

From: skreller@cityofmandeville.com <skreller@cityofmandeville.com>
Sent: Tuesday, April 18, 2023 8:18 PM
To: louisette.scott3@aol.com
Subject: Re: Succette vs. Citizens of Mandeville



Sent from my iPhone

On Apr 18, 2023, at 5:21 PM, Louisette Scott <louisette.scott3@aol.com> wrote:

Skelly,

I understand your frustration but I've learned it's best to just ignore him. He sews his "facts" together to lead misinformation- but he's just begging for someone to challenge him - then he amps it up and unleashes even more and gets into personal attacks. He's a bully, plain and simple. Most people know that and take him as a grain of salt. My advice is to do the same.

Louisette

Sent from I-phone

On Apr 18, 2023, at 4:03 PM, Skelly Kreller <skreller@cityofmandeville.com> wrote:

Louisette,

Please evaluate this misleading, misinformed, and with multiple misspellings, (ex.: Succette), and a reference to the former VP of the U.S. Mike Pence, who I did know is a member of the P&Z Commissioner in Mandeville! I am now questioning where Earnest gets his facts from and his overall knowledge! The paragraph which talks about hotels being governed by the B2 zoning designation is wrong, correct?

Someone, like you, who is not not affiliated with the City anymore, can and should respond to him and set the record straight and inform the citizens of Mandeville and the Northshore the correct information, not invented statements with his only purpose is to inflame the public!

I am very, very close to responding to Earnest directly! His lies have got to stop. They have continued from the development of Chenier, the Pre-stressed property and now Sucette Harbor. There are probably many more that you know as the former Planning Director. Please LS Call him out on social media! As a councilman, I don't want to be forced to do it!

This is what's wrong with this City.

Your Friend,

SK

Sent from my iPhone

Begin forwarded message:

From: Skelly Kreller <skreller@cityofmandeville.com>
Date: April 18, 2023 at 11:06:20 AM CDT

To: Bear Cheezem <bcheezem@woodward-interests.com>

Subject: Fwd: Succette vs. Citizens of Mandeville

FYI

Sent from my iPhone

Begin forwarded message:

From: neworleansatty@gmail.com

Date: April 18, 2023 at 10:52:47 AM CDT

To: neworleansatty@gmail.com

Subject: FW: Succette vs. Citizens of Mandeville

April 18, 2023

**Succette vs. Citizens of Mandeville
Round 1 to Succette
Split decision 4-3**

Well, round one is over. It was kind of a surprise for me. 4-3. Nixon Adams, Simmie Fairley, Scott Quillin and Karen Gautreaux voted to recommend the Succette project to the City Council with almost no changes.

The evening started a little unexpectedly when Succette spokesman, Hoffman, did a 25 minute pitch on all the changes to the project in response to questions raised at the prior meeting. Former City Attorney Paul Harrison and current attorney for Succette went on for another 10 minutes. Unfortunately citizen were not allowed to question and comment on these revisions, but I don't know that it would have made any difference.

You may recall that we were told many things in the beginning of this process. One of the things we were told is that the Planning & Zoning Commission had basically three choices when it came to reviewing the Succette application; 1) Do not recommend the project; 2) Recommend the project; and, 3) Recommend the project with conditions.

If this was, and is, true, then the clear implication is that Planning and Zoning had *discretion* in what they could do. Discretion is typically defined as an individual choice or judgment. So far I think we are all on the same page.

What did we learn from the discussion up to the vote?

The Planning Department stated that the City rules allows for departure from the regulations. Again, an implication of discretion. What does that mean? We shall see.

The live oak trees were discussed. Five live oaks that ranged in size from 32" DBH (diameter breast high) to 72" DBH were slated for removal. We were told they were gnarly and not the grand umbrella shape and I guess therefore not worthy of preservation. In any event, just for a point of reference, live oak trees have an approximate growth rate factor of 4. When you multiply the DBH times the growth factor the result is an approximate age. In our case in Succette these trees range in age from 128 years to 288 years. Wow. But Succette did intend to plant 36 new live oaks that in five to ten generations might equal what was removed.

Next we were told by Mr. Hoffman that the Planned Development designation **allows** for departure. Interestingly, it also does not **require** a departure.

Then the discussion moved to height issues. The 200 unit apartment building would have a height of a little over 60', a significant amount over what exists in Mandeville.

We learned also that Succette is looking at deleting a café / coffee shop near the marina to free up more area to get closer to the parking requirement that affects everyone else but not Succette. Planning and Zoning member Simmie Fairley asked about the potential job loss related to deleting the café / coffee shop.

The Planning and Zoning member Claire Durio asked an interesting question relating to the hotel and the event center. The hotel is governed by the B2 zoning designation. However, the B2 designation contemplates a highway which means that it could fit along West Causeway Approach, Causeway and East Causeway Approach. Large four lane roads with relatively easy access for cars, pickup and, yes, RV's. However, in the case of Succette, there are only two narrow, one lane roads (Antibes East and West) from Monroe St. that take

about a 1/4 mile to get to Succette. Plus, if you have a full blown event like a wedding, with a 230 person capacity, you will have large groups of cars converging on these roads in a relatively small time period to get in, and get out. The result being that Ms Durio did not think these items were compatible with the immediate area.

Then Planning and Zoning member Nixon Adams stated that over the years there have been many businesses in the Mariner's Village area. (This tells me that it must not be a good economic area if nothing lasts.) Then Nixon stated that the applicant should not want to make more parking than they have to. (This tells me that maybe they should reduce the size, scope and density to alleviate parking woes.) Finally, Nixon Adams lamented that there were no decent hotels between Madisonville, I-12 and I believe LaCombe. Well, there was that large hotel just north of I-12 on Causeway, but they tore it down last year. Maybe hotels in the area are a function of demand?

Planning and Zoning members Brian Rhinehart and Mike Pence then remarked that the Succett project was out of scale, inconsistent with the CLURO and not compatible with the surrounding community. Someone remarked that the 200 unit apartment building would be the largest structure south of Florida St. between the Causeway and Bayou Castine.

Then the discussion went into a concerning direction. Former city attorney and current attorney for Succette, Paul Harrison, made an impassioned plea as sort of a closing argument. He started arguing that **the Planning & Zoning Commission could not make its own rules on density. He said that *the Planning and Zoning staff disagreed with the Planning & Zoning Commission.*** (A remarkable assertion and revelation.) He finished by stating that the Succette plan is compatible with the City of Mandeville and its rules, oh, and there would millions spent on cancer research. Well then.

This then ties into an unfortunate rumor that there is a memo that states that this project cannot be denied because Succette complies with everything. **If the Planning & Zoning Commission cannot deny then they have no discretion. If they have no discretion then why do we need them?** I do not believe that anyone would create such a memo

because it is illogical. If there are supposed to be three choices for the Planning & Zoning Commission then there is discretion otherwise there would be no choices. **The question I would have is what then *could* disqualify an application?** That is a serious question. If they make an application and pay their fees then they should be qualified? Why go through all of the processes of traffic studies, parking spaces and building heights if such concerns should not, or cannot be taken into consideration of this project? Since they were taken into consideration at least for purposes of a public meeting, why?

There were a couple of efforts to reduce the size of the hotel which failed. A simple majority voted to recommend the revised Succette plan, along with a recommendation to have Design Review look at it and recommend a public bike path or walkway be created on the City right of way from Monroe to the lake between Succette and Port Marigny near the old water tower.

The next step for the public should be with the City Council who should get this in 30-60 days. If you have an interest in this issue you should contact your elected officials.

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