

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

ORDINANCE NO. 26-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE APPROVING A CONDITIONAL USE PERMIT FOR ACCESSORY OUTDOOR SEATING WITHIN THE LAFITTE STREET RIGHT-OF-WAY IN ACCORDANCE WITH THE USE DESIGNATED UNDER CLURO SECTION 6.8.4. ACCESSORY USE - OUTDOOR DINING, LOCATED AT 449 LAFITTE STREET, BEING A PORTION OF GROUND LOCATED IN SQUARE 18, LOT 2-A, ZONED AS B-3 OLD MANDEVILLE BUSINESS DISTRICT, AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the owners of Cilantros (“applicant”), a business located at 449 Lafitte Street, which is located on the corner of Lafitte Street and Monroe Street, on Lot 2-A in Square 18, made application for Conditional Use approval to allow for accessory outdoor dining in the City of Mandeville right-of-way located on Lafitte Street; and

WHEREAS, CLURO Section 4.3.3.5 requires the Planning Commission to review the application for Conditional Use Permit, and the Planning Commission held a work session on November 18, 2025, and a public hearing on December 9, 2025; and

WHEREAS, Public Works has reviewed the request made by the applicant and has made the following recommendations:

1. Allow up to 30” depth tables as shown in Revision 1
2. Planters set at 7’ offset from edge of Lafitte St. (2’ Wide Planters)
3. The 5’ Access Path remains.
4. Plantings in the two boxes closest to Monroe St. be a ground cover or “ground-hugging” type for better sight when approaching the intersection.
5. If future sidewalk improvements are implemented to the south on Lafitte either by the neighboring property or the City. The City has the option to rescind any standing approval for outdoor seating.
6. A Hold Harmless is executed for the planters and more importantly the intended use of serving and dining activates located within the ROW (Ordinance 22-25 (d)); and

WHEREAS, the Planning Commission reviewed and evaluated the application for Conditional Use Permit, using the criteria set forth in CLURO Section 4.3.3.8, and after the work session and public hearing on the application, recommended to approve the request with the following conditions:

1. Revised layout 2 was accepted with the recommendations from Public Works
2. No tables be located within 20’ of Monroe St. in accordance with sight triangle regulations; and

WHEREAS, the Planning Commission examined the use of the right of way sought by the applicant and concluded that the use is compatible to the Purpose of the B-3 Old Mandeville Business District, which is to acknowledge the historic character of the area and pedestrian orientation of the neighborhood by combining a mix of small scale residential, civic, commercial, service and office establishments that are compatible with the residential uses within and abutting the district; and

WHEREAS, the City Council has received a favorable recommendation from the Planning Commission of the City of Mandeville on this request; and

WHEREAS, in accordance with CLURO Section 4.3.3 Procedures for Conditional Use Permits, the City Council finds that the proposed use and site plan will serve the best interests of the City of Mandeville by providing a greater variety of opportunities for residents and visitors of the City while still maintaining the character and culture of the neighborhood, and the public health, safety, and welfare of the surrounding community.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Mandeville that the City Council does hereby approve the Conditional Use Permit in accordance with CLURO Section 4.3.3 for the use defined under CLURO Section 6.8.4. Accessory Use – Outdoor Dining located at 449 Lafitte Street, Square 18, Lot 2-A so long as the conditions set forth by the Planning Commission set forth below are met and the applicants properly execute a Cooperative Endeavor Agreement with the City as required by Section 8.2.3.1 that assures indemnification and adequate insurance coverage;

BE IT FURTHER ORDAINED, that the Conditional Use Permit is approved subject to the following conditions at all times:

1. Allow up to 30” depth tables as shown in Revision 1
2. Planters set at 7’ offset from edge of Lafitte St. (2’ Wide Planters)
3. The 5’ Access Path remains.
4. Plantings in the two boxes closest to Monroe St. be a ground cover or “ground-hugging” type for better sight when approaching the intersection.
5. If future sidewalk improvements are implemented to the south on Lafitte either by the neighboring property or the City. The City has the option to rescind any standing approval for outdoor seating.
6. A Hold Harmless is executed for the planters and more importantly the intended use of serving and dining activates located within the ROW (Ordinance 22-25 (d))
7. No tables be located within 20’ of Monroe St. in accordance with sight triangle regulations; and

BE IT FURTHER ORDAINED, by the City Council of the City of Mandeville that this ordinance shall become effective immediately upon the signature of the Mayor.

BE IT FURTHER ORDAINED that the Clerk of this Council be and she 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:

NAYS:

ABSENT:

ABSTENTIONS:

and the ordinance was declared adopted this ____ day of _____ 2026

Alicia Watts
Clerk of Council

Jason Zuckerman
Council Chairman