

EXHIBIT "A"

2024-3797-ZC

A certain tract of land, together with all the buildings and Improvements thereon and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 26, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana, more fully described as follows:

Commencing at Point "A" on a survey by Gerald Swanson, Inc., dated November 24, 1988 and recorded at Instrument No. 714392 of the records of the Clerk and Recorder in and for the Parish of St. Tammany, State of Louisiana, thence South 21 degrees 54 minutes 14 seconds East 290.32 feet to the Point of Beginning; thence South 53 degrees 01 minutes 29 seconds West 233.9 (actual and title) to an iron rod for corner; thence South 50 degrees 00 minutes 35 seconds West 627.76 feet (actual and title) to a point; thence South 39 degrees 45 minutes 00 seconds East 372.96 feet actual (373.72 feet title) to a point; thence North 71 degrees 33 minutes 00 seconds East 491.43 feet actual (495.47 feet title) to a point; thence North 21 degrees 05 minutes 18 seconds West 400.96 feet actual (North 20 degrees 57 minutes 40 seconds West 400.00 feet title); thence North 71 degrees 27 minutes 49 seconds East 215.72 feet actual (North 71 degrees 33 minutes 00 seconds East 220.00 feet title); thence North 23 degrees 12 minutes 04 seconds West 92.44 feet actual (North 20 degrees 57 minutes 40 seconds West 92.68 feet title); thence North 22 degrees 31 minutes 34 seconds West 118.05 feet actual (North 22 degrees 39 minutes 49 seconds West 117.40 title); thence North 21 degrees 48 minutes 01 seconds West 41.62 actual (North 39 degrees 59 minutes 50 seconds West 40.05 feet title) to the Point of Beginning, containing 7.115 acres (7.19 acres per title).

Municipal address: 217 Dream Court, Slidell, LA 70461

- 1) **Robert Schuler** and **W. B. Ashbaugh**
- 2) **University of Colorado**
- 3) **1915-1916**
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APPROVAL

SECRETARY- PATRICK PLANNING COMMISSION

PARISH ENGINEER

Wanda S. Swartz
CLERK OF COURT

Angela C. Stearns
CLERK OF COURT

[illegible]

DREAM COURTS MOBILE HOME RESORT
SECTION 26, T9S-R14E
WARD 8 - DISTRICT 13
ST. TAMMANY PARISH, LOUISIANA

DRAWN BY: AMH
CHECKED BY: RWS
DATE: FEB. 17, 1988
SCALE: 1"=60' ±
SURVEY NO. _____

SHEET

2024-3797-ZC



56009 Hwy 433, Slidell LA, 70461

985-402-5891

saltbayoukampground@gmail.com

St. Tammany Parish Meeting
Tuesday, June 21, 2023

Background information - Cayman Properties, LLC purchased the front park, Audubon RV Resort in May, 2021. It was in a state of disrepair. 10 months later in March 2022, Cayman Properties, LLC purchased Dream Court RV Resort & the park was also in a similar condition of disrepair. We were able to combine both parks into one campground & renamed it Salt Bayou Kampground. We have put in approximately \$700,000 worth of improvements including a vast improvement to the drainage capacity of both parks leading from Highway 433 all the way to the back of Dream Court circle into Salt Bayou. We immediately removed obstacles in Salt Bayou, including trees, shrubs, brush, tires, etc., that were lodged into the bayou impeding the natural flow of water.

Both properties were D class properties with rampant drug traffic in and out of the park throughout the night, domestic disturbances, etc. We turned it into a quiet, family-friendly area with an impeccable vision for making it a world-class campground with amenities.

Our vision for the campgrounds is to be a shining star in the community and to be a source of family entertainment that will be an added attraction for travelers to visit the North Shore and all it has to offer. We have many future amenities planned, including a splash pad for kids, a scenic nature trail through the swamp & bordering Salt Bayou, family friendly games surrounding the pool area, & fishing docks with access to the bayou. Maintaining a healthy ecological balance with the surrounding wetlands is a key part of our vision and part of the biggest attraction to our parks. It's one of the things we are most focused on. It is particularly necessary for implementing our vision for fishing, kayaking, and paddle boats. It is in our best interest to make these areas as attractive as we possibly can.

The Dream Court property has an existing blacktop road surrounding the property that is overgrown with grass. These properties were at one time united by infrastructure in areas that we have been working. Numerous years of storm damage have eroded the edges in between the parks and made areas of land unusable. Over the years of neglect, large amounts of trash & garbage has collected, not just from our property but it came in from storm tides, etc.

Extensive cleanup has occurred on both properties & a total of sixteen 20 yd dumpsters have been filled & disposed of.

The drainage ditches surrounding the front property all the way from Highway 433 to the back section of the park were almost completely overgrown and filled at the time of purchase. Ditches have been cleared & all of the culverts have been opened in order to expedite the drainage of our property & the surrounding properties.

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The next phase would be to clear the pond in the back property as well as the bayou that runs all of the way out to Salt Bayou that is currently filled with vegetation and excess silt.

The pond that flows into Salt Bayou had a small wooden bridge with multiple pilings that was in disrepair and collapsing, & completely collapsed after Hurricane Ida. The debris from the bridge almost completely stopped the flow between the pond & the bayou, which would have caused the surrounding properties to back up with water. We cleared both that route and the route that comes from the front property's bridge ditch that was almost completely blocked off. We cleared those areas and installed 8.5 diameter foot culverts, which were exponentially larger than the silted in tiny waterways that were there and cleared a massive amount of debris from those areas, and made the area wide enough for machinery to get through in order to clear out the overgrowth of the pond & bayou.

The fencing along the edge of the property was in disrepair at the time of purchase. In order to effectively put up a fence, we had to level off and get solid land in order to complete building a fence from Highway 433 to dream court.

There was a vast removal of unusable slop, garbage and refuse removed and replaced with solid dirt. The soil that was removed was intermixed with storm debris from over the last 30 years and the land itself was so degraded that we had to get it removed.

Drainage - From the time that the property was purchased, the culverts surrounding the property were closed off due to neglect. We went through with the expense of hiring an outside company with jet/suction trucks in order to clear every culvert that we could find surrounding the park, including Dream Court circle.

We had to add fresh dirt to replace the slop mud that was there in order to have a solid foundation to be able to park an excavator for the purpose of cleaning out the pond & bayou leading to Salt Bayou. This will be a **critical** component to the **drainage** of not only our property, but the surrounding properties. The land on the edge of the bayou & pond was too unstable to hold any heavy equipment, especially a large excavator.

Once again, we are committed to continually improving the drainage & aesthetic value of Salt Bayou Kampground. It is our vision to become a world class resort & to improve the economic value of the community that we serve. We look forward to a bright partnership with St. Tammany Parish!

Thank you for your time,

Nick Tureau -owner

225-571-9121

Caymen properties LLC

DBA Salt Bayou Kampground

2024-3797-ZC

433

SLIDELL

Pink Panther
Mobile
Home Park
CBF-1

HC-2

MHO

ANNIE ST

HC-2

MARLYN DR

A-1

Lake
Gardens

NC-4

Harmony
Heights

Pinecrest
Mobile
Home Park

MHO

MEDLEY LN

DREAM CT

NC-4

Parishwide
Moratorium

Sunbelt
Kampgrounds

Dream Courts
Mobile Home
Resort

I-4

A-2

Lakeshore
Villages

PUD

WATER LOTUS

CYPRESS VINE

WARD CREEK

SWEET AZALEA

ROSE GENTIAN

SEA BREEZE

SEA LAVENDER

CAMPHOR DAISY

FORNEA GLEN

SEAGULL

BLUE RUSH

BELLWICK BAY

FUJETA FALLS

GRAND SPRINGS

ROUSSET RIDGE

OAKWORTH

IRISH HOLLOW

MARAI RIVER

Administrative Comment

July 11, 2024

Department of Planning & Development



ZONING STAFF REPORT
2024-3797-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

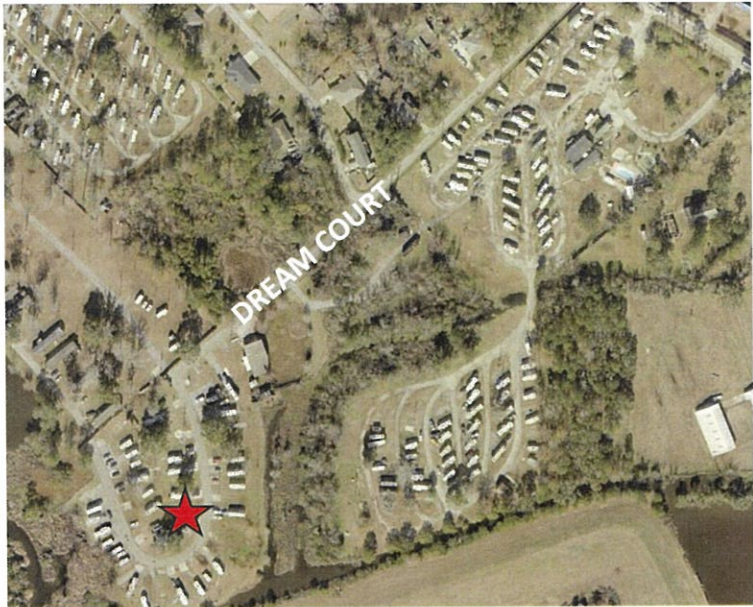
985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located at the end of Dream Court, south of LA Highway 433, Slidell; S26, T9S, R14E; S22, T6S, R12E; Ward 9, District 13
Council District: 13

Petitioner: Jeffrey Oakes
Posted: May 24, 2024

Owner: Cayman Properties, LLC - Nick Tureau
Commission Hearing: June 4, 2024

Size: 7.115 acres
Determination: Approved



Current Zoning

A-4 (Single-Family Residential District) and MHO (Manufactured Housing Overlay)

Requested Zoning

NC-6 (Public and Recreational District) and MHO (Manufactured Housing Overlay)

Future Land Use

Commercial

Residential: Medium-Intensity

Flood Zone

Effective Flood Zone A10

Preliminary Flood Zone AE

Critical Drainage:

Yes

Elevation Requirements:

BFE 9' + 1' Freeboard = 10' FFE

FINDINGS

1. The applicant is requesting to rezone the 7.115-acre parcel from A-4 (Single-Family Residential District) and MHO (Manufactured Housing Overlay) to NC-6 (Public and Recreational District) and MHO (Manufactured Housing Overlay). The property is located at the end of Dream Court, south of LA Highway 433, Slidell.

Zoning History

2. Table 1: Zoning history of Subject Lot(s)

Ordinance / Case #	Prior Classification	Amended Classification
87-001A	Unknown	MH Mobile Home District
09-2117	MH Mobile Home District	A-4A Single-Family Residential District and MHO (Manufactured Housing Overlay)

Site and Structure Provisions

3. The subject property was originally developed as the “Sunbelt Kampgrounds” in 1980 which consisted of multiple areas that were dedicated to larger recreational purposes.
4. The site was then formally subdivided into multiple lots that would then become Dream Courts Mobile Home Resort, which was platted in the year 2000 and consisted of 28 lots of record.
5. In 2022, the site changed owners with the intent of once again utilizing the mobile home park as an RV park facility. However, sitework and land clearing without permit occurred and therefore triggered

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compliance issues (Code Case 2023-CE-22760) for permits required and the necessity to conform with the minimum standards for RV parks per 130-2213(33).

Compatibility or Suitability with Adjacent Area

6. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Pinecrest Mobile Home Park	A-4A Single-Family Residential District and MHO Manufactured Housing Overlay
South	Lakeshore Villages Greenspace	PUD Planned Unit Development
East	Mobile Home Park (used in conjunction with Dream Court)	CBF-1 Community-Based Facilities District
West	Undeveloped	I-4 Heavy Industrial District

7. The subject property is flanked by property zoned by A-4A Single-Family Residential District and MHO Manufactured Housing Overlay to the north which is developed with the Pinecrest Mobile Home Park. To the south abuts greenspace for the Lakeshore Villages PUD which provides roughly 500ft of buffer between the mobile home park and the residential portion of the Lakeshore Villages subdivision. East of the subject property is the existing portion of the Sunbelt Kampgrounds which is currently zoned CBF-1 Community-Based Facilities District via the Comprehensive Rezoning effort passed by the St. Tammany Parish Council in 2009 (09-2117).
8. The subject property is the Dream Courts mobile home park which is not zoned correctly to be an RV Park. The applicant purchased this property which was traditionally used as a mobile home park and therefore the subject property needs to be rezoned to NC-6 to allow the use and bring the property into compliance with the minimum standards for an RV Park.
9. If approved, the applicant could construct any of the following on-site to allow for further expansion of the park: Golf courses and practice ranges, community centers, parks and playgrounds, sports or gymnasiums, athletic fields, convention and conference centers, marinas, recreational vehicle parks.
10. The rezoning would allow the applicant to take the first step of coming into compliance and would allow to apply for an after-the-fact sitework permit and would allow for the future expansion of the property.

Additional Development Requirements:

1. The following information was provided by the St. Tammany Department of Engineering in relation to additional site requirements:
- 50' No-Cut Buffer from top of bank (each side) of the waterway along the east of the property

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PLANNING & DEVELOPMENT
Ross Liner
Director

Consistency with New Directions 2040

Commercial: areas are concentrations of offices, retailers, services, and other employers that generate varying levels of traffic. They range from small clusters of neighborhood-serving uses such as personal care and convenience goods, to large-scale retail centers that employ hundreds and attract thousands of shoppers, to office complexes that employ workers commuting from around Southeast Louisiana and Mississippi. Higher density housing, such as garden apartments and condominiums, may also be located amid Commercial Areas with appropriate buffering to protect resident safety and health. Commercial use intensities correspond to the capacity of infrastructure available to support it.

Residential: Medium-Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Strategy 4.2.1: Support family recreation activities through continued stewardship and expanded funding for enhancements of public recreational assets, including the Tammany Trace, St. Tammany Fishing Pier, boat launches, and Camp Salmen Nature Park.
- ii. Goal 4.3: Neighborhoods throughout the Parish will share high access to quality public facilities and services, including schools, public safety facilities, recreation facilities, and libraries.
- iii. Strategy 4.3.1: Expand parks and recreation facilities in areas with low standards of services.

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