

CASE SUMMARY SHEET

CASE NUMBER: CU26-08-03
DATE RECEIVED: July 7, 2026
DATE OF MEETING: August 11, 2026 and August 25, 2026

Address: 538 Girod
Subdivision: Old Town of Mandeville, Square 19 Lot 9
Zoning District: B-3 - Old Mandeville Business District
Property Owner: Michael and Kerri Blache

REQUEST: CU26-08-03 – Michael and Kerri Blache request Conditional Use Approval to allow Lodging (Transient)— Short-term Rental Whole House per the Table of Permitted Uses, CLURO Section 7.8, Old Town of Mandeville, Square 19 Lot 9, B-3 - Old Mandeville Business District, 538 Girod Street

CASE SUMMARY: Operate a Whole House Short Term Rental

The applicant owns the property at 538 Girod St., located on the west side of Girod St., south of Livingston St., and north of Monroe St. The property measures 50’ x 150’ and contains 7,500 sqft per the St. Tammany Parish Assessor. The property is currently improved with a single-family residence.

In March 2025 the City Council adopted Ordinance 25-02 which amended the CLURO to increase the allowed number of Whole House Rentals by 10 to a new maximum of 20. The applicant is requesting to operate a Whole House Short-term Rental out of 538 Girod. The property contains three bedrooms and two bathrooms. The application lists the maximum number of guests will be four. There have been sixteen whole house rentals approved by the City Council, with another two pending ordinance approval.

Parking:
Lodging (Transient) — Short-term Rental: Whole House Rental requires one parking space per guest room but no less than two spaces for resident occupants. The floor plan submitted shows that there will be three bedrooms requiring three parking spaces on site. A site plan of the property shows that there will be a 20’ x 51’ driveway which can accommodate the three parking spaces required at a standard size of 8.5’ 18.5’. The applicant stated that the intention is to remove the existing gate to allow two vehicles to pass one another.

CLURO SECTIONS:

4.3.3.8. Review and Evaluation Criteria

The Planning Director, the Planning Commission and the City Council shall review and evaluate and make the following findings before granting a Conditional Use Permit or Planned District zoning using the following criteria:

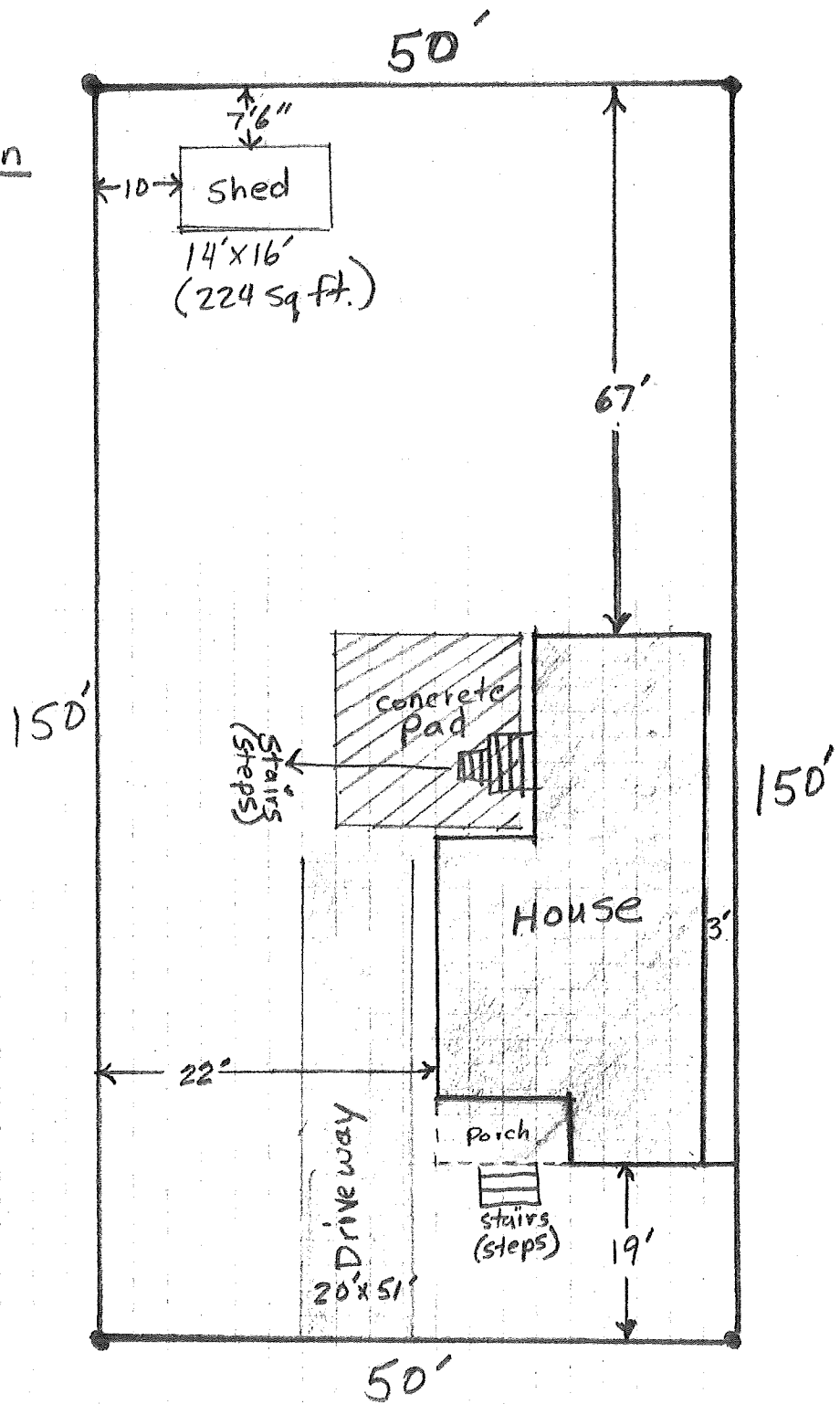
- 1. Comparison with applicable regulations and standards established by the Comprehensive Land Use Regulations applicable to the proposed use and site.
- 2. Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, and access and circulation features.
- 3. Potentially unfavorable effects or impacts on other existing conforming or permitted uses on abutting sites, to the extent such impacts exceed these which reasonably may result from use of the site by a permitted use.
- 4. Modifications to the site plan which would result in increased compatibility, or would mitigate potentially unfavorable impacts, or would be necessary to conform to applicable regulations and standards and to protect the public health, safety, morals, and general welfare.
- 5. Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area considering existing zoning and land uses in the area.
- 6. Protection of persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.
- 7. Location, lighting, and type of signs; and relation of signs to traffic control and adverse effect on adjacent properties.
- 8. Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.
- 9. Conformity with the objectives of these regulations and the purposes of the zone in which the site is located.
- 10. Compatibility of the proposed use and site development, together with any modifications applicable thereto, with existing or permitted uses in the vicinity.
- 11. That any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed use with existing or permitted uses in the same district and the surrounding area.
- 12. That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare, or community aesthetics, or materially injurious to properties or improvements in the vicinity.

6.4.42.3 Lodging (Transient)— Short-term Rental: Whole House Rental

A dwelling where short-term lodging is provided to one party of guest for compensation by the owner of the residence where the owner’s presence on the premises is not required during the guest’s stay.

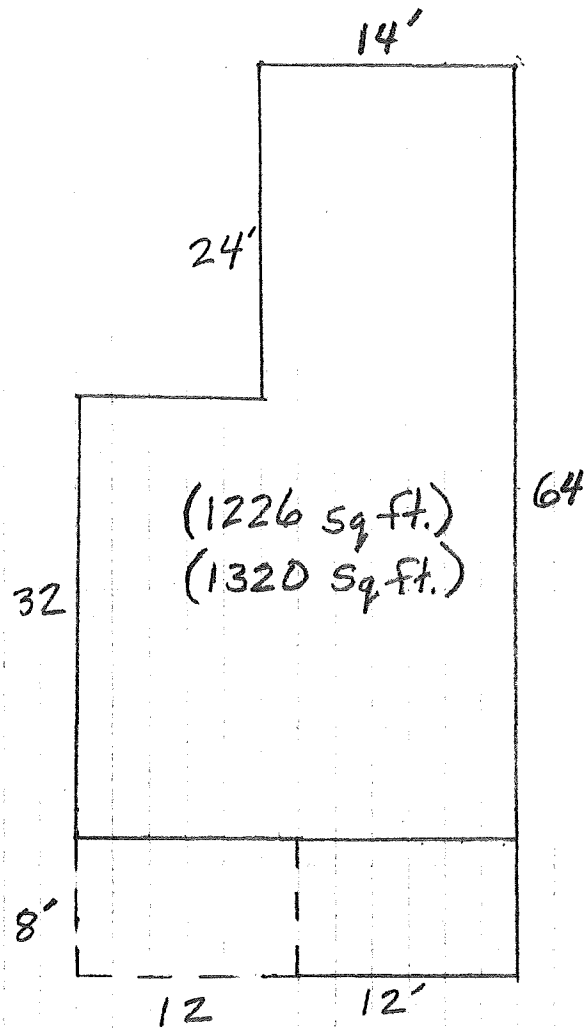


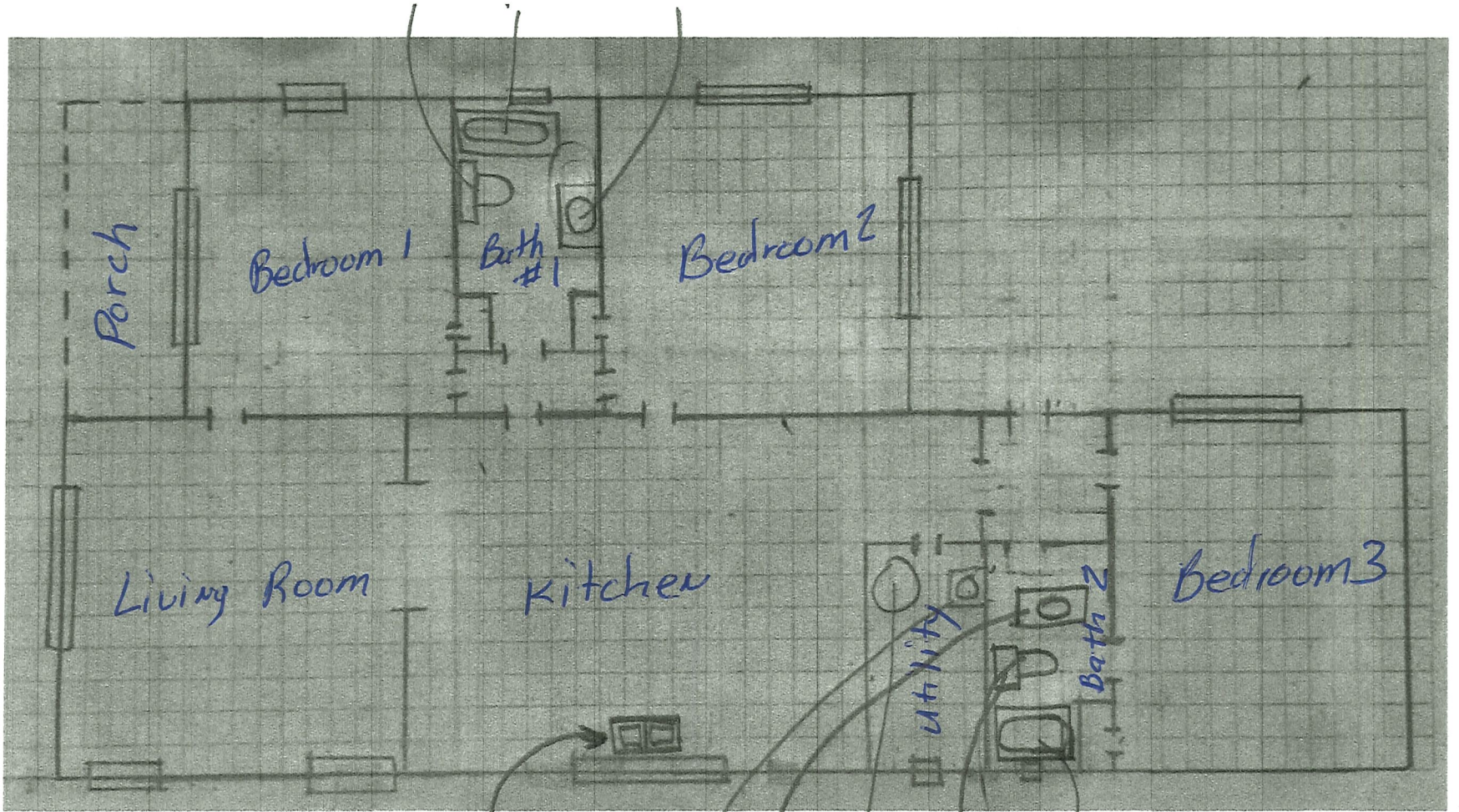
538 Girod Str.
Mandeville, La
Structure Location



538 Girod Street
Mandeville, La

House Measurements





538 Girod Street
Mandeville, La
Plumbing fixtures

Sink

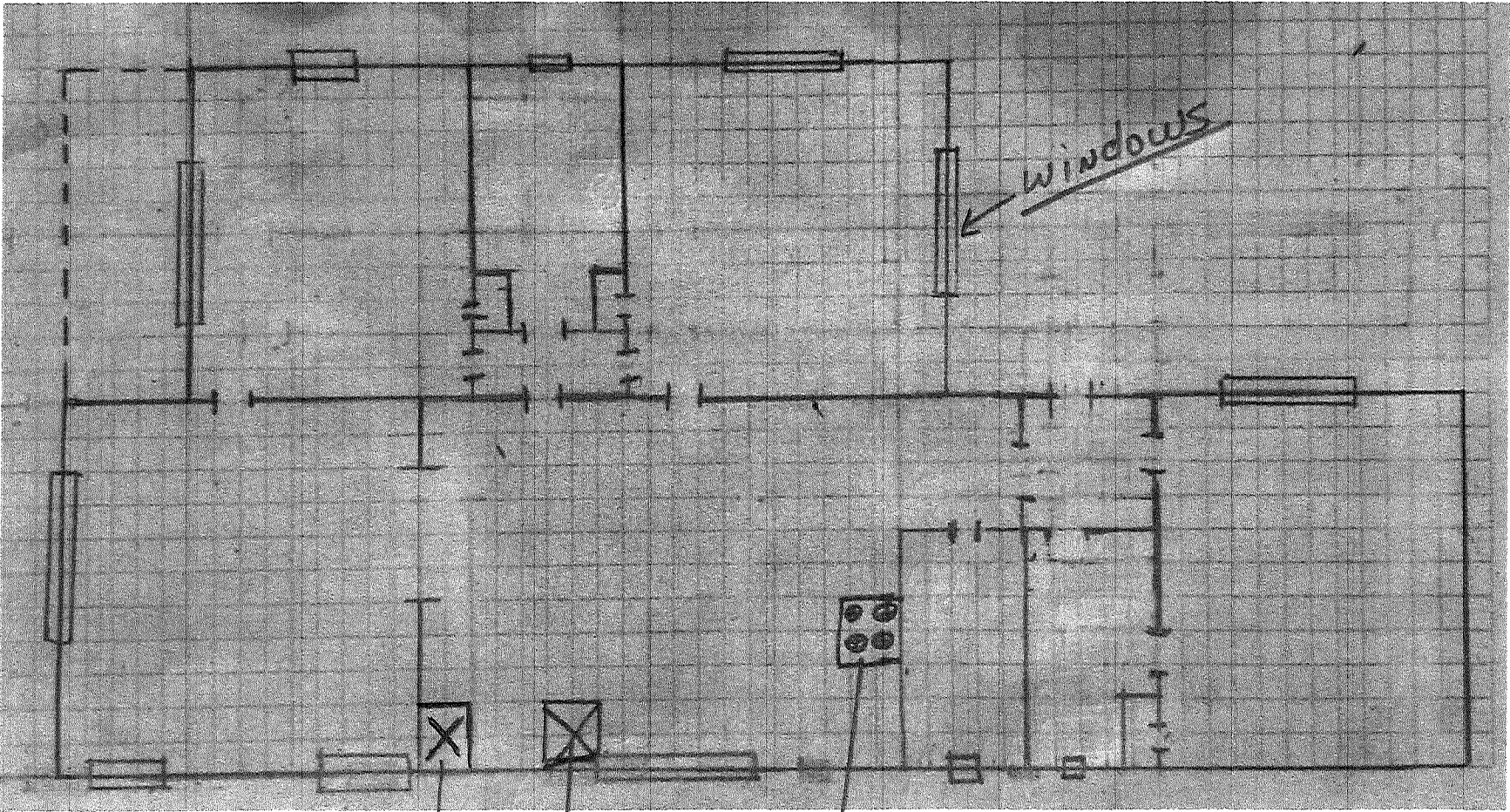
Sink

Sink

Hot water
Heater

Toilet

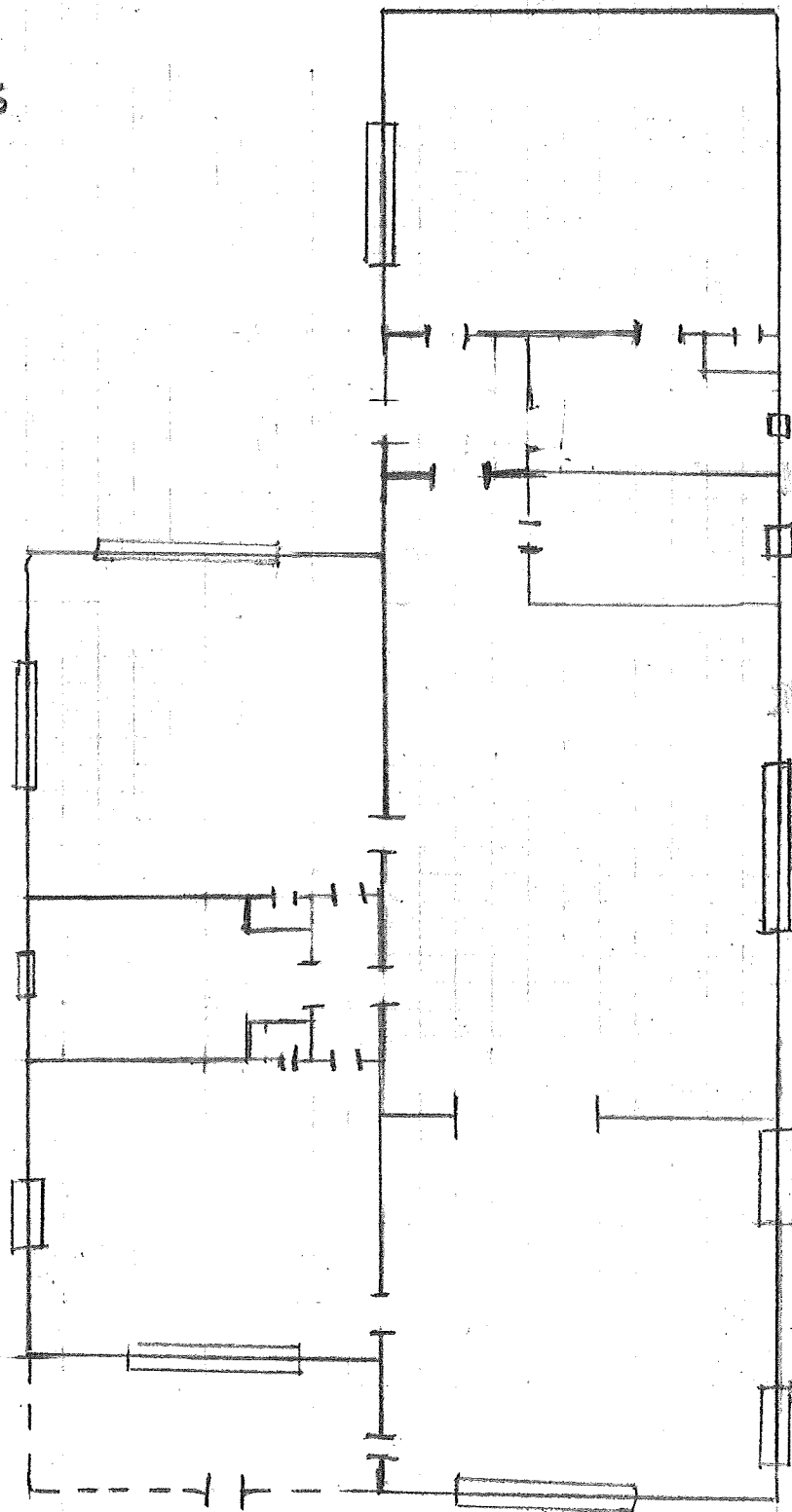
Tub

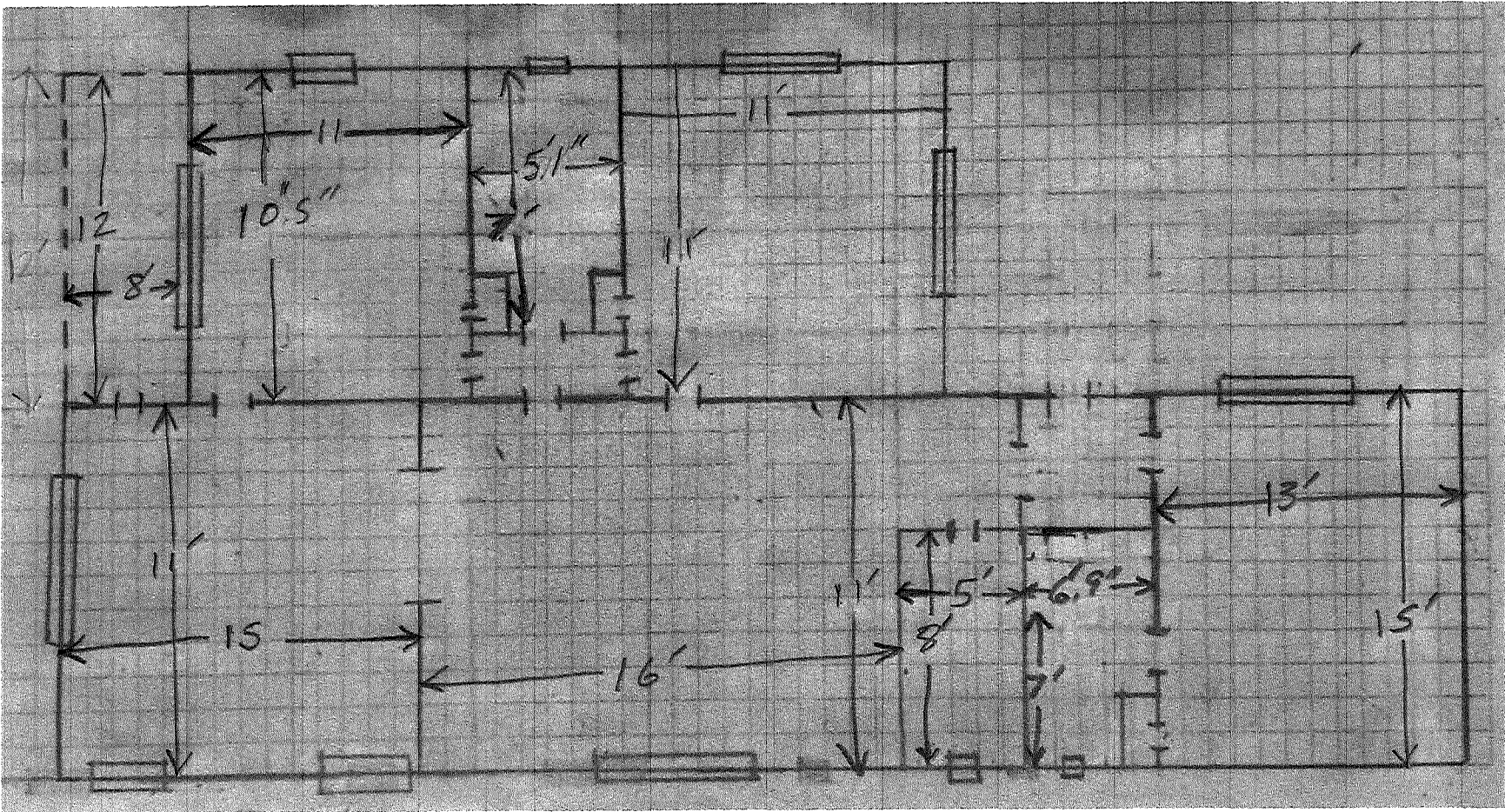


538 Girod Str.
Mandeville, La
Major Appliances

Stove/
oven

538 Girod Str.
Mandeville, La
Door & Windows





538 Girod Str.
Mandeville, La
Room Dimensions

From: [REDACTED]
To: [Alex Weiner](#)
Subject: Re: 538 Girod Driveway
Date: Thursday, August 6, 2026 4:16:13 PM
Attachments: [image001.png](#)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Alex,

It is my intention to remove the gate allowing for 2 vehicles to pass one another. The property had been previously approved and used as an antique shop in the past and had sufficient parking at the rear of the property. The back section drains very well and is compacted clay. I hope this clears things up. Thanks and if you have any questions please let me know. You can call or text me if necessary.

Michael Blache
[REDACTED]

On Wed, Aug 5, 2026, 4:28 PM Alex Weiner <aweiner@cityofmandeville.com> wrote:

Michael,

I was posting the property signs yesterday and when I got to 538 Girod the driveway on site seemed smaller than the 20' x 51' shown on the submitted site plan (attached). Can you tell me how you got that measurement? The driveway on site is not paved, and when I was parked there it seemed only wide enough for a single car. I just want to confirm that you will be able to provide the necessary three parking spaces and meet the parking requirements.

Thanks,



Alex Weiner, AICP, CFM

Planner I

Notary Public | Arborist

Department of Planning & Development | City of
Mandeville

Office: (985) 624-3103

538 Girod St; Mandeville, LA 70448
Michael & Kerri Blache

List of platforms to be used to solicit bookings; will be explored include:

1. Furnished Finders
2. CorporateHousing.com
3. airbnb.com
4. evolve.com
5. Vrbo.com
6. Booking.com

538 Girod Street
Mandeville, La

Statement of Nature & Operating a Short Term Rental

The short-term rental shall be owned, operated, and maintained in full compliance with all applicable City of Mandeville Ordinances, permit requirements, zoning regulations, occupancy limits, safety standards, licensing requirements, tax obligations, and all other applicable local, state and federal laws governing short-term rental properties.

Michael Blanche 7/7/26
Herr Blanche 7/7/26

CASE SUMMARY SHEET

CASE NUMBER: CU26-08-04
DATE RECEIVED: July 23, 2026
DATE OF MEETING: August 11, 2026 and August 25, 2026

Address: 1939 Lakeshore
Subdivision: Old Town of Mandeville, Square 2 Lot 3
Zoning District: B-3 - Old Mandeville Business District
Property Owner: Chris and Jonell Bowles

REQUEST: CU26-08-04 – Chris and Jonell Bowles request Conditional Use Approval to allow Lodging (Transient)— Short-term Rental Whole House per the Table of Permitted Uses, CLURO Section 7.8, Old Town of Mandeville, Square 2 Lot 3, B-3 - Old Mandeville Business District, 1939 Lakeshore Drive

CASE SUMMARY: Operate a Whole House Short Term Rental

The applicant owns the property at 1939 Lakeshore Dr., located on the north side of Lakeshore Dr., east of Girod St., and west of Marigny Ave. The property measures 33’ x 250’ and contains 8,250 sqft per a survey prepared by Randall Brown & Associates and dated 8.30.2007. The property is currently improved with a single-family residence.

In March 2025 the City Council adopted Ordinance 25-02 which amended the CLURO to increase the allowed number of Whole House Rentals by 10 to a new maximum of 20. The applicant is requesting to operate a Whole House Short-term Rental out of 1939 Lakeshore. The property contains three bedrooms and two bathrooms. An operating characteristics statement was submitted by the applicant which states that the maximum occupancy will be six guests.

There have been sixteen whole house rentals approved by the City Council, with another two pending ordinance approval. This property would be the final property allowed to operate as a whole house rental if approved.

Parking:

Lodging (Transient) — Short-term Rental: Whole House Rental requires one parking space per guest room but no less than two spaces for resident occupants. The floor plan submitted shows that there will be three bedrooms requiring three parking spaces on site. A parking plan and statement were submitted by the application showing three parking spaces available below the raised residence.

CLURO SECTIONS:

4.3.3.8. Review and Evaluation Criteria

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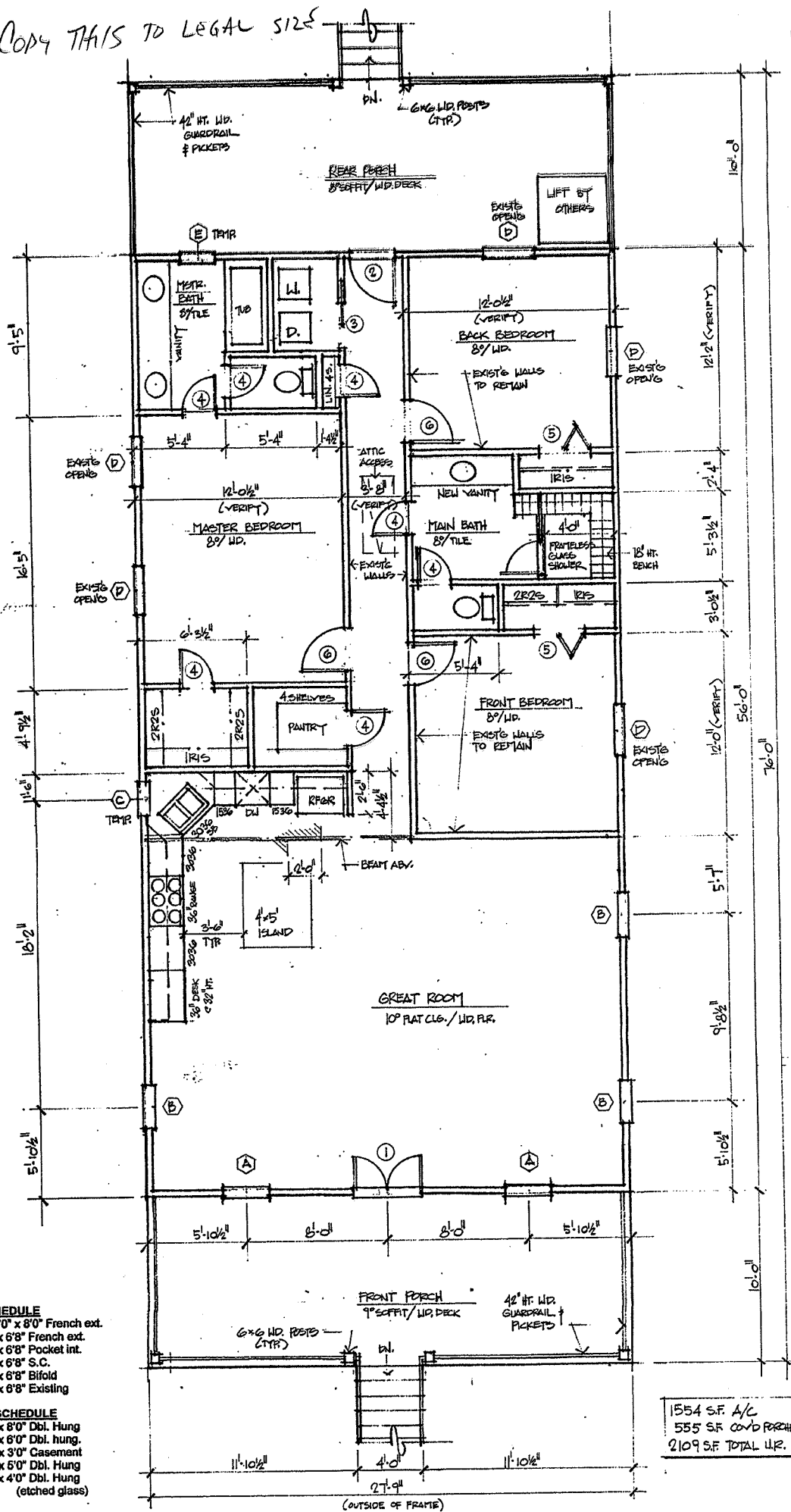
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4. Modifications to the site plan which would result in increased compatibility, or would mitigate potentially unfavorable impacts, or would be necessary to conform to applicable regulations and standards and to protect the public health, safety, morals, and general welfare.
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8. Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.
9. Conformity with the objectives of these regulations and the purposes of the zone in which the site is located.
10. Compatibility of the proposed use and site development, together with any modifications applicable thereto, with existing or permitted uses in the vicinity.
11. That any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed use with existing or permitted uses in the same district and the surrounding area.
12. That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare, or community aesthetics, or materially injurious to properties or improvements in the vicinity.

6.4.42.3 Lodging (Transient)— Short-term Rental: Whole House Rental

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✓ COPY THIS TO LEGAL SIZE



DOOR SCHEDULE

- 1 Pr. 2'0" x 8'0" French ext.
- 2 2'8" x 6'8" French ext.
- 3 2'8" x 6'8" Pocket int.
- 4 2'0" x 6'8" S.C.
- 5 3'0" x 6'8" Bifold
- 6 2'6" x 6'8" Existing

WINDOW SCHEDULE

- A 2'8" x 6'0" Dbl. Hung
- B 2'8" x 6'0" Dbl. hung.
- C 2'0" x 3'0" Casement
- D 3'0" x 6'0" Dbl. Hung
- E 2'0" x 4'0" Dbl. Hung (etched glass)

First Floor Plan

1/4" = 1'-0"

LEMKE+YOUNG
ARCHITECTS, LLP

4300 North Central Exp.
Suite 375
Dallas, Texas 75206
214.826.5600 F.
214.826.5601 F.

No.	Date	Revision

Renovation and Addition
for the

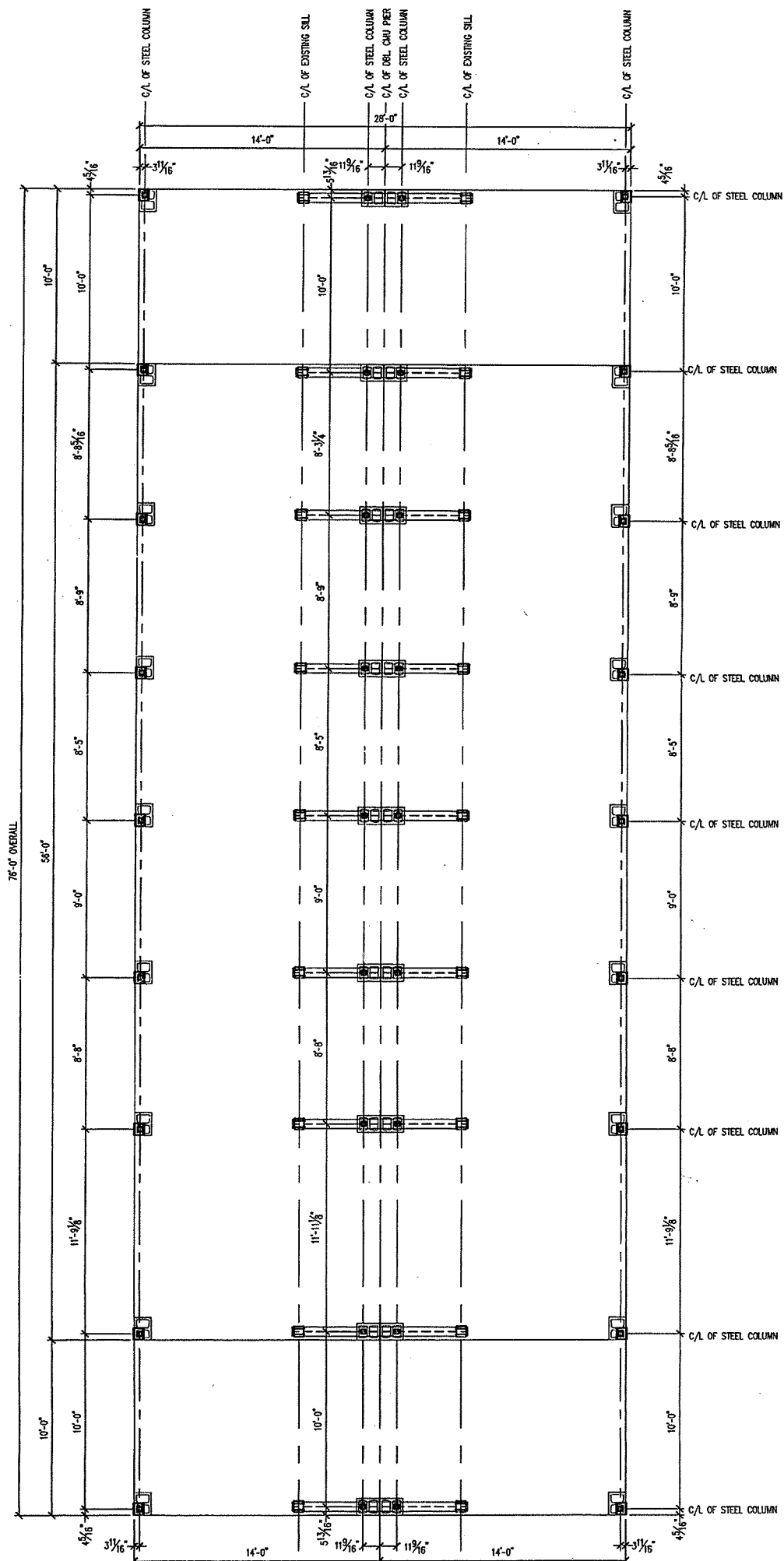
McGovern Residence
1939 Lakeshore Drive
Mandeville, Louisiana

Project 0531
Date 12.30.05
Drawn by JL
Checked by JL

Drawing Number

A1

✓ COPY THIS TO LEGAL SIZE



GENERAL NOTES:

1. THE CONCRETE MIX SHALL YIELD A COMPRESSIVE STRENGTH OF 4000 PSI. THE MIX SHALL BE PLACED AND CURED IN ACCORDANCE WITH THE SPECIFICATIONS.
2. ALL CONVENTIONAL REINFORCING STEEL SHALL MEET ASTM A615.
3. REINFORCEMENT SHALL HAVE 3" COVER IN GRADE BEAM BOTTOM, 1-1/2" COVER IN THE SLAB TOP OR BOTTOM, UNLESS OTHERWISE NOTED. PROVIDE 1-#4 BAR x 48" LONG (2) GRADE BEAMS AT ALL CORNERS.
4. CONCRETE SHALL BE WELL CONSOLIDATED THROUGHOUT ENTIRE.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION. REPORT TO THE ENGINEER SO THAT THE PLANS CAN BE REVISED.
6. ACCORDING TO THE FEDERAL INSURANCE ADMINISTRATION FLOOD MAP LOCATED IN FLOOD ZONE "VIB" WITH A BASE FLOOD ELEVATION OF 220202 0002 C, MAP REVISED APRIL 4, 1983. IN ACCORDANCE WITH THE BASE FLOOD ELEVATION IS 15'. AS PER ORDINANCE OF THE CITY OF ST. LOUIS, MO. THE STRUCTURAL MEMBER SHALL BE AT LEAST 1' ABOVE MEAN SEA LEVEL.

2. COLUMN & PIER PLAN

Scale: 1/4" = 1'-0"

Statement Describing the Nature and Operating Characteristics of the Proposed Use

1939 Lakeshore Drive

Proposed Use

The proposed use is the operation of a whole-house short-term rental located at **1939 Lakeshore Drive, Mandeville, Louisiana**. The property owner is **Jonell Bowles**. The property is an elevated single-family residence located along Lakeshore Drive with three (3) bedrooms and two (2) bathrooms. The living area is situated approximately twelve (12) feet above grade. The home is equipped with an elevator that enhances accessibility for guests with mobility limitations and assists with transporting luggage and supplies. The property also provides stair access to the elevated living area.

The property offers guests the opportunity to enjoy the lakefront setting while maintaining the character and integrity of the surrounding neighborhood. The property will be offered as temporary lodging for visitors, families, and business travelers for stays of less than thirty (30) consecutive days.

Occupancy and Residential Compatibility

The maximum occupancy of the home will be limited to **six (6) overnight guests**, consistent with the size and layout of the residence. The proposed short-term rental use will not change the residential character or physical use of the property. The home will continue to function as a single-family residence, with short-term guests occupying the property on a temporary basis similar to residential use.

The property will be professionally maintained and operated in a manner that preserves the residential character of the neighborhood. Guests will be required to comply with established house rules, including quiet hours, parking requirements, and restrictions on activities that may create a nuisance for neighboring properties.

The property will not be used for weddings, receptions, parties, reunions, corporate events, or other gatherings that exceed the approved occupancy limit. The rental will be limited to overnight accommodations only.

Property Management and Guest Accountability

The property owner, **Jonell Bowles**, will not reside locally but will utilize professional short-term rental management services to oversee the operation of the property. Prior to commencement of short-term rental operations, a designated management representative or local point of contact will be established and available to respond promptly to guest concerns, maintenance needs, or any neighborhood issues that may arise.

Reservations will be managed through established short-term rental platforms. Guest screening, reservation procedures, and house rules will be implemented to promote responsible use of the property and ensure compliance with occupancy, parking, noise, and neighborhood standards.

The owner and management representative will maintain reservation records and guest information as required by applicable regulations. Any guest who violates property rules, occupancy limits, noise restrictions, or other requirements will be subject to termination of their stay.

The property will be routinely inspected, professionally cleaned after each guest stay, and maintained to ensure it remains safe, clean, and consistent with the standards expected of the surrounding neighborhood.

Parking and Site Characteristics

Adequate off-street parking is provided on the property. Parking is available beneath the elevated home as well as in the driveway. The driveway provides space for approximately **three (3) guest vehicles**, and additional covered parking is available beneath the home.

Guests will be instructed to park only in these designated parking areas. No on-street parking will be permitted or encouraged, helping to maintain safe traffic flow and minimize impacts on neighboring properties.

The property is fully fenced, providing privacy and clearly defining the outdoor space for guests.

The property includes a large front porch overlooking Lake Pontchartrain, providing a quiet outdoor amenity for guests to enjoy the property's setting and views. The porch is intended for normal residential use and guest enjoyment and will not be used for events, parties, commercial gatherings, or activities that would create excessive noise or disturbance to surrounding properties. Guests will be required to follow established quiet hours and respect the residential character of the neighborhood.

The property also includes a small courtyard area designed as a residential outdoor amenity for the enjoyment of registered short-term rental guests. The courtyard includes outdoor seating with a table and chairs, as well as a brick oven and grill intended for normal residential use by guests during their stay.

The courtyard, brick oven, and grill are intended solely for the private enjoyment of overnight guests and will not be used for commercial food preparation, catering, events, parties, receptions, or gatherings that exceed the approved occupancy limit. Use of the outdoor amenities will be

subject to the property's house rules, including quiet hours and restrictions on activities that may create excessive noise or disturb neighboring properties.

The property is adjacent to an existing commercial restaurant, creating a transition between commercial and residential uses and helping to minimize potential impacts on nearby residences.

Guest Safety and Property Security

The safety and well-being of guests is a priority in the operation of the short-term rental. The property will be maintained in accordance with applicable building, fire, and safety requirements. The home will be equipped with properly functioning smoke detectors, carbon monoxide detectors where required, fire extinguishers, exterior lighting, and other required safety features.

Because the residence is elevated approximately twelve (12) feet above grade, the property provides additional protection from potential flooding conditions and allows for covered parking and access beneath the home. The home provides both stair access and elevator access to the elevated living area. The stairs, elevator, railings, and exterior access areas will be regularly inspected and maintained to ensure safe operation for guests.

Guests will receive property rules and safety information upon arrival, including emergency procedures, proper use of the elevator, outdoor amenities, and applicable instructions related to the home's elevated design and lakefront location. Guests will also be provided with emergency contact information for the designated management representative.

The property will be secured between guest stays, and routine inspections will be performed to identify and address any maintenance or safety concerns. The owner and management company are committed to maintaining the property in a safe, clean, and well-maintained condition for all guests and the surrounding community.

Maintenance and Compliance

Garbage will be stored in appropriate containers and placed out only on scheduled collection days. Guests will be instructed regarding proper trash disposal and responsible use of outdoor areas to prevent impacts on neighboring properties.

The landscaping and exterior of the property will be regularly maintained to ensure the home remains an attractive and well-kept part of the neighborhood.

There will be no exterior signage, commercial advertising, or alterations to the property that would change its residential appearance or character.

The property will comply with all applicable City of Mandeville zoning, licensing, building, fire safety, and other applicable regulations.

Compatibility with Surrounding Area and Request for Approval

The proposed use is compatible with the surrounding area and is not expected to adversely affect the public health, safety, or welfare. The anticipated traffic generated by the short-term rental is expected to be comparable to that of a typical single-family residence.

The combination of limited occupancy, adequate off-street parking, professional management, regular property maintenance, safety measures, and clearly enforced house rules will help ensure that the property operates responsibly and respectfully.

The owner and management representative will maintain a positive relationship with neighboring property owners and will provide a contact method for reporting concerns or issues related to the operation of the property.

The owner, **Jonell Bowles**, respectfully requests approval of the short-term rental use at **1939 Lakeshore Drive**. The property's design, limited occupancy, professional management plan, available off-street parking, safety features, outdoor residential amenities, and commitment to responsible operation will allow it to provide quality accommodations for visitors while preserving the safety, character, and enjoyment of the surrounding neighborhood.

From: [J Bowles](#)
To: [cayman sinclair](#); [Tina Myers](#); [Alex Weiner](#); [Chris Bowles](#)
Subject: Re: Short-Term Rental Request
Date: Friday, July 24, 2026 2:28:47 AM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

The property is a raised home with adequate off-street parking available beneath and/or on the premises. Sufficient space is provided for residents and visitors to park within the property boundaries, ensuring that vehicles do not need to park on the public street or parking spaces across the street. Access to the parking area is provided via the existing driveway.

I will be submitting a site plan for parking.

Thank you ,
Jonell Bowles

On Jul 23, 2026, at 6:46 PM, cayman sinclair <cayman.sinclair@me.com> wrote:

We can get a drawing to you soon.

On Jul 23, 2026, at 11:44 AM, cayman sinclair <cayman.sinclair@me.com> wrote:

Thank you very much!!

We have additional spots behind the building for them to park.

For 2 spots.

Thanks

Cayman

On Jul 23, 2026, at 11:38 AM, Tina Myers
<tmyers@cityofmandeville.com> wrote:

Thank you for submitting the conditional use for short term rental application. Our planner Alex has requested a site plan showing where the occupants will park. Please email that to me as soon as possible.

Respectfully,
Tina Myers

Planning Technician
City of Mandeville
3101 East Causeway Approach
Mandeville, LA 70448
(985) 624-3103
<image001.png>

From: [J Bowles](#)
To: [Alex Weiner](#); [Tina Myers](#)
Subject: Fwd: 1939 Lakeshore Drive parking plan
Date: Friday, July 24, 2026 3:06:29 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Sent from my iPhone

Begin forwarded message:

From: J Bowles [REDACTED]
Date: July 24, 2026 at 2:03:25 PM MDT
To: [REDACTED]
Subject: Fwd: 1939 Lakeshore Drive parking plan

Sent from my iPhone

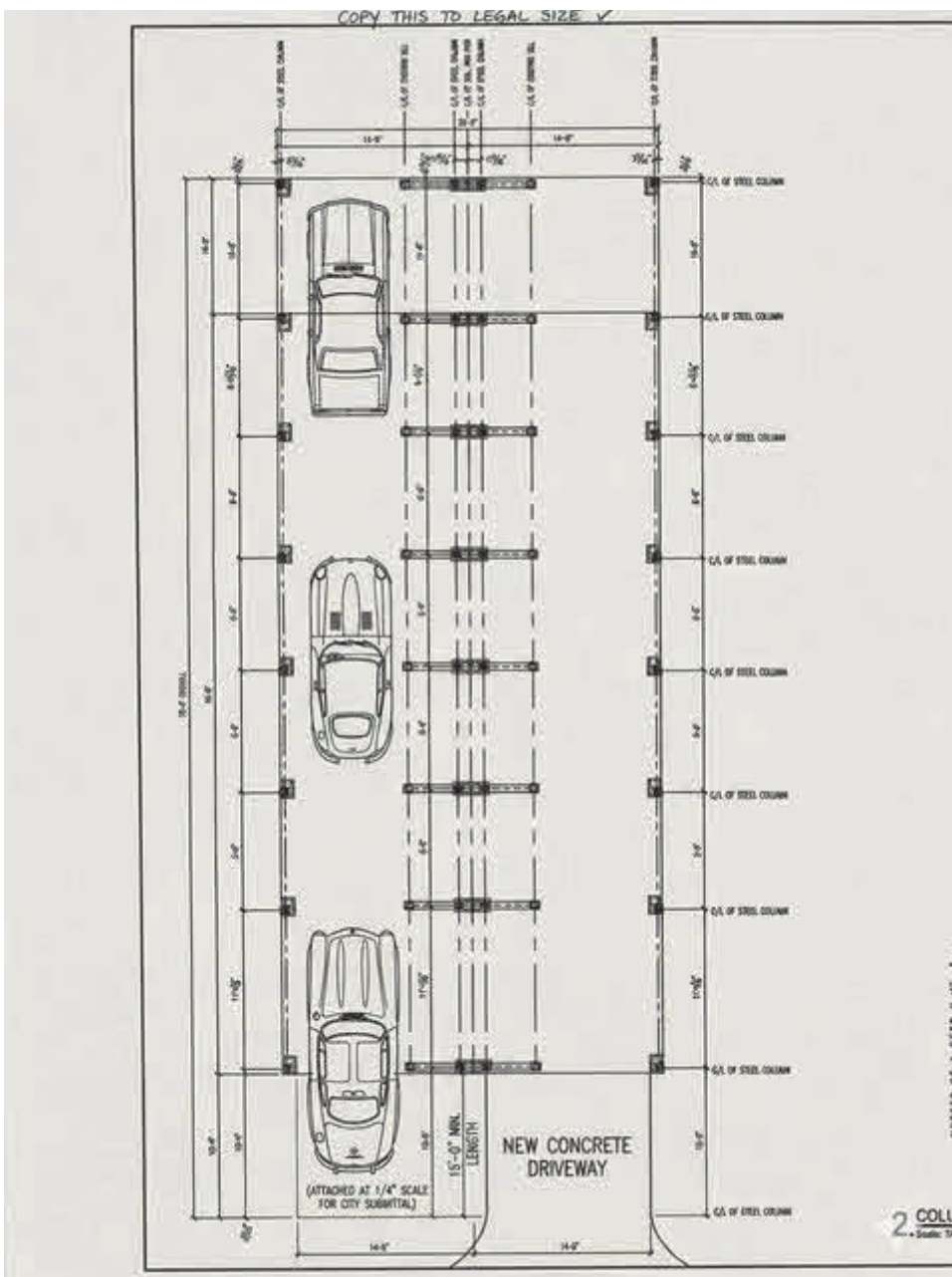
Begin forwarded message:

From: J Bowles [REDACTED]
Date: July 24, 2026 at 6:58:00 AM MDT
To: [REDACTED]
Subject: 1939 Lakeshore Drive parking plan

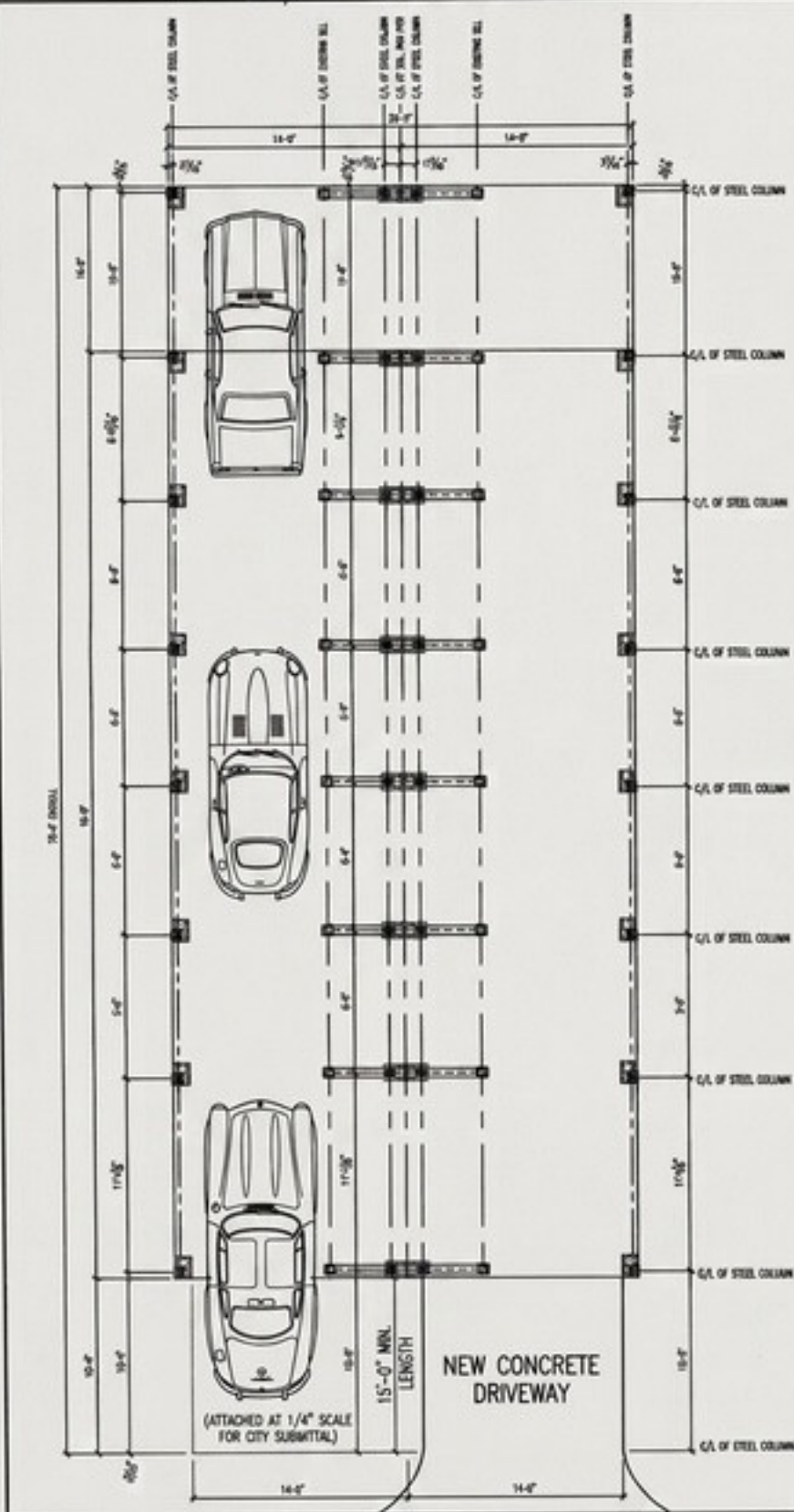
Subject: Short-Term Rental (STR) Parking Site Plan Submittal – 1939 Lakeshore Drive

This application seeks a Short-Term Rental permit for the property located at 1939 Lakeshore Drive, with a proposed maximum overnight guest occupancy of six (6) individuals. As required by municipal zoning codes, a scaled site plan is attached detailing the designated, off-street parking layout. The property features three (3) dedicated, full-sized vehicular parking stalls arranged in a tandem/linear configuration directly underneath the primary structure on the left side of the column grid, measuring 250.50' coverage underneath.

Access to these stalls is provided via the 15-concrete driveway connecting directly to the right-of-way. With three (3) independent off-street parking spaces allocated strictly for guest use, the property provides an excellent parking-to-guest ratio that fully accommodates the maximum occupancy of 6 guests without impacting neighborhood street parking."



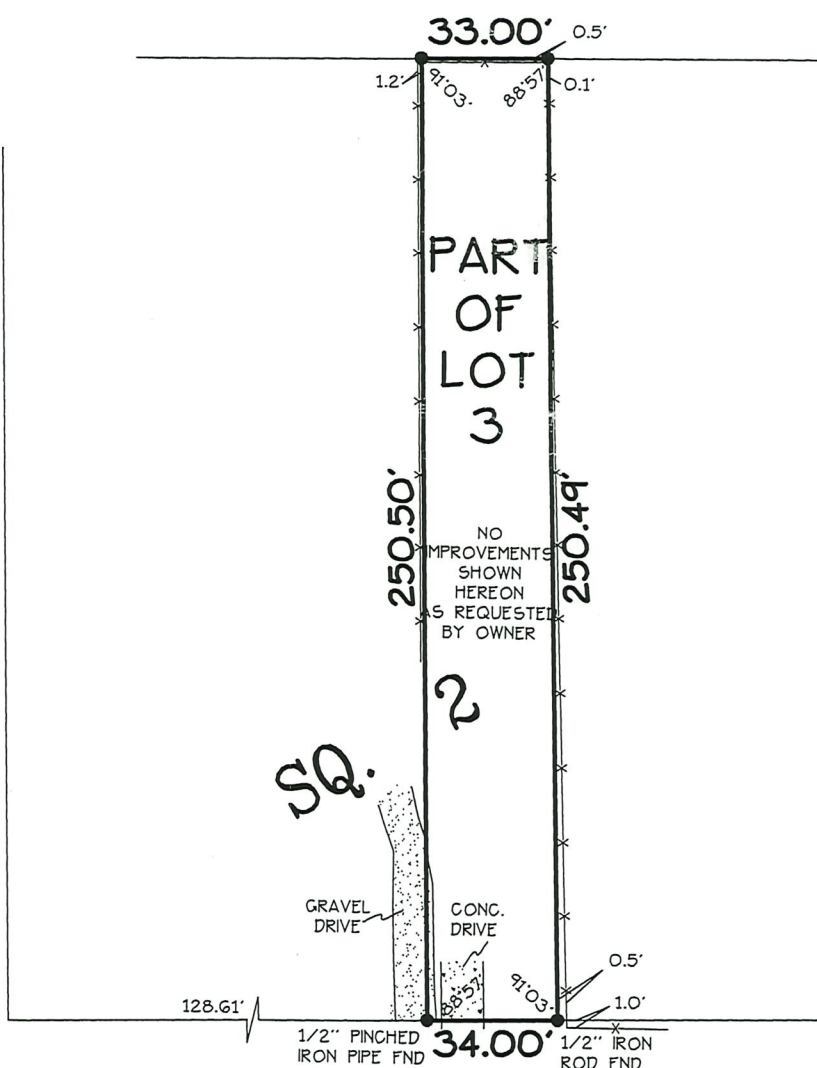
Sent from my iPhone



CLAIBORNE STREET (SIDE)

GERARD STREET

MARIGNY AVE. (SIDE)



1939 LAKESHORE DRIVE

REF.: Survey by: E. J. CHAMPAGNE
Dated: April 19, 1977

Note: I have consulted the Federal Insurance Administration
Flood Hazard Boundary Maps and found the property
described IS located in a special flood hazard area,
it is located in Flood Zone V15.

FIRM Panel# 220202 0002 C Rev. 4/4/83

NOTE:
OWNER OR BUILDER RESPONSIBLE
FOR OBTAINING SETBACKS BEFORE
CONSTRUCTION BEGINS.

● DENOTES 1/2" IRON PIPE FND
UNLESS OTHERWISE NOTED

Survey of
PART OF LOT 3 * SQUARE 2
TOWN OF MANDEVILLE
ST. TAMMANY PARISH, LOUISIANA
FOR
MARGUERITE D. MCGOVERN

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET
FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL
APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE
NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY

SURVEYED IN ACCORDANCE WITH THE LOUISIANA
"MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS"
FOR A CLASS C SURVEY.

Randall W. Brown & Associates, Inc.
Professional Land Surveyors
Planners • Consultants

228 W. Causeway App. Mandeville, LA 70448
(985) 624-5368 FAX (985) 624-5309

Date: AUGUST 30, 2007
Survey No. 07656
Project No. (CR5)

Scale: 1" = 50' ±
Drawn By: DCT
Revised:

Randall W. Brown, P.L.S.
Professional Land Surveyor
LA Registration No. 04586

CASE SUMMARY SHEET

CASE NUMBER: V26-08-02
DATE RECEIVED: July 17, 2026
DATE OF MEETING: August 11, 2026 and August 25, 2026

Address: 326 Adair
Subdivision: Old Town of Mandeville, Square 31 Lot P
Zoning District: R-1 - Single Family Residential District
Property Owner: Cassandra Major

REQUEST: SUP26-08-02 – Cassandra Major requests Special Use Approval to allow Lodging (Transient) – Short Term Rental: Bed and Breakfast Residence per the Table of Permitted Uses, CLURO Section 7.8, Old Town of Mandeville, Square 31 Lot P, R-1 Single Family Residential District, 326 Adair Street

CASE SUMMARY: Operate a bed and breakfast residence short term rental

The applicant owns the property at 326 Adair St., located on the west side of Adair St., north of Jefferson St., east of Lafayette St., and south of Monroe St. The property is slightly irregular in shape and measures 202’ along Adair St., 315’ along the side property lines, and 195’ along the rear property line per a partial survey prepared by Kelly McHugh & Associates and submitted by the applicant. The property is currently improved with a single-family residence and accessory dwelling unit guesthouse.

The applicant is requesting to operate a Bed and Breakfast Residence out of the guesthouse structure on the lot. In January 2020, the City Council adopted Ordinance 19-34, which amended the CLURO to include provisions for Short Term Rentals and to establish a Historic Preservation Overlay District. Short Term Rentals are not permitted in the R-1 or R-1X Districts unless the property is located in the Historic Preservation Overlay District, in which case a Bed and Breakfast Residence is permitted by Special Use Approval.

Short Term Rental – Bed and Breakfast requires that the property owner be on site for the guests stay, only continental breakfast service shall be provided, and the property owner must provide homestead exemption.

Parking:

Lodging (Transient)— Short-Term Rental: Bed and Breakfast Residence requires one parking space per guest room plus two spaces for resident occupants. A Bed and Breakfast Residence is limited to no more than two guestrooms, with the proposed guesthouse having only one bedroom. The survey provided by the applicant shows a carport for the main residence and a single space bump out in the driveway for the guesthouse.

CLURO SECTIONS:

4.3.2.7. Review and Evaluation

- 1. Site plans for uses subject to the Special Use Criteria as provided in Article 8 shall be reviewed and evaluated for consistency with such standards.
- 2. Site plans shall be reviewed and evaluated for consistency with all applicable regulations of this Comprehensive Land Use Regulations Ordinance.
- 3. In the event that a proposed site plan does not satisfy the applicable criteria established for review by this Section, modifications to the site plan by the applicant that would result in increased compatibility or would mitigate unfavorable impacts or would cause the site plan to conform to applicable requirements may be considered.
- 4. The Zoning Commission may require modification of a site plan as a condition for approval when required by the Special Use Criteria of Article 8 or Special District Criteria for the district in which the use is proposed, or other provisions of these regulations or other City, state or federal regulations; or, when the site plan is reviewed in connection with a special use permit application, they may recommend such modifications as may be reasonably necessary to achieve the purposes of these regulations. Such modifications may include, but shall not be limited to:
 - a. Provision for special yards, open spaces, buffers, fences, walls, and screening; for installation and maintenance of landscaping and drainage control measures; improvements of access and circulations; rearrangements of structures, site improvements or activities within the site; location and character of signs; and such other site plan features as necessary to ensure compatibility with surrounding uses and to support the findings required by this Section.
 - b. Required modifications may exceed the minimum standards established in these regulations to achieve these regulations’ purposes.

4.3.2.8. Findings for Special Use Permit Approvals

The Zoning Commission shall make the following findings before approving a Special Use Permit:

- 1. The proposed plan is consistent with the Comprehensive Plan and the purposes of the applicable zoning district.
- 2. That the Special Use Permit application and site plan comply with the standards of these Comprehensive Land Use Regulations.
- 3. That any required modifications to the site plan are reasonable and are the minimum necessary to minimize potentially unfavorable impacts and protect the public health, safety and welfare as follows:

- a. That the proposed use and site development, together with any modifications applicable thereto, will be compatible with existing conforming or permitted uses on adjacent sites or sites across from the proposed development site in terms of building height, bulk, scale, setbacks, open spaces, lighting, signage, landscaping, parking, access and circulation.
- b. The site development provides for the safe and convenient circulation of pedestrians, motorists and bicyclists and adequately addresses the volume and traffic and other transportation impacts of the proposed development.
- c. Proposed parking is designed to minimize negative impacts on surrounding property and provide safe and convenient access to the site.
- d. The proposed design and use of the development adequately protects people and property from the negative impacts of erosion, flood or water damage, fire, odors, noise and glare anticipated to be generated by the proposed development.

6.4.42. 1 Lodging (Transient) – Short Term Rental: Bed and Breakfast Residence

An owner-occupied dwelling unit having no more than two guestrooms where short-term lodging is provided for compensation by the owner/operator of the residence who shall be present during the guest’s stay.

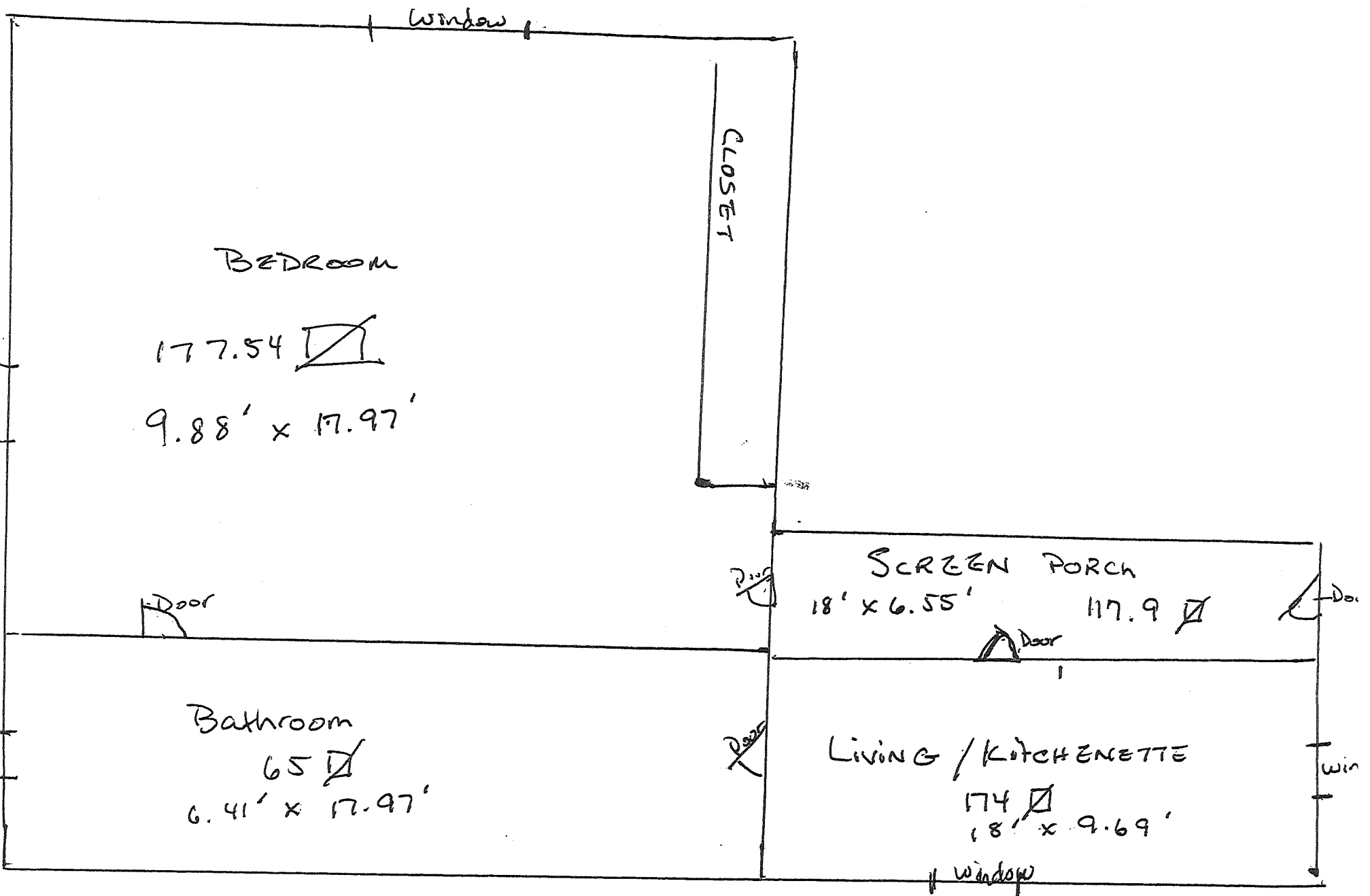
Dwelling Unit. One or more rooms physically arranged so as to create an independent housekeeping establishment for occupancy by one family with sleeping facilities, a separate toilet and a single facility for cooking for the exclusive use of the occupying family. Principal dwelling unit excludes a single dwelling unit that is accessory to the principal dwelling unit as defined herein.

7.6.5.1. Purpose of the H-P Historic Preservation Overlay District

The purpose of the H-P Historic Preservation Overlay District shall be to preserve and protect the historic character and promote the educational, cultural, and economic welfare of the area.

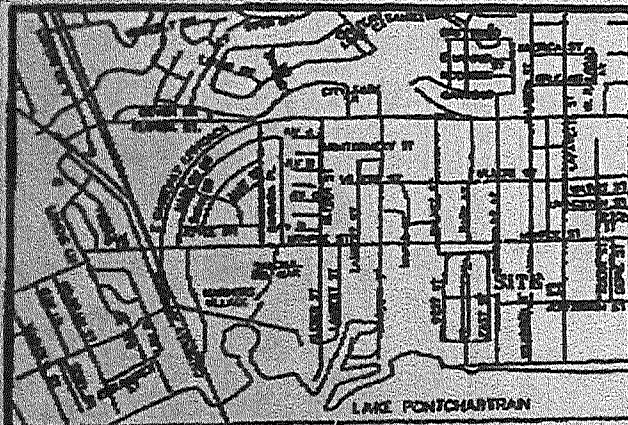


LUCIA COTTAGE
326 ADAIR ST., MANDEVILLE, LA 70448



306 Adair





VICINITY MAP

LEGEND:

- ▲ = 1" IRON PIPE FOUND
- △ = 1/2" IRON PIPE FOUND
- = 1/2" IRON ROD SET

Legal Description
PARCEL A

A certain parcel of land situated in Square 31, City of Mandeville and more fully described as follows:
Commence at the Northwest corner of Jefferson Street and Adear Street and run along the western Right of Way of Adear Street 175.7 feet to the POINT OF BEGINNING.
From the POINT OF BEGINNING run North 60 degrees 00 minutes 00 seconds West a distance of 314.50 feet to a point; Thence North 29 degrees 19 minutes 11 seconds East a distance of 82.80 feet to a point; Thence South 69 degrees 00 minutes 00 seconds East a distance of 131.18 feet to a point; Thence North 30 degrees 00 minutes 00 seconds East a distance of 63.00 feet to a point; Thence South 60 degrees 00 minutes 00 seconds East a distance of 184.06 feet to a point; Thence South 30 degrees 00 minutes 00 seconds West a distance of 127.60 feet to the POINT OF BEGINNING, and containing 31,674.28 square feet or 0.73 acre(s) of land, more or less.

THIS PROPERTY IS LOCATED IN
FLOOD ZONE A10, B.F.E. 12.0'
RE: F.I.R.M. PANEL NO. 220202 0002 C
REVISED 04-04-1983

NOTE: THE CONTOUR LINES AS SHOWN HEREON ARE APPROXIMATED
THIS INFORMATION HAS BEEN RECREATED FROM A
LIDAR IMAGE. NO ACTUAL GROUND ELEVATIONS WERE TAKEN.

Legal Description
PARCEL B

A certain parcel of land situated in Square 31, City of Mandeville and more fully described as follows:
Commence at the Northwest corner of Jefferson Street and Adear Street and run along the eastern Right of Way of Adear Street 303.3 feet to the POINT OF BEGINNING.
From the POINT OF BEGINNING run North 60 degrees 00 minutes 00 seconds West a distance of 184.06 feet to a point; Thence South 30 degrees 00 minutes 00 seconds West a distance of 83.00 feet to a point; Thence North 60 degrees 00 minutes 00 seconds West a distance of 131.18 feet to a point; Thence North 29 degrees 19 minutes 11 seconds East a distance of 135.00 feet to a point; Thence South 61 degrees 16 minutes 08 seconds East a distance of 316.90 feet to a point; Thence South 30 degrees 00 minutes 00 seconds West a distance of 75.00 feet to a point the POINT OF BEGINNING, and containing 31,175.75 square feet or 0.72 acre(s) of land, more or less.

APPROXIMATE LOCATION OF THE
CONTOUR LINES.

MONROE STREET

ADEAR STREET

JEFFERSON STREET

NOTE:
NO FILL OR CONSTRUCTION
ALLOWED BELOW THE 5' CON

NOTE: SERVICES SHOWN HEREON ARE NOT
EXCLUSIVE. SERVICED OR RECORDED AS THE
OFFICE OR TITLE POLICE WILL BE. NO OTHER
REQUEST, AS SURVEYOR, SURVEYOR, SEARCH OR ABSTRACT.

KELLY J. McNUIGH
License No. 4463
PROFESSIONAL

CERTIFIED CORRECT AND IN ACCORDANCE WITH
SURVEY MADE ON THE GROUND AND COMP
CURRENT APPLICABLE STANDARDS OF PRA
"C" SURVEY. RED STAMP SIGNATURE

Lucia Cottage
326 Adair St.
Mandeville, CA 70448



Cassandra K Major (Bezet)

Lucia Cottage
326 Adair Street

Occupancy 2
No smoking on premise

Amenities:

- WI FI available
- Compact 3.2 cu ft refrigerator/freezer
- Ninja Flip convection/ toaster/ air fryer combo
- 32" Smart TV
- Full bathroom with stand in shower
- Laundry available in main house porch
- Ice available in laundry room
- Shared outdoor kitchen with 2 grills, refrigerator/freezer, microwave, gas one burner
- Private parking for one car

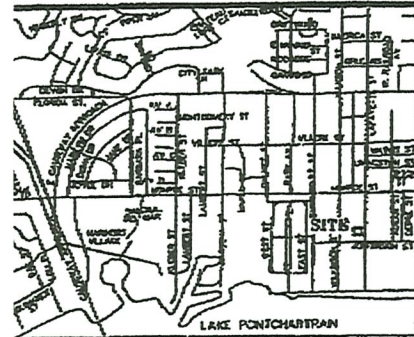
Nearby:

- Bike rental
- Walking distance to Lake Ponchartrain (1/3 mile)
- Restaurants and grocery stores

MAR-14-2012 WED 12:24 PM COLDWELL BANKER

FAX NO. 4

P. 01/01



VICINITY MAP

Legal Description
PARCEL B
A certain parcel of land situated in Square 31, City of Mandeville and more fully described as follows:
Commence at the Northwest corner of Jefferson Street and A Dear Street and run along the western Right of Way of A Dear Street 303.3 feet to the POINT OF BEGINNING. From the POINT OF BEGINNING run North 60 degrees 00 minutes 00 seconds West a distance of 184.06 feet to a point; Thence South 30 degrees 00 minutes 00 seconds West a distance of 55.00 feet to a point; Thence North 60 degrees 00 minutes 00 seconds West a distance of 131.18 feet to a point; Thence North 29 degrees 19 minutes 11 seconds East a distance of 133.00 feet to a point; Thence South 61 degrees 16 minutes 06 seconds East a distance of 316.90 feet to a point; Thence South 30 degrees 00 minutes 00 seconds West a distance of 75.00 feet to a point the POINT OF BEGINNING, and containing 31,175.75 square feet or 0.72 acre(s) of land, more or less.

APPROXIMATE LOCATION OF THE CONTOUR LINES.

D:
1" IRON PIPE FOUND
1/2" IRON PIPE FOUND
1/2" IRON ROD SET

Legal Description
PARCEL A

A parcel of land situated in Square 31, City of Mandeville and more fully described as follows:
Commence at the Northwest corner of Jefferson Street and A Dear Street and run along the western Right of Way of A Dear Street 175.7 feet to the POINT OF BEGINNING. From the POINT OF BEGINNING run North 60 degrees 00 minutes 00 seconds West a distance of 314.50 feet to a point; Thence North 29 degrees 19 minutes 11 seconds East a distance of 62.80 feet to a point; Thence South 60 degrees 00 minutes 00 seconds East a distance of 131.18 feet to a point; Thence North 30 degrees 00 minutes 00 seconds East a distance of 65.00 feet to a point; Thence South 30 degrees 00 minutes 00 seconds West a distance of 184.06 feet to a point; Thence South 30 degrees 00 minutes 00 seconds West a distance of 127.50 feet to a point the POINT OF BEGINNING, and containing 31,674.29 square feet or 0.73 acre(s) of land, more or less.

PROPERTY IS LOCATED IN
ZONE A10, B.F.E. 12.0'
R.M. PANEL NO. 220202 0002 C
REVISED 04-04-1983

THE CONTOUR LINES AS SHOWN HEREON ARE APPROXIMATED
THIS INFORMATION HAS BEEN RECREATED FROM A
AERIAL IMAGE. NO ACTUAL GROUND ELEVATIONS WERE TAKEN.

NOTE:
NO FILL OR CONSTRUCTION WILL
ALLOWED BELOW THE 5' CONTOUR

NOTE: SERVICES SHOWN HEREON ARE NOT NECESSARILY
EXCLUSIVE. SERVICES OF OTHERS AS SHOWN ON
THIS PLAN OR TITLE POLYGRAPH WILL BE ADDED, HEREON AT
REQUEST, AS SURVEYOR'S DUTY AND DESIGNED ANY
SEARCH OR ABSTRACT.



CERTIFIED CORRECT AND IN ACCORDANCE WITH A PLAT
SURVEY MADE ON THE GROUND AND COMPLYING WITH
CURRENT APPLICABLE STANDARDS OF PRACTICE FOR
"C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

CASE SUMMARY SHEET

CASE NUMBER: V26-08-26
DATE RECEIVED: July 23, 2026
DATE OF MEETING: August 11, 2026 and August 25, 2026

Address: 724 Carroll
Subdivision: Old Town of Mandeville, Square 43B Lot C
Zoning District: O/R - Office/Residential District
Property Owner: Robert and Karen Bordes

REQUEST: V26-08-26 – Robert and Karen Bordes request a variance to CLURO Section 5.2.3.3. Fill Sub-Area B, Old Town of Mandeville, Square 43B Lot C, O/R - Office/Residential District, 724 Carroll

PREVIOUS CASE: V26-06-17 – additional fill and accessory structure height and location [WITHDRAWN]

CASE SUMMARY: Add additional fill to bring the accessory structure up to BFE + 2’

The applicants own the property at 724 Carroll St. located on the west side of Carroll St., north of Villere St., south of Relacher St., and east of Coffee St. The property is irregular in shape, measuring 110’ along Carroll St., 356’ along the north property line, 74’ along the rear property line, and 292’ along the southern property line, containing 39,856 sqft per a drainage plan prepared by Kelly McHugh & Associates and dated 9.18.2025, revised on 7.20.2026. The property is currently unimproved.

The applicant has submitted a permit for new residential construction of a single-family residence and a permit for construction of an accessory structure barn. The previous configuration of the accessory structure required variances for the size of the structure and amount of fill required. For the new configuration the size of the accessory structure has been reduced to fit within the buildable area of the lot, and now only requires a variance for fill.

The accessory structure is located within an AE 9 flood zone. Flood regulations require that accessory structures located within a flood zone cannot exceed 600 sqft. The structure would need to be elevated to BFE + 2’ or 11’ to be larger than 600 sqft. If the structure was fully located within an X zone there would be no size restriction. Public Works reviewed the request and had the following comments:

“Public Works received the revised Drainage Plan produced by Kelly Mchugh for Fill height variance at 724 Carroll St. Public Works comments remain unchanged for the request to elevate the top of slab of the proposed garage. The neighbor on Coffee St had concern about the added fill height would cause increased flooding of their garage do to the displacement of volume around Coffee St and the Trace. I have attached the drainage “as built” for 721 Coffee which shows the FFE of the detached garage being 9.20’ which is 1.80’ lower than the proposed structure. Also available in the “as built” are grade shots around the property. The applicant has moved the building within the setbacks. Increasing the setback on the northern property line will allow a greater volume of stormwater to flow around the structure during heavy rain events, but the benefit would be minimal. Kelly McHugh adjusted the slope of the concrete pad in front of the building to decrease the amount of elevation needed to approach the garage openings. The proposed parking/ approach slab would need to be included in the variance request because the elevation would be 0.70’ above the allowable height for a driveway”.

CLURO SECTIONS:
5.2.3.3. Fill Sub-Area B

The following standards shall apply to all development falling within Fill Sub-Area B, which includes the area between Monroe Street, Galvez Street, Florida Street and Bayou Castain. Where the DO district overlaps with this area, the provisions of the DO district shall apply.

1. Grading and Fill. In Fill Sub-Area B, no fill shall be placed on a lot except as follows:
 - a. Up to two (2) feet of fill is allowed under the roofline or soffit area. If more than two (2) feet of fill is required to comply with finished floor elevation requirements then pier or pile construction shall be used. The provisions of this paragraph shall not apply to principal structures within the Town Center (TC) zoning district.
 - b. Finished floors of attached garages may be no more than one (1) foot above existing grade.
 - c. Fill must taper at a no greater than a 3:1 slope and extend no more than six (6) feet from the improvement
 - d. No fill shall be allowed outside the buildable area.
 - e. No fill shall be allowed around existing trees required to remain or any vegetative protection area.
 - f. Fill for driveways shall not exceed six (6) inches except within sixteen (16) feet of an attached garage entry as needed to provide access.
2. Foundations and Slabs
 - a. The lowest finished floor shall be at least twelve (12) inches above the crown of the street or the current FEMA requirements, whichever is greater within Fill Sub-Area B.
 - b. Where piers are used the tops of footings or beams shall be at or below grade.
 - c. Pier, pile or slab construction is allowed subject to the fill requirements in paragraph 1.
3. Slabs for Non-Habitable Areas. For Fill Sub-Area B, slabs may be established under structures and for non-habitable spaces, provided that the top of the slab is not greater than one (1) foot above natural grade for an attached garage or six (6) inches above natural grade at any point for any other slab.

4. Driveways
- a. Driveways shall be built at existing grade except that driveways may be elevated no more than six (6) inches if necessary to access a garage or parking areas beneath the building and to help convey water to the City's stormwater conveyance system.
 - b. Driveways shall not be located closer to the side or rear property line than five (5) feet, except as needed to provide access to authorized parking spaces behind the front building line. Such driveways shall channel water to the City's drainage system. Driveways shall not be greater than six (6) inches above grade within ten (10) feet of a side or rear property line.
5. Parking Lots. No portion of the surface of the parking lot, whether aggregate or paved shall be elevated more than six (6) inches above natural grade except as needed for ramps to provide ADA access.



From: [Clifton Siverd](#)
To: [Alex Weiner](#)
Cc: [Tina Myers](#)
Subject: RE: 724 Carroll Revised Submittal
Date: Friday, August 7, 2026 12:26:00 PM
Attachments: [image001.png](#)
[22-8118-Donald J. Cox Final Survey \(002\).pdf](#)

Alex,

Public Works received the revised Drainage Plan produced by Kelly Mchugh for Fill height variance at 724 Carroll St.

Public Works comments remain unchanged for the request to elevate the top of slab of the proposed garage. The neighbor on Coffee St had concern about the added fill height would cause increased flooding of their garage do to the displacement of volume around Coffee St and the Trace. I have attached the drainage “as built” for 721 Coffee which shows the FFE of the detached garage being 9.20’ which is 1.80’ lower than the proposed structure. Also available in the “as built” are grade shots around the property. The applicant has moved the building within the setbacks. Increasing the setback on the northern property line will allow a greater volume of stormwater to flow around the structure during heavy rain events, but the benefit would be minimal. Kelly Mchugh adjusted the slope of the concrete pad in front of the building to decrease the amount of elevation needed to approach the garage openings. The proposed parking/ approach slab would need to be included in the variance request because the elevation would be 0.70’ above the allowable height for a driveway.

From: Alex Weiner <aweiner@cityofmandeville.com>
Sent: Monday, July 27, 2026 2:23 PM
To: Clifton Siverd <csiverd@cityofmandeville.com>
Cc: Tina Myers <tmyers@cityofmandeville.com>
Subject: 724 Carroll Revised Submittal

Clif,

The property owners at 724 Carroll withdrew their previous variance request and have resubmitted with updated plans. These plans have reduced the size of the proposed accessory structure and it is now fully located within the buildable area of the property. Can you please review the attached documents and let me know if you have any comments. They are on the August 11th meeting so if you could give any comments by next Thursday, August 6th that would be appreciated. Let me know if you have any questions or need anything else.

Thanks,

Alex Weiner, AICP, CFM
Planner I
Notary Public | Arborist



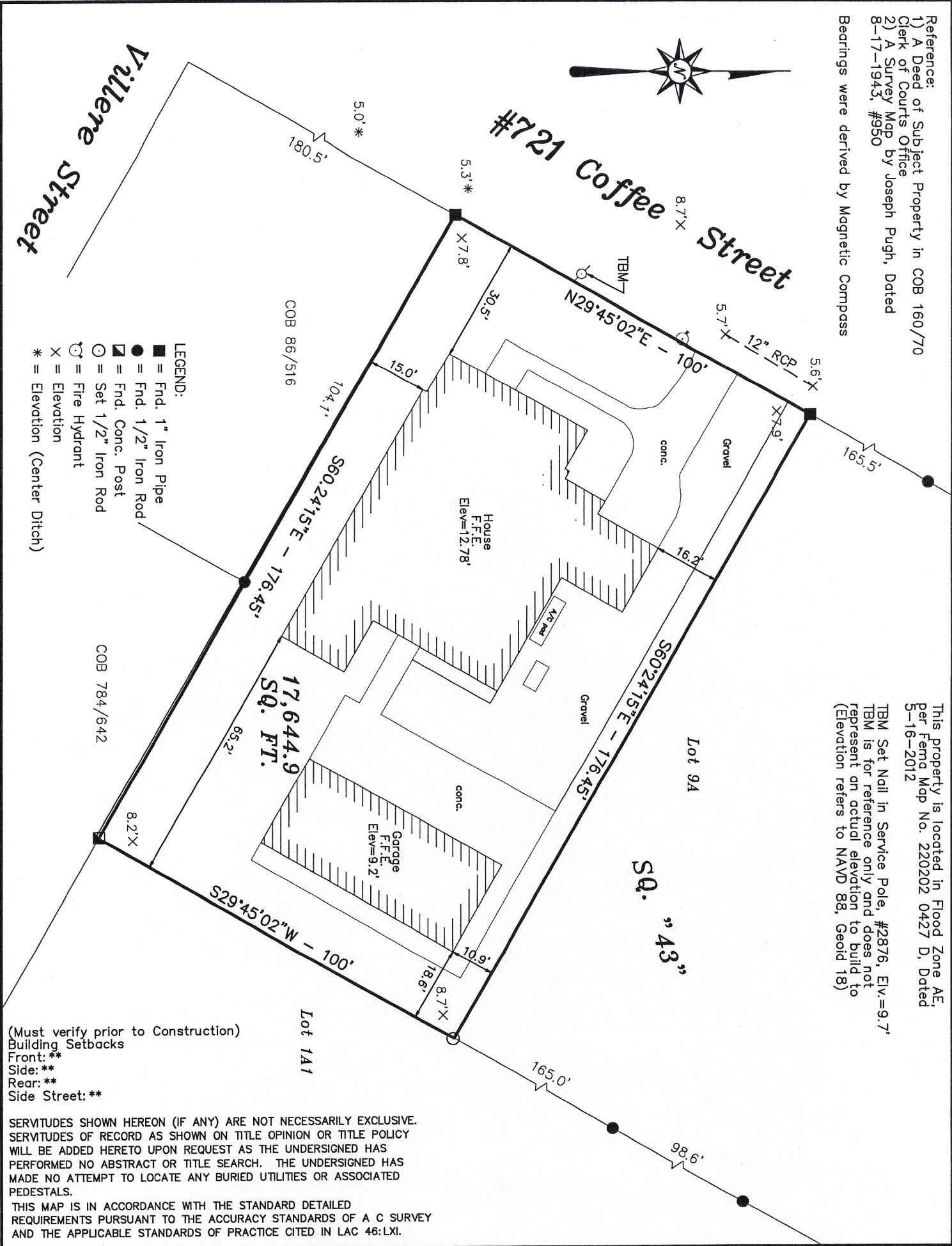
Department of Planning & Development | City of
Mandeville

Office: (985) 624-3103

Direct: (985) 624-3132

3101 E. Causeway Approach, Mandeville, LA 70448

721 Coffee Drainage As Built - referenced in Public Works Email



MAP PREPARED FOR **DONALD J. COX**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN A PORTION OF SQUARE 43, CITY OF MANDEVILLE, ST. TAMMANY PARISH, LA.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED:
SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

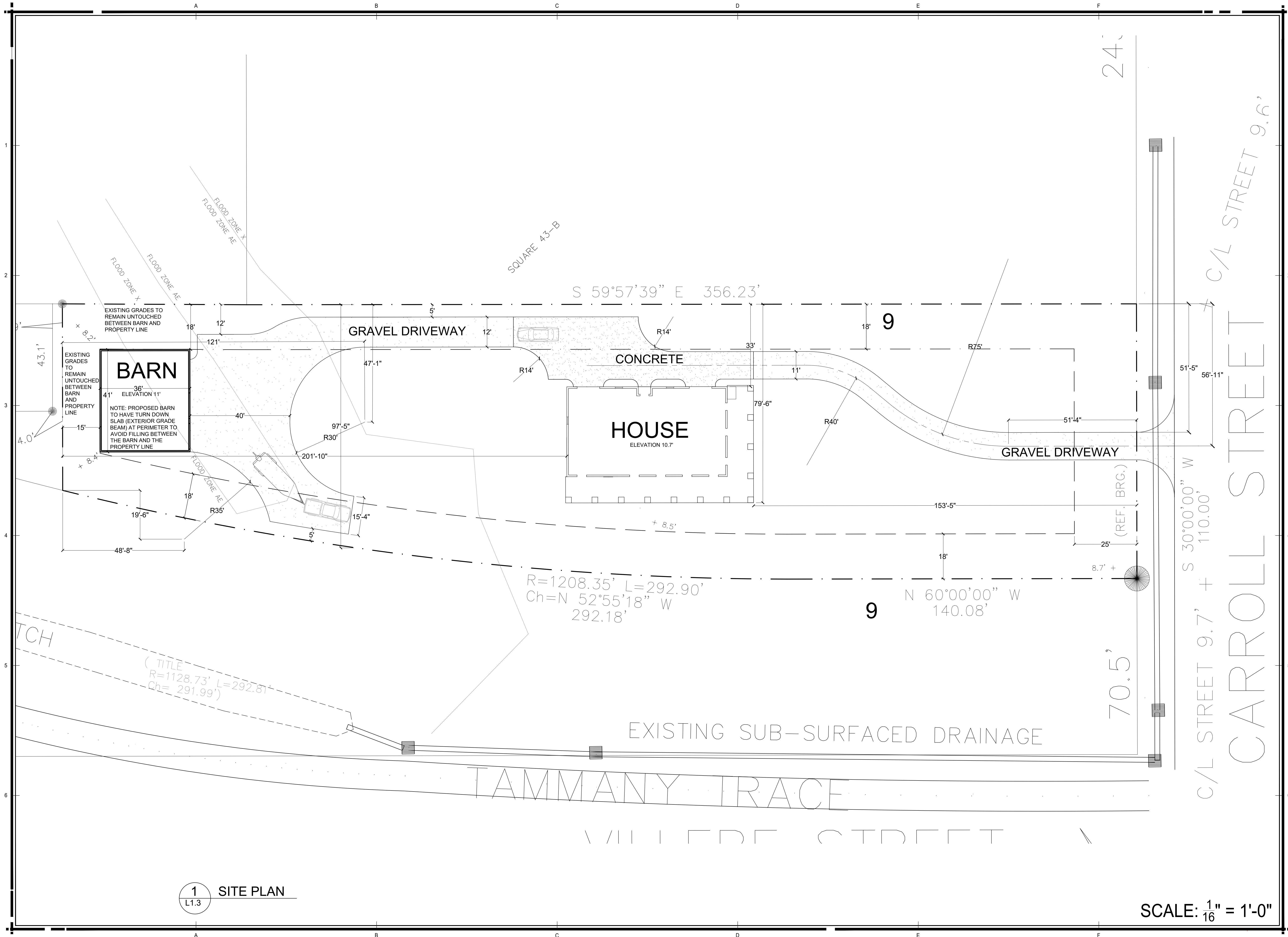
LAND SURVEYING LLC
518 N. Columbia Street, Covington, LA 70433
(985) 842-6277 office (985) 848-0355 fax
landsurl@bellsouth.net email

Revised: 11-07-2022 (Form), 07-20-2023 (Final)

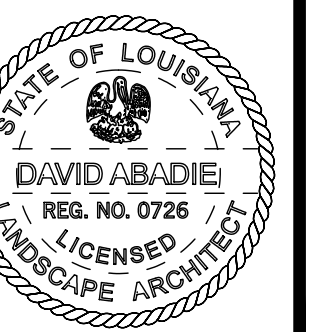
STATE OF LOUISIANA
Bruce M. Butler, III
License No. 4894
CERTIFIED CORRECT
1-2023
BRUCE M. BUTLER, III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

SCALE: 1" = 30'	DATE: 07-06-2022	NUMBER: 20939
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Terr3/DonaldJCox



**MAGNOLIA LANDSCAPE
ARCHITECTURE
1521 GARDENIA DR.
METAIRIE, LA 70005
PHONE: 504-460-9780
DAVID@MAGNOLIASCAPES.COM**



BORDES RESIDENCE
724 CARROLL STREET
MANDEVILLE, LOUISIANA 70448

[illegible]

ROJ. NO:
ESIGN: DMA
RAWN: DMA
CHECKED: DA
DATE: 7/19/2026
CALE:

REVISÉD SITE PLAN

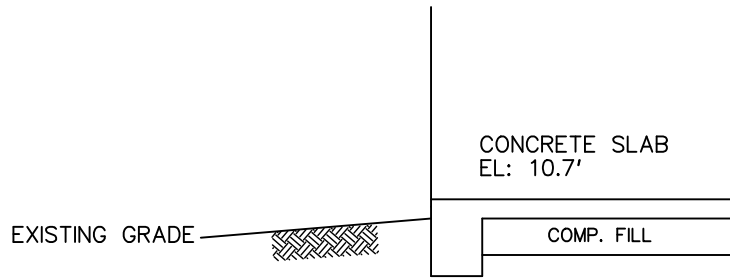
L1.4

SCALE: $\frac{1}{16}" = 1'-0"$

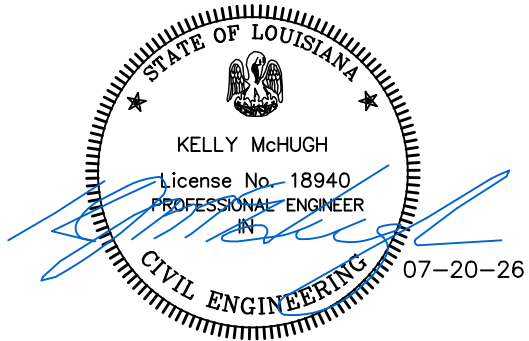
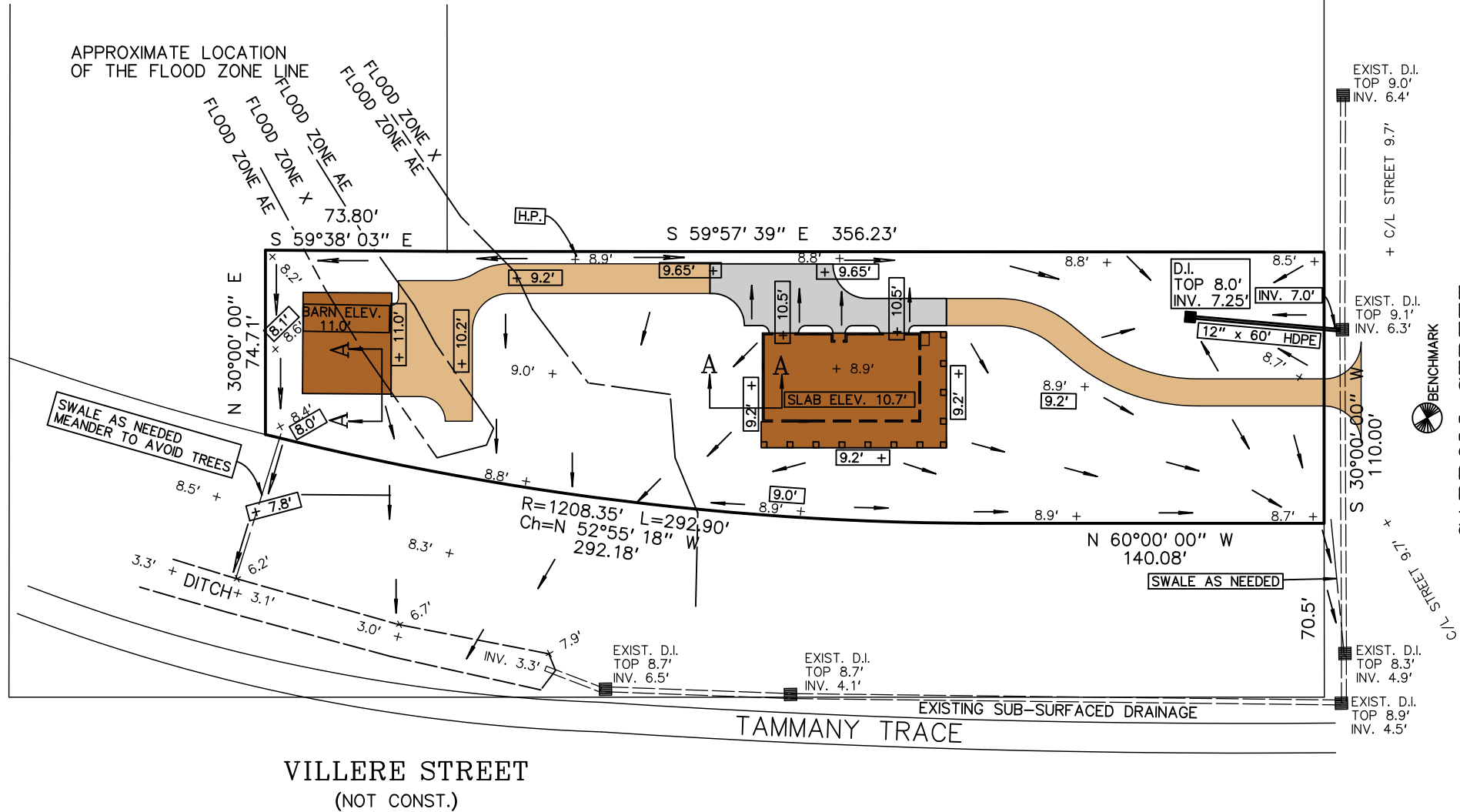
LEGEND:

- 9.0' + = EXISTING GROUND ELEVATIONS
**** = PROPOSED ELEVATIONS AND DATA
→ = PROPOSED DRAINAGE PATTERN

⊗ = BENCHMARK—"MAG" NAIL IN EDGE OF PAVEMENT
ELEV. 9.56' MSL, NAVD 88 (GEOID 18)



SECTION A-A



DRAINAGE AND GRADING PLAN

A PORTION OF SQUARE 43-B
BEING 43890.32 sq.ft (1.01 acres)
CITY OF MANDEVILLE,
ST. TAMMANY PARISH, LA.

PREPARED FOR:

KAREN BORDES

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE:	1" = 60'	DATE:	09-18-25
DRAWN:	DRJ	JOB NO.:	24-161
REVISED:	10-08-25, 06-16-26, 07-20-26		

CASE SUMMARY SHEET

CASE NUMBER: V26-08-27
DATE RECEIVED: July 22, 2026
DATE OF MEETING: August 11, 2026 and August 25, 2026

Address: Square 73, Lots 1 &2
Subdivision: Old Town of Mandeville, Square 73 Lots 1 & 2
Zoning District: PM-1 - Planned Marina District – Waterfront Lots
Property Owner: Pontchartrain Yacht Club, Inc.

REQUEST: V26-08-27 – Pontchartrain Yacht Club, Inc. represented by Tom Jarvis requests a variance to CLURO Section 10.5. Exemptions, Table 10.5.1: Signs Allowed Without a Permit, Old Town of Mandeville, Square 73 Lots 1 & 2, PM-1 - Planned Marina District – Waterfront Lots, Square 73, Lots 1 & 2

CASE SUMMARY: Allow an increase in temporary sign number, size, and duration

The Pontchartrain Yacht club is located at 140 Jackson Ave., on the corner of Jackson Ave. and Lakeshore Dr. They are requesting a variance for their dry boat storage property across the street. That property is irregular in shape, and measures 104’ along Jackson Ave., 180’ along the south property line, 113’ along the east property line, and 206’ along the north property line containing 20,548 sqft per a survey prepared by Randall Brown & Associates and dated 4.11.2025.

Pontchartrain Yacht Club is currently in the process of raising money for the rebuilding of their bulkhead along Bayou Castine. As part of this effort the yacht club is proposing to place signs along the dry boat storage yard fence as part of their Sponsor Recognition Program. These signs would be fabric panels and would be limited to a total of 26 panels with a cumulative square footage not to exceed 430 sqft.

The request statement submitted along with the application states that the sign panels would display only the sponsor name, logo, and a brief statement of recognition. There would be no flashing lights, electronic displays, moving parts, or audio associated. It also states the signs would not interfere with traffic visibility or public safety. The panels would be maintained and replaced as necessary.

Regulations do not require a permit for temporary signs; however they are limited to one sign per street frontage with a maximum square footage of 16 sqft and can only be in place for a period of no more than 90 days. Any temporary sign that exceeds any of these criteria must be proposed as a permanent sign and comply with CLURO Section 10.7 Design and Construction Standards for All Signs. Rather than propose these as permanent signs, the applicant is requesting a variance to allow for a greater number of temporary signs, a larger total square footage, and a longer time allowance.

CLURO SECTIONS:

Table 10.5.1: Signs Allowed Without a Permit.

Sign Type	Maximum Number and/or Other Design Standards	Maximum Size	Permitted Zoning Districts
Temporary Signs	a) No illumination; b) The sign may be located on a development site for a one-time period (per sign) of no more than ninety (90) days; c) Any temporary sign that exceeds any criteria listed herein must be proposed as a permanent sign and permitted in accordance with the detached sign regulations in of this Sign Code.	Two signs allowed per site with a maximum cumulative area of 8 square feet in residential and B-3 districts One sign permitted per street frontage with a maximum area of 16 square feet per sign in all other districts	All Districts



Pontchartrain Yacht Club

JACKSON STREET AT LAKEFRONT DRIVE
140 JACKSON AVENUE - MANDEVILLE, LOUISIANA 70448 (985) 626-3192

Request for a variance to the CLURO-Article 10 Sign Code

Submitted By:

Pontchartrain Yacht Club
140 Jackson Avenue
Mandeville, LA

Purpose

Pontchartrain Yacht Club ("Club") is seeking a variance for CLURO provisions governing **temporary signs** for purposes of its Sponsor Recognition Program. It involves the temporary placement of fabric signs affixed to the fence on two sides of the perimeter of our dry boat storage area, one of which is directly adjacent to the city's public boat launch. The program would last 12 months.

Background

Pontchartrain Yacht Club has been a community partner in Mandeville for decades through its promotion of boating safety, youth and competitive sailing, and waterfront stewardship. The Club's facilities are located immediately adjacent to the city's public boat launch, where both public and private interests depend upon a stable shoreline and continued navigable access to and along Bayou Castine.

We are facing extraordinary capital costs for replacing our bulkhead on Bayou Castine, which project is vital for passage through Bayou Castine, and which abuts the city's public boat launch. Signs would be for recognition of sponsors who are supporting the project which, once completed, will preserve the shoreline adjoining the city property.

Proposal

The Club proposes installing a series of no more than 26 professionally designed sponsor recognition panels (approximately 430 total sq ft) to be attached to the existing 3' chain link perimeter fence. The fence is located entirely on the Club's property. *Sample rendering is attached along with a recent survey.*

Each panel would:

- Be uniform in size, materials, colors, and appearance.
- Be securely mounted flush to the existing fence.
- Display only the sponsor's name, logo, and a brief statement of recognition.
- Be professionally maintained and replaced as needed.
- Contain no flashing lights, electronic displays, moving components, or audio.
- Not interfere with traffic visibility or pedestrian safety.

Pontchartrain Yacht Club

JACKSON STREET AT LAKEFRONT DRIVE
140 JACKSON AVENUE - MANDEVILLE, LOUISIANA 70448 (985) 626-3192

The Club has no intention of establishing an advertising venue.

Community Benefits

Approval of this proposal would directly support preservation of the shoreline adjacent to the city boat launch, thus continuing public boat access to the ramps.

Consistency with the City's Objectives

The proposed signage for the Sponsor Recognition Program fully comports with many objectives of the city code by:

- Maintaining a consistent and attractive appearance.
- Avoiding visual clutter through standardized design.
- Improving maintenance of the existing fence.
- Protecting traffic safety by limiting sign placement and avoiding driver distractions.

Unlike traditional off-premises advertising, these sign panels acknowledge contributors whose financial support directly benefits the preservation of the Bayou Castine waterfront.

Proposed Design Standards

Pontchartrain Yacht Club voluntarily agrees to the following standards:

- Uniform panel dimensions, color palette and layout.
- Professional fabrication.
- No illumination, electronic displays, animation or moving elements, pricing information, comparative advertising, promotional slogans, or temporary paper.
- Routine inspection and maintenance by the Club.

Public Benefit

The proposed recognition program will help support a capital project that preserves one of Mandeville's most visible waterfront corridors. By encouraging private investment in shoreline protection and recreational infrastructure, the program benefits both Club members and the many people who use the adjacent public boat launch.

The Club believes this proposal represents a thoughtful balance between protecting the city's aesthetic goals and supporting improvements that enhance public access, environmental stewardship, and community recreation.

Request

Pontchartrain Yacht Club respectfully requests that the Planning and Zoning Commission approve the proposed variance for the signage, which is vital to our Sponsor Recognition

Pontchartrain Yacht Club

JACKSON STREET AT LAKEFRONT DRIVE
140 JACKSON AVENUE - MANDEVILLE, LOUISIANA 70448 (985) 626-3192

Program as part of the accompanying sign permit application. In the absence of that, we hope to receive guidance on other conditions necessary to receive a waiver.

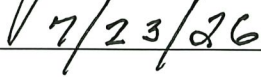
The Club welcomes the opportunity to meet with city staff or commission members to discuss the proposal.

Respectfully submitted,

Pontchartrain Yacht Club

By: Tom Jarvis, Vice Commodore

_____

Date: _____







PONTCHARTRAIN
YACHT CLUB
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YACHT CLUB
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LIFE JACKETS HERE

From: [Thomas Jarvis](#)
To: [Tina Myers](#)
Subject: Re: Application for Variance/Exception - Pontchartraine Yacht Club
Date: Wednesday, July 22, 2026 4:54:05 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Tina,

I sent you the picture. Please note that this picture taken this morning is not the typical appearance of the property. With the storm warnings many of the stored boats are gone and typically there are a lot of trucks and boat trailer parked along the Jackson street fence.

On Jul 22, 2026, at 2:30 PM, Tina Myers <tmyers@cityofmandeville.com> wrote:

Thank you! Please send me the photo you showed me in the office today of how the site currently looks.

Respectfully,

Tina Myers

Planning Technician

City of Mandeville

3101 East Causeway Approach

Mandeville, LA 70448

(985) 624-3103

<image001.png>

From: Thomas Jarvis <[REDACTED]>
Sent: Wednesday, July 22, 2026 2:10 PM
To: Tina Myers <tmyers@cityofmandeville.com>
Cc: Nicole Bentel <[REDACTED]>
Subject: Application for Variance/Exception - Pontchartraine Yacht Club

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Tina,

Thanks for all of the information earlier today! I look forward to a positive result in our efforts to raise money to rebuild the Bayou Castain Bulkhead. Attached is the CASH SALE document for sale of this property to the Yacht Club back in 1994.



2. Upon twenty-four hour (24) advance notice by the permit holder, the following required inspections shall be made by the Planning Director or their designated agent:
 - a. A foundation inspection prior to pouring concrete for any approved freestanding sign.
 - b. Final electrical inspection for all electrical signs.
 - c. Final inspection for completion of sign in accordance with approved plans.
3. No permanent utilities may be permanently connected and no structure or sign, the construction of which necessitates the issuance of a permit under the provisions of this Sign Code, shall be used or displayed until the Planning Director shall have issued a certificate of completion stating that the construction and proposed display or other activity has been found to be in compliance with the permit issued therefor and with the provisions of this Article. If a requested certificate of completion is refused, the Planning Director shall state in writing the reasons for that refusal and deliver those written reasons to the applicant.

10.7. DESIGN AND CONSTRUCTION STANDARDS FOR ALL SIGNS

10.7.1. Compliance with Building Code and Licensing of Sign Contractors.

1. No sign shall be constructed, erected, installed, structurally altered, changed or relocated before first securing a permit, except those signs specifically excluded from the requirement of a permit by this Sign Code.
2. All new signs shall comply with the structural requirements of the International Building Code (IBC) and with the provisions of this Sign Code and any other codes of the City of Mandeville, whichever is more restrictive.
3. No person shall engage in any business or activity described in this Sign Code without complying with the terms of this Sign Code.
4. Every person commercially engaged in constructing, erecting, installing, maintaining or operating outdoor advertising, advertising structures, billboards, advertising signs, painted signs on structures, signboards or similar devices, whether as a primary or incidental activity, and whether or not such person is otherwise licensed by the City, shall obtain a sign contractor's license and pay a fee as set forth in Division 19 of Appendix C of the City of Mandeville Code of Ordinances.
5. *Application and Issuance.* Applications for licenses shall be made to the City clerk, on forms to be provided by the clerk. If the application is accompanied by the fee provided in this Sign Code and if there is no violation of any state law or City Ordinance in the application, the license shall be issued.
6. *Public Liability Insurance Required.* It shall be unlawful for any person to engage in the business of constructing, erecting, installing, maintaining or operating signs within the City, unless and until such person shall have filed with the City a certificate evidencing the existence of public liability and property damage insurance issued to such person by an insurance or bonding company authorized to do business in this state in a sum of not less than three hundred thousand dollars (\$300,000.00) for bodily injury and not less than fifty thousand dollars (\$50,000.00) for damage to property in any one occurrence.

10.7.2. Wind Pressure; Design Requirements and Working Stresses

1. **Wind Pressure.** In the design and erection of all signs, the effect of wind shall be carefully considered. All signs shall be constructed to withstand a wind pressure of thirty (30) pounds per square foot.
2. **Design Requirements.** Before any permit required by this Sign Code shall be granted the applicant shall submit to the Building Inspector a design and stress diagram or plans and elevations containing the necessary information to enable the Building Inspector to determine that such sign complies with all the regulations of this code. When necessary to make such a determination, the Building Inspector may require engineering data certified and signed by a Louisiana registered structural engineer.
3. **Strength of Parapet or Wall.** A parapet wall must be designed to have sufficient strength to support any sign which is attached thereto.
4. **Supports and Braces.** Supports or braces shall be of metal and shall be adequate for wind loadings specified in subsection 1. "Wind Pressure" within this section. All metal, wire cable supports and braces and all bolts used to attach signs to brackets, or brackets and signs to the supporting building or structure, shall be of galvanized steel or of an equivalent material. All sign supports shall be an integral part of the sign design.
5. **Sign Anchoring.** Signs shall be anchored to prevent any lateral movement that would cause wear on supporting members or connections.
6. **Marquee Signs.** Marquee signs shall be constructed entirely of metal or non-combustible material and may be attached to, or hung from a marquee. Any such signs when hung from a marquee shall be at least nine (9) feet at its lowest level above the sidewalk or ground level, and further, such signs shall not extend outside the line of such marquee. Signs painted or sewn onto awnings or canopies, when considered as marquee signs, shall be exempt from the material provisions of this section.
7. **Working Stresses.** In all signs, the allowable working stresses shall conform with the requirements of the International Building Code (IBC).
 - a. The allowable working stresses for steel and wood shall be in accordance with the provisions of the International Building Code (IBC).
 - b. The working strength of chains, cables, guys or steel rods shall not exceed one-fifth (1/5) of the ultimate strength of such chains, cables, guys or steel rods.

10.7.3. Material Specifications

Permitted signs shall be constructed only of the following materials:

1. **Incombustible Materials.** Corrosion resistant metal or other incombustible materials;
2. **Fiberboard.** Highly compressed fiberboard which weighs not less than sixty (60) pounds per cubic foot and is not less than one-eighth (1/8) inch in thickness;
3. **Plywood.** Exterior grade plywood not less than three-eighths (3/8) inch in thickness and bearing the stamp of an approved testing agency;
4. **Approved Plastics.** Of a thickness and shape necessary to withstand the loadings specified in section 10.7.2 of this Sign Code. Proper allowance or provision shall be made in connections to provide for thermal contraction and expansion. Notwithstanding any other provisions of this

code, plastic materials which burn at a rate no faster than two and one-half (2.5) inches per minute when tested in accordance with American Standard of Testing Material D 635 shall be deemed approved plastics and may be used as the display surface material and for the letters, decorations and facings on signs.

5. **Glass.** When glass is used for sign letters or transparent or translucent panes, it shall be at least double strength thickness for sign areas up to and including three hundred (300) square inches. When glass is used for sign letters or transparent or translucent panels for sign areas in excess of three hundred (300) square inches at least one-quarter (0.25) inch wire glass shall be used and maximum span between supports shall be four (4) feet.
6. **Wood Structure.** The framework or standards upon which the sign rests may be of wood. Any wooden portion of such structure in contact with the ground shall be either of redwood or any other wood which is a commercially available wood treated with an approved preservative. Sign supports may be no more than two (2) in number and shall be of sufficient strength and foundation to preclude the need for visible cross-bracing.
7. **Metal Structure.** All signs of one hundred fifty (150) square feet or over shall be of metal construction and shall have no more than two (2) structural supports.
8. **Repurposed Sign.** Any sign that uses repurposed sign materials as defined in this code shall be reviewed as the type of sign it is proposed to be repurposed within. An example of this would be: If a developer proposes to use an old pole sign as an attached wall sign, the proposal shall be reviewed as an attached wall sign.

10.7.4. Auxiliary Specifications

1. **Obstruction to Exits.** No sign shall be erected so as to obstruct any fire escape, required exit, window, or door opening intended as a means of egress.
2. **Obstruction to Ventilation.** No sign shall be erected which interferes with any opening required for ventilation.
3. **Clearance from Electrical Power Lines and Communication Lines.** Signs shall maintain all clearances from electrical conductors in accordance with the National Electric Code and all communications equipment or lines located within the City.
4. **Clearance from Surface and Underground Facilities.** Signs and their supporting structures shall maintain clearance and non-interference with all surface and underground facilities and conduits for water, sewage, gas, electricity, or communications equipment or lines. Furthermore, placement shall not interfere with natural or artificial drainage of surface or underground water.
5. **Clearance of Projecting Signs.** Signs projecting from a building or extending over public property shall maintain a clear height of nine (9) feet above the sidewalk and all such signs shall be at least eighteen (18) inches inside of the curbline as measured toward the building.
6. **Signs at Intersections.** Freestanding signs shall not restrict or impair visibility at the intersection of the right-of-way lines of two (2) streets, or of a Street and a railroad.

10.7.5. Electrical Sign Regulations

10.7.5.1. *Building Code*

All electrical signs shall be built and installed in compliance with the National Electric Code and the Southern Building Code. All electrical wiring for signs shall be permanently installed and placed underground in metal conduits in accordance with the National Electrical Code

10.7.5.2. *Licensing*

Electrical signs may only be installed by an electrician licensed by the City of Mandeville

10.7.5.3. *Electrical Sign Permit*

The following shall be required prior to the issuance of an electrical permit in conjunction with the erection of an electrical sign:

1. Wiring schematic or plan fully describing the electrical work to be done.
2. Compliance with U.L. Standards for electrical work to be done.

10.7.5.4. *Electrical Inspection Fees*

An electrical inspection shall be required in conjunction with the erection of an electrical sign. This fee is in addition to the permit fee required under section 10.6.4 "Required fees for sign permits." Such fees are hereby set forth in Division 19 of Appendix C of the City of Mandeville Code of Ordinances.

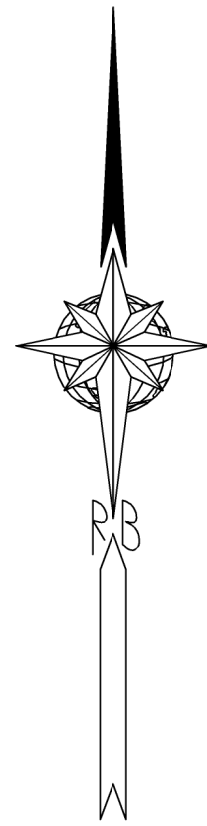
10.8. Sign Standards

10.8.1. General Requirements for all Districts

10.8.1.1. *Landscaping Requirements for Free Standing Signs*

1. **Signs Requiring Tree Removal.** If the application involves a freestanding sign, monument sign in the greenbelt or freestanding sign outside of the greenbelt or calls for the cutting or removal of any tree of a height in excess of twenty (20) feet or trunk diameter in excess of six (6) inches (dbh), the Planning Director shall not approve the application or issue the requested permit until a landscaping plan for the proposed activity is submitted to and approved by the Landscape Inspector.
2. **Application Requirements.** Such landscaping plan shall consist of a design to transition from the monument sign structure to a decorative ground cover and low planting.
3. **Review Criteria.** In reviewing such a plan, the Landscape Inspector shall consider such factors as the location, type, number and size of the trees to be removed or cut, any other vegetation which would be damaged or destroyed by the proposed activity, the size and nature of the proposed activity, the character of the premises on which the activity is proposed and of the area surrounding said premises, the obtrusiveness or non-obtrusiveness of the proposed activity on the surrounding area, and the avoidance of the creation or continuation of more or less denuded areas within view of adjacent properties or public ways.
4. **Live Oaks Protected.** No permit shall be granted on any application or for any activity which would call for the cutting or removal of any live oak tree or which might damage or injure any live oak tree.

Topographical Survey of
LOTS 1 & 2 * SQUARE 73 * TOWN OF MANDEVILLE
CITY OF MANDEVILLE * SEC. 51, T-8-S, R-11-E
GREENSBURG LAND DISTRICT * ST. TAMMANY PARISH, LOUISIANA
FOR PONTCHARTRAIN YACHT CLUB



NOTE: BEARINGS SHOWN HEREON ARE REFERENCED TO LOUISIANA STATE PLANE COORDINATES, LA SOUTH ZONE 1702, ALSO THE BASIS FOR BEARINGS.

NOTE: ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD83(GEOD12A)

LEGEND

- LIGHT STANDARD
- DROP INLET
- TIE RISK
- CABLE RISK
- SEWER CLEANOUT
- SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- GUY WIRE
- UTILITY POLE
- GAS VALVE
- DRAIN MANHOLE

REFERENCE:
SURVEY BY JOHN E. BONNEAU
SURVEY No. 94072
Last Revised: 02-09-1995

NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, SUBSURFACE UTILITIES, RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS __C__ SURVEY.



ADVANCE COPY

Randall W. Brown, P.L.S.
Professional Land Surveyor
LA Registration No. 04586

Note: I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described _____ located in a special flood hazard area, it is located in Flood Zone _____.

FIRM Panel# 2202020431D Rev. 5-16-2012

CALL "LOUISIANA ONE-CALL"
BEFORE DIGGING
PH. 1-(800)-272-3020

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM LA ONE CALL TICKET AND/OR VISIBLE UTILITY FEATURES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT ABOVE GROUND VISIBLE UTILITY FEATURES. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

RANDALL W. BROWN & ASSOCIATES, INC.



Topographical Survey of
LOTS 1 & 2 * SQUARE 73 * TOWN OF MANDEVILLE
CITY OF MANDEVILLE * SEC. 51, T-8-S, R-11-E
GREENSBURG LAND DISTRICT * ST. TAMMANY PARISH, LOUISIANA

REVISED DATE:

DRAWN BY:
RJB
CHECKED BY:
RWB
DATE:
4-11-2025
SCALE:
1" = 20' ±
SURVEY No.
25047

SHEET

CASE SUMMARY SHEET

CASE NUMBER: V26-08-28
DATE RECEIVED: July 23, 2026
DATE OF MEETING: August 11, 2026 and August 25, 2026

Address: 3809 Hwy 22
Subdivision: Commercial Hwy 22 Mandeville, Lot U
Zoning District: B-2 - Highway Business District
Property Owner: NNN Reit, LP

REQUEST: V26-08-28 – NNN Reit, LP represented by Ashley White requests a variance to CLURO Section 10.8.2.6. Land Uses located in B-1, B-2, B-4, O/R, PM-1, PM-2, M-1, and M-2 Districts, Commercial Hwy 22 Mandeville, Lot U, B-2 - Highway Business District, 3809 Hwy 22

CASE SUMMARY: Allow additional signage

The property at 3809 Hwy 22 is located on the north side of Hwy 22, west of N Causeway Blvd. The property is irregular in shape, measuring 380’ along Hwy 22, 186’ along the west property line, 253’ along the rear property line, and 177’ along the east property line, containing 54,027 sqft per a survey stamped by Brian Howell and dated 11.22.2024, revised on 12.31.2024. The property is improved with a Chevron gas station.

A permit was submitted to update the signage on the front façade of the building. The applicant is wanting to replace the existing wall sign on the building with a new sign that measures 79.69 sqft, including the branded background ACM panel. Without the panel, the sign measures 17.44 sqft in area.

The maximum allowed sign area for wall signs on a non-complex site is 1 sqft per linear façade of the building, with a maximum sign area of 35 sqft if the building façade is less than 35’ in length. The building is 25’ in length allowing for a maximum sign area of 35 sqft. The proposed sign area is 44.69 sqft over the allowed maximum area if the branded background is included. Without the background the sign is under the allowed maximum by 17.56 sqft.

Regulations allow for one canopy or wall sign per street façade. Currently there are three canopy signs and one wall sign in place, along with the blue coloring on the gas station canopy. The applicant has stated that there will be no modifications to the gas station canopy and it will remain as is. The existing wall sign measures 19.25 sqft. In order to keep all the existing signs by right any new wall sign would have to be equal or less than the existing sign area, otherwise a variance would be required.

CLURO SECTIONS:

10.8.2.6. Land Uses located in B-1, B-2, B-4, O/R, PM-1, PM-2, M-1, and M-2 Districts.

Permitted Signs Allowed by District and Use: Land Uses located in B-1, B-2, B-4, O/R, PM-1, PM-2, M-1, and M-2 Districts.		
Land Use	Attached (wall or blade) Signs, Canopy (or awning) Signs, and Hanging Signs	Monument Signs or Free-Standing Signs with Wooden Posts
All land uses not occupying complex sites	One (1) wall, canopy, hanging, or blade sign is permitted per street façade, subject to all the following: - Maximum area for a wall or blade sign is one (1) square foot per linear foot of building façade. - If a building façade has a linear footage of thirty-five (35) feet or less, the wall or blade sign may have a maximum area of 35 feet. - The blade sign must have a minimum clearance height of eight (8) feet above the ground. - If a building façade has a linear footage exceeding one-hundred-twenty (120) feet, the maximum area of the wall or blade sign is one-hundred-twenty (120) square feet. - Maximum sign area for a canopy sign is twelve (12) square feet. - Maximum sign area for a hanging sign is six (6) square	One (1) monument or free-standing sign is allowed per lot, subject to all the following: - The maximum sign area allowed is one hundred (100) square feet. - The maximum height is seven (7) feet from grade with a maximum height of two (2) feet for the base of the sign. - The Zoning Commission may approve an exception allowing a height increase if natural grade is four (4) or more feet below the crown of the abutting street. - The minimum setback is fifteen (15) feet from the closest abutting right-of-way and 100 feet from the nearest residential property line. - Sign may be externally or internally illuminated but may not cause any uplight or glare - If a free-standing sign is used, two-posts measuring four inches by four inches or larger

	feet. The hanging sign must have a minimum clearance height of eight (8) feet above the ground. • Sign may be externally or internally illuminated but may not cause any uplight or glare.	must be used. Posts must be composed of wood and must be incorporated as a visual design element of the sign.
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KK 982 | RE-BRANDING

PRINCE SIGNS

DESIGN | FABRICATION | INSTALLATION

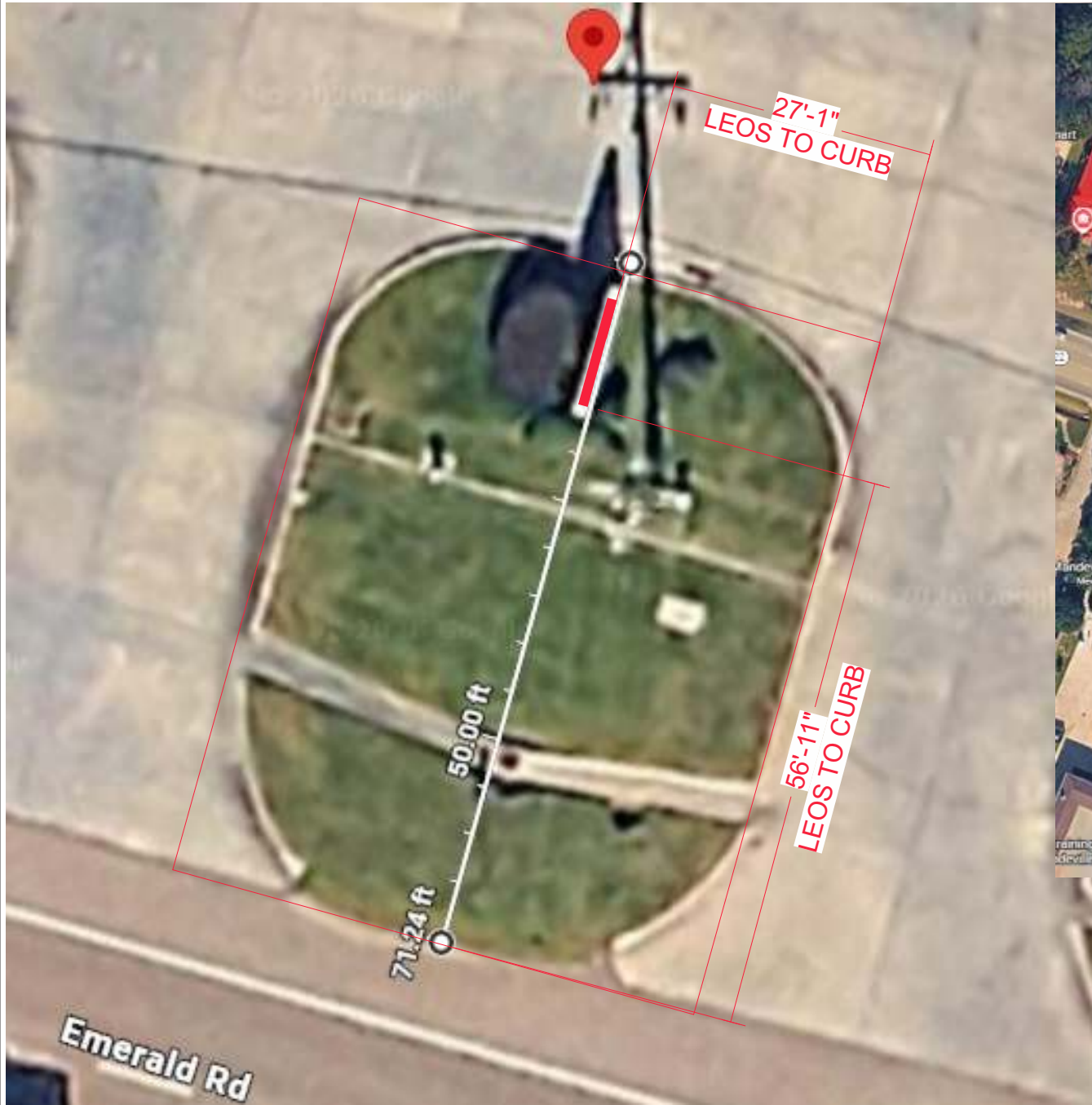


PRINCE SIGNS

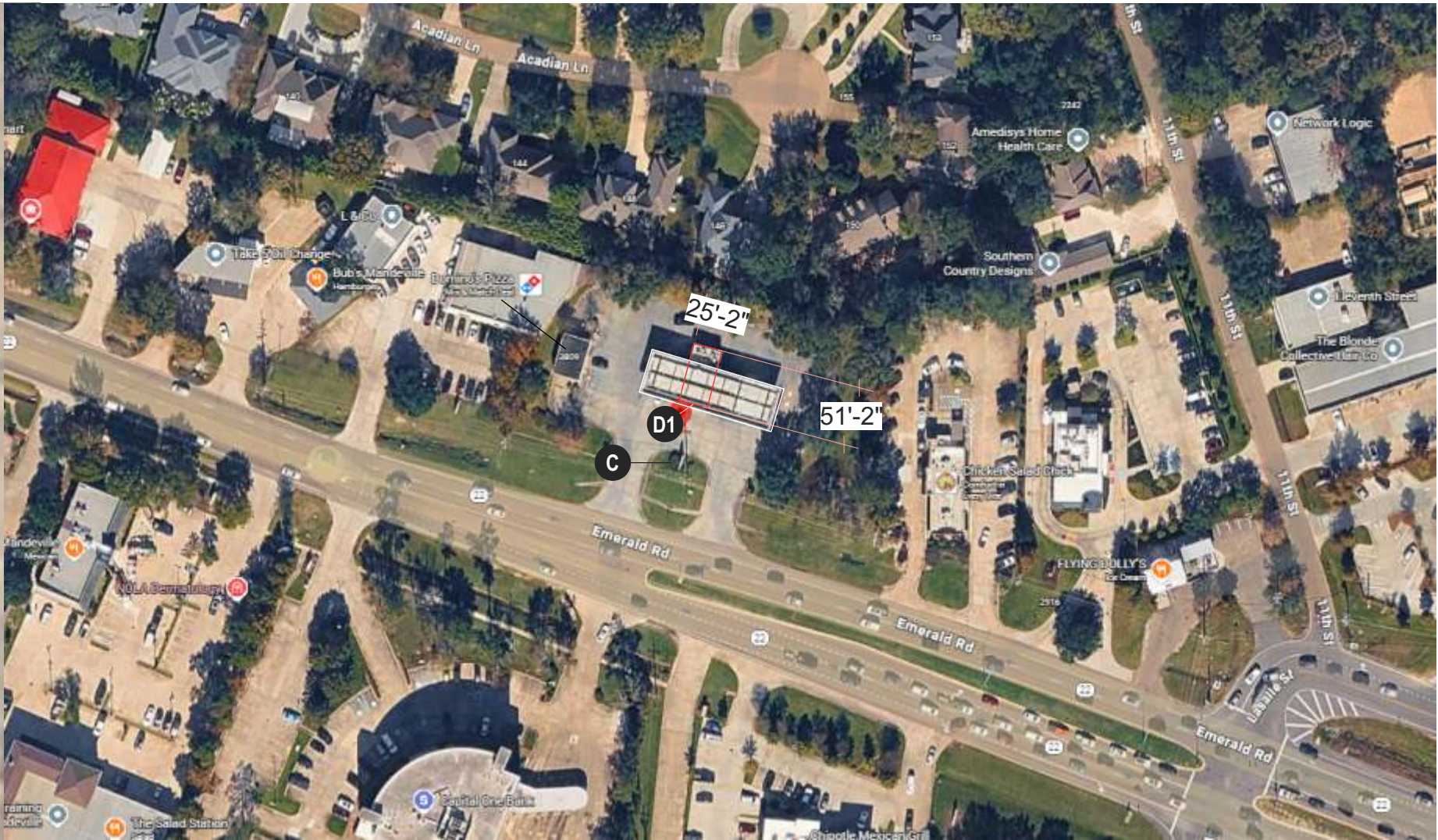
Houston, TX 281-345-4488 | Midland, TX 432-505-4056 | info@princesigns.com | www.princesigns.com

KEY

- C- EXISTING MONUMENT
- D1- KK CHANNEL LETTERS



SCALE: 1/16" = 1'-0"



SCALE: 1/128" = 1'-0"



PRINCE SIGNS

DESIGN | FABRICATION | INSTALLATION

6432 Cunningham Rd Houston, TX 77041

281-345-4488

2160 Commerce Dr Midland, TX 79703

432-505-4056

info@princesigns.com

PROJECT INFO

CLIENT: TKC

ADDRESS: KK982 3809 LA 22,

CITY/STATE: MANDEVILLE, LA 70471 US

DATE: 1/8/26

SALES: KR

DESIGN: VT

W.O. NUMBER

9756-P

OTHER W.O.

8548

#	REVISION	
5/7/26	REVISED	VT

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6 (A) (1) OF THE NATIONAL ELECTRICAL CODE.

P E R M I T

ILLUMINATED

 ELECTRIC SIGNS E320516

 ELECTRICAL REQUIREMENTS

PRIMARY CIRCUIT

TOTAL AMP DRAW

TSC# 18895

PRIMARY ELECTRICAL TO LED POWER SUPPLY SUPPLIES BY OTHERS

SECONDARY LEADS AS SHOWN

PAGE 2

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SCOPE

MONUMENT SIGN:

- REPLACE ATM WITH (2) NEW KK FACES
- REPLACE EXISTING CHEVRON FACES (2) NEW CHEVRON FACES

MATERIAL SPECS

A1POLYCARBONATE

COLOR SPECS

C1BLACK

C2PMS 012C



EXISTING



PROPOSED



SCALE: 1/4" = 1'-0"

Retainer system noted for later:
3/4" CHEVRON TYP.
RETAINER SYSTEM



Retainer system noted for later:
3/4" CHEVRON TYP.
RETAINER SYSTEM

C EXISTING MONUMENT SIGN
SCALE: 1/2" = 1'-0"



PRINCE SIGNS
DESIGN | FABRICATION | INSTALLATION

6432 Cunningham Rd Houston, TX 77041
281-345-4488

2160 Commerce Dr Midland, TX 79703
432-505-4056

info@princesigns.com

PROJECT INFO

CLIENT: TKC
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CITY/STATE: MANDEVILLE, LA 70471 US
DATE: 1/8/26
SALES: KR
DESIGN: VT

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REVISION

REVISED

VT

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THIS INCLUDES PROPER GROUNDING
AND BONDING OF THE SIGN.
THE LOCATION OF THE DISCONNECT
SWITCH AFTER INSTALLATION SHALL
COMPLY WITH ARTICLE 600.6 (A) (1)
OF THE NATIONAL ELECTRICAL CODE.

ILLUMINATED

ELECTRIC SIGNS E320516

ELECTRICAL REQUIREMENTS

PRIMARY CIRCUIT
120 VOLT / 20 AMP

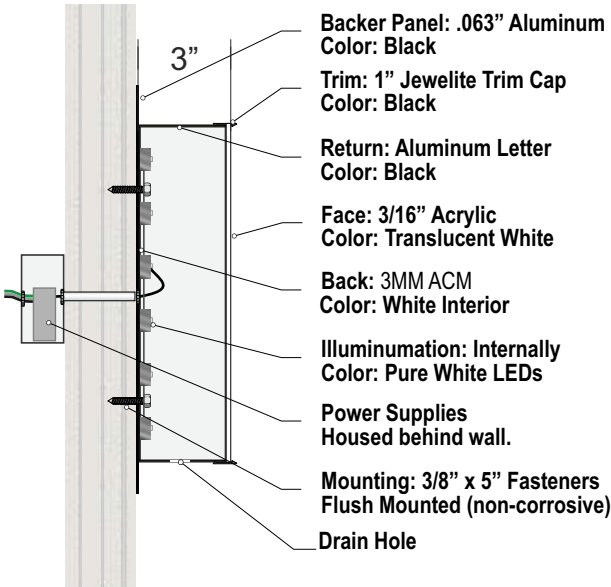
TOTAL AMP DRAW
AMPS

TSOL#: 18895
PRIMARY ELECTRICAL TO LED POWER
SUPPLY SUPPLIES BY OTHERS
ELECTRICAL CODE: 48-4-0

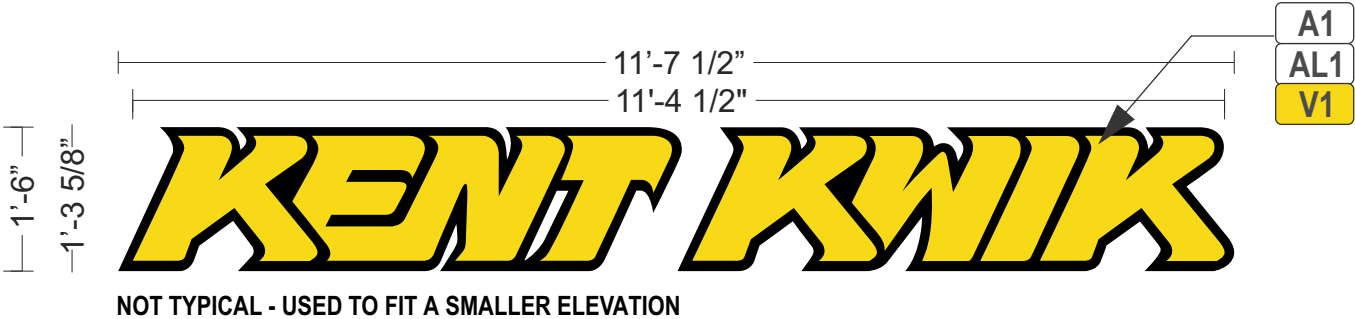
SCOPE

STORE FRONT ELEV. SIGNAGE:

- MFG. & INSTALL ONE SET OF “KENT KWIK” CHANNEL LETTERS W/ BACKERPLATE;



ILLUMINATED CHANNEL LETTERS W/ BACKERPLATE
SCALE: NTS



CHANNEL LETTERS BLACK RETURNS
W/ TRANS. ACRYLIC FACES APPLIED
TO FIRST SURF. TRANS. VINYL,
ROUTED ALUMINUM BACKER PLATE;
TO BE DIRECT MOUNTED

D1

"KENT KWIK" CHANNEL LETTERS WITH BACKERPLATE

SCALE: 1/2" = 1'-0"

17.44 FT²

THIS IS ONLY AN ARTIST RENDERING. FINISHED PROJECT MAY VARY SLIGHTLY IN SIZE AND COLOR.

P E R M I T

PROJECT INFO

CLIENT: TKC
ADDRESS: KK982 3809 LA 22,
CITY/STATE: MANDEVILLE, LA 70471 US
DATE: 1/8/26
SALES: KR
DESIGN: VT

W.O. NUMBER

9756-P

OTHER W.O.

8548

#

5/7/26

REVISION

REVISED

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AND BONDING OF THE SIGN.
THE LOCATION OF THE DISCONNECT
SWITCH AFTER INSTALLATION SHALL
COMPLY WITH ARTICLE 600.6 (A) (1)
OF THE NATIONAL ELECTRICAL CODE.



ILLUMINATED



ELECTRIC SIGNS E320516

ELECTRICAL REQUIRMENTS

PRIMARY CIRCUIT

120 VOLT/ 20 AMP

TOTAL AMP DRAW

1.150 AMPS

TSCL#: 18895

PRIMARY ELECTRICAL TO LEAD POWER

SUPPLY SUPPLIES BY OTHERS

SECONDARY LEAD: 48 VDC

PRINCE SIGNS

DESIGN | FABRICATION | INSTALLATION

6432 Cunningham Rd Houston, TX 77041
281-345-4488

2160 Commerce Dr Midland, TX 79703
432-505-4056

info@princesigns.com

EXISTING



PROPOSED



STORE FRONT SIGNAGE
SCALE: 3/16" = 1'-0"



PRINCE SIGNS
DESIGN | FABRICATION | INSTALLATION

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281-345-4488

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OTHER W.O.

8548

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5/7/26

REVISION

REVISED

VT

THIS SIGN IS INTENDED TO BE
INSTALLED IN ACCORDANCE WITH
THE REQUIREMENTS OF
ARTICLE 600 OF THE NATIONAL
ELECTRICAL CODE AND/OR OTHER
APPLICABLE LOCAL CODES.
THIS INCLUDES PROPER GROUNDING
AND BONDING OF THE SIGN.
THE LOCATION OF THE DISCONNECT
SWITCH AFTER INSTALLATION SHALL
COMPLY WITH ARTICLE 600.6 (A) (1)
OF THE NATIONAL ELECTRICAL CODE.

P E R M I T

 ILLUMINATED

	ELECTRIC SIGNS E320516
	ELECTRICAL REQUIREMENTS
PRIMARY CIRCUIT	120 VOLT/ 20 AMP
TOTAL AMP DRAW	XX VOLT/ XX AMP
TSCL#: 18895	PRIMARY ELECTRICAL TO LED POWER SUPPLY SUPPLIES BY OTHERS SECONDARY LEADS BY OTHERS

25'-2"

38"

16 1/2"

168"

Square Feet = 19.25 ft²



ITEMS CORRESPONDING TO SCHEDULE B-II

- 14
14. Right of Way Permit for Electric Lines granted to Central Louisiana Electric Company, Inc., recorded on December 23, 1916 at COB 810, folio 778, St Tammany Parish, LA. (Property 5)
THIS ITEM IS PLOTTED AND SHOWN HEREON
- 15
15. Electric Line Right-of-Way Permit in favor of Central Louisiana Electric Company, Inc., recorded on May 24, 1911, at COB 820, folio 501, St. Tammany Parish, LA. (Property 5)
THIS ITEM IS PLOTTED AND SHOWN HEREON
- 16
16. Mineral Servitude and sale by Beau Chene, Inc. to Irene Armentor, wife ofIand Morgan G. Earnest, dated April 20,1984, registered at COB 1148, folio 827, St. Tammany Parish, LA. (Property 5)
DETERMINATION OF OIL AND MINERAL RIGHTS IS NOT WITHIN THE SCOPE OF SERVICES FOR A PROFESSIONAL LAND SURVEYOR IN THE STATE OF LOUISIANA
- 17
17. Terms, conditions and obligations contained in Ordinance 90-6 of the City of Mandeville, recorded on October 4, 1990, at COB 1438, folio 308, St. Tammany Parish, LA. (Property 5)
NOT SHOWN, NO PLOTTABLE SURVEY ITEMS
- 18
18. Location/existence of electric line running East-West across southern portion of subject property, and concrete encroachment near southwest corner of subject property, as shown on survey of Toxie Craft, R.L.P.S dated March 29, 1990, revised May 24, 1990, a copy of which is attached for recording with Instrument No. 756270, St. Tammany Parish, LA. (Property 5)
NOT SHOWN, LOCATION OF ELECTRIC LINE CANNOT BE DETERMINED FROM PROVIDED DOCUMENT

ZONING INFORMATION

THE SURVEYED PROPERTY IS ZONED "B-2 & GATEWAY OVERLAY" - HIGHWAY BUSINESS DISTRICT WITHIN THE GATEWAY OVERLAY, CITY OF MANDEVILLE, ST. TAMMANY PARISH, LOUISIANA.

FRONT YARD SETBACK: 25' MINIMUM OR REQUIRED DEPTH OF GREENBELT, WHICHEVER IS GREATER GREENBELT: 25' MINIMUM

STREET SIDE OR REAR YARD SETBACK:
STREET: 15' MINIMUM OR REQUIRED DEPTH OF GREENBELT, WHICHEVER IS GREATER GREENBELT: 25' MINIMUM

INTERIOR SIDE OR REAR YARD SETBACK:
20' MINIMUM ADJACENT TO RESIDENTIAL DISTRICT S
5' MINIMUM ADJACENT TO OTHER DISTRICT, OR 0' WITH FIREWALL AT PROPERTY LINE

HEIGHT RESTRICTIONS:
BUILDING: 35'

MAXIMUM LOT COVERAGE: NO REQUIREMENT NOTED

PARKING REQUIREMENTS (FORMULA):
AUTOMOTIVE & EQUIPMENT SERVICES - WASHING: 4 SPACES REQUIRED PER WASHING BAY AND 1 PER 200 SQ. FT. OF RETAIL FLOOR AREA
AUTOMOTIVE & EQUIPMENT SERVICES - FUEL STATION: 4 SPACES REQUIRED PER SERVICE BAY AND 1 PER 200 SQ. FT. OF RETAIL FLOOR AREA
GENERAL RETAIL SALES (CONVENIENCE): 1 SPACE REQUIRED PER 200 SQ. FT. OF GROSS FLOOR AREA

REQUIRED SPACES: 6 SPACES (BASED ON 1,212 SQ. FT. OF RETAIL FLOOR AREA) + 4 SPACES (BASED ON ONE CAR WASH BAY), REDUCED BY UP TO 23 SPACES PER G-O OVERLAY, FOR A TOTAL OF 0 REQUIRED SPACES.

THE ZONING INFORMATION SHOWN ABOVE WAS PREPARED BY NV5 ZONING REPORT DATED DECEMBER 2, 2024, PROJECT NO. 7202401904-003, PURSUANT TO TABLE A 6A.

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

- MN1
- SURVEY PERFORMED BY: BOCK & CLARK CORPORATION, AN NV5 COMPANY, 4580 STEPHEN CIRCLE N.W., SUITE 300 CANTON, OH 44718
PHONE: (800) 787-8394 FAX: (724) 934-0062 BYRON.HOWELL@NV5.COM
- MN2
- THIS SURVEY IS CERTIFIED TO DATE OF FIELD SURVEY, NOT DATE OF SIGNATURE. NOT VALID UNLESS SIGNED, DATED AND STAMPED WITH SURVEYOR'S SEAL.
- MN3
- TABLE A 2: AN ADDRESS OF 3809 HIGHWAY 22 WAS POSTED ON THE SURVEYED PROPERTY. (SEC 33, 38-TWP 7S-RGE 11E)
- MN4
- TABLE A 4: THE SURVEYED PROPERTY CONTAINS AN AREA OF 1.240± ACRES (54,027± SQUARE FEET), MORE OR LESS.
- MN5
- TABLE A 6a: THE ZONING INFORMATION SHOWN HEREON WAS TAKEN FROM THE REFERENCED RECORDED PLANS AND ZONING REPORT. THE ZONING MAY NOT REFLECT THE ZONING REQUIREMENTS AT THE TIME OF CONSTRUCTION, IF ANY WERE REQUIRED AT THAT TIME.
- MN6
- TABLE A 8: ONLY OBSERVABLE SURFACE AND ABOVE GROUND STRUCTURES WERE LOCATED. NO UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATION FOOTINGS, WERE LOCATED. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- MN7
- TABLE A 9: THERE ARE 7 STRIPED REGULAR PARKING SPACES AND 1 STRIPED HANDICAPPED PARKING SPACES FOR A TOTAL OF 8 STRIPED PARKING SPACES ON THE SURVEYED PROPERTY.
- MN8
- TABLE A 10: NO DIVISION OR PARTY WALLS WERE DESIGNATED BY THE CLIENT OR LOCATED BY SURVEYOR WITH RESPECT TO ADJOINING PROPERTIES.
- MN9
- TABLE A 16: AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- MN10
- TABLE A 17: AT THE TIME OF SURVEY, THE SURVEYOR WAS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
- MN11
- THE SURVEYED PROPERTY HAS VISIBLE EVIDENCE OF DIRECT PHYSICAL ACCESS (E.G., CURB CUTS, DIRECT ACCESS DRIVEWAYS) TO HIGHWAY 22, A VARIABLE WIDTH RIGHT OF WAY, AS SHOWN HEREON. UNLESS SHOWN OR REFERENCED HEREON, NO TITLE DOCUMENTATION WAS PROVIDED TO DETERMINE IF SHOWN RIGHT OF WAYS ARE PUBLIC OR PRIVATE AT TIME OF SURVEY. NO DOCUMENTATION WAS PROVIDED CONCERNING OWNERSHIP OF MINERAL RIGHTS.
- MN12
- OWNERSHIP OF FENCES, IF ANY, WAS NOT DETERMINED UNDER THE SCOPE OF THIS SURVEY.
- MN13
- THERE ARE NO GAPS, GORES, OVERLAPS OR STRIPS PER REFERENCED TITLE COMMITMENT INHERENT TO THE SURVEYED PROPERTY BASED ON THE FIELD SURVEY PERFORMED. CLOSURE DISTANCE: 0.003 CLOSURE ANGLE: N73° 34' 40"W PRECISION: 332.994
- MN14
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERN RIGHT OF WAY LINE OF HIGHWAY 22, ST. TAMMANY PARISH, LOUISIANA TO BEAR N 73° 06' 29" W, AS SHOWN HEREON.
- MN15
- THIS SURVEY IS NOT INTENDED FOR NOR SHOULD BE RELIED UPON FOR CONSTRUCTION PURPOSES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION DESIGN, CONSTRUCTION PERMITS, BUILDING CONSTRUCTION OF ANY KIND, CONSTRUCTION STAKING, EXCAVATION, FOUNDATIONS, FOUNDATION FOOTINGS, SOIL TESTING, TEST BORES, UTILITIES, INSTALLING FENCING, RETAINING WALLS AND PARTY WALLS, ETC. THE PURPOSE OF THIS ALTA LAND TITLE SURVEY IS FOR THIS REAL ESTATE TRANSACTION ONLY.
- MN16
- THIS SURVEY CONFORMS TO THE LOUISIANA PROFESSIONAL ENGINEERING AND LAND SURVEYING BOARD RULES, TITLE 46, PART LXI, SECTION 2907 FOR A BOUNDARY SURVEY UNDER CLASS A SURVEY.
- MN17
- CALCULATED SQUARE FOOTAGE OF THE BUILDING DOES NOT ACCOUNT FOR THE THICKNESS OF WALLS AND INTERIOR FRAMING AND IS NOT TO BE USED FOR THE INTERIOR SQUARE FOOTAGE CALCULATION.
- MN18
- SURVEYOR NOT LIABLE FOR UTILITIES OBSTRUCTED OR COVERED FROM VIEW. CLIENT RESPONSIBLE FOR ALL INSPECTION OF SUBSURFACE UTILITIES AND SURVEYOR ASSUMES NO LIABILITY FOR ANY SUBSURFACE DAMAGE.
- MN19
- THIS SURVEY IS BASED UPON THE TITLE COMMITMENT REFERENCED HEREON. THE SURVEYOR IS NOT RESPONSIBLE FOR DOCUMENTS OF RECORD NOT INCLUDED IN THE COMMITMENT PROVIDED.
- MN20
- SURVEY AND SURVEY RELATED ITEMS SHOWN HEREON ARE CERTIFIED TO THE DATE OF FIELD SURVEY.
- MN21
- ENTRY INTO SANITARY AND STORM STRUCTURES REQUIRES A CONFINED SPACE PERMIT WHICH IS NOT INCLUDED IN THE SCOPE OF WORK.
- MN22
- AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A BURIAL GROUND OR CEMETERY.
- MN23
- ONLY VISIBLE ABOVE GROUND EVIDENCE OF IMPROVEMENTS AND UTILITIES WERE LOCATED BY SURVEYOR. NO UTILITY ONE CALL WAS PERFORMED. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED.
- MN24
- UNLESS OTHERWISE NOTED ON SURVEY, SHEDS, TRAILERS, GUARD SHACKS AND ANY MISC. STRUCTURES HAVE NO FOUNDATIONS PRESENT AT TIME OF SURVEY.

TITLE DESCRIPTION

Property 5

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, situated in Sections 33 and 38, Township 7 South, Range 11 East, Greensburg Land District, St. Tammany Parish, Louisiana described in accordance with a survey by Toxie Craft, Civil Engineer, dated March 29, 1990, revised May 24, 1990 and July 12, 1990, and more particularly described as follows, to-wit:

From the Northwest corner of Section 38, also being the section corner common to Sections 33 and 38, Township 7 South, Range 11 East, go South 66°31'39" East along the dividing line between Section 33 and 38 of the above township and range 623.38 feet to an iron;

thence continue South 66°33'26" East 142.52' to a point;

thence go North 52°53'44" East 17.63' to a point;

thence go North 66°46' 15" West 69.93' to a point;

thence go North 44°47'09" East 91.80' to a point;

thence go South 73°10'39" East 225.59' to the point of beginning.

From the point of beginning go South 73°10'39" East 253.91' to an iron situated on the dividing line separating the property now or formerly owned by French Market Homestead from the property now or formerly owned by Wendy's of Louisiana, Ltd., a Louisiana partnership;

thence go South 0°39'01" West 177.50' to a point on the north side of Louisiana Highway 22;

thence go along the north side of Louisiana Highway 22 North 73°06'29" West 380.76' to a point;

thence leaving said right-of-way go North 41°18'15" East 186.81' to the point of beginning.

Being the same property acquired by B & B Petroleum, LLC by an act dated November 24, 2003, registered as Instrument No. 1404529, St. Tammany Parish, LA.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN PROPERTY 5 OF THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 24107319, DATED OCTOBER 9, 2024.

VESTING DEED DESCRIPTION

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, situated in Sections 33 and 38, Township 7 South, Range 11 East, Greensburg Land District, St. Tammany Parish, Louisiana described in accordance with a survey by Toxie Craft, Civil Engineer, dated March 29, 1990, revised May 24, 1990 and July 12, 1990, and more particularly described as follows, to-wit:

From the Northwest corner of Section 38, also being the section corner common to Sections 33 and 38, Township 7 South, Range 11 East, go South 66°31'39" East along the dividing line between Section 33 and 38 of the above township and range 623.38 feet to an iron;

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From the point of beginning go South 73°10'39" East 253.91' to an iron situated on the dividing line separating the property now or formerly owned by French Market Homestead from the property now or formerly owned by Wendy's of Louisiana, Ltd., a Louisiana partnership;

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ALTA/NSPS LAND TITLE SURVEY

for
Project Gumbo
NV5 Project No. 202403884-3
3809 Hwy 22, Mandeville, LA 70448

Based on Property 5 of Title Commitment No. 24107319
of First American Title Insurance Company
bearing an effective date of October 9, 2024

Surveyor's Certification

To: Kent Store Development, LLC; First American Title Insurance Company and Bock & Clark Corporation, an NV5 Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, 17 and 19 of Table A thereof. The fieldwork was completed on October 23, 2024.



9/29/2025 10:56:05 AM

BYRON D. HOWELL
REGISTRATION NO. 5022
FIRM REGISTRATION NUMBER 636
IN THE STATE OF LOUISIANA
EXPIRATION DATE: 03-31-2028
DATE OF FIELD SURVEY: OCTOBER 23, 2024
DATE OF LAST REVISION: DECEMBER 31, 2024
NETWORK PROJECT NO. 202403884-003 AAC

SHEET 1 OF 2

FLOOD NOTE

PURSUANT TO TABLE A 3, DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 2252070241E, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 16, 1995 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
11/22/2024	FIRST DRAFT	12/13/2024	NETWORK COMMENTS, ZONING
11/27/2024	DOCUMENTS PROVIDED FOR SCHEDULE B-17	12/30/2024	CLIENT COMMENTS
		12/31/2024	NETWORK COMMENTS
FIELD WORK: KS		DRAFTED: JS	
		CHECKED BY: BH	
		FB & PG.	

SIGNIFICANT OBSERVATIONS

NONE APPARENT

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

NV5
REAL ESTATE TRANSACTION SERVICES
1-800-SURVEYS (787-8397)

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

Bock & Clark Corporation - 4580 Stephen Circle N. W., Suite 300, Canton, Ohio 44718
www.nv5.com/real-estate-transaction-services bockmaywhehelpyou@nv5.com



LEGEND OF SYMBOLS & ABBREVIATIONS

	POWER POLE		TRAFFIC SIGNAL BOX		SANITARY MANHOLE
	LIGHT POLE		SIGNAL LIGHT POLE		CLEAN OUT
	GUY WIRE		SIGNAL LIGHT		GAS MANHOLE
	ELECTRIC MANHOLE		VAULT		GAS VALVE
	ELECTRIC METER		SIGN		GAS METER
	ELECTRIC VAULT		TOWER		HANDICAPPED PARKING
	TRANSFORMER		MONITORING WELL		MITERED END SECTION
	AIR CONDITIONER UNIT		FLAG POLE		BENCHMARK
	TELEPHONE MANHOLE		WATER VALVE		RECORD
	TELEPHONE PEDESTAL		FIRE HYDRANT		(M) MEASURED
	CABLE BOX		SIAMESE FIRE HYDRANT		(C) CALCULATED
	STORM DRAIN MANHOLE		WATER MANHOLE		VOL. VOLUME
	STORM MANHOLE INLET		BACKFLOW PREVENTER		PG. PAGE
	STORM DRAIN INLET		WATER METER		O.R. OFFICIAL RECORDS
	STORM PIPE		WELL HEAD		P.B. PLAT BOOK
	GREASE TRAP		POINT OF ACCESS		CMP. CORRUGATED METAL PIPE
	5/8" IRON ROD REBAR WITH B/C CAP SET UNLESS OTHERWISE NOTED		CONCRETE HATCH		
	OH. OVERHEAD WIRES		EXISTING STRUCTURE		
	E. ELECTRIC LINE		SURVEYED PROPERTY		
	GAS. GAS LINE		SETBACK LINE		
	W. WATER LINE		EASEMENT LINE		
	SD. STORM DRAIN LINE		RAILROAD TRACKS		
	S. SEWER LINE		FENCE LINE		

B & B PETROLEUM, LLC
SECTIONS 33 AND 38,
TOWNSHIP 7 SOUTH, RANGE 11 EAST
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA
PID# 59434
1.240± ACRES (54,027± SQ.FT.)

SCALE : 1" = 20'

ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
PROJECT GUMBO
DATE OF FIELD SURVEY: OCTOBER 23, 2024
NETWORK PROJECT NUMBER: 202403884-3 AAC
1-(800)-SURVEYS (787-8397)
REAL ESTATE TRANSACTION SERVICES
www.nv5.com/real-estate-transaction-services bockmaywehelpyou@nv5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

CASE SUMMARY SHEET

CASE NUMBER: V26-08-29
DATE RECEIVED: July 23, 2026
DATE OF MEETING: August 11, 2026 and August 25, 2026

Address: 436 Adair
Subdivision: Old Town of Mandeville, Square 32 Lot 55
Zoning District: R1X50 - Single-Family Existing Small Lots
Property Owner: Chris Campbell

REQUEST: V26-08-29 – Chris Campbell requests a variance to CLURO Section 9.2.5.7. Key Native Tree Species Protection Requirements, Old Town of Mandeville, Square 32 Lot 55, R1X50 - Single-Family Existing Small Lots, 436 Adair

CASE SUMMARY: Remove three southern magnolia trees and one live oak tree to construct a residence

The property at 436 Adair is located on the west side of Adair St., south of Monroe St., and north of Jefferson St. The property measures 75’ x 200’ and contains 15,000 sqft per a tree location plan prepared by Randall Brown & Associates and dated 7.24.2026. The property is currently unimproved.

A purchase agreement for the property was signed on 7.3.2026 and the new owners are intending to construct a single-family residence on the property. There are several protected live oaks and southern magnolia trees located on the property, and in order to construct a new residence the owners are requesting to remove three southern magnolia trees and one live oak tree.

A report prepared by Ladson Poole of ArborWorks was submitted on behalf of the applicant, discussing the request. The report states that there are several mature, protected trees located on the property that reduce the area available for a reasonably sized single-family home. A site plan prepared by KVS architecture was also submitted to demonstrate the impact that the trees would have on the footprint of a home.

The report goes on to state that the live oak being requested for removal exhibits significant structural damage and is in overall decline. It acknowledges that the live oak is a protected tree, but states that its health and long-term viability are substantially less than the other mature live oaks located on and adjacent to the property. The removal of this live oak allows for the location of the residence to be shifted away from a healthy live oak located on the subject property and a mature live oak located on the neighboring property.

The dbh of the trees being removed is 14”, 13”, and 16” for the three magnolia trees and 38” for the live oak tree. Regulations require a total of 7 magnolia trees and 6 live oak trees to be planted as a replacement.

CLURO SECTIONS:
9.2.5.7. Key Native Tree Species Protection Requirements

The following tree protection requirements shall be in place:

- 1. Definition of Protected Tree:
 - a. Protected Live Oak: shall include any Live Oak with a diameter at breast height (dbh) of Six (6) inches or more;
 - b. Protected Bald Cypress: shall include any Bald Cypress with a diameter at breast height (dbh) of Six (6) inches or more; and
 - c. Protected Southern Magnolia: shall include any Southern Magnolia with a diameter at breast height (dbh) of six (6) inches or more.
- 2. Live Oak Protection Requirements
 - a. A tree removal permit shall be obtained from the Landscape Inspector prior to cutting, clearing or removing any Live Oak tree six (6) inches dbh or greater. Unpermitted removal of a qualifying Live Oak tree shall subject the property owner, the responsible contractor, or both, to the violation provisions of Section 9.2.5.16.
 - b. The applicant wishing to remove a Live Oak tree must state in writing that such activity will enhance the health, safety and welfare of the public, or otherwise benefit the public interest and the applicant must offer evidence to that effect. The Landscape Inspector is empowered to issue or deny the permit based on the application and the evidence. Prior to the issuance of a tree removal permit the applicant must submit a plan or written statement offering evidence of compliance with the tree replacement provisions of this Article.
 - c. Upon submission of a tree removal permit, administrative removal shall only be permitted if both a Louisiana-licensed arborist and the Landscape Inspector jointly determine, in writing, that the tree is dead, terminally diseased, or poses an imminent hazard to public safety or property that cannot be mitigated by other less impactful means. Additionally, Planning and Zoning approval shall be required where site-specific conditions require a tree to be within the proposed building footprint, without alternative building placement, making its preservation unfeasible.
 - d. During any construction, development, or land-disturbing activity, all Live Oak trees shall be safeguarded pursuant to the Vegetation Protection Zone Barrier requirements of Section 9.2.5.3.

- e. It shall be unlawful for any person to place soil in such a way that would cause Live Oaks to become diseased or die. If filling with soil is necessary to properly drain the land, all efforts should be made to protect the area within the drip line of a Live Oak from the impact of such activity. Should all efforts fail and a tree removal permit be issued for the removal of the Live Oak the provisions of these regulations regarding replacement of trees shall be required to be met.
- f. If a Live Oak tree is removed or dies due to activities on the property, the property owner shall replace it with one (1) tree per 6 inches dbh of the same species for each Live Oak removed or lost. Replacement trees shall be of a minimum size as established by the Landscape Inspector and planted in a location approved by the City.
- g. A tree removal permit will be required to prune the primary and secondary branches of any Live Oak tree 12" dbh or greater. Such pruning shall be required to be performed by a state licensed arborist or a state forester.
- h. These regulations shall apply in all zoning districts.

3. Bald Cypress and Southern Magnolia Tree Protection Requirements

- a. A tree removal permit shall be obtained from the Landscape Inspector prior to cutting, clearing or removing any Bald Cypress or Southern Magnolia tree six (6) inches dbh or greater. Unpermitted removal of a qualifying Bald Cypress or Southern Magnolia tree shall subject the property owner, the responsible contractor, or both, to the violation provisions of Section 9.2.5.16.
- b. Upon submission of a tree removal permit, administrative removal shall only be permitted if the Landscape Inspector determines that the tree is dead, terminally diseased, or poses an imminent hazard to public safety or property that cannot be mitigated by other less impactful means. Additionally, Planning and Zoning approval shall be required where site-specific conditions require a tree to be within the proposed building footprint, without alternative building placement, making its preservation unfeasible.
- c. During any construction, development, or land-disturbing activity, all Protected Bald Cypress and Southern Magnolia trees shall be safeguarded pursuant to the Vegetation Protection Zone Barrier requirements of Section 9.2.5.3.
- d. It shall be unlawful for any person to engage in any activity that may damage a Bald Cypress or Southern Magnolia tree, including but not limited to root disturbance, soil compaction, significant grade changes within the drip line, or the attachment of signs, wires, or other objects that may compromise the tree's health or structural integrity.
- e. If a Protected Bald Cypress or Southern Magnolia tree is removed, or dies due to activities on the property, the property owner shall replace it with one (1) tree per 6 inches dbh of the same species removed or lost. Replacement trees shall be of a minimum size as established by the Landscape Inspector and planted in a location approved by the City.
- f. These regulations shall apply in all zoning districts.





Arborist Report and Variance Justification for Protected Tree Removal

Property Address:

436 Adair Street
Mandeville, Louisiana 70448

Purpose of Report

This report has been prepared in support of a variance request to remove four protected trees located on the above-referenced property. The proposed removals include three (3) Southern Magnolia (*Magnolia grandiflora*) trees and one (1) Live Oak (*Quercus virginiana*). The purpose of the removals is to accommodate the construction of a new single-family residence while preserving the healthiest and most significant protected trees on and adjacent to the property.

Existing Site Conditions

The subject property is a residential lot with a limited building footprint due to its overall size and shape. Several mature protected trees are present on the property, creating constraints that significantly reduce the area available for a reasonably sized single-family home.

The trees proposed for removal consist of:

- Three (3) mature Southern Magnolia trees
- One (1) mature Live Oak tree

During the site evaluation, it was determined that the Live Oak proposed for removal exhibits significant structural damage and is in declining overall condition. While it remains a protected species, its health and long-term viability are substantially inferior to the other mature Live Oaks located on and adjacent to the property.

Justification for Tree Removal

The requested removals represent the most practical and environmentally responsible solution for development of this property.

Because of the narrow dimensions and configuration of the lot, construction of the proposed residence cannot reasonably occur without the removal of these four protected trees. However, this plan has been intentionally designed to maximize preservation of the healthiest and most valuable trees.

Approval of this variance will allow preservation of one large, healthy Live Oak located on the subject property. This specimen represents the most significant tree on the lot and provides substantial ecological, aesthetic, and canopy value. Retaining this tree is a primary objective of the proposed site design.

In addition, the proposed tree removals will greatly reduce impacts to a large mature Live Oak located on the neighboring property. By relocating the building footprint away from this neighboring tree's critical root zone, construction activities—including excavation, grading, and future occupancy—will have minimal effect on its health and long-term stability.

If the requested removals are denied, the resulting building footprint would be forced much closer to both the healthy on-site Live Oak and the neighboring Live Oak. This would substantially increase the likelihood of root disturbance, canopy conflict, and long-term decline of these healthier and more valuable trees.

Arboricultural Opinion

From an arboricultural perspective, preserving the healthiest and highest-value trees should take precedence over retaining every protected tree regardless of condition. The proposed removals allow for preservation of the strongest and most desirable specimens while facilitating reasonable residential development of the property.

The Live Oak proposed for removal has sustained significant damage and is in comparatively poor health, making it the least desirable protected specimen to retain. Conversely, the remaining mature Live Oak on the property is in substantially better condition and will continue to provide long-term environmental and aesthetic benefits if protected during construction.

Likewise, minimizing impacts to the neighboring property's mature Live Oak is an important consideration, as preserving existing mature canopy trees benefits both the surrounding neighborhood and the City's urban forest.

Conclusion

Based on the existing site constraints, tree conditions, and the proposed building layout, removal of the three Southern Magnolias and one damaged Live Oak represents the most balanced approach between responsible development and tree preservation.

Granting this variance will:

- Allow construction of a new single-family residence on an otherwise constrained residential lot.
- Preserve the healthiest and most significant Live Oak located on the subject property.
- Minimize impacts to the large mature Live Oak on the adjacent property.
- Remove a structurally compromised Live Oak with diminished health.
- Maximize long-term preservation of the site's highest-value protected canopy trees.

It is my professional opinion that the proposed removals are justified and represent the best overall outcome for both the property owner and the preservation of the surrounding tree canopy.

Best Regards,

Ladson Poole
ArborWorks LLC
ISA Certified Arborist - SO-11097A
LA Licensed Arborist - 2469
Lpoole@arbor-works.com

2026-07-06 09:19:11 AM



2026-07-06 09:19:13 AM



2026-07-06 09:19:26 AM



Disclaimer

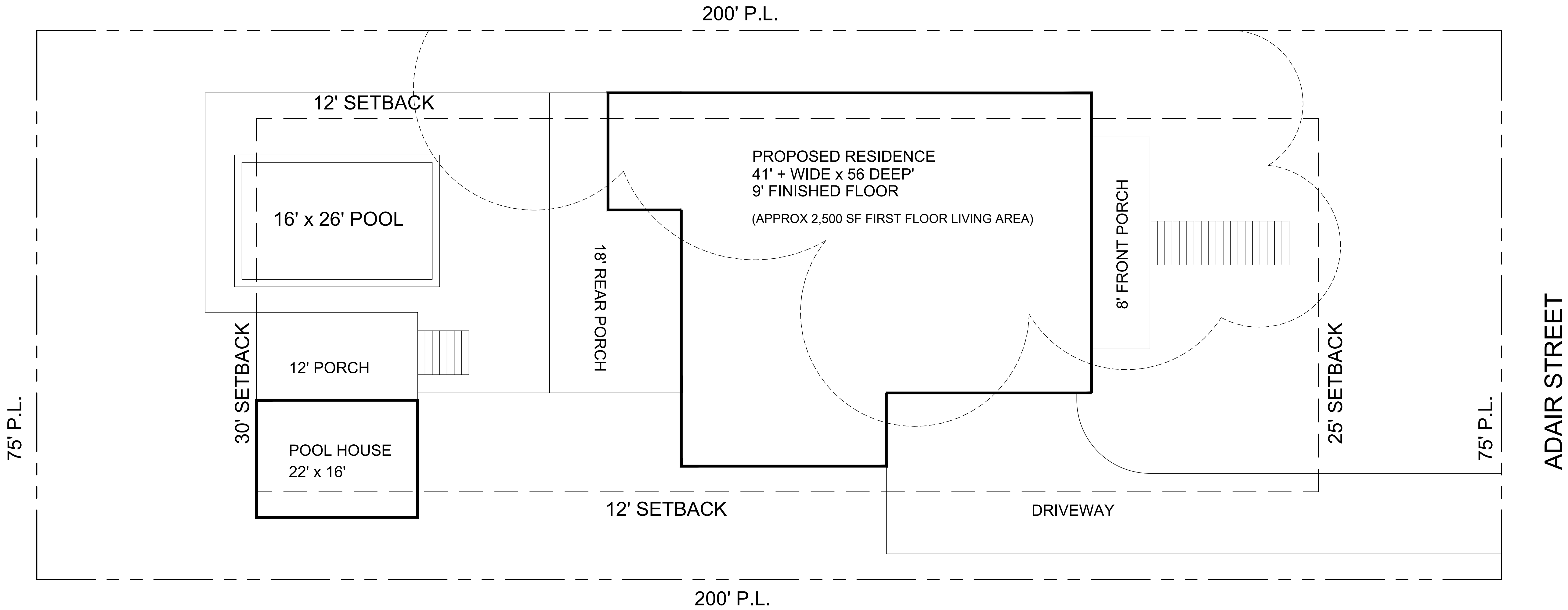
Arborists are tree specialists who use their education, knowledge, training, experience, and research to examine trees and woodlands. Arborists recommend measures to enhance the beauty and health of trees and forests, while attempting to reduce the risk of living near them. Clients may choose to accept or disregard the recommendations of the arborist or seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms subject to attack by disease, insects, fungi and other forces of nature. There are some inherent risks with trees that cannot be predicted with any degree of certainty, even by a skilled and experienced arborist. Arborists cannot predict acts of nature including, without limitation, storms of sufficient strength, which can cause even a healthy tree to fail. Any entity that develops land and builds structures with a tree in the vicinity should be aware and inform future residents of the risks of living with trees and this arborist's disclaimer.

Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like medical care, cannot be guaranteed. In addition, construction activities are hazardous to trees and cause many short and long-term injuries, which can cause trees to die or topple either in the short term or over many years or decades.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services, such as property boundaries, property ownership, disputes between neighbors, and other issues. Consulting arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist by the client. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Neither the author nor ArborWorks LLC has assumed any responsibility for liability associated with the tree(s) on or adjacent to this project site, their future demise and/or any damage, which may result from them. To live near trees is to accept some degree of risk.



REVISIONS:

DATE:

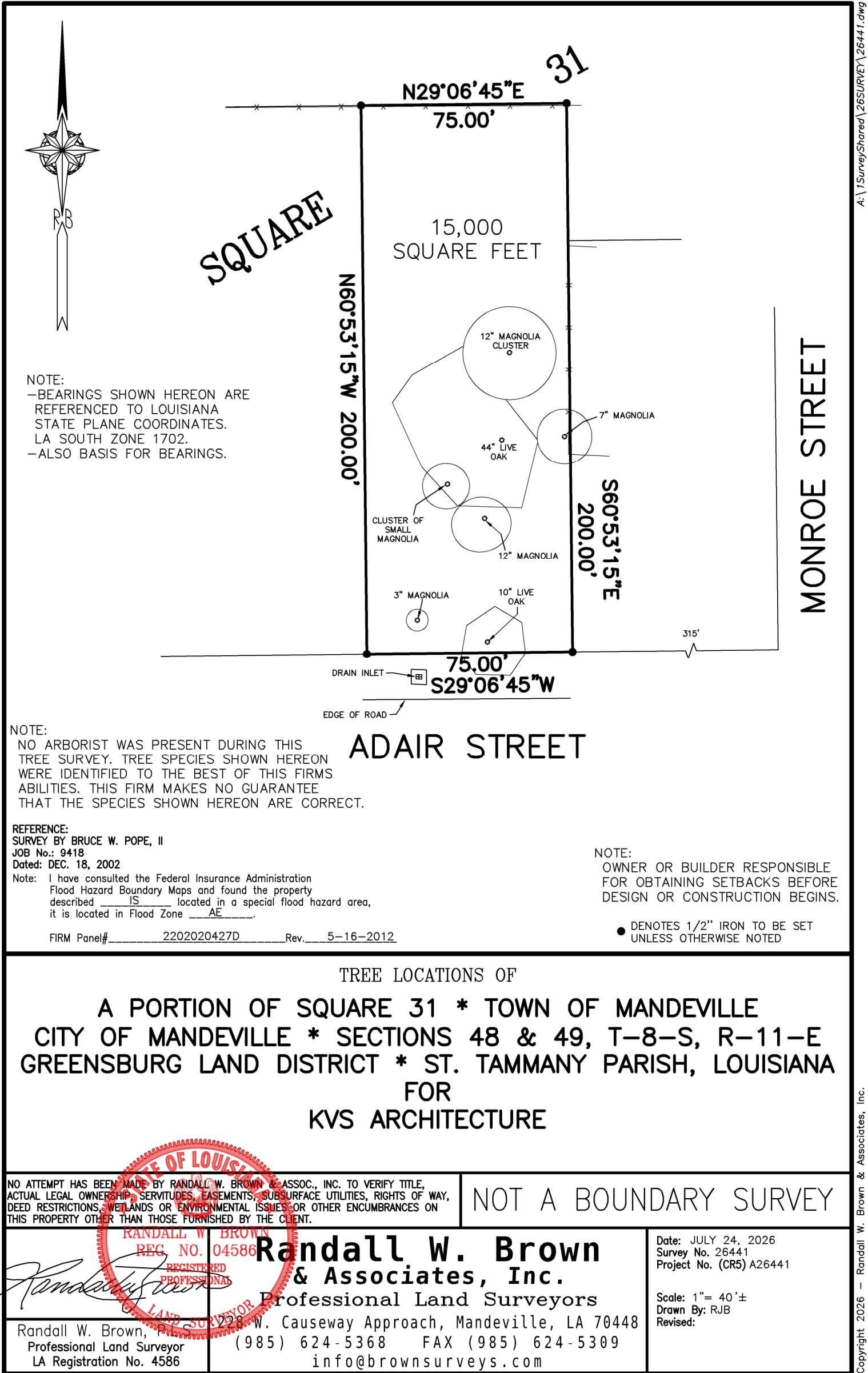
DATE

PROJECT No:

260##

DRAWING:

A1.0



CASE SUMMARY SHEET

CASE NUMBER: V26-08-30
DATE RECEIVED: July 23, 2026
DATE OF MEETING: August 11, 2026 and August 25, 2026

Address: Lots D, E, F on W Causeway Approach
Subdivision: W Causeway Approach Gateway, Lots D, E,
Zoning District: PCUD - Planned Combined Use District
Property Owner: Ralph Cox

REQUEST: V26-08-30 – Ralph Cox represented by Tammany Parish Hos requests a variance to CLURO Section 9.2.5.7. Key Native Tree Species Protection Requirements and section 9.2.5.5. Landscape Requirements in Districts Other than Low-Density Residential, W Causeway Approach Gateway, Lots D, E, PCUD - Planned Combined Use District, Lots D, E, on W Causeway Approach

CASE SUMMARY: Remove seven southern magnolia trees, one live oak tree, and underbrush in the W Causeway greenbelt and rear buffer area

The property is located on the east side of W Causeway Approach across from the Weldon Park subdivision. The property measures 184’ x 400’ per a survey prepared by Randall Brown & Associates and dated 3.12.2026. The property is currently unimproved.

The applicant is proposing to construct a new hand & ortho specialty clinic. As part of this request, they are asking for variances to remove eight protected trees in total, and to underbrush in the W Causeway greenbelt and rear buffer zone as well as remove six small caliper trees located in the W Causeway greenbelt.

Protected Tree Removal

Eight trees are being requested for removal, seven magnolias and one live oak. A report on the trees was prepared by James Aultman and submitted on behalf of the applicant. The live oak is an 18” dbh tree located in the middle of the property and is currently suffering from dieback. The report states that multiple iterations of the site plan were explored to see if the tree could remain, but it was not possible. They could keep the tree, but the code requirements for the finished floor elevation would create an area that would not drain property and would end up slowly killing the tree.

There are seven magnolia trees proposed for removal, all located within the proposed parking lot. Two of the seven trees have split trunks and a third is suffering from dieback as well. There were redesigns of the parking lot to save 10 existing magnolias on site. The total dbh of the seven trees being removed is 85”.

Regulations would require three live oak trees and 14 magnolia trees to be planted as replacements. The report states that the applicant is already planning to plant three live oak trees and fifteen magnolia trees on site to mitigate the loss of the eight trees.

Greenbelt and Buffer Zone Underbrushing and Tree Removal

In addition to the protected tree removal the applicant is also requesting to underbrush in the greenbelt area along W Causeway and in the rear buffer zone. Sod will be installed in both areas, along with required shrubs to screen the vehicular use areas. At the rear buffer zone a fence will be installed. There are also six trees proposed to be removed from the W Causeway greenbelt area. These trees range from 6” dbh to 9” dbh and are not classified as protected tree species. Three trees are identified as pine trees on the tree removal plan, while the remaining three trees are not specified.

CLURO SECTIONS:

9.2.5.5. Landscape Requirements in Districts Other than Low-Density Residential

The requirements of this Article shall apply to all zoning districts other than R-1, R-1X and R-2 residential districts, with the exception of the Live Oak Protection requirements in section 9.2.5.7, which apply in all zoning districts. In all zoning districts other than R-1, R-1X and R-2, development sites shall be required to meet the minimum requirements as specified by this Article for Landscaping within the periphery landscape areas, interior planting areas and buffer areas. All required plant materials shall be installed or preserved in accordance with this Article and the landscape inspector shall inspect the required landscaping to verify adherence to code and the landscape plan approved in conjunction with the permit prior to the issuance of a Certificate of Occupancy.

- e. Preservation of Trees in Greenbelts - Except in accessways as described above, all trees and shrubs shall be preserved or replaced if diseased or dead. In addition, if the number of trees six (6) inches or more dbh which are in the front periphery do not equal the required number of Class A and Class B trees (one (1) per twenty-five (25) linear feet), then Class A and Class B trees must be planted to the extent necessary to comply with the requirements of this Article. In addition to the above, the following requirements will apply:
 - (1) Dead trees and shrubs may be removed and shall be replaced from the list of native plants that has been approved by the Zoning Commission and is available from the City of Mandeville Department of Planning and Development.
 - (2) Invasive species may be removed subject to the approval from the Landscape Inspector.

9.2.5.7. Key Native Tree Species Protection Requirements

The following tree protection requirements shall be in place:

1. Definition of Protected Tree:

- a. Protected Live Oak: shall include any Live Oak with a diameter at breast height (dbh) of Six (6) inches or more;
- b. Protected Bald Cypress: shall include any Bald Cypress with a diameter at breast height (dbh) of Six (6) inches or more; and
- c. Protected Southern Magnolia: shall include any Southern Magnolia with a diameter at breast height (dbh) of six (6) inches or more.

2. Live Oak Protection Requirements

- a. A tree removal permit shall be obtained from the Landscape Inspector prior to cutting, clearing or removing any Live Oak tree six (6) inches dbh or greater. Unpermitted removal of a qualifying Live Oak tree shall subject the property owner, the responsible contractor, or both, to the violation provisions of Section 9.2.5.16.
- b. The applicant wishing to remove a Live Oak tree must state in writing that such activity will enhance the health, safety and welfare of the public, or otherwise benefit the public interest and the applicant must offer evidence to that effect. The Landscape Inspector is empowered to issue or deny the permit based on the application and the evidence. Prior to the issuance of a tree removal permit the applicant must submit a plan or written statement offering evidence of compliance with the tree replacement provisions of this Article.
- c. Upon submission of a tree removal permit, administrative removal shall only be permitted if both a Louisiana-licensed arborist and the Landscape Inspector jointly determine, in writing, that the tree is dead, terminally diseased, or poses an imminent hazard to public safety or property that cannot be mitigated by other less impactful means. Additionally, Planning and Zoning approval shall be required where site-specific conditions require a tree to be within the proposed building footprint, without alternative building placement, making its preservation unfeasible.
- d. During any construction, development, or land-disturbing activity, all Live Oak trees shall be safeguarded pursuant to the Vegetation Protection Zone Barrier requirements of Section 9.2.5.3.
- e. It shall be unlawful for any person to place soil in such a way that would cause Live Oaks to become diseased or die. If filling with soil is necessary to properly drain the land, all efforts should be made to protect the area within the drip line of a Live Oak from the impact of such activity. Should all efforts fail and a tree removal permit be issued for the removal of the Live Oak the provisions of these regulations regarding replacement of trees shall be required to be met.
- f. If a Live Oak tree is removed or dies due to activities on the property, the property owner shall replace it with one (1) tree per 6 inches dbh of the same species for each Live Oak removed or lost. Replacement trees shall be of a minimum size as established by the Landscape Inspector and planted in a location approved by the City.
- g. A tree removal permit will be required to prune the primary and secondary branches of any Live Oak tree 12" dbh or greater. Such pruning shall be required to be performed by a state licensed arborist or a state forester.
- h. These regulations shall apply in all zoning districts.

3. Bald Cypress and Southern Magnolia Tree Protection Requirements

- a. A tree removal permit shall be obtained from the Landscape Inspector prior to cutting, clearing or removing any Bald Cypress or Southern Magnolia tree six (6) inches dbh or greater. Unpermitted removal of a qualifying Bald Cypress or Southern Magnolia tree shall subject the property owner, the responsible contractor, or both, to the violation provisions of Section 9.2.5.16.
- b. Upon submission of a tree removal permit, administrative removal shall only be permitted if the Landscape Inspector determines that the tree is dead, terminally diseased, or poses an imminent hazard to public safety or property that cannot be mitigated by other less impactful means. Additionally, Planning and Zoning approval shall be required where site-specific conditions require a tree to be within the proposed building footprint, without alternative building placement, making its preservation unfeasible.
- c. During any construction, development, or land-disturbing activity, all Protected Bald Cypress and Southern Magnolia trees shall be safeguarded pursuant to the Vegetation Protection Zone Barrier requirements of Section 9.2.5.3.
- d. It shall be unlawful for any person to engage in any activity that may damage a Bald Cypress or Southern Magnolia tree, including but not limited to root disturbance, soil compaction, significant grade changes within the drip line, or the attachment of signs, wires, or other objects that may compromise the tree's health or structural integrity.
- e. If a Protected Bald Cypress or Southern Magnolia tree is removed, or dies due to activities on the property, the property owner shall replace it with one (1) tree per 6 inches dbh of the same species removed or lost. Replacement trees shall be of a minimum size as established by the Landscape Inspector and planted in a location approved by the City.
- f. These regulations shall apply in all zoning districts.



LEGEND

- ✕ EXIST. LIVE OAK OR MAGNOLIA TO BE REMOVED
- ✕ EXISTING TREE TO BE REMOVED

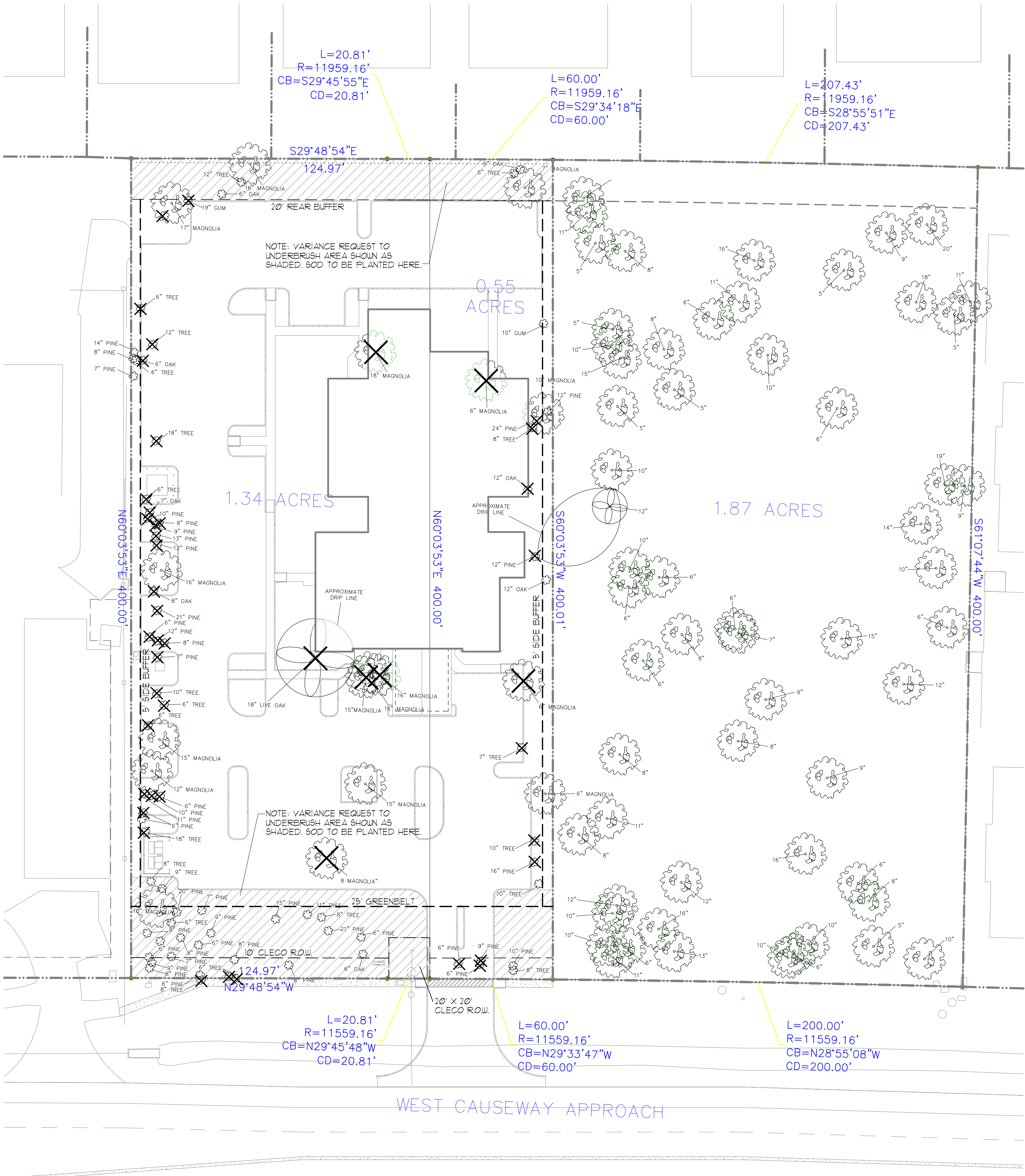
MITIGATION CALCULATIONS

LIVE OAK MITIGATION CALCULATIONS:

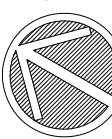
- 1 LIVE OAK TO BE REMOVED.
18 CALIPER INCHES TO BE REMOVED.
3 NEW LIVE OAKS TO BE PLANTED AS PER
CLURO 92.5.12.f.

- 1 MAGNOLIAS TO BE REMOVED.
85 CALIPER INCHES TO BE REMOVED.
15 NEW MAGNOLIAS TO BE PLANTED AS PER
CLURO 92.5.13.e.

ALL LIVE OAKS AND MAGNOLIAS NOT SHOWN
AS BEING REMOVED ARE TO BE PROTECTED
THROUGHOUT CONSTRUCTION PHASE.



ACTUAL
NORTH



1
L1.1

TREE SURVEY/ TREE REMOVAL PLAN
1" = 30'-0"



(NOT-A-PART)



1

112

LIVE OAK/ MAGNOLIA MITIGATION PLAN

1" = 30'-0"

MITIGATION CALCULATIONS

LIVE OAK MITIGATION CALCULATIONS:

1 LIVE OAK TO BE REMOVED.
18 CALIPER INCHES TO BE REMOVED.
3 NEW LIVE OAKS TO BE PLANTED AS PER
CLURO 9.2.5.12.f.

7 MAGNOLIAS TO BE REMOVED.
85 CALIFER INCHES TO BE REMOVED.
15 NEW MAGNOLIAS TO BE PLANTED AS PER
CLURO 925.13.e.

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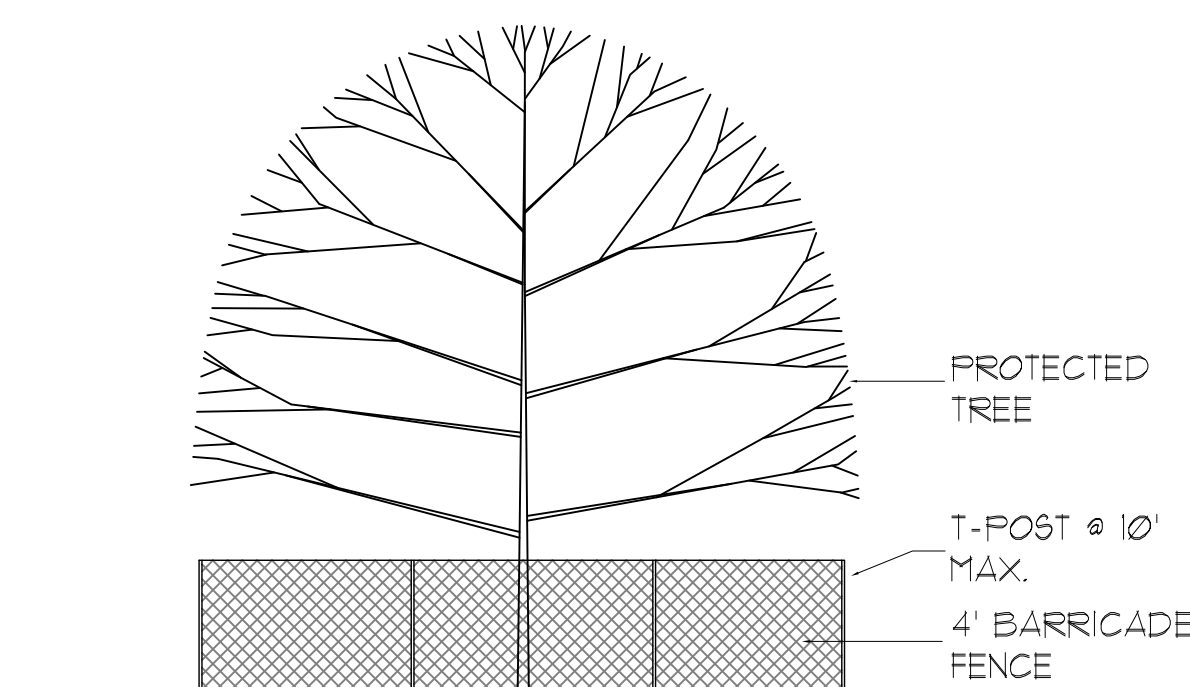
LANDSCAPE NOTES:

1. ADHERE TO ALL SPECIFICATIONS OF CLURO 325.9.
2. LANDSCAPE CONTRACTOR AND ALL RELATED SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE SITE AND DETERMINE LOCATION OF ALL UTILITIES AND BOUNDARIES PRIOR TO ANY EXCAVATION OR OTHER WORK.
3. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND SIDEWALKS.
4. AFTER INSTALLATION ALL PLANTS SHALL BE HEALTHY, PERPENDICULAR TO THE GRADE AND AT LEAST TO THE SIZE SPECIFIED.
5. EXCAVATED SOIL SHALL BE DISPOSED OF LEGALLY. COMPACT PLANTING SOIL AS IT IS BACKFILLED.
6. INSTALL 4" ORGANIC MULCH AT ALL PLANTING BEDS AND PITS.
7. LEAVE SITE AS SEEN.
8. INSTALL MICHIGAN-GROWN GRADE 1" CENTIPEDDE SOG AT ALL DISTURBED AREAS NOT PLANNED OR COVERED WITH GRAVEL.

2

11

LIVE OAK/ MAGNOLIA MITIGATION CALCULATIONS
PLANTING LEGEND



TREE PROTECTION DETAIL

NTS.

NOTE:
PROTECTIVE BARRICADES SHALL BE PLACED AT PERIMETER OF DRIP LINE AND SHALL REMAIN IN PLACE UNTIL LAND ALTERATIONS, SITE CLEARING AND CONSTRUCTION ACTIVITIES ARE COMPLETED.

3

11

TREE PROTECTION DETAIL

NTS



fl+
WB
architects

architecture
planning
interiors
sustainable design
consulting

1404 GREENGATE DRIVE, SUITE 001
COVINGTON, LA 70433
985-5983-1100

professional corporation in continuous practice since 1981
CHITECTS, APC.

DATE _____

ISSUE

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17

PLAN

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21

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ME

Job
Dr

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Sh

(NOT-A-PART)

CLURO 92554 - BUFFER ZONE REQ'S:
1 CLASS 'A' TREE/ 25 LF. AND 1 CLASS 'B' TREE/ 10 LF.
1 SHRUB/ 10 LF. AND 6' VISUAL SCREEN
205.75 LF. + 9 CLASS 'A' TREES, 21 CLASS 'B' TREES,
21 SHRUBS AND 6' FENCE REQUIRED.
8 TREES PRESERVED, 8 TREE CREDITS.
5 CLASS 'A' AND 11 CLASS 'B' TREES PROPOSED.
21 SHRUBS AND 6' FENCE PROPOSED.

NEW 7' HIGH OPAQUE WOOD
FENCE 2'-0" FROM REAR
PROPERTY LINE ABUTTING R-1
ZONING. SEE DETAIL 5 A1.1

 $L=207.43^\circ$

13,431 GSF
1-STORY
PARKING SPACES REQUIRED
PARKING SPACES PROVIDED

EXISTING PROPERTY
(ZONED B-2)
HIGHWAY
BUSINESS
IN THE GATEWAY
OVERLAY DISTRICT

**SEPARATE
PARCEL**
(NOT-A-PART
1.87 ACRES
B-2 ZONING

CITY OF MANDEVILLE
ZONING:
HIGHWAY BUSINESS
DISTRICT
(B-2)

(NOT-A-PART)

PROPERTY LINE

10' CLECO
RIGHT-OF-WAY

5' SIDE YARD
BUFFER TO BACK

ENCLOSURE WITH 7' HIGH
OPAQUE WOOD FENCE &
GATE. SEE DETAIL 4/AS1.2

— LANDSCAPE
ISLANDS WITH
CONCRETE
CURBS TYP

- GREENBELT REQ'S: _____
 EE/ 25 LF. AND 1 CLASS 'B' TREE/ 25 LF.
 CLASS 'A' TREES, 9 CLASS 'B' TREES REQ'D
 SERVED.
 D 1 CLASS 'B' TREE PROPOSED.

TWO-WAY
DRIVEWAY ACCESS
TO SERVICE
PROPERTY

PROPOSED NEW RIGHT-TURN IN /
RIGHT-TURN OUT ONLY DRIVEWAY
CURB CUT TO WEST CAUSEWAY
APPROACH - PERMIT REQUIRED

WEST CAUSEWAY APPROACH

PLANTING LEGEND					
MARK	NAME	QTY.	SIZE	CALIPER INCH	CLASS
AH	'AMERICAN HOLLY	11	10" MIN	2" MIN	B
CL	'ILEX NELLIE R STEVENS'	31	1 GAL		
	'OLESTRA	31	1 GAL		
	'TERNISTROEMIA GYMNANTHERA 'BRONZE BEAUTY'	31	1 GAL		
AZ	'AZALEA	31	1 GAL		
	'RHODODENDRON INDICA 'GG GERBING				
CH	'CRAPE MYRTLE	1	10" MIN	2" MIN	B
	'TERNISTROEMIA INDICA 'NATCHEZ'				
DE	'DRAKE ELM	10	10" MIN	2" MIN	B
	'ULMUS PARVIFOLIA 'DRAKE'				
LO	'LIVE OAK	3	10" MIN	2" MIN	A
MG	'MAGNOLIA VIRGINIANA	11	10" MIN	2" MIN	A
	'MAGNOLIA				
	'MAGNOLIA GRANDIFLORA 'DD BLANCHARD'				
SO	'SHUMARD OAK	6	10" MIN	2" MIN	A
	'QUERCUS SHUMARDII				
TB	'MAGNOLIA	9	10" MIN	4" MIN	A
	'M. GRANDIFLORA TEDDY BEAR'				

LANDSCAPE NOTES:

1. ADHERE TO ALL SPECIFICATIONS OF CLURO 925.9.
2. LANDSCAPE CONTRACTOR AND ALL RELATED SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE SITE AND DETERMINE LOCATIONS OF ALL UTILITIES AND BOUNDARIES PRIOR TO ANY EXCAVATION OR OTHER WORK.
3. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND SIDEWALKS.
4. AFTER INSTALLATION, ALL PLANTS SHALL BE HEALTHY, FIRM, FENCIBLE TO THE GROUND PLANE AND AT LEAST TO THE SIZE SPECIFIED.
5. EXCAVATED SOIL SHALL BE DISPOSED OF LEGALLY. COMPACT PLANTING SOIL AS IT IS BACKFILLED.
6. INSTALL 4" ORGANIC MULCH AT ALL PLANTING BEDS AND PITS.
7. LEAVE SITE CLEAN.
8. INSTALL LOUISIANA-GROUN GRASS 1" CENTIPEDDE SOO AT ALL DISTURBED AREAS NOT PAVED OR COVERED WITH GRAVEL.

2 PLANTING LEGEND

fl+
WB
architects

architecture
planning
interiors
sustainable design
consulting

1404 GREENGATE DRIVE, SUITE 001
COVINGTON, LA 70433
985-5893-1100

professional corporation in continuous practice since 1981
CHITECTS, APC.

DATE _____

ISSUE

NEW ILLINOIS / OPTIC CI INI NO

HAND/REHAB/ORTHO C
FOR
ST. TAMMANY HEALTH SYSTEM

1283 WEST CAUSEWAY APPROACH MANDEVILLE LA 70471

DESIGN DEVELOPMENT

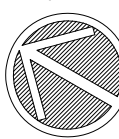
Date
12.AUGUST.2022LIVE OAK AND MAGNOLIA
MITIGATION PLAN

Job No. 225060.01

Drawn by	Checked by
JRA	JRA

L1.3

Sheet No.

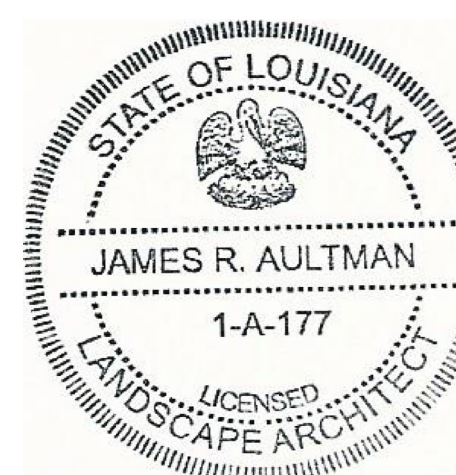


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113

COMPLETE PLANTING PLAN

1" = 30'-0"





James R. Aultman, AIA
An Architectural Corporation

728 West 25th Avenue
Covington, Louisiana 70433

July 20, 2026

Re: STHS Hand Rehab Ortho Clinic
1283 West Causeway Blvd.
Mandeville, LA

To Whom It May Concern,

We are requesting two variances for the above-referenced project. Both regard existing vegetation. Both are limited in scope due to the Owner keeping the physical embodiment of the project as small as possible on the lot and by the Architect redesigning the project to save as many protected trees as possible.

Variance #1: CLURO Section 9.2.5.7.2.f allows removal of Live Oaks under certain conditions. We are requesting the removal of one Live Oak on the property. It is an eighteen inch (18") caliper tree and falls almost in the middle of the lot. Several iterations of the Site Plan were done to see if the tree could remain. It was not possible. At the very least, the tree would remain but the requirements for the finish floor elevation of the building would ensure the tree would be in an area that could not be drained well, killing the tree slowly. The tree currently suffers from dieback and construction around it would not ease its decline. The plan is to plant three (3) new Live Oaks to mitigate the loss. We are also requesting the removal of seven (7) Magnolias. CLURO Section 9.2.5.7.3.e allows the removal of Magnolias on the property. The seven (7) Magnolias combined contain a total of eighty-five (85) caliper inches. Two of the affected trees have split trunks and one suffers from dieback. All fall within the parking lot. By redesigning the parking lot, ten (10) existing Magnolias will remain. They constitute one hundred seventy-four caliper inches (174"). The plan is to plant fifteen (15) new Magnolias to mitigate the loss.

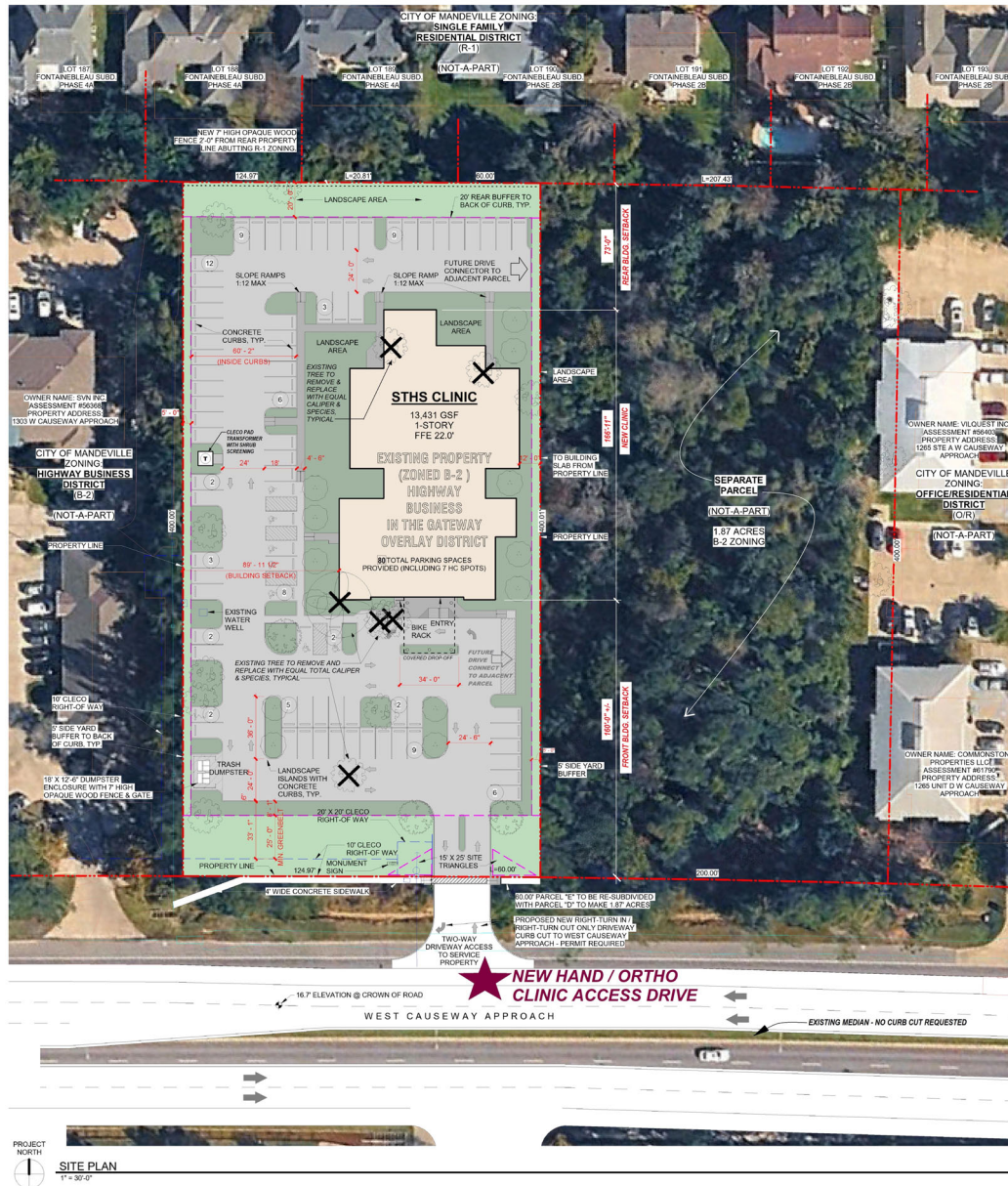
Variance #2: CLURO Sections 9.2.5.13 and 14 allow the removal of underbrush under certain conditions. We are requesting removal of small shrubs in the front 23'-2" of the property along West Causeway Approach and the rear 20' of the rear of the property abutting the residential area. Within the front and rear areas to be underbrushed, sod will be installed, required shrubs to screen the Vehicular Use Area will be installed, required shrubs at the fence will be installed, pits for new

trees will be installed and existing trees to remain will be mulched. At the rear area, a fence will be installed.

My professional recommendation is that these two Variances be granted for the good of the project, visual continuity along West Causeway Approach and better health of the plantings, both new and existing. The design team has worked to minimize removal of existing protected trees and has exceeded the pervious greenspace requirements of the project. With the variances, the project meets or exceeds the requirements of CLURO.

Please let me know if you have any questions or need more information. Thank you.

James Aultman
Landscape Architect



2026 CITY CLURO REGULATIONS FOR THIS PROPOSED PROJECT: B-2 ZONING / GATEWAY OVERLAY DISTRICT / GNOEC DISTRICT

(ZONING INTERPRETATION OF THIS PROPERTY PER ZONING ORDINANCE #03-13 ; INSTRUMENT 1372560 ADOPTED BY CITY OF MANDEVILLE COUNCIL IN 2003)

GUIDELINES & ORDINANCES

MINIMUM LOT AREA: 15,000 SQ. FT.

UNIT SIZE: TO BE IDENTIFIED BY APPLICANT
MINIMUM UNIT SIZE: 800 SQ. FT.
MAXIMUM UNIT SIZE: 65,000 SQ. FT.
MAXIMUM BLDG. SIZE: 100,000 SQ. FT.

MINIMUM LOT WIDTH: 150'
MAXIMUM LOT DEPTH: 100'

MINIMUM BLDG. SETBACK REQUIREMENTS FROM PROPERTY LINES:

MINIMUM YARD SETBACK DEPTH REQUIREMENTS ON PROPERTY:

FRONT YARD / GREENBELT - 25'
STREET SIDE OR REAR YARD - 15'
INTERIOR SIDE OR REAR YARD - NO MINIMUM
ADJACENT TO RESIDENTIAL DISTRICT / ZONING - 20'
ADJACENT TO OTHER DISTRICTS / ZONINGS - 5'
WITH FIREWALL AT PROPERTY LINE - 0'

MAXIMUM HEIGHT OF STRUCTURES: 35'

MAXIMUM IMPERVIOUS SITE COVERAGE: 75%

PROPOSED PROJECT INFORMATION

82,312 SQ. FT. PROPOSED

14,350 SQ. FT. PROPOSED NEW HEALTHCARE CLINIC (ONE-STORY BUILDING ON GRADE)

205' +/- PROPOSED
400' PROPOSED

160'-0" +/- (SOUTH / FRONT BLDG. SETBACK FROM W. CAUSEWAY APPROACH)
89'-11 1/2" (WEST SIDE BLDG. SETBACK)
12'-0" (EAST/SIDE BLDG. SETBACK ABUTTING UNDEVELOPED PARCEL)
73'-0" +/- PRIVACY FENCE (NORTH / REAR BLDG. SETBACK ABUTTING RESIDENTIAL)

43'-0" +/- PROPOSED (INCLUDES 10' UTILITY SERVITUDE AT PROPERTY LINE)
NOT-APPLICABLE
20' PROPOSED, PLUS 7' TALL WOOD PRIVACY FENCE AT PROPERTY LINE
5' MINIMUM PROPOSED
NOT-APPLICABLE

25'-0" PROPOSED AT TOP OF 10-12 & 6-12 PITCHED SHINGLE AND METAL ROOF RIDGE

66.4% MAXIMUM IMPERVIOUS SITE COVERAGE PROPOSED

PROPOSED NEW BUILDING AND PARKING INFORMATION:

BUILDING AREA: 13,431 SQ. FT. / 150 SQ. FT. / SPACE = 89.54 PARKING SPACES

89.54 SPACES X 12.3% (GATEWAY OVERLAY DISTRICT REDUCTION PER CLURO) = 11.01

89.54 - 11.01 = 79 MINIMUM SPACES REQUIRED PER CLURO

80 PROPOSED ON-SITE PARKING (INCLUDING 7 HANDICAP SPACES)

REQUIRED PLANTING AREA IN PARKING:
8% MINIMUM

PROVIDED PLANTING AREA IN PARKING:
28.8% APPROXIMATE PROPOSED

ST. TAMMANY HEALTH SYSTEM (STHS) PARKING NEED PROJECTIONS FOR CLINIC:

- 28 EMPLOYEES (DOCTORS, NURSES, NP, PA, ADMINISTRATORS/CLERICAL) + 8 THERAPISTS = 36 STAFF
- EXAM ROOM PATIENTS (1.5 CARS PER EXAM ROOM) X 22 EXAM ROOMS = 33 VISITORS
- OT/PT REHAB GYM REHAB AREAS / TREATMENT ROOMS = 11 PATIENTS / VISITORS / STAFF

TOTAL PARKING SPACES BASED UPON NEEDS ASSESSMENT PROJECTION =

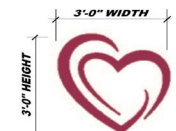
80 SPACES (INCLUDING HANDICAP)



EXTERIOR BIKE RACK AT FRONT ENTRY PORCH



7' TALL TREATED FENCE SCREEN AT DUMPSTER AND PROPERTY LINE ABUTTING RESIDENTIAL



LED INTERNALLY LIGHTED VINYL & ALUMINUM SIGN



PROJECT VICINITY MAP

A NEW HAND / ORTHO / REHAB CLINIC PROJECT

1283 WEST CAUSEWAY APPROACH - MANDEVILLE, LOUISIANA 70471

JULY 23, 2026

fl+ WB architects





AERIAL VIEW OF PROPOSED STHS CLINIC DEVELOPMENT

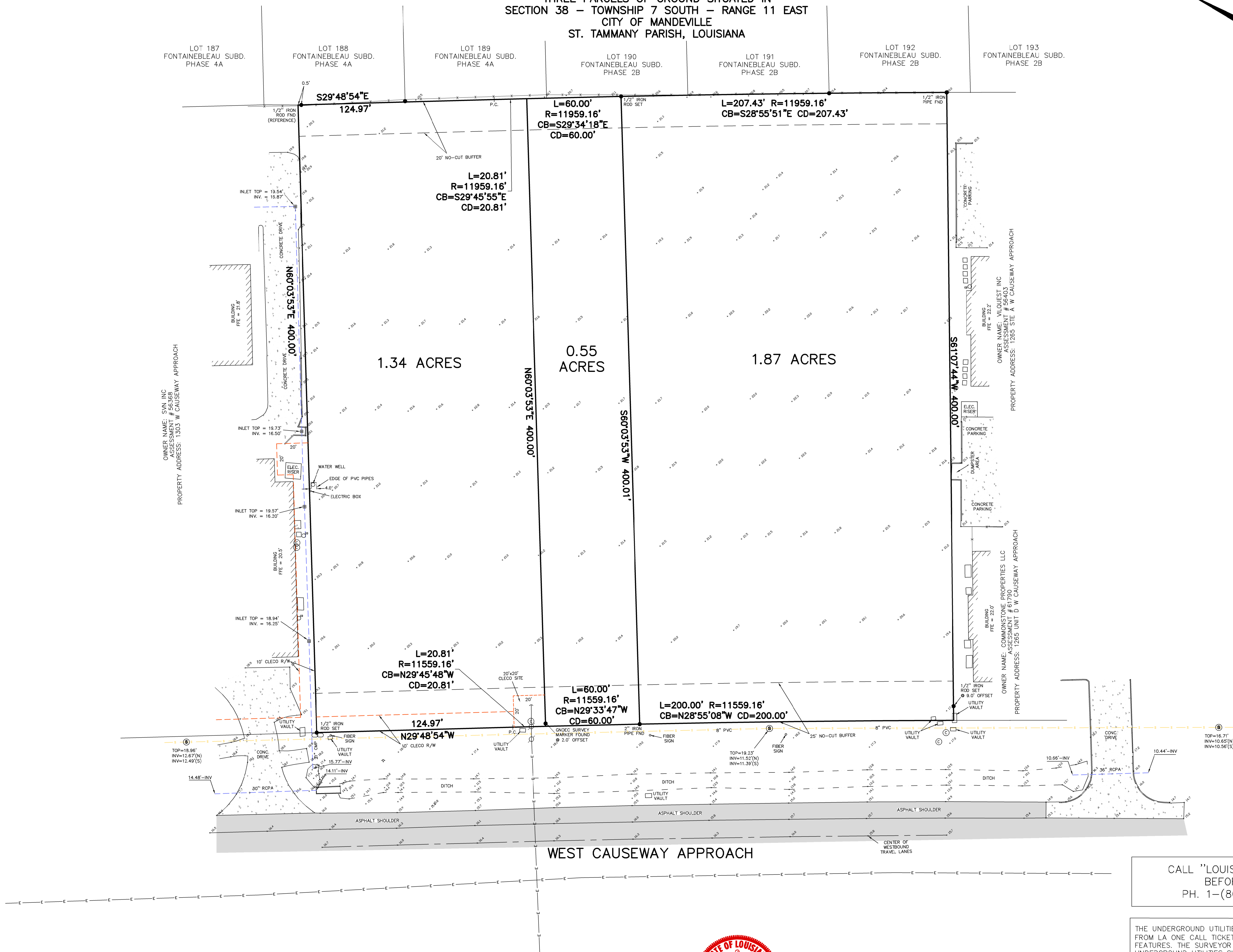
RENDERING VIEW IS NOT TO SCALE

A NEW HAND / ORTHO / REHAB CLINIC PROJECT
1283 WEST CAUSEWAY APPROACH - MANDEVILLE, LOUISIANA 70471
JULY 23, 2026

St. Tammany
HEALTH SYSTEM

fl+
WB
architects

Topographical Survey of
THREE PARCELS OF GROUND SITUATED IN
SECTION 38 - TOWNSHIP 7 SOUTH - RANGE 11 EAST
CITY OF MANDEVILLE
ST. TAMMANY PARISH, LOUISIANA



NOTE: BEARINGS SHOWN HEREON ARE REFERENCED TO LOUISIANA STATE PLANE COORDINATES. LA SOUTH ZONE 1702. ALSO BASIS FOR BEARINGS

NOTE: ELEVATIONS SHOWN HEREON WERE DERIVED BY GPS OBSERVATIONS AND ARE ONLY VALID ON THE DATE SHOWN ON THIS SURVEY. ELEVATION DATUM IS REFERENCED TO NAVD83(GEOD12A)

LEGEND

XX LIGHT STANDARD
BI DROP INLET
CIR TELE RISER
CIR CABLE RISER
CIR SEWER CLEANOUT
CIR SEWER MANHOLE
CIR FIRE HYDRANT
CIR WATER VALVE
CIR WATER METER
CIR GUY WIRE
CIR UTILITY POLE
CIR GAS VALVE
CIR DRAIN MANHOLE
CIR DENOTES 1/2" IRON ROD FOUND
CIR UNLESS OTHERWISE NOTED

REFERENCE:
SURVEY BY JOHN E. BONNEAU
Survey No. 951118
Dated: 12-6-1995
REFERENCE:
SURVEY BY KELLY MCHUGH
Survey No. 95-013
Dated: 1-16-1995
REFERENCE:
SURVEY BY HERBERT C. SANDERS
Job No. 37-83-140
Dated: 10-24-1983

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SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.



Randall W. Brown, P.L.S.
Professional Land Surveyor
LA Registration No. 04586



Note: I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is NOT located in a special flood hazard area, it is located in Flood Zone X
FIRM Panel# 2202C20313D Rev. 5-16-2012

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BEFORE DIGGING
PH. 1-(800)-272-3020

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM LA ONE CALL TICKET AND/OR VISIBLE UTILITY FEATURES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT ABOVE GROUND VISIBLE UTILITY FEATURES. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

RANDALL W. BROWN & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
228 W. CAUSEWAY APPROACH, MANDEVILLE, LA 70448
(985) 824-5368 * INFO@BROWNSURVEYS.COM

Topographical Survey of
THREE PARCELS OF GROUND SITUATED IN
SECTION 38 - TOWNSHIP 7 SOUTH - RANGE 11 EAST
CITY OF MANDEVILLE
ST. TAMMANY PARISH, LOUISIANA

REVISED DATE:
7-14-2026

DRAWN BY:
RUB
CHECKED BY:
RWB
DATE:
3-12-2026
SCALE:
1" = 30' ±
SURVEY No.
26086

SHEET