

Table of Contents

P26-02-02.....	Ordinance 26-02
P26-02-03.....	Ordinance 26-03
V26-02-04.....	303 West

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

ORDINANCE NO. 26-02

AN ORDINANCE OF THE COUNCIL OF THE CITY OF MANDEVILLE AMENDING ARTICLE 4, SECTION 4.3.3.5, 4.3.3.7, 4.3.3.9, 4.3.3.10, and 4.3.3.11 PROCEDURES AND FEES FOR CONDITIONAL USE PERMITS AND PLANNED DISTRICT ZONING, AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH

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

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

WHEREAS, the City of Mandeville's Comprehensive Land Use Regulations Ordinance (CLURO) was adopted on June 25, 2015, rev. through October 23, 2025, and provides for procedures and fees for Conditional Use Permits and Planned District Zoning in Article 4.3.3.5, 4.3.3.7, 4.3.3.9, 4.3.3.10, and 4.3.3.11;

WHEREAS, the City of Mandeville desires to ensure adequate public notice of any requests for conditional use permits or Planned District zoning that are considered by the Planning and Zoning Commissions for recommendations to the City Council, and desires to require that all applications reviewed by the Planning and Zoning Commissions be accompanied by a proposed Ordinance for City Council consideration outlining the details of the applicant's requested development plan and proposed uses as well as any variances required for each proposed use within the development site, such that the City Council is presented with a proposed ordinance that contains information, applicant requests, and application details and criteria that was provided to the Planning and Zoning Commissions for the allowance of adequate review and public comment.

WHEREAS, the City of Mandeville desires that any recommendations made by the Planning and Zoning Commission regarding Conditional Use Permits and Planned District applications be provided to the City Council with a proposed ordinance for the purpose of eliminating any potential circumstance where recommendations made by the Commissions are not also wholly contained in an ordinance presented to the Council.

WHEREAS, the City of Mandeville desires to provide full transparency in the enactment of all ordinances for Conditional Use Permits and Planned District Zoning by providing that the City Council first publish a proposed ordinance, introduced by the Council Member of the district of the subject property and seconded by the Council Chair, so that all applications that meet the application requirements are procedurally introduced by the City Council before being reviewed

and evaluated by the Planning Commission who will make a recommendation of action to be taken by the City Council following the public hearing.

WHEREAS, the City of Mandeville also desires to confirm that an application will only need to be resubmitted to the City Council for original introduction and resubmission to the Planning Commission in the circumstance where an amendment to the proposed ordinance made by the applicant or the Planning Commission during the consideration of the application and proposed ordinance nullifies the purpose of the proposed ordinance or adds an additional use or variance request that was not subject to Planning Commission consideration, evaluation and public notice and review.

NOW, THEREFORE, BE IT FURTHER ORDAINED by the City Council of the City of Mandeville that CLURO Section 4.3.3.5, 4.3.3.7, 4.3.3.9, 4.3.3.10, and 4.3.3.11 be amended as follows:

4.3.3.2. *Jurisdiction*

The Planning Director shall be responsible for administration of the Conditional Use and Zoning Amendment Procedures and for reviewing the application to ensure adherence to the application requirements. An application, in the form of a proposed ordinance, shall be placed on the agenda of the City Council following notice from the Planning Director that the applicant has met the application requirements of Article 4.3.3.4. The Council Clerk shall prepare a proposed ordinance for introduction based on the zoning and variance requests of the applicant and shall publish a City Council agenda containing the proposed ordinance to be introduced. At the meeting of the City Council, the proposed ordinance shall be introduced by the Council member from the Council District of the subject property, and such introduction shall be seconded by another Council Member or the, in the event it is not seconded by another Council Member, the Council Chair shall second the introduction. After introduction of the proposed ordinance, the City Council shall notify the Planning Commission of the introduction and the proposed ordinance shall be placed on the agenda of the Planning Commission. The Planning Commission shall be responsible for review, evaluation, and recommendation of action to be taken to the City Council on all applications for a Conditional Use Permit.

4.3.3.3. *Concurrent Applications*

Application for a Conditional Use Permit and for Rezoning or Planned District zoning for the same property may be made concurrently, subject to the fees applicable to a rezoning or Planned District zoning only. Following introduction of the proposed ordinance that includes the details of the zoning and variance requests of the applicant by the City Council, the Planning Commission and Zoning Commission may hold the public hearing on the Rezoning and the Conditional Use Permit at the same meeting and may combine the two hearings. The City Council likewise may hold the two public hearings in combination and may approve both the Conditional Use and Zoning Amendment or Planned District zoning by one ordinance.

...

4.3.3.5. *Public Hearing and Notice*

At the regularly scheduled meeting following the City Council's introduction of a proposed ordinance, the Planning Commission shall hold a public hearing on each application for a

Planned District zoning or amendment or for a Conditional Use Permit. Public notice shall be given as required for zoning amendments. At the public hearing, the Commission shall review the application and shall receive pertinent evidence concerning the proposed use and the proposed conditions under which it would be operated or maintained, with respect to the findings prescribed herein. An amendment to the proposed ordinance made by the applicant or the Planning Commission that does not nullify the purpose of the proposed ordinance nor add an additional use or variance request will not require resubmission to the Planning Commission or reintroduction of the proposed ordinance.

...

4.3.3.7. *Action by the Planning Commission*

The Planning Commission shall act on the application not more than twenty (20) days following the closing of the public hearing on a Planned District zoning or Conditional Use Permit application. The Commission may recommend granting a Conditional Use Permit or approve a Planned District zoning or amendment as applied for or in a modified form or subject to conditions, or may recommend denial of the application to the City Council. If the Commission recommends a permit be granted as applied for or in modified form, the Commission may, but is not required to, provide proposed language for any condition or modification as part of its recommendation report to the City Council . The Commission shall notify the applicant of its recommendation by mail.

...

4.3.3.9. *Conditions of Approval*

The Planning Commission may recommend, and the City Council may establish, conditions of approval. Conditions may include, but shall not be limited to, requirements for special yards, open spaces, buffers, fences, walls, and screening; requirements for installation and maintenance of landscaping and erosion control measures; requirements for street improvements and dedications, regulation of vehicular ingress and egress, and traffic circulation; regulation of signs; regulation of hours or other characteristics of operation; requirements for maintenance of landscaping and other improvements; establishment of development schedules or time limits for performance or completion; and such other conditions as the Commission or City Council may deem necessary to insure compatibility with surrounding uses to preserve the public health, safety, and welfare, and to enable the Commission to make the findings required by the preceding Section. Any conditions of approval recommended by the Planning Commission shall be fully set forth in the proposed ordinance provided to the City Council contemporaneously with the recommendation of the Planning Commission.

4.3.3.10. *Planning Commission Recommendations to the City Council*

The recommendations of the Planning Commission, as well as the proposed language setting forth all uses, variances, and other planning considerations in the event of a recommendation of approval as applied for or in modified form, shall be forwarded to the City Council within 10 days after the date on which action is announced.

4.3.3.11. *Enactment by Ordinance*

The recommendation of the Planning Commission on an application for a Zoning Amendment, Conditional Use Permit, or Planned District shall be forwarded to the City Council as a recommendation to grant or deny after the Planning Commission holds a public

hearing thereon. In the event the Planning Commission recommends an application be granted as applied for or granted with conditions of modification, the details of the conditions or modifications, or proposed language, shall accompany the Commission's recommendation on the application in the form of proposed ordinance being submitted to the City Council. The City Council shall hold a public hearing on said application in the form of proposed ordinance. Notice of the public hearings before the Planning Commission and City Council shall be given in the same manner as the notice required for zoning amendments. In the event the application for a Conditional Use Permit Planned District is made for property that is contiguous to any property that is zoned for Residential uses, then such ordinance approving the Conditional Use or Planned District shall not be passed except by an affirmative vote of four-fifths majority of the Council membership. In the event the decision of the Planning Commission on the application for a Planned District or Conditional Use Permit is adverse thereto, or in the event a protest against the proposed Planned District or Conditional Use Permit is presented, in writing, to the City Council, duly signed and acknowledged by the owners of at least twenty (20) percent of the property situated in the area bounded by lines two hundred (200) feet in each direction and one each side of the area included in such proposed Planned District, such ordinance approving the Planned District shall not be passed except by an affirmative vote of a four-fifths (4/5) majority of the members of the City Council.

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

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

AYES:

NAY:

ABSTENTIONS:

ABSENT:

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

Alicia Watts
Clerk of Council

Jason Zuckerman
Council Chairman

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

ORDINANCE NO. 26-03

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

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

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

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

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

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

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

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

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

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

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

3.3 GENERAL DEFINITIONS OF THE LAND USE REGULATIONS

...

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

...

7.5.13.3. *PM-1 Site Development Regulations*

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

1. Non-Residential Uses Site Development

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

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

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

...

7.5.14.3. PM-2 Site Development Regulations

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

1. Non-Residential Uses Site Development Regulations

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

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

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

...

7.5.15.4. Flexible Site Planning

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

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

...

7.5.15.5

[end of chart]

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

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

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

AYES:

NAY:

ABSTENTIONS:

ABSENT:

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

Alicia Watts
Clerk of Council

Jason Zuckerman
Council Chairman

CASE SUMMARY SHEET**CASE NUMBER: V26-02-04****DATE RECEIVED: January 22, 2026****DATE OF MEETING: February 10, 2026 and February 24, 2026****Address: 303 West****Subdivision: West Beach Parkway, Square 8 Lot 3****Zoning District: R-1 - Single Family Residential District****Property Owner: Rene Ward****REQUEST: V26-02-04 – Rene Ward requests a variance to CLURO Section 9.2.5.2. Vegetation Protection Zones, West Beach Parkway, Square 8 Lot 3, R-1 - Single Family Residential District, 303 West****PREVIOUS CASE: V24-11-31/R24-11-07 – Variance to resubdivide****CASE SUMMARY: Place a fence within the vegetation protection zone of protected trees.**

The applicant owns the property at 303 West St., located on the east side of West St., north of Center St., and south of North St. The property measures 100' x 125' and has a square footage of 12,500 per a survey prepared by Fuselier Surveying & Mapping and dated 12.30.2025, and revised on 1.14.2026. The property is currently improved with a single-family residence.

The applicant purchased the property on October 30th, 2025. At the time of purchase there was an existing chain link fence on the property. A permit was submitted on December 18th, 2025, for a new wooden fence. On December 19th, 2025, the setback review was denied by a City Planner with the note requesting a site plan that includes the dripline and vegetation protection zone for the live oaks located on or overhanging the property. The document submitted with the permit was a hand drawn dripline of the tree. Additional details concerning the fence posts were also requested, to see if there would be any concrete material used for stabilization.

A revised survey was not submitted until January 7th, 2026. This survey did not include the vegetation protection zone of the live oaks and only included partial driplines. On January 8th, 2026, the setback review was denied by a City Planner again with the note requesting a site plan showing the full driplines and vegetation protection zones for the trees.

On January 15th, 2026, an updated survey was submitted showing the full driplines and vegetation protection zone. The setback review was denied again on January 21st, 2026, stating that a variance would be required due to the encroachment within the vegetation protection zone. After a phone call with the applicant, it was stated that the fence had already been constructed prior to the issuance of a permit.

CLURO SECTIONS:**9.2.5.2. Vegetation Protection Zones**

1. An area extending at least fifteen (15) feet in all directions from the trunk of any tree required or proposed to be preserved to meet the requirements of this or encompassing a minimum of two-thirds (2/3) of the entire canopy area of the tree, whichever is greater, shall be required to be maintained undisturbed under the provisions of this Article. This area is defined as the Vegetation Protection Zone.
2. Exception: The Vegetation Protection Zone for Live Oaks will be a circle with a radius which is eighty-two (82) percent of the canopy of the tree, measured from the trunk to the drip line. A barrier shall be erected and maintained around this area at all times during construction. No soil deposits, construction materials, equipment, or other materials shall be temporarily or permanently stored in locations within or immediately adjacent to the Vegetation Protection Zone which would cause suffocation of root systems of trees required or proposed to be preserved. No paving with concrete, asphalt, or other impervious material shall be allowed within the Vegetation Protection Zone. No structure shall be placed or constructed at any time within the Vegetation Protection Zone.
3. FEMA elevation exception. Any structure required to be elevated pursuant to application, participation, grant receipt or other involvement in any FEMA elevation program shall be permitted to construct or perform operations within the Vegetation Protection Zone after administrative review and written approval. Structures that are subject to this exception shall not be required to submit for any Vegetation Protection Zone variance and may be permitted for work after review and administrative approval. No work on any structure that asserts an entitlement to elevation within the Vegetation Protection Zone shall commence without written approval of the administration.





To Whom It May Concern,

Property

303 West St
Mandeville, LA 70448

In February 2026, Ms Nina Ward contacted ArborWorks for an assessment of the impact a recent fence installation may have had on a live oak tree located on the property. I visited the property on 2/19/26 and conducted a Level 1 Arborist Assessment of the tree in question and the newly installed fence in order to gauge any potential negative effects on the tree

The live oak tree (*Quercus virginiana*) appeared to be in good condition and I did not find any signs of significant decline or disease. The fence that was recently installed is made of wood and is approximately 3 feet tall. The fence is anchored in place with 4x4 posts that are 4 feet tall, driven approximately 1 foot into the ground and set in concrete. The homeowner, who is also the person that built and installed the fence, explained that everything was dug by hand and when any large roots were encountered, he moved the post over to avoid cutting or damaging those roots. I was not present for the installation, but you can see this was likely the case based on the uneven spacing between the posts. The fence is within the dripline of the canopy and approximately 14 feet from the trunk.

In my opinion the installation of this fence would cause little to no lasting damage to the tree. The main factors that my opinion is based on are the current health of the tree, the method of installation, and the fact that no roots over 1 inch in diameter were severed.

Best Regards,

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







Disclaimer

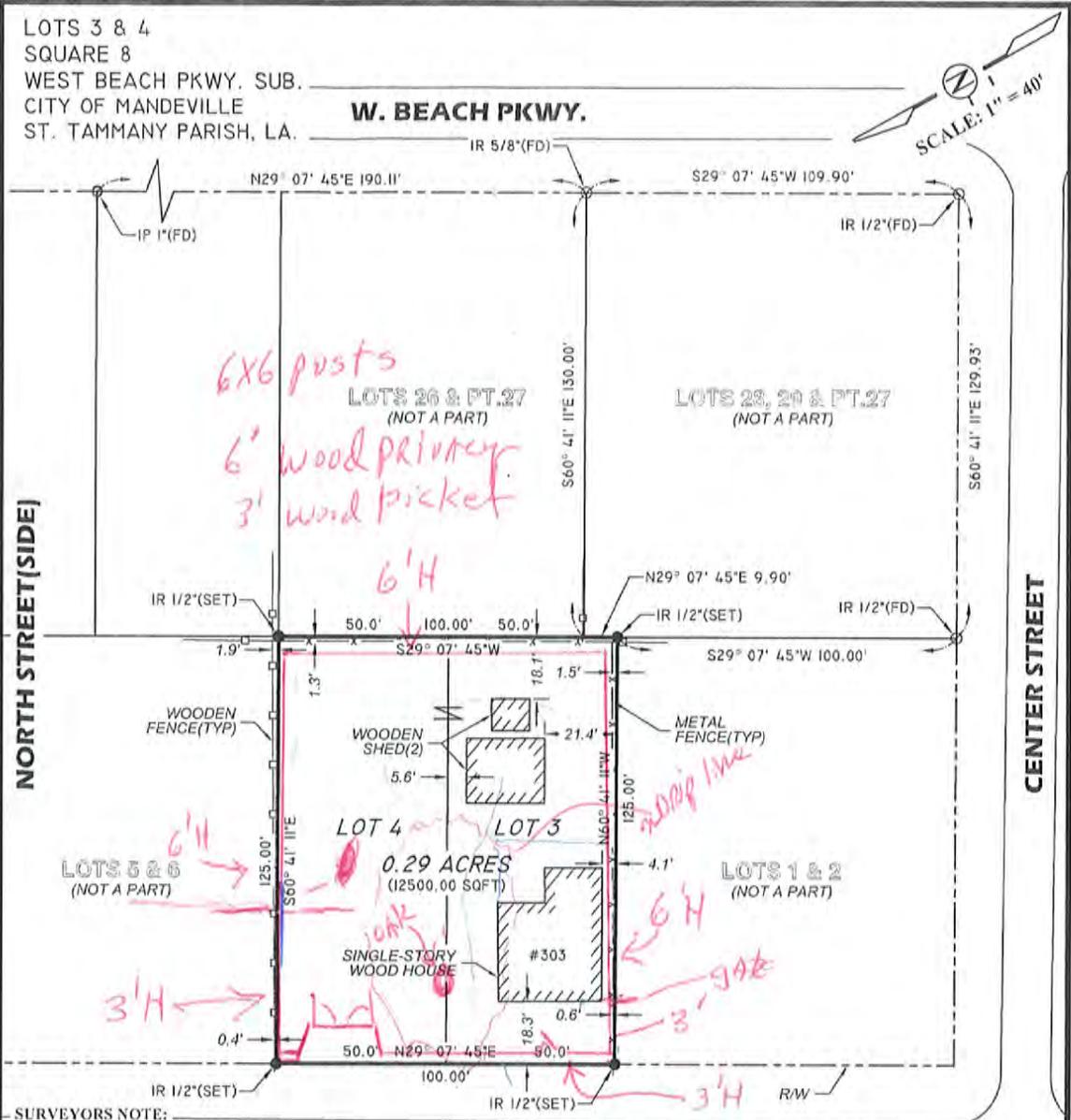
Arborists are tree specialists who use their education, knowledge, training, experience, and research to examine trees and woodlands. Arborists recommend measures to enhance the beauty and health of trees and forests, while attempting to reduce the risk of living near them. Clients may choose to accept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



SURVEYORS NOTE:

THIS SURVEY DID NOT REQUIRE NOR DID IT INCLUDE ANY RESEARCH AND INVESTIGATION OF SERVITUDE'S OR EASEMENTS. CORNERS NOT MONUMENTED OTHER THAN SHOWN.

FLOOD ZONE CLASSIFICATION:
 ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, FIRM PANEL ID: 2202020427D HAVING AN EFFECTIVE DATE OF 5/16/2012 THIS PROPERTY IS LOCATED IN AN "AE" FLOOD ZONE. "AE" BASE FLOOD ELEVATION (BFE) IS 10.0 FT NAVD88

WEST STREET

BEARING BASIS/REFERENCE PLAT:

1. BEARINGS ARE BASED ON GPS OBSERVATIONS AS PER THE LOUISIANA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE (1702). COORDINATES IN US SURVEY FEET
2. MAP OF SURVEY OF LOTS 5 & 6, BLOCK 8, WEST BEACH PARKWAY, BY KELLY McHUGH, DATED 4/24/92. (INST# 817618).
3. MAP OF SURVEY OF LOTS 29, 28 & PT. 27, BY JAMES H. COUTURIE, DATED 7/14/1981. (INST# 468139).

CERTIFICATION:

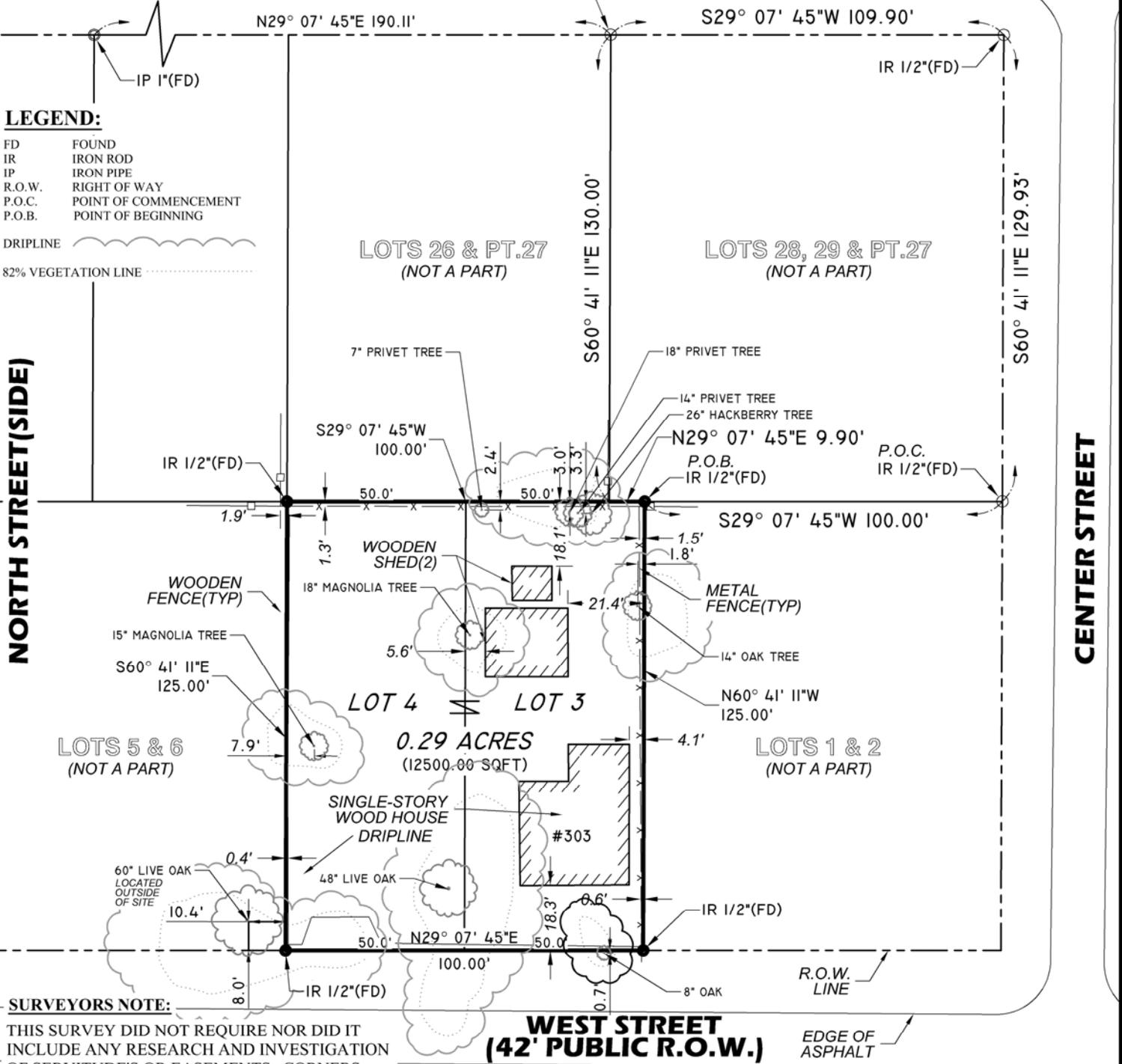
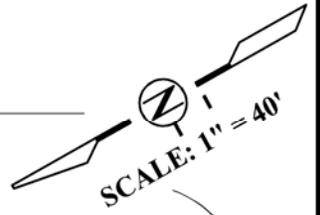
I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AS STIPULATED IN LAC TITLE 46, PART LXI, CHAPTER 29" BASED ON THE CURRENT SURVEY CLASSIFICATION "C - BOUNDARY SURVEYS OF RESIDENTIAL OR SUBURBAN AREAS" AND NO ENCROACHMENTS EXIST OTHER THAN WHAT IS SHOWN.

Map of Survey Made For
Eddie Laine
 Being a certain portion of ground situated in the Town of Mandeville, St. Tammany Parish, Louisiana, more fully described as Lots 3 & 4, of Block Eight of West Beach Parkway Subdivision, and bearing a municipal address of 303 West Street, Mandeville, Louisiana 70448.

<p>FUSELIER SURVEYING + MAPPING RJ FUSELIER & ASSOCIATES LLC FIRM REG. # LA (VZ 790), TX (10194363)</p>	PROJ. No	24NOI22			
	DRAFTED	CDR			
	DATE:	9/18/24	10/15/24	ADDED DIMENSIONS	CDR
	SHEET:	01	DATE	REVISION DESCRIPTION	BY

LOTS 3 & 4
 SQUARE 8
 WEST BEACH PKWY. SUB.
 CITY OF MANDEVILLE
 ST. TAMMANY PARISH, LA.

W. BEACH PKWY.



LEGEND:

- FD FOUND
- IR IRON ROD
- IP IRON PIPE
- R.O.W. RIGHT OF WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING



NORTH STREET(SIDE)

CENTER STREET

SURVEYORS NOTE:

THIS SURVEY DID NOT REQUIRE NOR DID IT INCLUDE ANY RESEARCH AND INVESTIGATION OF SERVITUDE'S OR EASEMENTS. CORNERS NOT MONUMENTED OTHER THAN SHOWN.

FLOOD ZONE CLASSIFICATION:

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, FIRM PANEL ID: 2202020427D HAVING AN EFFECTIVE DATE OF 5/16/2012 THIS PROPERTY IS LOCATED IN AN "AE" FLOOD ZONE. "AE" BASE FLOOD ELEVATION (BFE) IS 10.0 FT NAVD88

BEARING BASIS/REFERENCE PLAT:

1. BEARINGS ARE BASED ON GPS OBSERVATIONS AS PER THE LOUISIANA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE (1702). COORDINATES IN US SURVEY FEET
2. MAP OF SURVEY OF LOTS 5 & 6, BLOCK 8, WEST BEACH PARKWAY, BY KELLY McHUGH, DATED 4/24/92, (INST# 817618).
3. MAP OF SURVEY OF LOTS 29, 28 & PT. 27, BY JAMES H. COUTURIE, DATED 7/14/1981, (INST# 468139).

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AS STIPULATED IN LAC TITLE 46, PART LXI, CHAPTER 29" BASED ON THE CURRENT SURVEY CLASSIFICATION "C - BOUNDARY SURVEYS OF RESIDENTIAL OR SUBURBAN AREAS" AND NO ENCROACHMENTS EXIST OTHER THAN WHAT IS SHOWN.



**Map of Survey Made For
 Rene Ward**

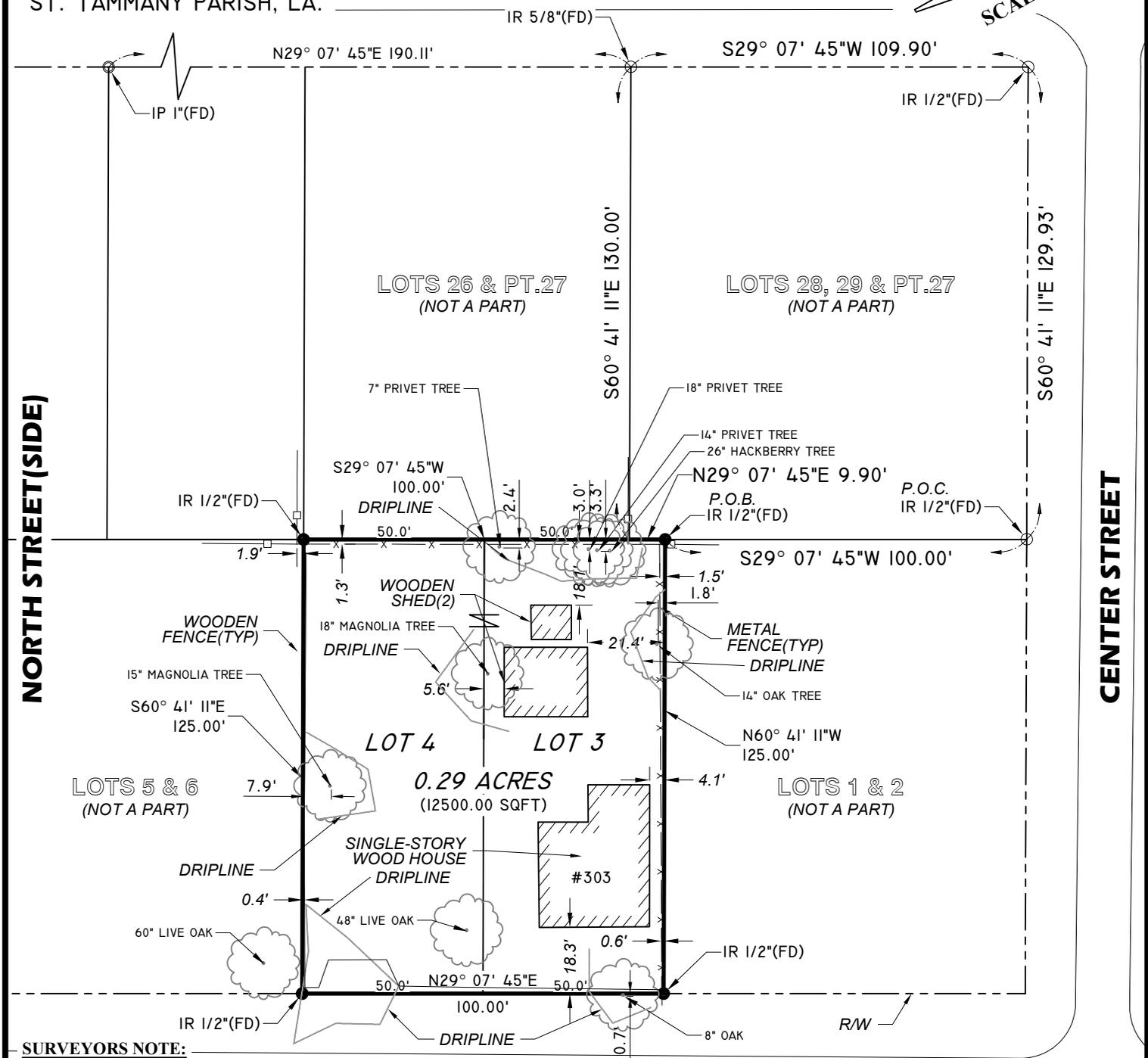
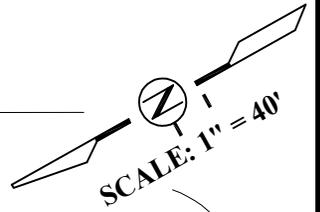
Being a certain portion of ground situated in the Town of Mandeville, St. Tammany Parish, Louisiana, more fully described as Lots 3 & 4, of Block Eight of West Beach Parkway Subdivision, and bearing a municipal address of 303 West Street, Mandeville, Louisiana 70448.

PROJ. No	24NO122			
DRAFTED	CDR			
DATE:	12/30/25	1/14/2026	ADDED VEGETATION PROTECTION ZONE	DMC
SHEET:	01	DATE	REVISION DESCRIPTION	BY

RYAN J. FUSELIER, PLS REG. NO. 4857
 150 BELLE TERRE DR. EUNICE, LA. 70535 (337)654-6403

LOTS 3 & 4
 SQUARE 8
 WEST BEACH PKWY. SUB.
 CITY OF MANDEVILLE
 ST. TAMMANY PARISH, LA.

W. BEACH PKWY.



SURVEYORS NOTE:

THIS SURVEY DID NOT REQUIRE NOR DID IT INCLUDE ANY RESEARCH AND INVESTIGATION OF SERVITUDE'S OR EASEMENTS. CORNERS NOT MONUMENTED OTHER THAN SHOWN.

FLOOD ZONE CLASSIFICATION:

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, FIRM PANEL ID: 2202020427D HAVING AN EFFECTIVE DATE OF 5/16/2012 THIS PROPERTY IS LOCATED IN AN "AE" FLOOD ZONE. "AE" BASE FLOOD ELEVATION (BFE) IS 10.0 FT NAVD88

WEST STREET

BEARING BASIS/REFERENCE PLAT:

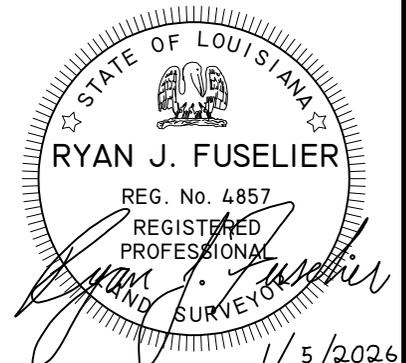
1. BEARINGS ARE BASED ON GPS OBSERVATIONS AS PER THE LOUISIANA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE (1702). COORDINATES IN US SURVEY FEET
2. MAP OF SURVEY OF LOTS 5 & 6, BLOCK 8, WEST BEACH PARKWAY, BY KELLY McHUGH, DATED 4/24/92, (INST# 817618).
3. MAP OF SURVEY OF LOTS 29, 28 & PT. 27, BY JAMES H. COUTURIE, DATED 7/14/1981, (INST# 468139).

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AS STIPULATED IN LAC TITLE 46, PART LXI, CHAPTER 29" BASED ON THE CURRENT SURVEY CLASSIFICATION "C - BOUNDARY SURVEYS OF RESIDENTIAL OR SUBURBAN AREAS" AND NO ENCROACHMENTS EXIST OTHER THAN WHAT IS SHOWN.

Map of Survey Made For
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RYAN J. FUSELIER, PLS REG. NO. 4857
 150 BELLE TERRE DR. EUNICE, LA. 70535 (337)654-6403



FUSELIER
 SURVEYING + MAPPING
 RJ FUSELIER & ASSOCIATES LLC
 FIRM REG. #: LA (VF 790), TX (10194363)

PROJ. No.	24NO122
DRAFTED	CDR
DATE:	12/30/25
SHEET:	01

DATE	REVISION DESCRIPTION	BY