



City of Slidell, Louisiana
Planning Commission
Agenda

September 15, 2025 at 7:00pm

Council Chambers, 2045 2nd St, Slidell, LA

Agenda packet available at myslidell.com/planning/boards/pz

For questions or to provide public comment before the meeting,
email PZ@cityofslidell.org or call (985) 646-4320 (M-F 8am to 4:30pm)



SCAN ME
for the
PC website

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Minutes.** Approve minutes from August 18, 2025
4. **Public Hearing**
 - a. No items for public hearing.
5. **Other Business**
 - a. **SUBD2025-0013:** A request for a Final Plat to subdivide two parcels with 32.7 acres, bordered by Spartan Drive (north), Spartan Mansions (west), the North Diversion Canal (south) and W Howze Beach Road (east); into two Tracts (Tract A-18.605 ac; and Tract B-12.30 ac).
 - b. **SUBD2025-0014:** A request for revision of recorded resubdivision S25-13 for a 0.762 Acre Parcel into Tract 1 and Tract 2, Square 2, Salmen Addition No. 1, in Section 44, Township 9 South, Range 14 East, City of Slidell, St Tammany Parish Louisiana
6. **General and Public Comments**
7. **Adjournment**

The next Planning Commission meeting will be October 20, 2025.



City of Slidell, Louisiana
Planning Commission
Minutes

August 18, 2025 @ 7:00 p.m.
Council Chambers, 2045 2nd Street, Slidell, LA

1. **Call to Order and Roll Call.** Meeting called to order by Chair Reardon at 7:04 p.m.

Commissioners Present

Richard Reardon, Chair
Landon Washington, Vice Chair
Chad Duffaut, Jr.
Michael Newton
Eric Shives

Commissioners Not Present

Gayle Green
Sandy Hicks

Staff Present

Daniel McElmurray, Planning Director
Erica Smith, Planning Secretary

2. **Pledge of Allegiance**

3. **Minutes.** Motion by Commissioner Shives to approve minutes of July 21, 2025 as written; Commissioner Duffaut seconded. A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

4. **Public Hearing**

- a. **DEXCP 2025-0001**—386 Robert Blvd - A request for a Design Exception from Residential Design Standards, and from Appendix B Part 3 Section 3.201.B. regarding orientation of structure and placement of primary access.

Introduced by Chair Reardon. Pastor Donald Bryan of First Pentecostal Church was present to discuss and answer questions by the Commission. Director McElmurray addressed the Commission and recommended approval. Commissioner Duffaut made a motion to approved **DEXCP2025-0001**. Vice Chair Washington seconded. A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved **DEXCP2025-0001**.

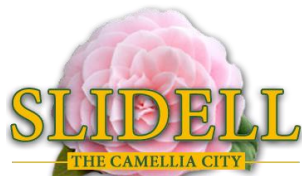
5. **Other Business**

- a. **S25-11 (SUBD2025-0008)**: removed from agenda by applicant.
b. **S25-18 (SUBD2025-0006)**: A request for a Final Plat to subdivide one parcel with 34.174 acres bordered by Bill Garret Road, Town Center Parkway, and Shortcut Blvd, into two parcels, Parcel 5-A (31.375 ac) and Parcel 5-B (2.788 ac)

Introduced by Chair Reardon. Mr. Ryan Juneau with Stirling Properties was present to discuss and answer questions by the Commission. Commissioner Shives made a motion to approve **SUBD2025-0006**. Commissioner Newton seconded. A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved **SUBD2025-0006**.

6. **General and Public Comments.** There were none.

7. **Adjournment.** Meeting adjourned at 7:23 p.m. on a motion by Commissioner Duffaut, seconded by Vice Chair Washington, and a vote of 5 YAYS, 0 NAYS, 0 ABSTAIN.



Planning Department

Staff Report

Case No. SUBD2025-0013

Subdivision of Two City Owned Parcels located on Spartan Drive, including
661 Spartan Drive

985.646.4320 | 250 Bouscaren St, Ste 203, Slidell, LA 70458 | planningdept@cityofslidell.org | myslidell.com

Location: Spartan Drive (**Figure 1**)

Owner/Applicant: City of Slidell

Zoning: A-8 High Density Urban

Future Land Use: Residential (**Figure 2**)

Request: A resubdivision of two tracts modifying boundary lines

Planning Commission: September 15, 2025

STAFF RECOMMENDATION

APPROVAL

FINDINGS

1. Tract A appears to be composed of two lots, the larger zoned A-8 and the smaller one zoned A-6. Tract B appears to be composed of one lot, zoned A-8.
2. The petitioned properties are vacant land (**Figure 3**).
3. The property includes a servitude to CLECO along the east and southern proposed boundary lines of Tract A.
4. The A-6 and A-8 zoning districts do require minimum lot sizes if used for a dwelling. If these properties were to be used for a dwelling, they would meet the minimum lot area and width as provided in the Municipal Code Appendix A Part 2 Section 2.9 and Section 2.11 respectively.
5. The applicant proposes modifying the property boundaries to provide a larger parcel to the east (**Figure 4**).
6. The owner has an agreement for sale of Tract B to adjacent owners Sewlaw Investments located within Parish jurisdiction.
7. Public access to Tract A (northern property boundary of subject property) is along Spartan Drive. Tract B is expected to be de-annexed and will be land-locked until the sale to Sewlaw.
8. There is public water (8") available to Tract A along Spartan Drive. There is a force main public sewer line (10") at the northwest corner of Tract A. There are no utilities directly available to Tract B (**Figure 5**).
9. The property is in a special flood hazard area, in flood zone AE11. The land has an approximate elevation of 1.4 feet for Tract A and approximately 0.3 feet for Tract B. (**Figure 6**)
10. The City Engineer has reviewed the proposed subdivision and recommends approval.
11. The Planning Department recommends approval.

FIGURES

Figure 1. Location and Zoning Aerial



Figure 2. Future Land Use Map (Comp Plan 2040)



Figure 3. Street View

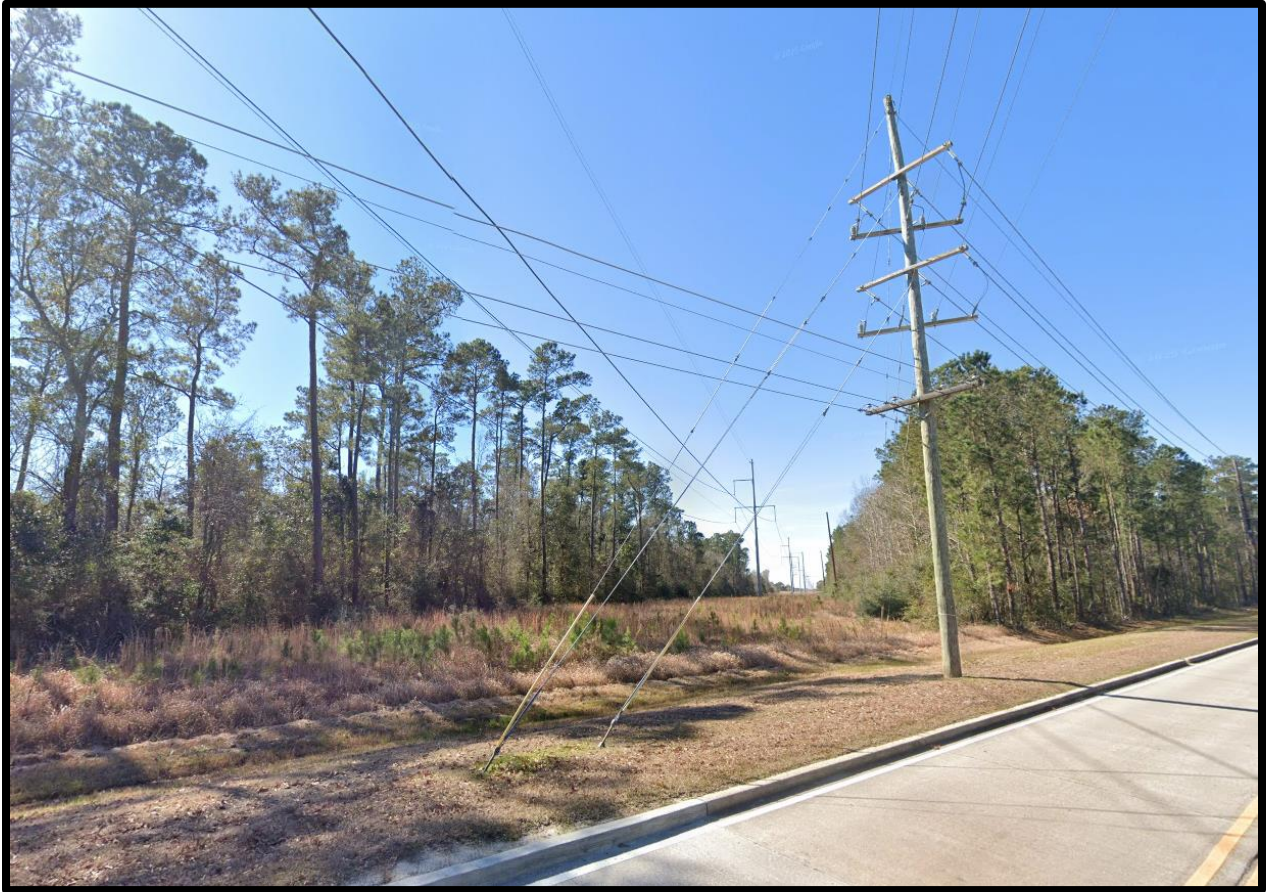


Figure 4. Proposed Subdivision

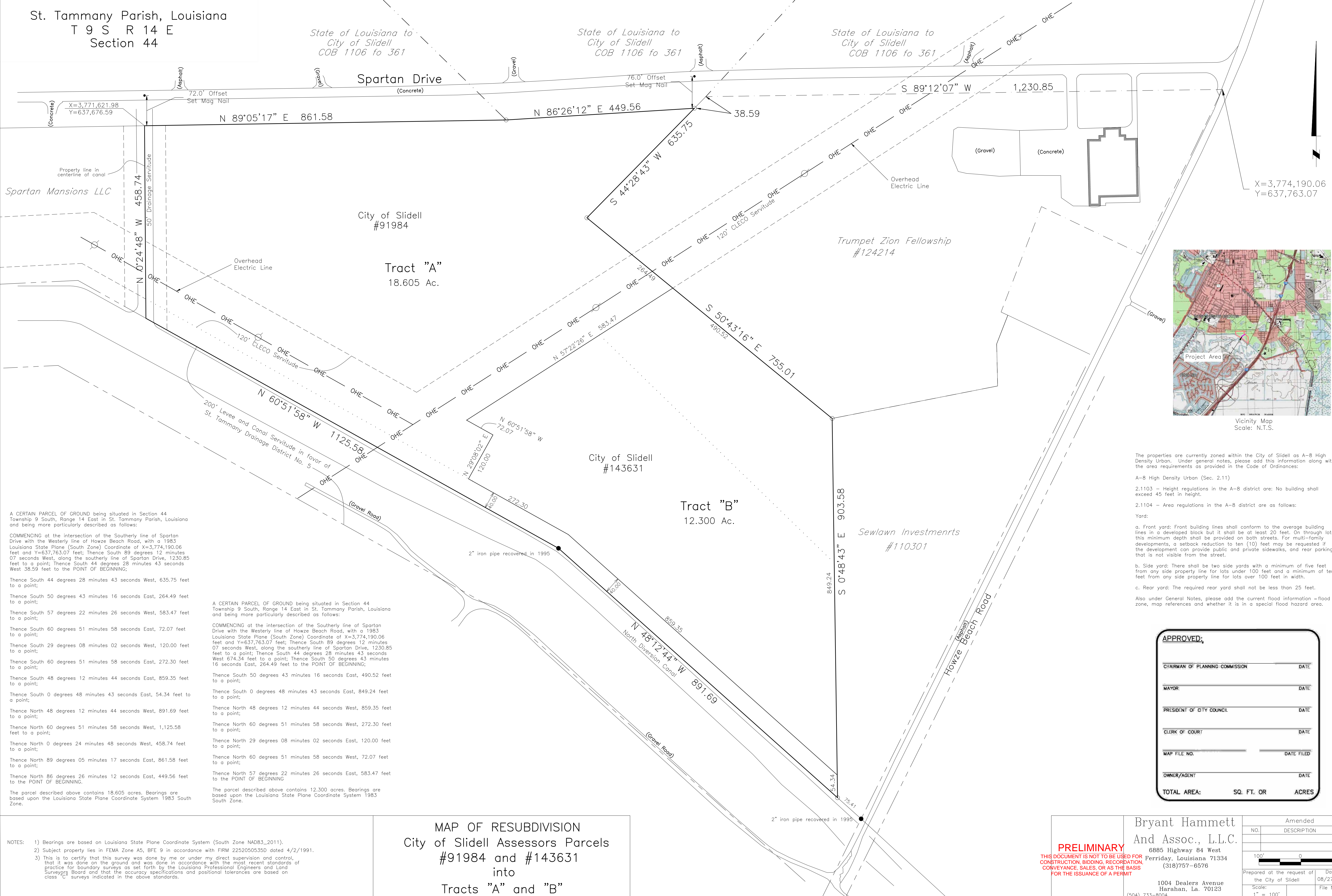
Proposed Subdivision Plat – Next Page

St. Tammany Parish, Louisiana
T 9 S R 14 E
Section 44

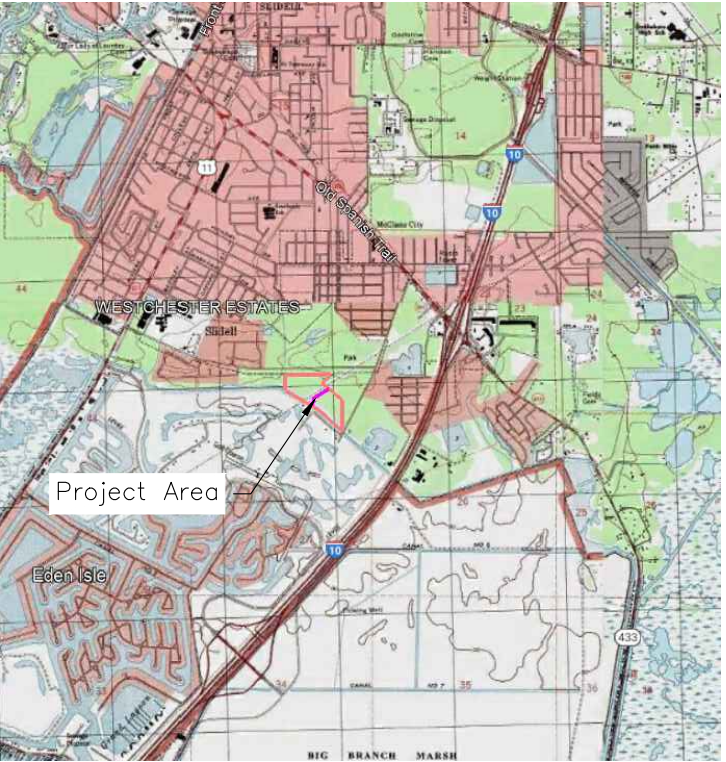
State of Louisiana to
City of Slidell
COB 1106 fo 361

State of Louisiana to
City of Slidell
COB 1106 fo 361

State of Louisiana to
City of Slidell
COB 1106 fo 361



X=3,774,190.06
Y=637,763.07



The properties are currently zoned within the City of Slidell as A-8 High Density Urban. Under general notes, please add this information along with the area requirements as provided in the Code of Ordinances:

A-8 High Density Urban (Sec. 2.11)

2.1103 - Height regulations in the A-8 district are: No building shall exceed 45 feet in height.

2.1104 - Area regulations in the A-8 district are as follows:

Yard:

a. Front yard: Front building lines shall conform to the average building lines in a developed block but it shall be at least 20 feet. On through lots this minimum depth shall be provided on both streets. For multi-family developments, a setback reduction to ten (10) feet may be requested if the development can provide public and private sidewalks, and rear parking that is not visible from the street.

b. Side yard: There shall be two side yards with a minimum of five feet from any side property line for lots under 100 feet and a minimum of ten feet from any side property line for lots over 100 feet in width.

c. Rear yard: The required rear yard shall not be less than 25 feet.

Also under General Notes, please add the current flood information - flood zone, map references and whether it is in a special flood hazard area.

APPROVED:

CHAIRMAN OF PLANNING COMMISSION DATE

MAYOR DATE

PRESIDENT OF CITY COUNCIL DATE

CLERK OF COURT DATE

MAP FILE NO. DATE FILED

OWNER/AGENT DATE

TOTAL AREA: SQ. FT. OR ACRES

- NOTES:
- 1) Bearings are based on Louisiana State Plane Coordinate System (South Zone NAD83_2011).
 - 2) Subject property lies in FEMA Zone A5, BFE 9 in accordance with FIRM 22520505350 dated 4/2/1991.
 - 3) This is to certify that this survey was done by me or under my direct supervision and control, that it was done on the ground and was done in accordance with the most recent standards of practice for boundary surveys as set forth by the Louisiana Professional Engineers and Land Surveyors Board and that the accuracy specifications and positional tolerances are based on class "C" surveys indicated in the above standards.

MAP OF RESUBDIVISION
City of Slidell Assessors Parcels
#91984 and #143631
into
Tracts "A" and "B"

PRELIMINARY
THIS DOCUMENT IS NOT TO BE USED FOR
CONSTRUCTION, BIDDING, RECORDATION,
CONVEYANCE, SALES, OR AS THE BASIS
FOR THE ISSUANCE OF A PERMIT

Bryant Hammett
And Assoc., L.L.C.
6885 Highway 84 West
Ferryday, Louisiana 71334
(318)757-6576

1004 Dealers Avenue
Harahan, La. 70123
(504) 733-8004

Amended		
NO.	DESCRIPTION	BY
100' 0 100'		
Prepared at the request of the City of Slidell		
Scale: 1" = 100'		Date: 08/27/2025
		File No.:

Figure 5. Utilities Map

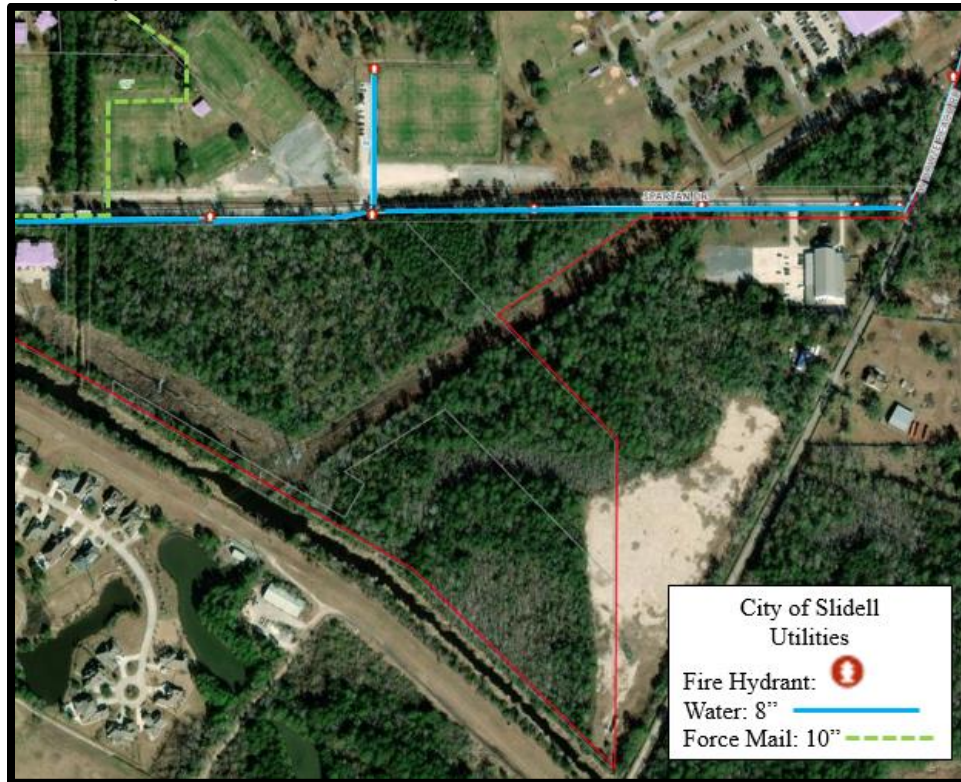
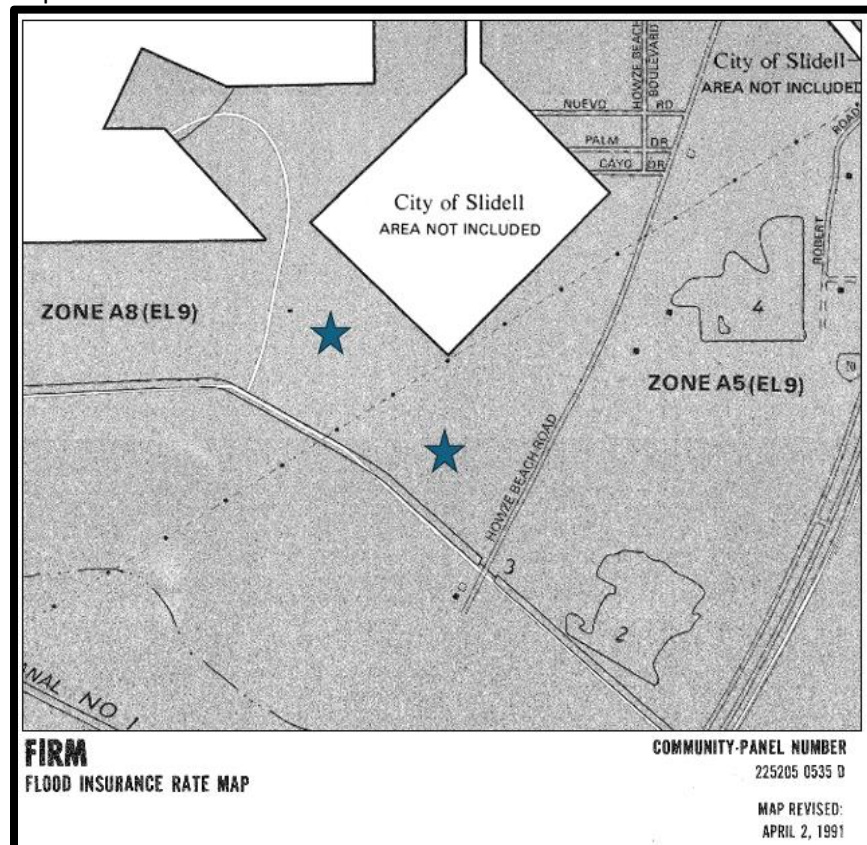
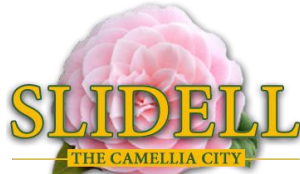


Figure 6. Flood Map





Planning Department

Staff Report

Case No. S2025-0014

AMENDMENT TO MAP 6408A - Subdivision
of a 0.782 acre parcel into 2 Tracts of Land at
2767, 2777 William Tell and 2766 Front Streets

985.646.4320 | 250 Bouscaren St, Ste 203, Slidell, LA 70458 | planningdept@cityofslidell.org | myslidell.com

Location: 2767, 2777 William Tell and 2766 Front Streets (**Figure 1**)

Owner(s): Randi Annaloro

Applicant: Tony Salvagio

Zoning: C-4 Highway Commercial/Olde Towne Preservation District

Future Land Use: Commercial

Request: An amendment to a resubdivision of a 0.762 Acre Parcel into Tract 1 and Tract 2, Square 2, Salmen Addition No. 1, in Section 44, Township 9 South, Range 14 East, City of Slidell, St Tammany Parish Louisiana, recorded at 6408A.

Planning Commission: September 15, 2025

STAFF RECOMMENDATION

APPROVAL

FINDINGS

1. The petitioned property is one parcel of developed land with existing buildings facing both Front Street and William Tell Street (**Figure 2**). It is zoned C-4.
2. Subject property is currently zoned C-4. (**Figure 1**).
3. The property was reviewed for resubdivision by the Planning Commission at its meeting on July 21, 2025, and approved moving it forward to the Parish Land Records. (**Figure 4**).
4. The owner discovered after the map was recorded with the Clerk of Court, that the new interior property line was not located correctly. (**Figure 4, Map 6408A**)
5. The owner proposes amending the previous subdivision with the minor change. (**Figure 5**)

FIGURES

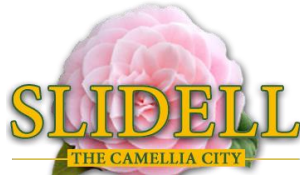
Figure 1. Location and Zoning Aerial



Figure 2. Street Views (Google 2022/2023)



Figure 3. July 21, 2025 – Staff Report (*next 5 pages*)



Planning Department

Staff Report

Case No. S2025-0001

Subdivision of a 0.782 acre parcel into 2 Tracts of Land at
2767, 2777 William Tell and 2766 Front Streets

985.646.4320 | 250 Bouscaren St, Ste 203, Slidell, LA 70458 | planningdept@cityofslidell.org | myslidell.com

Location: 2767, 2777 William Tell and 2766 Front Streets (**Figure 1**)

Owner(s): Randi Annaloro

Applicant: Tony Salvagio

Zoning: C-4 Highway Commercial/Olde Towne Preservation District

Future Land Use: Commercial (**Figure 2**)

Request: A resubdivision of a 0.762 Acre Parcel into Tract 1 and Tract 2, Square 2, Salmen Addition No. 1, in Section 44, Township 9 South, Range 14 East, City of Slidell, St Tammany Parish Louisiana.

Planning Commission: July 21, 2025

STAFF RECOMMENDATION

APPROVAL

FINDINGS

1. The petitioned property is one parcel of developed land with existing buildings facing both Front Street and William Tell Street (**Figure 3**). It is zoned C-4.
2. Subject property is currently zoned C-4. (**Figure 1**).
3. The property is located within a special flood hazard area, in flood zone AE. The land has an elevation of approximately 5.5 feet. (**Figure 4**)
4. The applicant proposes buying the property at 2766 Front Street, currently developed with a tire and rims retail store. This property will be identified as Tract 1 containing 0.381 acres. The owner will maintain the remaining parcel which has two buildings associated with an active business. This property will be identified as Tract 2 containing 0.381 acres. (**Figure 5**)
5. The C-4 zoning district does not require minimum lot sizes unless the property is used for a dwelling. If this property were used for a dwelling, it would meet the minimum lot area and width.
6. Currently, the two proposed properties have access from both Front Street and William Tell Street through an internal shared driveway. With this resubdivision, Tract 1 will have direct access from Front Street with Tract 2 having direct access to William Tell Street. (**Figure 5**)
7. The proposed lot layout will not impact zoning requirements for each building, with all setbacks being met. (**Figure 5**).

FIGURES

Figure 1. Location and Zoning Aerial



Figure 2. Future Land Use Map (Comp Plan 2040)

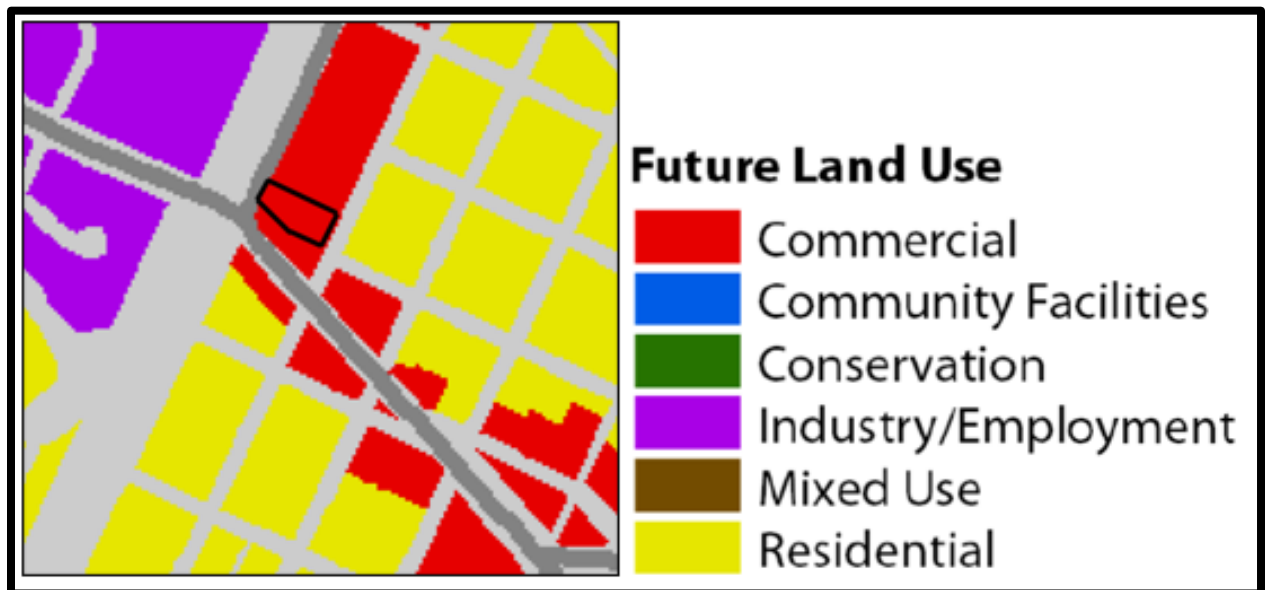


Figure 3. Street Views (Google 2022/2023)



FIRM
FLOOD INSURANCE RATE MAP

COMMUNITY-PANEL NUMBER
 220204 0010 C

MAP REVISED:
 APRIL 21, 1999

CITY OF
 SLIDELL,
 LOUISIANA
 ST. TAMMANY PARISH

PC
Distributed July 14, 2025

Page 4 of 5

SUBD2025-0001
Prepared by T Alexander

GENERAL NOTES

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES OR STRUCTURES.

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA.
F.I.R.M. COMMUNITY MAP NO. 220204-0010-C, DATED: 09/23/1999
FLOOD ZONE: AE; BASE FLOOD ELEVATION: 9.0'

ZONING: C-4 HIGHWAY COMMERCIAL

YARD:

Front yard, 25 feet;
Side yard, Rear yard—No requirement except where a lot is used for a dwelling or in part for a dwelling and it shall be the same as for the A-8 residential district. See (b) below. When a side yard is provided, said side yard shall not be less than three feet.

(b) Whenever a C-4 commercial district abuts on a residential district which requires front, side and rear yards, these requirements shall apply for the C-4 district for the side on which the abutment occurs only or 150 feet if no block exists and requirements of section 2.201(2)(b) and (2)(c) shall apply

LOT SIZE:

Where a lot is used for a dwelling or in part for a dwelling, it shall be same as district A-8 residential.

SECTION:

2.2207 shall apply.

See section 1.4.

OWNERS ADDRESS:

Tony Salvaggio
534 North Caleb
Slidell, LA 70461

Legal Description — 0.381 acres being comprised of
Tract 1, Square 2,
Salmen Addition No.1,
in Section 44 — Township 9 South — Range 14 East,
Greensburg Land District,
City of Slidell,
Saint Tammany Parish, Louisiana
For: Tony Salvaggio

A certain parcel of land, lying and situated in Salmen Addition, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana and being more fully described as follows:

Commence from the Northwest corner of Square No.1, of the Salmen Addition No.1, run along the Easterly side of U.S. Highway 90 North 26 Degrees 37 Minutes 00 Seconds East a distance of 24.00 feet to the Point of Beginning and a 1/2" iron rod set on the Easterly right of way line of U.S. Highway 11; Thence, run along Easterly right of way line of U.S. Highway 11 North 26 Degrees 17 Minutes 52 Seconds East a distance of 81.00 feet to a 1/2" iron rod found on the easterly right of way line of U.S. Highway 11; Thence leaving said Easterly right of way line of U.S. Highway 11 run South 63 Degrees 42 Minutes 08 Seconds East a distance of 152.06 feet to a 1/2" iron rod set; Thence run South 26 Degrees 10 Minutes 34 Seconds West a distance of 135.78 feet to a 1/2" iron rod set; Thence run North 63 Degrees 58 Minutes 57 Seconds West a distance of 122.43 feet to a 1/2" iron rod set; Thence run North 63 Degrees 58 Minutes 13 Seconds West a distance of 3.41 feet to a 1/2" iron rod set; Thence run North 43 Degrees 30 Minutes 12 Seconds West a distance of 158.70 feet to a 1/2" iron rod set and back to the Point of Beginning.

Said parcel contains 0.381 acres of land more or less, lying and situated in Salmen Addition No.1, in Section 44—Township 9 South—Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana.

Legal Description — 0.381 acres being comprised of
Tract 2, Square 2,
Salmen Addition No.1,
in Section 244 — Township 9 South — Range 14 East,
Greensburg Land District,
City of Slidell,
Saint Tammany Parish, Louisiana
For: Tony Salvaggio

A certain parcel of land, lying and situated in Salmen Addition, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana and being more fully described as follows:

Commence from the Northwest corner of Square No.1, of the Salmen Addition No.1, run along the Easterly side of U.S. Highway 90 North 26 Degrees 37 Minutes 00 Seconds East a distance of 24.00 feet to a 1/2" iron rod set on the Easterly right of way line of U.S. Highway 11; Thence, run along Easterly right of way line of U.S. Highway 11 North 26 Degrees 17 Minutes 52 Seconds East a distance of 81.00 feet to a 1/2" iron rod set; Thence leaving said Easterly right of way line of U.S. Highway 11 run South 63 Degrees 42 Minutes 08 Seconds East a distance of 152.06 feet to a 1/2" iron rod set and the Point of Beginning; Thence run South 63 Degrees 42 Minutes 08 Seconds East a distance of 122.94 feet to a 1/2" iron rod set on Westerly right of way of William Tell Street; Thence run along the Westerly right of way of William Tell Street South 26 Degrees 23 Minutes 30 Seconds West a distance of 135.19 feet to a 1/2" iron rod found; Thence leaving said Westerly right of way of William Tell Street run North 63 Degrees 58 Minutes 57 Seconds West a distance of 122.43 feet to a 1/2" iron rod set; Thence run North 26 Degrees 10 Minutes 34 Seconds East a distance of 135.78 feet to a 1/2" iron rod set and back to the Point of Beginning.

Said parcel contains 0.381 acres of land more or less, lying and situated in Salmen Addition No.1, in Section 44—Township 9 South—Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana.

NOTE: BEARINGS AND COORDINATES REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702 GEOD 18) BASED ON NAD83 WITH GPS RTN ACCESSED ON 03/27/2025.

PARCEL

SANTANA ENTERPRISES, LLC
2744 FRONT STREET
SLIDELL, LA 70448

C-3 CENTRAL BUSINESS DISTRICT

PARCEL
0.762 AC.

CAMILLO ANNALORO, JR. ETUX
2766 FRONT STREET
SLIDELL, LA 70448

C-4 HIGHWAY COMMERCIAL

LOT 73.5

DUDLEY RENTAL PROPERTIES, LLC.
2775 WILLIAM TELL ROAD
SLIDELL, LA 70448

C-4 HIGHWAY COMMERCIAL

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

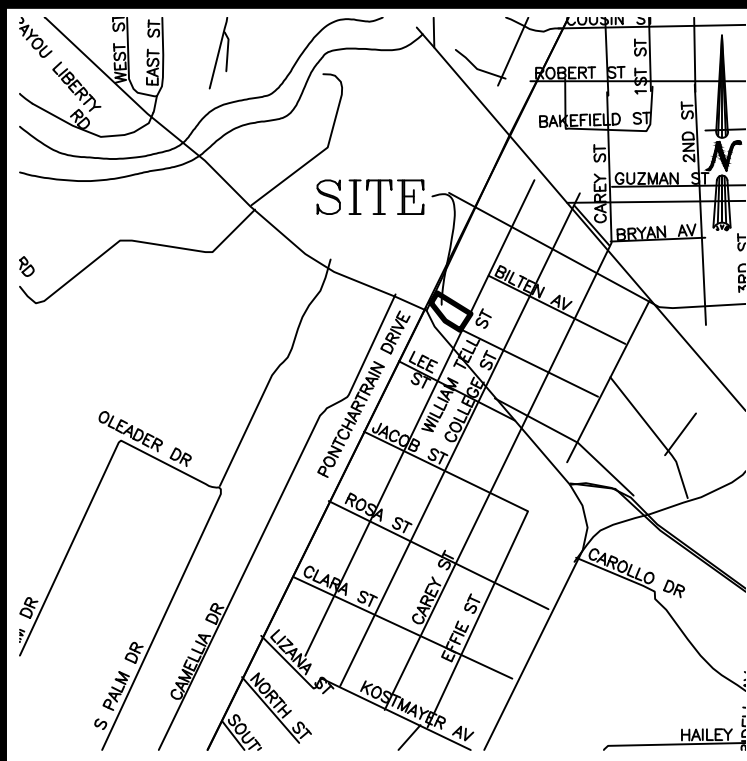
LEGEND

○ 1/2" Iron Rod Set —X— Fence
● 1/2" Iron Rod Found —M— Power Line
⊕ Cross —P— Power Pole

CERTIFICATION

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN. ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES 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.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.



VICINITY MAP
NOT TO SCALE

J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING • ENVIRONMENTAL

1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com

Phone: 985-649-0075 Fax: 985-649-0154

TONY SALVAGGIO

A RESUBDIVISION PLAT OF
A 0.762 ACRE PARCEL INTO TRACT 1 & TRACT 2,
SQ. 2, SALMEN ADDITION NO. 1, IN SECTION 44,
T-9-S, R-14-E, GLD, IN THE CITY OF SLIDELL,
ST. TAMMANY PARISH, LOUISIANA

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

SCALE: 1" = 20'

DATE: 03/27/2025

DRAWN BY: VLL/JN CHECKED BY: JDL

DWG. NO. 20250105

SHEET 1 OF 1

APPROVED:

CHAIRMAN OF PLANNING COMMISSION DATE

MAYOR DATE

PRESIDENT OF CITY COUNCIL DATE

CLERK OF COURT DATE

MAP FILE NO. DATE FILED

OWNER/AGENT DATE

TOTAL AREA: 33,210 SQ. FT. OR 0.762 ACRES

Figure 4. Subdivision Map No. 6408A (*see next page*)

GENERAL NOTES

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I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA.
F.I.R.M. COMMUNITY MAP NO. 220204-0010-C DATED: 09/23/1999
FLOOD ZONE: AE; BASE FLOOD ELEVATION: 9.0'

ZONING: C-4 HIGHWAY COMMERCIAL

YARD:

Front yard, 25 feet;
Side yard, Rear yard—No requirement except where a lot is used for a dwelling or in part for a dwelling and it shall be the same as for the A-3 residential district. See (b) below. When a side yard is provided, said side yard shall not be less than three feet.

(b) Whenever a C-4 commercial district abuts on a residential district which requires front, side and rear yards, these requirements shall apply for the C-4 district for the side on which the abutment occurs only or 150 feet if no block exists and requirements of section 2.201(2)(b) and (2)(c) shall apply

LOT SIZE:

Where a lot is used for a dwelling or in part for a dwelling, it shall be same as district A-8 residential.

SECTION:

2.2207 shall apply.

See section 1.4.

OWNERS ADDRESS:

Tony Salvaggio
534 North Cole
Slidell, LA. 70461

Legal Description — 0.381 acres being comprised of Tract 1, Square 2, Salmen Addition No.1, in Section 44 — Township 9 South — Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana For: Tony Salvaggio

A certain parcel of land, lying and situated in Salmen Addition, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana and being more fully described as follows.

Commence from the Northwest corner of Square No.1, of the Salmen Addition No.1, run along the Easterly side of U.S. Highway 90 North 26 Degrees 37 Minutes 00 Seconds East a distance of 24.00 feet to the Point of Beginning and a 1/2" iron rod set on the Easterly right of way line of U.S. Highway 11 North 26 Degrees 17 Minutes 52 Seconds East a distance of 81.00 feet to a 1/2" iron rod found on the easterly right of way line of U.S. Highway 11; Thence leaving said Easterly right of way line of U.S. Highway 11 run South 63 Degrees 42 Minutes 08 Seconds East a distance of 152.06 feet to a 1/2" iron rod set; Thence run South 26 Degrees 10 Minutes 34 Seconds West a distance of 135.78 feet to a 1/2" iron rod set; Thence run North 63 Degrees 58 Minutes 57 Seconds West a distance of 122.43 feet to a 1/2" iron rod set; Thence run North 63 Degrees 58 Minutes 13 Seconds West a distance of 3.41 feet to a 1/2" iron rod set; Thence run North 43 Degrees 30 Minutes 12 Seconds West a distance of 158.70 feet to a 1/2" iron rod set and back to the Point of Beginning.

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Legal Description — 0.381 acres being comprised of Tract 2, Square 2, Salmen Addition No.1, in Section 244 — Township 9 South — Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana For: Tony Salvaggio

A certain parcel of land, lying and situated in Salmen Addition, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana and being more fully described as follows.

Commence from the Northwest corner of Square No.1, of the Salmen Addition No.1, run along the Easterly side of U.S. Highway 90 North 26 Degrees 37 Minutes 00 Seconds East a distance of 24.00 feet to a 1/2" iron rod set on the Easterly right of way line of U.S. Highway 11; Thence, run along Easterly right of way line of U.S. Highway 11 North 26 Degrees 17 Minutes 52 Seconds East a distance of 81.00 feet to a 1/2" iron rod set; Thence leaving said Easterly right of way line of U.S. Highway 11 run South 63 Degrees 42 Minutes 08 Seconds East a distance of 152.06 feet to a 1/2" iron rod set and the Point of Beginning; Thence run South 63 Degrees 42 Minutes 08 Seconds East a distance of 122.94 feet to a 1/2" iron rod set on the Easterly right of way of William Tell Street; Thence run along the Easterly right of way of William Tell Street South 26 Degrees 23 Minutes 30 Seconds West a distance of 135.19 feet to a 1/2" iron rod found; Thence leaving said Easterly right of way of William Tell Street run North 63 Degrees 58 Minutes 57 Seconds West a distance of 122.43 feet to a 1/2" iron rod set; Thence run North 26 Degrees 10 Minutes 34 Seconds East a distance of 135.78 feet to a 1/2" iron rod set and back to the Point of Beginning.

Said parcel contains 0.381 acres of land more or less, lying and situated in Salmen Addition No.1, in Section 44—Township 9 South—Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana.

NOTE: BEARINGS AND COORDINATES REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702 GEOD 18) BASED ON NAD83 WITH GPS RTN ACCESSED ON 03/27/2025.

PARCEL

SANTANA ENTERPRISES, LLC
2744 FRONT STREET
SLIDELL, LA 70448

C-3 CENTRAL BUSINESS DISTRICT

P.O.B. TRACT 2.

PARCEL
0.762 AC.

CAMILLO ANNALORO, JR. ETUX
2766 FRONT STREET
SLIDELL, LA 70448

C-4 HIGHWAY COMMERCIAL

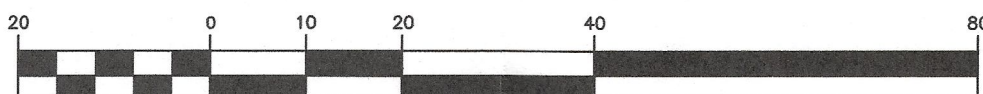
TRACT 2
0.381 AC.
#2767 WILLIAM TELL STREET

LOT 73.5

DUDLEY RENTAL PROPERTIES, LLC.
2775 WILLIAM TELL ROAD
SLIDELL, LA 70448

C-4 HIGHWAY COMMERCIAL

GRAPHIC SCALE



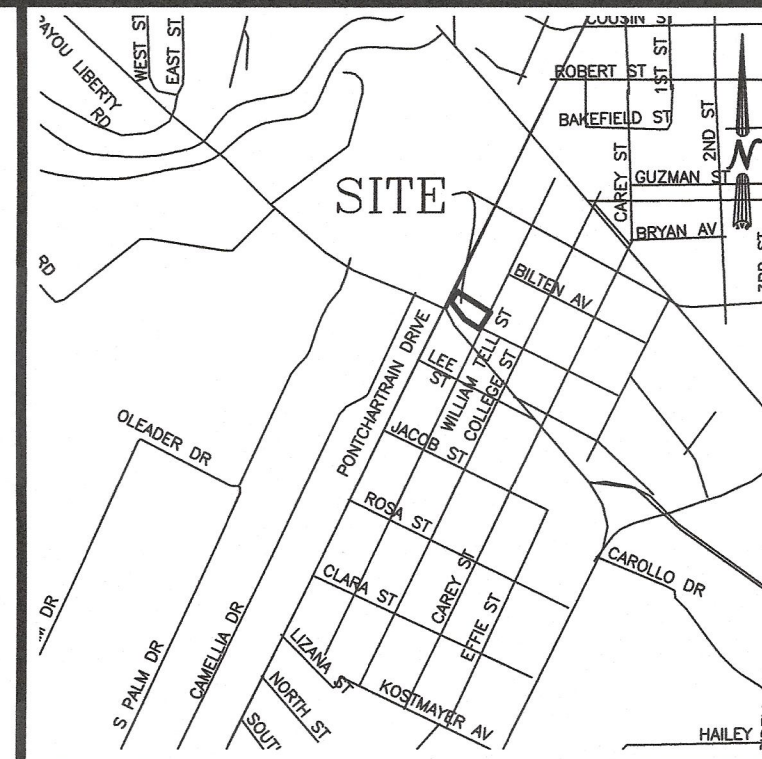
(IN FEET)
1 inch = 20 ft.

LEGEND
O 1/2" Iron Rod Set
● 1/2" Iron Rod Found
⊗ Cross
--- Fence
--- Power Line
--- Power Pole

CERTIFICATION

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN. ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES 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.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.



VICINITY MAP
NOT TO SCALE

J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING • ENVIRONMENTAL

1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassac@jvburkes.com

Phone: 985-649-0075 Fax: 985-649-0154

A RESUBDIVISION PLAT OF
A 0.762 ACRE PARCEL INTO TRACT 1 & TRACT 2,
SQ. 2, SALMEN ADDITION NO. 1, IN SECTION 44,
T-9-S, R-14-E, GLD, IN THE CITY OF SLIDELL,
ST. TAMMANY PARISH, LOUISIANA

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

TONY SALVAGGIO

SCALE:

1" = 20'

DATE:

03/27/2025

DRAWN BY:

CHECKED BY:

VLL/JN

JDL

DWG. NO.

20250105

SHEET

1 OF 1

Figure 5. Proposed revised resubdivision map (*see next page*).

GENERAL NOTES

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES OR STRUCTURES.

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA.
F.I.R.M. COMMUNITY MAP NO. 220204-0010-C, DATED: 09/23/1999
FLOOD ZONE: AE; BASE FLOOD ELEVATION: 9.0'

ZONING: C-4 HIGHWAY COMMERCIAL

YARD:

Front yard, 25 feet;
Side yard, Rear yard—No requirement except where a lot is used for a dwelling or in part for a dwelling and it shall be the same as for the A-8 residential district. See (b) below. When a side yard is provided, said side yard shall not be less than three feet.

(b) Whenever a C-4 commercial district abuts on a residential district which requires front, side and rear yards, these requirements shall apply for the C-4 district for the side on which the abutment occurs only or 150 feet if no block exists and requirements of section 2.201(2)(b) and (2)(c) shall apply

LOT SIZE:

Where a lot is used for a dwelling or in part for a dwelling, it shall be same as district A-8 residential.

SECTION:

2.2207 shall apply.

See section 1.4.

OWNERS ADDRESS:

Tony Salvaggio
534 North Caleb
Slidell, LA 70461

Legal Description — 0.385 acres being comprised of
Tract 1, Square 2,
Salmen Addition No.1,
in Section 44 — Township 9 South — Range 14 East,
Greensburg Land District,
City of Slidell,
Saint Tammany Parish, Louisiana
For: Tony Salvaggio

A certain parcel of land, lying and situated in Salmen Addition, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana and being more fully described as follows:

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Said parcel contains 0.385 acres of land more or less, lying and situated in Salmen Addition No.1, in Section 44—Township 9 South—Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana.

Legal Description — 0.377 acres being comprised of
Tract 2, Square 2,
Salmen Addition No.1,
in Section 244 — Township 9 South — Range 14 East,
Greensburg Land District,
City of Slidell,
Saint Tammany Parish, Louisiana
For: Tony Salvaggio

A certain parcel of land, lying and situated in Salmen Addition, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana and being more fully described as follows:

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PARCEL

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2744 FRONT STREET
SLIDELL, LA 70448

C-3 CENTRAL BUSINESS DISTRICT

PARCEL
0.762 AC.

CAMILLO ANNALORO, JR. ETUX
2766 FRONT STREET
SLIDELL, LA 70448

C-4 HIGHWAY COMMERCIAL

DUDLEY RENTAL PROPERTIES, LLC.
104 PONTCHARTRAIN DRIVE
SLIDELL, LA 70448

C-4 HIGHWAY COMMERCIAL

DUDLEY RENTAL PROPERTIES, LLC.
2775 WILLIAM TELL ROAD
SLIDELL, LA 70448

C-4 HIGHWAY COMMERCIAL

GRAPHIC SCALE



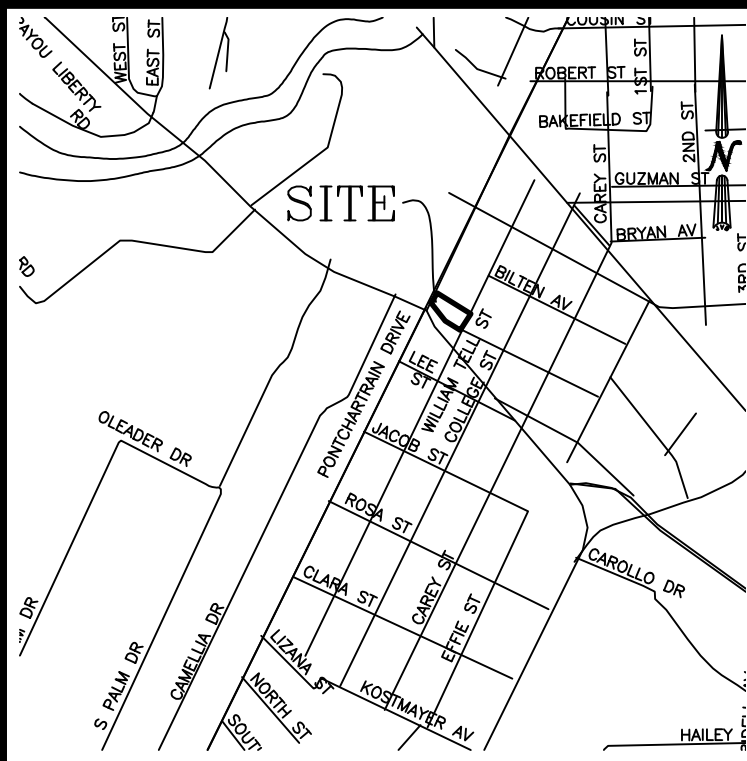
(IN FEET)
1 inch = 20 ft.

LEGEND
○ 1/2" Iron Rod Set
● 1/2" Iron Rod Found
✕ Fence
— Power Line
⊗ Power Pole
⊕ Cross

CERTIFICATION

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN. ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES 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.

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TONY SALVAGGIO

A RESUBDIVISION PLAT OF
A 0.762 ACRE PARCEL INTO TRACT 1 & TRACT 2,
SQ. 2, SALMEN ADDITION NO. 1, IN SECTION 44,
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REVISION: RESUBDIVIDED PLAT LINE DATE: 8/28/2025

SCALE: 1" = 20'
DATE: 03/27/2025
DRAWN BY: VLL/JN
CHECKED BY: JDL
DWG. NO. 20250105
SHEET 1 OF 1

APPROVED:

CHAIRMAN OF PLANNING COMMISSION	DATE
MAYOR	DATE
PRESIDENT OF CITY COUNCIL	DATE
CLERK OF COURT	DATE
MAP FILE NO.	DATE FILED
OWNER/AGENT	DATE

TOTAL AREA: 33,210 SQ. FT. OR 0.762 ACRES