

**Exhibit "A"**

**2023-3515-ZC**

ALL THOSE CERTAIN PARCELS OF GROUND, together with all improvements thereon, and all rights, ways, privileges, servitudes, and advantages thereunto belonging or in any way appertaining, situated in the Parish of St Tammany, State of Louisiana, in that part thereof known as HOMELAND HEIGHTS SUBDIVISION. Said subdivision is located in Section 44 Township 9 South, Range 14 East Said lots are more particularly described as follows:

LOTS 5 AND 6, SQUARE 2, HOMELAND HEIGHTS SUBDIVISION, St. Tammany Parish, State of Louisiana.

Being the same property acquired by Centurion Development, Inc. in the Act of Sale dated February 2, 2009, recorded February 3, 2009 at Inst. No. 1713666.

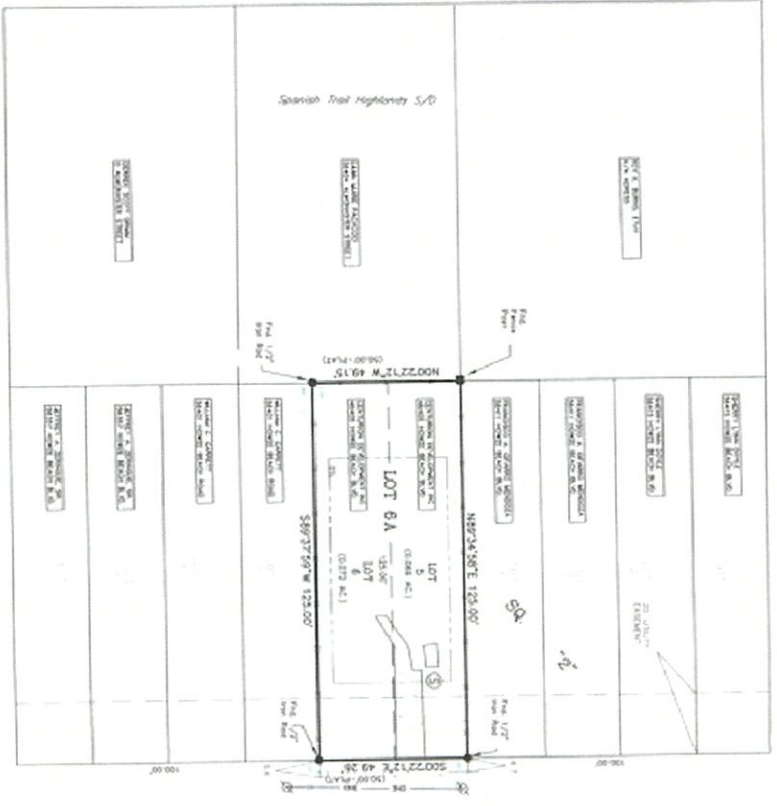
GENERAL NOTES

THIS SURVEY IS BASED ON THE ASSUMPTION THAT ALL MEASUREMENTS WERE MADE ACCORDING TO THE SURVEYING CODE OF PRACTICE FOR THE STATE OF LOUISIANA AND THE SURVEYING CODE OF PRACTICE FOR THE STATE OF MISSISSIPPI. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE SURVEY OR FOR ANY CONSEQUENCES ARISING THEREFROM. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS SURVEY FOR PURPOSES OTHER THAN THOSE FOR WHICH IT WAS DESIGNED.

DATE: 05/26/2023  
 SHEET: 1 OF 1

# 2023-3515-ZC

GAYOSO STREET  
 (60' R/W-NOT CONSTRUCTED)



HOWZE BEACH BLVD.  
 (60' R/W)

DESOTO STREET  
 (60' R/W-NOT CONSTRUCTED)



**LEGEND**

- 6" WATER MAINLINE
- 4" WATER MAINLINE
- 4" GAS MAINLINE
- 4" SANITARY MAINLINE
- 4" POWER LINE
- 4" FIRE LINE
- 4" CABLE TV
- 4" FIBER OPTIC
- 4" LIGHTNING PROTECTION
- 4" SEWER
- 4" DRAINAGE
- 4" EROSION CONTROL
- 4" FENCE

NOTE: MEASUREMENTS AND COMPUTATIONS WERE MADE TO THE CENTERLINE OF THE ROAD. ALL DIMENSIONS SHOWN ON THIS PLAN ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED. ANY DIMENSIONS TO THE EDGE OF THE ROAD SHALL BE LESS THAN THE DIMENSIONS TO THE CENTERLINE BY THE WIDTH OF THE ROAD.

GRAPHIC SCALE  
 (IN FEET)



**APPROVED:**

COMMISSIONER OF LANDRY COMMISSION

STATE OF LOUISIANA

REGISTERED PROFESSIONAL SURVEYOR

NO. 45720

DATE: 05/26/2023

TOTAL AREA: 6,150.00 SQ. FT. OR 0.141 ACRES

CERTIFICATION

I, JUSDEL GULFARRO, a duly Licensed Professional Surveyor in the State of Louisiana, do hereby certify that the foregoing is a true and correct copy of the original field notes and computations upon which this plat is based. I am a duly Licensed Professional Surveyor in the State of Louisiana and I am duly qualified to perform the duties and functions of my office.

A RESUBDIVISION PLAT OF  
 LOTS 5 & 6 INTO LOT 6A, SQ. 2, HOMELAND HEIGHTS S/D  
 IN SECTION 44, T-9-S, R-14-E,  
 GREENSBURG LAND DISTRICT,  
 ST. TAMMANY PARISH, LOUISIANA

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

YUSDEL GULFARRO

**J.V. Burkes & Associates, Inc.**  
 SURVEYING ENGINEERING • ENVIRONMENTAL

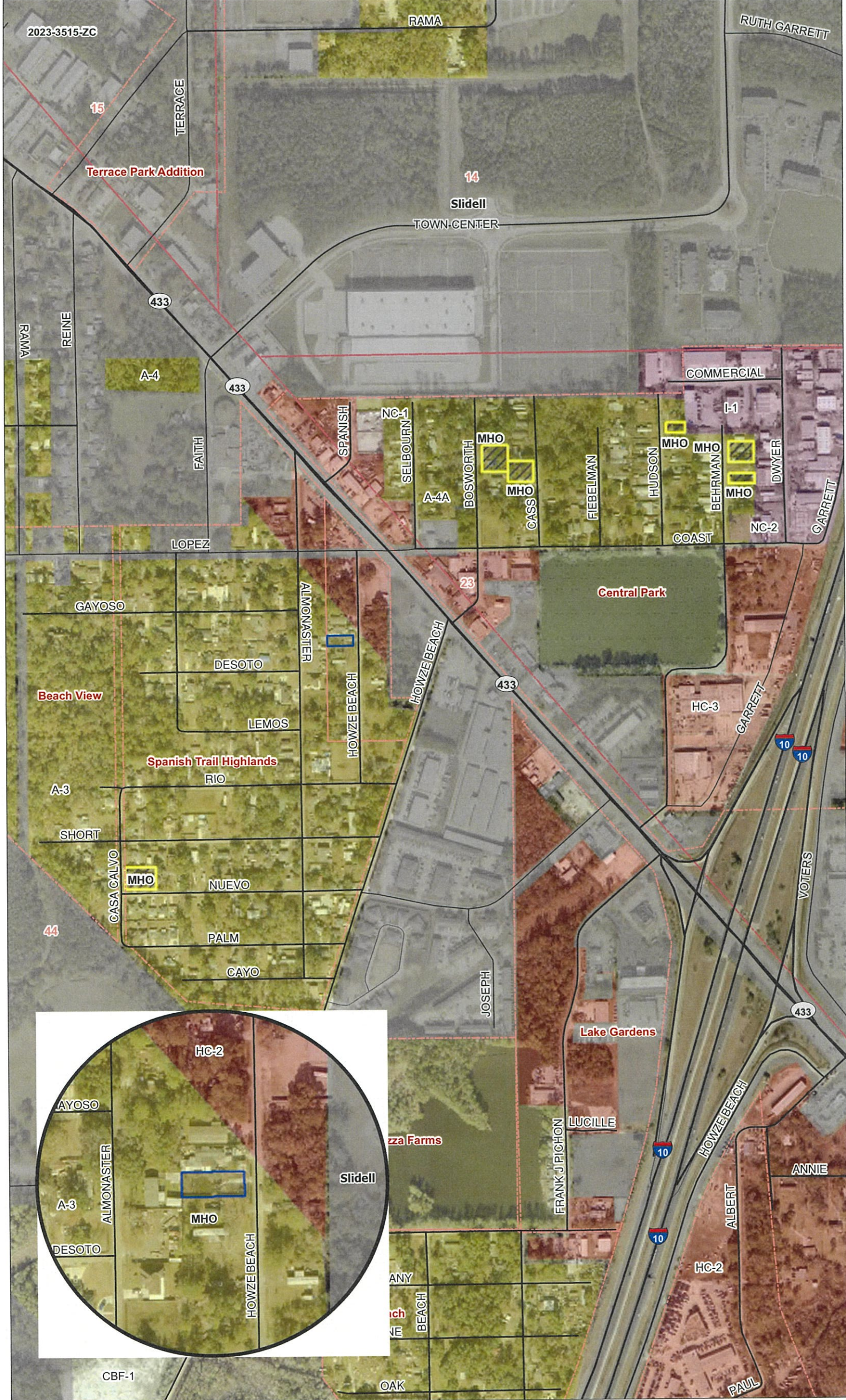
1805 Shortcut Highway  
 Slidell, Louisiana 70458  
 E-mail: jvbosoc@jvburkes.com

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

**S. BRETT FITZGERALD**  
 LA. REG. No. 5018

PROFESSIONAL SURVEYOR

DATE: 05/26/2023  
 DRAWN BY: CHERIEE BR  
 V.A.L.  
 SHEET: 1 OF 1



2023-3515-ZC

15

Terrace Park Addition

RAMA

RUTH GARRETT

14

Slidell

TOWN CENTER

433

A-4

433

COMMERCIAL

I-1

MHO

MHO

MHO

MHO

MHO

NC-2

LOPEZ

SPANISH

SELBOURN

BOSWORTH

CASS

FIEBELMAN

HUDSON

COAST

DWYER

GARRETT

Central Park

Beach View

23

HOWZE BEACH

433

HC-3

10

10

GARRETT

VOTERS

44

MHO

NUEVO

PALM

CAYO

ALMONASTER

HOWZE BEACH

JOSEPH

Lake Gardens

433

10

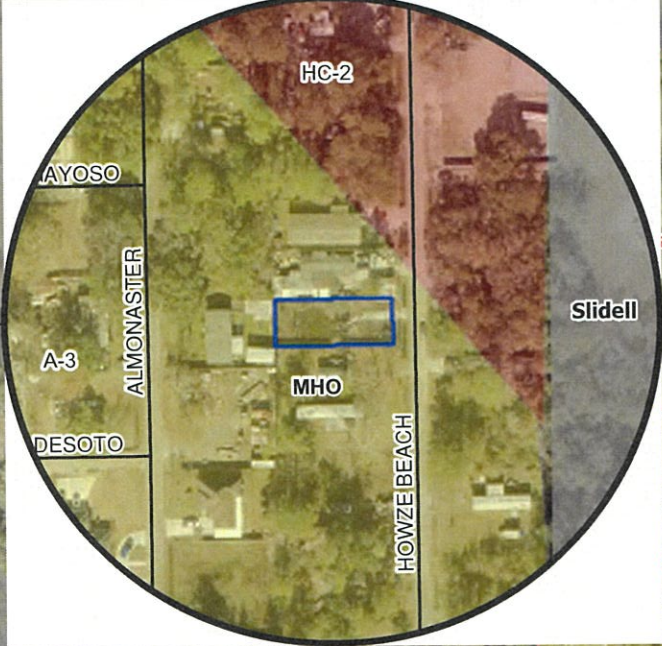
10

HOWZE BEACH

ANNIE

HC-2

PAUL



Pizza Farms

FRANK J PICHON

LUCILLE

ANY

OAK

CBF-1



**ZONING STAFF REPORT**  
2023-3515-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**

Ross Liner  
Director

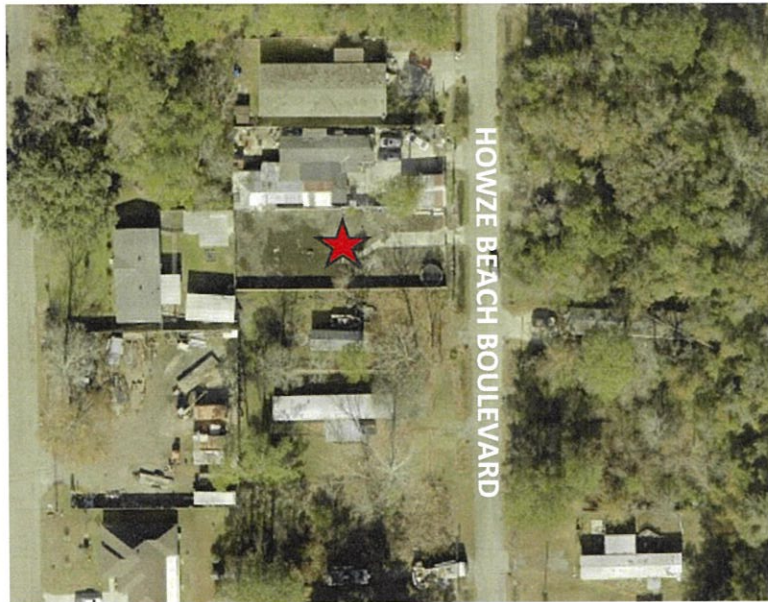
985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      stpgov.org/planning

**Location:** Parcel located on the west side of Howze Beach Boulevard, being Lots 5 & 6, Square 2, Homeland Heights Subdivision, Slidell; S44, T9S, R14E; Ward 9, District 12      **Council District:** 12

**Petitioner:** Maggie McBride      **Posted:** October 20, 2023

**Owner:** Alba Paguada      **Commission Hearing:** November 1, 2023

**Size:** 0.14 acres      **Determination:** Approved



**Current Zoning**

A-3 Suburban District

**Requested Zoning**

A-3 Suburban District

MHO Manufactured Housing Overlay

**Future Land Use**

Residential Medium Intensity

**Flood Zone**

Effective Flood Zone A5

Preliminary Flood Zone AE

**Critical Drainage:**

Yes

**BFE:**

ABFE 10' + 1' Freeboard = 11' FFE

**FINDINGS**

1. The applicant is requesting to rezone the 0.14 acres parcel from A-3 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay. The property is located on the west side of Howze Beach Boulevard, being Lots 5 & 6, Square 2, Homeland Heights Subdivision, Slidell. The municipal address of this property being 56407 Howze Beach Boulevard, Slidell.

*Zoning History*

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

Ordinance	Prior Classification	Amended Classification
84-134B	Unknown	SA Suburban Agricultural
09-2117	SA Suburban Agricultural	A-3 Suburban District

*Site and Structure Provisions*

3. There was a manufactured home on the property in the past, which appears to have been removed sometime between 2005 and 2008. The subject property is currently undeveloped.
4. The applicant intends to apply for a minor resubdivision to create a buildable lot of record 6A from Lots 5 & 6, Square 2, in the Homeland Heights Subdivision. The resubdivision will allow the applicant to apply for a building permit.



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*Compatibility or Suitability with Adjacent Area*

5. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential (Manufactured House)	A-3 Suburban District
South	Residential (Manufactured House)	A-3 Suburban District
East	Undeveloped	HC-2 Highway Commercial District and A-3 Suburban District
West	Residential (Manufactured House)	A-3 Suburban District

6. The subject property abuts A-3 Suburban District zoning to the north, south, and west which allows for one single-family dwelling per every half-acre. There is an undeveloped lot split-zoned A-3 Suburban District and HC-2 Highway Commercial Zoning across Howze Beach Boulevard.
7. Within a 100-foot radius of the subject property, there appears to be at least four manufactured homes. According to the most recent and available data, Homeland Heights Subdivision has around five single-family residences, and four of those appear to be manufactured homes. The neighboring subdivision of Spanish Trail Highlands is developed with a mixture of manufactured homes and traditional framed homes. Staff cannot confirm whether these structures are vacant or occupied based on the most up to date data.
8. The surrounding manufactured houses are considered legal non-conforming uses due to not having the MHO Manufactured Housing Overlay. Legal non-conforming uses are defined “as any use lawfully existing at the time of enactment of the ordinance from which these regulations are derived may be continued as a legal nonconforming use even though such use does not conform to the provisions of these regulations for the zoning district in which it is located.”
9. If approved, the applicant could apply a building permit to place a mobile home on the site.

*Consistency with New Directions 2040*

**Residential: 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 1:5:1 Locate new residential and commercial development within, adjacent to, or near existing towns and activity centers and associated infrastructure, services, and amenities.



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