

Kristine Scherer

From: [REDACTED]
Sent: Sunday, June 18, 2023 6:40 PM
To: Kristine Scherer
Subject: Sucette Harbor

Thank you in advance for reading my email. I am a fairly new resident of Old Mandeville, but have been a resident of Mandeville for over 30 years. My wife and I made a significant investment in our community and purchased a historic home on Lakeshore Drive in Mandeville. I love our community but seem to be in the silent majority who believe not all development is bad. Our community seems to be dominated by a few folks that believe any development is bad and will result in a less quality of life. To be a growing, prosperous place to live, we need to allow people to invest, and develop land in a responsible way. We need to improve our tax basis, which will in turn improve services. There are always fears of how developments can increase traffic due to road infrastructure, but this usually can be accommodated with appropriate compromise and planning. We can't be a community that doesn't welcome investment or we will scare away all investors in projects our region needs. I have no interest in this development other than being a concerned citizen who doesn't want to see our city go backwards and limit future opportunities to make our City a great place to live.

Sent from my iPad
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Kristine Scherer

From: [REDACTED]
Sent: Sunday, June 18, 2023 12:51 PM
To: [REDACTED]
Subject: SUCCETTE MAILER - June 18, 2023
Attachments: Succette1.Mailer.06172023..jpg; Succette2.Mailer.06172023..jpg

SUCCETTE MAILER

June 18, 2023

When I first received the Succette Mailer I immediately thought that it was the product of citizens who were opposed to the project.

Wrong.

Although it brings attention to some dubious claims as well as the unsuitability and incompatibility of the project for Old Mandeville, Succette's mailing may help promote the opposition to this project.

For example:

1. **(LSU Medical School) will receive significant dedicated revenues for cancer research**
 - I thought this idea had been abandoned some time ago. The last figures I saw suggest that in a perfect world there might be a few hundred thousand per year for cancer research, almost the cost of one doctor.

2. ***This low impact, low density development on property already properly zoned,...***
 - **The tallest building in Old Mandeville**
 - **The highest density in Old Mandeville**
 - **The largest parking lot in Old Mandeville**
 - **The most healthy live oak trees cut in Old Mandeville in decades**
 - **The current ordinance before the Council. Ord. 23-16, seeks to re-zone the property**
 - **Up to 600+ more cars introduced to Old Mandeville on any given day**

These revelations are not in dispute and do not reflect a *low impact, low density development on property already properly zoned.*

3. ***Age restricted active adult apartments (average resident age 72-74)***
 - **Wow, they told Planning and Zoning that the age restriction was 55+. Why the change? Is that to try and externally adjust some of the traffic analysis assumptions?**

4. ***A waterfront restaurant open to the public***
 - **Wow, they told Planning and Zoning that the restaurant was for residents inside Succette so it would not add to the area traffic problem.**

- Which is it? Just insiders, or market the restaurant to everybody?
- **Is this one story for Planning and Zoning and one for the public?**

5. ***Isolated from Old Mandeville and the Sanctuary***

- Is it part of Old Mandeville or is set apart?
- Does it fit in with the fabric of Old Mandeville, or is it separate?
- Are Old Mandeville and the Sanctuary somehow “negative” features of Mandeville?

6. ***Businesses will benefit from increased patronage from Succette residents***

- An increased benefit would always be expected regardless of what they built or where they put it. But in a city that historically has run multi-million dollar surpluses, it is not in the same condition as other area communities that do not have the benefit of the same largess. **The big question, at what cost?**

7. ***No line of sight intrusion for local residents***

- Does this mean that the dreaded residents of “Old Mandeville” will not notice the largest glob of concrete and wood for miles? Why not just put up a sign that says **Welcome to the Beau Rivage Casino!**

8. ***\$500,000 in new annual property taxes***

- Of which 10% or less goes to the City of Mandeville
- The information on the City’s website presumably supplied by Succette states that the annual property tax benefit for the City of Mandeville would be \$27,000 - \$34,000. **Who to believe? What is the justification for paying with the numbers?**
- It is only the City of Mandeville that will be burdened by the presence of Succette

9. ***\$736,000 in new annual sales taxes***

- It is not known how this figure was derived, but again, less than 10% would go to the City of Mandeville.
- The information on the City’s website presumably supplied by Succette states that the annual property tax benefit for the City of Mandeville would be \$40,000. A far cry from \$736,000/ year. **Who to believe? What is the justification for paying with the numbers?**

10. ***Full time employment for 80 people***

- 80 new maids and waiters! **Hasn’t anybody noticed that local restaurants are still struggling with staffing shortages? Where will they come from? Where will they park? How does it help to add to a manual / service labor shortage?**

This does not include any details on compatibility, say for example, **how that Sysco tractor trailer food supply truck** (or any other commercial truck that would be expected to come in) **would get up either Antibes (east or west) street without tearing up the curbs and grounds. Hint: there is no other way than Antibes.**

Oh, and how does that wedding venue with 100-200 guests plus live music situated 100' from Mariner’s Island residents fit into the residential environment? It doesn’t because it is the insertion of a loud commercial venture

into a residential area. **That is not a compatible use. This is not a mystery or a subtle conclusion, and more importantly, it is not fair to the residents of Mariner's Island.**

No, upon reflection, this mail out is a gift by Succette to the beleaguered residents of that "Old Mandeville". It highlights to a wider group of citizens all of the problems with this ill-conceived project. Take it to Slidell, Gulfport or Biloxi where it fits.



Kristine Scherer

From: [REDACTED]
Sent: Sunday, June 18, 2023 10:51 AM
To: Kristine Scherer
Subject: Sucette

I am a resident of Historic Mandeville and I currently serve on the Planning and Review Board for Mandeville, and previously served on the Historic District Commission. My neighbors and I are deeply concerned about the negative impact that the Sucette Harbor development will have, not only on the Historic District, and the Sanctuary, but also on all of Mandeville in general.

First, Monroe Street is already not able to handle the traffic in the mornings and afternoons during the school year. In the morning commute during the summer months when school is not in session, there can be waits of 2 to 3 light cycles at the Causeway and Monroe exchange westbound. In the afternoon there is the same wait time on the eastbound side of the causeway entering Monroe St.

The attraction and beauty of Historic Old Mandeville from Jackson to Causeway Blvd., and from the Lakefront and Florida Street, consist of mainly historic or newer homes with architectural styles similar to the historic homes and also with limited height restrictions. This whole area is full of trees and also undeveloped land in wetland areas inhabited by several species of wildlife and birds.

This will all be negatively impacted by the introduction of modern-looking five-story buildings that will be visible from almost all areas of Mandeville but also change the look of the entire lakefront, taking away from its historic and inviting appearance that it currently has.

Please forward our concerns to the members of the City Council.

Thank you,

[REDACTED]



Kristine Scherer

From: [REDACTED]
Sent: Sunday, June 18, 2023 8:34 AM
To: Kristine Scherer
Subject: Sucette Harbor

Hi,

From the brochure I received in the mail, it states "average resident ages 72-74 years" but before that statement it says "age restricted." So is that the restriction - no younger than 72?

Cordially,

[REDACTED]