

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: June 24, 2026

CALENDAR NO. 35,473

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER MCCARRON

AN ORDINANCE to establish a conditional use to permit a commercial short-term rental in an S-LM Lake Area Marina District and the Transient Lodging Interim Zoning District, for Boathouse #85, whose dimensions are 25 feet fronting on Breakwater Drive, and 25 feet fronting on the water and 80 feet in length from the street-side boundary, within the Municipal Yacht Harbor Marina of Lake Pontchartrain (Municipal Address: 8114 Breakwater Drive); and otherwise to provide with respect thereto.

WHEREAS, Zoning Docket Number 23/26 was initiated by James T. Cali and Aimee C. Cali referred to the City Planning Commission; and

WHEREAS, the City Planning Commission held a public hearing on this zoning petition and recommended approval of the requested conditional use in its report to the City Council dated May 15, 2026, presented in **Zoning Docket Number 23/26**; and

WHEREAS, the recommendation of the City Planning Commission was upheld and the changes were deemed necessary and in the best interest of the City of New Orleans and the request was approved by the City Council, subject to two (2) provisos, as stated in Motion Number M-26-227 of the Council of the City of New Orleans on June 4, 2026.

SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, That

a conditional use to permit a commercial short-term rental in an S-LM Lake Area Marina District and the Transient Lodging Interim Zoning District, for Boathouse #85, whose dimensions are 25 feet fronting on Breakwater Drive, and 25 feet fronting on the water and 80 feet in length from the street-side boundary, within the Municipal Yacht Harbor Marina of Lake Pontchartrain (Municipal Address: 8114 Breakwater Drive); is hereby authorized and approved, subject to the following provisos, as specifically set forth herein:

7 **PROVISOS:**

- 8 1. The approval of the application is limited to Transient Lodging Use and any variances specifically
9 granted as part of this application. With the exception of any variances that are specifically granted
10 as part of this approval, the Transient Lodging Use shall be compliant with all relevant requirements
11 of the zoning ordinance.
- 12 2. The Department of Safety and Permits shall issue no building permits or licenses for this project until
13 final development plans are approved by the City Planning Commission and recorded with the Office
14 of Conveyances. Failure to complete the conditional use process by properly recording plans within
15 a one-year time period or failure to request an administrative extension as provided for in **Article 4,**
16 **Section 4.3.H** of the Comprehensive Zoning Ordinance will void the conditional use approval.

1 **SECTION 2.** Whoever does anything prohibited by this Ordinance or fails to do anything required
2 to be done by this Ordinance shall be subject to whatever civil liabilities, penalties, or remedies the law
3 prescribes.

1 **SECTION 3.** This Ordinance shall have the legal force and effect of authorizing this conditional use
2 after: (1) all proviso(s) listed in Section 1, which impose a one-time obligation have been completely fulfilled
3 and complied with; and (2) all proviso(s) listed in Section 1, which impose a continuing or ongoing obligation
4 have begun to be fulfilled. Fulfillment of a continuing or ongoing obligation is based on the City Planning
5 Commission's approval of the final site plan, which shall be submitted within one year of adoption of this
6 Ordinance by the City Council, unless extended as authorized by the Comprehensive Zoning Ordinance. The
7 Executive Director of the City Planning Commission shall verify that the development plan incorporate all
8 conditions set forth in this Ordinance and shall sign the plan to indicate final plan approval. The final
9 approved plan shall be recorded in the Office of the Clerk of Court for the Parish of Orleans, within 30 days
10 of the date of final approval, and evidence of such recordation shall be submitted to the City Planning
11 Commission. No use or occupancy certificates or permits, other than the building permits needed to fulfill

12 the proviso(s), shall be issued until the final approved plan is recorded and evidence of recordation is
13 submitted to the City Planning Commission. If the development plan is not approved and recorded, within
14 the timeframes provided in the Comprehensive Zoning Ordinance, then this Ordinance shall be null and void
15 with no legal force or binding effect. Furthermore, if the requirements of Section 4.3.H.1 of the
16 Comprehensive Zoning Ordinance are not satisfied within the timeframe allotted by Sections 4.3.H.1 and
17 4.3.H.2 of the Comprehensive Zoning Ordinance, the conditional use will expire, and this Ordinance will be
18 null and void. The preceding deadlines may be extended via motion in accordance with the Comprehensive
19 Zoning Ordinance.

ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS _____

PRESIDENT OF THE COUNCIL

DELIVERED TO THE MAYOR ON _____

APPROVED:

DISAPPROVED: _____

MAYOR

RETURNED BY THE MAYOR ON _____ **AT** _____

CLERK OF COUNCIL

ROLL CALL VOTE:

YEAS:

NAYS:

ABSENT:

RECUSED:

**MOTION
NO. M-26-227**

CITY HALL: June 4, 2026

BY: COUNCILMEMBER MCCARRON

SECONDED BY: COUNCILMEMBER WILLARD

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the City Planning Commission's report and **favorable recommendation**, subject to two provisos, for **ZONING DOCKET 23/26 – James T. Cali and Aimee C. Cali**, requesting a Conditional Use to permit a commercial short-term rental in an S-LM Lake Area Marina District and the Transient Lodging Interim Zoning District, for Boathouse #85, whose dimensions are 25 feet fronting on Breakwater Drive, and 25 feet fronting on the water and 80 feet in length from the street-side boundary, within the Municipal Yacht Harbor Marina of Lake Pontchartrain (Municipal Address: **8114 Breakwater Drive**), is hereby received and the request is **approved**, subject to the two provisos recommended by the City Planning Commission.

BE IT FURTHER MOVED, That the Clerk of Council shall forward copies of this motion to the Law Department, which is directed to prepare an ordinance to effectuate this motion and is granted the flexibility to make any changes necessary to achieve the will of the Council as set forth in this motion.

THE FOREGOING MOTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:

YEAS: Harris, Hughes, McCarron, Willard - 4

NAYS: Morrell - 1

ABSENT: Green, King - 2

RECUSED: 0

AND THE MOTION WAS ADOPTED.

**THE FOREGOING IS CERTIFIED
TO BE A TRUE AND CORRECT COPY**



CLERK OF COUNCIL