

***THE FOLLOWING RESOLUTION WAS INTRODUCED BY COUNCIL MEMBER MCGUIRE AND
SECONDED FOR INTRODUCTION BY COUNCIL MEMBER STRONG-THOMPSON***

RESOLUTION NO. 24-45

***A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE OPPOSING THE
SCOPE OF WORK DESCRIBED BY LAKE LOT DEVELOPMENT CO., LLC AND LAKE CLUB, LLC
SUBMITTED TO THE LOUISIANA DEPARTMENT OF ENERGY AND NATURAL RESOURCES,
OFFICE OF COASTAL MANAGEMENT AND PROVIDING FOR OTHER MATTERS IN
CONNECTION THEREWITH***

WHEREAS, Two business entities named Lake Lot Development Co, LLC and Lake Club, LLC (“the Developers”) have applied to the Louisiana Department of Energy and Natural Resources, Office of Costal Management (“DNR”), for a “Coastal Use Permit” (application no. P20230099) (“the Application”) to perform certain development, excavation, filling, and bulkheading work (“the Development”) adjacent to the Lewisburg neighborhood and in close proximity to the City of Mandeville (a copy of the Application is attached hereto as Exhibit A); and

WHEREAS, On June 3, 2024, DNR issued a “Public Notice” announcing a public hearing on July 16, 2024 at 5:00 p.m. at the St. Tammany Parish Government Council Chambers on Koop Drive in Mandeville concerning the Application (a copy of the Public Notice is attached hereto as Exhibit B); and

WHEREAS, According to the Public Notice, the location of the proposed Development is described as Lat. 30-22-01.66N / Long. -90-06-50.97W; Lake Pontchartrain; Section 44, T8S-R11E; Lots A-F & Adjacent Lot A-3; Mandeville, LA; and

WHEREAS, According to the Public Notice, the Developers have proposed to build “five lots and a new private road with turnaround/cul-de-sac” adjacent to the Lewisburg neighborhood and in close proximity to the City of Mandeville; and

WHEREAS, Images submitted by the Developers with their Application purport to illustrate the scope of the Development (copies of the images are attached hereto as Exhibit C); and

WHEREAS, According to the Public Notice, the Developers have proposed “the reclamation of state-owned waterbottoms” in and around Lake Pontchartrain and the Bayou Chinchuba watershed by excavating land, filling in land, hauling away land, and bulkheading land at the Development site; and

WHEREAS, According to the Application, the Developers propose to excavate approximately 1.26 acres of land and fill approximately 2.78 acres of land – which may include 1.66 acres of wetlands and/or waterbottoms – in and around Lake Pontchartrain and the Bayou Chinchuba watershed, which appear to consist of waterbottoms, estuarine shores, and vegetative wetlands, all for the apparent purpose of building up five lots of land and up to five residential homes; and

WHEREAS, According to the Application and Public Notice, the Developers propose to haul in through the City of Mandeville and its Old Golden Shores neighborhood and to dump on site 18,854 cubic yards of dirt and topsoil, 751 cubic yards of rock, 536 cubic yards of soil cement, and 498 cubic yards of concrete; and

WHEREAS, According to the Application and Public Notice, the Developers have further proposed to excavate and fill in on site 1,551 cubic yards of native material; and

WHEREAS, According to the Application and Public Notice, the Developers have further proposed to excavate and haul away through the City of Mandeville an additional 536 cubic yards of native material; and

WHEREAS, According to the Application, the Developers propose to bring in and utilize bulldozers/graders, dragline/excavators, backhoes, and other tracked or wheeled vehicles to accomplish their work; and

WHEREAS, According to the Application, the Developers propose to traverse Lovers Lane and Live Oak Street in the Old Golden Shores neighborhood to go to and from the Development site; and

WHEREAS, The Developer's excavating, filling, hauling, and bulkheading work is likely to significantly increase the number of dump trucks and other heavy equipment traveling through the Old Golden Shores neighborhood as the only means of accessing the proposed development by land; and

WHEREAS, The Old Golden Shores neighborhood consists almost entirely of single-family residential homes, families, school aged children, pedestrians, bicycle riders, and surface roads without any traffic control lights; and

WHEREAS, The Developer's proposed work, if approved by DNR, seems reasonably likely to threaten, even if only minimally, the safety of the many families, children on foot and bikes, and other pedestrians and bicyclists throughout the Old Golden Shores neighborhood because of the dramatically increased presence of earth moving equipment, dump trucks, and other heavy equipment traveling through the Old Golden Shores neighborhood for a significant span of time; and

WHEREAS, The Developer's proposed work, if approved by DNR, seems reasonably likely to cause, even if only minimally, increased nuisance throughout the Old Golden Shores neighborhood by significantly increasing noises, vibrations, and vehicle exhausts for a significant span of time; and

WHEREAS, The Developer's proposed excavating, filling, and bulkheading work, if approved by DNR, seems reasonably likely to have at least some detrimental impact, even if only minimally, on the ability of property within the City of Mandeville in and around the

southern-most portions of the Sanctuary neighborhood to effectively drain into the Bayou Chinchuba watershed after very heavy rain events, tropical storms, and hurricanes; and

WHEREAS, The Developer’s proposed excavating, filling, and bulkheading work, if approved by DNR, seems reasonably likely to cause at least some property erosion, even if only minimally, to property within the City of Mandeville in and around the southern-most portions of the Sanctuary neighborhood due to changes in drainage and waterflow patterns in the Bayou Chinchuba watershed after very heavy rain events, tropical storms, and hurricanes; and

WHEREAS, The Developer’s proposed excavating, filling, and bulkheading work, if approved by DNR, seems reasonably likely to alter, even if only minimally, the environmental ecology around and adjacent to property within the City of Mandeville; and

WHEREAS, For all these reasons, the Developer’s proposed work appears reasonably likely to threaten the health, safety, and welfare of the City of Mandeville and its residents in and around the Old Golden Shores and Sanctuary neighborhoods.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Mandeville is firmly opposed to the scope of work described by Lake Lot Development Co, LLC and Lake Club, LLC in its “Coastal Use Permit” (application no. P20230099) submitted to the Louisiana Department of Energy and Natural Resources, Office of Coastal Management, and does not support issuance of the Coastal Use Permit.

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

AYES: 5 (Zuckerman, McGuire, Strong-Thompson, Vogeltanz, Discon)

NAYS: 0

ABSTENTIONS: 0

ABSENT: 0

and the resolution was declared adopted this 11th day of July, 2024.



Alex Weiner
Interim Clerk of Council



Scott Discon
Council Chairman