

## EXHIBIT A

### 2024-4071-ZC

All of seller's rights, title, and interest in and to the following described property, including but not limited to sellers undivided 1/12 interest in and to the land known and described as Lots 1-A-1 through I-A-6, Eden Isles Subdivision, Unit 1-A, St. Tammany Parish, Louisiana.

TWELVE CERTAIN CONDOMINIUM PARCELS, including UNIT 1, UNIT 2, UNIT 3, UNIT 4, UNIT 5, UNIT 6, UNIT 7, UNIT 8, UNIT 9, UNIT 10, UNIT 11, and UNIT 12, of BAYWATCH CONDOMINIUMS, St. Tammany Parish, Louisiana, created under the Louisiana Condominium Act, LA. R.S. 9:1121, et seq, as amended together with all the buildings and improvements thereon and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, together with an undivided interest in and to the common elements and limited common elements of said condominium.

FOLLOWING IS FOR INFORMATIONAL PURPOSES ONLY:

Improvements thereon bear the Municipal No. 4936 PONTCHARTRAIN BOULEYARD, UNIT 1- 12, SLIDELL, LOUISIANA.

2024-4071-ZC

CONCRETE FOUNDATION EXHIBIT "A"  
LOTS 1-A-1 THROUGH 1-A-6  
BAYWATCH CONDOMINIUMS  
EDEN ISLES SUBDIVISION  
UNIT 1-A  
ST. TAMMANY PARISH, LA  
SCALE: 1" = 60'

NOTES:

- 1) ALL FENCE DIMENSIONS ARE MEASURED FROM FACE OF FENCE. FENCE IS ON THE PROPERTY LINE IF NO DIMENSION IS GIVEN.
- 2) REFERENCES: LEGAL DESCRIPTION, SUBDIVISION PLAN, PREVIOUS SURVEY OF LOTS 1-A-1 THROUGH 1-A-6 BY J.V. BURKES & ASSOCIATES, INC., DATED MAY 28, 1997; PREVIOUS SURVEY OF LOTS 1-A-1 THROUGH 1-A-6 BY MCKAY & ASSOCIATES, LLC., DATED APRIL 22, 2024.
- 3) NORTH BASED ON LOUISIANA STATE PLANE COORDINATES, SOUTH ZONE.
- 4) MUNICIPAL NUMBER: 4936 PONTCHARTRAIN DRIVE, SLIDELL, LA 70458.

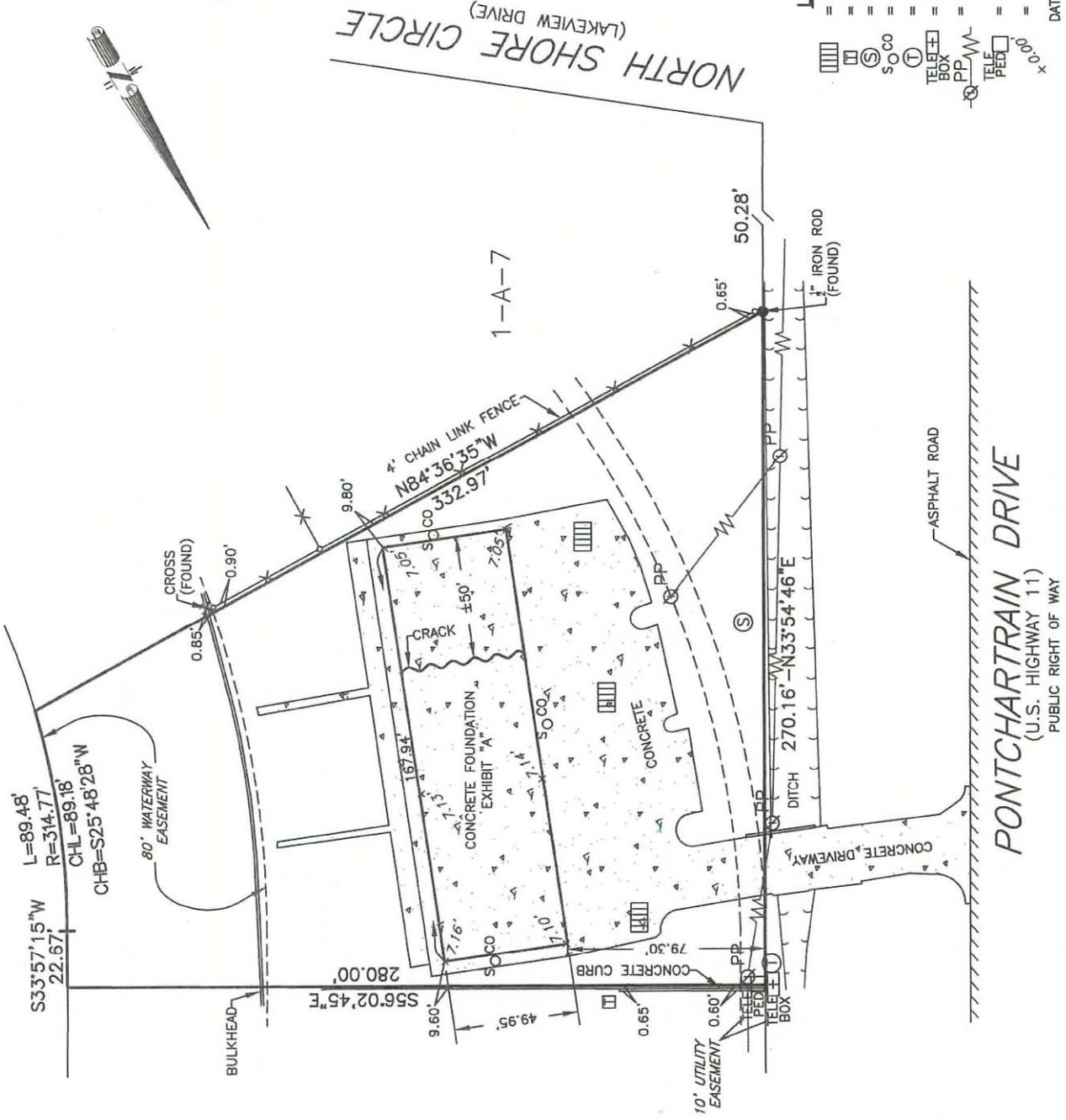


SURVEY MADE AT THE REQUEST OF DENNIS G. DIAZ  
ROOFING & SHEET METAL, LLC.

4/22/2024

**M** McKay & Associates, L.L.C.  
ENGINEERING ~ LAND SURVEYING  
7216 W. Judge Perez Drive, Arabi, LA 70032  
(504) 599-7603

24-130, GT



LEGEND

- DRAIN INLET
- TRANSFORMER
- SEWER MANHOLE
- SEWAGE CLEANOUT
- TELEPHONE MANHOLE
- TELEPHONE BOX
- WOOD POWERPOLE WITH OVERHEAD ELECTRIC
- TELEPHONE PEDESTAL
- POINT ELEVATION

DATUM: NAVD 88



2024-4071-ZC

11

B1

175A

HC-2

M-L

354

355

HC-2

M-L

S-2

15 16

191

192

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361

362

CBF-1

NORTH SHORE CIR

10

HC-1

1A14

HC-2

S-2

I-1

M-L

S-2

TF

19

TF

LAKEVIEW DR

MOONRAKER DR





Administrative Comment

February 6, 2025

Department of Planning & Development



ZONING STAFF REPORT  
2024-4071-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 east side of Pontchartrain Drive, north of Northshore Drive, being 4936 Pontchartrain Drive, Slidell; S32, T9S, R14E; Ward 9, District 13  
**Council District:** 13

**Petitioner:** 4936 Pontchartrain, LLC – Ray Garofalo, Attorney at Law      **Posted:** December 20, 2024  
**Owner:** 4936 Pontchartrain, LLC – Dennis Diaz      **Commission Hearing:** January 7, 2025  
**Size:** 1.26 acres      **Determination:** Approved



**Current Zoning**  
M-L (Low Multi-Family Residential District)

**Requested Zoning**  
HC-2 (Highway Commercial District)

**Future Land Use**  
Residential: Medium-Intensity and Commercial

**Flood Zone**  
Effective Flood Zone C  
Preliminary Flood Zone X

**Critical Drainage:**  
No

**Elevation Requirements:**  
FFE is 12" above crown of street elevation

FINDINGS

- 1. The applicant is requesting to rezone the 1.26-acre parcel from M-L Low Multi-Family Residential District to HC-2 Highway Commercial District. The property is located on the east side of Pontchartrain Drive, north of Northshore Drive, being 4936 Pontchartrain Drive, Slidell.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
96-067	Unknown	A-6 Multi-Family Residential District
09-2117	A-6 Multi-Family Residential District	M-L Low Multi-Family Residential District

Site and Structure Provisions

- 3. The site is currently undeveloped.



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Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Multi-Family	M-L Low Multi-Family Residential District
South	Multi-Family	M-L Low Multi-Family Residential District
East (across Moonraker Canal)	Residential	S-1 Suburban Residential District
West (across Pontchartrain Drive)	Residential	S-2 Suburban Residential District

5. The subject site abuts multi-family residential properties to the north and south zoned M-L Low Multi-Family Residential District. To the west, across Pontchartrain Drive, there are some residential properties zone S-2 Suburban Residential District. To the east, across the canal, on Moonraker Drive, there are some single-family dwellings zoned S-1 Suburban Residential District.
6. The purpose of the existing M-L Low Multi-Family Residential District is to provide medium density residential development in an urbanized location where it may serve as a transitional district between less intense commercial or industrial environments. The density for multi-family units under this zoning classification is 1 per 4,000sqft which would allow for 13 units on-site. However, Parish drainage, parking, and landscaping could affect the total number after these requirements have been implemented.
7. The purpose of the requested HC-2 Highway Commercial District is to provide for the location of moderately scaled, more intense retail, office and service uses, generally located along major collectors and arterials designed to provide services to a portion of the parish. The maximum building size allowed under the HC-2 Highway Commercial District is 40,000sqft with a maximum lot coverage of 50% of the total area of the lot. Permitted uses include the following:

Animal service; Art studio; Athletic field; Auto repair and service\*; Automobile sales; Bank or financial institution; Bed and breakfast; Building supply showroom; Car wash; Catering facility; Club or lodge; Community center; Community home\*; Convention center; Day care center, adult; Day care center, child; Day care home; Distribution or warehousing facility; Dwelling, single-family; Dwelling, two-family; Educational facility, adult secondary; Educational facility, business college or school; Educational facility, learning center; Educational facility, elementary or middle school; Educational facility, high school; Educational facility, university and associated research center; Educational facility, vocational school; Food processing; Garden supply and greenhouses; Gas station with convenience store; Golf course and recreational facility; Gymnasium; Kennels, commercial; Laboratory; Liquor store; Marina, commercial; Manufacturing, artisan; Medical facility, clinic; Office; Outdoor display of building, pool, and playground equipment; Outdoor retail sales; Outdoor storage yard; Park; Parking Lot; Personal service establishment; Place of Worship; Playground; Printing establishment; Recreational vehicle park; Residential care facility; Restaurant, delicatessen; Restaurant, dine-in with lounge; Restaurant, dine-in without lounge; Restaurant, drive-thru; Retail establishment; Sales center with assembly processes; Short-term rental\*; Stormwater retention or detention facility; Tower, radio, telecommunications, television, or microwave; Veterinary clinic, no outdoor kennels; Veterinary clinic, outdoor kennels; Warehouse, self-storage; Wholesale goods.

8. Per the petitioner’s application, the reason for the request is to allow for the use of a mini-warehouse (self-storage) facility on-site.



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*Consistency with New Directions 2040*

**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.

**Commercial:** Areas that 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.

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

- i. Strategy 5.1.1: Reserve land fronting existing, undeveloped corridors for commercial uses.

*Standards for Review (Sec. 200-3.1. G) - When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:*

- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
- iii. The proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.
- iv. The proposed amendment is compatible with existing use and zoning of nearby property.
- v. The proposed amendment is a more suitable zoning classification for the property than the current classification.
- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.



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