discretion.

8.4.3. Data Requirements of Applicants.

1. It shall be the responsibility of the applicant to submit at the time of application all data needed to determine whether a TIA will be required under the provisions of this section. This data shall be certified by a Registered Professional Engineer or other qualified individual.
2. Estimates of the average number of vehicle trips per day expected to be generated by the project shall be based on the appropriate trip generation rate data provided in the latest edition of the *Trip Generation Manual* published by the Institute of Transportation Engineers (ITE). The data submitted by the applicant shall document the specific trip generation rate (or rates) used and the specific land use assumptions made in applying the trip generation rate (or rates) in developing the estimate of average number of vehicle trips per day expected to be generated by the project. If specific information is not available on the proposed land use, the trip generation estimate shall be based on the maximum allowable density for the most intensive use.

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8.4.4 Financial Responsibility for Required Traffic Impact Analysis and Selection Guidelines.

If a Traffic Impact Analysis (TIA) is required for a project, the required TIA shall be procured by the City and be the financial responsibility of the applicant to be paid as part of the application process. The TIA shall be performed under the supervision of a qualified Professional Registered Civil Engineer or other qualified individual such as a transportation planner or traffic engineer selected and procured by the City. The TIA report must be prepared documenting the study, the data used, the findings and the recommendations of the study consistent with sections 8.4.5 and 8.4.6 which will be provided to the engineer by the City. The TIA Report shall be signed by the Registered Professional Engineer or other qualified individual responsible for the supervision of the study and the preparation of the TIA report. A digital copy of the TIA report shall be submitted by the firm contracted by the City at least two (2) weeks prior to the date on which the project is scheduled for consideration by the Planning Commission and costs associated with the TIA and the overall application shall be paid by the applicant prior to any hearing before the Planning Commission.

8.4.6. Traffic Data Requirements.

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2. Vehicle trip generation estimates used in the study shall be based on the appropriate trip generation rate data provided in the latest edition of the *Trip Generation Manual* published by the Institute of Transportation Engineers or using other trip generation rate data acceptable to the Urban Transportation Department. The TIA Report shall document the specific trip generation rates used and the specific land use assumptions used therein.

8.4.8. Traffic Level of Service Standards.

The standards for traffic service that shall be used to evaluate the findings of traffic impact studies are:

1. Capacity. A volume to capacity (V/C) ratio of 0.90 shall not be consistently exceeded on any arterial or collector street as designated in the LADOTD Functional System Map. Consistently means that the V/C ratios are exceeded based on average daily peak hour traffic counts, projections or estimates.
2. Level of Service for all intersections. For local streets, a Level of Service C or better should be maintained. On any arterial or collector street, a Level of Service C or better shall be maintained. Where the existing Level of Service is below these standards, the traffic impact analysis shall identify those improvements needed to maintain the existing level of service, and additional improvements that would be needed to raise the level of service to the standards indicated. The subject development will be required to bear the costs of improving the existing level of service.
3. Number of Access Points and Sight Distances. The spacing of access points and minimum sight distances shall comply with ASHTO standards.
4. Local Street Impact. No non-residential development shall increase the traffic on a local street carrying at least 300 average daily trips by more than 25%.
5. Internal Circulation. On-site vehicle circulation and parking patterns shall not interfere with the flow of traffic on any public street and shall accommodate all anticipated types of on-site traffic.

8.4.10 Use of Traffic Impact Analysis

Any traffic impact analysis provided to the City for evaluation of proposed actions to be recommended by City officials pursuant to Section 8.4.9 shall be published for public view and available in the materials related to the application on file with the City. The City officials and

any Commission utilizing and evaluating the traffic impact analysis shall consider the findings thereof in its recommendations of action to be taken on the permit and any actions to be taken pursuant to Section 8.4.9. Further, in the event the applicant chooses to provide any additional traffic impact analysis, the City officials and any Commission utilizing and evaluating the traffic impact analysis shall give more weight to the findings of the traffic impact analysis provided to the City with the application but may consider the findings and recommendations of any additional traffic impact analysis provided it meets the requirements for performance guidelines and production timelines outlined in the whole of Article 8.4.

NOW, THEREFORE, BE IT FURTHER ORDAINED that the Clerk of this Council be and is hereby and is hereby authorized and empowered to take any and all actions which she, in the exercise of her discretion, deems necessary to promulgate the provisions of this ordinance.

The ordinance being submitted to a vote, the vote thereon was as follows:

AYES:

NAY:

ABSTENTIONS:

ABSENT:

And the ordinance was declared adopted this ____ day of _____, 2026.

Alicia Watts
Clerk of Council

Jason Zuckerman
Council Chairman

Ord 26-03

THE FOLLOWING ORDINANCE WAS SPONSORED BY COUNCIL MEMBERS JASON ZUCKERMAN AND KEVIN VOGELTANZ; MOVED FOR ADOPTION BY COUNCIL MEMBER _____, SECONDED FOR ADOPTION BY COUNCIL MEMBER _____.

ORDINANCE NO. 26-03

AN ORDINANCE OF THE COUNCIL OF THE CITY OF MANDEVILLE AMENDING ARTICLE 3, SECTION 3.3 GENERAL DEFINITIONS, AND AMENDING ARTICLE 7, SECTION 7.5.13 PM-1 MARINA DISTRICT – WATERFRONT LOTS, AND AMENDING SECTION 7.5.14 PM-2 MARINA DISTRICT – NON-WATERFRONT LOTS, AND AMENDING SECTION 7.5.15 PD – PLANNED DISTRICT, AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the City Council of Mandeville is vested by Section 2-1 of the Mandeville Charter with the legislative power of the city government and has the authority to enact ordinances which have the force of law;

WHEREAS, the City Council of Mandeville is empowered by Section 2-10 (A)(14-15) of the Mandeville Charter to utilize its policing power to adopt or modify the zoning plan, maps and regulations and amend or repeal any ordinance previously adopted;

WHEREAS, the Mandeville Thrives 2045 Comprehensive Plan, adopted December 9, 2025, recognizes the numerous issues faced by the City when considering a mixed-used development site on properties concerning zoning regulations, permitted uses, land use compatibility, dimensions, and traffic and density concerns;

WHEREAS, the City of Mandeville’s Comprehensive Land Use Regulations Ordinance (CLURO) was adopted on June 25, 2015, rev. through October 23, 2025, and provides for regulations over mixed-use development sites;

WHEREAS, in the case of mixed-use development in zoning districts for Planned Marina and Planned District, the existing CLURO regulations refer to site development regulations for those specific uses to be applied to mixed used developments when proposed;

WHEREAS, the site development regulations for mixed-use developments, including, but not limited to allowable building areas, number of units, density calculations, parking requirements, open space requirements, and any other site development regulations, are applied and enforced dependent on the site area of the mixed-use development specifically designated for that use and not the entire site area which, in the case of a mixed use development, contains other potential uses;

WHEREAS, the purpose of the site development regulations for individual zoning uses within the mixed-use development site is to ensure sites contain sufficient open space for the use proposed and, in the case where multiple uses are proposed on a development site, that overall site size cannot be used to increase the density, allowable units, or other development criteria proposed

on a designated portion of the site by considering the entire site area consumed by other uses in those calculations;

WHEREAS, the City of Mandeville also desires to make clear that the site development regulations of Article 7.4(3) applicable to the issuance of a development permit currently provide that areas of the site that are subject to frequent site inundation, as defined in the CLURO at Article 3.3 (12), or extend into Lake Pontchartrain or any other water body, are not included in the calculations of lot area or required buildable area.

NOW, THEREFORE, BE IT FURTHER ORDAINED by the City Council of the City of Mandeville that CLURO Section 3.3, 7.5.13, 7.5.14, and 7.5.15 be amended as follows:

3.3 GENERAL DEFINITIONS OF THE LAND USE REGULATIONS

...

122. **Lot Area.** The net horizontal area within bounding lot lines, but excluding any portion of a flag (panhandle) lot providing access to a street and excluding any public or private easement or right-of-way providing access to another lot. For properties or development sites with more than one permitted or proposed use, the lot area shall be only the area of the site designated for each specific use.

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7.5.13.3. *PM-1 Site Development Regulations*

Each development site in the PM-1 Marina District shall be subject to the following site development regulations in addition to any other applicable regulations under the provisions of this Land Use Regulations Ordinance or any other laws of the City, state or federal government. The Planning Director may grant exceptions to the following standards pursuant to section 4.3.5.

1. Non-Residential Uses Site Development

a. Minimum lot area	10,000 Square feet
b. Minimum lot width and depth	75' x 133.34'
c. Minimum yard setback requirements	
d. Front Yard	25' or Required depth of greenbelt, whichever greater
e. Street Side or Rear Yard	15' or Required depth of greenbelt, whichever greater
f. Interior Side or Rear Yard	
(1) Adjacent to Residential Uses	20'
(2) Adjacent to Other Uses	5'
g. Maximum Height of Structures	35'
h. Maximum Impervious Site Coverage	60%

2. **Residential Site Development Regulations.** Residential site development regulations shall be in accordance with the site development regulations of the R-2 - Two-Family Residential District as provided under section 7.5.3.

3. Area Considerations and Combined Use on Development Site. Whether the proposed use on the site is permitted or subject to a special use permit or conditional use pursuant to the Table of Permitted Uses at Article 7.7, in calculating the allowable number of units, building area, and required parking for the development site, only the area of the site designated for each use may be used in calculations based on site area. For the purposes of area calculations for a specific use within the development site, areas of the site designated for other uses on the site, areas of the site that are either under water, extend into Lake Pontchartrain or any other water body, or are subject to periodic inundation as defined in 3.3.12, and areas of the site that are wetlands as defined in 3.3 (258), are not to be used in area calculations in this section.

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7.5.14.3. PM-2 Site Development Regulations

Each development site in the PM-2 Marina District shall be subject to the following site development regulations in addition to any other applicable regulations under the provisions of this Land Use Regulations Ordinance or any other laws of the City, state or federal government. The Planning Director may grant exceptions to the following standards pursuant to section 4.3.5.

1. Non-Residential Uses Site Development Regulations

a. Minimum lot area	10,000 Square feet
b. Minimum lot width and depth	100'
c. Minimum Yard Setback Requirements	
(1) Front Yard	25' or Required depth of greenbelt, whichever greater
(2) Street Side or Rear Yard	15' or Required depth of greenbelt, whichever greater
(3) Interior Side or Rear Yard	
(a) Adjacent to Residential Uses	20'
(b) Adjacent to Other Uses	5'
d. Maximum Height of Structures	35'
e. Maximum Impervious Site Coverage	60%

2. **Residential Site Development Regulations** - Residential site development regulations shall be in accordance with the site development regulations of the R-2 - Two-Family Residential District as provided under section 7.5.3.

3. Area Considerations and Combined Use on Development Site. Whether the proposed use on the site is permitted or subject to a special use permit or conditional use pursuant to the Table of Permitted Uses at Article 7.7, in calculating the allowable number of units, building area, and required parking for the development site, only the area of the site designated for each use may be used in calculations based on site area. For the purposes of area calculations for a specific use within the development site, areas of the site designated for other uses on the site, areas of the site that are either under water, extend into Lake Pontchartrain or any other water body, or subject to periodic inundation as defined in 3.3 (12), and areas of the site that are wetlands as defined in 3.3 (258), are not to be used in area calculations in this section.

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7.5.15.4. *Flexible Site Planning*

1. When considering a Planned District application, the unique nature of each proposal may require, under proper circumstances, the departure from the strict enforcement of certain present codes and ordinances, included but not limited to the width and surfacing of streets and highways, alleyways and street lights, public parks and playgrounds, school sites, storm drainage, water supply and distribution, sanitary sewers, sewage collection and treatment, lot and area regulations, landscaping and parking requirements. Final approval of a Planned District Development by the City Council shall constitute authority for such flexible planning to the extent that the Planned District as approved, departs from existing codes and ordinances.

2. Notwithstanding the flexible site planning justifications stated above, all uses within a Planned District must still submit applications for Conditional Use Permits for each proposed use pursuant to Article 4.3.3. Further, in calculating the allowable number of units, building area, and required parking for the development site, or any other site development criteria within the site plan and found on the application submitted pursuant to Article 4.3.3.4 (5)-(6), only the area of the site specifically designated for each use may be used in calculations based on site area. For the purposes of area calculations for a specific use within the development site, areas of the site designated for other uses on the site, areas of the site that are either under water, extend into Lake Pontchartrain or any other water body, or subject to periodic inundation as defined in 3.3.12, and areas of the site that are wetlands as defined in 3.3 (258), are not to be used in area calculations in this section.

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7.5.15.5

[end of chart]

Combined Uses: In applying the provisions of this section to site plans proposing a mixed or combined use of property, only the area of the site specifically designated for each use may be used in calculations based on site area. For the purposes of area calculations for each use within the development site, areas of the site designated for other uses on the site, areas of the site that are either under water, extend into Lake Pontchartrain or any other water body, or subject to periodic inundation as defined in 3.3 (12), and areas of the site that are wetlands as defined in 3.3 (258), are not to be used in area calculations in this section.

NOW, THEREFORE, BE IT FURTHER ORDAINED that the Clerk of this Council be and is hereby and is hereby authorized and empowered to take any and all actions which she, in the exercise of her discretion, deems necessary to promulgate the provisions of this ordinance.

The ordinance being submitted to a vote, the vote thereon was as follows:

AYES:

NAY:

ABSTENTIONS:

ABSENT:

And the ordinance was declared adopted this ___ day of _____, 2026.

Alicia Watts
Clerk of Council

Jason Zuckerman
Council Chairman



MANDEVILLE

A Historic Lakefront Community

Planning and Zoning Commission

CLAIRE DURIO, CHAIRWOMAN
PLANNING COMMISSION

BRIAN RHINEHART, CHAIRMAN
ZONING COMMISSION

CARA BARTHOLOMEW, AICP
DIRECTOR, DEPT. OF PLANNING & DEVELOPMENT

MEMBERS:
SCOTT QUILLIN
ANDREA FULTON
NICHOLAS CRESSY
KAREN GAUTREUX
PATRICK ROSENOW

CITY OF MANDEVILLE PLANNING COMMISSION RECOMMENDATION TO THE CITY COUNCIL REGARDING A TEXT AMENDMENT TO CLURO ARTICLE 3, SECTION 3.3 GENERAL DEFINITIONS, AMENDING ARTICLE 7, SECTION 7.5.13 PM-1 MARINA DISTRICT – WATERFRONT LOTS, AMENDING SECTION 7.5.14 PM-2 MARINA DISTRICT – NON-WATERFRONT LOTS, AND AMENDING SECTION 7.5.15 PD – PLANNED DISTRICT

The City Council introduced Ordinance 26-03 at the January 8, 2026 meeting. The ordinance proposes to change the definition of Lot Area to require properties or development sites with more than one permitted or proposed use to only allow the area of the site designated for each use for the lot area. It also sought to add language to Sections 7.5.13.3, Section 7.5.14.3, Section 7.5.15.4, and Section 7.5.15.5 to not allow areas of the site that are under water, extend into Lake Pontchartrain or any other body of water, subject to periodic inundation, or classified as wetlands to be able to be counted as part of the area calculations for the site.

As part of the procedure for CLURO Text Amendments, any proposed change is required to go before the Planning Commission for recommendation.

The Planning Commission held a work session on Tuesday, February 10, 2026, and a voting meeting on Tuesday, February 24, 2026, for case P26-02-03. The Commission recommends approval of the proposed ordinance to the City Council with the following amendments:

- For the definition of Lot Area strike the added text at the end and instead add the language saying that areas under water, extend into Lake Pontchartrain or any other body of water, subject to periodic inundation, or defined as wetlands to be excluded from the area calculation.
- In the new #2 for Section 7.5.15.4. remove the wording “or any other site development criteria”
- Change all references to a Special Use Permit or Conditional Use Permit to be a Special Use Approval or Conditional Use Approval
- Change the wording of Article 7.7 to Section 7.8 to accurately reflect the section containing the Table of Permitted Uses in the proposed changes for Section 7.5.13.3 and 7.5.14.3

The Commission stated that the first amendment was to prevent any conflict as the ordinance was recommending changing the general definition of Lot Area used in every zoning category,

not just in PM-1, PM-1 or PD. The second amendment was to bring the proposed changes to Section 7.5.15.4 in line with the changes for Section 7.5.13.3 and Section 7.5.14.3 as they did not mention site development criteria. The third amendment was to bring the language in line with the recommended changes from the Planning Department as there are no Conditional Use or Special Use permits given; there are just Special Use and Conditional Use approvals. The fourth and final amendment was to make sure the correct CLURO Section for the Table of Permitted Uses was referenced.

As part of the procedure for CLURO Text Amendments, the Commission is required to submit its recommendation and report to the City Council. The Commission voted 6-0 in favor approving the proposed ordinance with the above referenced amendments.

Attachments:

Redlined version of Ordinance 26-03 with suggested amendments
PowerPoint Presentation

City of Mandeville Planning & Zoning Commission

February 24, 2026



P26-02-03

A text amendment to CLURO Article 3, Section 3.3 General Definitions, amending Article 7, Section 7.5.13 PM-1 Marina District – Waterfront Lots, amending Section 7.5.14 PM-2 Marina District – Non-Waterfront Lots, and amending Section 7.5.15 PD – Planned District and related matters

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Modifies the general definition of Lot Area found in Section 3.3. General Definitions, along with the development criteria outlined in Section 7.5.13. PM-1 Marina District – Waterfront Lots, Section 7.5.14. PM-2 Marina District – Non-Waterfront Lots, and Section 7.5.15. PD – Planned District

3.3 GENERAL DEFINITIONS OF THE LAND USE REGULATIONS

122. **Lot Area.** The net horizontal area within bounding lot lines, but excluding any portion of a flag (panhandle) lot providing access to a street and excluding any public or private easement or right-of-way providing access to another lot. For properties or development sites with more than one permitted or proposed use, the lot area shall be only the area of the site designated for each specific use.

P26-02-03

Ordinance 26-03

7.5.13.3. PM-1 Site Development Regulations

Each development site in the PM-1 Marina District shall be subject to the following site development regulations in addition to any other applicable regulations under the provisions of this Land Use Regulations Ordinance or any other laws of the City, state or federal government. The Planning Director may grant exceptions to the following standards pursuant to section 4.3.5.

1. Non-Residential Uses Site Development

a. Minimum lot area	10,000 Square feet
b. Minimum lot width and depth	75' x 133.34'
c. Minimum yard setback requirements	
d. Front Yard	25' or Required depth of greenbelt, whichever greater
e. Street Side or Rear Yard	15' or Required depth of greenbelt, whichever greater
f. Interior Side or Rear Yard	
(1) Adjacent to Residential Uses	20'
(2) Adjacent to Other Uses	5'
g. Maximum Height of Structures	35'
h. Maximum Impervious Site Coverage	60%

2. **Residential Site Development Regulations.** Residential site development regulations shall be in accordance with the site development regulations of the R-2 - Two-Family Residential District as provided under section 7.5.3.

3. **Area Considerations and Combined Use on Development Site.** Whether the proposed use on the site is permitted or subject to a special use permit or conditional use pursuant to the Table of Permitted Uses at Article 7.7, in calculating the allowable number of units, building area, and required parking for the development site, only the area of the site designated for each use may be used in calculations based on site area. For the purposes of area calculations for a specific use within the development site, areas of the site designated for other uses on the site, areas of the site that are either under water, extend into Lake Pontchartrain or any other water body, or are subject to periodic inundation as defined in 3.3.12, and areas of the site that are wetlands as defined in 3.3 (258), are not to be used in area calculations in this section.

P26-02-03

Ordinance 26-03

7.5.14.3. PM-2 Site Development Regulations

Each development site in the PM-2 Marina District shall be subject to the following site development regulations in addition to any other applicable regulations under the provisions of this Land Use Regulations Ordinance or any other laws of the City, state or federal government. The Planning Director may grant exceptions to the following standards pursuant to section 4.3.5.

1. Non-Residential Uses Site Development Regulations

a. Minimum lot area	10,000 Square feet
b. Minimum lot width and depth	100'
c. Minimum Yard Setback Requirements	
(1) Front Yard	25' or Required depth of greenbelt, whichever greater
(2) Street Side or Rear Yard	15' or Required depth of greenbelt, whichever greater
(3) Interior Side or Rear Yard	
(a) Adjacent to Residential Uses	20'
(b) Adjacent to Other Uses	5'
d. Maximum Height of Structures	35'
e. Maximum Impervious Site Coverage	60%

2. **Residential Site Development Regulations** - Residential site development regulations shall be in accordance with the site development regulations of the R-2 - Two-Family Residential District as provided under section 7.5.3.

3. **Area Considerations and Combined Use on Development Site.** Whether the proposed use on the site is permitted or subject to a special use permit or conditional use pursuant to the Table of Permitted Uses at Article 7.7, in calculating the allowable number of units, building area, and required parking for the development site, only the area of the site designated for each use may be used in calculations based on site area. For the purposes of area calculations for a specific use within the development site, areas of the site designated for other uses on the site, areas of the site that are either under water, extend into Lake Pontchartrain or any other water body, or subject to periodic inundation as defined in 3.3 (12), and areas of the site that are wetlands as defined in 3.3 (258), are not to be used in area calculations in this section.

P26-02-03

Ordinance 26-03

7.5.15.4. *Flexible Site Planning*

1. When considering a Planned District application, the unique nature of each proposal may require, under proper circumstances, the departure from the strict enforcement of certain present codes and ordinances, included but not limited to the width and surfacing of streets and highways, alleyways and street lights, public parks and playgrounds, school sites, storm drainage, water supply and distribution, sanitary sewers, sewage collection and treatment, lot and area regulations, landscaping and parking requirements. Final approval of a Planned District Development by the City Council shall constitute authority for such flexible planning to the extent that the Planned District as approved, departs from existing codes and ordinances.
2. Notwithstanding the flexible site planning justifications stated above, all uses within a Planned District must still submit applications for Conditional Use Permits for each proposed use pursuant to Article 4.3.3. Further, in calculating the allowable number of units, building area, and required parking for the development site, or any other site development criteria within the site plan and found on the application submitted pursuant to Article 4.3.3.4 (5)-(6), only the area of the site specifically designated for each use may be used in calculations based on site area. For the purposes of area calculations for a specific use within the development site, areas of the site designated for other uses on the site, areas of the site that are either under water, extend into Lake Pontchartrain or any other water body, or subject to periodic inundation as defined in 3.3.12, and areas of the site that are wetlands as defined in 3.3 (258), are not to be used in area calculations in this section.

P26-02-03

Ordinance 26-03

Single Family Residential or Community Residential	R-1 Single Family Residential District, provided, however, that for good cause demonstrated by the applicant, the Zoning Commission and City Council may apply the applicable requirements of any R-1X Single Family Existing Residential District which is adjacent to the single family development proposed on the site plan.
Duplex Residential, Cluster Residential, or Two Family Residential	R-2 Two Family Residential District
Condominium Residential or Multiple Family Residential	R-3 Multifamily Residential District
Boathouse Residential	R-2 Two Family Residential District
Mobile Home Residential	MH Mobile Home District
Civic Uses	B-1 Neighborhood Business District
Commercial Uses	B-2 Highway Business District, provided, however, that commercial uses designated on a site plan providing for a mix of commercial uses and residential uses shall comply with the requirements of the B-1 Neighborhood Business District
Custom Manufacturing and Light Manufacturing	M-1 Industrial District
Other Manufacturing Uses	M-2 Industrial District
Agricultural Uses	M-2 Industrial District
Combined Uses: In applying the provisions of this section to site plans proposing a mixed or combined use of property, separate consideration shall be given to the area of the site plan designated for each use.	

Combined Uses: In applying the provisions of this section to site plans proposing a mixed or combined use of property, only the area of the site specifically designated for each use may be used in calculations based on site area. For the purposes of area calculations for each use within the development site, areas of the site designated for other uses on the site, areas of the site that are either under water, extend into Lake Pontchartrain or any other water body, or subject to periodic inundation as defined in 3.3 (12), and areas of the site that are wetlands as defined in 3.3 (258), are not to be used in area calculations in this section.



P26-02-03

Internal Review of the Ordinance

For both Section 7.5.13.3 and 7.5.14.3 the reference to a special use permit or conditional use permit was removed and replaced with approval.

Article 7.7 was updated to read as Section 7.8

The highlighted text only refers to number of units, building area, and required parking. It does not mention anything about site development criteria.

3. **Area Considerations and Combined Use on Development Site.** Whether the proposed use on the site is permitted or subject to a special use approval permit or conditional use approval pursuant to the Table of Permitted Uses in Section 7.8 at Article 7.7, in calculating the allowable number of units, building area, and required parking for the development site, only the area of the site designated for each use may be used in calculations based on site area. For the purposes of area calculations for a specific use within the development site, areas of the site designated for other uses on the site, areas of the site that are either under water, extend into Lake Pontchartrain or any other water body, or are subject to periodic inundation as defined in 3.3.12, and areas of the site that are wetlands as defined in 3.3 (258), are not to be used in area calculations in this section.

P26-02-03

Internal Review of the Ordinance

The new #2 for Section 7.5.15.4 mentions site development criteria where it is absent from the previous two sections.

7.5.15.4. *Flexible Site Planning*

1. When considering a Planned District application, the unique nature of each proposal may require, under proper circumstances, the departure from the strict enforcement of certain present codes and ordinances, included but not limited to the width and surfacing of streets and highways, alleyways and street lights, public parks and playgrounds, school sites, storm drainage, water supply and distribution, sanitary sewers, sewage collection and treatment, lot and area regulations, landscaping and parking requirements. Final approval of a Planned District Development by the City Council shall constitute authority for such flexible planning to the extent that the Planned District as approved, departs from existing codes and ordinances.

2. Notwithstanding the flexible site planning justifications stated above, all uses within a Planned District must still submit applications for Conditional Use Permits for each proposed use pursuant to Article 4.3.3. Further, in calculating the allowable number of units, building area, and required parking for the development site, or any other site development criteria within the site plan and found on the application submitted pursuant to Article 4.3.3.4 (5)-(6), only the area of the site specifically designated for each use may be used in calculations based on site area. For the purposes of area calculations for a specific use within the development site, areas of the site designated for other uses on the site, areas of the site that are either under water, extend into Lake Pontchartrain or any other water body, or subject to periodic inundation as defined in 3.3.12, and areas of the site that are wetlands as defined in 3.3 (258), are not to be used in area calculations in this section.



P26-02-03

Internal Review of the Ordinance

With the added language in both Section 7.5.13.3 and Section 7.5.14.3 there is some potential for conflict with the regulations listed in Section 7.5.13.5 and Section 7.5.14.3 for combined use criteria.

3. **Area Considerations and Combined Use on Development Site.** Whether the proposed use on the site is permitted or subject to a special use approval permit or conditional use approval pursuant to the Table of Permitted Uses in Section 7.8 at Article 7.7, in calculating the allowable number of units, building area, and required parking for the development site, only the area of the site designated for each use may be used in calculations based on site area. For the purposes of area calculations for a specific use within the development site, areas of the site designated for other uses on the site, areas of the site that are either under water, extend into Lake Pontchartrain or any other water body, or are subject to periodic inundation as defined in 3.3.12, and areas of the site that are wetlands as defined in 3.3 (258), are not to be used in area calculations in this section.

2. **Combined Uses** - The combining of non-residential and residential uses on one site shall be in accordance with the applicable Special Use Criteria in Article 8 and shall be subject to the requirements for the approval of a Special Use Permit as described in Article 4.

8.2.5. Special Combined Uses Criteria

In considering an application for a combined use development site, all applicable provisions of this Ordinance and the district in which the site is located shall apply except as follows:

1. When a residential and non-residential use are combined on one site the density requirements for the residential use for the district in which the site is located shall prevail, however, the yard setbacks applicable to the non-residential use may be applied so long as a minimum of four hundred (400) square feet of landscaped area per residential unit, in addition to the otherwise required landscape areas, shall be provided for the use of the residential occupants of the site.
2. The parking required for each of the proposed uses on the development site may be adjusted by the approving authority in accordance with the Parking for Mixed Use Developments provisions of Article 9.

THE FOLLOWING ORDINANCE WAS SPONSORED BY COUNCIL MEMBERS JASON ZUCKERMAN AND KEVIN VOGELTANZ; MOVED FOR ADOPTION BY COUNCIL MEMBER _____, SECONDED FOR ADOPTION BY COUNCIL MEMBER _____.

ORDINANCE NO. 26-03

AN ORDINANCE OF THE COUNCIL OF THE CITY OF MANDEVILLE AMENDING ARTICLE 3, SECTION 3.3 GENERAL DEFINITIONS, AND AMENDING ARTICLE 7, SECTION 7.5.13 PM-1 MARINA DISTRICT – WATERFRONT LOTS, AND AMENDING SECTION 7.5.14 PM-2 MARINA DISTRICT – NON-WATERFRONT LOTS, AND AMENDING SECTION 7.5.15 PD – PLANNED DISTRICT, AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the City Council of Mandeville is vested by Section 2-1 of the Mandeville Charter with the legislative power of the city government and has the authority to enact ordinances which have the force of law;

WHEREAS, the City Council of Mandeville is empowered by Section 2-10 (A)(14-15) of the Mandeville Charter to utilize its policing power to adopt or modify the zoning plan, maps and regulations and amend or repeal any ordinance previously adopted;

WHEREAS, the Mandeville Thrives 2045 Comprehensive Plan, adopted December 9, 2025, recognizes the numerous issues faced by the City when considering a mixed-used development site on properties concerning zoning regulations, permitted uses, land use compatibility, dimensions, and traffic and density concerns;

WHEREAS, the City of Mandeville’s Comprehensive Land Use Regulations Ordinance (CLURO) was adopted on June 25, 2015, rev. through October 23, 2025, and provides for regulations over mixed-use development sites;

WHEREAS, in the case of mixed-use development in zoning districts for Planned Marina and Planned District, the existing CLURO regulations refer to site development regulations for those specific uses to be applied to mixed used developments when proposed;

WHEREAS, the site development regulations for mixed-use developments, including, but not limited to allowable building areas, number of units, density calculations, parking requirements, open space requirements, and any other site development regulations, are applied and enforced dependent on the site area of the mixed-use development specifically designated for that use and not the entire site area which, in the case of a mixed use development, contains other potential uses;

WHEREAS, the purpose of the site development regulations for individual zoning uses within the mixed-use development site is to ensure sites contain sufficient open space for the use proposed and, in the case where multiple uses are proposed on a development site, that overall site size cannot be used to increase the density, allowable units, or other development criteria proposed

on a designated portion of the site by considering the entire site area consumed by other uses in those calculations;

WHEREAS, the City of Mandeville also desires to make clear that the site development regulations of Article 7.4(3) applicable to the issuance of a development permit currently provide that areas of the site that are subject to frequent site inundation, as defined in the CLURO at Article 3.3 (12), or extend into Lake Pontchartrain or any other water body, are not included in the calculations of lot area or required buildable area.

NOW, THEREFORE, BE IT FURTHER ORDAINED by the City Council of the City of Mandeville that CLURO Section 3.3, 7.5.13, 7.5.14, and 7.5.15 be amended as follows:

3.3 GENERAL DEFINITIONS OF THE LAND USE REGULATIONS

...

122. **Lot Area.** The net horizontal area within bounding lot lines, but excluding any portion of a flag (panhandle) lot providing access to a street and excluding any public or private easement or right-of-way providing access to another lot. For properties or development sites with more than one permitted or proposed use, the lot area shall be only the area of the site designated for each specific use. Areas of the site that are either under water, extend into Lake Pontchartrain or any other water body, or are subject to periodic inundation as defined in 3.3.12, and areas of the site that are wetlands as defined in 3.3 (258), are not to be used in area calculations.

...

7.5.13.3. *PM-1 Site Development Regulations*

Each development site in the PM-1 Marina District shall be subject to the following site development regulations in addition to any other applicable regulations under the provisions of this Land Use Regulations Ordinance or any other laws of the City, state or federal government. The Planning Director may grant exceptions to the following standards pursuant to section 4.3.5.

1. Non-Residential Uses Site Development

a. Minimum lot area	10,000 Square feet
b. Minimum lot width and depth	75' x 133.34'
c. Minimum yard setback requirements	
d. Front Yard	25' or Required depth of greenbelt, whichever greater
e. Street Side or Rear Yard	15' or Required depth of greenbelt, whichever greater
f. Interior Side or Rear Yard	
(1) Adjacent to Residential Uses	20'
(2) Adjacent to Other Uses	5'
g. Maximum Height of Structures	35'
h. Maximum Impervious Site Coverage	60%

2. **Residential Site Development Regulations.** Residential site development regulations shall be in accordance with the site development regulations of the R-2 - Two-Family Residential District as provided under section 7.5.3.

3. Area Considerations and Combined Use on Development Site. Whether the proposed use on the site is permitted or subject to a special use approval permit or conditional use approval pursuant to the Table of Permitted Uses in Section 7.8 at Article 7.7, in calculating the allowable number of units, building area, and required parking for the development site, only the area of the site designated for each use may be used in calculations based on site area. For the purposes of area calculations for a specific use within the development site, areas of the site designated for other uses on the site, areas of the site that are either under water, extend into Lake Pontchartrain or any other water body, or are subject to periodic inundation as defined in 3.3.12, and areas of the site that are wetlands as defined in 3.3 (258), are not to be used in area calculations in this section.

...

7.5.14.3. PM-2 Site Development Regulations

Each development site in the PM-2 Marina District shall be subject to the following site development regulations in addition to any other applicable regulations under the provisions of this Land Use Regulations Ordinance or any other laws of the City, state or federal government. The Planning Director may grant exceptions to the following standards pursuant to section 4.3.5.

1. Non-Residential Uses Site Development Regulations

a. Minimum lot area	10,000 Square feet
b. Minimum lot width and depth	100'
c. Minimum Yard Setback Requirements	
(1) Front Yard	25' or Required depth of greenbelt, whichever greater
(2) Street Side or Rear Yard	15' or Required depth of greenbelt, whichever greater
(3) Interior Side or Rear Yard	
(a) Adjacent to Residential Uses	20'
(b) Adjacent to Other Uses	5'
d. Maximum Height of Structures	35'
e. Maximum Impervious Site Coverage	60%

2. **Residential Site Development Regulations** - Residential site development regulations shall be in accordance with the site development regulations of the R-2 - Two-Family Residential District as provided under section 7.5.3.

3. **Area Considerations and Combined Use on Development Site.** Whether the proposed use on the site is permitted or subject to a special use ~~approval permit~~ or conditional use ~~approval~~ pursuant to the Table of Permitted Uses ~~in Section 7.8 at Article 7.7~~, in calculating the allowable number of units, building area, and required parking for the development site, only the area of the site designated for each use may be used in calculations based on site area. For the purposes of area calculations for a specific use within the development site, areas of the site designated for other uses on the site, areas of the site that are either under water, extend into Lake Pontchartrain or any other water body, or subject to periodic inundation as defined in 3.3 (12), and areas of the site that are wetlands as defined in 3.3 (258), are not to be used in area calculations in this section.

...

7.5.15.4. Flexible Site Planning

1. When considering a Planned District application, the unique nature of each proposal may require, under proper circumstances, the departure from the strict enforcement of certain present codes and ordinances, included but not limited to the width and surfacing of streets and highways, alleyways and street lights, public parks and playgrounds, school sites, storm drainage, water supply and distribution, sanitary sewers, sewage collection and treatment, lot and area regulations, landscaping and parking requirements. Final approval of a Planned District Development by the City Council shall constitute authority for such flexible planning to the extent that the Planned District as approved, departs from existing codes and ordinances.

2. Notwithstanding the flexible site planning justifications stated above, all uses within a Planned District must still submit applications for Conditional Use Permits for each proposed use pursuant to Article 4.3.3. Further, in calculating the allowable number of units, building area, and required parking for the development site, ~~or any other site development criteria~~ within the site plan and found on the application submitted pursuant to Article 4.3.3.4 (5)-(6), only the area of the site specifically designated for each use may be used in calculations based on site area. For the purposes of area calculations for a specific use within the development site, areas of the site designated for other uses on the site, areas of the site that are either under water, extend into Lake Pontchartrain or any other water body, or subject to periodic inundation as defined in 3.3.12, and areas of the site that are wetlands as defined in 3.3 (258), are not to be used in area calculations in this section.

...

7.5.15.5

[end of chart]

Combined Uses: In applying the provisions of this section to site plans proposing a mixed or combined use of property, only the area of the site specifically designated for each use may be used in calculations based on site area. For the purposes of area calculations for each use within the development site, areas of the site designated for other uses on the site, areas of the site that are either under water, extend into Lake Pontchartrain or any other water body, or subject to periodic inundation as defined in 3.3 (12), and areas of the site that are wetlands as defined in 3.3 (258), are not to be used in area calculations in this section.

NOW, THEREFORE, BE IT FURTHER ORDAINED that the Clerk of this Council be and is hereby and is hereby authorized and empowered to take any and all actions which she, in the exercise of her discretion, deems necessary to promulgate the provisions of this ordinance.

The ordinance being submitted to a vote, the vote thereon was as follows:

AYES:

NAY:

ABSTENTIONS:

ABSENT:

And the ordinance was declared adopted this ___ day of _____, 2026.

Alicia Watts
Clerk of Council

Jason Zuckerman
Council Chairman

THE FOLLOWING ORDINANCE WAS SPONSORED BY COUNCIL MEMBERS JASON ZUCKERMAN AND KEVIN VOGELTANZ; MOVED FOR ADOPTION BY COUNCIL MEMBER _____, SECONDED FOR ADOPTION BY COUNCIL MEMBER _____.

ORDINANCE NO. 26-03¹

AN ORDINANCE OF THE COUNCIL OF THE CITY OF MANDEVILLE AMENDING ARTICLE 3, SECTION 3.3 GENERAL DEFINITIONS, AND AMENDING ARTICLE 7, ~~SECTION 7.5.13 PM-1 MARINA DISTRICT—WATERFRONT LOTS, AND AMENDING SECTION 7.5.14 PM-2 MARINA DISTRICT—NON-WATERFRONT LOTS, AND AMENDING²~~ SECTION 7.5.15 PD – PLANNED DISTRICT, AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the City Council of Mandeville is vested by Section 2-1 of the Mandeville Charter with the legislative power of the city government and has the authority to enact ordinances which have the force of law;

WHEREAS, the City Council of Mandeville is empowered by Section 2-10 (A)(14-15) of the Mandeville Charter to utilize its policing power to adopt or modify the zoning plan, maps and regulations and amend or repeal any ordinance previously adopted;

WHEREAS, the Mandeville Thrives 2045 Comprehensive Plan, adopted December 9, 2025, recognizes the numerous issues faced by the City when considering a mixed-used development site on properties concerning zoning regulations, permitted uses, land use compatibility, dimensions, and traffic and density concerns;

WHEREAS, the City of Mandeville’s Comprehensive Land Use Regulations Ordinance (CLURO) was adopted on June 25, 2015, rev. through October 23, 2025, and provides for regulations over mixed-use development sites;

WHEREAS, in the case of mixed-use development in zoning districts for Planned Marina and Planned District, the existing CLURO regulations refer to site development regulations for those specific uses to be applied to mixed used developments when proposed;

WHEREAS, the site development regulations for mixed-use developments, including, but not limited to allowable building areas, number of units, density calculations, parking

¹ This document is meant to be a comparison tracking document between the original proposed Ordinance 26-03 (in black), the recommended ordinance amendments from the Planning Commission (in green), and expected floor amendments by the author Council Member Zuckerman (in blue). Should there be a recommended or proposed deletion from the original proposed ordinance, the proposed ~~striketrough~~ will be in the color of the proposing party.

² Council Member Zuckerman is expected to seek to amend the proposed Ordinance to remove references to PM-1 and PM-2. Because the Planning Commission made certain proposed amendments to those sections, the proposed deletions by Council Member Zuckerman are indicated with the Planning Commission recommendations still indicated.

requirements, open space requirements, and any other site development regulations, are applied and enforced dependent on the site area of the mixed-use development specifically designated for that use and not the entire site area which, in the case of a mixed use development, contains other potential uses;

WHEREAS, the purpose of the site development regulations for individual zoning uses within the mixed-use development site is to ensure sites contain sufficient open space for the use proposed and, in the case where multiple uses are proposed on a development site, that overall site size cannot be used to increase the density, allowable units, or other development criteria proposed on a designated portion of the site by considering the entire site area consumed by other uses in those calculations;

WHEREAS, the City of Mandeville also desires to make clear that the site development regulations of Article 7.4(3) applicable to the issuance of a development permit currently provide that areas of the site that ~~are subject to frequent site inundation, as defined in the CLURO at Article 3.3 (12), or~~ extend into Lake Pontchartrain or any other water body, are not included in the calculations of lot area or required buildable area.

NOW, THEREFORE, BE IT FURTHER ORDAINED by the City Council of the City of Mandeville that CLURO Section 3.3, ~~7.5.13, 7.5.14~~, and 7.5.15 be amended as follows:

3.3 GENERAL DEFINITIONS OF THE LAND USE REGULATIONS

...

122. **Lot Area.** The net horizontal area within bounding lot lines, but excluding any portion of a flag (panhandle) lot providing access to a street and excluding any public or private easement or right-of-way providing access to another lot. ~~For properties or development sites with more than one permitted or proposed use, the lot area shall be only the area of the site designated for each specific use. Areas of the site that are either under water, extend into Lake Pontchartrain or any other water body, or are subject to periodic inundation as defined in 3.3.12³, and areas of the site that are wetlands as defined in 3.3 (258), are not to be used in area calculations.~~

...

~~7.5.13.3. PM-1 Site Development Regulations~~

~~Each development site in the PM-1 Marina District shall be subject to the following site development regulations in addition to any other applicable regulations under the provisions of this Land Use Regulations Ordinance or any other laws of the City, state or federal government. The Planning Director may grant exceptions to the following standards pursuant to section 4.3.5.~~

~~1. Non-Residential Uses Site Development~~

a. Minimum lot area	10,000 Square feet
b. Minimum lot width and depth	75' x 133.34'
c. Minimum yard setback requirements	
d. Front Yard	25' or Required depth of greenbelt, whichever greater

³ Recommended by Planning Commission, and subject to floor amendment by Council Member Zuckerman.

e. Street Side or Rear Yard	15' or Required depth of greenbelt, whichever greater
f. Interior Side or Rear Yard	
(1) Adjacent to Residential Uses	20'
(2) Adjacent to Other Uses	5'
g. Maximum Height of Structures	35'
h. Maximum Impervious Site Coverage	60%

~~2. **Residential Site Development Regulations.** Residential site development regulations shall be in accordance with the site development regulations of the R-2 Two Family Residential District as provided under section 7.5.3.~~

~~3. **Area Considerations and Combined Use on Development Site.** Whether the proposed use on the site is permitted or subject to a special use permit approval or conditional use approval pursuant to the Table of Permitted Uses at Article 7.7 in Section 7.8, in calculating the allowable number of units, building area, and required parking for the development site, only the area of the site designated for each use may be used in calculations based on site area. For the purposes of area calculations for a specific use within the development site, areas of the site designated for other uses on the site, areas of the site that are either under water, extend into Lake Pontchartrain or any other water body, or are subject to periodic inundation as defined in 3.3.12, and areas of the site that are wetlands as defined in 3.3 (258), are not to be used in area calculations in this section.~~

...

7.5.14.3. PM-2 Site Development Regulations

Each development site in the PM-2 Marina District shall be subject to the following site development regulations in addition to any other applicable regulations under the provisions of this Land Use Regulations Ordinance or any other laws of the City, state or federal government. The Planning Director may grant exceptions to the following standards pursuant to section 4.3.5.

1. ~~Non-Residential Uses Site Development Regulations~~

a. Minimum lot area	10,000 Square feet
b. Minimum lot width and depth	100'
c. Minimum Yard Setback Requirements	
(1) Front Yard	25' or Required depth of greenbelt, whichever greater

(2) Street Side or Rear Yard	15' or Required depth of greenbelt, whichever greater
(3) Interior Side or Rear Yard	
(a) Adjacent to Residential Uses	20'
(b) Adjacent to Other Uses	5'
d. Maximum Height of Structures	35'
e. Maximum Impervious Site Coverage	60%

~~2. Residential Site Development Regulations~~—Residential site development regulations shall be in accordance with the site development regulations of the R-2—Two-Family Residential District as provided under section 7.5.3.

~~3. Area Considerations and Combined Use on Development Site.~~ Whether the proposed use on the site is permitted or subject to a special use permit approval or conditional use approval pursuant to the Table of Permitted Uses at Article 7.7 in Section 7.8, in calculating the allowable number of units, building area, and required parking for the development site, only the area of the site designated for each use may be used in calculations based on site area. For the purposes of area calculations for a specific use within the development site, areas of the site designated for other uses on the site, areas of the site that are either under water, extend into Lake Pontchartrain or any other water body, or subject to periodic inundation as defined in 3.3 (12), and areas of the site that are wetlands as defined in 3.3 (258), are not to be used in area calculations in this section.

...

7.5.15.4. Flexible Site Planning

1. When considering a Planned District application, the unique nature of each proposal may require, under proper circumstances, the departure from the strict enforcement of certain present codes and ordinances, included but not limited to the width and surfacing of streets and highways, alleyways and street lights, public parks and playgrounds, school sites, storm drainage, water supply and distribution, sanitary sewers, sewage collection and treatment, lot and area regulations, landscaping and parking requirements. Final approval of a Planned District Development by the City Council shall constitute authority for such flexible planning to the extent that the Planned District as approved, departs from existing codes and ordinances.

2. Notwithstanding the flexible site planning justifications stated above, all uses within a Planned District must still submit applications for Conditional Use Permits for each proposed use pursuant to Article 4.3.3. Further, in calculating the allowable number of units, building area, and required parking for the development site, or any other site development criteria within the site plan and found on the application submitted pursuant to Article 4.3.3.4 (5)-(6), only the area of the site specifically designated for each use may be used in calculations based on site area. For the purposes of area calculations for a specific use within the development site, areas of the site designated for other uses on the site, areas of the site that are either under water, extend into Lake Pontchartrain or any other water body, or subject to periodic inundation as defined in 3.3.12, and areas of the site that are wetlands as defined in 3.3 (258), are not to be used in area calculations in this section.

...

7.5.15.5

[end of chart]

Combined Uses: In applying the provisions of this section to site plans proposing a mixed or combined use of property, only the area of the site specifically designated for each use may be used in calculations based on site area. For the purposes of area calculations for each use within the development site, areas of the site designated for other uses on the site, areas of the site that are either under water, extend into Lake Pontchartrain or any other water body, ~~or subject to periodic inundation as defined in 3.3 (12)~~, and areas of the site that are wetlands as defined in 3.3 (258), are not to be used in area calculations in this section.

NOW, THEREFORE, BE IT FURTHER ORDAINED that the Clerk of this Council be and is hereby and is hereby authorized and empowered to take any and all actions which she, in the exercise of her discretion, deems necessary to promulgate the provisions of this ordinance.

The ordinance being submitted to a vote, the vote thereon was as follows:

AYES:

NAY:

ABSTENTIONS:

ABSENT:

And the ordinance was declared adopted this ___ day of _____, 2026.

Alicia Watts
Clerk of Council

Jason Zuckerman
Council Chairman



INTEROFFICE MEMO

TO: Alicia Watts
Elizabeth Sconzert

FROM: Alia Casborné

DATE: March 30, 2026

SUBJECT: Special Events Application Recommendations

Please find below the Special Events Applications received and recommended for Council approval by the Special Events Committee.

La Carretta of Mandeville

Applicant: Brent Willis

Cinco de Mayo

Date/Time: Tuesday, May 5, 2026 – 11:00 AM – 9:00 PM

Rain Date: N/A

Location: 1200 West Causeway Approach (Private Property)

Approval Requests:

- *Approval to apply for ATC Permit*

Contingencies:

- *ATC Permit*
- *Police Detail (2 Police Officers)*
- *End time changed to 9:00 PM*

Attachments

Cinco de Mayo



SPECIAL EVENTS DEPARTMENT USE ONLY

Any expenses required of the event organizer must be paid in advance at least 30 days prior to event date.

Fee received Date 3/19/26

Certificate of Insurance? YES _____ NO Private Property

	DEPARTMENTAL EXPENSES	INITIALS
Police Department	<u>\$400</u>	<u>KM</u>
Fire District #4	<u>0</u>	<u>JK</u>
Public Works	<u>0</u>	<u>KL</u>
TOTAL COSTS	<u>\$400</u>	

Recommendation of Special Events Committee:

2 Police Officers - \$400 total
Event takes place on Private Property

Approved:

L. Claff Madden
Mayor Clay Madden

Date

City Council Approval

Alcohol Permit:

_____ Yes _____ No Date Approved: _____

Waiver of Lakefront Food & Drink Ordinance:

_____ Yes _____ No Date Approved: _____



INTEROFFICE MEMO

TO: Alicia Watts
Elizabeth Sconzert

FROM: Alia Casborné

DATE: March 30, 2026

SUBJECT: Special Events Application Recommendations

Please find below the Special Events Applications received and recommended for Council approval by the Special Events Committee.

La Carretta of Mandeville

Applicant: Brent Willis

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Approval Requests:

- *Approval to apply for ATC Permit*

Contingencies:

- *ATC Permit*
- *Police Detail (2 Police Officers)*
- *End time changed to 9:00 PM*

Attachments

Paid CC 3/19 @ 2pm

City of Mandeville
675 Lafitte Street Mandeville,
LA 70448



www.cityofmandeville.com
Telephone: (985) 624-3127 or 624-3147
Fax: (985) 624-3128

Mayor Clay Madden

SPECIAL EVENT PERMIT APPLICATION

Name of Organization or Group La Carreta of Mandeville
 Name of Authorized Representative Brent Willis Non-Profit/Tax-Exempt # _____
 Mailing Address 1200 W. Causeway Approach
 City Mandeville State LA Zip 70471
 Applicant Phone # 985-624-2990 Alt. Phone # _____
 E-Mail _____ Application Fee Paid? YES NO

Name of Event: Cinco de Mayo
 Date(s) of Event: Day May 5th Date 5/5/26 Time 11am-10pm Rain Dates(s) _____
 Event Location: Parking Lot @ La Carreta of Mandeville
 Type of Event: New Recurring
 Fundraiser Concert Race/Run/Walk Parade Wedding
 Festival, Carnival or Market Other: _____
 Description/Purpose of Event Cinco de Mayo Estimated Attendance 500-1,000

EVENT DETAILS - Check all that apply:

1	Are patron admission, entry or participant fees charged?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
2	Is the event open to the public?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
3	Are Street Closures Requested? If yes, please contact Mandeville Police Dept.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
4	Will you require barricades for the event?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
5	Are you requesting that Police be present during the event?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
6	If you answered YES, to number 5, how many officers are you requesting	<u>2 officers</u>	<input checked="" type="checkbox"/>
7	If you are requesting Police, will they need to direct traffic?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
8	Will alcohol be consumed, distributed, or sold at this event?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
9	Will food be distributed, prepared or sold at this event?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
10	Will there be canopies or tents?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
11	Will there be vendor booths? Merchandise or product sales?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
12	Are you planning to have inflatable attractions, games or rides?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
13	Will there be bleachers, stages, fencing or other structures?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No



14	Do you plan to provide portable toilets? * See Guidelines*	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
15	Will there be security staff?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
16	Are you planning to have amplified sound?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
17	Will you need access to power or water? (please circle)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
18	Will there be any signs, banners, decorations, or special lighting?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

1. If "Yes" is checked for any of the Event Detail questions, please refer to the Special Events Guidelines for instructions.
2. If police presence is required, contact Mandeville Police Department at (985) 626-9711 to reserve a Police Detail.
3. If alcohol is being served, please complete the City Liquor License Application and Appendix A to include with the application. The City permit is required to apply for the State permit.
4. A Site Plan MUST be included with the application illustrating a detailed layout of the event, showing the precise location of stages, tents, power, food vendors, alcohol sales, portable toilets, etc. Run/Walk events also require a detailed map indicating the route to be taken, where safety personnel will be stationed, and the location of temporary traffic control personnel (if applicable).

INSURANCE/INDEMNITY

The City of Mandeville requires a minimum \$1,000,000 liability insurance certificate with an insurer that is acceptable to the City of Mandeville, with an AA-@ or better rating, authorized to do business in the State of Louisiana, and naming the City of Mandeville as an additional insured. A copy of the Insurance Certificate is to be included as an attachment to this application. The Insurance Certificate must be submitted to the City Clerk no later than 30-days prior to the event in order for the Special Events Permit to be issued.

The Mayor of Mandeville has the right to revoke any permit application or permit. The applicant shall comply with all permit directions and conditions, and with applicable laws and ordinances. The event organizer or other authorized representative heading such activity shall carry the permit upon his person during the conduction of the event.

The undersigned applicant, by signature below, shall hold harmless the City of Mandeville, its officers, agents, and employees and shall indemnify and, if requested, defend the City, its officers, agents, and employees for any claim or injury to property or persons that may arise as a result of any activity which may arise from operations under or in connection with the permit.

The undersigned has read and submitted the completed application, including all required attachments and documentation. The applicant or applicant's representative has read the Special Events Guidelines and agrees to comply with the terms and conditions as defined therein. Failure to comply with these terms and conditions is subject to fines and penalties as set forth by City Ordinance.

Signed By: Brent Willis 

Printed Name: Brent Willis

Organization Represented: La Carreta of Mandeville

Office Held General Manager Date 3/19/2026

Please email completed application to acasborne@cityofmandeville.com.

Thoroughly read the information outlined in the Special Events Guidelines and throughout this Application.

City of Mandeville
3101 East Causeway Approach
Mandeville, Louisiana 70448
985-624-3147 985-624-3149 Fax

SPECIAL EVENTS (3-DAY)
LIQUOR LICENSE APPLICATION

1. Liquor license to be issued to: La Carreta of Mandeville
2. Legal name(s): Individual, Partners, or Corporation inc
3. Apply for: Class "A" ___ Class "B" ___ / High Content ___ Low Content ___ / Restaurant ___
4. Business location address 1200 W. Causeway Approach Mandeville LA 70471
 Telephone (985) 624 2990
5. Mailing address _____
6. Contact Person Brent Willis
 Phone Number (985) 276 0079 E-Mail Address: _____
 Fax Number (____) _____ Web Address _____

7. Type of organization:
 Individual Partnership Corporation Non-Profit LLP LLC Other
(If individual complete line A only)
8. If a Corporation, LLC, LLP, or Partnership, supply name, title, social security #, home address and telephone # of all officers, members, managers, partners, agents or other representative. The list of names below should each furnish a notarized Schedule "A".

A	Name	Title	SSN	% Owned
	<u>Saul Rubio</u>			
	Resident Address		City State Zip	Home Phone Number
	<u>Alison Rubio</u>			
B	Name	Title	SSN	% Owned
	<u>Brent Willis</u>			
	Resident Address		City State Zip	Home Phone Number
	<u>Brent Willis</u>			
C	Name	Title	SSN	% Owned
	Resident Address		City State Zip	Home Phone Number

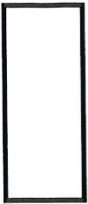
9. Is this application by a new owner to take over an existing business that has been selling liquor regularly and continuously to the present time? NO If yes, list.

Trade name	Owner's name	address	License #
10. Does applicant hold State or City of Mandeville liquor license for current year at any other location?
NO If yes: Name _____ Location: _____
11. Has applicant applied for state liquor license? _____
12. Has the applicant ever been denied a state or local liquor license? _____
12. Is premise located in an area where the sale of liquor is prohibited by local or state laws? _____
13. Is applicant the owner of the premises to be occupied? _____ If no, does applicant hold a bona fide written lease? _____ (Supply copy of lease with application.)
14. If premises leased, give name and address of lesser. _____
15. Describe the part of the building to be occupied by business: _____
16. Open date for this location _____
17. Describe in detail your business. i.e.: Type of sales, activity, or service you perform:

An original approved Sales Tax Clearance Certificate must be attached to the application, requested from the St. Tammany Parish Sales Tax Department (form attached).

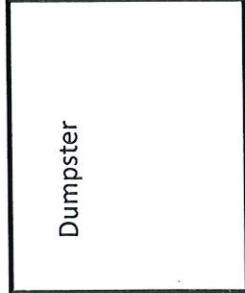
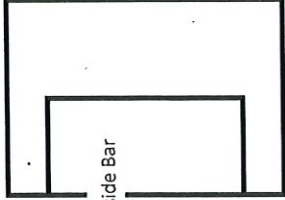
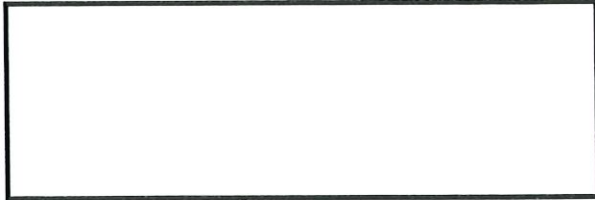
I affirm that the information given on this application is true and correct.

Signature of Applicant W. [Signature] Title: General Manager
 Signature of Preparer _____ Date _____

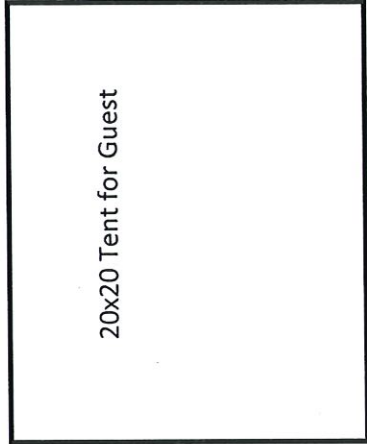


Entrance

Exit



Closed Parking Lot for Cinco de Mayo Event



Parking Lot

March 5, 2026

Louisiana Department of Public Safety and Corrections
Office of Alcoholic Beverage Control
P.O. Box 66404
Baton Rouge, LA 70896

RE: Cinco de Mayo Celebration at La Caretta of Mandeville, Tuesday, May 5, 2026

To Whom It May Concern:

I have spoken with the owner of La Caretta of Mandeville, Inc. regarding their upcoming annual Cinco De Mayo celebration. The event will be held on May 5th, 2026 in the parking lot located at 1200 W. Causeway Approach in Mandeville, LA. Please accept this correspondence as permission for the restaurant to host the celebration on the property and to also serve alcoholic beverages during the event.

If you should need any further information or assistance, please contact me at 504-885-0202.

Sincerely,

Tara Ledoux
Property Management
Richards Collections Realty, LLC
As Agents for 1200 Place LLC

cc: Brent Willis – La Caretta Restaurant

TAX COLLECTOR

PARISH OF ST. TAMMANY

CITY OF MANDEVILLE OCCUPATIONAL/LIQUOR LICENSE SALES TAX CLEARANCE

Sales Tax Clearance must be approved before the City of Mandeville will renew license.

NAME OF BUSINESS: LA CARRETA OF MANDEVILLE INC/ LA CARRETA OF MANDEVILLE

ST. TAMMANY PARISH SALES TAX # 04042210

FOR ST. TAMMANY PARISH USE ONLY

APPROVED: XX

NOT APPROVED: _____

- Delinquent
- No information available
- Other _____

SIGNED: D. WOOD DATE: 3-19-2026

IF APPLICATION IS NOT APPROVED BY ST. TAMMANY PARISH, PLEASE CONTACT THEM AT (985)726-7777 OR 300 BROWNSWITCH ROAD, SLIDELL, LA

****CLEARANCE EXPIRES 90 DAYS FROM DATE ABOVE****

**IF EXPIRED, ANOTHER CLEARANCE MUST BE OBTAINED BEFORE
SUBMITTING RENEWAL**



CITY OF MANDEVILLE


[3101 E CAUSEWAY APPROACH](#)
[MANDEVILLE, LA 70448](#)
[+1 985-624-3147](#)

Custom Item		\$25.00
<hr/>		
Subtotal		\$25.00
Bank Fee	3.00 %	\$0.75
Order total		\$25.75

Total paid \$ 25⁷⁵

March 19, 2026 2:05 pm
Payment ID: R42BSCGV92MEP
Order ID: NNFCQHKGPDWXW

Payment

	MASTERCARD 4556	\$25.75
	Order amount	\$25.75

[Show Details](#)

View the Privacy Policies for
[Clover](#)



2025 Road and Drainage

SECTION 00625
Certificate of Substantial Completion

Project: 2025 Roadway & Drainage Maintenance Contract

Owner: City of Mandeville

Owner's Contract No.:
700.23.001/700.22.003

Contractor: Creek Construction, LLC

Engineer's Project No.: 576-2003.01

This definitive Certificate of Substantial Completion applies to:

- All Work under the Contract Documents: The following specified portions of the Work:

Task Order 1

March 27, 2025

Date of Substantial Completion

The Work to which this Certificate applies has been inspected by authorized representatives of Owner, Contractor, and Engineer, and found to be substantially complete. The Date of Substantial Completion of the Project or portion thereof designated above is hereby declared and is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below.

A definitive list of items to be completed or corrected is attached hereto. This list may not be all-inclusive, and the failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.

The responsibilities between Owner and Contractor for security, operation, safety, maintenance, heat, utilities, insurance and warranties shall be as provided in the Contract Documents except as amended as follows:

- Amended Responsibilities Not Amended

Owner's Amended Responsibilities:

Contractor's Amended Responsibilities:

The following documents are attached to and made part of this Certificate:

Punch List

This Certificate does not constitute an acceptance of Work not in accordance with the Contract Documents nor is it a release of Contractor's obligation to complete the Work in accordance with the Contract Documents.

Executed by Engineer

Date

Accepted by Contractor

Date

Accepted by Owner

Date

Punch List:

All work under this task order has been completed. There are no identified Punch List items.



March 27, 2026

City of Mandeville
3101 East Causeway Approach
Mandeville, LA 70448
Attn: City Council Members

Re: 2025 Roadway & Drainage Maintenance Contract
City Project No. 700.22.003
Task Order No. 1 – Substantial Completion

Mr. Lagrange,

Digital Engineering has verified contract work has been completed and recommends substantial completion for Task Order 1 of the 2025 Roadway & Drainage Maintenance Contract.

Thank you for your time and attention. If you have any questions or concerns, please do not hesitate to call.

Sincerely,

DIGITAL ENGINEERING AND IMAGING, INC.

Laura Medina

Enclosures: Task Order No. 1 Certificate of Substantial Completion
Maintenance Contract Status List – Task Order No. 1



DIGITAL ENGINEERING & IMAGING, INC.

Not Started Complete
In Progress On Hold

Construction Status - Task Order #1 (Misc. Work), 2025 Roadway Maintenance - Creek Construction					Last Updated 3/30/2026 LMM	
Item #	Priority	Council District	Location	Work Required	Status	Comments
1	1	3	2300 block of Mathis St.	Drainage	C	Laying new drainage (+/-280 LF RCPA); Add concrete apron to driveways; adjust ditching at the west end of Mathis St.; extend pipe 12' on east side.; driveway needs asphalt
2	2	2	828 Adair	Drainage	C	Modified catch basin including headwall removal, pipe wextension with collar, yard drainage, etc (SEE STEVEN BABIN before scheduling)
3	2	2	Monroe St. (3 locations)	Roadway	C	Riprap replacement at 3 locations (two on 1300 block, one at canal on Monroe/Wilkinson)
4	2	3	405 Lamarque	Drainage	C	Yard drain - On Hold (tee inlet completed under TO 9). Yard drain to be installed once residential drive completed by property owner. No apparent progress on behalf of property owner.
5	2	3	Lakeshore Dr. parking bay (extensions)	Paving	C	Site plan(s) to be developed to extend parking bays and stripe to accommodate additional parking spaces. DE to design. City to provide mulch for trees.
6	2	3	2427 Monroe St.	Drainage	C	Add a tee inlet and 2 CB-05; restoration needed
7	2	3	2121 General Pershing	Sidewalk	C	4'x4' sidewalk repair
8	2	3	2117 Monroe St.	Sidewalk	C	4'x4' sidewalk repair
9	2	3	2142 Monroe St. A	Sidewalk	C	4'x8' sidewalk repair
10	2	3	2142 Monroe St. B	Sidewalk	C	4'x8' sidewalk repair
11	2	3	2303 Monroe St.	Sidewalk	C	4'x12' sidewalk repair
12	2	3	2317 Monroe St.	Sidewalk	C	4'x4' sidewalk repair - to determine whether to repair entirely or partially (partial/half of driveway apron)
13	2	3	2341 Monroe St.	Sidewalk	C	4'x4' sidewalk repair
14	2	3	2411 Monroe St.	Sidewalk	C	4'x16' sidewalk repair
15	2	3	508 Lafayette St.	Sidewalk	C	4'x4' sidewalk repair
16	2	3	2303 Monroe St.	Sidewalk	C	4'x12' sidewalk repair
17	1	2	570-590 Lotus Dr. North Condos	Drainage	C	Culverts and riprap with fabric erosion control; concrete, curb, headwall, and asphalt apron to be done; restoration needed - no sod, 2' of stone instead
18	1	1	Purple Martin & Tranquility	Drainage	C	New CB-01 needed; gas valve coordination; L-wall to be done
19	2	2	East St.	Drainage	C	Repair catch basin (300 block East St. between North St. and South St.)
20	2	2	Park on Copal St.	Paving	C	Remove curb, add stone (6" No. 57, 6" No. 610; approximately 70' long, 10' wide)



DIGITAL ENGINEERING & IMAGING, INC.

Not Started Complete
In Progress On Hold

Construction Status - Task Order #1 (Misc. Work), 2025 Roadway Maintenance - Creek Construction					Last Updated 3/30/2026 LMM	
Item #	Priority	Council District	Location	Work Required	Status	Comments
21	2	1	Sanctuary (LS 37 driveway)	Drainage	C	Need to redo pipe (12 Cardinal St.; approximately 205' long driveway; no headwall; restoration needed; CB-05 box and pipe needed from driveway to back
22	2	1	540 Lotus Dr. N.	Drainage	C	Sinkhole in rear yard; 60" CMP between Beau W. and Beau Rivage; repair before 10/13
23	1	2	New Golden Shores	Paving	C	Remove and replace curb; DE to provide markups to Creek
24	2	1	350 Hyacinth	Drainage	C	Collar existing pipe at sinkhole towards Garden Ave; sod needed; Punch list item
25	2	3	1900 Montgomery	Drainage	C	Check and change out crushed culverts. Keep the same size. Punch list item.
26	2	3	443/439 Depre	Drainage	C	Add CB-01 b/w and 40' of 18" RCPA; replace CMP culvert (w/ A2000)
27	2	2	Cindy Lou Place (140, 195, 219, 227, 265, 281)	Paving	C	concrete roadway panel replacements
28	2	3	139 Marigny	Paving	C	2 driveways - raise tee inlet in southern driveway; adjust frame and gate; additional drain inlet needs top replaced
29	2	3	1456 Montgomery St.	Drainage	C	Remove and replace driveway; 150' pipe (15" RCPA) and 2 CB-01; restoration needed
30	2	1	Shannon Dr. & Lovers Lane	Drainage	C	Catch basin with 2 stub out pipes needed - 1 in each direction; sod needed
31	2	3	584 Park Ave.	Drainage	C	Shag inside of catch basin
32	2	3	Orleans & Girod	Drainage	C	6" concrete driveway
33	2	1	Purple Martin / School board ditch	Drainage	C	Raise 3 catch basins; sod and #610 limestone needed
34	2	1	Tupelo St.	Drainage	C	Sod in swale
35	2	1	Garden @ Venus	Drainage	C	Sod
36	2	2	212 Lafitte	Drainage	C	Add 2 CB-05
37	2	2	193 Devon	Drainage	C	40' (15") RCPA going through 2 driveways; add tee inlet and 2 driveway aprons
38	3	2	1922 Livingston St.	Drainage	C	Shag
39	2	2	Christian Ct. & Robin Pl.	Drainage	C	2 flumes



DIGITAL ENGINEERING & IMAGING, INC.

Not Started
Complete
In Progress
On Hold

Construction Status - Task Order #1 (Misc. Work), 2025 Roadway Maintenance - Creek Construction					<i>Last Updated 3/30/2026 LMM</i>	
Item #	Priority	Council District	Location	Work Required	Status	Comments
40	3	2	447 Chase Ct	Roadway	C	Concrete panels
41	3	2	South St. & Carondelet (Chase Ct.)	Drainage	C	Collar pipe; asphalt needed; check headwall
42	2	2	225 West St.	Roadway	C	Asphalt patch
43	3	2	1930 Livingston	Roadway	C	Asphalt patch
44	3	2	Magnolia Ridge Dr. W	Drainage	C	8' extension and concrete collar

Res 26-13

THE FOLLOWING RESOLUTION WAS SPONSORED BY COUNCIL MEMBER ZUCKERMAN; MOTIONED FOR ADOPTION BY COUNCIL MEMBER _____ AND SECONDED FOR ADOPTION BY COUNCIL MEMBER _____ .

RESOLUTION NO. 26-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE AUTHORIZING THE MAYOR OF THE CITY OF MANDEVILLE TO EXECUTE AMENDMENT NO.1 TO THE PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF MANDEVILLE AND CRI ADVISORS, LLC. FOR THE 2025 CAPITAL ASSET SCHEDULE REVIEW, RECONCILIATION, AND REMEDIATION AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the City and Contractor entered into a Contract for Professional Accounting Services for the 2025 Capital Asset Schedule Review, Reconciliation, and Remediation Services ; and

WHEREAS, The City and Consultant now desire to amend the Contract to extend the terms of the Contract one month;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Mandeville, hereby authorizes and empowers the Mayor of the City to execute Amendment No. 1 of the Professional Services Agreement with CRI Advisors, LLC. for the 2025 Capital Asset Schedule Review, Reconciliation, and Remediation Services to extend the termination date from March 1, 2026 to May 28, 2026, with no other changes to the Contract.

With the above resolution having been properly introduced and duly seconded, the vote was as follows:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

and the resolution was declared adopted this 9th day of April 2026.

Alicia Watts
Clerk of Council

Jason Zuckerman
Council Chairman

AMENDMENT NO. 1 TO THE CITY OF MANDEVILLE CONTRACT FOR PROFESSIONAL ACCOUNTING SERVICES

This **Amendment No. 1** is entered into this ___ day of _____, 2026, by and between the **City of Mandeville** (“City”) and **CRI Advisors, LLC** (“Contractor”).

RECITALS

- **WHEREAS**, the City and Contractor entered into a Contract for Professional Accounting Services for the 2025 Capital Asset Schedule Review, Reconciliation, & Remediation Services (the “Contract”);
- **WHEREAS**, Section 15 of the Contract allows for modification only by written amendment signed by both parties; and
- **WHEREAS**, both parties desire to extend the term of the Contract to allow for the completion of services due to the recent delivery of necessary information.

AGREEMENT

The parties hereby agree to amend the Contract as follows:

1. **TERM EXTENSION:** Section 3 ("Term and Termination") is hereby amended to delete the date of "March 1, 2026" and replace it with "**May 28, 2026.**"
2. **COMPENSATION:** There is no change to the maximum compensation. Total compensation remains on a not-to-exceed basis of **\$114,900.00**.
3. **RATIFICATION:** All other terms, conditions, and provisions of the original Contract, including insurance requirements and governing law, remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Amendment No. 1 on the dates set forth below.

CITY OF MANDEVILLE

CRI ADVISORS, LLC

By: _____ By: _____

Clay Madden, Mayor

Amy D. Verberne, Partner

Date: _____ Date: _____

ORD 26-12

THE FOLLOWING ORDINANCE WAS SPONSORED BY _____;
MOVED FOR ADOPTION BY COUNCIL MEMBER _____; AND
SECONDED FOR ADOPTION BY COUNCIL MEMBER _____

ORDINANCE NO. 26-12

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE DECLARING CERTAIN ITEMS AS SURPLUS AND NO LONGER NEEDED FOR CITY USE; AUTHORIZING THE MAYOR TO EXCHANGE, DONATE, OR DISPOSE OF SURPLUS ITEMS; AUTHORIZING THE MAYOR TO EXECUTE ALL NECESSARY DOCUMENTS AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, it is in the public interest that the City of Mandeville manage surplus items efficiently, responsibly, and in a manner that maximizes community benefit, whether through exchanges, donations, or other lawful means of disposal;

WHEREAS, the City of Mandeville is the owner of the items listed in the attached exhibit “A”;

WHEREAS, these items are no longer needed for City use and should be declared surplus;

WHEREAS, the City may exchange, donate, or dispose of surplus items in a manner prescribed by law and City Ordinances and Regulations;

WHEREAS, for any surplus items to be auctioned, an advertisement for bids for the items should be run in a local paper by the auction company on behalf of the City and the Mayor should be authorized to sell the items to the highest bidder;

NOW THEREFORE, be it ordained by the City Council of the City of Mandeville that the items listed in exhibit “A” shall be declared surplus and no longer needed for City use.

BE IT FURTHER ORDAINED, that the Mayor of the City of Mandeville be authorized to advertise for bids, accept the highest bidders, and execute the necessary documents by which to convey the items to the highest bidder in “as is” condition. The City of Mandeville reserves the right to reject bids that do not meet the advertised minimum bid price; and

BE IT FURTHER ORDAINED, that the Mayor of the City of Mandeville be authorized to execute the necessary documents by which to donate the surplus items in “as is” condition or dispose of them in a manner provided by law;

BE IT FURTHER ORDAINED, that this Ordinance shall take effect immediately upon the signature of the Mayor of the City of Mandeville; and

BE IT FURTHER ORDAINED, that the Clerk of this Council be and she is hereby authorized and instructed to take such action as she deems necessary or advisable to promulgate the provisions of this Ordinance.

The Ordinance being submitted to a vote, the vote thereon was as follows:

AYES:

NAY:

ABSTENTIONS:

ABSENT: 0

and the ordinance was declared adopted this _____ day of _____, 2026.

Alicia Watts
Clerk of Council

Jason Zuckerman
Council Chairman

City of Mandeville Surplus				
April, 2026				
Vehicles	DEPT.	VIN	License Plate	Value
2010 FORD F150 PICKUP	PW	1FTMF1CW3AKC09678	PP229174	\$1,000
2017 FORD F250 PICKUP	PW	1FT7W2A68HEE85918	PP216777	\$1,000
2013 FORD E-350 PASS WAGON VAN	PW	1FBNE3BL5DD803563	PP233655	\$1,000
2009 FORD F150 REG CAB 4X2 SS	PW	1FTPF12V29KC42544	PP226708	\$1,000
2013 FORD F-150 CREW CAB	PW	1FTFW1CFXDKE94649	PP233656	\$1,000
2011 FORD F250 PICKUP	PW	1FTBF2A68BEA08861	PP227309	\$1,000
2008 FORD F-350 CRANE TRUCK	PW	1FTWVF32588ED23097	PP208334	\$350
2010 FORD F350 PICKUP DUMP TRUCK	PW	1FDWVF3GR0AEB16894	PP229170	\$800
2008 INTERNATIONAL SEWER VACUUM TRUCK	PW	1HTWDAAAR48J698123	PP208333	\$5,000
2012 FORD F150 REGULAR CAB	PW	1FTMF1CM7CKD83318	PP233424	\$1,000
2012 FORD F150 REGULAR CAB	PW	1FTMF1CM9CKD83319	PP233423	\$1,000
2012 FORD F150 REGULAR CAB	PW	1FTMF1CM5CKD83320	PP233422	\$1,000
2012 FORD F150 REGULAR CAB	PW	1FTMF1CM7CKD83321	PP233421	\$1,000
Equipment		Model Number	Description	Value
T320 BOBCAT	PW	A7MP12311		\$3,500
416D CAT BACKHOE	PW	CAT0416DJBFP13597		\$5,000
80C John Deere	PW	FF080CX011351		\$5,000
2019 Grasshopper 225K 60"	PW	6911906		\$50
SRM-266T	PW	T42512019574	Weed eater	\$10
SRM-266T	PW	T42512019875	Weed eater	\$10
SRM-2620T	PW	T94315045545	Weed eater	\$10
SRM-266T	PW	T42512019210	Weed eater	\$10
SRM-266T	PW	T47714030364	Weed eater	\$10
PAS-266	PW	T44312014584	Pole Saw	\$10
HC-150	PW	S76112038596	Hedge Trimmer	\$10
SRM-266T	PW	T42512019283	Hedge Trimmer	\$10
SRM-2620T	PW	T94315045774	Weed eater	\$10
SRM-2620T	PW	T944315045742	Weed eater	\$10
SRM-266T	PW	T47714030356	Weed eater	\$10
2015 FABRIQUE PAR CARRY-ON 6' X 16'	PW	4YMUL1628FT020802	TRAILER	\$400
2009 TOP HAT 6' X 16'	PW		TRAILER	\$400
2 HARPER GOOSSEN PTO BLOWERS	PW			\$200
2000 1850XP TREE BANDIT WOOD BRUSH CHIPPER	PW	000631		\$250
250 BANDIT WOOD BRUSH CHIPPER	PW	9412		\$250
1994 45' PARR TRAILER	PW	13ZLP1224R1005202	PP127292	\$350
40' SHIPPING CONTAINER	PW			\$200
40' SHIPPING CONTAINER	PW			\$200
EZGO Golfcart	PW	1348646		\$100
ORENCO FIBERGLASS TANK T1500	PW	1S5006597/15S007419		\$50
ORENCO FIBERGLASS TANK T1500	PW			\$50
HONDA TRASH PUMP 4" HONDA GX390	PW	3994-96		\$50
HONDA TRASH PUMP 2" HONDA GX120	PW			\$25
HONDA TRASH PUMP 2" HONDA GX120 4.0	PW			\$25
CUES PUSH CAMERA	PW	11041506		\$100
TR1 John Deere 6415	PW	L06415D477868		\$1,000
TR2 John Deere 5425	PW	John Deere		\$1,000
TR3 John Deere 5425	PW	LV5425R345833		\$1,000
Computer Equipment		Service Tag/ Model Number	Quantity	Value
Buffalo Nas	SN:400692500700601	SN:400692500700601	1	\$1
Dell Latitude 12 Rugged 7202	ST:8MBVNY1	ST:8MBVNY1	1	\$1
Dell Latitude 12 Rugged 7202	ST:6MBVNY1	ST:6MBVNY1	1	\$1
Dell Latitude 12 Rugged 7202	ST:7MBVNY1	ST:7MBVNY1	1	\$1
Dell Latitude E6320	ST:HCWWYN1	ST:HCWWYN1	1	\$1
Dell Latitude E6400 ATG	ST:8T7JNK1	ST:8T7JNK1	1	\$1
Dell Opti Plex 7040	ST:DP1CQD2	ST:DP1CQD2	1	\$1
Dell Opti Plex 7040	ST:D8XCVB2	ST:D8XCVB2	1	\$1
Dell Opti Plex 7050	ST:68XMCH2	ST:68XMCH2	1	\$1
Dell Opti Plex 9010	ST:19F0RW1	ST:19F0RW1	1	\$1
HP Printer	Color Laser Jet CP3525dn	Color Laser Jet CP3525dn	1	\$1

Leximark Printer	410de	410de	1	\$1
Panasonic Toughbook CF-52	ST:8CTYB43481	ST:8CTYB43481	1	\$1
Panasonic Toughbook CF-54	ST:8DTTA26505	ST:8DTTA26505	1	\$1
Panasonic Toughbook CF-54	ST:8DTTA24412	ST:8DTTA24412	1	\$1
Panasonic Toughbook CF-54	ST:8CTTA16015	ST:8CTTA16015	1	\$1
Panasonic Toughbook CF-54	ST:8CTTA16132	ST:8CTTA16132	1	\$1
Panasonic Toughbook CF-54	ST:8DTTA26505	ST:8DTTA26505	1	\$1
Panasonic Toughbook CF-54	ST:8DTTA24390	ST:8DTTA24390	1	\$1
Panasonic Toughbook CF-54	ST:0LTTA93913	ST:0LTTA93913	1	\$1
Panasonic Toughbook CF-54	ST:8DTTA26540	ST:8DTTA26540	1	\$1
Panasonic Toughbook CF-54	ST:8DTTA26530	ST:8DTTA26530	1	\$1
Panasonic Toughbook CF-54	ST:8DTTA26506	ST:8DTTA26506	1	\$1
Panasonic Toughbook FZ-55	ST:0LTTA94273	ST:0LTTA94273	1	\$1
Panasonic Toughbook CF53	ST:3FTSA84196	ST:3FTSA84196	1	\$1
Panasonic Toughbook CF53	ST:3FTSA84192	ST:3FTSA84192	1	\$1
Panasonic Toughbook CF53	ST:4ETYA97606	ST:4ETYA97606	1	\$1
Panasonic Toughbook CF53	ST:2ETSA86445	ST:2ETSA86445	1	\$1
Panasonic Toughbook CF53	ST:4ETYA97439	ST:4ETYA97439	1	\$1
Panasonic Toughbook CF53	ST:5FTSA07000	ST:5FTSA07000	1	\$1
Panasonic Toughbook CF-54	ST:8DTTA24404	ST:8DTTA24404	1	\$1
Panasonic Toughbook CF-54	ST:8DTTA24392	ST:8DTTA24392	1	\$1
Acer Vertion Z290G	SN: PQVBK30151120B105300	SN: PQVBK30151120B105300	1	\$1
IBM System X3550 M3	SN:81Y6620 YK11KS 082060	SN:81Y6620 YK11KS 082060	2	\$2
Buffalo Terra Station TS-RX12TL/R5	SN: 9871520600152	SN: 9871520600152	4	\$4
HP Proliant DL280G5	SN: 2UX9150ADS	SN: 2UX9150ADS	5	\$5
Dell Opti Plex 7040	ST: 89XCVB2	ST: 89XCVB2	1	\$1
Equal Logic PS6000	SN: PMC643620922428	SN: PMC643620922428	16	\$16
Power Vault MD3200i	SN: 75CC842	SN: 75CC842	12	\$12
Aurba 0225	SN: CT0380874	SN: CT0380874	1	\$1
Aurba 0225	SN: CT0380950	SN: CT0380950	1	\$1
Aurba 0225	SN: CT0380022	SN: CT0380022	1	\$1
Aurba 0225	SN: CT0380167	SN: CT0380167	1	\$1
Aurba 0225	SN: CT0380899	SN: CT0380899	1	\$1
EATON 9130 UPS	GH071A0833	GH071A0833	1	\$1
EATON 9130 UPS	GH105A0815	GH105A0815	1	\$1
EATON 9130 UPS	GH024A0306	GH024A0306	1	\$1
EATON 9130 UPS	GH105a0182	GH105a0182	1	\$1
Positron ONEAC 1000X	0644-2356	0644-2356	1	\$1
Positron ONEAC 1000X	0640-5901	0640-5901	1	\$1
APC SU48R3XLBP	AA603160539	AA603160539	1	\$1
APC SU48R3XLBP	AA0603160540	AA0603160540	1	\$1
APC Smart UPS 200XL	QS0440123275	QS0440123275	1	\$1
ONEAC 600E	1002c156	1002c156	1	\$1
EASTON 9130	GH035A0615	GH035A0615	1	\$1
EASTON 9130	n/a (DaisyChained)	n/a (DaisyChained)	1	\$1
APC XS1500	4BB130P08293	4BB130P08293	1	\$1
ONEAC CB1120	0646-5078	0646-5078	1	\$1
Desk Power 650	D04A41PU0097	D04A41PU0097	1	\$1
Desk Power 651	607A41U0020	607A41U0020	1	\$1
APC BAcK uP UPS 650 BK650MC	PB0030122440	PB0030122440	1	\$1
ONEAC PC750A	0050-5972	0050-5972	1	\$1
Pumps		Model Number	Description	Value
Hydromatic		Model# S8LX5000FB	50hp, 460v, 3-phse, 1150 rpm	\$10
Hydromatic		Model# S8LX5000FB	50hp, 460v, 3-phse, 1150 rpm	\$10
Hydromatic		Model# S8LX5000FB	50hp, 460v, 3-phse, 1150 rpm	\$10
Hydromatic		Model# S6L 2000 M3-4	20hp, 230v, 3-phse, 1750 rpm	\$10
Hydromatic		Model# S6LX2000JC	20hp, 230v, 3-phse, 1750 rpm	\$10
Hydromatic		Model# S6LX2000JC	20hp, 230v, 3-phse, 1750 rpm	\$10
FLYGT			10hp, 230/460v, 3-phse, 1720 rpm	\$10
FLYGT		Model# 3127-181	10hp, 230/460v, 3-phse, 1720 rpm	\$10
Hydromatic		Model# S4NX300DC	3hp, 200v, 3-phase, 1750 rpm	\$10
Hydromatic		Model# S4NX300DC	3hp, 200v, 3-phase, 1750 rpm	\$10
Hydromatic		Model# S4N300M3-4	3hp, 230v, 3-phase, rpm not listed	\$10
Hydromatic		Model# S4N300M3-4	3hp, 230v, 3-phase, rpm not listed	\$10
Zoeller		Model# F6660-A	10hp, 230v, 3-phse, 1725 rpm	\$10
WACKER DIAPHRAM PUMP	PW	5241861		\$20