



City of Slidell, Louisiana
Planning Commission
Agenda

October 20, 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 September 15, 2025
4. **Public Hearing**
 - a. No items for public hearing.
5. **Other Business**
 - a. **POSTPONED FROM 9/15/2025 MEETING: 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. **SUBD2025-0005:** A request for a resubdivision of Lots 1A, 1B, 3A-1 and 4B INTO Lot 1A-1, in Square 3, Broadmoor Park Subdivision, City of Slidell, Section 11, Township 9 South, Range 14 East, Greensburg Land District, St Tammany Parish, Louisiana
 - c. **SUBD2025-0008:** A request for a resubdivision of a 27.872 acre parcel located at 150 Northshore Blvd, identified as Parcel H-1-A-1, INTO three (3) parcels, Parcel 1, Parcel 3 (Remnants of H-1-A-1), and Parcel 4 (pond).
 - d. **SUBD2025-0015:** A resubdivision of four (4) parcels (0.321 ac, 0.317 ac, 0.365 ac, 0.451 ac, and 0.462 ac) of Land INTO Parcel A, Situated in Section 11, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, St Tammany Parish, Louisiana.
 - e. **SUBD2025-0016:** A resubdivision of Lot 2, Le'Vol Heights and Lots 6, 7, and 8, Square 1, Broadmoor Park INTO Lot 7A, Square 1, Broadmoor Park, in Section 11, 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 November 17, 2025.



City of Slidell, Louisiana
Planning Commission
Minutes

September 15, 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 7:02 p.m.

Commissioners Present

Richard Reardon, Chair
Landon Washington, Vice Chair
Chad Duffaut, Jr.
Sandy Hicks
Eric Shives

Commissioners Not Present

Gayle Green
Michael Newton

Staff Present

Theresa Alexander, Planner
Erica Smith, Planning Secretary

2. **Pledge of Allegiance**

3. **Minutes.** Motion by Commissioner Shives to approve minutes of August 18, 2025 as written; Commissioner Duffaut seconded. A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

4. **Public Hearing**-There were no public hearings.

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)

Introduced by Chair Reardon. Ms. Alexander addressed the Commission and answered questions. After discussion, Commissioner Shives made a motion to table **SUBD2025-0013** until the October 20, 2025 meeting in order to obtain more information. Commissioner Duffaut seconded. A vote of 4 YAYS, 1 NAY, 0 ABSTAIN postponed **SUBD2025-0013** until the October 20, 2025 meeting.

- 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.

Introduced by Chair Reardon. Ms. Alexander addressed the Commission and answered questions. Ms. Randi Annaloro was present to answer any questions by the Commission. Vice Chair Washington made a motion to approved **SUBD2025-0014**. Commissioner Duffaut seconded. A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved **SUBD2025-0014**.

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

7. **Adjournment.** Meeting adjourned at 7:27 p.m. on motion by Vice Chair Washington, seconded by Commissioner Shives, and a vote of 5 YAYS, 0 NAYS, 0 ABSTAIN.

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; deferred to October 20, 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. Property was part of an Act of Cash Sale and Donation (28.9546 ac. and 1.1576 ac., Inst. No. 2363051). Tract B appears to be composed of one lot, zoned A-8, which was part of an Act of Exchange in 2002 (Inst. 1317953).
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 City proposes modifying the property boundaries to provide a larger parcel (Tract B) to the east (**Figure 4**). This eastern parcel is currently an enclosed parcel with no direct access to a public right-of-way, and the proposed Tract B will remain an enclosed parcel with access to be provided by proposed purchaser.
6. Public access to Tract A (northern property boundary of subject property) is along Spartan Drive. Tract A also retains all exposure along the southern drainage canal for long term maintenance and access requirements.
7. The City has an agreement for sale of Tract B to adjacent owner, Sewlaw Investments, which is located within Parish jurisdiction at 1111 W Howze Beach Road. As part of the sale, Tract B will either be required to be de-annexed and resubdivided into Tax Parcel 110301, or, Tax Parcel 110301 (1111 W Howze Beach Rd) will need to be annexed into the city and the two parcels will need to be resubdivided into one lot of record.

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.

PROPOSED OWNER INTENT FOR PROPERTY

Below is an email received by Planning Director McElmurray on September 28 from the property owner who has expressed an interest in the purchase of the City's property located along Spartan Drive and identified on the proposed resubdivision as Tract B:

From: [REDACTED] >
Sent: Saturday, September 27, 2025 10:43 AM
To: Daniel McElmurray <dmcelmurray@cityofslidell.org>
Subject: Address correction

Good Morning,

I understand there has been some inquiry regarding the intended purpose and use of the property located adjacent to mine at 1111 W. Howze Beach Rd., Slidell, Louisiana. I would like to clarify my position and put any concerns at ease.

At this time, I have no intended use or development plans for the property. My interest in acquiring it is solely because it is landlocked by my existing property. Purchasing it would allow me to control what happens immediately around me and help ensure that no unintended or undesirable uses take place in the future.

I am aware that in the past, certain properties in Slidell have been used in ways that created unintended consequences for neighbors and the community. My intent is quite the opposite—I want to protect the integrity of the surrounding area by maintaining responsible ownership and stewardship of the land.

Please be assured that I do not have any development plans for this property now or in the foreseeable future. My interest is simply to secure it as part of my adjacent holdings.

Thank you for your time and consideration. I wanted to be transparent to avoid any misunderstanding.

Respectfully,

Shawn Williams

FIGURES

Figure 1. Location and Zoning Aerial



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

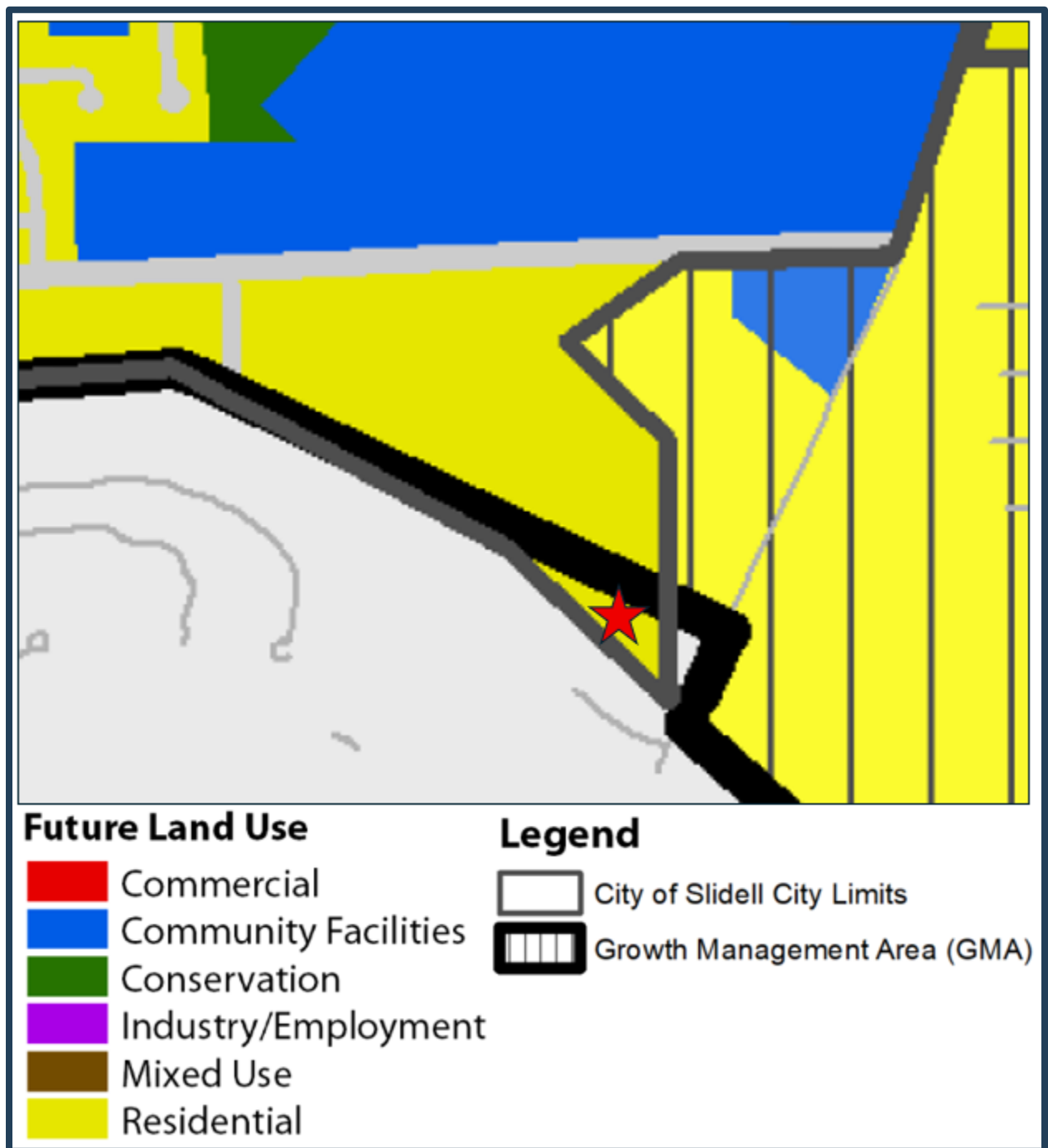
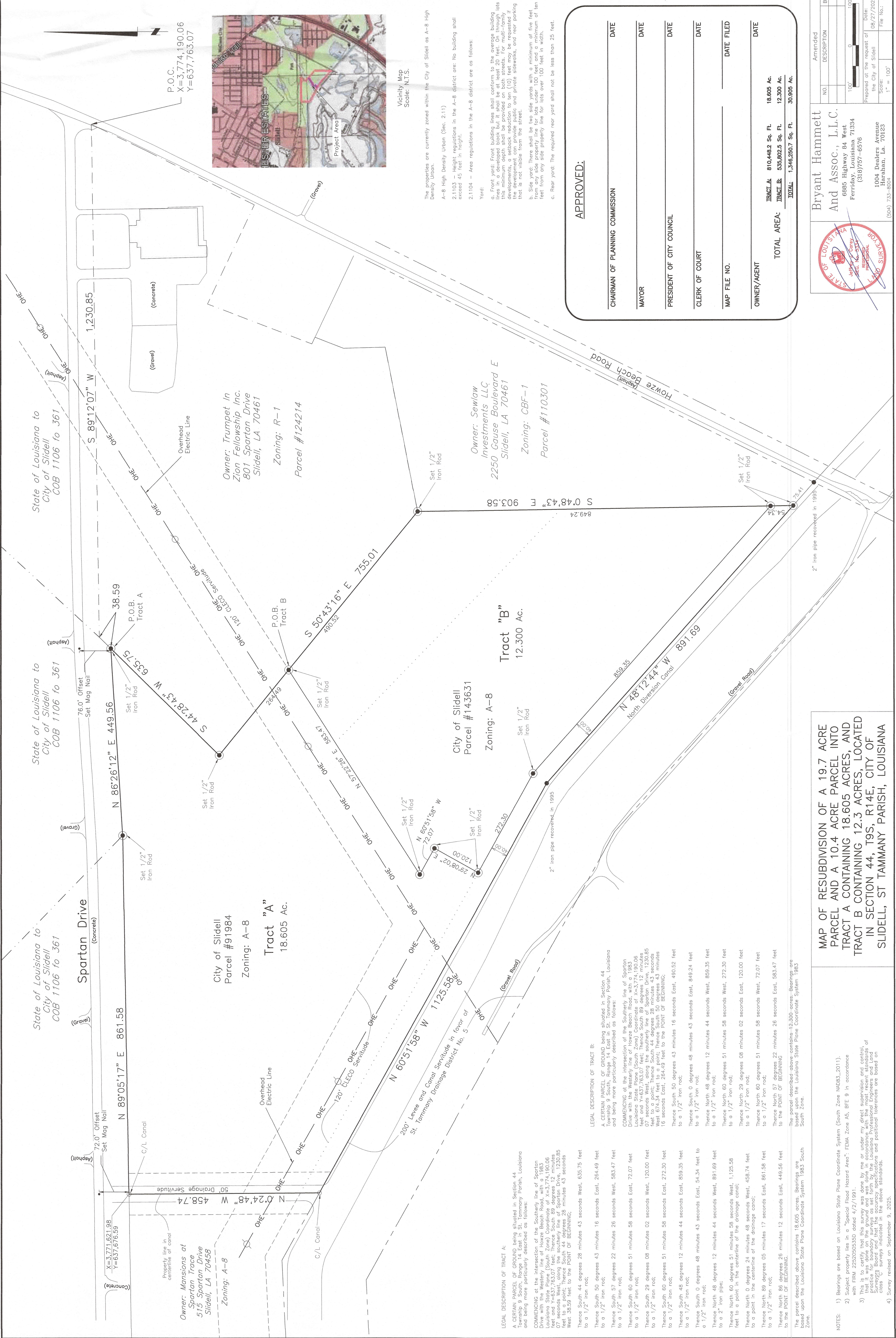


Figure 3. Street View



Figure 4. Proposed Subdivision

Proposed Subdivision Plat – Next Page



MAP OF RESUBDIVISION OF A 19.7 ACRE PARCEL AND A 10.4 ACRE PARCEL INTO TRACT A CONTAINING 18.605 ACRES, AND TRACT B CONTAINING 12.3 ACRES, LOCATED IN SECTION 44, T9S, R14E, CITY OF SLIDELL, ST TAMMANY PARISH, LOUISIANA

NOTES: 1) Bearings are based on Louisiana State Plane Coordinate System (South Zone NAD83, 2011). 2) Subject property lies in a "Special Flood Hazard Area" FEMA Zone A5, BFE 9 in accordance with FIRM 252050535D dated 1/2/1991. 3) This is to certify that this survey was done by me or under my direct supervision and control, that I am a duly Licensed Professional Surveyor, and that the ground and boundary lines shown on this plat are the result of a survey conducted in accordance with 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. 4) Survey revised on September 9, 2025.

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:

TRACT A: 18.605 Ac.

TRACT B: 12.300 Ac.

TOTAL: 30.905 Ac.

State of Louisiana

Seal of the State of Louisiana

Professional Surveyor

100' SURVEY

APPROVED

DATE

Bryant Hammett

And Assoc., L.L.C.

6885 Highway 84 West

Ferriday, 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

Date:

08/27/2025

Scale:

1" = 100'

File No.:

Figure 5. Utilities Map

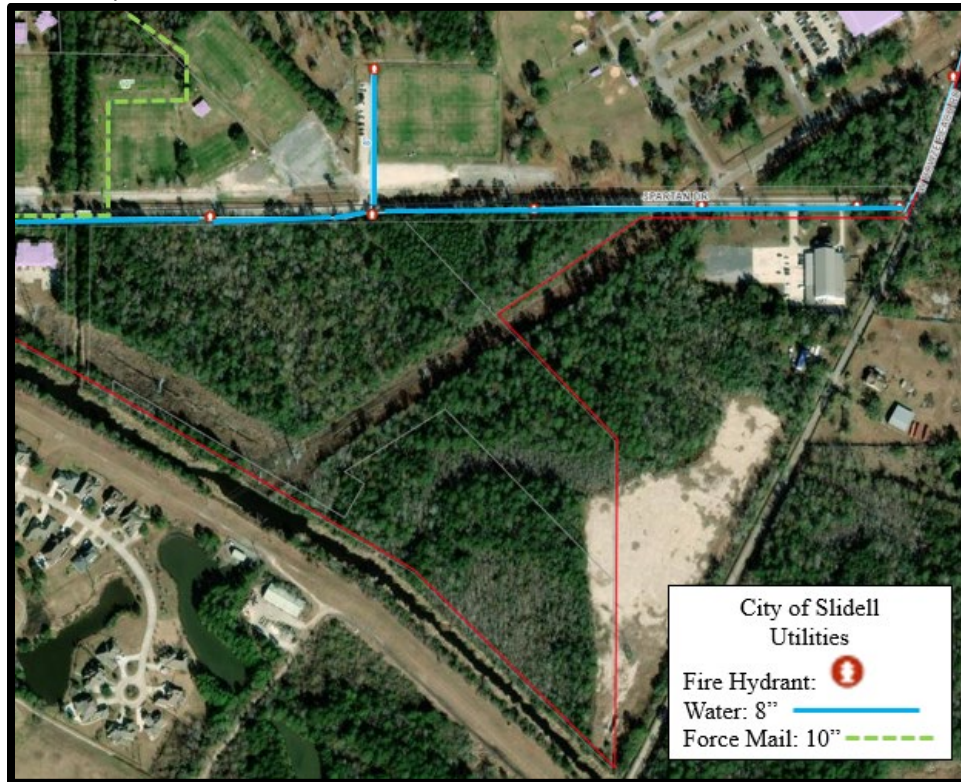
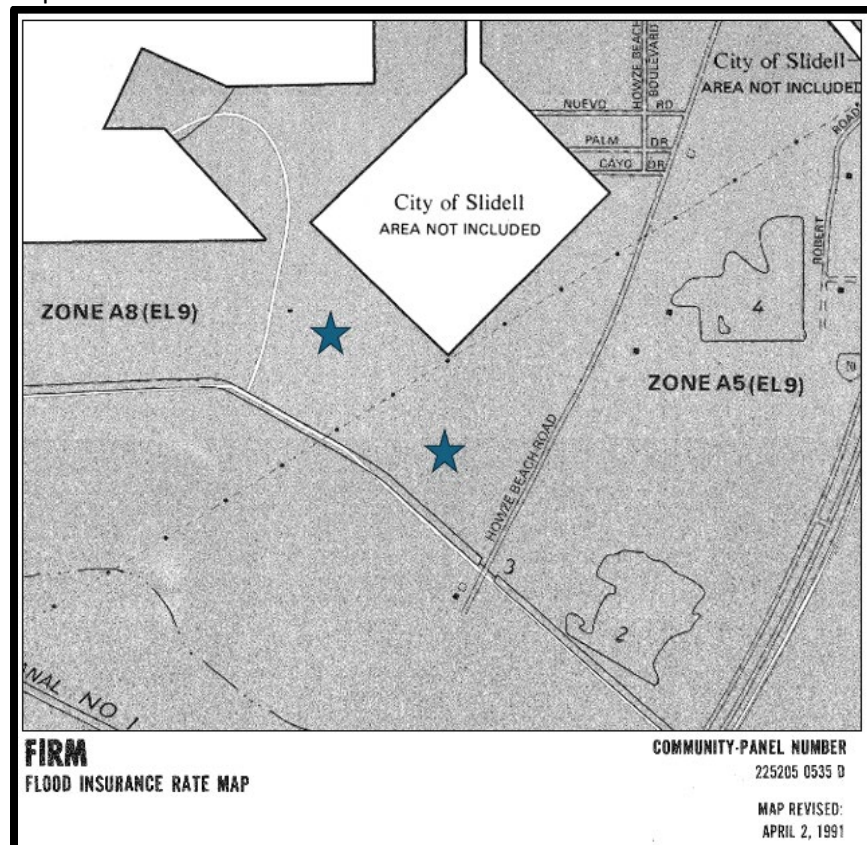
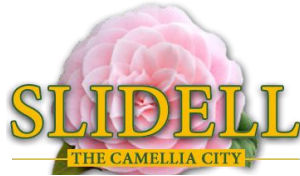


Figure 6. Flood Map





Planning Department

Staff Report

Case No. SUBD2025-0005

Subdivision of Four Parcels Into One Parcel at

1301 Eastridge Drive

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

Location: 1301 Eastridge Drive (**Figure 1**)

Owner/Applicant: WLC Properties, dba LA Dental Center

Zoning: A-4 Transitional, and A-6 Single-Family Urban

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

Request: A resubdivision of Lots 1A, 1B, 3A-1, and 4B into Lot 1A-1, Broadmoor Park Subd, Sec. 11, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, St Tammany Parish, Louisiana

Planning Commission: October 20, 2025

STAFF RECOMMENDATION

The Planning Department recommends APPROVAL with the condition that the final plat recordation to occur upon adoption of the new zoning map by City Council ordinance.

FINDINGS

1. The petitioned properties identified as Lots 1A and 1B, zoned A-6, are vacant while Lot 3A-1 and 4B, zoned A-4, are developed with a parking lot and a commercial building. (**Figure 1**).
2. The properties are scheduled to be assigned to the new proposed MU-2 Mixed Use district, once approved, which is consistent with existing and proposed land use of the property. (**Figure 3**)
3. The current A-4 and A-6 and the proposed MU-2 zoning districts require minimum lot sizes if used for a dwelling. If this property were used for a dwelling, it would meet the minimum lot area and width. (Table 1).
4. Public access to the combined property will be through the existing driveways along Louisiana Ave.
5. The property is outside any special flood hazard area, in flood zone X. The land has an approximate ground elevation of 13.0 feet. (**Figure 4**)
6. The property owner proposes modifying the property boundaries to provide additional landscaped parking for its customers to meet Appendix A Section 2.25.C. requirements. (**Figure 5**)

Table 1. Dimensions of Current and Proposed Lots, and Zoning District

Lots Zoning		Fronting Street	Width (ft.)	Area (sq. ft.)*
Lot 1A / A-6		Broadmoor Dr	74.5	8,940*
Lot 1B / A-6		Broadmoor Dr	74.5	8,940*
Lot 3A-1 / A-4		Louisiana Ave	141	16,756*
Lot 4B / A-4		Louisiana Ave	152	25,735*
Lot 1A-1		Eastridge Drive	169.26	58,554
MU-2	Commercial Use	N/A	None	None
	Residential Use	N/A	25 min.	2,500 min.
*Area estimated.				

FIGURES

Figure 1. Location and Zoning Aerial



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

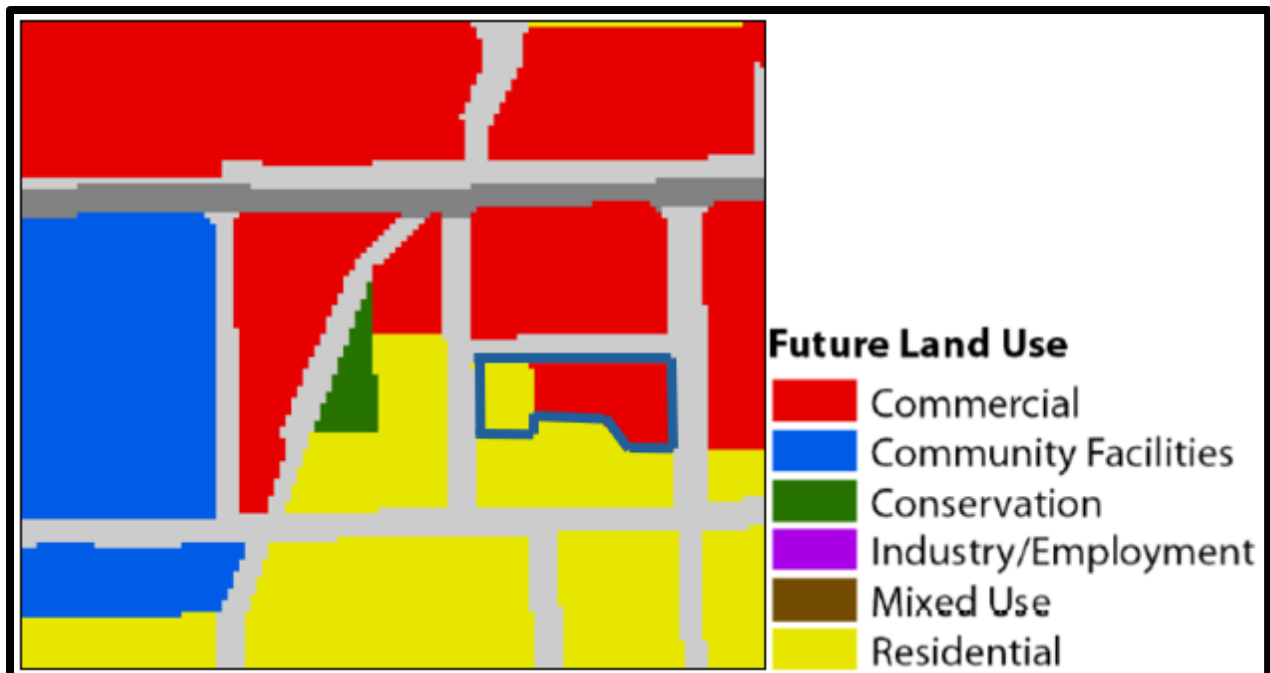


Figure 3. Proposed Zoning (New UDC-not yet adopted)



Figure 4. FEMA Flood Map

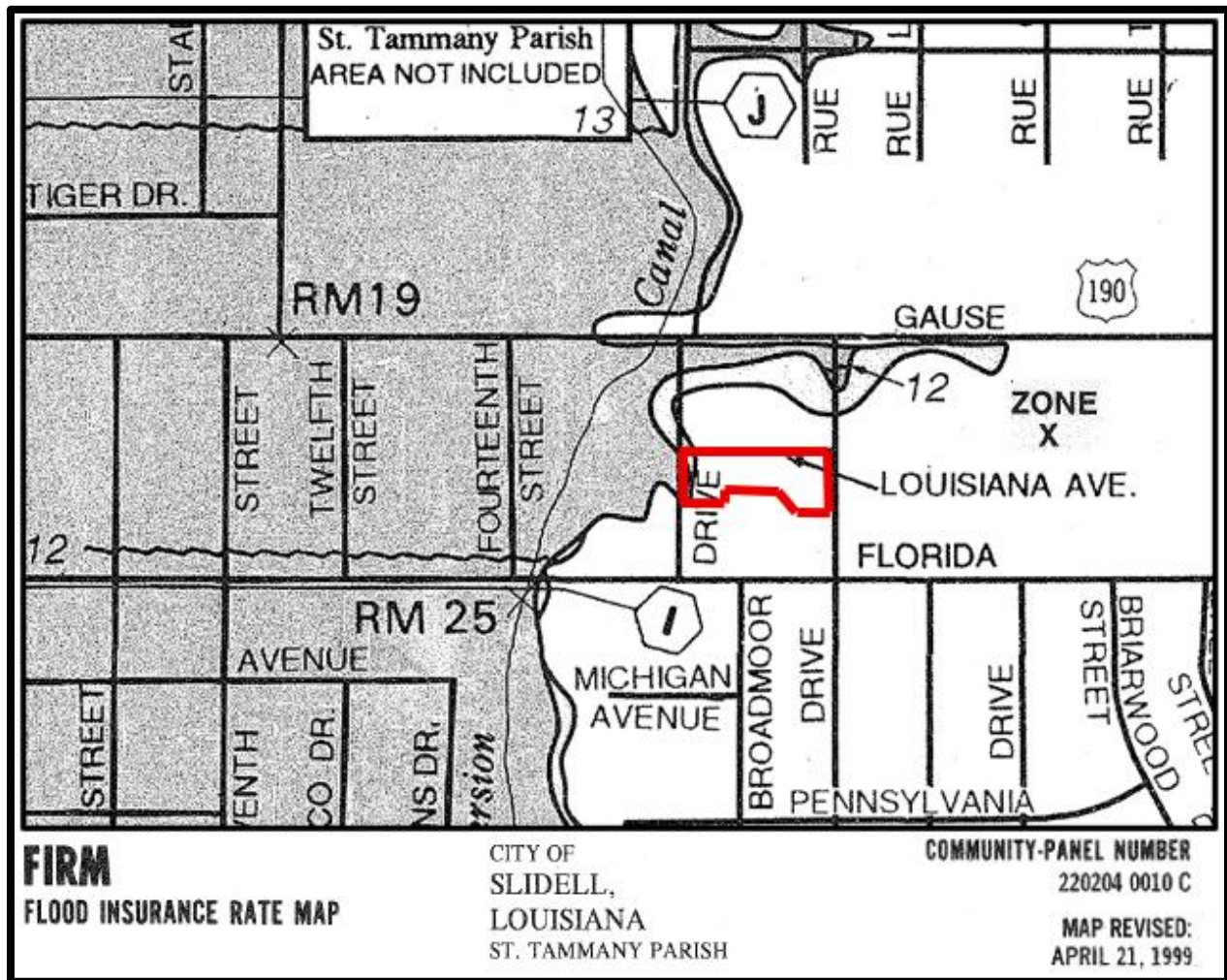


Figure 5. Proposed Resubdivision

See Next Page for Proposed Resubdivision Map

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 NOT IN A SPECIAL FLOOD HAZARD AREA
F.I.R.M. COMMUNITY MAP NO. 2202040010C, DATED: 04/21/1999
FLOOD ZONE: X; BASE FLOOD ELEVATION: N/A

N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM (1929); B.M. = BENCHMARK

PUBLISHED B.M. =
EL.

T.B.M. = MAGNAIL SET
EL. 10.87

REFERENCES:

- 1.) A SURVEY PLAT OF BROADMOOR PARK BY H.G.FRITCHIE, DATED 6/15/1959, MAP # 232A
- 2.) A SURVEY BY THIS FIRM DATED 9/10/2007, DRAWING # 20072154
- 3.) A SURVEY BY THIS FIRM, DATED 11/26/1995, JOB # 952136

ADDRESS:
BROADMOOR PARK

ZONING: C-2

BUILDING SETBACK:

Yards:

(a) Front yard, 25 feet
Side yard, Rear yard-None is required except where a lot is used for a dwelling or in part for a dwelling and it shall be the same as for A-8 residential district. See (h) below. When a side yard is provided, said side yard shall not be less than three feet.

(b) Whenever a C-2 commercial district abuts on a residential district which requires front, side, rear yards, these requirements shall apply for the C-2 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.

Legal Description - 1.344 acres being comprised of
Lot 1A-1, Square 3,
Broadmoor Park Subdivision,
in Section 11 - Township 9 South - Range 14 East,
City of Slidell,
Greensburg Land District,
Saint Tammany Parish, Louisiana
For: Terry Ernst

A certain parcel of land, lying and situated in Section 11, Township 9 South, Range 14 East, City of Slidell, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

From a 1/2" iron pipe found at the intersection of the southerly right of way line of Louisiana Avenue and the westerly right of way line of Eastridge Drive run along the westerly right of way line of Eastridge Drive South 00 Degrees 59 Minutes 20 Seconds East a distance of 183.15 feet to a 1/2" iron rod found; Thence leaving said westerly right of way line of Eastridge Drive run South 89 Degrees 20 Minutes 04 Seconds West a distance of 86.35 feet to a 1/2" iron rod found; Thence run North 35 Degrees 51 Minutes 11 Seconds West a distance of 83.07 feet to a 1/2" iron rod found; Thence run South 88 Degrees 24 Minutes 38 Seconds West a distance of 18.28 feet to a 1/2" iron rod found; Thence run North 87 Degrees 50 Minutes 10 Seconds West a distance of 141.45 feet to a 1/2" iron rod found; Thence run South 01 Degrees 07 Minutes 36 Seconds East a distance of 41.44 feet to a 1/2" iron rod found; Thence run South 89 Degrees 00 Minutes 12 Seconds West a distance of 120.51 feet to a 1/2" iron rod found at the easterly right of way line of Broadmoor Drive; Thence run along said easterly right of way line of Broadmoor Drive North 00 Degrees 48 Minutes 10 Seconds West a distance of 148.95 feet to a 1/2" iron pipe found on the southerly right of way line of Louisiana Avenue; Thence run along said southerly right of way line of Louisiana Avenue North 88 Degrees 58 Minutes 58 Seconds East a distance of 119.88 feet to a 1/2" iron rod set; Thence run North 89 Degrees 08 Minutes 02 Seconds East a distance of 141.01 feet to a 1/2" iron rod set; Thence run North 89 Degrees 08 Minutes 03 Seconds East a distance of 152.25 feet back to the Point of Beginning.

Said parcel contains 1.344 acres of land more or less, lying and situated in Section 11, Township 9 South, Range 14 East, City of Slidell, Greensburg Land District, Saint Tammany Parish, Louisiana.

APPROVED:

CHAIRMAN OF THE PLANNING COMMISSION DATE

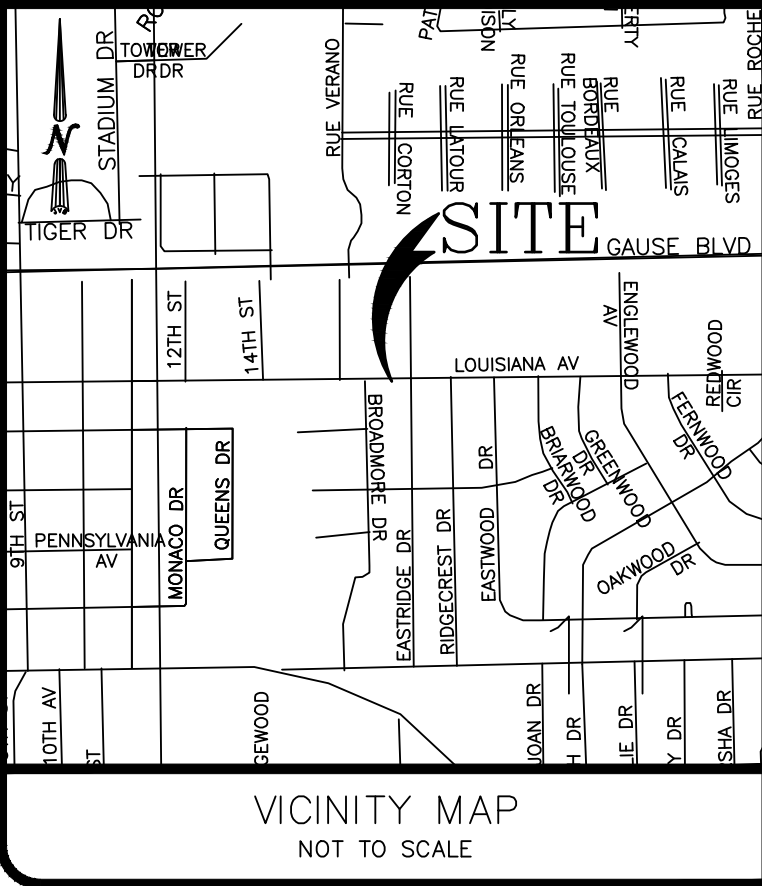
SECRETARY OF PLANNING COMMISSION DATE

DIRECTOR OF ENGINEERING DATE

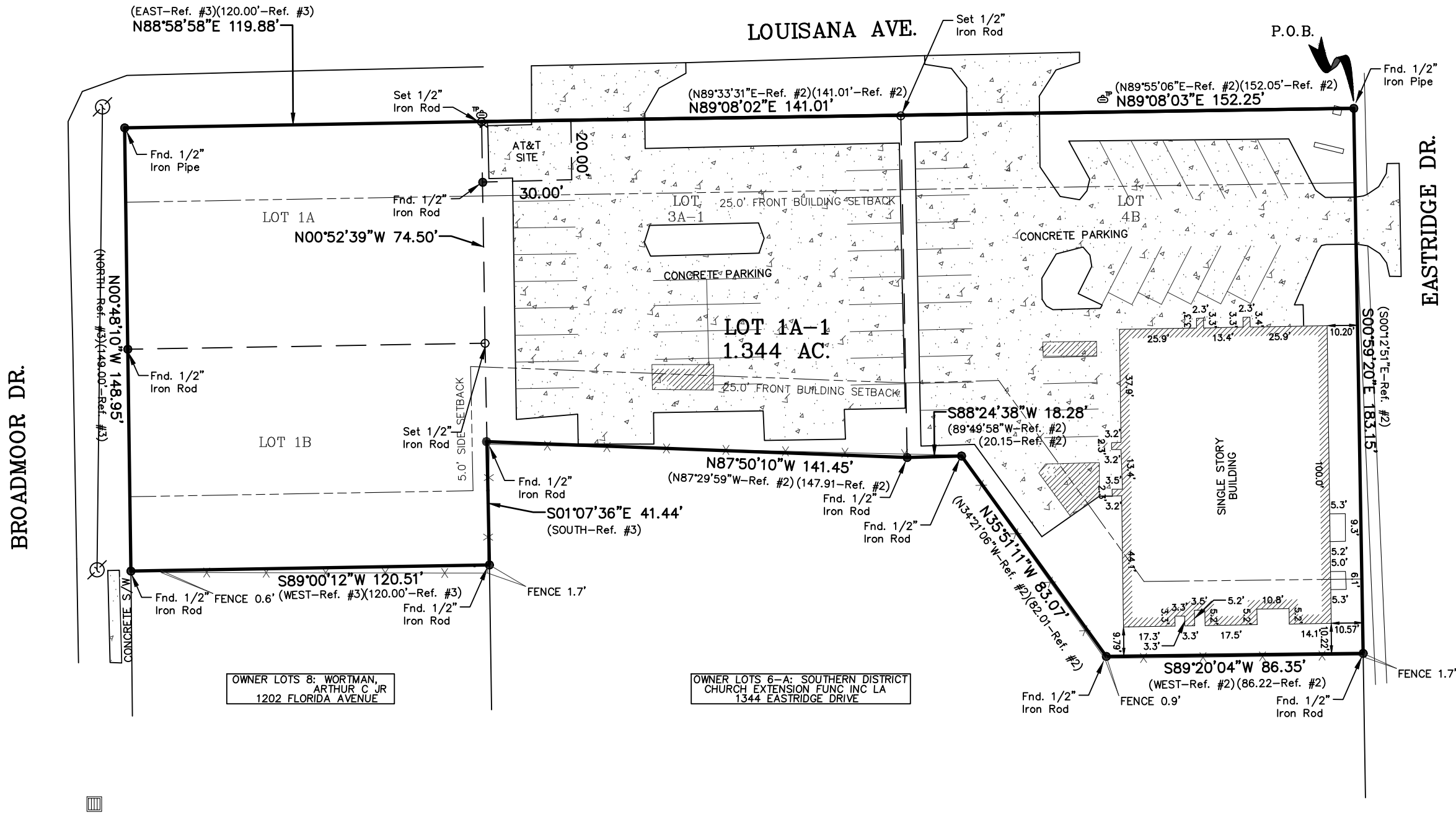
CLERK OF COURT DATE

DATE FILED FILE NO.

TOTAL AREA: 58,554 SQ. FT. OR 1.344 ACRES



VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

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 SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

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

A RESUBDIVISION AND A REZONING OF
LOTS 1A, 1B, 3A-1, AND 4B INTO LOT 1A-1, AND FROM
ZONE A-4 TO C-2; IN SQ. 3, BROADMOOR PARK S/D,
CITY OF SLIDELL, SECTION 11, T-9-S, R-14-E,
GLD, 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.

TERRY ERNST

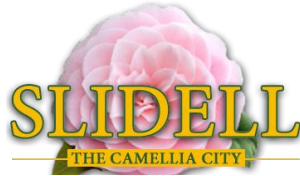
SCALE: 1" = 40

DATE: 05/06/2025

DRAWN BY: JN CHECKED BY: JLD

DWG. NO. 20250159

SHEET 1 OF 1



Planning Department

Staff Report

Case No. S2025-0008

Subdivision of One Commercial Parcel into Three Parcels at
150 Northshore Blvd

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

Location: 150 Northshore Blvd (**Figure 1**)

Owner(s): Sizeler Northshore General Partnership

Applicant: Robert A Kutcher, Attorney

Zoning: C-6 Regional Shopping Center

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

Request: A resubdivision of Parcel H-1-A-1 into Parcels 1, 3, and 4 (detention basin)

Planning Commission: October 20, 2025, Withdrawn from August 18, 2025

STAFF RECOMMENDATION

APPROVAL

FINDINGS

1. The petitioned property is developed land with existing structures along the eastern right-of-way line of Northshore Blvd (**Figure 3**). It is zoned C-6.
2. Subject property is currently zoned C-6. (**Figure 1**)
3. The C-6 zoning district does not permit dwelling units.
4. All properties within the North Shore Square Mall ("Mall") are currently and/or will be party to a "Construction, Operation, and Reciprocal Easement Agreement" providing in part for easements for access and parking to all properties within the boundaries of the Mall. (Instrument No. 912759)
4. There are public water and sewer available to all parcels (**Figure 4**).
5. Existing Parcel H-1-A-1 includes portions of the existing Northshore Square shopping mall. The resubdivision is to create a stand-alone parcel that includes the structure once used by JC Penney. The resubdivision is also creating a parcel containing the required detention basin located along the eastern right-of-way edge of Northshore Blvd. (**Figure 5**)
6. The resubdivision will create additional property boundary lines along structural boundaries as were previously approved for Parcel 2 (Mervyn's), Parcel MB (Maison Blanche), and Parcel D (Dillard's).
7. The property is not located in a special flood hazard area, as it is in flood zone X. The land has an elevation of approximately 15 feet. Creating new parcels within the subject property into smaller parcels would not impact future development of the property.
8. The Planning Department recommends approval due to resolution of parcel access to Northshore Blvd.

FIGURES

Figure 1. Location Aerial and Zoning

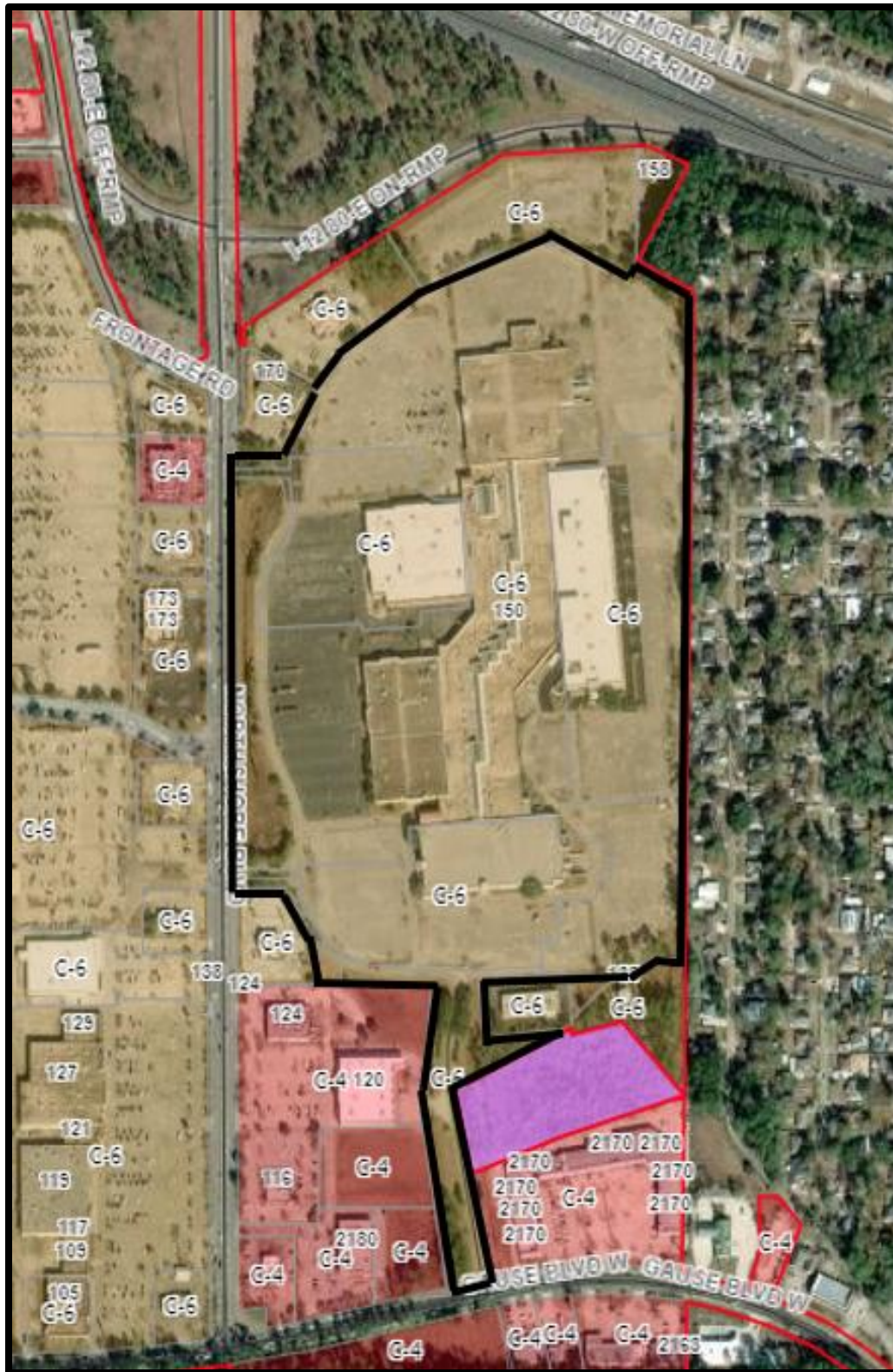


Figure 2. Future Land Use Map (Comp Plan 2040)

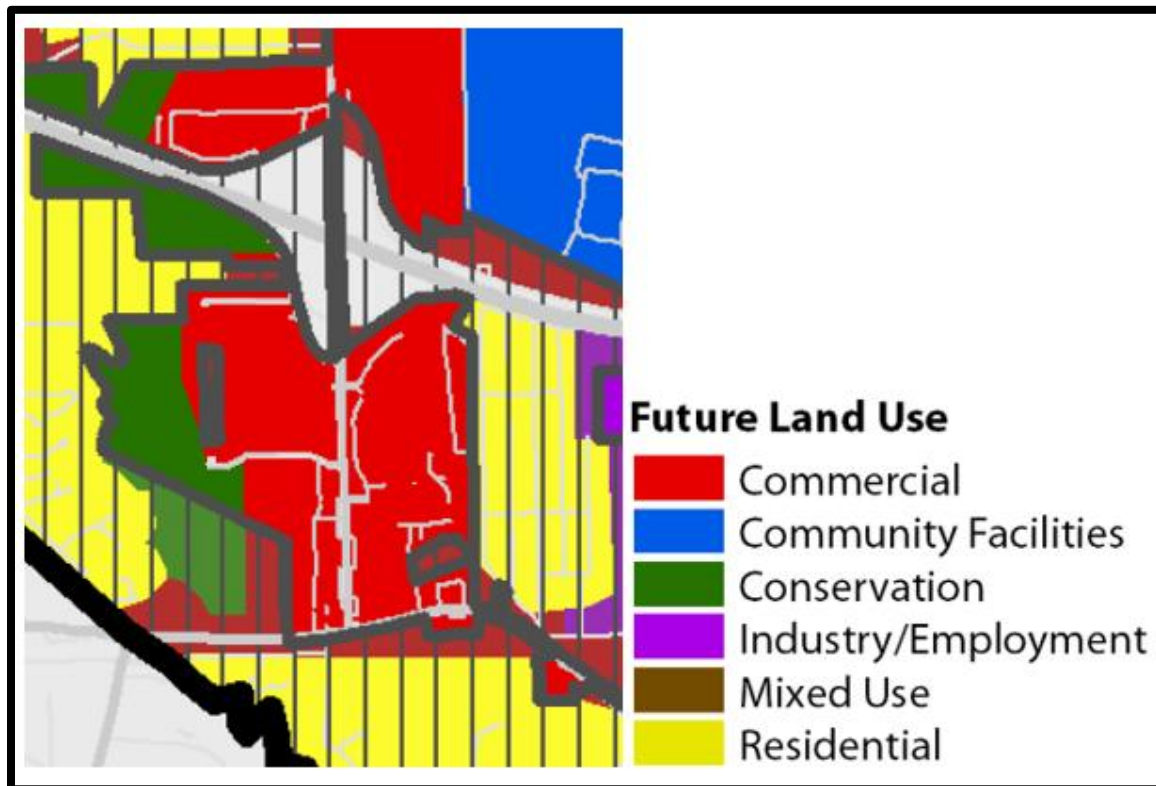


Figure 3. Street View



Figure 4. City Utilities

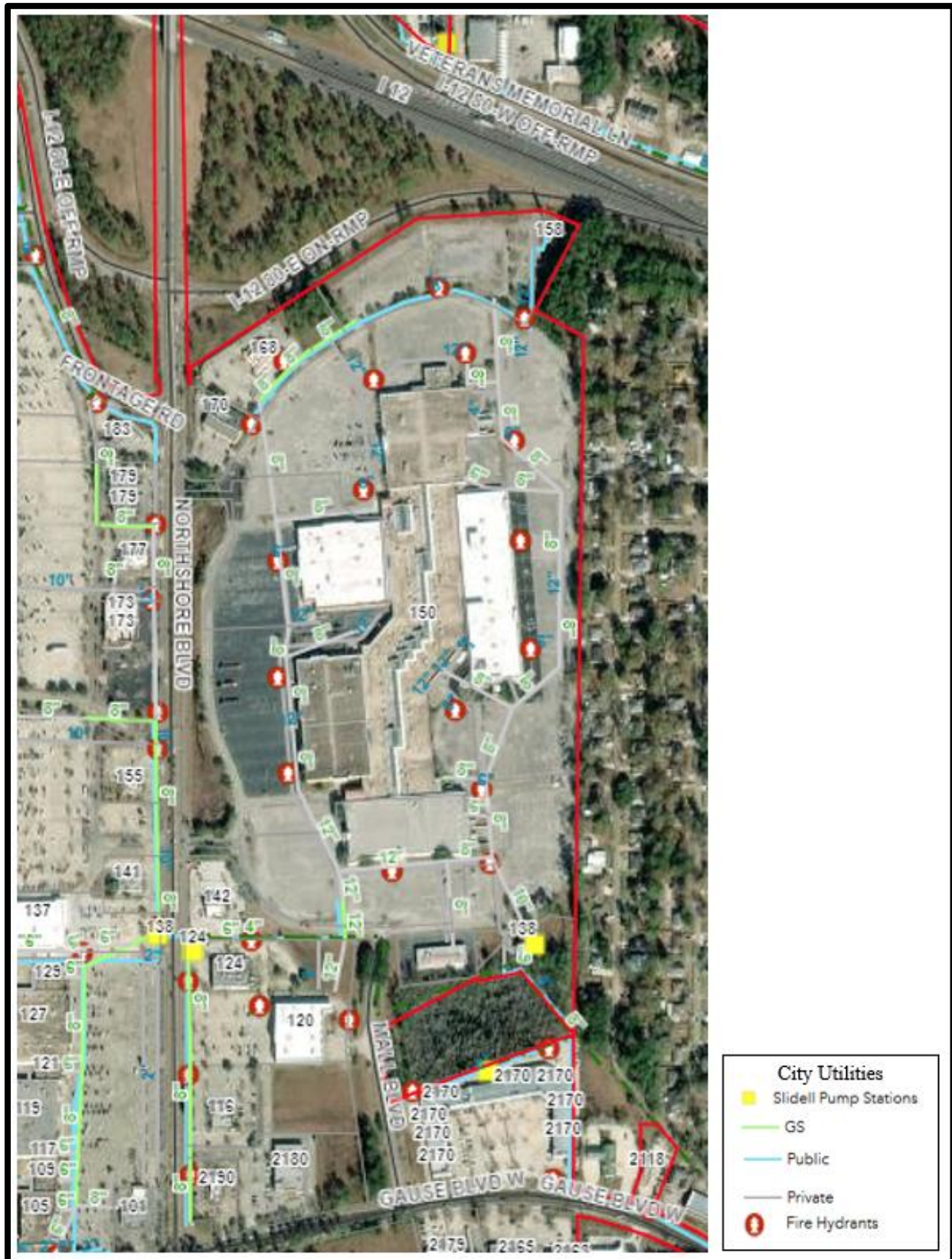
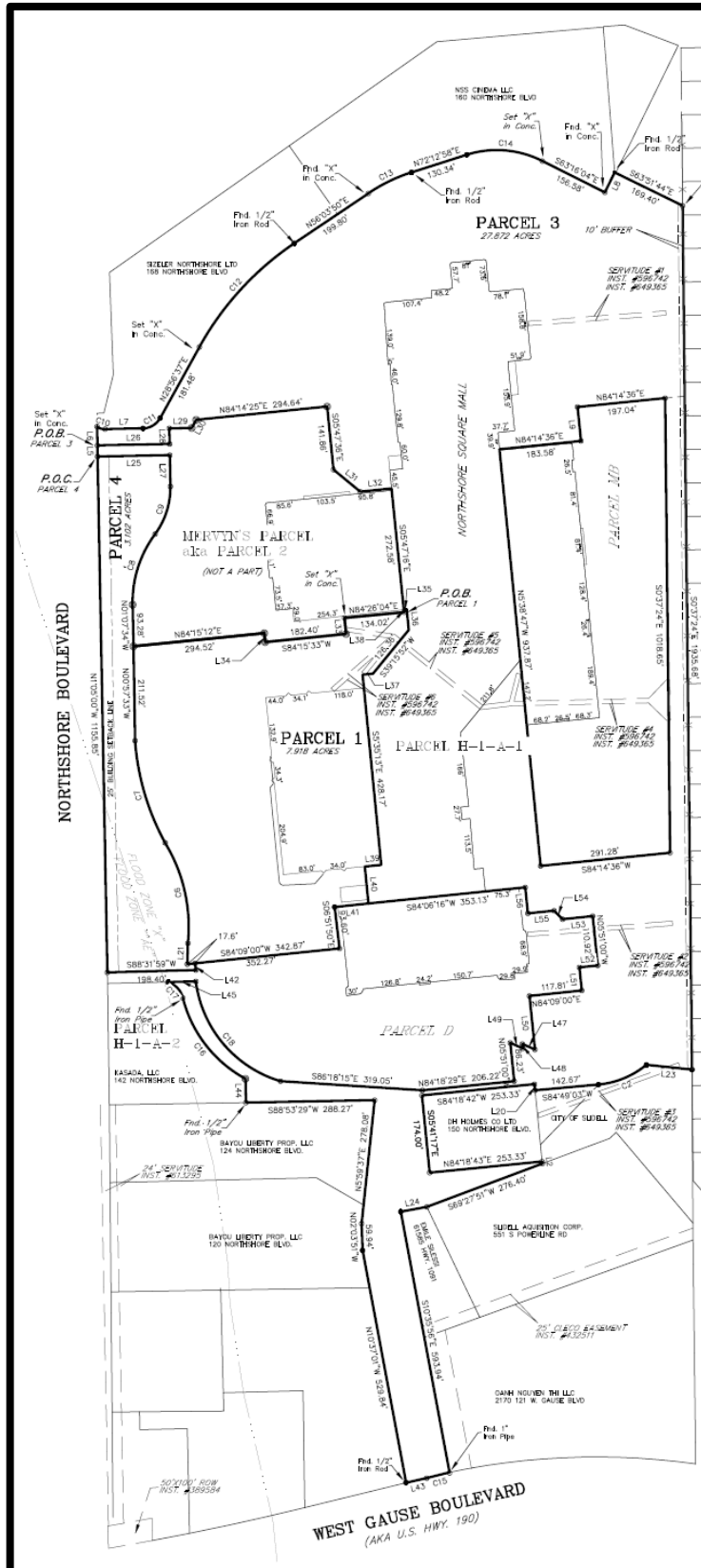


Figure 5. Proposed Subdivision



See next page for full resubdivision map.

GENERAL NOTES

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I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA. F.I.R.M. COMMUNITY MAP NO. 220204 0005 C, DATED: 4/21/99 FLOOD ZONE: X; BASE FLOOD ELEVATION: N/A.

REFERENCES:

1.) MAP FILE NO'S 1221, 5711 & 5714, EM 626-630, EM 637--MAP FILE #5714 WAS USED FOR THE REFERENCE BEARINGS SHOWN ON PLAT.

PROPERTY ADDRESS IS 150 NORTHSHORE BOULEVARD

PROPERTY IS ZONED C-6 REGIONAL SHOPPING CENTER Area regulations in the C-6 district are as follows:

(1)Yard:(a)Front yard, 25 feet; side yard, rear yard--None is required. When a side yard is provided, it shall not be less than three feet.(b)The maximum buffer zone required between this C-6 zoning district and any adjacent district is ten feet.(c)The maximum setback required between the parking area of this C-6 zoning district and any adjacent district is ten feet.

Legal Description of Parcel 3:

A certain parcel of land, lying and situated in Section 37, Township 8 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana and being more fully described as follows:

A certain parcel of land, lying and situated in Section 37, Township 8 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana and being more fully described as follows:

Commence from a mag nail set at the intersection of the easterly right of way line of Northshore Boulevard and the southerly eastbound lane of the north entrance to the Northshore Square Mall at a Louisiana State Plane Coordinate (Louisiana South 1702) of N=660,907.30, E=3,756,562.43 and run along the easterly right of way line of Northshore Boulevard North 01 Degrees 03 Minutes 37 Seconds West a distance of 25.01 feet to a mag nail set and the Point of Beginning.

From the Point of Beginning run North 01 Degrees 08 Minutes 53 Seconds West a distance of 41.99 feet to a mag nail set; Thence leaving said easterly right of way line of Northshore Boulevard run along a curve to the left (counterclockwise) with a radius of 30.00 feet and an arc length of 19.31 feet with a chord bearing of South 72 Degrees 43 Minutes 01 Seconds East a distance of 18.87 feet to a 1/2" iron rod set; Thence run North 88 Degrees 51 Minutes 07 Seconds East a distance of 84.73 feet to a 3/8" iron rod found; Thence run along a curve to the left (counterclockwise) with a radius of 45.00 feet and an arc length of 47.85 feet with a chord bearing of North 36 Degrees 51 Minutes 07 Seconds East a distance of 45.56 feet to a 1/2" iron rod found; Thence run North 28 Degrees 56 Minutes 37 Seconds East a distance of 18.48 feet to a "X" set in concrete; Thence run along a curve to the right (clockwise) with a radius of 675.00 feet and an arc length of 317.84 feet with a chord bearing of North 42 Degrees 26 Minutes 59 Seconds East a distance of 314.91 feet to a 3/8" iron rod found; Thence run North 56 Degrees 03 Minutes 50 Seconds East a distance of 199.80 feet to a "X" found in concrete; Thence run along a curve to the right (clockwise) with a radius of 375.00 feet and an arc length of 107.95 feet with a chord bearing of North 63 Degrees 58 Minutes 02 Seconds East a distance of 107.57 feet to a 3/8" iron rod found; Thence run North 72 Degrees 12 Minutes 58 Seconds East a distance of 130.34 feet to a 1/2" iron rod found; Thence run along a curve to the right (clockwise) with a radius of 225.00 feet and an arc length of 174.16 feet with a chord bearing of South 85 Degrees 12 Minutes 40 Seconds East a distance of 169.84 feet to a "X" set in concrete; Thence run South 63 Degrees 16 Minutes 04 Seconds East a distance of 156.58 feet to a "X" found in concrete; Thence run North 26 Degrees 17 Minutes 01 Seconds East a distance of 50.00 feet to a 3/8" iron rod found; Thence run South 63 Degrees 51 Minutes 44 Seconds East a distance of 160.40 feet to a 3/8" iron rod set; Thence run South 00 Degrees 37 Minutes 24 Seconds East a distance of 185.68 feet to a 3/8" iron rod found; Thence run North 83 Degrees 56 Minutes 01 Seconds West a distance of 102.67 feet to a 3/8" iron rod found; Thence run along a curve to the left (counterclockwise) with a radius of 186.85 feet and an arc length of 117.97 feet with a chord bearing of South 67 Degrees 38 Minutes 39 Seconds West a distance of 116.11 feet to a 3/8" iron rod found; Thence run South 84 Degrees 49 Minutes 03 Seconds West a distance of 142.67 feet to a mag nail set; Thence run North 42 Degrees 41 Minutes 17 Seconds West a distance of 13.79 feet to a mag nail set; Thence run South 84 Degrees 18 Minutes 42 Seconds West a distance of 253.33 feet to a "X" set in concrete; Thence run South 05 Degrees 41 Minutes 17 Seconds East a distance of 174.00 feet to a 3/8" iron rod set; Thence run North 84 Degrees 18 Minutes 43 Seconds East a distance of 253.33 feet to a 3/8" iron rod set; Thence run South 05 Degrees 41 Minutes 17 Seconds East a distance of 4.78 feet to a 3/8" iron rod set; Thence run South 69 Degrees 27 Minutes 51 Seconds West a distance of 276.40 feet to a 3/8" iron rod set; Thence run North 79 Degrees 25 Minutes 52 Seconds West a distance of 59.33 feet to a 3/8" iron rod set; Thence run South 10 Degrees 38 Minutes 56 Seconds East a distance of 168.84 feet to a 1" iron pipe found on the northerly right of way line of Cause Boulevard West (a.k.a. U.S. Highway 190); Thence run along said northerly right of way line of Cause Boulevard West (a.k.a. U.S. Highway 190) along a curve to the left (counterclockwise) with a radius of 1554.02 feet and an arc length of 52.52 feet with a chord bearing of South 75 Degrees 59 Minutes 10 Seconds West a distance of 52.52 feet to a mag nail set; Thence run South 77 Degrees 00 Minutes 50 Seconds West a distance of 47.53 feet to a 3/8" iron rod found; Thence leaving said northerly right of way line of Cause Boulevard West (a.k.a. U.S. Highway 190) run North 10 Degrees 37 Minutes 01 Seconds West a distance of 529.84 feet to a 3/8" iron rod found; Thence run North 02 Degrees 03 Minutes 51 Seconds West a distance of 50.34 feet to a 3/8" iron rod set; Thence run North 05 Degrees 59 Minutes 37 Seconds East a distance of 278.08 feet to a 3/8" iron rod set; Thence run South 88 Degrees 53 Minutes 29 Seconds West a distance of 288.27 feet to a 3/8" iron pipe found; Thence run North 01 Degrees 01 Minutes 50 Seconds West a distance of 53.33 feet to a mag nail found; Thence run along a curve to the right (clockwise) with a radius of 285.50 feet and an arc length of 226.25 feet with a chord bearing of North 37 Degrees 44 Minutes 36 Seconds West a distance of 225.55 feet to a 3/8" iron pipe found; Thence run along a curve to the left (counterclockwise) with a radius of 49.50 feet and an arc length of 50.34 feet with a chord bearing of North 43 Degrees 10 Minutes 24 Seconds West a distance of 48.20 feet to a 3/8" iron rod found; Thence run North 88 Degrees 29 Minutes 19 Seconds East a distance of 62.53 feet to a mag nail found; Thence run along a curve to the left (counterclockwise) with a radius of 268.87 feet and an arc length of 309.97 feet with a chord bearing of South 40 Degrees 17 Minutes 48 Seconds East a distance of 283.09 feet to a mag nail set; Thence run South 86 Degrees 18 Minutes 15 Seconds East a distance of 319.05 feet to a mag nail set; Thence run North 84 Degrees 18 Minutes 39 Seconds East a distance of 308.22 feet to a mag nail set; Thence run North 05 Degrees 51 Minutes 00 Seconds West a distance of 10.07 feet to a mag nail set; Thence run South 86 Degrees 13 Minutes 14 Seconds East a distance of 30.65 feet to a mag nail set; Thence run North 05 Degrees 51 Minutes 00 Seconds West a distance of 120.70 feet to a mag nail set; Thence run North 84 Degrees 09 Minutes 00 Seconds East a distance of 117.81 feet to a mag nail set; Thence run North 05 Degrees 51 Minutes 00 Seconds West a distance of 52.41 feet to a mag nail set; Thence run North 84 Degrees 09 Minutes 00 Seconds East a distance of 41.22 feet to a mag nail set; Thence run North 05 Degrees 51 Minutes 00 Seconds West a distance of 110.92 feet to a mag nail set; Thence run South 84 Degrees 08 Minutes 02 Seconds West a distance of 67.68 feet to a mag nail set; Thence run North 44 Degrees 41 Minutes 20 Seconds West a distance of 27.07 feet to a mag nail set; Thence run South 84 Degrees 09 Minutes 00 Seconds West a distance of 59.16 feet to a mag nail set; Thence run North 05 Degrees 51 Minutes 00 Seconds West a distance of 58.61 feet to a mag nail set; Thence run South 84 Degrees 08 Minutes 16 Seconds West a distance of 353.13 feet to a 3/8" iron rod found; Thence run North 05 Degrees 35 Minutes 13 Seconds West a distance of 83.35 feet to a point; Thence run North 84 Degrees 09 Minutes 47 Seconds East a distance of 37.01 feet to a point; Thence run North 05 Degrees 35 Minutes 13 Seconds West a distance of 23.46 feet to a point; Thence run North 38 Degrees 15 Minutes 52 Seconds East a distance of 126.36 feet to a point; Thence run North 05 Degrees 44 Minutes 46 Seconds West a distance of 46.57 feet to a point; Thence run South 83 Degrees 49 Minutes 08 Seconds West a distance of 6.44 feet to a point; Thence run North 05 Degrees 47 Minutes 16 Seconds West a distance of 272.58 feet to a point; Thence run South 84 Degrees 18 Minutes 07 Seconds West a distance of 70.42 feet to a 3/8" iron rod set; Thence run North 50 Degrees 29 Minutes 46 Seconds West a distance of 77.73 feet to a 3/8" iron rod found; Thence run South 84 Degrees 14 Minutes 25 Seconds West a distance of 39.54 feet to a mag nail found; Thence run South 28 Degrees 55 Minutes 51 Seconds West a distance of 21.00 feet to a mag nail found; Thence run South 88 Degrees 55 Minutes 51 Seconds West a distance of 50.14 feet to a mag nail set; Thence run South 01 Degrees 04 Minutes 05 Seconds East a distance of 35.00 feet to a mag nail set; Thence run North 88 Degrees 55 Minutes 51 Seconds West a distance of 162.00 feet and back to the Point of Beginning.

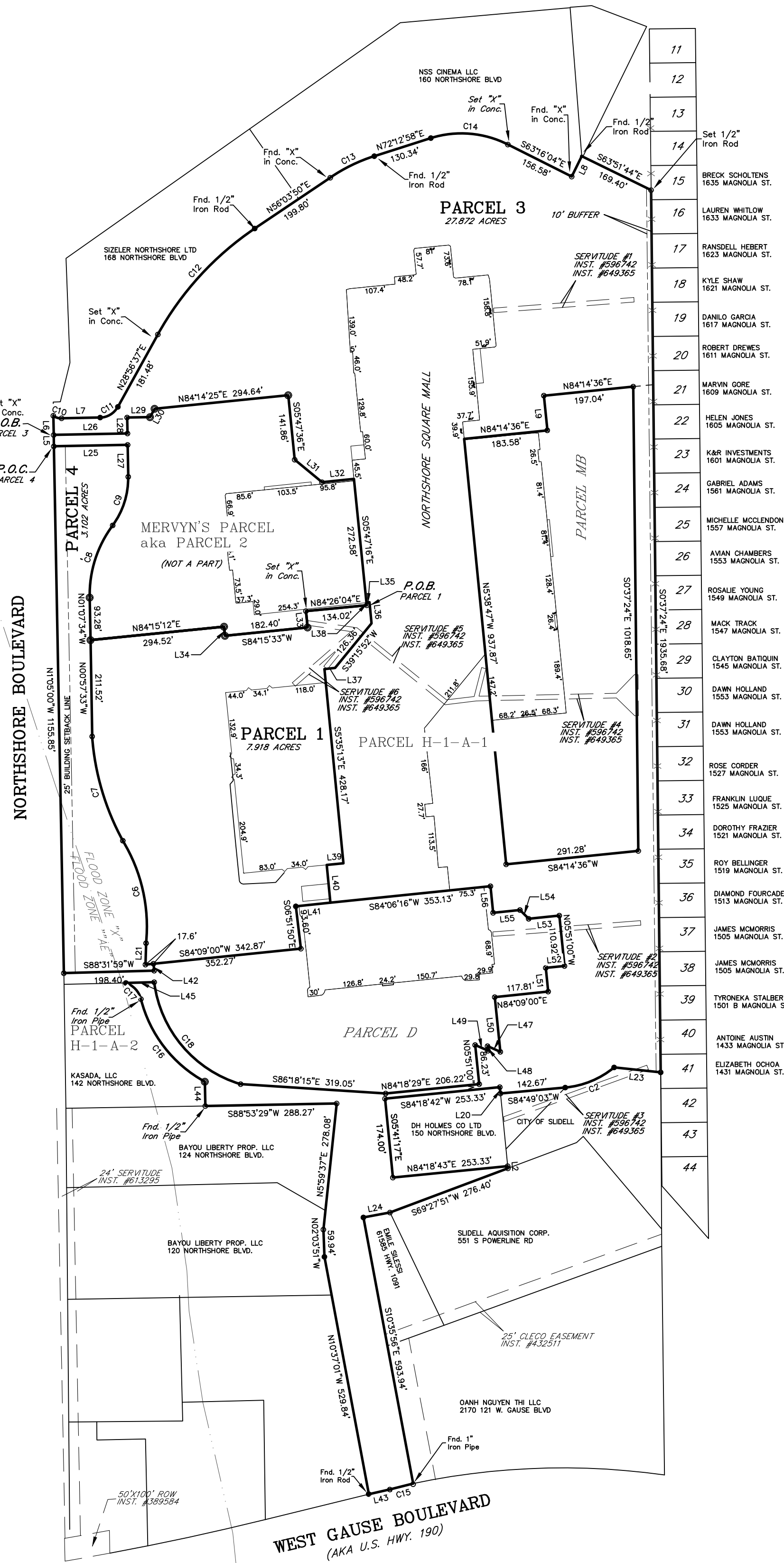
Less and Except:

A certain parcel of land, lying and situated in Section 37, Township 8 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana and being more fully described as follows:

Commence from a mag nail set at the intersection of the easterly right of way line of Northshore Boulevard and the southerly eastbound lane of the north entrance to the Northshore Square Mall at a Louisiana State Plane Coordinate (Louisiana South 1702) of N=660,907.30, E=3,756,562.43 and run along the easterly right of way line of Northshore Boulevard North 01 Degrees 03 Minutes 37 Seconds West a distance of 25.01 feet to a mag nail set; Thence run North 85 Degrees 24 Minutes 27 Seconds East a distance of 1079.30 feet to a mag nail set and the Point of Beginning.

From the Point of Beginning run North 84 Degrees 18 Minutes 29 Seconds East a distance of 197.04 feet to a mag nail set; Thence run South 00 Degrees 37 Minutes 24 Seconds East a distance of 108.85 feet to a mag nail set; Thence run South 84 Degrees 14 Minutes 36 Seconds West a distance of 281.28 feet to a mag nail set; Thence run North 05 Degrees 38 Minutes 47 Seconds West a distance of 83.87 feet to a mag nail set; Thence run North 84 Degrees 14 Minutes 36 Seconds East a distance of 183.58 feet to a mag nail set; Thence run North 05 Degrees 38 Minutes 47 Seconds West a distance of 76.70 feet and back to the Point of Beginning.

Said Parcel 4 contains 27.872 acres of land more or less, lying and situated in Section 37, Township 8 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana.



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: 1,694,136 SQ. FT. OR 38.892 ACRES

Legal Description of Parcel 1:

A certain parcel of land, lying and situated in Section 37, Township 8 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana and being more fully described as follows:

From a mag nail set at the intersection of the easterly right of way line of Northshore Boulevard and the southerly eastbound lane of the north entrance to the Northshore Square Mall at a Louisiana State Plane Coordinate (Louisiana South 1702) of N=660,907.30, E=3,756,562.43 and run along the easterly right of way line of Northshore Boulevard North 01 Degrees 03 Minutes 37 Seconds West a distance of 25.01 feet to a mag nail set; Thence leaving said easterly right of way line of Northshore Boulevard run North 88 Degrees 51 Minutes 07 Seconds East a distance of 162.00 feet to a mag nail set; Thence run North 01 Degrees 04 Minutes 05 Seconds West a distance of 35.00 feet to a mag nail set; Thence run North 88 Degrees 55 Minutes 51 Seconds East a distance of 21.00 feet to a mag nail found; Thence run North 84 Degrees 14 Minutes 25 Seconds East a distance of 294.64 feet to a mag nail found; Thence run South 05 Degrees 47 Minutes 16 Seconds East a distance of 141.86 feet to a point; Thence run South 50 Degrees 28 Minutes 46 Seconds East a distance of 77.73 feet to a 3/8" iron rod set; Thence run North 84 Degrees 18 Minutes 07 Seconds East a distance of 70.42 feet to a point; Thence run North 05 Degrees 47 Minutes 16 Seconds East a distance of 272.58 feet to a point and the Point of Beginning.

From the Point of Beginning run North 83 Degrees 49 Minutes 08 Seconds East a distance of 6.44 feet to a point; Thence run South 05 Degrees 44 Minutes 46 Seconds East a distance of 6.44 feet to a point; Thence run South 39 Degrees 15 Minutes 52 Seconds West a distance of 126.36 feet to a point; Thence run South 84 Degrees 16 Minutes 28 Seconds West a distance of 23.46 feet to a point; Thence run South 05 Degrees 35 Minutes 13 Seconds West a distance of 83.35 feet to a point; Thence run South 84 Degrees 14 Minutes 36 Seconds West a distance of 281.28 feet to a mag nail set; Thence run North 05 Degrees 38 Minutes 47 Seconds West a distance of 83.87 feet to a mag nail set; Thence run North 84 Degrees 14 Minutes 36 Seconds East a distance of 183.58 feet to a mag nail set; Thence run North 05 Degrees 38 Minutes 47 Seconds West a distance of 76.70 feet to a mag nail set; Thence run North 84 Degrees 18 Minutes 29 Seconds East a distance of 197.04 feet to a mag nail set; Thence run South 00 Degrees 37 Minutes 24 Seconds East a distance of 108.85 feet to a mag nail set; Thence run South 84 Degrees 14 Minutes 36 Seconds West a distance of 281.28 feet to a mag nail set; Thence run North 05 Degrees 38 Minutes 47 Seconds West a distance of 83.87 feet to a mag nail set; Thence run North 84 Degrees 14 Minutes 36 Seconds East a distance of 183.58 feet to a mag nail set; Thence run North 05 Degrees 38 Minutes 47 Seconds West a distance of 76.70 feet and back to the Point of Beginning.

Said Parcel 1 contains 7.918 acres of land more or less, lying and situated in Section 37, Township 8 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana.

Legal Description of Parcel 4:

A certain parcel of land, lying and situated in Section 37, Township 8 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana and being more fully described as follows:

Commence from a mag nail set at the intersection of the easterly right of way line of Northshore Boulevard and the southerly eastbound lane of the north entrance to the Northshore Square Mall at a Louisiana State Plane Coordinate (Louisiana South 1702) of N=660,907.30, E=3,756,562.43 and run along the southerly eastbound lane of the north entrance to the Northshore Square Mall North 88 Degrees 55 Minutes 51 Seconds East a distance of 162.00 feet to a mag nail set; Thence leaving said southerly eastbound lane of the north entrance to the Northshore Square Mall run South 01 Degrees 04 Minutes 05 Seconds East a distance of 70.00 feet to a mag nail set; Thence run along a curve to the right (clockwise) having a radius of 173.23 feet, an arc length of 114.02 feet with a chord bearing of South 17 Degrees 47 Minutes 50 Seconds West a distance of 111.97 feet to a mag nail set; Thence run along a curve to the left (counterclockwise) having a radius of 253.04 feet, an arc length of 169.27 feet with a chord bearing of South 17 Degrees 40 Minutes 21 Seconds West a distance of 166.13 feet to a mag nail found; Thence run along a curve to the left (counterclockwise) having a radius of 560.80 feet, an arc length of 240.23 feet with a chord bearing of South 16 Degrees 25 Minutes 13 Seconds East a distance of 238.40 feet to a mag nail set; Thence run along a curve to the right (clockwise) having a radius of 361.01 feet, an arc length of 234.67 feet with a chord bearing of South 12 Degrees 47 Minutes 47 Seconds East a distance of 230.56 feet to a mag nail set; Thence run South 01 Degrees 39 Minutes 00 Seconds West a distance of 46.58 feet to a mag nail set; Thence run North 84 Degrees 09 Minutes 00 Seconds East a distance of 176.00 feet to a mag nail set; Thence run South 05 Degrees 51 Minutes 00 Seconds East a distance of 15.34 feet to a mag nail set; Thence run South 88 Degrees 31 Minutes 50 Seconds West a distance of 198.40 feet to a 3/8" iron rod set on the easterly right of way line of Northshore Boulevard; Thence run along said easterly right of way line of Northshore Boulevard North 01 Degrees 05 Minutes 02 Seconds West a distance of 1155.85 feet and back to the Point of Commencement.

Said Parcel 2 contains 3.102 acres of land more or less, lying and situated in Section 37, Township 8 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana.

LEGEND
● = 1/2" Iron Rod Set
○ = 1/2" Iron Rod Set
○ = Mag Nail Found

Line Table		
Line #	Length	Direction
L2	4.78'	S05°41'17"E
L5	25.01'	N01°03'37"W
L6	41.99'	N01°08'53"W
L7	84.73'	N88°51'07"E
L8	50.00'	N26°17'01"E
L20	13.78'	N05°41'17"W
L21	46.98'	N01°39'00"E
L23	102.67'	N83°56'01"W
L24	59.33'	S79°25'52"W
L25	162.00'	S88°55'51"W
L26	70.00'	N01°04'09"W
L28	35.00'	N01°04'09"W
L29	50.14'	N88°55'51"E
L30	21.00'	N28°55'51"E
L31	77.73'	S50°29'46"E
L32	70.42'	N84°18'07"E
L33	36.00'	N05°45'38"W
L34	20.20'	N05°38'28"W
L37	23.46'	S84°16'28"W
L39	37.01'	S84°24'47"W
L40	83.35'	S05°35'13"E
L43	47.53'	S77°00'50"E
L44	53.35'	N01°01'55"W
L45	62.32'	N88°29'19"E

Line Table		
Line #	Length	Direction
L47	30.85'	S66°13'14"E
L48	10.07'	N05°51'00"W
L49	30.85'	S66°13'14"E
L50	120.70'	N05°51'00"W
L51	52.41'	N05°51'00"W
L52	41.22'	N84°09'00"E
L53	67.66'	S84°09'00"W
L54	27.07'	N44°41'20"W
L55	59.16'	S84°09'00"W
L56	58.61'	N05°51'00"W

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Distance
C2	117.87'	196.65'	S67°38'39"W	116.11'
C6	234.67'	361.01'	N12°47'47"W	230.56'
C7	240.23'	560.80'	N16°25'13"W	238.40'
C8	169.27'	253.04'	N17°40'21"E	166.13'
C9	114.02'	173.23'	N17°47'55"E	111.97'
C10	19.31'	30.00'	S72°43'01"E	18.97'
C11	47.65'	45.50'	N58°51'07"E	45.50'
C12	317.84'	675.00'	N42°26'59"E	314.91'
C13	107.95'	375.00'	N63°58'04"E	107.57'
C14	174.16'	225.00'	S89°12'40"E	169.84'
C15	52.52'	1554.02'	S75°59'10"W	52.52'
C16	236.23'	285.50'	N37°44'36"W	229.55'
C17	50.34'	49.50'	N43°10'24"W	48.20'
C18	309.97'	288.87'	S40°17'48"E	293.09'

CERTIFICATION

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL RECORD 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 HEREON 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 B SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

A RESUBDIVISION PLAT OF PARCEL H-1-A-1 INTO PARCELS 1, 3 & 4, IN SECTION 37, T-8-S, R-14-E, GREENSBURG LAND DISTRICT, CITY OF SLIDELL, SAINT 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.

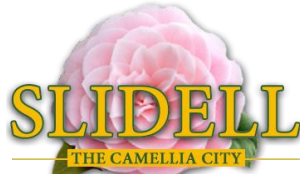
SCALE: 1" = 60'

DATE: 5/1/25

DRAWN BY: JDL CHECKED BY: MAC

20250132

1 OF 1



Planning Department

Staff Report

Case No. SUBD2025-0015

A. Subdivision of 5 Parcels located along Fourteenth St at Gause Blvd and

Case No. SUBD2025-0016

B. Subdivision of 4 Parcels located along Broadmoor St and Florida Ave

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

Location: 1111 Gause Blvd and 1351 Broadmoor Dr (**Figure 1**)

Owner/Applicant: St Tammany Hospital Service District #2, dba Slidell Memorial Hospital, represented by Gilbert Ganucheau, Chief Legal Officer

Zoning: C-2 Neighborhood Commercial, A-6 Single-Family Urban

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

Request A: A resubdivision of parcels containing 0.321 ac., 0.317 ac., 0.365 ac., 0.451 ac. and 0.462 ac. into Parcel A situated in Section 11, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, St Tammany, Louisiana.

Request B: A resubdivision of Lot 2, Le'Vol Heights and Lots 6, 7, and 8, Square 1 of Broadmoor Park into Lot 7A, Square 1, Broadmoor Park in Section 11, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, St Tammany, Louisiana.

Planning Commission: October 20, 2025

STAFF RECOMMENDATION

APPROVAL

FINDINGS

1. The petitioned properties were previously developed and are now vacant land (**Figure 3a and 3b**).
2. The properties are in zone C-2 and A-6. These properties are bordered by Gause Blvd to the north, 14th Street to the west, Florida Ave. to the south, and Broadmoor Dr to the east. The W-14 Canal runs north/south through the center of the properties forming the two new parcels.
3. The C-2 zoning district does require minimum lot sizes if used for a dwelling. If this property were used for a dwelling, it would meet the minimum lot area and width (Table 1).
4. Employee access to the proposed parking area will be along 14th Street and Broadmoor Dr.
5. There is public water (6" main) available along both 14th Street and Broadmoor Dr. There is a force main public sewer line (15") running north/south on Broadmoor Dr with gravity sewer lines (8") along 14th Street and Florida Ave (at Broadmoor). (**Figure 4**).
6. The property along 14th Street is in a special flood hazard area, in flood zone AE12 with a ground elevation of 12.3 feet. The property along Broadmoor Dr is also in a special flood hazard area, in flood zone AE12, with a ground elevation of 11.1 feet. (**Figure 5**)

Figure 2. Future land use map (Comp Plan 2040)

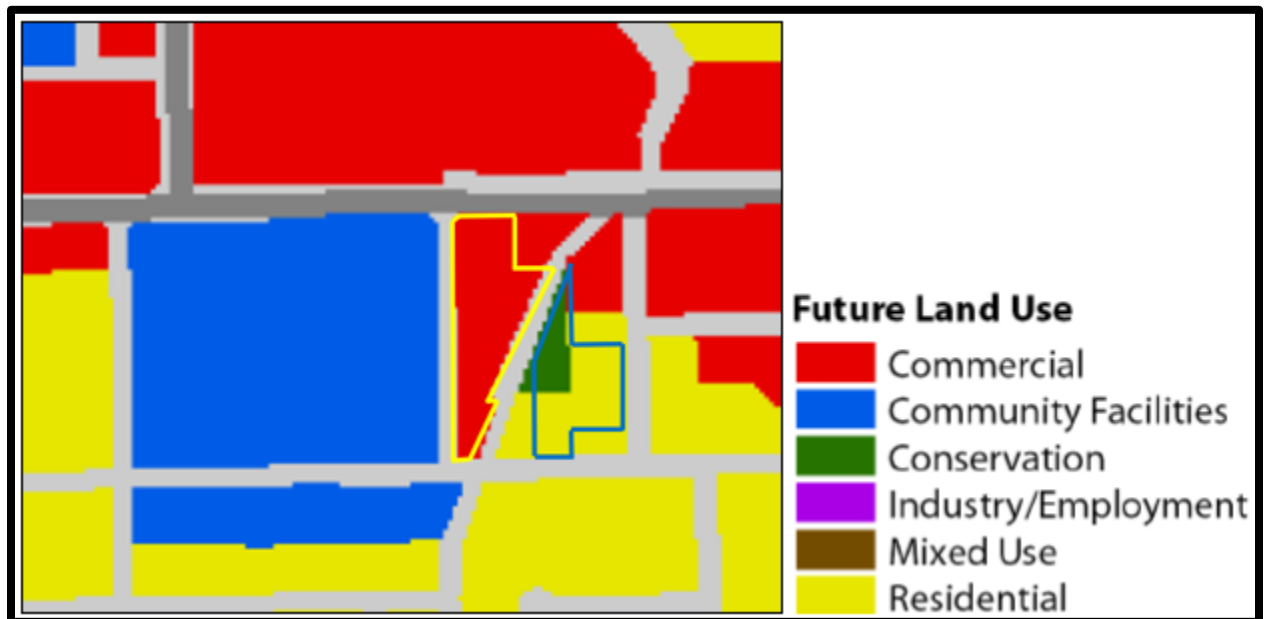


Figure 3a. Street View (Dec. 2022)

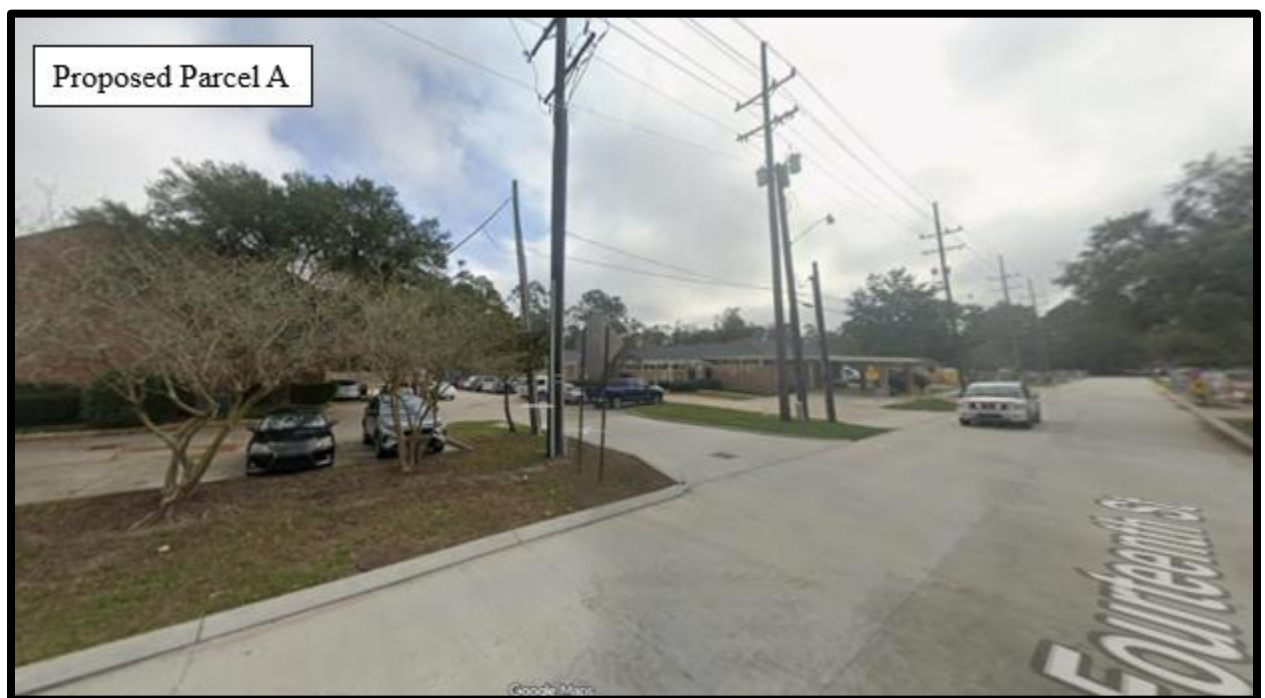


Figure 3b. Street View (Sept. 2022)



Figure 4. City Utilities

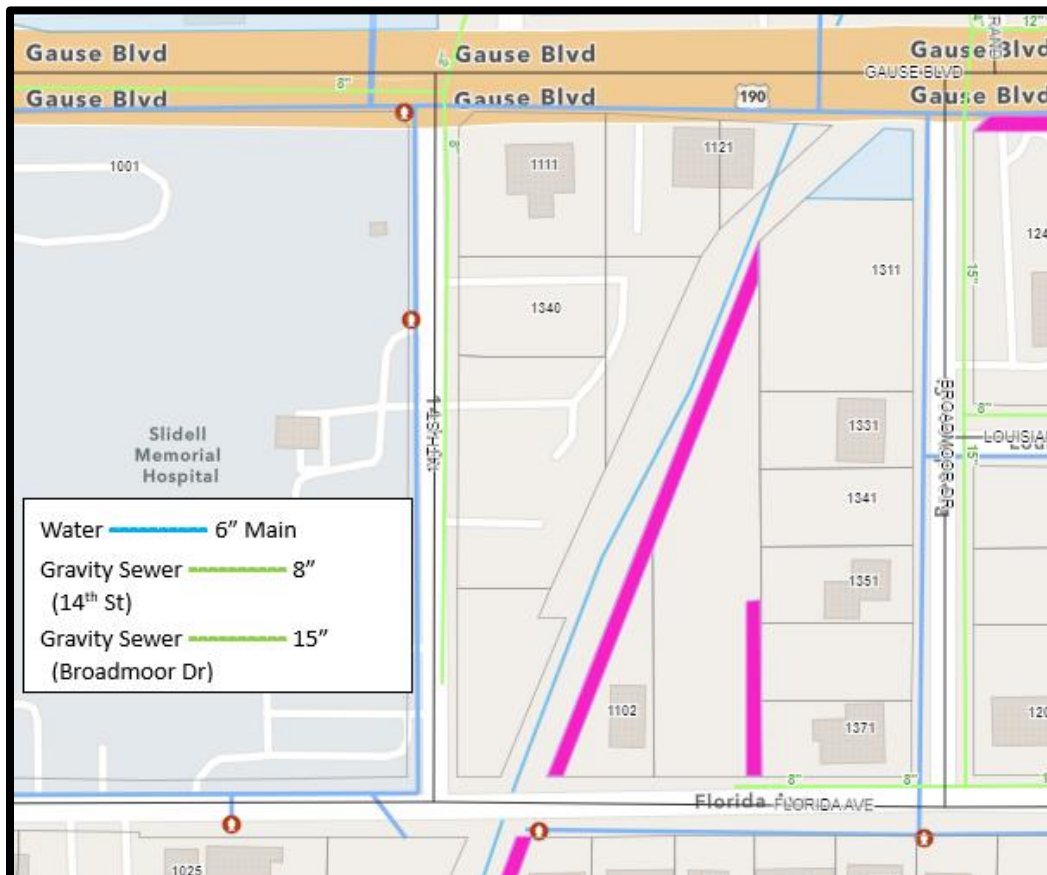


Figure 5. FEMA Flood Map

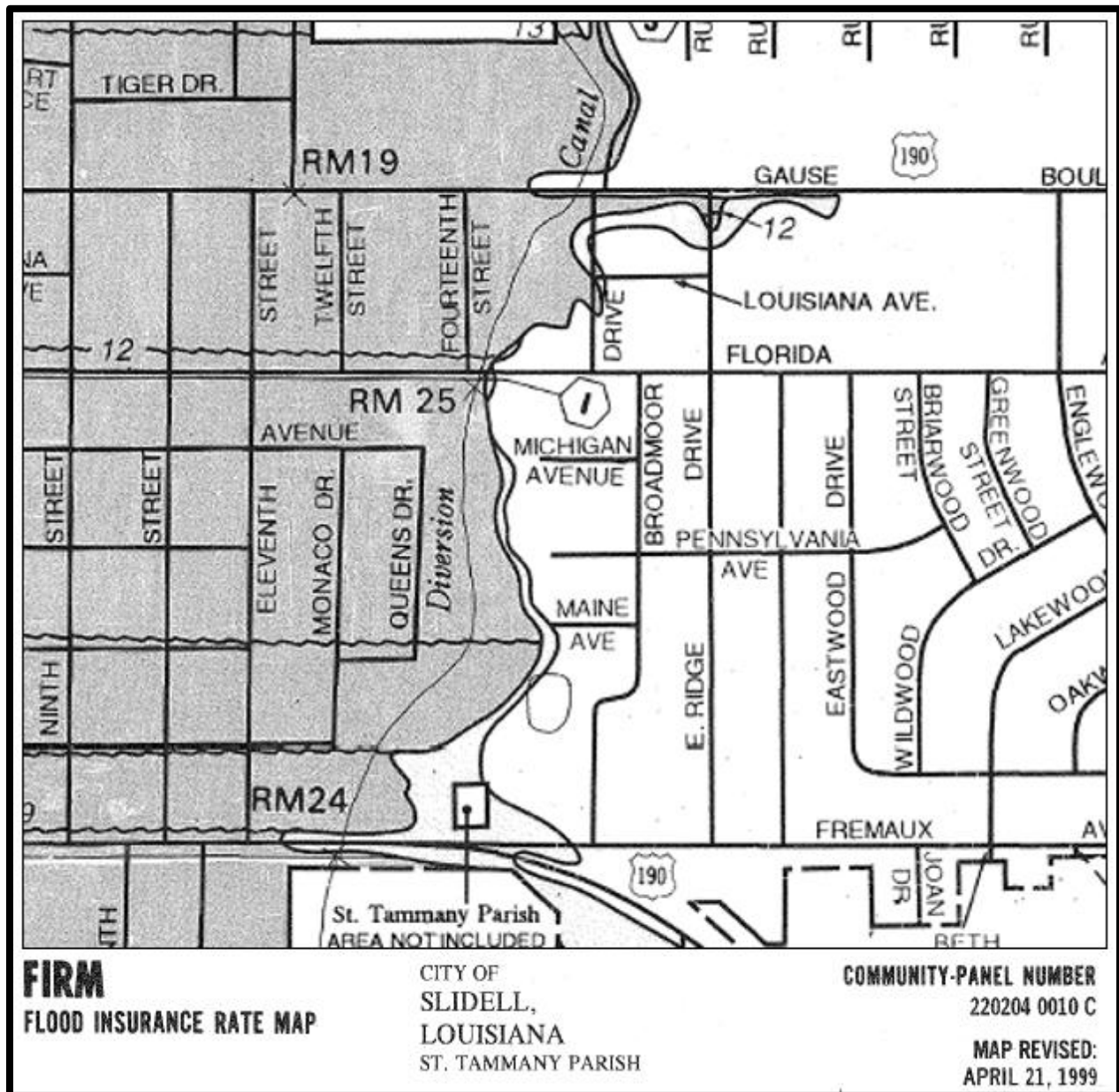


Figure 6. Resubdivision Map

SEE NEXT PAGE FOR RESUBDIVISION OF 14TH STREET PROPERTIES

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: 04/21/1999
FLOOD ZONE: AE; BASE FLOOD ELEVATION: 12.0'

NOTE: BEARINGS SHOWN REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702).

PROPERTY IS ZONED C-2 NEIGHBORHOOD COMMERCIAL

Area regulations for all buildings except accessory uses in the A-6 district (also see part 10, lot of record) are as follows:

(1)Yard:

(a)Front yard, 25 feet; side yard, rear yard--None is required except where a lot is used for a dwelling or in part for a dwelling and it shall be the same as for A-8 residential district. See (h) below. When a side yard is provided, said side yard shall not be less than three feet.
(b)Whenever a C-2 commercial district abuts on a residential district which requires front, side, rear yards, these requirements shall apply for the C-2 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.

REFERENCE SURVEYS: REF. #1: A Survey by J.V. Burkes & Assoc., Inc. Dated 08/03/2011 Survey # 20110408
REF. #2: A Survey by J.V. Burkes & Assoc., Inc. Dated 06/30/2006 Survey # 1062468
REF. #3: A Survey by J.V. Burkes & Assoc., Inc. Dated 08/03/2011 Survey # 20091034
REF. #4: A Survey by Ivan M. Borgen Dated 11/28/1978 Survey # 867/18292 REF. #5: A Survey by J.V. Burkes & Assoc., Inc. Dated 08/19/1988 Survey # 860172
REF. #6: A Survey by J.V. Burkes & Assoc., Inc. Dated 03/10/2017 Survey # 20170163
REF. #7: A Survey by J.V. Burkes & Assoc., Inc. Dated 04/17/2012 Survey # 20120136
REF. #8: A Survey by J.V. Burkes & Assoc., Inc. Dated 05/12/1989 Survey # 890,266
REF. #9: A Survey by J.V. Burkes & Assoc., Inc. Dated 01/09/2008 Survey # 20080029.
Ref. #10: A Survey by Ivan M. Borgen Dated 08/16/1985 Survey # 43690. REF. #11: A Survey by J.V. Burkes Dated 02/09/1998 Survey # 980250.
Ref. #11: LET VOL HEIGHTS SUBDIVISION PLAT BY THIS FIRM DATED 07/25/1973, REVISED DATE 03/27/1974, FILE NO. #96D
Ref. #12: BROADMOOR PARK SUBDIVISION PLAT BY JOHN H. SOLLBERGER; DATED 08/28/1956; REVISED DATE 06/15/1959; FILE DATE 11/03/2000; FILE NO. #232A;
Ref. #13: A SURVEY BY THIS FIRM DATED 2/9/98, SURVEY NO. 980250 (25' EASEMENT FOR CANAL).

Legal Description:

A certain parcel of land, lying and situated in Section 11, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana and being more fully described as follows.

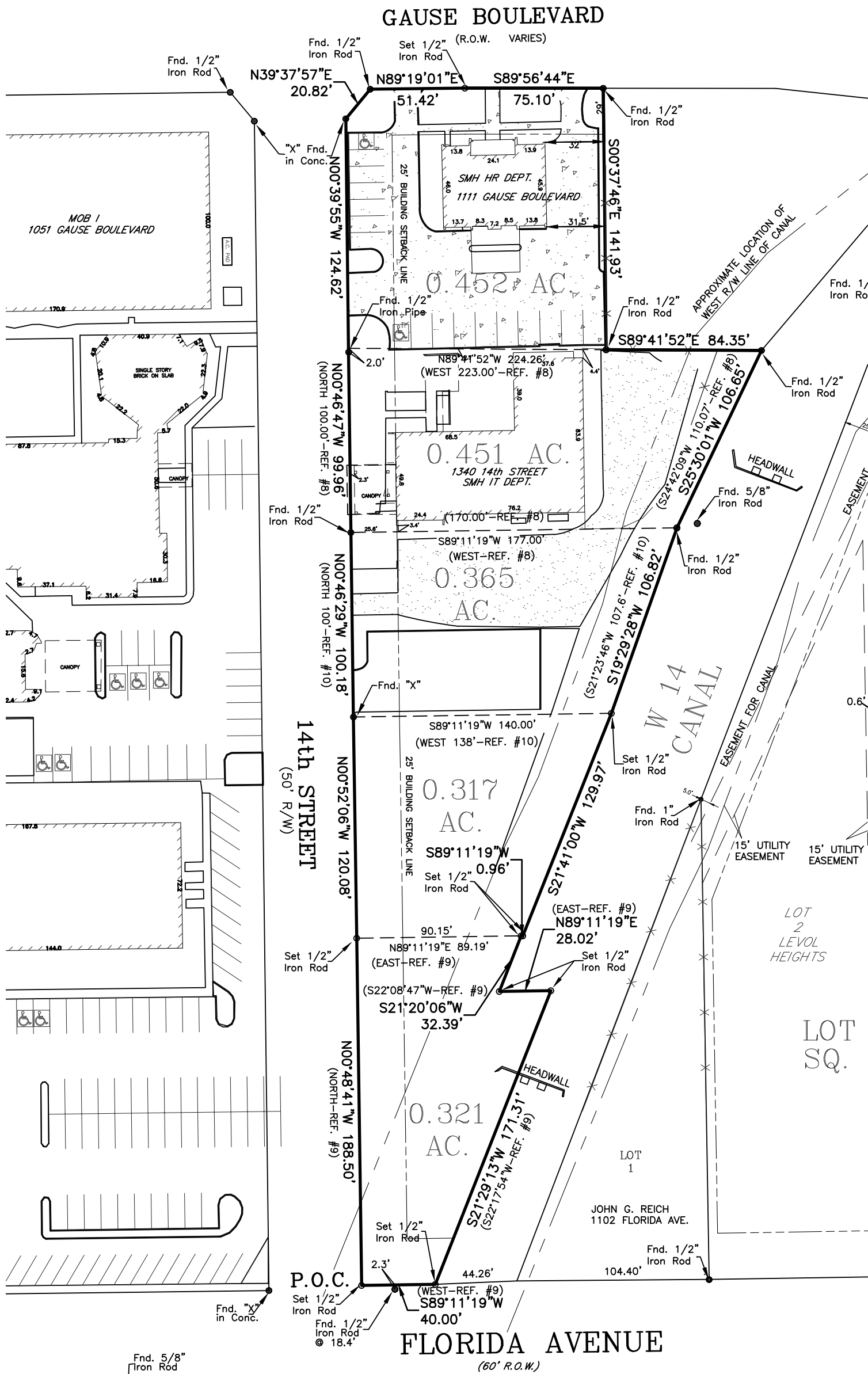
Commence from a 1/2" iron rod set at the intersection of the northerly right of way line of Florida Avenue and the easterly right of way line of 14th Street run along the easterly right of way line of 14th Street North 00 Degrees 48 Minutes 14 Seconds West a distance of 188.50 feet to a 1/2" iron rod set; Thence run North 00 Degrees 52 Minutes 06 Seconds West a distance of 120.08 feet to a "X" found in concrete; Thence run North 00 Degrees 46 Minutes 29 Seconds West a distance of 100.18 feet to a 1/2" iron rod found; Thence run North 00 Degrees 46 Minutes 47 Seconds West a distance of 99.96 feet to a point; Thence run North 00 Degrees 39 Minutes 55 Seconds West a distance of 124.62 feet to a "X" found in concrete on the southerly right of way line of Gause Boulevard; Thence run along said southerly right of way line of Gause Boulevard North 39 Degrees 37 Minutes 57 Seconds East a distance of 20.82 feet to a 1/2" iron rod found; Thence run North 89 Degrees 19 Minutes 01 Seconds East a distance of 51.42 feet to a 1/2" iron rod set; Thence run South 89 Degrees 56 Minutes 44 Seconds East a distance of 75.10 feet to a 1/2" iron rod found; Thence leaving said southerly right of way line of Gause Boulevard run South 00 Degrees 37 Minutes 46 Seconds East a distance of 141.93 feet to a 1/2" iron rod found; Thence run South 89 Degrees 41 Minutes 52 Seconds East a distance of 84.35 feet to a 1/2" iron rod found; Thence run South 25 Degrees 30 Minutes 01 Seconds West a distance of 106.65 feet to a 1/2" iron rod found; Thence South 19 Degrees 29 Minutes 28 Seconds West a distance of 106.82 feet to a 1/2" iron rod set; Thence run South 21 Degrees 41 Minutes 00 Seconds West a distance of 129.97 feet to a 1/2" iron rod set; Thence run South 89 Degrees 11 Minutes 19 Seconds West a distance of 0.96 feet to a 1/2" iron rod set; Thence run South 21 Degrees 20 Minutes 06 Seconds West a distance of 32.39 feet to a 1/2" iron rod set; Thence run North 89 Degrees 11 Minutes 19 Seconds East a distance of 28.02 feet to a 1/2" iron rod set; Thence run South 21 Degrees 29 Minutes 13 Seconds West a distance of 171.31 feet to a 1/2" iron rod set on the northerly right of way line of Florida Avenue; Thence run along said northerly right of way line of Florida Avenue South 89 Degrees 11 Minutes 19 Seconds West a distance of 40.00 feet and back to the Point of Commencement.

Said Parcel A contains 1.906 acres of land more or less, lying and situated in Section 11, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana.

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.

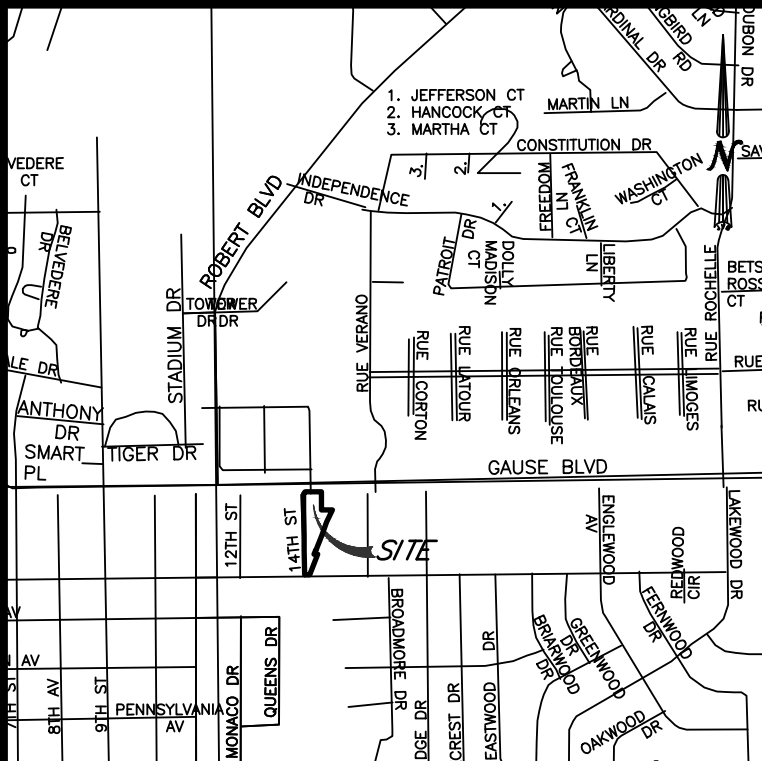
PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS "C" SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



VICINITY MAP
NOT TO SCALE

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: 74,923 SQ. FT. OR 1.720 ACRES

LEGEND

—○—S—	SEWER MANHOLE , SEWER LINE
—○—W—	WATER MANHOLE , WATER LINE
—○—G—	GAS MANHOLE , GAS LINE
—○—T—	TELE. MANHOLE , TELE. LINE
—○—D—	DRAIN MANHOLE , DRAIN LINE
—○—D—	DRAIN INLET , DRAIN LINE
—E T TV—	POWER POLE / OVERHEAD LINES ELECTRIC, TELEPHONE, CABLE TV
—E T TV—	ELEC. TOWER / OVERHEAD LINES
—X—	CATCH BASIN
—X—	LIGHT STANDARD
—X—	TRAFFIC LIGHT
—X—	TELE. , ELEC. , CATV PEDESTAL
—X—	GAS , WATER , ELECTRIC METER
—X—	GAS , WATER VALVE
—X—	SEWER , DRAIN CLEANOUT
—X—	FIRE HYDRANT
—X—	GUY WIRE ANCHOR
—X—	SIGN
—X—	PYLON
—X—	MAILBOX
—X—	TREE
—X—	SHRUB
—X—	FENCE

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

A RESUBDIVISION PLAT OF A 0.321, A 0.317, A 0.317, A 0.451 AND A 0.462 ACRE PARCEL OF LAND INTO PARCEL A SITUATED IN SECTION 11, T-9-S, R-14-E, GREENSBURG LAND DISTRICT, 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.

SLIDELL MEMORIAL HOSPITAL

SCALE:

1" = 60'

DATE:

6/25/25

DRAWN BY:

CHECKED BY:

JDL

MAC

DWG. NO.

20250220

SHEET

1

OF

1

Figure 7. Resubdivision Map

SEE NEXT PAGE FOR RESUBDIVISION OF BROADMOOR DRIVE PROPERTIES

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: 04/21/1999
FLOOD ZONE: AE; BASE FLOOD ELEVATION: 12.0'

NOTE: BEARINGS SHOWN REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702).

PROPERTY IS ZONED A-7 SINGLE FAMILY REESIDENTIAL

Area regulations for all buildings except accessory uses in the A-6 district (also see part 10, lot of record) are as follows:

(1)Yard:

(a)Front yard: Front building lines shall conform to the average building lines in a developed block but in no case shall it be less than 25 feet. On through lots this minimum front yard shall be provided on both streets.

(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.

(d)No structural components or mechanical equipment may be located within the required front or side setback.

REFERENCE SURVEYS: REF. #1: A Survey by J.V. Burkes & Assoc., Inc. Dated 08/03/2011 Survey # 20110408

REF. #2: A Survey by J.V. Burkes & Assoc., Inc. Dated 06/30/2006 Survey # 1062468

REF. #3: A Survey by J.V. Burkes & Assoc., Inc. Dated 08/03/2011 Survey # 20091034

REF. #4: A Survey by Ivan M. Borgen Dated 11/28/1978 Survey # 86718292 REF. #5: A Survey by J.V. Burkes & Assoc., Inc. Dated 08/19/1986 Survey # 860172

REF. #6: A Survey by J.V. Burkes & Assoc., Inc. Dated 03/10/2017 Survey # 20170163

REF. #7: A Survey by J.V. Burkes & Assoc., Inc. Dated 04/17/2012 Survey # 20120136

REF. #8: A Survey by J.V. Burkes & Assoc., Inc. Dated 05/12/1989 Survey # 890,266

REF. #9: A Survey by J.V. Burkes & Assoc., Inc. Dated 01/09/2008 Survey # 20080029

REF. #10: A Survey by Ivan M. Borgen Dated 08/16/1985 Survey # 43690. REF. #11: A Survey by J.V. Burkes Dated 02/09/1998 Survey # 980250.

Ref. #11: LE VOL HEIGHTS SUBDIVISION PLAT BY THIS FIRM DATED 07/25/1973, REVISED DATE 03/27/1974, FILE NO. #960

Ref. #12: BROADMOOR PARK SUBDIVISION PLAT BY JOHN H. SOLLBERGER; DATED 08/28/1956; REVISED DATE 06/15/1959; FILE DATE 11/03/2000; FILE NO. #232A;

Ref. #13: A SURVEY BY THIS FIRM DATED 2/9/98, SURVEY NO. 980250 (25' EASEMENT FOR CANAL).

Legal Description:

A certain parcel of land, lying and situated in Section 11, Township 9 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows:

From a 1/8" iron pipe found at the intersection of the northerly right of way line of Florida Avenue and the westerly right of way line of Broadmoor Drive in Section 11, Township 9 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana run along said northerly right of way line of Florida Avenue South 89 Degrees 22 Minutes 28 Seconds West a distance of 150.00 feet to a 3/8" iron rod found and the Point of Beginning.

From the Point of Beginning continue along said northerly right of way line of Florida Avenue South 89 Degrees 04 Minutes 57 Seconds West a distance of 105.00 feet to a 1/8" iron rod found; Thence leaving said northerly right of way line of Florida Avenue run North 00 Degrees 57 Minutes 52 Seconds West a distance of 222.65 feet to point; Thence run North 00 Degrees 02 Minutes 08 Seconds East a distance of 150.00 feet to a point on the westerly right of way line of Broadmoor Drive; Thence run along said the westerly right of way line of Broadmoor Drive South 00 Degrees 56 Minutes 03 Seconds East a distance of 225.00 feet to a 1/8" iron rod set; Thence leaving said the westerly right of way line of Broadmoor Drive run South 88 Degrees 37 Minutes 21 Seconds West a distance of 150.00 feet to a 1/8" iron rod found; Thence run South 00 Degrees 56 Minutes 49 Seconds East a distance of 72.86 feet and back to the Point of Beginning.

Said Lot 7A contains 1.720 acres of land more or less, lying and situated in Section 11, Township 9 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

LEGEND

—S—	SEWER MANHOLE , SEWER LINE
—W—	WATER MANHOLE , WATER LINE
—G—	GAS MANHOLE , GAS LINE
—T—	TELE. MANHOLE , TELE. LINE
—D—	DRAIN MANHOLE , DRAIN LINE
—D—	DRAIN INLET , DRAIN LINE
—E T TV—	POWER POLE / OVERHEAD LINES ELECTRIC,TELEPHONE,CABLE TV
—E T TV—	ELEC. TOWER / OVERHEAD LINES
—CATCH BASIN	CATCH BASIN
—LIGHT STANDARD	LIGHT STANDARD
—TRAFFIC LIGHT	TRAFFIC LIGHT
—TELE. , ELEC. , CATV PEDESTAL	TELE. , ELEC. , CATV PEDESTAL
—GAS , WATER , ELECTRIC METER	GAS , WATER , ELECTRIC METER
—GAS , WATER VALVE	GAS , WATER VALVE
—SEWER , DRAIN CLEANOUT	SEWER , DRAIN CLEANOUT
—FIRE HYDRANT	FIRE HYDRANT
—GUY WIRE ANCHOR	GUY WIRE ANCHOR
—SIGN	SIGN
—PYLON	PYLON
—MAILBOX	MAILBOX
—TREE	TREE
—SHRUB	SHRUB
—FENCE	FENCE

FLORIDA AVENUE

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

BROADMOOR STREET
(60' R.O.W.)

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: 74,923 SQ. FT. OR 1.720 ACRES

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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VICINITY MAP
NOT TO SCALE

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E-mail: jvbassoc@jvburkes.com

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

A RESUBDIVISION PLAT OF LOT 2, LEVOL HEIGHTS AND LOTS 6-8, SQ. 1, BROADMOOR PARK INTO LOT 7A, SQ. 1, BROADMOOR PARK SITUATED IN SECTION 11, T-9-S, R-14-E, GLD, 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.

SLIDELL MEMORIAL HOSPITAL

SCALE: 1" = 50'

DATE: 6/25/25

DRAWN BY: JDL CHECKED BY: MAC

DWG. NO. 20250220

SHEET 1 OF 1

JERALD D. LONG
LA REG. NO.