

THE FOLLOWING ORDINANCE WAS SPONSORED BY COUNCIL MEMBER DISCON, MOVED BY COUNCIL MEMBER _____; SECONDED BY COUNCILMEMBER _____

ORDINANCE NO. 25-02

AN ORDINANCE OF THE CITY OF MANDEVILLE AMENDING THE PROVISIONS OF ARTICLE 8- SUPPLEMENTAL DEVELOPMENT AND USE REGULATIONS, SECTION 8.2.3.5 LODGING (TRANSIENT)- SHORT TERM RENTALS OF THE COMPREHENSIVE LAND USE REGULATIONS ORDINANCE OF THE CITY OF MANDEVILLE

WHEREAS, Appendix C of the Mandeville Code of Ordinances lists the current Whole House Rental fees for both initial applications and renewals; and

WHEREAS, the current CLURO (Comprehensive Land Use Regulations Ordinance) , Section 8.2.3.5.B,1,a states “the property has current, valid liability insurance of \$500,000.00 or more that covers use as a short-term rental property”; and

WHEREAS, the current CLURO Section 8.2.3.5.E. 1 states “the total number of short term rental permits for Whole House Rentals shall not exceed ten (10) at any time”; and

WHEREAS, the City Council when adopting Section 8.2.3.5 intentionally limited the number of permits to ten (10) in order to evaluate the impact of the Whole House Rental on the community as a whole; and

WHEREAS, the City currently has additional properties seeking to operate as a Whole House Rental; and

WHEREAS, the regulation of short-term rentals is necessary to promote public health, safety and welfare, provide minimum safety requirements and ensure extensive compliance; and

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

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Mandeville, at its regular session convened, that the Appendix C of the City of Mandeville Code of Ordinances shall be amended to read as follows:

Type of Short Term Rental	Initial Application Fee	Renewal Fee
Whole House Rental	\$1000.00	\$500.00

NOW, THEREFORE, BE IT FURTHER ORDAINED that all other sections of Appendix C shall remain the same; and

NOW, THEREFORE, BE IT FURTHER ORDAINED by the City Council of the City of Mandeville, at its regular session convened, that the CLURO Section 8.2.3.5 shall be amended to read as follows:

Section 8.2.3.5

B. STANDARDS

1. Short-term rentals shall meet all applicable building, health, fire, and related safety codes at all times as well as:

- a. That the property has current, valid liability insurance of \$1,000,000.00 or more that covers use as a short-term rental property;

E CITYWIDE CAP FOR WHOLE HOUSE RENTALS

1 The total number of short term rental permits for Whole House Rentals shall not exceed twenty (20) at any time;

NOW, THEREFORE, BE IT FURTHER ORDAINED that all other sections of Article 8, Section 8.2.3.5 shall remain the same; and

NOW, THEREFORE, BE IT FURTHER ORDAINED that the Clerk of this Council be 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 _____, _____.

Alicia Watts
Clerk of Council

Scott Discon
Council Chairman

- e. No investment that was incurred after the effective date of this ordinance shall be considered.
- f. If the Zoning Commission finds that the owner is eligible for an extension of time, the Commission shall grant an extended termination date to the applicant that shall not be longer than is required to recoup the investment.

8.2.3.5. *Lodging (Transient) – Short Term Rentals*

A. All of the required approvals shall be obtained prior to establishment of the use including a Special Use Permit and Conditional Use approval depending upon the district in which the use is proposed to be located. In addition, an occupational license and a certificate of occupancy for the proposed use shall be obtained from the City. Any additional requirements of the state shall also be required to be satisfied.

B. STANDARDS

Short-term rentals, as defined in Article 6, shall be subject to the following general requirements in addition to the parking requirements as provided in Article 9 and the district regulations for the district in which the facility is located:

1. Short-term rentals shall meet all applicable building, health, fire, and related safety codes at all times as well as:
 - a. That the property has current, valid liability insurance of \$500,000.00 or more that covers use as a short-term rental property;
 - b. That each short-term rental has working smoke alarms in every bedroom, outside each sleeping area, and on all habitable floors. If the rental unit has either natural gas service, or a propane system for cooking or heating, the unit must also have working carbon monoxide alarms in each bedroom, outside each sleeping area, and on every habitable floor. Combination smoke/carbon monoxide alarms are acceptable; and
 - c. That each short-term rental has a properly maintained 2A10BC rated ABC type fire extinguisher in each short-term rental unit.
2. Common bathroom facilities may be provided rather than private baths for each guestroom.
3. Residence kitchens shall not be refitted to meet health department requirements for food preparation. Only continental breakfast food service, with foods purchased from a licensed food seller and served “as is” or only warmed at the bed and breakfast residence and/or inn may be allowed. No cooking facilities shall be permitted in the individual guestrooms.
4. A common dining area may be provided but cannot be leased for social events.
5. No exterior signage shall be permitted except in accordance with the regulations of Article 10 for the district in which the facility is located.
6. Short-term rentals shall not be operated outdoors or in a recreational vehicle.
7. Parking shall be provided in accordance with Article 9, and shall be provided in side or rear yards and shall not be located in front yards.
8. Only one party of guests shall be permitted per Whole House Rental. A “party” shall mean one or more persons who as a single group rent a Whole House Rental pursuant to a single reservation and payment.

9. The owner/operator of the Short Term Rental: Bed & Breakfast Residence shall be present during the guest's stay.
10. The operator of the Short Term Rental: Bed & Breakfast Inn shall be present during the guest's stay.

C. OPERATION

1. Use of the short-term rentals for commercial or social events shall be prohibited.
2. The permit holder shall keep on file with the city the name, telephone number, cell phone number, and email address of a local contact person who shall be responsible for responding to questions or concerns regarding the operation of the short-term rental. This information shall be posted in a conspicuous location within the short-term rental dwelling. The local contact person shall be available twenty-four (24) hours a day to accept telephone calls and respond physically to the short-term rental within a reasonable time period, not to exceed three (3) hours when the short-term rental is rented and occupied.
3. All advertising for any short-term rental, including electronic advertising on short-term rental websites, shall include the number of the short-term rental permit granted to the permit holder.

D. TAXES

1. The permit holder shall timely remit all applicable local, state, and federal taxes and City fees owed in connection with the short-term rental.
2. The permit holder shall maintain records of all short-term rental activity, including number of guests, booking dates, rental income, and taxes remitted, for three years and shall be provided to the City upon request.

E. CITYWIDE CAP FOR WHOLE HOUSE RENTALS

1. The total number of short term rental permits for Whole House Rentals shall not exceed ten (10) at any time.
2. If no Whole House Rental permits are available pursuant to the limitation on Whole House Rentals, the interested property owner shall submit an application to the Planning Department, which will be placed on a waiting list in the order in which they were received. If a permit becomes available, applications shall be processed and reviewed in the order that they are listed on the waiting list.

F. SHORT TERM RENTAL PERMIT APPLICATION

1. If the property is subject to Special Use or Conditional Use approval pursuant to Article 4, approval shall be obtained prior to the submission of an application for short term rental permit.
2. An applicant for a short-term rental permit shall submit to the following requirements and documentation:
 - a. The name, address, phone number and email contact information of the applicant.
 - b. Attest to the following and furnish the necessary documentation upon request of the Planning Director:

- i. That the property has current, valid liability insurance of \$500,000.00 or more with proof that such coverage includes use as a short-term rental property;
 - ii. That each short-term rental has working smoke alarms in every bedroom, outside each sleeping area, and on all habitable floors. If the rental unit has either natural gas service, or a propane system for cooking or heating, the unit must also have working carbon monoxide alarms in each bedroom, outside each sleeping area, and on every habitable floor. Combination smoke/carbon monoxide alarms are acceptable. St. Tammany Parish Fire District 4 shall perform an inspection to confirm compliance.
 - iii. That each short-term rental has a properly maintained 2A10BC rated ABC type fire extinguisher in each short-term rental unit.
 - iv. That in each short-term rental there is a posting that provides the name, telephone number, cell phone number, and email address of a local contact person who shall be responsible for responding to questions or concerns regarding the operation of the short-term rental, as well as a floor plan indicating fire exits and escape routes. Posting shall be displayed in a prominent location within the unit;
 - v. That the property has no outstanding taxes or municipal code violation liens.
 - vi. That the property is not subject to any contractual restrictions precluding its use as a short-term rental, including but not limited to homeowner association agreements, condominium bylaws, or restrictive covenants;
 - vii. For Bed & Breakfast Residence: proof of residency via valid homestead exemption;
 - viii. For Bed & Breakfast Inn: proof of occupancy via title or deed or operator's valid current lease;
 - ix. For Whole House Rental: proof of ownership via title or deed.
- c. A valid occupational license for the proposed use.
3. Any fraud, material misrepresentations, or false statements contained in the attestations, required documentation, or correlating application materials shall be grounds for immediate revocation of a short-term rental permit. Furthermore, all requirements herein shall be continuously maintained throughout the duration of the permit.

G. SHORT TERM RENTAL PERMIT ISSUANCE

- 1. Upon satisfactory submission of the required attestations and requested documentation herein, the Planning Director may issue a short-term rental permit. Said permit shall contain:
 - a. The address of the short-term rental;
 - b. The short term rental permit holder's name;
 - c. The type of short term rental permit, permit number, and rental limitations, including bedroom limit and guest occupancy limit;
 - d. Contact information (name, cell phone and e-mail) for complaints by guests or neighbors, of a local contact person who shall be available twenty-four (24) hours a day to accept telephone calls and respond physically to the short-term rental within a

reasonable time period, not to exceed three (3) hours when the short-term rental is rented and occupied;

- e. Dates the short term rental permit is valid.
2. Any short term rental permit issued pursuant to this article is non-transferable.
 3. All short term rental permits issued pursuant to this article shall be valid for one year from the date of issuance, and shall be reapplied for and renewed annually between January 1st and March 31st of each year.
 4. Short term rental permit renewals shall be obtained in a substantially similar form and manner as the initial short term rental permit, and shall also require:
 - a. A new attestation of all information as outlined in F.1.b.
 - b. An attestation that the applicant has not had a short-term rental permit revoked in the last twelve (12) months.

H. SHORT TERM RENTAL PERMIT FEES

Short-term rental permit fees shall be set forth in Division 19 of Appendix C of the City of Mandeville Code of Ordinances

I. VIOLATIONS

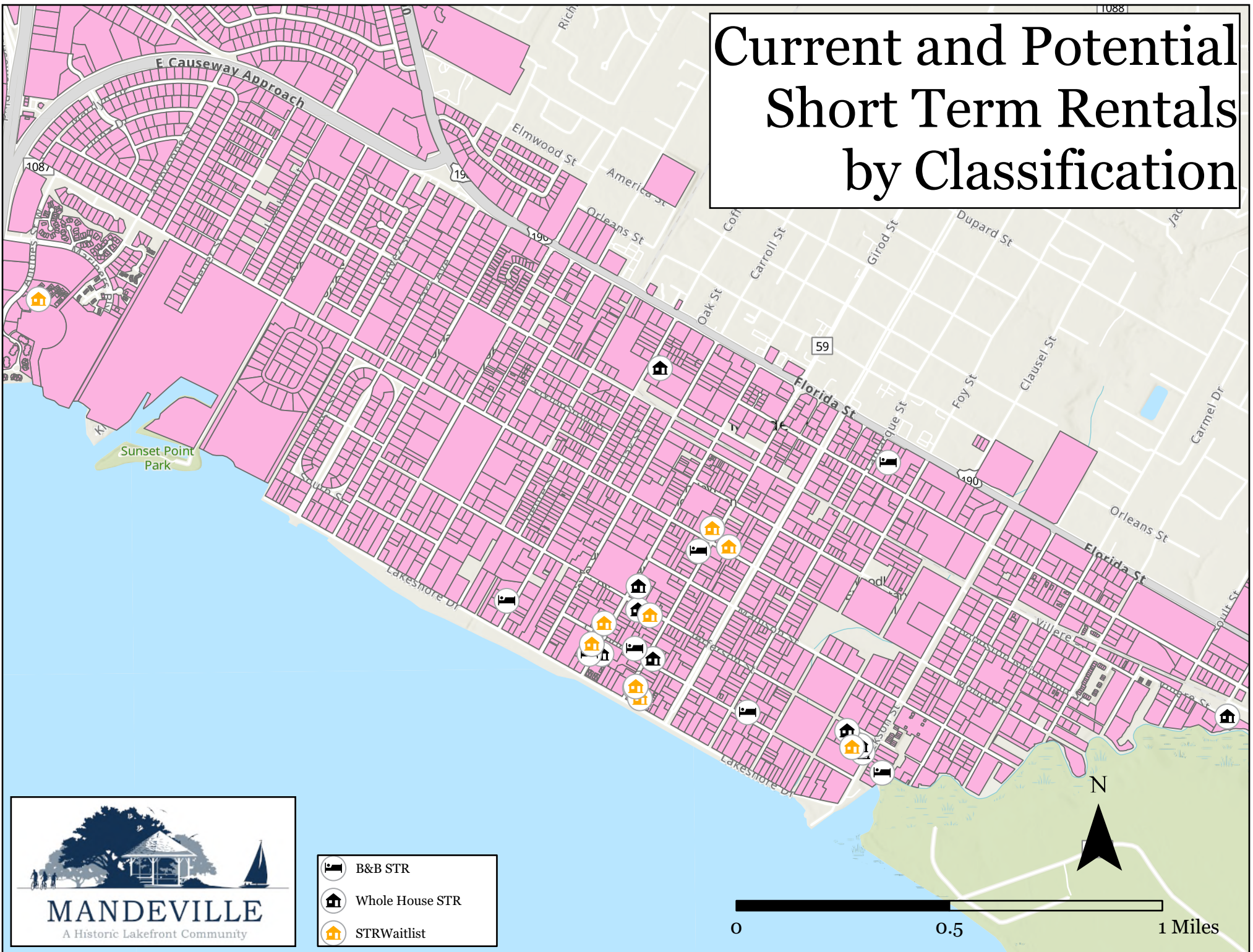
Any violation of this article and the correlating provisions in the Comprehensive Land Use Regulations Ordinance may subject a violator to any remedy, legal or equitable, available to the City. Violations include but are not limited to: advertisement or rental of a short-term rental without proper short term rental permitting, operation outside the scope of any of the applicable short-term rental regulations provided by law, failure to include the short term rental permit number or property address of a short-term rental unit in any advertisement and advertising a short-term rental outside the permitted scope of a short-term rental permit. The Planning Director may suspend, revoke or not renew any short term rental permit issued pursuant to this Article if the Planning Director determines that the permit holder has violated any provision of this Article, two (2) or more times. Remedies include but are not limited to: revocation of a short-term rental permit, daily fines, and property liens, as more fully provided in Section 1.9 of this code. Each day of violation shall be considered a separate offense. Nothing contained herein shall be construed to limit the legal remedies available to any other person for the correction of violations of this article and the correlating provisions in the Comprehensive Land Use Regulations Ordinance.




8.2.3.6. *Applicability*

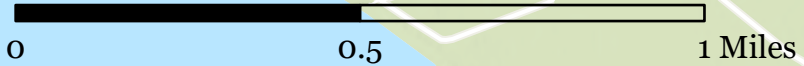
No person shall use or maintain, nor shall any person advertise the use of any residential dwelling unit on any parcel in this city for short-term rental without a short-term rental permit.

Short-term rentals may only be allowed in accordance with the Table of Permitted Uses. Outside of the Table of Permitted Uses, all Short-term rentals are prohibited in this city. However, any legally established Bed and Breakfast Residence or Bed and Breakfast Inn prior to the adoption of this Ordinance, shall be allowed to continue operation subject to the provisions of the Comprehensive Land Use Regulations Ordinance Section 4.2., Nonconforming Provisions.

Current and Potential Short Term Rentals by Classification



-  B&B STR
-  Whole House STR
-  STR Waitlist



CASE SUMMARY SHEET

CASE NUMBER: V25-02-02/R25-02-01

DATE RECEIVED: January 24, 2025

DATE OF MEETING: February 11, 2025 and February 25, 2025

Address: 2839 North Street

Subdivision: West Beach Parkway, Block 12 Lots 1, 2, 3 & 4

Zoning District: R-1 Single Family Residential

Property Owner: Gary Lacoste

REQUEST: V25-02-02/R25-02-01 – Gary Lacoste requests a variance to CLURO Section 7.5.1.3. R-1 Site Development Regulations, Section 9.2.5.2. Vegetation Protection Zones and to subdivide into Lots 1A & 3A, West Beach Parkway, Block 12 Lots 1, 2, 3 & 4, R-1 Single Family Residential, 2839 North Street

CASE SUMMARY: Establish a new buildable area on the proposed lot for a resubdivision.

The applicant owns the property at 2839 North St, located on the corner of North St. and Galvez St. The property measures 200' x 125' and contains 25,000 sqft per a survey prepared by Lowe Engineers and dated 11.06.2024. The property is currently improved with a single-family residence.

The applicant is allowed to resubdivide the lot by right as it meets all R-1 minimum requirements. The proposed lots 1A and 3A will meet the minimum R-1 site development criteria for length, width, and area, however there are two live oaks on the proposed Lot 3A which cover approximately 6,000 sqft of the property.

Due to the coverage of the live oaks any structure located in the standard buildable area would require a variance. The applicant is requesting the commission establish the new buildable area for the proposed lot 3A.

CLURO SECTIONS:

7.5.1.3. R-1 Site Development Regulations

Each development site in the R-1 Single-Family Residential Zoning District shall be subject to the following site development regulations in addition to any regulations applicable under the provisions of Article 8. The Planning Director may grant exceptions to the following standards pursuant to section 4.3.5.

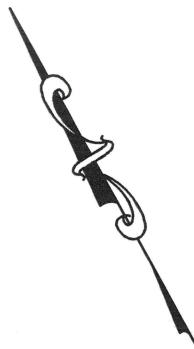
1. Minimum lot area	10,800 Square feet (except for legal non-conforming lots as provided)
2. Minimum building area (Square feet per unit)	1,200 Square feet
3. Minimum lot width	90'
4. Minimum lot depth	120'
5. Minimum Yard Setback Requirements	
a. Front yard	25'
b. Interior side yard*	
i. Frontage up to 50'	8' each side
ii. Frontage between 51' – 60'	10' each side
iii. Frontage between 61' – 75'	12' each side
iv. Frontage between 76' – 80'	13' each side
v. Frontage between 81' – 90'	15' each side
vi. Frontage between 91' – 100'	16' each side
vii. Frontage between 101' – 110'	18' each side
viii. Frontage between 111' +'	20' each side
c. Street side yard	15'
d. Rear yard	30'
6. Maximum Height of Structures	35'
7. Maximum Impervious Site Coverage	45%

*The side yard setbacks of the site may be shifted into the opposite yard up to 30% so long as the area lost in one required side yard is provided in the opposite side yard and the total minimum setback of the site is provided.

9.2.5.2. Vegetation Protection Zones

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. 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.





APPROVALS:

MAYOR OF THE CITY OF MANDEVILLE

CHAIRMAN OF PLANNING COMMISSION

CITY ENGINEER OR PUBLIC WORKS DIRECTOR

PLANNING DIRECTOR

CLERK OF COURT

DATE FILED

MAP FILE NO.

LEGEND	
	= WATER VALVE
	= FIRE HYDRANT
	= GAS METER
	= DRAIN INLET
	= TELEPHONE PEDESTAL

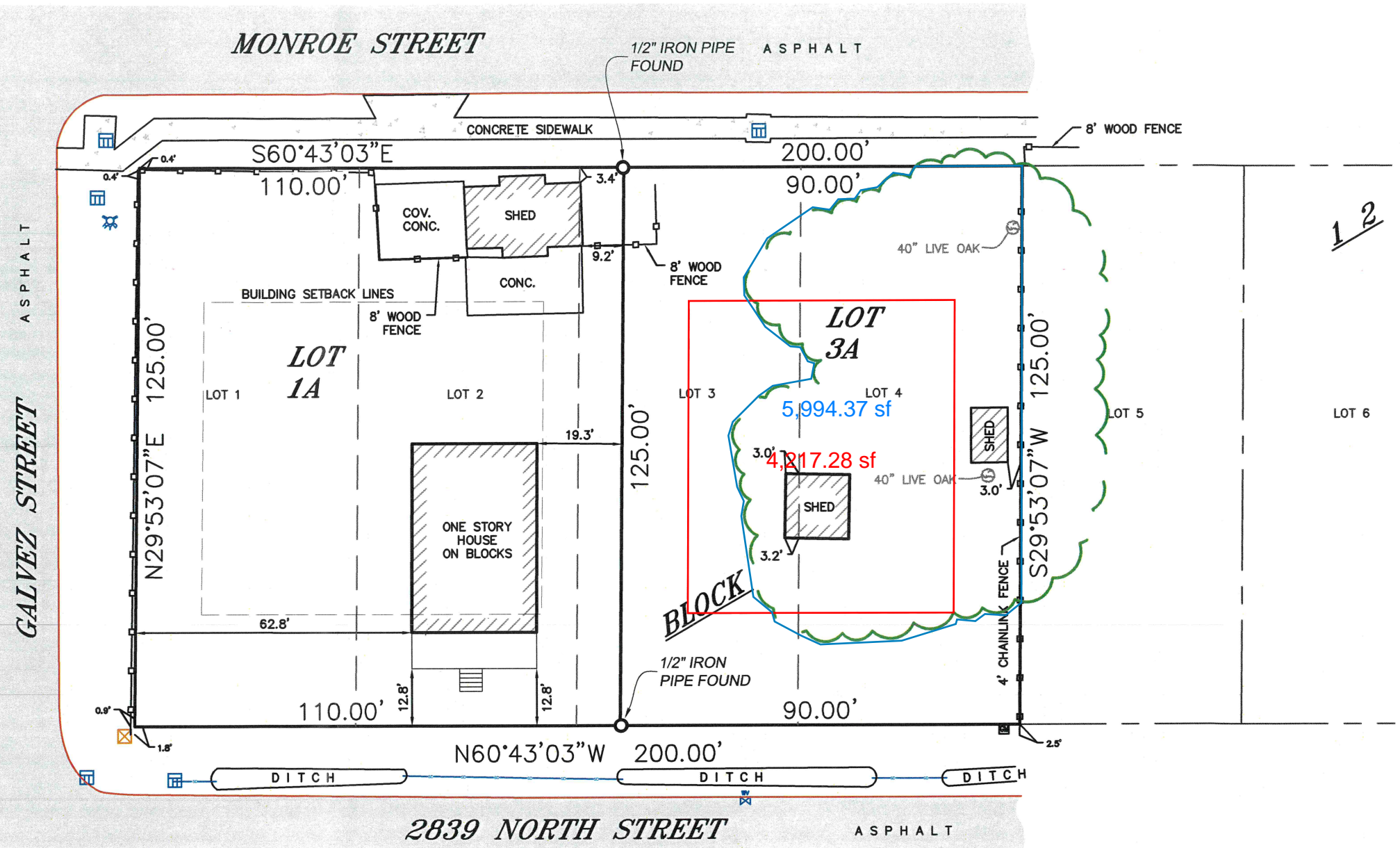
LEGAL DESCRIPTION LOT 1A:
A CERTAIN PIECE OR PARCEL OF LAND SITUATED IN BLOCK 12, WEST BEACH PARKWAY AND IS MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 12, RUN NORTH 29 DEGREES 53 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 125.00 FEET TO A POINT; THENCE RUN SOUTH 60 DEGREES 43 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 110.00 FEET TO A POINT; THENCE RUN SOUTH 29 DEGREES 53 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 125.00 FEET TO A POINT; THENCE RUN NORTH 60 DEGREES 43 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 110.00 FEET BACK TO THE POINT OF BEGINNING.

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LOWE ENGINEERS, LLC

BUILDING SETBACKS:
FRONT: 25'
SIDE: 15' & 18'
SIDE STREET: 15'
REAR: 30'

REFERENCE SURVEY:
1. SURVEY MAP OF LOTS 1, 2, & THE WEST 10' OF LOT 3, BY JOHN E. BONNEAU & ASSOCIATES, DATED MAY 26, 1997, SURVEY No. 97442.001.
2. SURVEY MAP OF THE EAST 40' OF LOT 3 AND LOT 4, BY JOHN E. BONNEAU & ASSOCIATES, DATED MAY 26, 1997, SURVEY No. 97442.002.
BASIS FOR BEARINGS: REFER TO LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702)

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE FOR BOUNDARY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS C SURVEY.

NOTE: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

NOTE: Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

NOTE: This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

A RESUBDIVISION MAP OF
LOTS 1, 2, 3, & 4, BLOCK 12,
WEST BEACH PARKWAY into
LOTS 1A & 3A, BLOCK 12 WEST BEACH PARKWAY
situated in The City of Mandeville
Greensburg Land District, St. Tammany Parish, Louisiana
for
GARY LACOSTE

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "AE" with a Base Flood Elevation of 10'+2'=12' in accordance with Community Panel No. 2202020427D ; Revised: MAY 16, 2012 (LOMR 16-06-1792P EFF. 1/13/2017)

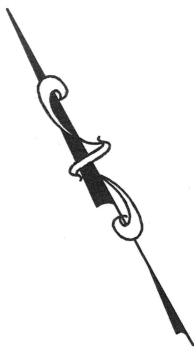
Survey No. 24-140594
Date: NOV. 6, 2024
Drawn by: SAC/SPH
Scale: 1" = 30'
Revised:



Professional Land Surveyors
Planners and Consultants
1011 NORTH CAUSEWAY BLVD., SUITE 34
MANDEVILLE, LA 70471
OFFICE NO. (985)845-1012
FAX NO. (985)845-1778
www.loweengineers.com
e-mail: MandevilleTeam@loweengineers.com

This Survey is Certified
True and Correct By

John E. Bonneau
Professional Land Surveyor
Registration No. 4423



APPROVALS:

MAYOR OF THE CITY OF MANDEVILLE

CHAIRMAN OF PLANNING COMMISSION

CITY ENGINEER OR PUBLIC WORKS DIRECTOR

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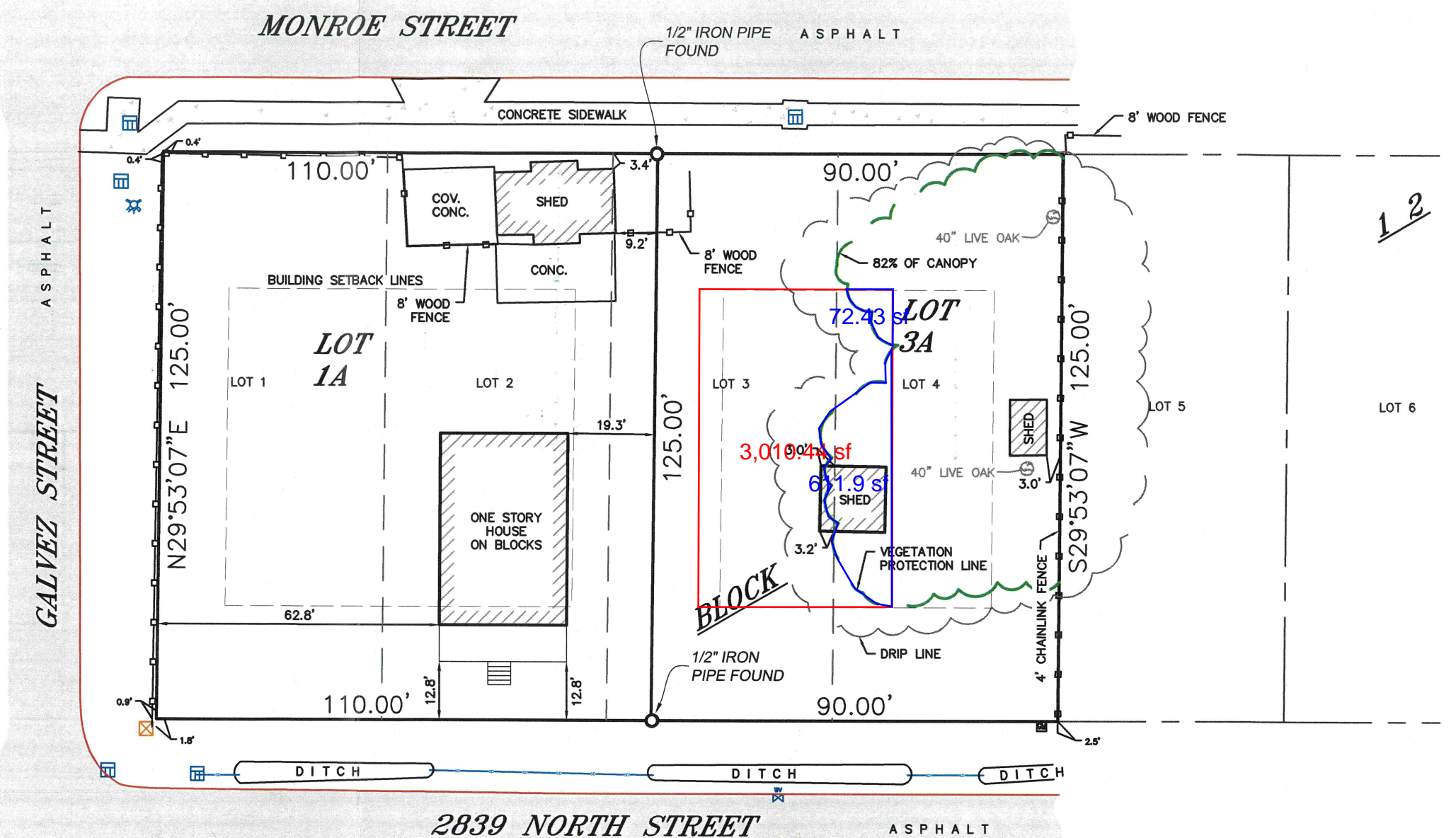
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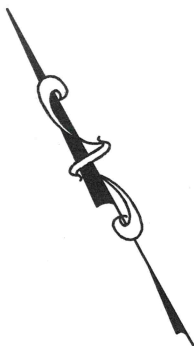
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www.loweengineers.com
e-mail: MandevilleTeam@loweengineers.com

This Survey is Certified True and Correct By

John E. Bonneau
Professional Land Surveyor
Registration No. 4423



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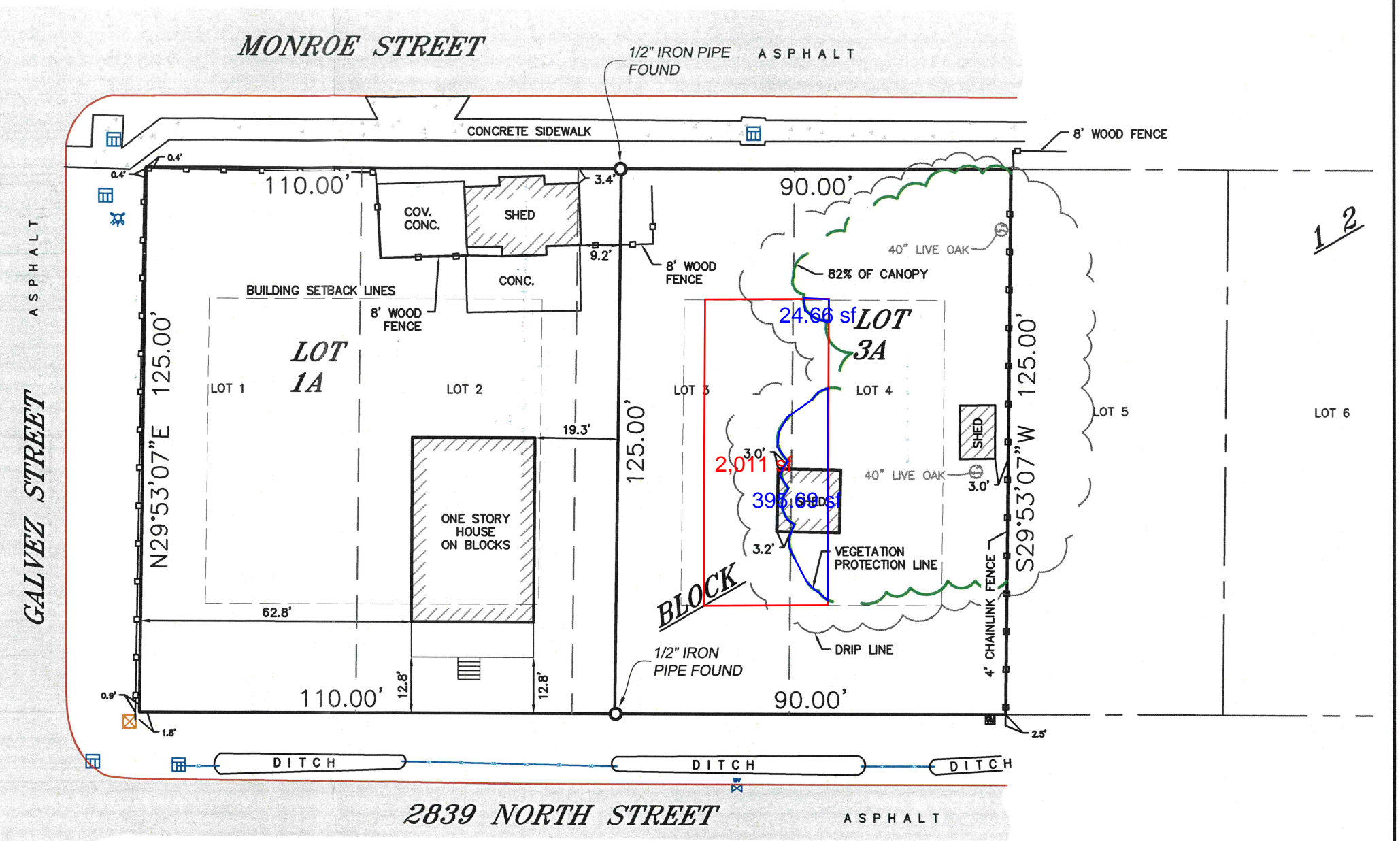
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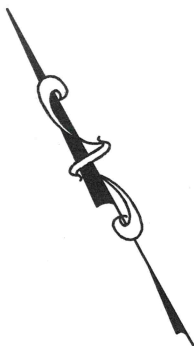
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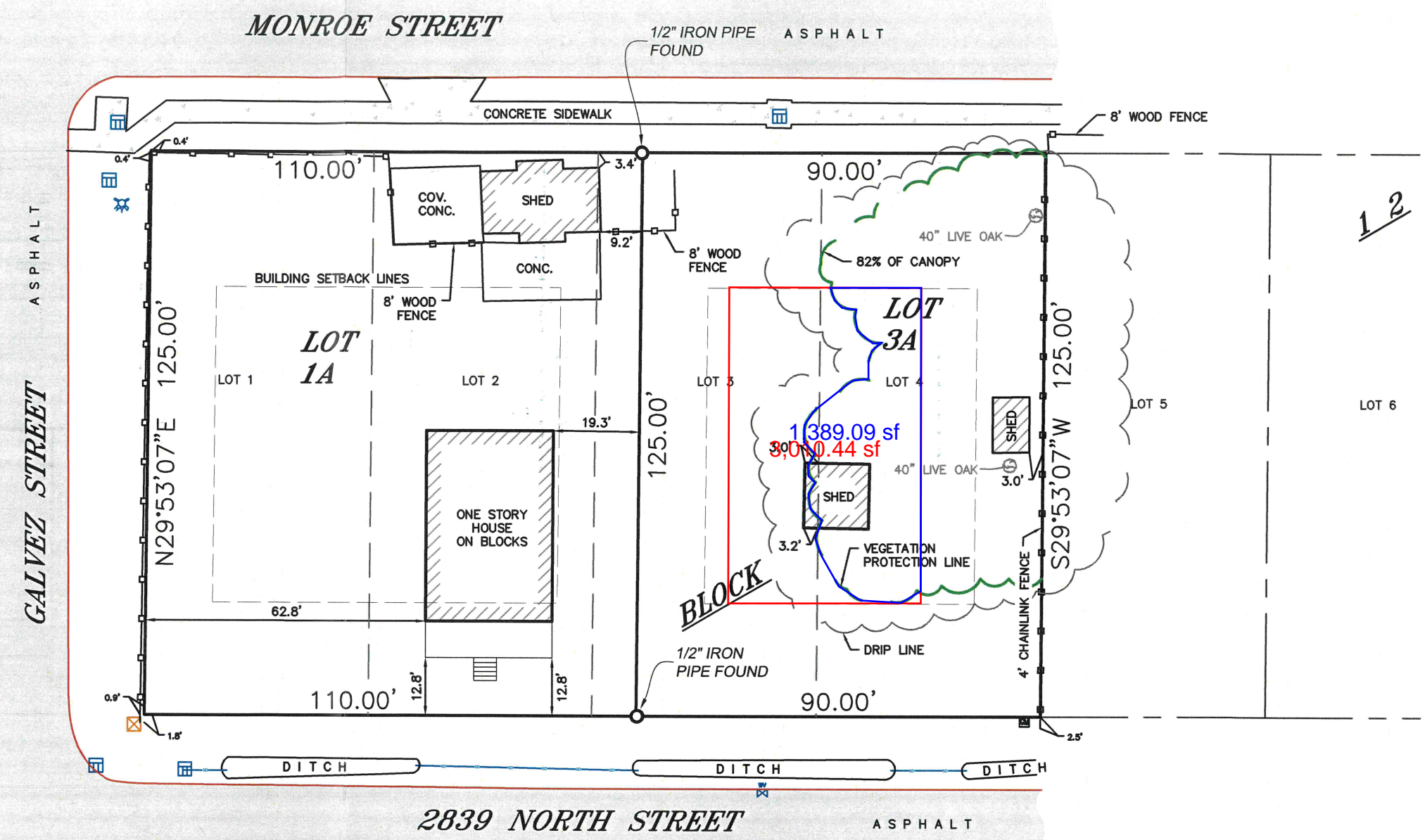
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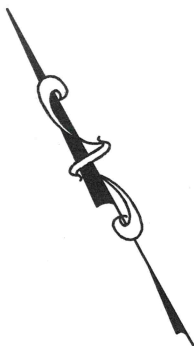
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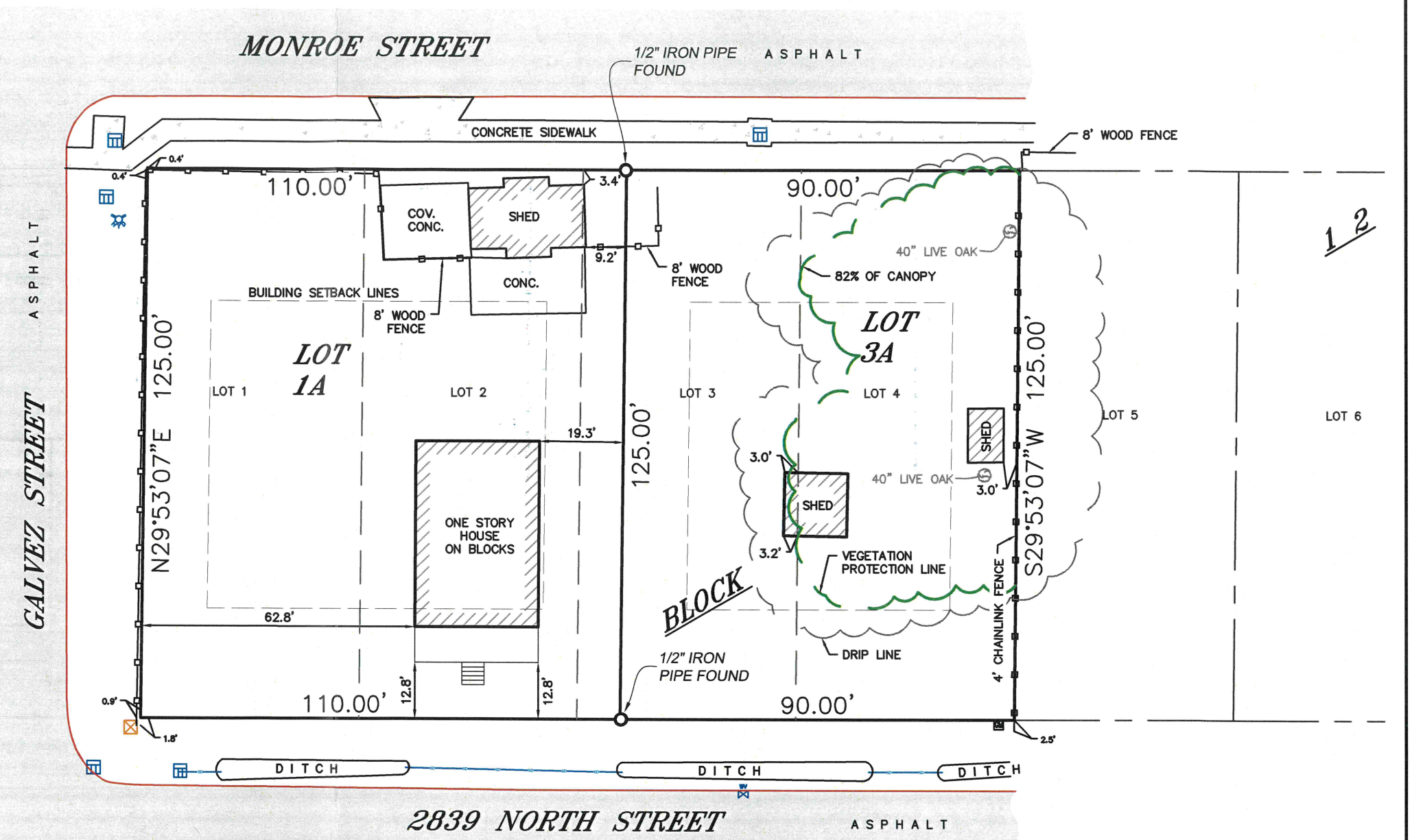
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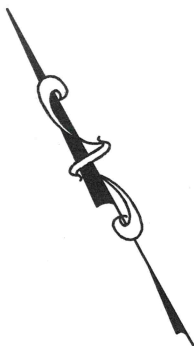
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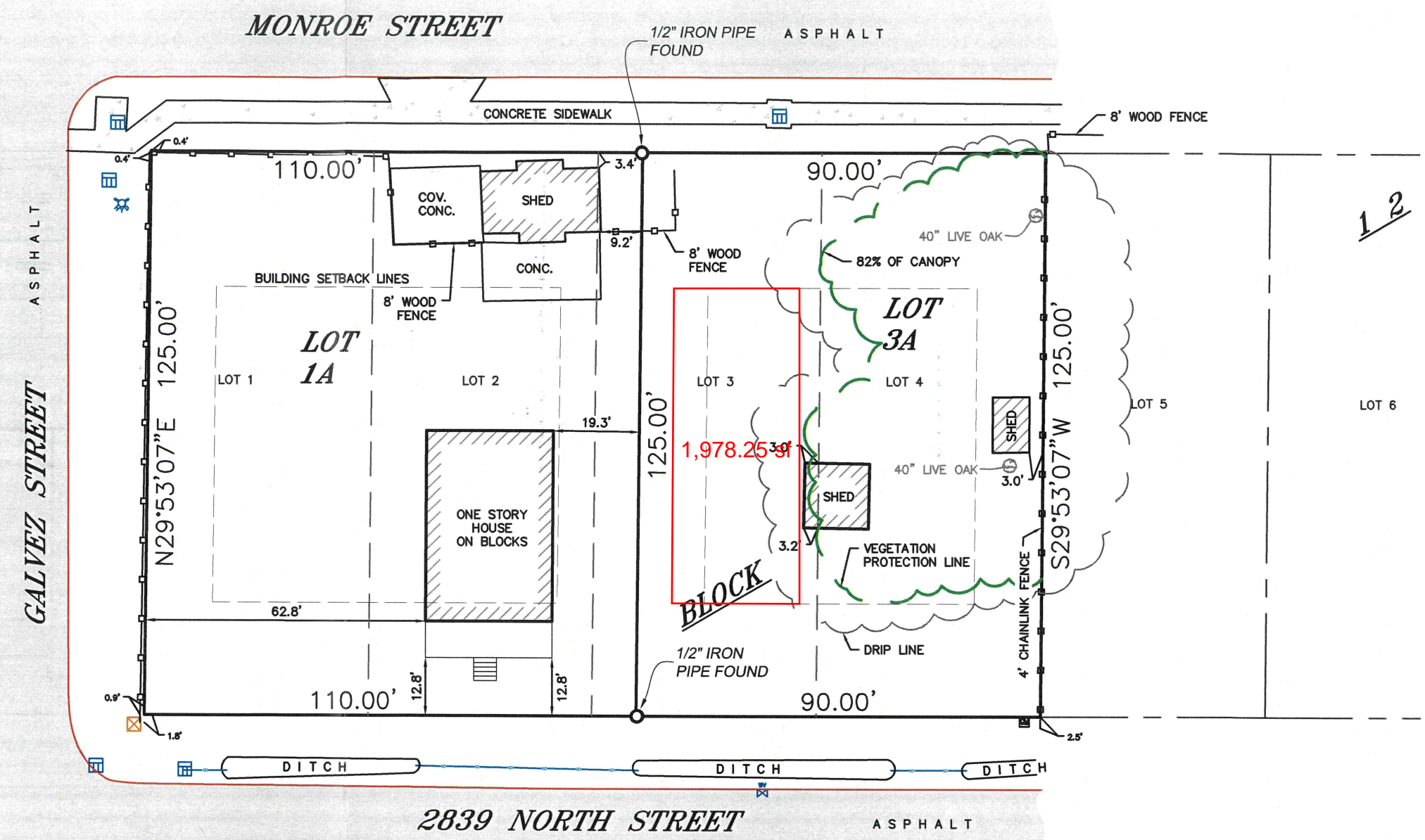
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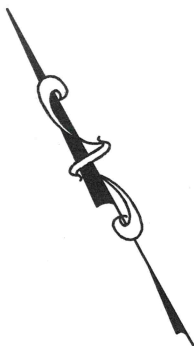
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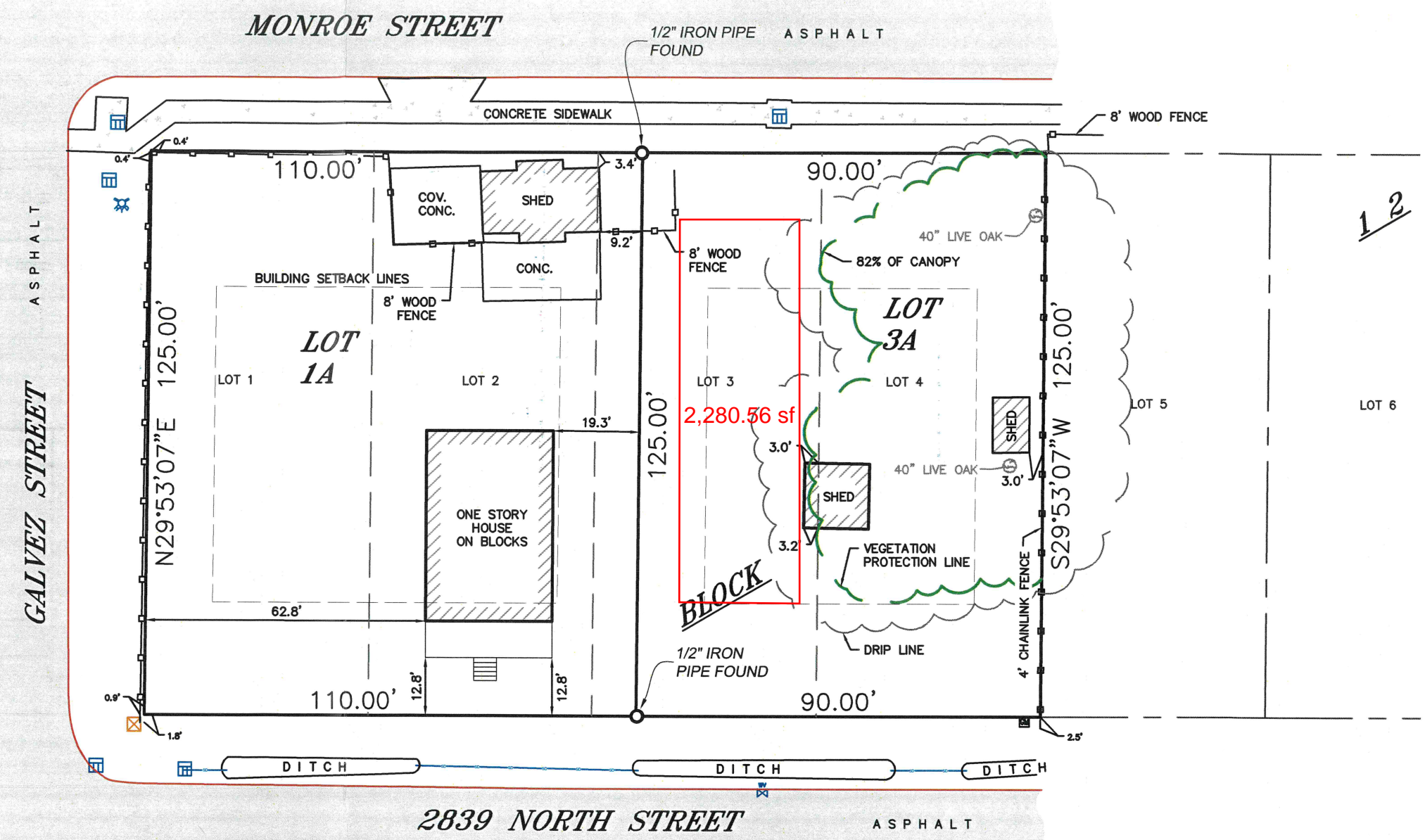
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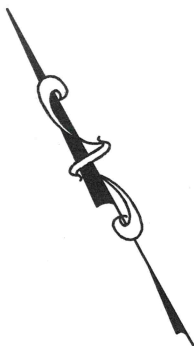
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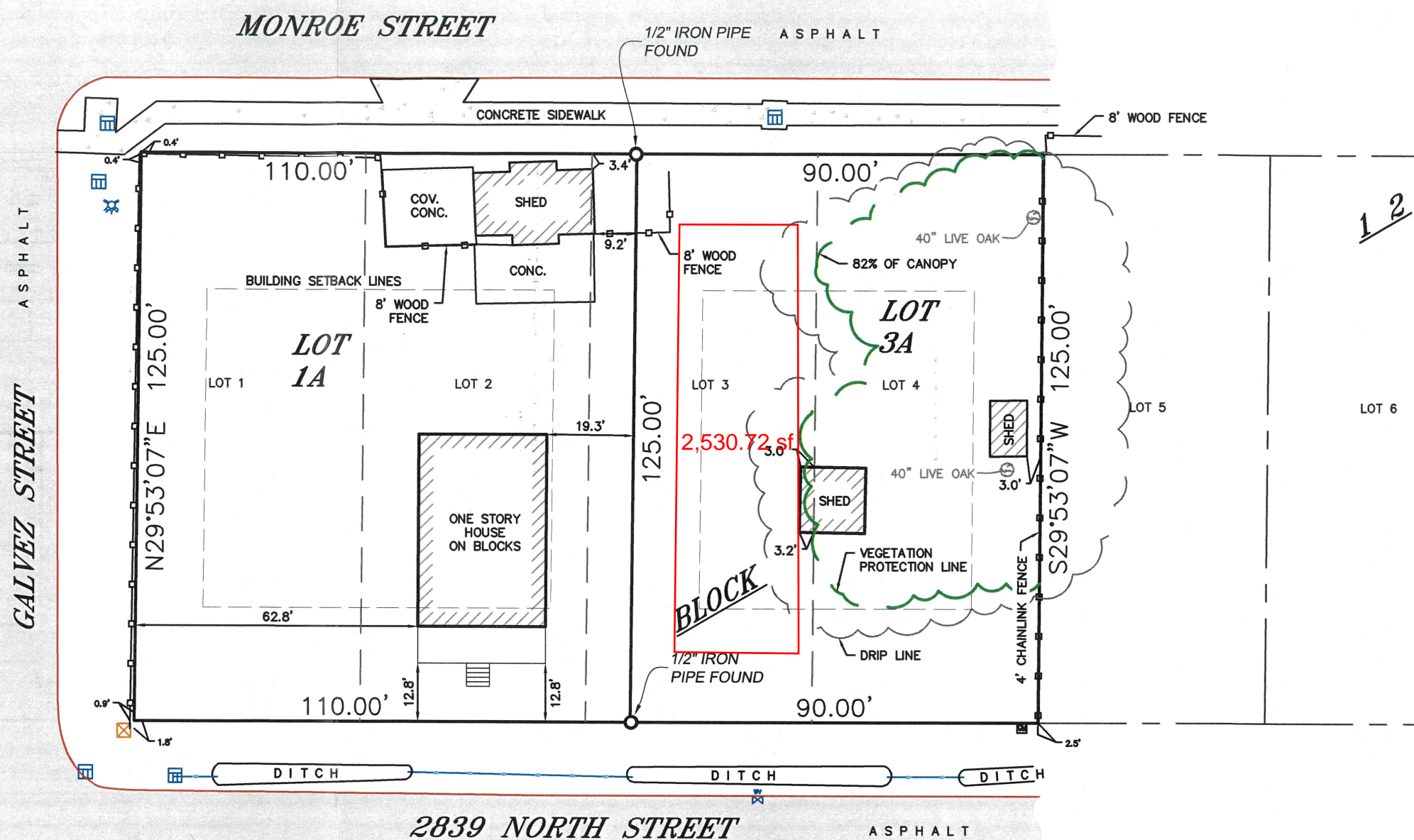
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BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 12, RUN NORTH 29 DEGREES 53 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 125.00 FEET TO A POINT; THENCE RUN SOUTH 60 DEGREES 43 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 110.00 FEET TO A POINT; THENCE RUN SOUTH 29 DEGREES 53 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 125.00 FEET TO A POINT; THENCE RUN NORTH 60 DEGREES 43 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 110.00 FEET BACK TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION LOT 3A:
A CERTAIN PIECE OR PARCEL OF LAND SITUATED IN BLOCK 12, WEST BEACH PARKWAY AND IS MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 12, RUN SOUTH 60 DEGREES 43 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING.

THENCE RUN NORTH 29 DEGREES 53 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 125.00 FEET TO A POINT; THENCE RUN SOUTH 60 DEGREES 43 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 90.00 FEET TO A POINT; THENCE RUN SOUTH 29 DEGREES 53 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 125.00 FEET TO A POINT; THENCE RUN NORTH 60 DEGREES 43 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 90.00 FEET BACK TO THE POINT OF BEGINNING.



BUILDING SETBACKS:
FRONT: 25'
SIDE: 15' & 18'
SIDE STREET: 15'
REAR: 30'

REFERENCE SURVEY:
1. SURVEY MAP OF LOTS 1, 2, & THE WEST 10' OF LOT 3, BY JOHN E. BONNEAU & ASSOCIATES, DATED MAY 26, 1997, SURVEY No. 97442.001.
2. SURVEY MAP OF THE EAST 40' OF LOT 3 AND LOT 4, BY JOHN E. BONNEAU & ASSOCIATES, DATED MAY 26, 1997, SURVEY No. 97442.002.

BASIS FOR BEARINGS: REFER TO LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702)

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS C SURVEY.

NOTE: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

NOTE: Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

NOTE: This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

A RESUBDIVISION MAP OF
LOTS 1, 2, 3, & 4, BLOCK 12,
WEST BEACH PARKWAY into
LOTS 1A & 3A, BLOCK 12 WEST BEACH PARKWAY
situated in The City of Mandeville
Greensburg Land District, St. Tammany Parish, Louisiana
for
GARY LACOSTE

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "AE" with a Base Flood Elevation of 10'+2'=12' in accordance with Community Panel No. 2202020427D ; Revised: MAY 16, 2012 (LOMR 16-06-1792P EFF. 1/13/2017)

Survey No. 24-140594
Date: NOV. 6, 2024
Drawn by: SAC/SPH
Scale: 1" = 30'
Revised: JAN. 30, 2025

LOWE ENGINEERS

Professional Land Surveyors
Planners and Consultants
1011 NORTH CAUSEWAY BLVD., SUITE 34
MANDEVILLE, LA 70471
OFFICE NO. (985)845-1012
FAX NO. (985)845-1778
www.loweengineers.com
e-mail: MandevilleTeam@loweengineers.com

This Survey is Certified True and Correct By

JOHN E. BONNEAU
LICENSE No. 4423
PROFESSIONAL

John E. Bonneau
Professional Land Surveyor
Registration No. 4423

CASE SUMMARY SHEET

CASE NUMBER: V25-02-03

DATE RECEIVED: January 22, 2025

DATE OF MEETING: February 11, 2025 and February 25, 2025

Address: 3414 Hwy 190

Subdivision: Premier Center Lot N3B

Zoning District: B-2 Single Highway Business District

Property Owner: Premier Centre, LLC

REQUEST: V25-02-03 – HomeGoods, LLC, represented by Ahmed Salem, 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, Premier Centre, B-2 Highway Business District, 3414 Hwy 190

PREVIOUS CASE: V22-04-13 – Sign Regulations

CASE SUMMARY: The applicant is requesting to install a blade sign in addition to the wall sign for the unit

The property at 3414 Hwy 190 is located within the Premier Shopping Center along Hwy 190. The shopping center is bordered by Hwy 190 on the north, St. Ann Dr. on the south side, and St. Joseph Dr. to the west. The applicant is moving into the former Bed Bath & Beyond space.

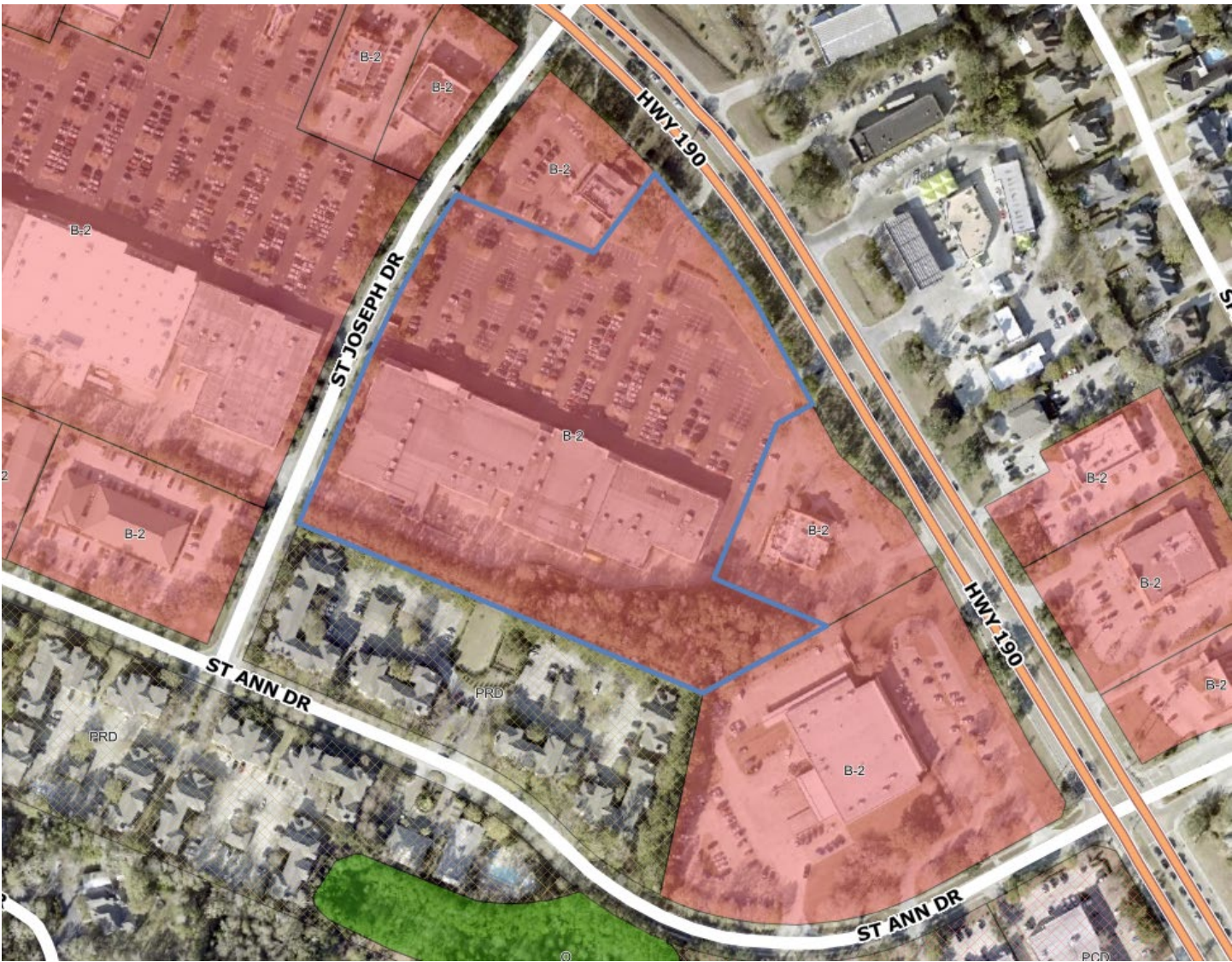
The applicant is requesting to install a blade sign for the unit in addition to the wall sign. Regulations allow for one wall, canopy, hanging, or blade sign per unit with a maximum sign area of 1.25 square feet per linear foot of the unit façade. The proposed blade sign area is 2.5 sqft.

The application states that there are seven existing tenants with blade signs installed, with two being installed within the last year. One of these signs was installed prior to the new sign code being adopted, and the other was already existing and was just refaced.

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.

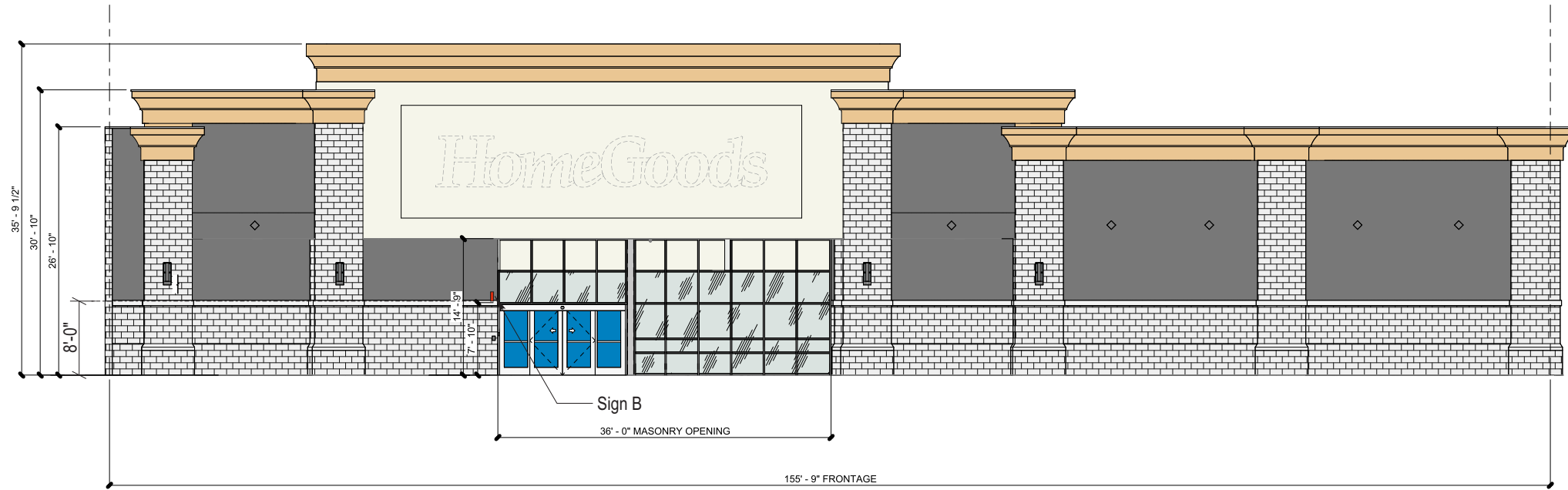
Permitted Signs Allowed by District and Use: Land Uses located in B-1, B-2, B-4, O/R, PM-1, PM-2, M-1, and M-2 Districts.		
Land Use	Attached (wall or blade) Signs, Canopy (or awning) Signs, and Hanging Signs	Monument Signs or Free-Standing Signs with Wooden Posts
All land uses occupying complex sites	<p>One (1) wall, canopy, hanging, or blade sign is permitted per unit, subject to all the following:</p> <ul style="list-style-type: none"> • Wall and blade maximum sign area is calculated at one and one-fourth (1.25) square feet per linear foot of the unit facade. The linear footage shall be measured along the wall of the facade on which the sign will be located. For units with less than twenty-five (25) linear feet the maximum size is thirty-two (32) square feet. • Canopy sign maximum sign area is twelve (12) square feet per unit. • Hanging sign maximum sign area is six (6) square feet per unit. Hanging signs must have a minimum clearance height of eight (8) feet above grade. • Sign may be externally or internally illuminated but may not cause any uplight or glare. 	<p>One (1) monument or free-standing sign is permitted per street frontage provided the maximum sign area is calculated at one half (0.5) square feet per linear foot of street frontage up to a maximum of 120 square feet per sign.</p> <p>Sign may be externally or internally illuminated but may not cause any uplight or glare.</p> <p>If a free-standing sign is used, two-posts measuring four inches by four inches or larger must be used. Posts must be composed of wood and must be incorporated as a visual design element of the sign.</p>



SIGN B	HomeGoods
Type:	D/F Blade sign
Illumination:	LED Illumination
Square Footage:	2.50



SIGN B	HomeGoods
Type:	D/F Blade sign
Illumination:	LED Illumination
Square Footage:	2.50



Front Elevation (South)

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



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apexsigngroup.com

Homegoods #615 LA1788622
 3414 Us Highway 190
 Mandeville, LA 70471


Project ID#: **136095**
 Project Mgr: Deana Delfino
 Designer: Mike DeMarco
 Created on: 01/20/2025

REVISION

R1

SIGN B	HomeGoods
Type:	D/F Blade sign
Illumination:	LED Illumination
Square Footage:	2.50

Electrical Detail:

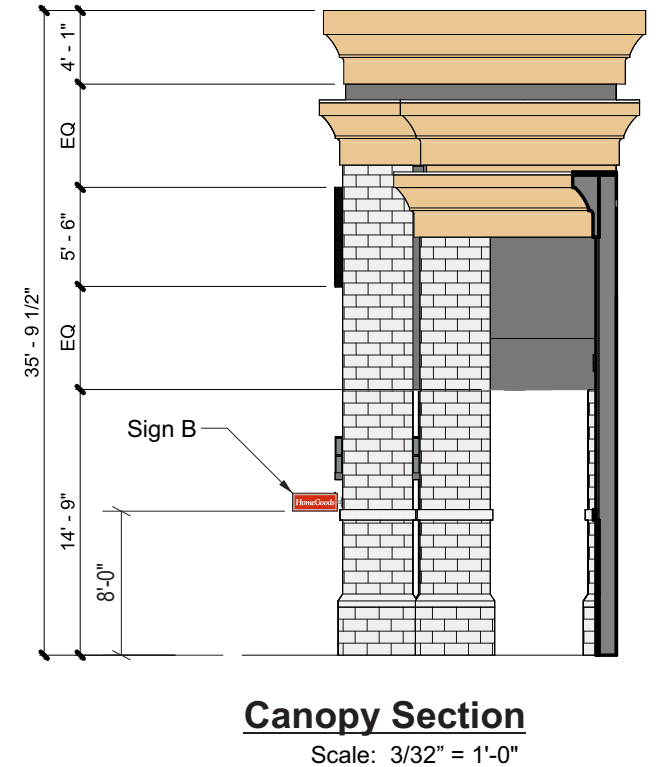
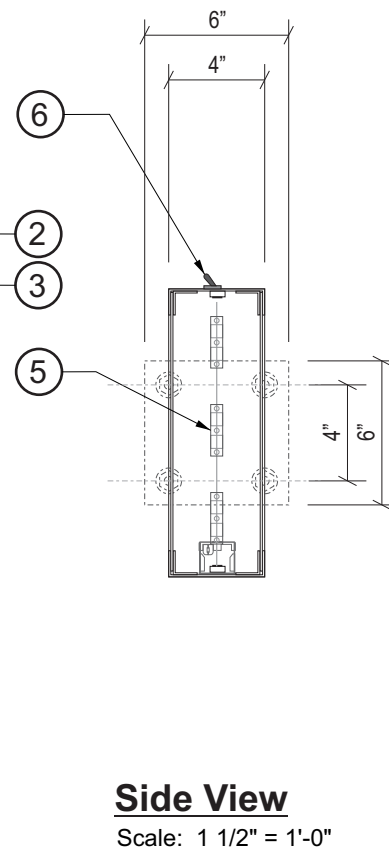
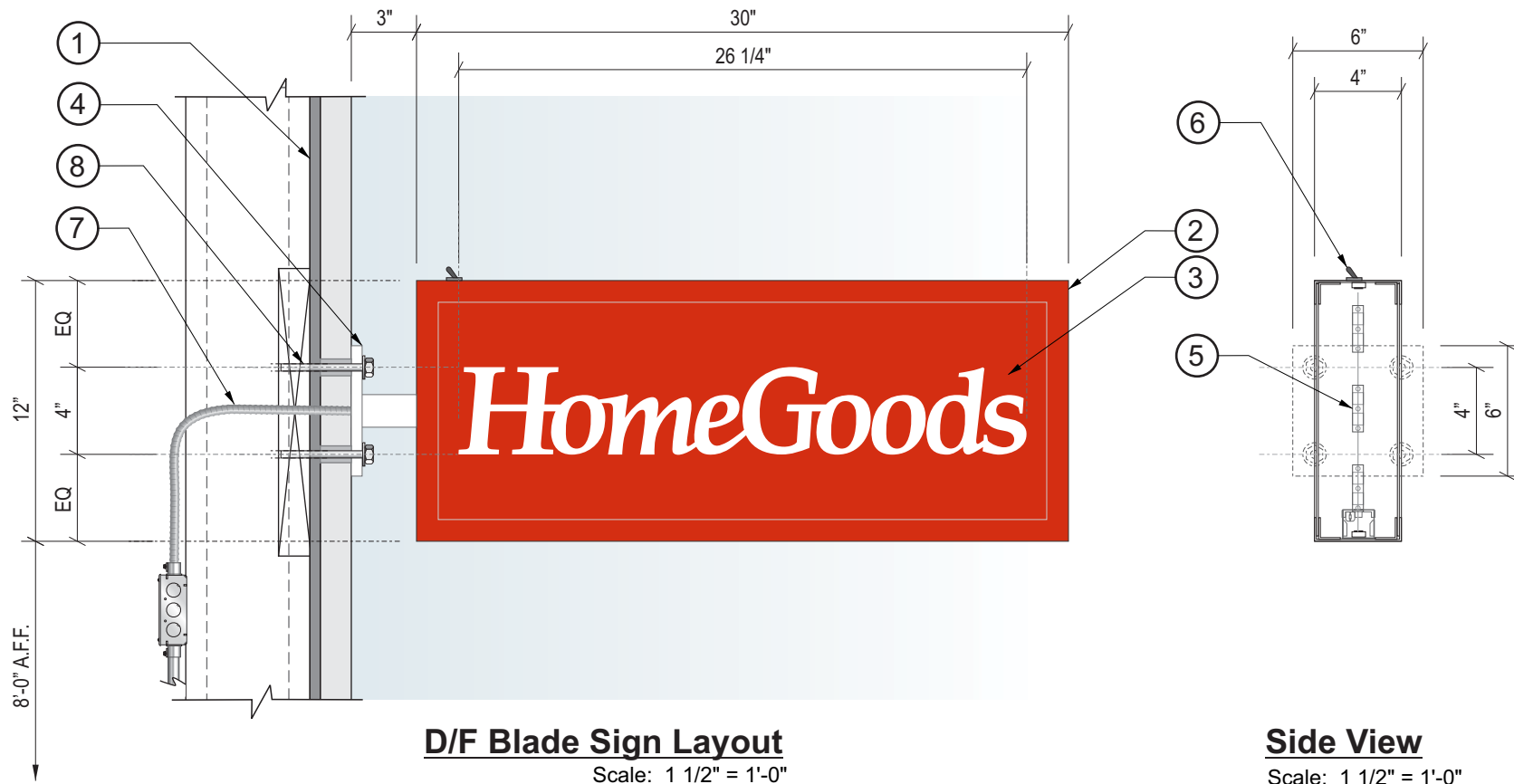
White LEDs
 (X) 60w Power Supplies
 Total Amps: X.XX
 (1) 20 amp 120V Circuit Req. 

General Notes:

- This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.
- Grounded and bonded per NEC 600.7/NEC 250
 - Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
 - Sign is to be UL listed per NEC 600.3
 - UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer. For multiple signs, a disconnect is permitted but not required for each section
 - The location of the disconnect switch after installation shall comply with article 600.6 (A) (1) per NEC

Specifications:

1. Facade- To be determined
2. Fabricated aluminum sign cabinet with 1" retainers, 0.080" Aluminum fillers. All painted to match #3630-33 red (Satin Finish).
3. 3/16" White polycarbonate face w/ applied 3M #3630-33 Red vinyl.
4. 1 1/2" Aluminum tube support w/ 1/2" x 6" x 6" aluminum mounting plate. All painted Matthews White (Satin Finish).
5. Sign cabinet contains Sloan Prism White LED's around perimeter and power supply
6. Waterproof disconnect switch
7. Primary electrical feed
8. Mounting hardware to suit



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Homegoods #615 LA1788622
 3414 Us Highway 190
 Mandeville, LA 70471

Project ID#: **136095**
 Project Mgr: Deana Delfino
 Designer: Mike DeMarco
 Created on: 01/20/2025

REVISION	R1

From: [Deana Delfino](#)
To: [Alex Weiner](#); [Tina Myers](#); [NewStore Signs](#); [Ahmed Salem](#)
Subject: RE: [External] Re: HomeGoods Sign Variance - Mandeville LA - PID 136095
Date: Tuesday, February 4, 2025 3:20:55 PM
Attachments: [image001.png](#)
[image002.png](#)

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

Alex,

The blade sign is correct on page 2, the placement on page 3 is in error. It will be up under the under canopy by doors.

Thank you,

Deana Delfino | Senior Project Manager

Direct/Mobile [REDACTED]

E-Mail: [REDACTED]

Apex Sign Group | 7208 South WW White Rd. | San Antonio, Texas 78222

www.apexsigngroup.com

From: Alex Weiner <aweiner@cityofmandeville.com>

Sent: Monday, February 3, 2025 1:24 PM

To: Tina Myers <tmyers@cityofmandeville.com>; Deana Delfino

<[REDACTED]>; NewStore Signs <[REDACTED]>; Ahmed Salem

<[REDACTED]>

Subject: RE: [External] Re: HomeGoods Sign Variance - Mandeville LA - PID 136095

Deana,

We have some questions regarding the variance request. Can you please give either me or Tina a call at your earliest convenience.

Thanks,



Alex Weiner, CFM

Planner I

Notary Public | Arborist

Department of Planning & Development | City of
Mandeville

Office: (985) 624-3103

Direct: (985) 624-3132