



## **FLORISSANT CITY COUNCIL AGENDA**

**City Hall**

**955 rue St. Francois**

**Monday, April 23, 2018**

**7:30 PM**

**Karen Goodwin, MMC/MRCC**



### ***I. PLEDGE OF ALLEGIANCE***

### ***II. ROLL CALL OF MEMBER***

### ***III. APPROVAL OF MINUTES***

- Meeting minutes and Executive Meeting Minutes of April 9, 2018

### ***IV. HEARING FROM CITIZENS***

(Speaker cards are available at the entrance to the Council Chambers)

### ***V. COMMUNICATIONS***

1. Letter dated April 19, 2018 from Karen McKay expressing her appreciation for outgoing Councilman Tim Lee.

### ***VI. OLD BUSINESS***

#### ***A. BILLS FOR SECOND READING***

9380	Ordinance authorizing a transfer of Special Use Permit no. 8376 from 5 Aces BBQ to CA44 LLC d/b/a Hwy 67 BBQ for the operation of a restaurant located at 1752-1754 N. New Florissant Road.	2 <sup>nd</sup> reading Henke
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## ***VII. SWEARING IN OF NEWLY ELECTED OFFICIALS***

- Ward 1 – Andrew Harris
- Ward 3 – Joseph Eagan
- Ward 5 – Keith Schildroth
- Ward 7 – Jackie Pagano
- Ward 9 – Tommy Siam

(5 minute break to reseal the Council)

## ***VIII. NEW BUSINESS***

### ***A. RESOLUTIONS***

1002	Resolution of the Florissant City Council honoring Tim Lee for his 15 years of service as Councilman from Ward 1.	Council as a whole
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### ***B. PUBLIC HEARINGS***

18-04-014 (Ward 6) Application Staff Rpt Plans	Request to authorize a Special Use Permit to Erika Sharp d/b/a Feel Sharp Massage Therapy to allow for the operation of a massage therapy business in a HB “Historic Business District” for the property located at 525 rue St. Francois. (Planning and Zoning Commission recommended approval on 4-2-18)	Erika Sharp
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### ***C. BOARD APPOINTMENTS***

### ***D. REQUESTS***

Liquor (Ward 9)	Request for a Full Liquor by the Drink License for Privilege Lounge LLC for the property located at 129 Flower Valley Shopping Center.	Diane McNutt
Liquor (Ward 6)	Request for a Full Liquor by the Drink License for CA44 LLC d/b/a Hwy 67 BBQ located at 1752-1754 N. New Florissant Road.	Rodney Neal/Chris Alexander

### ***E. BILLS FOR FIRST READING***

9381 Application	Ordinance to rezone for Quattro Florissant, LLC d/b/a Aspen Dental/Mod Pizza the property located at 3125 N. Highway 67 from B-3 “Extensive Commercial District to B-5 “Planned Commercial District” to allow for the construction of a new tenant building.	Siam
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9382 Application	Ordinance to authorize a Special Use Permit to Erika Sharp d/b/a Feel Sharp Massage Therapy to allow for the operation of a massage therapy business in a HB "Historic Business District" for the property located at 525 rue St. Francois.	Henke
9383 Memo	An ordinance providing for a boundary adjustment between St. Louis County and the City of Florissant.	Pagano

**IX. Motion to move the May 28<sup>th</sup> meeting to May 29<sup>th</sup> due to the Memorial Day Holiday**

***X. COUNCIL ANNOUNCEMENTS***

***XI. MESSAGE FROM THE MAYOR***

***XII. ADJOURNMENT***

**THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL APRIL 20, 2018 AT 12:00 PM ON THE BULLETIN BOARD OUTSIDE THE COUNCIL CHAMBERS. ANY ONE WISHING TO ATTEND THE COUNCIL MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK'S OFFICE AT 839-7630 OR TDD 839-5142 BY NOON ON MONDAY, APRIL 23, 2018.**

# CITY OF FLORISSANT



## COUNCIL MINUTES

April 9, 2018

The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on Monday, April 9, 2018 at 7:30 p.m. with Council President Pagano presiding. The Chair asked everyone in attendance to stand and join in reciting the Pledge of Allegiance.

On Roll Call the following Councilmembers were present: Pagano, Parson, Siam, Lee, Jones, Eagan, Caputa, Schildroth and Henke. Also present was City Attorney John Hessel and City Clerk Karen Goodwin. A quorum being present the Chair stated that the Council Meeting was in session for the transaction of business.

Councilwoman Pagano requested a moment of silence in honor of the passing of Florissant businessman Rick Puckett who was a great supporter of the community and local law enforcement.

Councilman Parson moved to approve the Executive and Meeting Minutes of March 26, 2018 and Executive Meeting Minutes of April 2, 2018 seconded by Schildroth. Motion carried.

The next item on the Agenda was a Presentation to Gary Schlottach, honoring him as Code Enforcement Officer of the Year.

The next item on the Agenda was Hearing from Citizens.

Don Adams, 240 Francisca, asked that some of the city ordinances be revisited and enforced in a more efficient manner.

The next item on the Agenda was Communications of which there were none.

The next item on the Agenda was Public Hearings.

The City Clerk reported that Public Hearing #18-04-014 to be held this night on a request to Rezone for Quattro, LLC d/b/a Aspen Dental/Mod Pizza the property located at 3125 N. Hwy 67 from B-3 "Extensive Commercial District" to B-5 "Planned Commercial District" to allow for the construction of a new tenant building had been advertised in substantially the same form as appears in the foregoing publication and by posting the property. The Chair declared the Public Hearing to be open and invited those who wished to be heard to come forward.

33           Brett Dahlmann, petitioner, stated that the existing gas station and associated materials will be  
34 removed. They planned to redevelop the site and construct a new two tenant building, approximately  
35 64,000 square feet to house Aspen Dental and Mod Pizza. They will use the existing entrance on N.  
36 Hwy 67 and shift the entrance on New Halls Ferry a little further north, closing off the existing entrance  
37 and replacing the sidewalk. Forty-nine parking spaces are proposed, 47 are required according to the  
38 parking code. There will be a fully screened dumpster enclosure to match the building.

39           In regards to landscaping, they plan to fully re-landscape the site to include compliance with the  
40 Lin-Cor Project. They are proposing new lighting throughout the site making sure lighting is at zero  
41 level at property line. There will be a small outside seating area for the Mod Pizza which will have  
42 bollards and a rail surrounding it.

43           In regards to the building, Mr. Dahlmann is aware of the city's masonry code requirement.  
44 Aspen Dental has a natural stone base up to three feet. From that point it will be all brick up to above  
45 the store front. There is some EIFS in the sign band area. The Mod Pizza building will be entirely  
46 brick. Mr. Dahlmann stated that they solicit bids from local contractors to do the work. Councilman  
47 Caputa encouraged the petitioner to use local contractors during construction.

48           The petitioner had originally wanted to place a 25' pole sign at the intersection of N. Hwy. 67  
49 and New Halls Ferry Road. According to code, they would not be allowed to place a pole sign at that  
50 location because of the 40' setback requirement. There is currently a monument sign at that location.  
51 Mr. Dahlmann stated that since their two buildings have two setback requirements, it would be  
52 extremely difficult to meet that requirement. Several members of the Planning and Zoning  
53 Commission stated they would not be in favor of this pole sign and that the petitioner already has  
54 sufficient signage proposed on the buildings. The petitioner asked the Council to revisit this sign  
55 request. He added that if they put the pole sign at the 40 foot set back it would be in the landscape  
56 island that is right next to the building. If they located it further back, they would either lose a parking  
57 space or lose visibility, depending on where it would be located. The petitioner added that they were  
58 currently working on a cross-access agreement with K-Mart.

59           Kevin O'Donnell, 512 Rancho Lane, expressed his concern about sign code violations at that  
60 intersection. The Chair asked if there were any other citizens would like to speak on said public  
61 hearing. Being no other citizens who wished to speak, Councilman Siam moved to close P.H. #18-  
62 04-014, seconded by Henke. Motion carried.

Councilman Siam moved that Bill No. 9373 An Ordinance to authorize a Special Use Permit to Tire Zone, LLC for the operation of a tire installation and tire repair shop for the property located at 1940 N. Hwy. 67 be read for a second time, seconded by Parson.

Councilwoman Pagano moved to amend Section 1, by adding an additional stipulation providing that “No auto tire repair work or tires shall be allowed outside the building,” seconded by Henke. Motion carried.

On the motion for a second reading, motion carried and amended Bill No. 9373 was read for a second time. Councilman Siam moved that amended Bill No. 9373 be read for a third time, seconded by Pagano. Motion carried and amended Bill No. 9373 was read for a third and final time and placed upon its passage. Before the final vote all interested persons were given an opportunity to be heard. On roll call the Council voted: Pagano yes, Parson yes, Siam yes, Lee yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes and Henke yes. Whereupon the Chair declared amended Bill No. 9373 to have passed and said Bill became Ordinance No. 8404.

Councilman Parson moved that Bill No. 9374 An Ordinance authorizing a Transfer of Special Use Permit No. 7940 from Toast Time Lounge, LLC to Toast It Up, LLC d/b/a Toast Time Sports Bar for the operation of a cocktail lounge located at 12781 New Halls Ferry Road be read for a second time, seconded by Schildroth. Motion carried and Bill No. 9374 was read for a second time. Councilman Parson moved that Bill No. 9374 be read for a third time, seconded by Lee. Motion carried and Bill No. 9374 was read for a third and final time and placed upon its passage. Before the final vote all interested persons were given an opportunity to be heard. On roll call the Council voted: Pagano yes, Parson yes, Siam yes, Lee yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes and Henke yes. Whereupon the Chair declared Bill No. 9374 to have passed and said Bill became Ordinance No. 8405.

The next item on the Agenda was Board Appointments.

Councilman Schildroth moved to reappointment John Luttrell, 155 Brackleigh, to Planning & Zoning Commission as a member from Ward 5 for a term expiring on 4/25/2022, seconded by Eagan. Motion carried.

Councilman Caputa moved to reappointment Monica Wideman, 875<sup>th</sup> Plaza, to the Parks & Recreation Advisory Board as a member from Ward 4 for a term expiring on 4/13/2021, seconded by Jones. Motion carried.

92 Councilman Jones moved to reappointment Steve Olds, 2245 Jenkee, to Planning & Zoning  
93 Commission as a member from Ward 2 for a term expiring on 1/23/2022, seconded by Eagan. Motion  
94 carried.

95 Councilman Parson moved to approve the request for a transfer of Special Use Permit No. 8376  
96 from 5 Aces BBQ to CA44, LLC d/b/a Hwy 67 BBQ for the operation of a restaurant located at 1752-  
97 1754 N. New Florissant Rd, seconded by Henke. Motion carried.

98 Councilperson Pagano introduced Bill No. 9379 An Ordinance amending Ord. No. 8059 which  
99 established the wage range and job classification for all full time employees by establishing a separate  
100 pay plan for unclassified employees and containing an effective date clause and said Bill was read for  
101 the first time. Councilman Lee moved that Bill No. 9379 be read for a second time, seconded by  
102 Eagan. Motion carried and Bill No. 9379 was read for a second time. Councilperson Lee moved that  
103 Bill No. 9379 be read for a third time, seconded by Caputa. On roll call the Council voted: Pagano yes,  
104 Parson yes, Siam yes, Lee yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes and Henke yes.  
105 Having received the unanimous vote of all members present Bill No. 9379 was read for the third and  
106 final time and placed upon its passage. Before the final vote all interested persons were given an  
107 opportunity to be heard. On roll call the Council voted: Pagano yes, Parson yes, Siam yes, Lee yes,  
108 Jones yes, Eagan yes, Caputa yes, Schildroth yes and Henke yes. The Chair declared Bill No. 9379 to  
109 have passed and said Bill became Ordinance No. 8406.

110 Councilman Henke moved that Bill No. 9380 An Ordinance to authorize a Transfer of Special  
111 Use Permit No. 8376 from 5 Aces BBQ to CA44, LLC d/b/a Hwy. 67 BBQ for the operation of a  
112 restaurant located at 1752-1754 N. New Florissant Road and said bill was read for the first time by title  
113 only.

114 The next item on the Agenda was Council Announcements.

115 Councilman Jones encouraged everyone to volunteer at and donate to T.E.A.M. located on rue  
116 St. Catherine. He congratulated Andrew Harris on being the newly elected Councilman of Ward 1. He  
117 gave an update on the continuing street work being done on Shackelford and Lindsay.

118 Councilman Eagan stated that Oct 20<sup>th</sup> is the 6<sup>th</sup> annual “Race for the Shrine.”

119 Councilman Caputa reminded residents to keep their firearms secure and not to leave them in  
120 their vehicles. April 12<sup>th</sup> there will be a Neighborhood Watch “Adopt a Street Day” at Humes and  
121 Patterson Rd. Interested residents should meet at Walker School between 9:45 and 10 a.m.

Councilman Henke asked residents to clean up their neighborhoods in anticipation of the Valley of Flowers Festival in May.

The next item on the Agenda was Mayor Announcements.

Mayor Schneider congratulated newly elected Ward 1 Councilman Andrew Harris. The city held a very successful electronic recycle event last weekend. April 21<sup>st</sup> will be the document shredding event at St. Ferdinand Park. Crazy Bowls and Wraps held their grand opening this week and the Mayor wished them success. There will be a Senior Resource Fair at JJE on April 10<sup>th</sup> from 9-noon. This year the Arbor Day celebrations have moved to Dunegant Park on April 12<sup>th</sup> at 10 a.m. April 20<sup>th</sup> will be the first "Food Truck Night" of the season at 5 pm at the Knights Grounds.

The Council President announced that the next regular City Council Meeting was scheduled for Monday, April 23, 2018 at 7:30 pm.

Councilman Lee moved to adjourn the meeting, seconded by Eagan. Motion carried. The meeting was adjourned at 8:26 p.m.

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Karen Goodwin, City Clerk

The following Bills were signed by the Mayor:

Bill No. 9373	Ord. 8398
Bill No. 9374	Ord. 8399
Bill No. 9379	Ord. 8400





**CITY OF FLORISSANT**  
**CITY COUNCIL**  
**OPEN EXECUTIVE SESSION**

April 9, 2018

The City Council of the City of Florissant met in open Executive Session on Monday, April 9, 2018 at 6:30 pm. in the Council Chambers at 955 rue St. Francois, with President Pagano presiding. On Roll Call the following Council members were present: Siam, Parson, Lee, Eagan, Jones, Caputa, Schildroth, Henke, Pagano. Also present was Mayor Thomas Schneider City Clerk Karen Goodwin, Judge Dan Boyle, Public Works Director Lou Jearls and Police Chief Tim Lowery.

Lou Jearls reviewed the information provided to the Council at the last executive session. He provided a breakdown as well as pictures of the furnishings to be purchased. He also stated that they have received a credit for the motor and the gate that is to be returned. He is working on a cost for the additional screening of the roof.

Mr. Jearls stated that they are looking for guidance from the Council for these expenses. He suggested that \$100,000 of the \$367,000 could come from proposition P money for IT work and police furnishings.

Councilwoman Pagano asked if they were getting a full refund for the motor and Mr. Jearls answered no. He said he would get more information on the refund.

Councilwoman Pagano asked about the bids for the signs. She said that she thought they had agreed to see if they could get a better price by bidding out a package deal for the Justice Center, JFK and the Police Department. Councilman Jones was also curious about the package deal for the signage.

Councilman Caputa asked what material is used for the screening.

Mr. Jearls stated that he would prefer to screen individual units so they would not need to put new holes in a new roof.

Councilman Eagan stated that he is in favor of the package deal for the signs and has no problem with Proposition P money being used for the Justice Center. He wants to see the project finished.

Councilman Parson asked if there is anything structural with regard to the Justice Center that the council should be worried about at this point. Lou Jearls stated that there was not.

Councilman Lee stated that he is in favor of the package deal for the signage. He is not in favor of using Proposition S Funds for the parking lot and would prefer using Capital Improvement funds. He asked about the landscaping. Mr. Jearls stated that the landscaping is planned in-house.

Councilman Lee stated that he agrees that there needs to be a final comprehensive request of what is needed to complete the project.

Councilwoman Pagano asked about the plan for the back of the parking lot. She would also like to have a tour of where the building is at this point.

Chief Lowery and Judge Boyle would like to add a multipurpose room which would need furniture estimated at \$16,000 and \$12,000 for AV equipment. They do not have a metal detector budgeted so they would like to add 1 unit at \$5700. Chief Lowery also stated that they did not budget for copy machines, refrigerator, coffee machine, microwave and shelving units that would be an estimated \$17,475.

Chief Lowery stated that there is a long corridor in the front of the building that they would like to put a 3 lane shooting range in. He stated that it would take \$250,000 to install the shooting range.

Chief Lowery stated that there is currently approximately \$800,000 in Prop P money available with \$400,000 from last year and \$400,000 from the current year. He feels that the Justice Center is the perfect use for Proposition P money.

Councilman Jones stated that he is all for expenses coming out of Proposition P funds. He stated that they should make sure that the furnishings are quality and built to last a while.

Councilman Caputa agreed with the installation of the shooting range and the classroom furnishings.

Councilman Lee asked how many the multipurpose classroom could hold. Chief stated that they were looking to purchase 60 chairs. Councilman Lee asked if they needed a second metal detector.

Councilman Parson asked for an explanation of the additional \$400,000 from 2017 in the Proposition P funds.

Councilman Caputa asked about the safe room and if this was a non-locking door?

Court Clerk Staffing Discussion

Judge Boyle reviewed the discussion regarding his meeting with the presiding judge and the requirement to be more like a circuit court. To accommodate this requirement They will

need to schedule court sessions every Wednesday and they need an additional full time and a part time court clerk.

Councilman Lee asked about the need for new just robes. Judge Boyle suggested retiring the present robe in the name of Judge Kelly and presenting it to his family.

There being no further business to discuss, Councilman Henke motioned to adjourn, seconded by Jones. Motion carried and the meeting adjourned at 7:15 pm.

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Karen Goodwin  
City Clerk

From the Desk of  
Karen McKay  
27 New Hope Court  
Florissant, MO 63033  
[hrbndrs@charter.net](mailto:hrbndrs@charter.net)

April 19, 2018

Tim Lee

You have made a remarkable contribution to the City of Florissant and have touched the lives of many colleagues in immeasurable ways. You don't hear this as often as you should, but hope you always know... You're someone to appreciate and be so grateful for. Five terms as a Councilman has earned respect and a model to follow.

Many of your years in service were spent toiling under difficult times and budget constraints. Hope you know how much you're appreciated for all you do and your attention to detail and determination to present fact. When confronted with skepticism or controversy you have been undaunted to bring parties together for a resolve. You never miss a chance to say something nice, do something good, or share something positive.

They say people come into our lives for all sorts of reasons. Some teach us life-lessons and help us become better people. This is fact; the Florissant City Government is in a better place because you were part of it.

All the best,  
Karen McKay

1 INTRODUCED BY COUNCILMAN HENKE  
2 APRIL 9, 2018

3  
4 BILL NO. 9380

ORDINANCE NO.

5  
6 **ORDINANCE AUTHORIZING A TRANSFER OF SPECIAL USE**  
7 **PERMIT NO. 8376 FROM 5 ACES BBQ TO CA44 LLC D/B/A HWY 67**  
8 **BBQ FOR THE OPERATION OF A RESTAURANT LOCATED AT**  
9 **1752-1754 N. NEW FLORISSANT ROAD.**

10  
11 WHEREAS, the Florissant Zoning Ordinance authorizes the Council of the City of  
12 Florissant, by Special Use Permit, after public hearing thereon, to permit the location and  
13 operation of a restaurant; and

14 WHEREAS, pursuant to Ordinance No. 8376, 5 Aces BBQ was granted a Special Use  
15 Permit for the location and operation of restaurant on the property known as 1752-1754 N. New  
16 Florissant Road; and

17 WHEREAS, an application has been filed by CA44 LLC d/b/a Hwy 67 BBQ to transfer  
18 the Special Use Permit authorized by Ordinance No. 8376 to its name; and

19 WHEREAS, the City Council of the City of Florissant determined at its meeting on  
20 April 9, 2018 that the business operated under Ordinance Nos. 8376 would be operated in a  
21 substantially identical fashion as set out herein; and

22 WHEREAS, CC44 LLC has accepted the terms and conditions set out in Ordinance No.  
23 8376.

24 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
25 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

26  
27 Section 1: The Special Use Permit authorized by Ordinance No. 8376 originally issued 5  
28 Aces BBQ is hereby transferred to CC44 LLC d/b/a Hwy 67 BBQ for the location and operation  
29 of a restaurant on the property known as 1752-1754 N. New Florissant Road.

30 Section 2: The terms and conditions of said Special Permit authorized by Ordinance No.  
31 8376 shall remain in full force and effect.

32 Section 3: The Special Use Permit herein authorized shall terminate if the said business  
33 ceases operation for a period of more than ninety (90) days.

34 Section 4: This ordinance shall become in force and effect immediately upon its passage  
35 and approval.  
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38        Adopted this \_\_\_\_ day of \_\_\_\_\_, 2018.

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\_\_\_\_\_  
Jackie Pagano  
Council President

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46        Approved this \_\_\_\_ day of \_\_\_\_\_, 2018.

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\_\_\_\_\_  
Thomas P. Schneider  
Mayor, City of Florissant

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53    ATTEST:

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\_\_\_\_\_  
Karen Goodwin, MMC/MRCC  
City Clerk

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## TRANSFER OF SPECIAL PERMIT

AUTHORIZED BY ORDINANCE NUMBER (S) 8376

FROM Antonio C Ellis / 5 Aces BBQ  
TO C.A. 44 LLC DBA Hwy 67 BBQ  
FOR Restaurant  
ADDRESS 1752 N. Florissant Rd  
Ward 6 Zoning \_\_\_\_\_ Date Filed 4/5/18 Accepted By [Signature]

### TRANSFER OF SPECIAL USE PERMIT PETITION

TO THE CITY COUNCIL OF THE CITY OF FLORISSANT:

1. Comes now Rodney Neal & Christopher Alexander and states to the City Council that he (she) (they) has (have) the following legal interest in the property located at 1752 New Florissant Ave in the City of Florissant, Missouri. Legal interest: ☒ Lease or ( ) Simple Title  
(Attach signed copy of lease or deed)
2. The petitioner(s) further state that he (she) (they) has (have) not made any arrangement to pay any commission, gratuity, or consideration, directly or indirectly to any official, employee, or appointee of the City of Florissant, with respect to this petition.
3. The applicant will operate the business in the same manner and under the same conditions as set out in the original ordinance granting the special permit or any amendments thereto, except for any proposed change in sign face of an authorized sign.

PETITIONER SIGNATURE

[Signature]  
Individual's Name

FOR:

Hwy 67 BBQ  
Company, Corporation, Partnership

4/5/18  
cc to  
Dessel  
Mayor

4. I (we) hereby certify that (indicate **one only**):

(✓) I (we) have a legal interest in the above described property.

(✓) I am (we are) the duly appointed agent (s) of the petitioner, and that all information given is true and a statement of fact.

SIGNATURE

ADDRESS

Telephone No. 314 679-0708 Email address rtne2101@gmail.com

I (we) the petitioner(s) do hereby appoint \_\_\_\_\_ as my  
(our) duly authorized agent to represent me (us) in regard to this petition.

PETITIONER SIGNATURE

**Note:** Petitioner or his/her authorized agent will be the only person(s) permitted to make the presentation to the City Council.

5. Acknowledgement and consent of owner to Transfer Special Permit Petition.

SIGNATURE OF OWNER





# CITY OF FLORISSANT

*Honorable Thomas P. Schneider, Mayor*

## TRANSFER OF SPECIAL USE PERMIT

The undersigned hereby acknowledges receipt of a copy of Ordinance  
Number 8376 which authorized a Special Permit:

TO: Five Aces BQ LLC

FOR: the operation of A Restaurant

and agree to the terms and conditions listed in said ordinance and to any  
additional term and conditions that the City Council shall deem appropriate.

Fedrey Noel  
PRINT - NAME OF APPLICANT

[Signature]  
SIGNATURE OF APPLICANT

CITY HALL  
955 Rue St. Francois  
Florissant, MO 63031  
314 / 921-5700  
Fax: 314 / 921-7111  
TDD: 314 / 839-5142

POLICE DEPARTMENT  
1700 North Highway 67  
Florissant, MO 63033  
314 / 831-7000  
Fax: 314 / 830-6045

PARKS DEPARTMENT  
#1 James J. Eagan Drive  
Florissant, MO 63033  
314 / 921-4466  
Fax: 314 / 839-7672

HEALTH DEPARTMENT  
#1 St. Ferdinand Drive  
Florissant, MO 63031  
314 / 839-7654  
Fax: 314 / 839-7656

MUNICIPAL COURT  
1055 Rue St. Francois  
Florissant, MO 63031  
314 / 921-3322  
Fax: 314 / 839-7663

[www.florissantmo.com](http://www.florissantmo.com)

1 INTRODUCED BY COUNCILMAN HENKE  
2 NOVEMBER 27, 2017  
3  
4

5 BILL NO. 9334

ORDINANCE NO.

8376

6  
7 **ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO FIVE ACES**  
8 **BAR-B-QUE, LLC D/B/A FIVE ACES BAR-B-QUE TO ALLOW FOR THE**  
9 **OPERATION OF A RESTAURANT LOCATED AT 1752-1754 N. NEW**  
10 **FLORISSANT RD.**  
11

12 WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of  
13 Florissant, by Special Use Permit, after public hearing thereon, to permit the location of a restaurant; and

14 WHEREAS, an application has been filed by Five Aces Bar-B-Que for the property located at  
15 1752-1754 N. New Florissant Rd for the location and operation of a restaurant; and

16 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their meeting of  
17 November 6<sup>th</sup>, 2017 has recommended that the said Special Use Permit be granted; and

18 WHEREAS, due notice of a public hearing no. 17-11-028 said application to be held on the 27<sup>th</sup>  
19 day of November, 2017 at 7:30 P.M. by the Council of the City of Florissant was duly published, held  
20 and concluded; and

21 WHEREAS, the Council, following said public hearing, and after due and careful consideration,  
22 has concluded that the granting of the Special Use Permit as hereinafter provided would be in the best  
23 interest of the City of Florissant.

24 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
25 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:  
26

27 Section I: A Special Use Permit is hereby granted to Five Aces Bar-B-Que, LLC d/b/a Five Aces  
28 Bar-B-Que to allow for the operation of a restaurant located at 1752-1754 N. New Florissant Rd for the  
29 location and operation of a restaurant with carry-out service and the following additional requirements:  
30

- 31 1) Relocate smoker behind the south building.  
32 2) Provide roof cover protection and screening of new smoker, as approved by the Building  
33 Commissioner.  
34 3) Smoker enclosure colors to be complimentary in color to the existing structure, as approved by  
35 the Building Commissioner.  
36

37 2. PROJECT COMPLETION.  
38

39 Construction shall start within 30 days of the issuance of building permits and the structure  
40 shall be completed in accordance with the plans within 180 days of start of construction.

41 Section 2: When the named permittee discontinues the operation of said business, the Special  
42 Use Permit herein granted shall no longer be in force and effect.

43 Section 3: This ordinance shall become in force and effect immediately upon its passage and  
44 approval.  
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46  
47 Adopted this 11 day of Dec, 2017.

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51  
52 Jackie Pagano  
53 President of the Council  
54 City of Florissant  
55

56 Approved this 12 day of Dec, 2017.

57  
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59  
60 Thomas P. Schneider  
61 Mayor, City of Florissant  
62

63  
64 ATTEST:

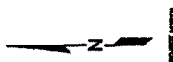
65  
66  
67 Karen Goodwin, MMC/MRCC  
68 City Clerk





## FACILITY UPDATES FOR

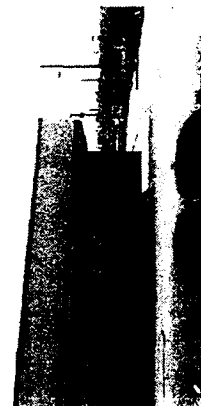
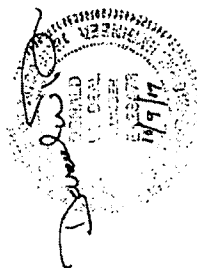
**1752-1754 NORTH NEW FLORISSANT ROAD  
FLORISSANT, MISSOURI 63033**



### SITE PLAN

- A-0 SITE PLAN AND SCOPE
- A-1 EXISTING/DEMOLITION PLAN
- A-2 PROPOSED PLAN
- A-3 ENLARGED PROPOSED FLOOR PLAN
- A-4 SPECIAL DETAILS
- A-5 METAL STUD WALL DETAILS
- A-6 METAL STUD WALL DETAILS

1. PROJECT RENOVATION REQUIRE TO MODIFY AN EXISTING STRUCTURE TO AN ADDITIONAL PROVIDE A KITCHEN (PREP AREA, SINK AREA, COMMON WALL FIRE RATING INFORMATION) AND ADDITIONAL EMERGENCY RECOMMENDATIONS FOR SPACE. ALL DESIGN IS GOVERNED TO CURRENT CONSTRUCTION BUILDING CODES.
2. ALL PLUMBING AND ELECTRICAL WORK AND PERMITS SHALL BE OBTAINED BY OWNER'S PLUMBING AND ELECTRICAL CONTRACTORS.



TEL 314-633-3887 FAX 314-633-3884

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W. D.

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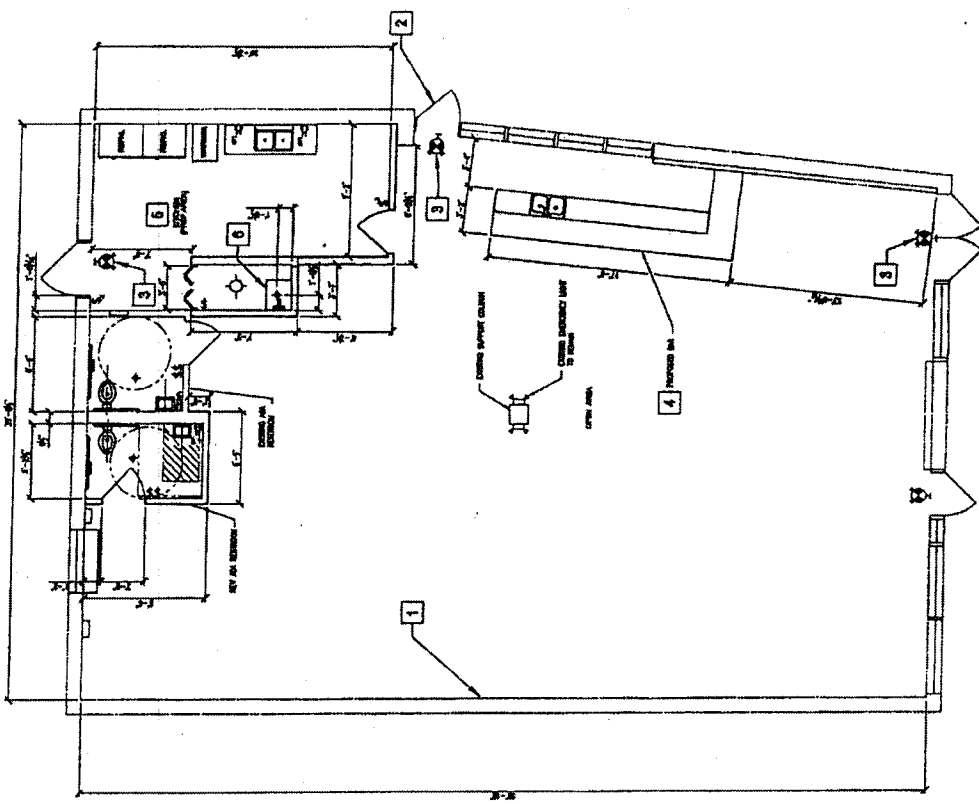
Packet Page 22 of 115



- GENERAL NOTES:**
- CONSTRUCTION PER ALL GOVERNING CODES PER 2008 INTERNATIONAL BUILDING CODES.
  - CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
  - ALL EXISTING REPAIR TO INTERIOR WALLS SHALL BE REPLACED WITH A TYPE OYSTER BOARD.
  - ALL NEW PARTITION WALLS SHALL BE METAL STUD WALLS FOR TYPICAL METAL STUD DETAILS, SEE DRAWING A-4, UNLESS NOTED OTHERWISE.

- KEYED NOTES:**
- PROVIDING SEPARATION WALL IS VERIFIED TO BE DOUBLE LAYER OYSTER BOARD. ADD A BEAD OF FIRE RATED CAULKING ALONG THE TOP OF THE WALL AND CEILING JOINTS WHERE IT JOINS THE OYSTER BOARD. SEE DRAWING A-4 FOR SPECIAL DETAILS.
  - ADD PANIC BAR WITH ALARM TO SIDE DOOR. PANIC BAR ALARM SHALL READ "EMERGENCY EXIT ONLY - ALARM WALL SOUND".
  - NEW EXIT SIGNS WITH EMERGENCY LIGHTS (TYP.).
  - PROPOSED BANK (BAR SUPPLIED BY OWNER).
  - FINAL ORIENTATION OF APPLIANCES AND SINK ARE DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE. NECESSARY ELECTRICAL CONNECTIONS FOR EACH APPLIANCE SHALL BE SUPPLIED BY QUALIFIED ELECTRICAL CONTRACTOR.
  - FLOOR-SET MOP SINK. SEE DRAWING A-4 FOR DETAIL.

- LEGEND (ALL SYMBOLS MAY NOT BE USED):**
- SMOKE DETECTOR - HARD WIRED WITH BATTERY BACKUP
  - GROUND FAULT INDICATOR OUTLET
  - RECEPTACLE OUTLET
  - TRIPLE OUTLET
  - PROPOSED LIGHT
  - PROPOSED LIGHT/EXHAUST FAN
  - NEW FLOOD LIGHT
  - NEW WALL LIGHT
  - NEW SWITCH
  - NEW 3-WAY SWITCH
  - EXIT SIGN
  - EXIT SIGN WITH EMERGENCY LIGHTS



PROPOSED FLOOR PLAN  
 SCALE 1/4" = 1'-0"

*Handwritten signature and date: 10/9/17*

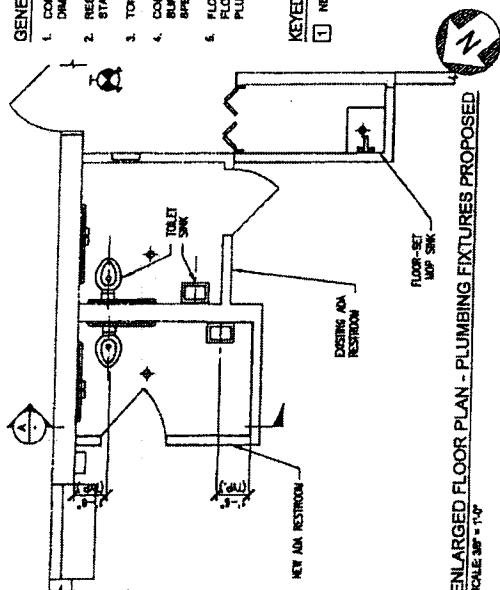


**GENERAL NOTES:**

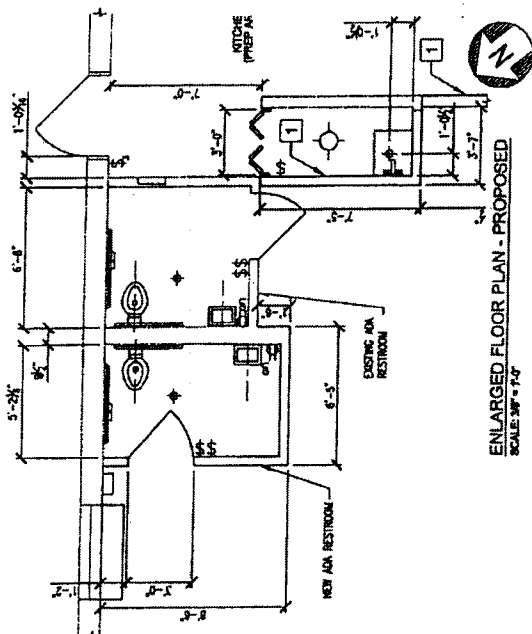
1. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
2. RESTROOMS SHALL COMPLY WITH 2010 ADA STANDARDS FOR STATE AND LOCAL GOVERNMENT FACILITIES.
3. TOILET AND WATER CLOSET SHALL COMPLY WITH 308 AND 304.
4. CONTRACTOR SHALL INSTALL PROPER DRAINAGE AND WATER SUPPLY FOR SINK BASED UPON MANUFACTURER'S SPECIFICATIONS.
5. FLOOR DRAINS WITHIN RESTROOMS ARE EXISTING. ADDITIONAL FLOOR DRAINS FOR BAR SHOULD BE FIELD LOCATED BY PLUMBING CONTRACTOR.

**KEYED NOTES:**

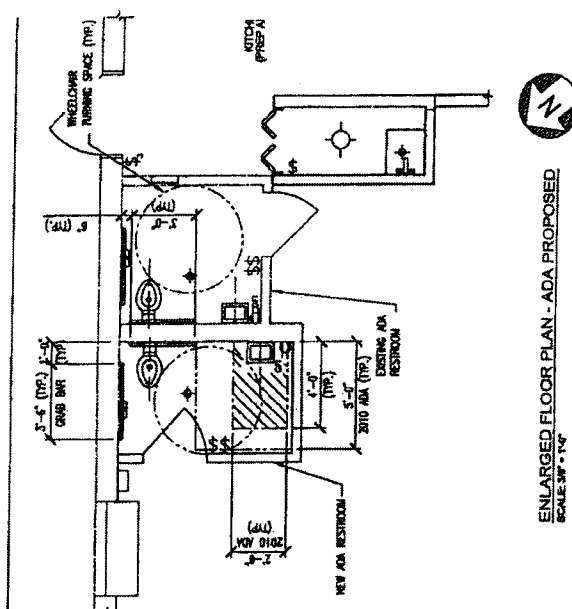
- 1 NEW WALL WIDTH TO MATCH EXISTING CONNECTED WALL



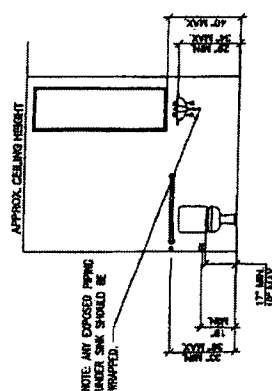
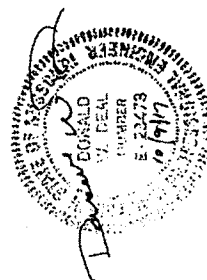
**ENLARGED FLOOR PLAN - PLUMBING FIXTURES PROPOSED**  
SCALE 3/8" = 1'-0"



ENLARGED FLOOR PLAN - PROPOSED  
SCALE: 3/8" = 1'-0"



**ENLARGED FLOOR PLAN - ADA PROPOSED**  
**SCALE: 3/8" = 1'-0"**

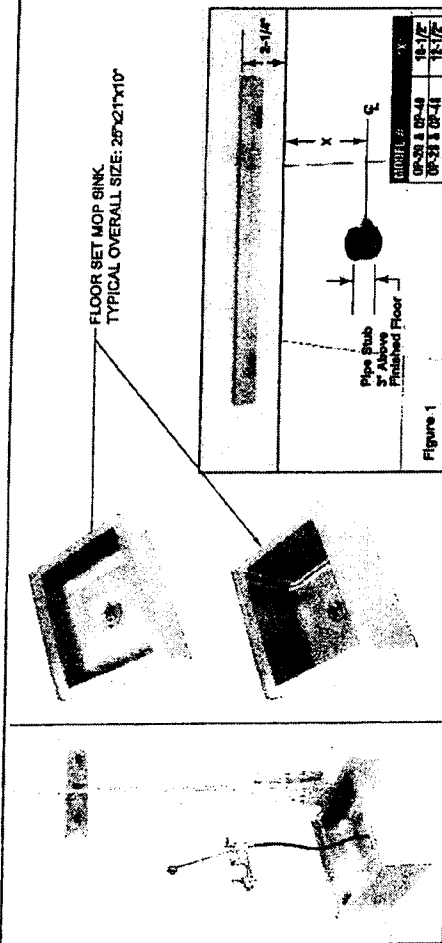


**RESTROOM ELEVATION**  
SCALE: 3/8" = 1'-0"  
NOTE: INFORMATION ABOVE SHOWN  
ONLY FOR PROPER FIXTURE ELEVATIONS.

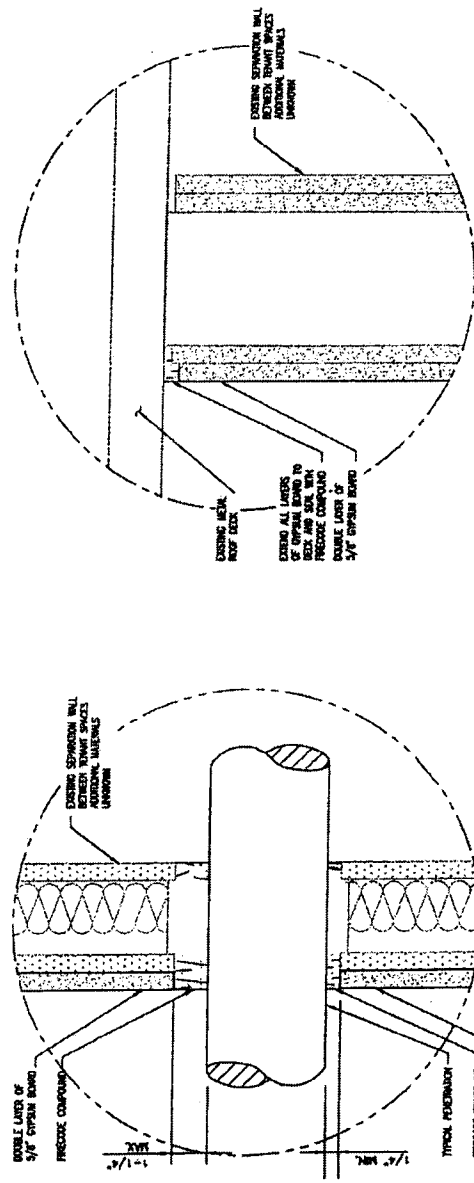
[illegible]

GENERAL NOTES:

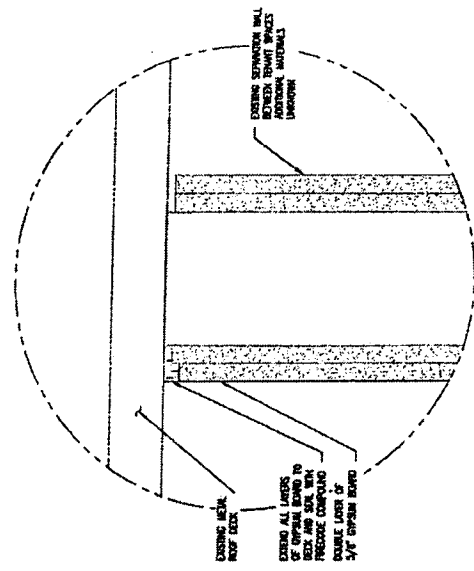
1. FLOOR SET MOP SINK BASED UPON REGENCY SINK MODEL 8008-11000 OR EQUIVALENT EQUAL. PLUMBING CONTRACTOR SHALL VERIFY PROPER DRAIN LOCATIONS BASED UPON MANUFACTURER'S INSTALLATION INSTRUCTIONS. IMAGE SHOWN IS ONLY FOR DESIGN SPECIFICATIONS AND BASED UPON OWNER AND CONTRACTOR AGREEMENT.
2. CONTRACTOR SHALL INSTALL PROPER PLUMBING ABOVE MOP SINK THAT IS ADEQUATE FOR THE USE OF VARIOUS JANITORIAL SUPPLIES.



FLOOR MOUNTED MOP SINK DETAIL  
 SCALE: NONE



TYPICAL WALL PENETRATION DETAIL  
 SCALE: NONE



TYPICAL WALL TO ROOF DECK DETAIL  
 SCALE: NONE





OFFERED BY COUNCIL AS A WHOLE  
APRIL 23, 2018

RESOLUTION NO. 1002

**RESOLUTION OF THE FLORISSANT CITY COUNCIL HONORING TIM LEE FOR HIS 15 YEARS OF SERVICE AS COUNCILMAN FROM WARD 1.**

WHEREAS, **Tim Lee** was first elected in April of 2003, was re-elected for four additional terms serving the Florissant Community for 15 years representing Ward 1 on the City Council; and

WHEREAS **Tim Lee** was elected to serve as Council President and Vice President twice by his peers; and

WHEREAS **Tim Lee** worked tirelessly to represent his ward and the citizens of Florissant on the difficult issues that often face the City Council; and

WHEREAS **Tim Lee** was responsive to his residents through regular ward meetings and daily email and call-in work requests through the administration; and

WHEREAS before he was elected, Tim served 7 years on the Florissant Board of Adjustment and Minimum Building Standards Board of Appeals; and

WHEREAS **Tim Lee** served as the St. Louis County Assistant Collector of Revenue, retired in 2012 after 31 years of service and spent much of his time working for the betterment of the City of Florissant; and

WHEREAS **Tim Lee** was instrumental in the formation of the Florissant Home Buyers Assistance Program and the Florissant Property Acquisition Program, he chaired the Golf Subcommittee which resulted in many improvements in the aesthetics and financial condition of the course; and

WHEREAS **Tim Lee** was at the forefront of legislation and passage by the voters of Proposition S to improve, repair and replace streets in Florissant; and

WHEREAS, **Tim Lee** was also at the forefront of legislation for the use of a single trash hauler that resulted in savings for residents, discounts for seniors and an improved recycling program; and

WHEREAS **Councilman Tim Lee** also served as an officer for the Florissant Old Town Partners and Vice President of the Florissant Parks Foundation. He was also active in the Greater North County Chamber of Commerce and served as a regular member of the Fall Festival Committee; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FLORISSANT, speaking for itself and on behalf of the citizens of the City of Florissant, that the City Council go publicly on record to express a sincere and heartfelt thank you to Councilman Tim Lee for a job well done.

Adopted this 23rd day of April, 2018

---

Jackie Pagano  
President of the Council

ATTEST:

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Karen Goodwin, MMC/MRCC  
City Clerk

# **CITY OF FLORISSANT**

## **Public Hearing**

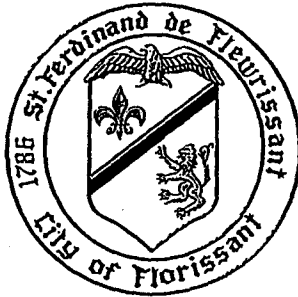


**In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 Rue St. Francois, on Monday, April 23, 2018 at 7:30 P.M. on the following proposition:**

**To authorize a Special Use Permit to Erika Sharp d/b/a Feel Sharp Massage Therapy to allow for the operation of a massage therapy business in a HB, Historic Business District, for the property located at 525 rue St. Francois (legal description to govern). Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.**

**CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk**

**SPECIAL USE PERMIT APPLICATION  
TO THE CITY OF FLORISSANT  
PLANNING AND ZONING COMMISSION**



City Of Florissant – Public Works  
314-839-7648

**PLANNING & ZONING ACTION  
RECOMMENDED APPROVAL  
PLANNING & ZONING**

Council Ward \_\_\_\_\_ Zoning \_\_\_\_\_

Initial Date Petitioner Filed \_\_\_\_\_  
Building Commissioner to complete  
ward, zone & date filed

CHAIRMAN

4-2-18  
DATE:

SPECIAL PERMIT FOR Feel Sharp Massage Therapy  
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant.

AMEND SPECIAL PERMIT #- \_\_\_\_\_ TO ALLOW FOR \_\_\_\_\_  
525 ordinance # Statement of what the amendment is for.

LOCATION St. Francois St. Ste # 11 erika sharp@yahoo.com  
Address of property.

1) Comes Now Erika Sharp - Feel Sharp Massage Therapy  
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As)

and states to the Planning and Zoning Commission that he (she) (they) has (have) the following legal interest in the tract of land located in the City of Florissant, State of Missouri, as described on page 3 of this petition.

Legal interest in the Property) \_\_\_\_\_  
State legal interest in the property. (i.e., owner of property, lease.  
Submit copy of deed or lease or letter of authorization from owner to seek a special use.

2) The petitioner(s) further state(s) that the property herein described is presently being used for \_\_\_\_\_  
\_\_\_\_\_ and that the deed restrictions for the property do not prohibit the use which  
would be authorized by said Permit.

3) The petitioner(s) further states (s) that they (he) (she) are submitting a detailed site plan of the proposed or existing development showing location and use of all structures, off-street parking, and all other information required by the Zoning Ordinance or determined necessary by the Building Commissioner.

4) The petitioner(s) further state(s) that (he) (she) (they) can comply with all of the requirements of the City of Florissant, including setback lines and off- street parking.

- 5) The petitioner (s) further (represent (s) and warrants (s) that they (he) (she) has (have) not made any arrangement to pay any commission gratuity or consideration, directly or indirectly to any official, employee or appointee of the City of Florissant, with respect to this application.
- 6) The petitioner(s) further state (s) that the Special Use Permit is sought for the following purposes, and no other, List in detail, all activities sought to be covered by the permit (i.e.; operation of a business, approval of building and / or site plans (preliminary and / or final), plan approval for sign, etc.):
- 7) The petitioner (s) state (s) the following factors and reason to justify the permit:  
(If more space is needed, separate sheets maybe attached)

Erika Sharp [Signature] 12/7/17  
PRINT NAME SIGNATURE

FOR Massage Therapy  
(company, corporation, partnership)

Print and sign application. If applicant is a corporation or partnership signature must be a CORPORATE OFFICER or a PARTNER. NOTE: Corporate officer is an individual named in corporate papers.

- 8) I (we) hereby certify that (indicate one of the following):

- ( ) I (we) have a legal interest in the herein above described property.
- ( ) I am (we are) the duly appointed agent(s) of the petitioner (s), and that all information given here is true and a statement of fact.

Petitioner may assign an agent to present petition to the Commission and Council. The agent must sign the petition in below, and provide address and telephone number

SIGNATURE \_\_\_\_\_

ADDRESS \_\_\_\_\_  
STREET CITY STATE ZIP CODE

TELEPHONE NUMBER \_\_\_\_\_  
BUSINESS

I (we) the petitioner (s) do hereby appoint \_\_\_\_\_ as  
Print name of agent.  
my (our) duly authorized agent to represent me (us) in regard to this petition.

\_\_\_\_\_  
Petitioner or authorized agent's signature

**NOTE:** When the petitioner and/or his duly authorized agent appears before the Planning and Zoning Commission and to make a presentation, the same individuals must also appear before the City Council at the Public Hearing to make the presentation and no one else will be permitted to make the presentation to the City Council.

IF DESCRIPTIONS OF PLATS OR SURVEYS ARE INCORRECT, OR IF THE PETITION FORM IS NOT CORRECTLY AND COMPLETELY FILLED OUT, IT WILL BE RETURNED FOR ADDITIONS OR CORRECTIONS AND WILL HAVE TO BE RE-SUBMITTED.



Please fill in applicable information requested. If the property is located in a strip center, give the dimensions of your space under square footage and do not give landscaping information.

Name Erika Shamp  
Address 525 St. Francis St. 63031  
Property Owner John Pennington  
Location of property Florissant, MO 63031  
Dimensions of property approx 135 x 22 or 200 ft  
Property is presently zoned \_\_\_\_\_ Requests Rezoning To \_\_\_\_\_  
Proposed Use of Property office, medical, retail  
Type of Sign \_\_\_\_\_ Height \_\_\_\_\_  
Type of Construction \_\_\_\_\_ Number Of Stories 2  
Square Footage of Building 10,000 SF Number of Curb Cuts \_\_\_\_\_  
Number of Parking Spaces \_\_\_\_\_ Sidewalk Length \_\_\_\_\_  
Landscaping: No. of Trees \_\_\_\_\_ Diameter \_\_\_\_\_  
No. of Shrubs \_\_\_\_\_ Size \_\_\_\_\_  
Fence: Type \_\_\_\_\_ Length \_\_\_\_\_ Height \_\_\_\_\_

### PLEASE SUBMIT THE FOLLOWING:

1. Plan or drawing showing zoning of adjoining properties.
2. Plan or drawing showing location of property in relation to major streets and all adjoining properties.
3. Drawing showing measurement of tract and overall area of tract.
4. Plan or drawing showing proposed parking layout, landscaping, parking lighting and trash enclosure.
5. If Special Permit is for a sign show location of sign on plot plan.

**PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS  
PETITION**

(Close legal description with acreage to the nearest tenth of an acre).

**Provide a legal description of the property. If part of a shopping center list address and state part of what shopping center (i.e.: 351 N. Highway 67 part of Florissant Meadows Shopping Center). If property is a single lot, list full written legal description with bearings and distances.**

**PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION**

**Provide a drawing of a location map showing the nearest major intersection.**

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**OFFICE USE ONLY**

Date Application reviewed \_\_\_\_\_

STAFF REMARKS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
**Building Commissioner or Staff Signature**

# FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



4-2-18

City Of Florissant – Public Works  
314-839-7648

Application is hereby made to the Building Commissioner of the Department of Public works Office at the City of Florissant, Missouri, to appear before the Planning & Zoning Commission

Please Print or Type The Following Information

Property Address: 525 St. Francis St. Ste #11  
 Property Owners Name: J.B. Francois /o John Livingston Phone #: 314 745-2677  
 Property Owners Address: 1034 S. Brentwood st 1200 63117  
 Business Owners Name: Erika L. Sharp Phone #: 372-9129  
 Business Owners Address: 246 S. Dade Ferguson, MO 63135  
 DBA (Doing Business As) Massage Therapist  
 Authorized Agents Name: \_\_\_\_\_ CO. Name: \_\_\_\_\_  
 (Authorized Agent to Appear Before The Commission)

Agents Address: \_\_\_\_\_ Phone #: \_\_\_\_\_  
 Request \_\_\_\_\_

State complete request (print or type only).

IF A TRAFFIC STUDY IS REQUIRED FOR CERTAIN DEVELOPMENTS AND USES THE COST OF THE TRAFFIC STUDY SHALL BE PAID BY THE APPLICANT. PLEASE SUBMIT FOLDED PLANS

Applicant's Signature: [Signature] Date: 12-7-17

Received by: [Signature] Receipt # 606681 Amount Paid: 300.00 Date: 3/14/18  
 OFFICE USE ONLY  
 void  
 void

STAFF REMARKS: \_\_\_\_\_

COMMISSION ACTION TAKEN:

DATE APPLICATION REVIEWED: \_\_\_\_\_

SIGNATURE OF STAFF WHO REVIEWED APPLICATION

RECOMMENDED APPROVAL  
 PLANNING & ZONING  
 CHAIRMAN

[Signature] SIGN. DATE: 4-2-18

State of Missouri

**Department of Insurance, Financial Institutions and Professional Registration  
Division of Professional Registration  
Missouri Board of Therapeutic Massage  
Massage Therapy Business**

VALID THROUGH JANUARY 31, 2019  
ORIGINAL CERTIFICATE/LICENSE NO. 2018006906

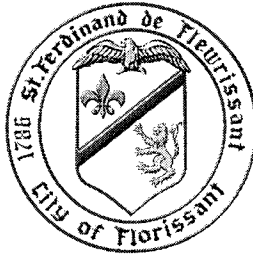
FEEL SHARP MASSAGE THERAPY  
525 ST FRANCOIS ST STE #11  
FLORISSANT MO 63031  
USA

  
EXECUTIVE DIRECTOR

  
DIVISION DIRECTOR

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**MEMORANDUM**



**CITY OF FLORISSANT**

To: P&Z Commissioners

Date: March 23, 2018

From: Philip E. Lum, AIA-Building Commissioner cc: Louis B. Jearls, Jr.-P.E.PWLF  
Director of Public Works  
Applicant  
File

Subject: Request recommended approval to all for a massage therapy business  
(**Feel Sharp Massage Therapy**) located at 525 Rue St. Francois in the  
'HB' Historic Business District.

*Suite #11*

**STAFF REPORT**  
**CASE NUMBER PZ-040218-1**

**I. PROJECT DESCRIPTION:**

This is a request recommended approval to all for a massage therapy business (**Feel Sharp Massage Therapy**) located at 525 Rue St. Francois in the 'HB' Historic Business District.

**II. EXISTING SITE CONDITIONS:**

In the 'HB' District, the zoning code allows for a massage business as a Special Use since 2012:

*HB" Historic Business District...*

*Special use permits. The City Council may, by special permit, after public hearing and notice as provided in Article VIII and subject to such protective restrictions that the Council may deem necessary, authorize the location, extension or structural alteration of any of the following buildings or uses in an "HB" Historic Business District:*

- a. Bicycle and bicycle repair shop.*
- b. Brewpubs.*

*[Ord. No. 8220 §9, 4-26-2016[1]]*

*[1]Editor's Note: Section 9 also renumbered former Subsection (D)(6)(b) through (D)(6)(n) to (D)(6)(c) through (D)(6)(o), respectively.*

- 42 c. Carpet store.  
43 d. Dry cleaners (dry cleaner plants prohibited).  
44 e. Collectibles.  
45 f. Retail food shop.  
46 g. Massage business, provided that the licensing requirements of the City are met.  
47 h. Ornamental iron shop.  
48 i. Painting contractor.  
49 j. Pest control service.  
50 k. Pet grooming.  
51 l. Sign company.  
52 m. Upholstery or auto upholstery.  
53 n. Mortuary.  
54 o. Tavern, nightclub or cocktail lounge."

55  
56 **III. SURROUNDING PROPERTIES:**

57  
58 Properties to the East are 601 and 617 N. Jefferson in the 'HB' District. The Property to  
59 the North is 674 Rue St. Jacques, in the 'HR' Historic Residential District.  
60

61 **IV. STAFF ANALYSIS:**

62 The petitioner intends to establish this business in the existing shopping center with no  
63 changes in site or building. The site contains approximately 46 parking spaces in upper  
64 and lower lots. The lower lot fronts on St. Francois and is bounded by retaining walls.  
65

66 The space is anticipated to be leased is approximately 300 s.f.  
67

68 City regulations require the Finance Department to determine eligibility for licensure  
69 with State and/or other agencies.  
70

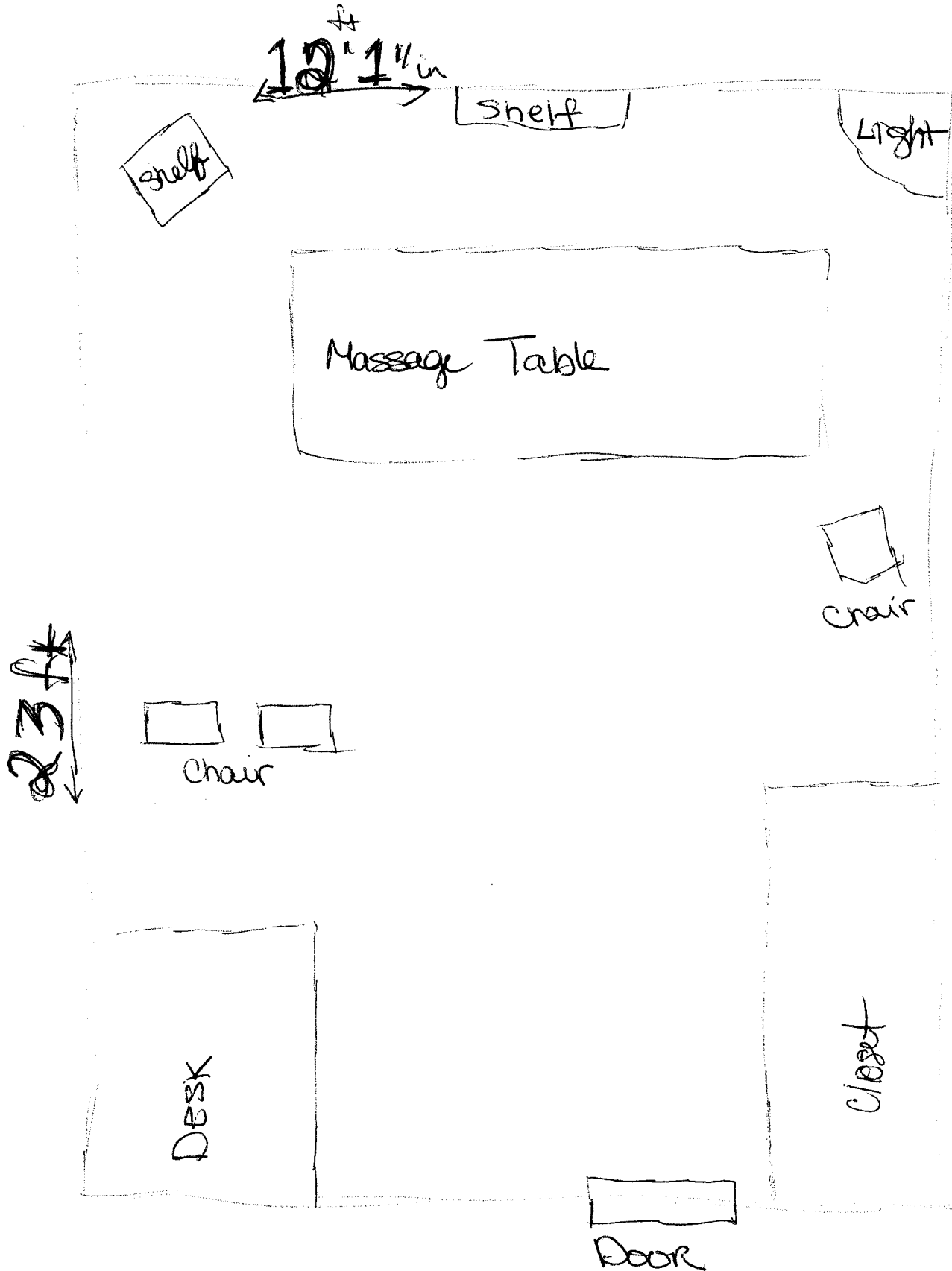
71  
72 **VI. STAFF OBSERVATIONS/RECOMMENDATIONS:**

- 73 1. Suggested motion: I move to recommend to recommend approval of a a massage  
74 therapy business (**Feel Sharp Massage Therapy**) located at 525 Rue St. *Saint*  
75 **Francois** in the 'HB' Historic Business District, subject to the protective  
76 restrictions that the Council may deem necessary.  
77

78 (end report and suggested motion)

# Floor Plan

Erika Sharp  
525 St Francois  
Ste #11  
Florissant, Mo 63033



# CITY OF FLORISSANT

955 rue St. Francois  
314-921-5700

## APPLICATION FOR LIQUOR LICENSE

### TYPE OF LICENSE REQUESTED:

- ( ☒ ) Full Liquor by the Drink ( ) Full Package Liquor ( ) Consumption of Liquor  
( ) Malt Liquor & Wine by the Drink ( ) Malt Liquor & Wine Package ( ) Tasting  
( ) Full Liquor by Drink (Non-Profit)

To the City Clerk, City of Florissant, Saint Louis County Missouri:

The undersigned hereby makes application for a liquor license issued under Chapter 600 of the Florissant City Code

### TYPE OF LICENSE REQUESTED:

- ( ) Individual ( ) Partnership ( ) Corporation ( ☒ ) Limited Liability Corp  
(Attach list of Partners) (Attach list of officers, addresses)

Name of Business Privilege Lounge LLC

Business Address 129 Flower Valley Shopping Phone 314-736-4080  
Florissant, Mo. 63033 City

Names of Applicant, Corporation, or LLC LLC Privilege

Address of Owner 4576 Buhlmann Farms Blvd. Florissant, Mo. 63034 Phone  
Street City State Zip

Name of Managing Officer Diane McNeill

Home Address 4576 Buhlmann Farms Blvd. Florissant, Mo. 63034 Years at address 15  
Street City/State Zip Home Phone

Managing Officer Date & Place of Birth 11-08-54 St. Louis, Mo. Cell Phone 314-497-7728

Managing Officer Driver's License No. \_\_\_\_\_  
(Provide a copy of driver's license)

Social Security Number\*

\* Social Security Number used  
for purposes of identification in running record check.

Managing Officer Personal Property Taxes 2017 Paid? ( ☒ ) Yes ( ) No (Attach most recent copy)

Managing Officer Register Voter of Missouri? ( ☒ ) Yes ( ) No (Attach a Voter Registration Certificate)

Have you ever been arrested? No What Charge? \_\_\_\_\_  
Where? \_\_\_\_\_ Disposition? \_\_\_\_\_

Citizen of U.S.A.? ( ☒ ) Yes ( ) No Naturalized? ( ) Yes Date \_\_\_\_\_ ( ☒ ) No  
If Naturalized, Give Number: \_\_\_\_\_ Dist. \_\_\_\_\_  
(Provide naturalization documentation)

Do you have an interest in any liquor license which is now in force? No  
If so, give details \_\_\_\_\_

Have you previously held a liquor license of any type? No

If so, when and where \_\_\_\_\_



Have you ever had a liquor license suspended or revoked? NO  
If so, give details \_\_\_\_\_

Have you ever been convicted of any violation of any federal or state law? NO  
If so, give details \_\_\_\_\_

Have you ever been convicted of any municipal or county ordinance violation? NO  
If so, give details \_\_\_\_\_

Have you ever been convicted of any violation of a federal law, state statute or local ordinance relating to intoxicating liquor? NO  
If so, give details \_\_\_\_\_

Has the location previously been occupied as a liquor establishment, liquor store or tavern? NO  
If so, state name \_\_\_\_\_

Is the location within 200 feet of property used for church, school or public playground? NO

If Individual Applicant, sign below:

If Partnership, corporation or LLC complete the following:

LLC Privilege

Trade Name

Diane McIntosh  
Signature of Managing Officer

STATE OF MISSOURI ) SS  
COUNTY OF ST. LOUIS )

Diane McIntosh, of lawful age, being first duly sworn upon 3/28/18 oath  
(Individual or Managing Officer)

deposes and states that he/she is the (applicant) (the managing officer of the corporation or partnership seeking the license hereunder), that he/she has read this application and fully understands same, that said license will be subject to all of the ordinances of the City pertaining to the operation of said business and agrees that he will abide by all lawful ordinances, regulations and rules adopted by the City relating to the conduct of said business, that he is in all respect qualified in law to receive such license, and that the answers and statements set out in the above application are true.

Diane McIntosh  
Signature of Individual or Managing Officer

Subscribed and sworn to before me this 28<sup>th</sup> day of March, 2018.



ERINN BORDERS  
My Commission Expires  
June 7, 2021  
St. Louis County  
Commission #17221645

Erinn Borders

Notary Public

My Commission Expires: June 7, 2021

Packet Page 41 of 115

**NOTE: APPLICATION MUST BE SWORN TO BEFORE A NOTARY PUBLIC**

**APPLICATION FOR SUNDAY LIQUOR LICENSE**

**To the City Clerk, City of Florissant, Saint Louis County Missouri**

Authorizing the sale of retail liquor by the drink or package in the city of Florissant on **Sunday** from 9:00 a.m. to midnight

**TYPE OF OPERATION:**

( ) Individual                      ( ) Partnership                      ( ) Corporation                      ( ☒ ) Limited Liability Corp

**Name of Business** Privilege Lounge LLC dba Privilege Lounge

**Location** 129 Flower Valley Shopping Ctr. **Phone** 314-738-4080

**Exact Trade Name, LLC or Corporation** LLC Privilege

The undersigned (Individual, Partnership, Corporation, LLC ), hereby makes application to the City Clerk, City of Florissant, St. Louis County, Missouri for a "By the Drink/Package Liquor License" authorizing the sale of retail liquor on Sundays from 9:00 a.m. to midnight for the period beginning on \_\_\_\_\_ and expiring on June 30, 2017, on the above described premises and agrees that if the license herein applied for is granted, and the licensee shall violate any provisions of the State Liquor Control Act or of the City of Florissant Code and particularly any provision of Chapter 600 of the Florissant City Code pertaining to alcoholic beverages or permit any other person to do so upon the licensed premises, the City Council, by a majority vote, may suspend or revoke such license.

1) I/WE presently hold Florissant License Number \_\_\_\_\_ authorizing the sale of retail liquor by the drink or package in Florissant for premises described in this application.

STATE OF MISSOURI        ) SS  
COUNTY OF ST. LOUIS    )

I DIANE McNutt of lawful age, being first duly sworn upon my oath, depose and say that I  
(Print Name of Managing Officer)

have read this application and that I fully understand the same; that I know the contents thereof and the statements contained therein and that the same are true of my own knowledge.

Diane McNutt  
Signature of Individual or Managing Officer

Subscribed and sworn to before me this 28<sup>th</sup> day of March, 2018.



ERINN BORDERS  
My Commission Expires  
June 7, 2021  
St. Louis County  
Commission #17221645

Erinn Borders  
Notary Public

My Commission Expires: June 7, 2021

## SUPPLEMENT TO APPLICATION FOR LIQUOR LICENSE

### CORPORATION & LIMITED LIABILITY COMPANY:

Copy of Certificate of Incorporation/ Registration &  
Articles of Organization papers must be attached

To the Florissant City Council,  
Florissant, St. Louis County, Missouri \_\_\_\_\_

DATE \_\_\_\_\_

### **TO BE COMPLETED BY ALL PARTNERS, OR IF CORPORATION OR LIMITED LIABILITY CORPORATION BY ALL OFFICERS OR MEMBERS:**

1. FULL NAME DIANE McNIFF  
SOC. SEC. NO. \_\_\_\_\_ PLACE OF BIRTH St. Louis, MO.  
DATE OF BIRTH 11/8/1954 SEX FEMALE  
PHONE NUMBER (314) 497-7723  
ADDRESS \_\_\_\_\_  
LAST PREVIOUS ADDRESS \_\_\_\_\_  
NO. OF YRS. \_\_\_\_\_

2. FULL NAME \_\_\_\_\_  
SOC. SEC. NO. \_\_\_\_\_ PLACE OF BIRTH \_\_\_\_\_  
DATE OF BIRTH \_\_\_\_\_ SEX \_\_\_\_\_  
PHONE NUMBER \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
LAST PREVIOUS ADDRESS \_\_\_\_\_  
NO. OF YRS. \_\_\_\_\_

3. FULL NAME \_\_\_\_\_  
SOC. SEC. NO. \_\_\_\_\_ PLACE OF BIRTH \_\_\_\_\_  
DATE OF BIRTH \_\_\_\_\_ SEX \_\_\_\_\_  
PHONE NUMBER \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
LAST PREVIOUS ADDRESS \_\_\_\_\_  
NO. OF YRS. \_\_\_\_\_

4. FULL NAME \_\_\_\_\_  
SOC. SEC. NO. \_\_\_\_\_ PLACE OF BIRTH \_\_\_\_\_  
DATE OF BIRTH \_\_\_\_\_ SEX \_\_\_\_\_  
PHONE NUMBER \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
LAST PREVIOUS ADDRESS \_\_\_\_\_  
NO. OF YRS. \_\_\_\_\_

**PLEASE FILL OUT THIS FORM AND RETURN WITH YOUR LICENSE APPLICATION**

In order for the Police Department to provide you with the best possible service, it is necessary for them to have certain information concerning your business:

**EMERGENCY INFORMATION**

OWNER OF PROPERTY Flower Valley Group LLC PHONE \_\_\_\_\_  
ADDRESS 919 BELLEVUE MANOR CITY ST. LOUIS STATE MO ZIP 63141  
NAME OF BUSINESS PRIVILEGE LLC PHONE \_\_\_\_\_  
ADDRESS 129 FLOWER VALLEY CITY FLORISSANT STATE MO ZIP 63033  
SHOPPING CENTER  
BUSINESS HOURS 11:00 AM - 1:00 PM  
OWNER/MANAGER DIANE MCNULT PHONE (314) 497-7723  
HOME ADDRESS 4576 BELLMAN FARM CITY FLORISSANT STATE MO ZIP 63034  
Rd

**PLEASE LIST PERSONS TO BE CONTACTED AFTER BUSINESS HOURS IN CASE OF AN EMERGENCY  
OR IF THERE IS A DOOR OR WINDOW FOUND INSECURE**

**CONTACT #1**

NAME DURAND MCNULT ADDRESS 4576 Bellman Farm Blvd. Florissant mo 63034  
CITY & STATE Florissant ZIP 63034 PHONE 314-744-0008  
HAS KEY: YES ( ) NO ( )

**CONTACT #2**

NAME Daniella McNult ADDRESS 2104 Foggy Bottom Drive  
CITY & STATE Florissant Mo. ZIP 63031 PHONE (314) 824-9933  
HAS KEY: YES ☒ NO ( )

ARE THERE LIGHTS LEFT ON AFTER BUSINESS HOURS: YES ☒ NO ( )

IS ANYONE AUTHORIZED TO BE ON THE PREMISES AFTER BUSINESS HOURS: YES ( ) NO ( )

IF YES, WHO: DURAND MCNULT DIANE MCNULT

ARE ANY VEHICLES PARKED AT YOUR BUSINESS AFTER HOURS: YES ( ) NO ☒

DESCRIBE: \_\_\_\_\_  
(YEAR) (MAKE/MODEL) (COLOR) (LICENSE NO.)

DO YOU HAVE A SAFE OF ANY KIND? YES ( ) NO ☒

IF YES, WHERE IS IT LOCATED: \_\_\_\_\_

CAN IT BE SEEN FROM THE OUTSIDE? YES ( ) NO ☒

IS YOUR BUSINESS PROTECTED WITH AN ALARM SYSTEM? YES ( ) NO ( )

**IF AT ANY TIME THERE IS A CHANGE IN THE ABOVE INFORMATION, PLEASE NOTIFY THE POLICE DEPARTMENT IMMEDIATELY, ESPECIALLY IN THE CASE OF THOSE PERSONS TO NOTIFY IN CASE OF AN EMERGENCY. THANK YOU.**

# CITY OF FLORISSANT



FLORISSANT, MISSOURI

## WAIVER

AUTHORIZATION TO HAVE THE CHIEF OF POLICE  
OF THE CITY OF FLORISSANT, MISSOURI TO CHECK MY RECORD.

I, DIANE McNUTT  
RESIDING AT 4576 Bellmann Farms  
IN THE CITY OF St. Louis  
STATE Missouri

DO HEREBY AUTHORIZE THE CITY CLERK OF THE CITY OF FLORISSANT, MISSOURI  
TO MAKE A FULL AND COMPLETE CHECK OF MY RECORD IN THE METROPOLITAN  
ST. LOUIS AREA, STATE OF MISSOURI, ALL PRIOR AREAS OF RESIDENCE, AND  
THROUGH THE NATIONAL CRIMINAL INFORMATION CENTER, IN WASHINGTON, D.C.

Cinta Moon Diane McNutt  
Witness Signature

3/28/2018 11/8/1954  
Date Date of Birth

\_\_\_\_\_  
Social Security Number



## No Match Notification

A statewide search of the identifiers below has revealed no criminal conviction or sex offender information on file. Fingerprints were not provided and thus the result of the search cannot be guaranteed.

Date of Search: 04/02/2018

Name (1): DIANE MCNUTT

Name (2):

Name (3):

Date Of Birth: 11/08/1954

SSN: 0000

Control Number: 4169957

If you have any questions, please do not hesitate to contact our office at 573-526-6312.

Missouri State Highway Patrol  
Criminal Justice Information Services Division  
PO BOX 9500  
Jefferson City, MO 65102

ok/amm

MEMORANDUM  
CITY OF FLORISSANT



TO: Director of Public Works  
FROM: Anita Moore, City Clerk's Office  
SUBJECT: Liquor License Application

---

DATE: 3/26/18

Please furnish to the City Clerk's Office information on the following liquor applicant:

Privilege Lounge

Name of Business

129 Flower Valley

Address of Business



A school, free standing church or place of worship, public playground **is located** within 100 feet of the liquor applicant's place of business.



A school, free standing church or place of worship, public playground **is not located** within 100 feet of the liquor applicant's place of business.

Per Section 600.035

# STATE OF MISSOURI



**John R. Ashcroft**  
**Secretary of State**

## CERTIFICATE OF ORGANIZATION

WHEREAS,

*LLC Privilege*  
*LC001574834*

filed its Articles of Organization with this office on the 1st day of February, 2018, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, John R. Ashcroft, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on the 1st day of February, 2018, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri.  
Done at the City of Jefferson, this 1st day of February, 2018.

Effective Date: February 02, 2018

  
Secretary of State







# State of Missouri

John R. Ashcroft, Secretary of State

Corporations Division

PO Box 778 / 600 W. Main St., Rm. 322

Jefferson City, MO 65102

LC001574834

Date Filed: 2/1/2018

Effective: 2/2/2018

John R. Ashcroft

Missouri Secretary of State

## Articles of Organization

(Submit with filing fee of \$105.00)

1. The name of the limited liability company is

LLC Privilege

(Must include "Limited Liability Company," "Limited Company," "LC," "L.C.," "LLC," or "LLC")

2. The purpose(s) for which the limited liability company is organized:

Sales

3. The name and address of the limited liability company's registered agent in Missouri is:

Diane McNutt

4576 Behlmann Farms Blvd

Florissant MO 63034

Name

Street Address: May not use PO Box unless street address also provided

City/State/Zip

4. The management of the limited liability company is vested in: ☒ managers ☐ members (check one)

5. The events, if any, on which the limited liability company is to dissolve or the number of years the limited liability company is to continue, which may be any number or perpetual: Perpetual

(The answer to this question could cause possible tax consequences, you may wish to consult with your attorney or accountant)

6. The name(s) and street address(es) of each organizer (PO box may only be used in addition to a physical street address):

(Organizer(s) are not required to be member(s), manager(s) or owner(s))

Name

Address

City/State/Zip

Privilege

129 Flower Valley

Florissant MO 63033

7. ☐ Series LLC (OPTIONAL) Pursuant to Section 347.186, the limited liability company may establish a designated series in its operating agreement. The names of the series must include the full name of the limited liability company and are the following:

New Series:

☐ The limited liability company gives notice that the series has limited liability.

New Series:

☐ The limited liability company gives notice that the series has limited liability.

New Series:

☐ The limited liability company gives notice that the series has limited liability.

(Each separate series must also file an Attachment Form LLC 1A.)

Name and address to return filed document:

Name: DIANE MCNUTT

Address: Email: MCNUTTDM@HOTMAIL.COM


City, State, and Zip Code: \_\_\_\_\_

LLC-1 (08/2013)

*Ma Ray*

**MISSOURI**

**DRIVER LICENSE**



9 CLASS **F** 4b EXP **11/08/2021**  
4d DL NO. 3 DOB **11/08/1954**

1 **MCNUTT**  
2 **DIANE**

8 **11521 ROCK HAMPTON DR**  
**ST LOUIS, MO 63138**

9a END **NONE**  
12 RESTRICTIONS **NONE**  
15 SEX **F** 17 WGT **173 lb** 4a ISS **11/12/2015**  
16 HGT **5'-02"** 18 EYES **BRO**

*Diane McNutt*

**SOCIAL SECURITY**

ACCOUNT NUMBER



**DIANE MC NUTT**

AS REGISTERED BY THE U.S. GOVERNMENT

SIGN HERE 

AY1740000011

RA51900676051CCCC

YD00000048810

UX1392716 8

PRINT  
MAILING  
ADDRESS  
CHANGE  
MCNUTT DIANE  
11521 ROCK HAMPTON DR  
SAINT LOUIS MO 63138

ACCOUNT NUMBER	SCHOOL/SUB	CITY CODE	SITE CODE	ST LOUIS COUNTY, MISSOURI				ORIGINAL	TAX YEAR
100676051	139PF	000	0095	REG PERSONAL PROPERTY TAX BILL				03/02/2018	2017
VALUATION		TYPE	RATE PER \$100 =		CURRENT TAX +	INTEREST +	PENALTIES +	TOTAL FEES =	PIN
3,870		PERSONAL	11.6647		451.44	27.09	9.57	0.00	PAY THIS AMOUNT \$488.10
Make checks payable to: COLLECTOR OF REVENUE									
308132		A13 VOLK	CC	VIN WVGJ7ANXDE521676		VEHICLE FEE		VALUATION 3,870	

SPL004 - Spanish Lake  
73085786



Saint Louis  
**COUNTY**  
ELECTION BOARD  
IDC2017



\*\*\*\*\*ECRWSS\*\*C 082

Diane McNutt  
11521 Rock Hampton Dr  
Saint Louis MO 63138-1142

203  
203 189716

**Voter Identification Card**

## LEASE AGREEMENT

THIS LEASE AGREEMENT (the "Lease") is entered into pursuant to the following terms and conditions:

### ARTICLE 1: BASIC TERMS

Basic Terms and Definitions: This Lease is subject to the following basic terms and definitions:

- 1.1 Date: 15TH day of JANUARY, 2018
- 1.2 Landlord: Flower Valley Group, LLC, a Missouri Limited Liability Company  
Address: 919 Bellerive Manor Dr, St. Louis, MO 63141
- 1.3 Tenant: Diane McNutt, an Individual  
Address: 4576 Behlmann Farms Blvd, Florissant, MO 63034
- 1.4 Property Name: Flower Valley Shopping Center
- 1.5 Tenant's Leased Premises: 129 Flower Valley Shopping Center, Florissant, MO 63033  
Containing approximately 2,280 square feet
- 1.6 Original Term: One (1) Year
- 1.7 Base Year: N/A
- 1.8 Lease Commencement Date: Three (3) months from Possession, as such term is more fully defined in RIDER ONE.
- 1.9 Expiration Date: One (1) Year from Lease Commencement through the end of the calendar month
- 1.10 Use of Leased Premises: Bar
- 1.11 Trade Name of Tenant: Privilege
- 1.12 Broker: N/A
- 1.13 Minimum Annual Rental: Rent Commencement shall begin at the same time as Lease Commencement. Tenant shall pay Minimum Annual Rent pursuant to the schedule below:

PERIOD	MONTHLY MINIMUM RENT	ANNUAL MINIMUM RENT	ANNUAL MINIMUM RENT PER SQ FT
Months 1-6	\$2,090.00	-	\$11.00
Months 7-12	\$2,280.00	-	\$12.00

Tenant's obligation to pay Tenant's proportionate share of Taxes, Insurance and Common Area Maintenance shall begin on Lease Commencement:

- 1.14 Taxes (Estimated): \$ 380.00
- 1.15 Insurance (Estimated): \$ 76.00
- 1.16 CAM (Estimated): \$ 209.00
- 1.17 Total Initial Monthly Rental: \$2,755.00
- 1.18 Percentage Rent: N/A
- 1.19 Security Deposit: \$2,755.00  
Prepaid Rent: \$2,755.00
- 1.20 Condition of Leased Premises: AS IS
- 1.21 Landlord's work: As described in RIDER ONE, if any

Basic Terms and Definitions: This Lease is subject to the following basic terms and definitions:

- 1.1 Date: 15TH day of JANUARY, 2018
- 1.2 Landlord: Flower Valley Group, LLC, a Missouri Limited Liability Company  
Address: 919 Bellerive Manor Dr, St. Louis, MO 63141
- 1.3 Tenant: Diane McNutt, an Individual  
Address: 4576 Behlmann Farms Blvd, Florissant, MO 63034
- 1.4 Property Name: Flower Valley Shopping Center
- 1.5 Tenant's Leased Premises: 129 Flower Valley Shopping Center, Florissant, MO 63033  
Containing approximately 2,280 square feet
- 1.6 Original Term: One (1) Year
- 1.7 Base Year: N/A
- 1.8 Lease Commencement Date: Three (3) months from Possession, as such term is more fully defined in RIDER ONE.
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- 1.12 Broker: N/A
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- 1.17 Total Initial Monthly Rental: \$2,755.00
- 1.18 Percentage Rent: N/A
- 1.19 Security Deposit: \$2,755.00  
Prepaid Rent: \$2,755.00
- 1.20 Condition of Leased Premises: AS IS
- 1.21 Landlord's work: As described in RIDER ONE, if any
- 1.22 Guarantor(s): N/A
- 1.23 Riders: One, consisting of a total of two (2) pages attached to this Lease

## PETITION

WHEREAS, Sec. 600.060 of the Florissant City Code provides that "No license for the sale of intoxicating liquors of any kind at retail by the drink for consumption on the premises where sold shall be issued unless a petition approving such issuance shall be filed with the application for license and which petition shall be signed by two-thirds of the assessed taxpaying citizens owning property and also two-thirds of the persons occupying, owning or conducting any business on the main or ground floor buildings within a distance of two hundred (200) feet of the applicant's place of business in all directions."

NOW, THEREFORE, we the undersigned, do hereby approve the issuance of a license to

Private

NAME OF BUSINESS

to sell intoxicating liquors of all kinds by the drink and for the consumption on the premises located at:

129 Flower Valley

BUSINESS ADDRESS

NAME	ADDRESS	PHONE
<u>Asia Lockman</u>	<u>41 Flower Valley Shopping</u>	<u>314-831-4545</u>
<u>New York Grill</u>	<u>27 Flower Valley</u>	<u>395-2648</u>
<u>Andrea Morahan</u>	<u>131 Flower Valley</u>	<u>838-1417</u>
<u>Meloy Warner</u>	<u>141 Flower Valley Shop Center</u>	<u>495-70</u>
<u>Regina</u>	<u>117 Flower Valley Shopping Center</u>	<u>314-551-221</u>
<u>Design 4</u>	<u>133 Flower Valley Sh. Ctr.</u>	<u>314-837-4431</u>
<u>Michael Haberberger</u>	<u>123 Flower Valley Ctr.</u>	<u>314-921-3800</u>

I hereby certify that the foregoing petition contains the signatures of two-thirds of the assessed taxpaying citizens owning property and also two-thirds of the persons occupying, owning or conducting any business on the main or ground floor buildings within a distance of two hundred (200) feet of the applicant's place of business in all directions.

Deanne M. Stuart

Signature of Applicant  
(Individual or Managing Officer)

Subscribed and sworn to before me this 5th day of April, 2018.



ERINN BORDERS  
My Commission Expires  
June 7, 2021  
St. Louis County  
Commission #17221845

Erinn Borders  
Notary Public

My Commission Expires: June 7, 2021

# CITY OF FLORISSANT

955 rue St. Francois  
Phone: 314-921-5700

## APPLICATION FOR LIQUOR LICENSE

### TYPE OF LICENSE REQUESTED:

- ( ☒ ) Full Liquor by the Drink ( ) Full Package Liquor ( ) Consumption of Liquor  
( ) Malt Liquor & Wine by the Drink ( ) Malt Liquor & Wine Package ( ) Tasting  
( ) Full Liquor by Drink (Non-Profit)

To the City Clerk, City of Florissant, St. Louis County Missouri:

The undersigned hereby makes application for a liquor license issued under Chapter 600 of the Florissant City Code

### TYPE OF OPERATION:

- ( ) Individual ( ) Partnership ( ) Corporation - Attach list of ( ☒ ) Limited Liability Corp  
(Attach list of Partners) officers, addresses, phone no.

Name of Business

CAM LLC

Business Address

1752 - 1754 W. Florissant N/A

Names of Applicant, Corporation, or LLC

CAM LLC DBA HWY 67

Address of Owner

A 2100 Adelaide St. Louis 63107 Phone 314-674-0700

Name of Managing Officer

Radwan

Home Address

2100 Adelaide Av. St. Louis, MO 63107 Years at address 4  
Street City/State Zip Home Phone

Managing Officer Date & Place of Birth

5/1/85 St. Louis, MO Cell Phone 314-674-0700

Managing Officer Driver's License No.

Social Security Number\*

(Provide a copy of driver's license)

\* Social Security Number will be used  
for purposes of identification in running record check.

Managing Officer Personal Property Taxes 20 Paid? ( ☒ ) Yes ( ) No (Attach most recent copy)

Managing Officer Register Voter of Missouri? ( ☒ ) Yes ( ) No (Attach a Voter Registration Certificate)

Have you ever been arrested?: NO What Charge?  
Where? Disposition?

Citizen of U.S.A.? ( ☒ ) Yes ( ) No Naturalized? ( ) Yes Date ( ) No

f Naturalized, Give Number: Dist.

Provide naturalization documentation)

Do you have an interest in any liquor license which is now in force?

f so, give details

Have you previously held a liquor license of any type?

NO



Have you ever had a liquor license suspended or revoked? NO  
If so, give details \_\_\_\_\_

Have you ever been convicted of any violation of any federal or state law? NO  
If so, give details \_\_\_\_\_

Have you ever been convicted of any municipal or county ordinance violation? NO  
If so, give details \_\_\_\_\_

Have you ever been convicted of any violation of a federal law, state statute or local ordinance relating to intoxicating liquor? NO  
If so, give details \_\_\_\_\_

Has the location previously been occupied as a liquor establishment, liquor store or tavern? \_\_\_\_\_  
If so, state name NO

Is the location within 200 feet of property used for church, school or public playground? NO

If Individual Applicant, sign below:

If Partnership, corporation or LLC complete the following:

\_\_\_\_\_

CA44LLC  
Trade Name DC MP  
Signature of Managing Officer

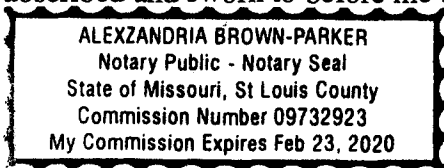
STATE OF MISSOURI ) SS  
COUNTY OF ST. LOUIS )

Rodney Neal, of lawful age, being first duly sworn upon HIS oath  
(Individual or Managing Officer)

deposes and states that he/she is the (applicant) (the managing officer of the corporation or partnership seeking the license hereunder), that he/she has read this application and fully understands same, that said license will be subject to all of the ordinances of the City pertaining to the operation of said business and agrees that he will abide by all lawful ordinances, regulations and rules adopted by the City relating to the conduct of said business, that he is in all respect qualified in law to receive such license, and that the answers and statements set out in the above application are true.

DC MP  
Signature of Individual or Managing Officer

Subscribed and sworn to before me this 18 day of April, 2018.



[Signature]  
Notary Public

My Commission Expires: 2-23-20

Packet Page 57 of 446

TO THE CITY CLERK, CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI

APPLICATION FOR SUNDAY LIQUOR LICENSE

Authorizing the sale of retail liquor by the drink or package in Florissant on Sunday from 9:00 a.m. to Midnight

TYPE OF OPERATION: Individual \_\_\_\_\_ Partnership \_\_\_\_\_ Corporation \_\_\_\_\_ LLC ☒

NAME OF BUSINESS: Hwy 67 BBQ

LOCATION: 1792a New Florissant Telephone: \_\_\_\_\_

NAME OF APPLICANT (partnership or corporation, give exact trade, LLC or corporate name):

Rodney Neal

TRADE NAME IF DIFFERENT: \_\_\_\_\_

The undersigned (Individual) (Partnership) (Corporation) (LLC), hereby makes application to the City Clerk, City of Florissant, St. Louis County, Missouri for a By the drink/Package Liquor License authorizing the sale of retail liquor on Sundays from 9:00 a.m. to Midnight for the period beginning \_\_\_\_\_, and expiring June 30, 20\_\_\_\_, on the above described premises and agrees that if the license herein applied for is granted, and the licensee shall violate any provisions of the State Liquor Control Act or of the Florissant City Code and particularly any provision of Chapter 600 of the Florissant City Code pertaining to alcoholic beverages or permit any other person to do so upon the licensed premises, the City Council, by a majority vote, may suspend or revoke such license.

1) I/WE presently hold License No. \_\_\_\_\_ authorizing the sale of retail liquor by the drink/package in Florissant for premises described in this application.

STATE OF MISSOURI )SS  
COUNTY OF Saint Louis )

I/WE Rodney Neal of lawful age, being first duly sworn upon (my) (our) oath(s),  
name of managing officer ( or owner or partner)

depose and say that (I) (we) have read this application and that (I) (we) fully understand the same; that (I) (we) know the contents thereof and the statements contained therein and that the same are true of (my) (our) own knowledge.

Rodney Neal  
Signature of managing officer (or owner or partner)

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4 DAY OF April 2018

MY COMMISSION EXPIRES May 8, 2021

Kristen Nicole Brooks  
Notary Public

KRISTEN NICOLE BROOKS  
Notary Public - Notary Seal  
St Louis County - State of Missouri  
Commission Number 17294823  
My Commission Expires May 8, 2021

**PLEASE FILL OUT THIS FORM AND RETURN WITH YOUR LICENSE APPLICATION**

In order for the Police Department to provide you with the best possible service, it is necessary for them to have certain information concerning your business:

**EMERGENCY INFORMATION**

OWNER OF PROPERTY Bob Wapport PHONE 314-562-1221  
ADDRESS 17295 Olive Blvd CITY Crestwood STATE MO ZIP 63141  
NAME OF BUSINESS CA 44 LLC PHONE 314  
ADDRESS 1752 T754 Wapport CITY Florissant STATE MO ZIP 63033  
BUSINESS HOURS 6:30 A.M. - 2 A.M.  
OWNER/MANAGER Rodney Neal PHONE 314-679-6708  
HOME ADDRESS 2100 Adelaide Ave CITY St. Louis STATE MO ZIP 63107

**PLEASE LIST PERSONS TO BE CONTACTED AFTER BUSINESS HOURS IN CASE OF AN EMERGENCY OR IF THERE IS A DOOR OR WINDOW FOUND INSECURE.**

**CONTACT #1**

NAME Chris Alexander ADDRESS 2116 Morning Mist Ct  
CITY & STATE Florissant, MO ZIP 63033 PHONE 314-322-4961  
HAS KEY: YES ( ) NO ( )

**CONTACT #2**

NAME Rodney Neal ADDRESS 2100 Adelaide Ave  
CITY & STATE St. Louis, MO ZIP 63107 PHONE 314-679-0708  
HAS KEY: YES ( ) NO ( )

ARE THERE LIGHTS LEFT ON AFTER BUSINESS HOURS: YES ( ) NO ( ☒ )

IS ANYONE AUTHORIZED TO BE ON THE PREMISES AFTER BUSINESS HOURS: YES ( ☒ ) NO ( )

IF YES, WHO: Chris Alexander

ARE ANY VEHICLES PARKED AT YOUR BUSINESS AFTER HOURS: YES ( ☒ ) NO ( )

DESCRIBE: 2013 Grey Toyota White 5942 H  
(YEAR) (MAKE/MODEL) (COLOR) (LICENSE NO.)

DO YOU HAVE A SAFE OF ANY KIND? YES ( ) NO ( ☒ )

IF YES, WHERE IS IT LOCATED: \_\_\_\_\_

CAN IT BE SEEN FROM THE OUTSIDE? YES ( ) NO ( )

IS YOUR BUSINESS PROTECTED WITH AN ALARM SYSTEM? YES ( ) NO ( )

**IF AT ANY TIME THERE IS A CHANGE IN THE ABOVE INFORMATION, PLEASE NOTIFY THE POLICE DEPARTMENT IMMEDIATELY, ESPECIALLY IN THE CASE OF THOSE PERSONS TO NOTIFY IN CASE OF AN EMERGENCY. THANK YOU.**

# CITY OF FLORISSANT



FLORISSANT, MISSOURI

## WAIVER

Authorization to complete record check

I, Rodney Neal  
RESIDING AT 2100 Adelgaide Ave  
IN THE CITY OF St. Louis 63107  
STATE MO

I do hereby authorize the City Clerk of the City of Florissant, Missouri to make a full and complete check of my record in the Metropolitan St. Louis area, state of Missouri, all prior areas of residence, and through the National Criminal Information Center in Washington, D.C.

Anta Moore  
Witness

4-18-18  
Date

[Signature]  
Signature

10-9-71  
Date of Birth

\*\* Social Security Number

\*\*Driver's License Number & State

\*\* Social Security & Driver's License Numbers will be used for purposes of identification in completing record check.

314-322-4961  
Chris

Please Return to  
Arlene - CC's Office

**City of Florissant**  
**Florissant, Missouri 63031**

Memo To: Director of Public Works  
From: City Clerk's Office

Date: 4/5/18  
Re: Liquor License Application

Please furnish to the City Clerk's Office a list of addresses of the assessed taxpaying citizens owning property **AND** also the addresses of persons occupying, owning or conducting any business on the main or ground floor of buildings within 200 feet of the following business:

Hwy 67 BBQ  
Name of Business

1752 + 54 FLORISSANT RD  
Address of Business

Addresses of assessed tax-paying citizens  
owning property within 200 feet:

Addresses of persons **occupying** or  
conducting businesses within 200 feet:

- John Nelson
- Tae Ryu Jitsu Karate studio
- Metropolitan Glass
- Karen McElroy - State Beauty Supply
- Slabtown Collectibles
- Rosalind Peterson - Archmore Finance
- Alex Hand - Custom Sounds
- Amadea Baker - Auto Spa Etc
- Bassam Hassan
- Desiree V...

- STEAK & SHAKE 1955 N HWY 67
- METROPOLITAN GLASS 1960 N HWY 67
- CUSTOM SOUNDS 2000 N HWY 67
- CROWN CAR WASH 2040 N HWY 67
- WINDSHEL CARPET 2060 N HWY 67
- TAE RYU - JITSU KARATE 1752 FLOR RD N
- MERS GOODWILL 1960 FLOR RD N
- STL LIFESTYLE FITNESS 1708 FLOR RD N
- STATE BEAUTY SUPPLY 1772 FLOR RD N
- CELLPHONE GENIUS 1774 FLOR RD N
- MERCY 1506 FLOR RD N
- STATE FARM/COLLEEN HENEZMAN 1778 FLOR RD N
- ARCHMORE FINANCE 1730 FLOR RD N
- 2010 NAILS & SPA 1732 FLOR RD N
- 1 C HENRY NAEL

8. The effective date of this document is the date it is filed by the Secretary of State of Missouri unless a future date is otherwise indicated: \_\_\_\_\_

*(Date may not be more than 90 days after the filing date in this office)*

In Affirmation thereof, the facts stated above are true and correct:

(The undersigned understands that false statements made in this filing are subject to the penalties provided under Section 575.040, RSMo)

**All organizers must sign:**

Elizabeth Cook  
*Organizer Signature*

ELIZABETH COOK  
*Printed Name*

02/28/2018  
*Date of Signature*

## ST. LOUIS COUNTY, MISSOURI



## Personal Property Tax Receipt

This information reflects the tax status for the account and tax year indicated.

This receipt serves as proof of paid personal property taxes and must be submitted when applying for an annual permit or license from St. Louis County.

### No Taxes Are Due

Effective 4/19/2018.

**Tax Year:** 2017  
**Account Number:** I00460696  
**Account Status:** Removed  
**Name:** Neal Rodney T  
**Taxing Address:** 1450 Coolidge Dr  
Saint Louis, MO 63132  
**School Sub Code:** 131Q  
**City Code:** 057  
**Site Code:** 1422  
**Total Assessed Value:** 0  
**Tax Rate:** 9.5061  
**Personal Property Declaration:**

Office Use: TP86H67976B0N6545010VIIPW7 4/19/2018 9:32:26 AM



Personal Property Tax Paid: I00460696

Tax Year	Tax	Interest	Penalties	Other Charges	Total Tax	Amount Paid	Date Paid
2017	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	1/1/0001

A73

# BOARD OF ELECTION COMMISSIONERS

For The City Of St. Louis  
(314) 622-4336 Fax (314) 622-3587

Jerry M. Hunter, Chairman  
Gene Todd, Member

Leo G. (Gary) Stoff, Jr., Director



Joseph A. Barbaglia, Secretary  
Geraldine M. Kraemer, Member

Steven J. Capizzi, Director

Eric R. Greitens  
Governor

St. Louis, Mo., MARCH 19, 2018

This is to CERTIFY that the following named

Person is (was) Registered in WARD 21 PRECINCT 03

NAME NEAL RODNEY T  
(LAST NAME) (FIRST NAME) (MIDDLE NAME)

2100 ADELAIDE AVE., 63107  
(HOUSE NUMBER) (STREET)

Date of application for Registration 01/22/2008

Registration cancelled \_\_\_\_\_

Date of Birth 10/09/1971 Place MO

(SEAL)

## BOARD OF ELECTION COMMISSIONERS FOR THE CITY OF ST. LOUIS

This is NOT a certificate which  
In any way entitles a person to  
Vote, and shall NOT prevent or  
discourage a challenge at the polls.

By Maria Wilson  
ASSISTANT ELECTION COMMISSIONER

(Information given under oath by registrant at time of registration)

300 NORTH TUCKER BOULEVARD

ST. LOUIS, MISSOURI 63101-1914





## State of Missouri

John R. Ashcroft, Secretary of State

Corporations Division

PO Box 778 / 600 W. Main St., Rm. 322

Jefferson City, MO 65102

X001314915

Date Filed: 3/1/2018

Expiration Date: 3/1/2023

John R. Ashcroft

Missouri Secretary of State

### Registration of Fictitious Name

(Submit with filing fee of \$7.00)

(Must be typed or printed)

This information is for the use of the public and gives no protection to the name being registered. There is no provision in this Chapter to keep another person or business entity from adopting and using the same name. The fictitious name registration expires 5 years from the filing date. (Chapter 417, RSMo)

Please check one box:

☒ New Registration ☐ Renewal ☐ Amendment ☐ Correction

Charter number

Charter number

Charter number

The undersigned is doing business under the following name and at the following address:

Business name to be registered: HWY 67 BBQ

Business Address: 1752-1754 New Florissant Rd

(PO Box may only be used in addition to a physical street address)

City, State and Zip Code: Florissant, MO 63033

#### Owner Information:

If a business entity is an owner, indicate business name and percentage owned. If all parties are jointly and severally liable, percentage of ownership need not be listed. Please attach a separate page for more than three owners. The parties having an interest in the business, and the percentage they own are:

Name of Owners, Individual or Business Entity	Charter # Required If Business Entity	Street and Number	City and State	Zip Code	If Listed, Percentage of Ownership Must Equal 100%
Neal, Rodney		2100 Adelaide Ave	St. Louis, MO	63107	30.00
Cook, Elizabeth		17767 Anthony ave	Country club hills, MO	60478	70.00

All owners must affirm by signing below

In Affirmation thereof, the facts stated above are true and correct:

(The undersigned understands that false statements made in this filing are subject to the penalties of a false declaration under Section 575.060 RSMo)

Rodney Neal

RODNEY NEAL

03/01/2018

Owner's Signature or Authorized Signature of Business Entity

Printed Name

Date

Elizabeth Cook

ELIZABETH COOK

03/01/2018

Owner's Signature or Authorized Signature of Business Entity

Printed Name

Date

Name and address to return filed document:

Name: Elizabeth Cook

Address: Email: awrap44@gmail.com

City, State, and Zip Code: Packet Page 65 of 115

LEASE

BY AND BETWEEN

LCRF L.L.C.,  
A MISSOURI LIMITED LIABILITY COMPANY  
("Landlord")

AND

CA44, L.L.C.,  
A MISSOURI LIMITED LIABILITY COMPANY  
("Tenant")

P:\FORMS\Legal Approved Forms\Lease Form LCRF Merge (Bob w-Guaranty).doc

- 1 -

T     *RL*      
L     *RL*

LEASE AGREEMENT

NOTE: THIS LEASE IS NOT IN EFFECT UNTIL DULY SIGNED BY  
BOTH LANDLORD AND TENANT

Data Sheet

ARTICLE I	Grant of Premises
ARTICLE II	Term
ARTICLE III	Rent and Other Tenant Contributions
ARTICLE IV	Books and Records/ Audit
ARTICLE V	Use and Operation of Premises
ARTICLE VI	Construction, Maintenance, Alteration, Surrender
ARTICLE VII	Insurance
ARTICLE VIII	Fire Or Other Casualty
ARTICLE IX	Assignment and Subletting
ARTICLE X	Default and Re-Entry
ARTICLE XI	Common Areas
ARTICLE XII	Eminent Domain
ARTICLE XIII	General Provisions

SIGNATURE PAGE

EXHIBIT A	Site Plan
EXHIBIT B	Sign Criteria
EXHIBIT C	Description of Landlord and Tenant's Work
EXHIBIT D	Guaranty
EXHIBIT E	Tenant Information

T LA  
L [Signature]

## LEASE AGREEMENT

This LEASE AGREEMENT (the "Lease") made and entered into this 28<sup>th</sup> day of February, 2018, by and between LCRF L.L.C., a Missouri Limited Liability Company (referred to as "Landlord"), and CA44, L.L.C., a Missouri Limited Liability Company (referred to as "Tenant"). All of the provisions of the Lease, including the Data Sheet, the standard provisions commencing with Article I and continuing through Article XIII of the Lease (hereinafter at times referred to as the "Standard Form"), all exhibits, and riders, if any are incorporated in full in the Lease as if fully set forth at this point.

### DATA SHEET

The following references furnish data to be incorporated in the specified Sections of the Lease and shall be construed to incorporate all of the terms of the entire Section as stated in the said Lease:

- 1) Shopping Center: The tract of land located in Florissant, Missouri which land together with certain existing and proposed buildings and improvements are commonly known as Flo-Lin I Shopping Center (hereinafter called the "Shopping Center") and is depicted on the Site Plan attached hereto as Exhibit A.
- 2) Premises: space containing approximately 2,400 square feet located as shown on the site plan attached hereto and marked Exhibit B and having an address of 1752-1754 New Florissant Road, Florissant, Missouri 63033.
- 3) Lease Commencement Date: February 1, 2018
- 4) Rent Commencement Date: February 1, 2018
- 5) Initial Term: Three (3) years from the Lease Commencement Date (the date on which the term expires shall be January 31, 2021).
- 6) Renewal Terms: N/A
- 7) Minimum Rent: Years 1-3: \$24,000.00 per annum; \$2,000.00 per month
- 8) Percentage Rent: N/A
- 9) Pro Rata Share Percentage Estimate: 9.29%
- 10) Estimates of Pro Rata Shares:
  - (a) Taxes: \$6,216.00 payable in monthly installments of \$518.00.
  - (b) Insurance: \$720.00 payable in monthly installments of \$60.00.
  - (c) CAM: \$4,104.00 payable in monthly installments of \$342.00.
- 11) Permitted Use: Bar and Restaurant
- 12) Permitted Trade Name: HWY 67 BBQ
- 13) Security Deposit: \$2,900.00 already on file from previous lease and will be transferred to this lease
- 14) Prepaid Rental: N/A
- 15) Guarantor(s): See Personal Guaranty attached as Exhibit C.
- 16) Tenant's Notice Address: Rodney Neal  
2100 Adelaide Street  
Saint Louis, MO 63107  
Cajacc6@gmail.com 314.679.0708

EXHIBIT D

GUARANTY

IN ORDER to induce LCRF L.L.C., a Missouri Limited Liability Company A Missouri Limited Liability Company ("Landlord") to enter into that certain lease dated February 28, 2018 (the "Lease") between Landlord and CA44, L.L.C., a Missouri Limited Liability Company (hereinafter "Tenant") pursuant to which Tenant leases those certain premises located at 1752-1754 New Florissant Road, Florissant, Missouri 63033 (the "Premises"), the undersigned, Rodney Neal (the "Guarantor") does hereby covenant and agree with Landlord as follows:

1. Guarantor hereby unconditionally and irrevocably guarantees to Landlord: (a) the due and punctual payment of all rent and other payments and impositions due under the Lease all according to the terms of the Lease and (b) the due and punctual performance of all of the terms, covenants, and conditions contained in the Lease to be performed by Tenant. This is a guaranty of payment and performance and not merely of collection.
2. Guarantor expressly agrees that Landlord may, in its sole and absolute discretion, without notice to or further assent of Guarantor and without in any way releasing, affecting or impairing the obligations and liabilities of Guarantor hereunder: (a) waive compliance with, or any defaults under, or grant any other indulgences with respect to the Lease; (b) modify, amend, or change any provisions of the Lease; (c) grant extensions or renewals of the Lease, or effect any release, compromise, or settlement in connection therewith; (d) assign or otherwise transfer the Lease, this Guaranty, or any interest therein or herein to any successor of Landlord or Landlord affiliate (i.e., any entity that controls, is controlled by or is under common control with Landlord); and (e) deal in all respects with the Tenant as if this Guaranty were not in effect. The obligation of Guarantor under this Guaranty shall be unconditional, irrespective of the genuineness, validity, regularity, or enforceability of the Lease or any other circumstances which might otherwise constitute a legal or equitable discharge of a surety or guarantor, and such obligation shall in no way be affected by the voluntary bankruptcy, assignment for the benefit of creditors, reorganization or other similar proceeding affecting the Tenant or any of its assets.
3. The liability of Guarantor under this Guaranty shall be primary, direct, and immediate and not conditional or contingent upon pursuit by Landlord of any remedies it may have against Tenant or its successors and assigns, with respect to the Lease, whether pursuant to the terms thereof or by law. Without limiting the generality of the foregoing, Landlord shall not be required to make any demand on Tenant, or to pursue or exhaust its remedies against Tenant before, simultaneously with, or after enforcing its rights and remedies hereunder against Guarantor. Any one or more successive or concurrent actions may be brought hereon against Guarantor either in the same action (if any) brought against the Tenant or in separate actions, as often as Landlord may deem advisable.
4. Guarantor hereby expressly waives: (a) the notice of acceptance of this Guaranty and of presentment, demand, and protest and any other notice that might be waived by law; (b) demand for observance or performance of, or enforcement of, any terms or provisions of this Guaranty or the Lease. Guarantor also agrees that in the event Landlord undertakes the enforcement of this Guaranty by suit or otherwise, Guarantor will reimburse Landlord, upon demand, for all expenses reasonably incurred in connection therewith, including, without limitation, reasonable attorneys' fees through all trial, appellate and administrative levels.
5. If Guarantor advances any sums to Tenant or its successors or assigns, or if Tenant or its successors or assigns shall hereafter become indebted in any manner to the Guarantor, all such sums or indebtedness shall be automatically subordinate in all respects to the amounts then or thereafter due and owing to Landlord under the Lease. Nothing herein contained shall be construed to give Guarantor any right of subrogation in and to the Lease or all or any part of Landlord's interest therein, until all amounts owing to Landlord have been paid in full.
6. All notices or communications which are required or permitted to be given or served hereunder shall be in writing, and shall be deemed given or served when sent by certified mail, postage prepaid, return receipt requested, or by overnight delivery service which furnishes a receipt to indicate delivery, addressed as follows:

If to Landlord:

LCRF, L.L.C.  
12295 Olive Blvd.,  
Saint Louis, MO 63141  
Attn: Director of Property Management

If to Guarantor:

Rodney Neal  
CA44, L.L.C.  
2100 Adelaide Street  
Saint Louis, MO 63107 [Cajacc6@gmail.com](mailto:Cajacc6@gmail.com) 314.679.0708

Each party hereto may change its address from time to time by serving written notice thereof upon the other party hereto as above provided at least ten (10) days prior to the effective date of such change of address.

P:\FORMS\Legal Approved Forms\Lease Form LCRF Merge (Bob w-Guaranty).doc

T   
L 

7. All rights and remedies afforded to Landlord by reason of this Guaranty, the Lease, or by law, are separate and cumulative, and the exercise of one shall not in any way limit or prejudice the exercise of any other such rights or remedies. No delay or omission by Landlord in exercising any such right or remedy shall operate as a waiver thereof. No waiver of any rights and remedies hereunder, and no modification or amendment hereof, shall be deemed made by Landlord unless in writing, duly signed by Landlord. Any such written waiver shall apply only to the particular instance specified therein and shall not impair the further exercise of such right or remedy or of any other right or remedy of Landlord and no single or partial exercise of any right or remedy hereunder shall preclude other or further exercise thereof or any other right or remedy.

8. Guarantor represents and warrants that it has a financial interest in Tenant, that the Lease enhances that financial interest, that this Guaranty is given in consideration of Landlord's acceptance of the Lease from Tenant, that Guarantor has full power and legal right to execute and deliver this Guaranty, and that this Guaranty, when executed and delivered, creates a binding and enforceable legal obligation of Guarantor.

9. If any provision (or any part of any provision) contained in this Guaranty shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision (or remaining part of the affected provision) of this Guaranty, but this Guaranty shall be construed as if such invalid, illegal, or unenforceable provision (or part thereof) had never been contained herein, but only to the extent such provision is invalid, illegal, or unenforceable.

10. This Guaranty shall inure to the benefit of, and be enforceable by Landlord, its successors and assigns, including any subsequent holder of the Lease, and shall be binding upon, and enforceable against, Guarantor and Guarantor's successors and assigns.

Executed on this 2-28-18 day of February, 2018

By: R. Neal  
Rodney Neal

T [Signature]  
L [Signature]

MEMORANDUM  
CITY OF FLORISSANT



TO: Director of Public Works  
FROM: Anita Moore, City Clerk's Office  
SUBJECT: Liquor License Application

DATE: 8/2/17

Please furnish to the City Clerk's Office information on the following liquor applicant:

Highway 69 BBQ

Name of Business

1752+5K Florissant Rd.

Address of Business



A school, free standing church or place of worship, public playground **is located** within 100 feet of the liquor applicant's place of business.



A school, free standing church or place of worship, public playground **is not located** within 100 feet of the liquor applicant's place of business.

*C. Reed - 8-3-17 & WC 8-11-17*

Per Section 600.035

**SUPPLEMENT TO APPLICATION FOR LIQUOR LICENSE**

**CORPORATION & LIMITED LIABILITY COMPANY:**

Copy of Certificate of Incorporation/ Registration &  
Articles of Organization papers must be attached

To the Florissant City Council,  
Florissant, St. Louis County, Missouri \_\_\_\_\_

DATE 4/19/18

**TO BE COMPLETED BY ALL PARTNERS, OR IF CORPORATION OR LIMITED  
LIABILITY CORPORATION BY ALL OFFICERS OR MEMBERS:**

1. FULL NAME Ronald Neal  
SOC. SEC. NO. 15-9-112 PLACE OF BIRTH Sikeston, MO  
DATE OF BIRTH 10-9-51 SEX \_\_\_\_\_  
PHONE NUMBER 314 679-0706  
ADDRESS 2108 Adelante Ave St. Louis, MO  
LAST PREVIOUS ADDRESS 5224 Cottage St, St. Louis 63136  
NO. OF YRS. 4
  
2. FULL NAME Elizabeth Cook  
SOC. SEC. NO. \_\_\_\_\_ PLACE OF BIRTH Chicago  
DATE OF BIRTH 11-25-51 SEX F  
PHONE NUMBER 708-573-9003  
ADDRESS 17767 Anthony Ave Country Club Hills  
LAST PREVIOUS ADDRESS 295 W. 150th Harvey, IL 60626  
NO. OF YRS. 4
  
3. FULL NAME \_\_\_\_\_  
SOC. SEC. NO. \_\_\_\_\_ PLACE OF BIRTH \_\_\_\_\_  
DATE OF BIRTH \_\_\_\_\_ SEX \_\_\_\_\_  
PHONE NUMBER \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
LAST PREVIOUS ADDRESS \_\_\_\_\_  
NO. OF YRS. \_\_\_\_\_
  
4. FULL NAME \_\_\_\_\_  
SOC. SEC. NO. \_\_\_\_\_ PLACE OF BIRTH \_\_\_\_\_  
DATE OF BIRTH \_\_\_\_\_ SEX \_\_\_\_\_  
PHONE NUMBER \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
LAST PREVIOUS ADDRESS \_\_\_\_\_  
NO. OF YRS. \_\_\_\_\_



# STATE OF MISSOURI



**John R. Ashcroft**  
**Secretary of State**

## CERTIFICATE OF ORGANIZATION

WHEREAS,

*CA44 LLC*  
*LC001579354*

filed its Articles of Organization with this office on the 28th day of February, 2018, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, John R. Ashcroft, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on the 28th day of February, 2018, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri.  
Done at the City of Jefferson, this 28th day of February, 2018.

  
Secretary of State





# State of Missouri

John R. Ashcroft, Secretary of State

Corporations Division

PO Box 778 / 600 W. Main St., Rm. 322

Jefferson City, MO 65102

LC001579354

Date Filed: 2/28/2018

John R. Ashcroft

Missouri Secretary of State

## Articles of Organization

(Submit with filing fee of \$105.00)

1. The name of the limited liability company is

CA44 LLC

(Must include "Limited Liability Company," "Limited Company," "LC," "L.C.," "L.L.C.," or "LLC")

2. The purpose(s) for which the limited liability company is organized:

is to engage in any lawful activity for which a Limited Liability Company may be organized in this state

3. The name and address of the limited liability company's registered agent in Missouri is:

Rodney Neal

2100 Adelaide Ave

St. Louis MO 63107

Name

Street Address: May not use PO Box unless street address also provided

City/State/Zip

4. The management of the limited liability company is vested in: ☐ managers ☒ members (check one)

5. The events, if any, on which the limited liability company is to dissolve or the number of years the limited liability company is to continue, which may be any number or perpetual: Perpetual

(The answer to this question could cause possible tax consequences, you may wish to consult with your attorney or accountant)

6. The name(s) and street address(es) of each organizer (PO box may only be used in addition to a physical street address):

(Organizer(s) are not required to be member(s), manager(s) or owner(s))

Name

Address

City/State/Zip

Cook, Elizabeth

17767

Country club hills IL  
60478

7. ☐ Series LLC (OPTIONAL) Pursuant to Section 347.186, the limited liability company may establish a designated series in its operating agreement. The names of the series must include the full name of the limited liability company and are the following:

New Series:

☐ The limited liability company gives notice that the series has limited liability.

New Series:

☐ The limited liability company gives notice that the series has limited liability.

New Series:

☐ The limited liability company gives notice that the series has limited liability.

(Each separate series must also file an Attachment Form LLC 1A.)

Name and address to return filed document:

Name: Elizabeth Cook

Address: Email: awrap44@gmail.com

City, State, and Zip Code:

1 INTRODUCED BY COUNCILMAN SIAM  
2 APRIL 23, 2018

3  
4 BILL NO. 9381

ORDINANCE NO.

5  
6 **ORDINANCE TO REZONE FOR QUATTRO FLORISSANT, LLC**  
7 **D/B/A ASPEN DENTAL/MOD PIZZA THE PROPERTY LOCATED**  
8 **AT 3125 N. HIGHWAY 67 FROM B-3 “EXTENSIVE**  
9 **COMMERCIAL DISTRICT TO B-5 “PLANNED COMMERCIAL**  
10 **DISTRICT” TO ALLOW FOR THE CONSTRUCTION OF A NEW**  
11 **TENANT BUILDING.**  
12

13 WHEREAS, Ordinance No. 1625, as amended, establishes within the City of Florissant  
14 district classifications for the purpose of regulating their construction and use of land, buildings  
15 and property within the said various districts, and said Ordinance provides the nature, kind and  
16 character of buildings that may be erected in each of the said districts and the use to which the  
17 land and buildings may be put; and

18 WHEREAS, the Planning and Zoning Commission of the City of Florissant has  
19 recommended to the City Council at their meeting of March 19, 2018 that Ordinance No. 1625  
20 be amended to change the classification of the property known as 3125 N. Hwy 67 from a B-3  
21 Extensive Commercial District to a B-5 Planned Commercial District; and

22 WHEREAS, due and lawful notice of a public hearing no. 18-04-014 on said proposed  
23 zoning change was duly published, held and concluded on Monday, April 9, 2018 by the  
24 Council of the City of Florissant; and

25 WHEREAS, the Council, following said public hearing, and after due and careful  
26 deliberation, has concluded that the amendment of Ordinance No. 1625, as amended, by  
27 changing the classification of the property known and number as 3125 N. Hwy 67 from B-3 to  
28 B-5 is in the best interest of the public health, safety and welfare of the City of Florissant.

29 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
30 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:  
31

32 Section 1: Ordinance No. 1625, as amended, is hereby further amended by changing the  
33 classification of the property known and numbered as 3125 N. Hwy 67 and more particularly  
34 described below from a B-3 Extensive Commercial District to a B-5 Planned Commercial  
35 District:  
36  
37

## LAND DESCRIPTION: SURVEYED

Part of Blocks 13 and 23 of St. Ferdinand Commons, a subdivision in the Court of St. Louis, Missouri; beginning at a point 20.00' North of the Northeast corner of the intersection of New Halls Ferry Road and Lindbergh Boulevard (Route 140) as widened, also being the north corner of ground conveyed to the State of Missouri by deed recorded in Book 8607, page 1253; thence North 26 degrees 43 minutes 18 seconds West, along the east line of said New Halls Ferry Road, 180.00 feet; Thence North 55 degrees 12 minutes 42 seconds East, parallel with the North line of said Lindbergh Boulevard, 200.00 feet; thence South 26 degrees 43 minutes 18 seconds East, parallel with the East line of said New Halls Ferry Road, 200.00 feet to a point on the North line of said Lindbergh Boulevard; thence South 55 degrees 12 minutes 42 seconds West, along said North line, 180.00 feet to a point, being the east corner of said ground conveyed to the State of Missouri; thence North 75 degrees 45 minutes 18 seconds West, along the northerly line of said ground conveyed to the State of Missouri, 26.22 feet to the point of beginning, situated in the City of Florissant, St. Louis County, Missouri

Said parcel described above contains 39,406 sq. ft. or 0.905 acres more or less.

Section 2. The authority and approval embodied in this Ordinance is granted subject to all ordinances of the City of Florissant and on condition that the development and plan for the B-5 Planned Commercial District be carried out in accordance with the preliminary plans A0.1, A1.1 and A2.2 dated February 5, 2018, C1.2, C1.5 dated 3/9/2018, PxP dated February 15, 2018, color rendered elevations A 2.0 and A 2.1 dated January 30, 2018 all by Excel and Access Sign drawing dated February 12, 2018 as filed with the Planning & Zoning Commission and having received a recommended approval by the Planning & Zoning Commission March 19, 2018 subject to the following conditions:

to allow for the construction of a tenant building

**1. PERMITTED USES**

The use permitted in this 'B-5' Planned Commercial District shall be limited to a sit down, carry out restaurant, dental clinic and any of the permitted uses in the 'B-3' District, without a Special Use Permit.

**2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS**

The building space shall be limited to a single story 6394 square foot building. (Aspen Dental/Mod Pizza), subject to the conditions set forth below with these conditions being part of the record:

1. The landscaping along the North Highway 67 and Halls Ferry property lines shall be revised to conform to the Lincor Enhancement Project.
2. The proposed sign shall be located where shown.
3. A plan for the shopping center portion shall be submitted to the Building Commissioner for approval and shall include additional landscape.

**3. PERFORMANCE STANDARDS**

In addition to all other requirements, uses within the "B-5" Planned Commercial District shall conform to the most restrictive performance standards as follows:

1. Vibration. Every use shall be so operated that the maximum ground vibration generated is not perceptible without instruments at any point on the lot line of the lot on which the use is located.
2. Odor. Every use shall be so operated that no offensive or objectionable odor is perceptible at any point on the lot line on which the use is located.
3. Smoke. Every use shall be so operated that no smoke from any source shall be emitted of a greater density than the density described as No. 1 on the Ringelmann Chart as published by the United States Bureau of Mines.
4. Toxic gases. Every use shall be so operated that there is no emission of toxic, noxious or corrosive fumes or gases.
5. Emission of dirt, dust, fly ash and other forms of particulate matter. Emission of dirt, dust, fly ash and other forms of particulate matter shall not exceed eighty-five one-hundredths (0.85) pounds per one thousand (1,000) pounds of gases of which amount not to exceed five-tenths (0.5) pound per one thousand (1,000) pounds of gases shall be of such size as to be retained on a 325-mesh U.S. standard sieve. In the case of emission of fly ash or dust from a stationary furnace or a combustion device, these standards shall apply to a condition of fifty percent (50%) excess air in the stack at full load, which standards shall be varied in proportion to the deviation of the percentage of excess air from fifty percent (50%).
6. Radiation. Every use shall be so operated that there is no dangerous amount of radioactive emissions.
7. Glare and heat. Any operation producing intense glare or heat shall be performed in an enclosure in such a manner as to be imperceptible along any lot line.
8. Screening.
  - a. All mechanical equipment, air-handling units, cooling towers, condensers, etc., on roof or grade shall be screened architecturally in such a manner as to be a part of the design of the building.
  - b. Incinerators and stacks shall be enclosed in the same material as the main exterior building material.

**4. TRASH ENCLOSURES**

Trash container shall be kept within a metal gated sight-proof fenced area.

**5. PLAN SUBMITTAL REQUIREMENTS**

A final site development plan shall be submitted to the Building Commissioner to review for compliance to this ordinance and other city ordinances prior to issuance of land disturbance permits or building permits. Final Development Plan shall include improvements as shown on Drawings included are Preliminary plans

A0.1, A1.1 and A2.2 dated February 5, 2018, C1.2, C1.5 dated 3/9/2018, PXP dated February 15, 2018, Color Rendered Elevations A2.0 and A2.1 dated January 30, 2018 all by Excel and Access Sign drawing dated 2018/2/12.

### 3. SITE DEVELOPMENT PLAN CRITERIA:

#### a. Height, Area And Bulk Restrictions:

1. Height, Area And Bulk Regulations. The height, area and bulk regulations for uses in the "B-3" Extensive Commercial District

#### b. Internal Drives:

(1) There shall be parking to be indicated on the Final Development Plan.

#### c. Minimum Parking/Loading Space Requirements.

(1) There shall be a minimum of 49 parking spaces provided on the property.

#### d. Road Improvements, Access and Sidewalks

Final Development shall include Lindbergh (Lin-Cor) Improvement Plan enhancements along the entire frontage.

#### e. Lighting Requirements.

Lighting of the property shall comply with the following standards and requirements:

(1) The light level for parking lot lighting shall be 0.5 fc minimum as indicated on PXP attached.

(2) All site lighting and exterior building lighting shall be directed down and inward.

#### f. Sign Requirements.

(1) The post sign as shown located on C1.2 attached shall be removed from the development plan.

(2) There shall be wall signage as shown on the Elevations Rendered Elevations A2.0 and A2.1, attached.

(3) All other signage shall comply with the City of Florissant sign ordinance for commercial districts.

#### g. Landscaping and Fencing.

(1) Landscaping indicated on Landscape Plan for the restaurant shall be as shown on the attached C1.5.

(2) Any modifications to the landscaping shall be reviewed and approved by the Building Commissioner including a landscape plan for the shopping center subdivided parcel.

h. Storm Water.

Storm Water and drainage facilities shall comply with the following standards and requirements:

(1) The Director of Public Works shall review the storm water plans to assure that storm water flow will have no adverse effect the neighboring properties.

(2) No building permits shall be issued until the storm water plan has been approved by the St. Louis Metropolitan Sewer District.

i. Miscellaneous Design Criteria.

(1) All applicable parking, circulation, sidewalks, and all other site design features shall comply with the Florissant City Code.

(2) All dumpsters and grease containers shall be contained within a trash enclosure with gates, compatible with existing building.

(3) All storm water and drainage facilities shall be constructed, and all landscaping shall be installed, prior to occupancy of the building, unless remitted by the Director of Public Works due to weather related factors.

(4) All mechanical equipment, electrical equipment, and communication equipment shall be screened in accordance with the Florissant Zoning Code.

(5) The exterior design of the buildings shall be constructed in accordance with the renderings as approved by the Florissant Planning and Zoning Commission and attached hereto.

(6) All other requirements of the Florissant Municipal Code and other ordinances of the city shall be complied with unless otherwise allowed by this ordinance.

**7. FINAL SITE DEVELOPMENT PLAN**

A final site development plan shall be submitted to the Building Commissioner to review for compliance with the applicable "B-5" Planned Commercial Development ordinance prior to recording. Any variations from the ordinance approved by the City Council and/or the conceptual plans attached to such

ordinance shall be processed in accordance with the procedure established in the Florissant Zoning Code.

#### 8. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:

Any changes to the approved plans attached hereto must be reviewed by the Building Commissioner. The Building Commissioner must make a determination as to the extent of the changes per the following procedure:

1. The property owner or designate representative shall submit in writing a request for an amendment to the approved plans. The building commissioner shall review the plans for consistency with the purpose and content of the proposal as originally or previously advertised for public hearing and shall make an advisory determination.
2. If the building commissioner determines that the requested amendment is not consistent in purpose and content with the nature of the purpose as originally proposed or previously advertised for the public hearing, then an amendment to the special use permit shall be required and a review and recommendation by the planning and zoning commission shall be required and a new public hearing shall be required before the City Council.
3. If the building commissioner determines that the proposed revisions are consistent with the purpose and content with the nature of the public hearing then a determination of non-necessity of a public hearing shall be made.
4. Determination of minor changes: If the building commissioner determines that an amendment to the special use permit is not required and that the changes to the plans are minor in nature the Building Commissioner may approve said changes.
5. Determination of major changes: If the Building Commissioner determines that an amendment to the B-5 is not required but the changes are major in nature, then the owner shall submit an application for review and approval by the Planning and Zoning commission.

#### 9. VERIFICATION PRIOR TO OCCUPANCY PERMIT

- a. Any new roadway improvements shall be completed prior to the issuance of any final occupancy permit.
- b. Any new storm water detention shall be completed prior to the issuance of any occupancy permit.
- c. All fencing and/or landscaping intended as screening properties shall be completed prior to the issuance of any occupancy permit, unless remitted by the Director of Public Works due to weather related factors.

#### 10. GENERAL DEVELOPMENT CONDITIONS.

- a. Unless, and except to the extent, otherwise specifically provided herein, development shall be effected only in accordance with all ordinances of the City of Florissant.



- b. The Department of Public Works shall enforce the conditions of this ordinance in accordance with the Final Site Development Plan approved by the Planning & Zoning Commission and all other ordinances of the City of Florissant.

**9. PROJECT COMPLETION.**

Construction shall start within 90 days of the issuance of building permits for the project and shall be developed in accordance of the approved final development plan within 12 months of start of construction.

Section 3: The application and preliminary plans are returned to the Building Commissioner for consideration of a Final Site Development Plan, pursuant to Title IV of the Florissant Zoning Ordinance.

Section 4: Failure to develop the said Planned Commercial District in accordance with the above-described procedures and restrictions shall be cause for revision of the zoning of said property back to the previous zoning classification, in accordance with Title IV of the Florissant Zoning Ordinance.

Section 5: This ordinance shall become in full force and effect immediately upon its passage and approval.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Jackie Pagano  
President of the Council  
City of Florissant

Approved this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Thomas P. Schneider  
Mayor, City of Florissant

ATTEST:

\_\_\_\_\_  
Karen Goodwin, MMC/MRCC  
City Clerk



# **CITY OF FLORISSANT**

## **PUBLIC HEARING NOTICE**

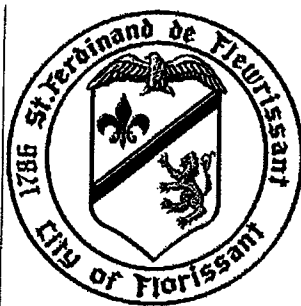
A Public Hearing will be held by the Florissant City Council in the Council Chambers, 955 rue St. Francois, Florissant, MO., on Monday, April 9, 2018 at 7:30 p.m. on the following proposition, to-wit:

To rezone for Quattro Florissant, LLC d/b/a Aspen Dental/Mod Pizza the property located at 3125 N. Highway 67 from B-3, Extensive Commercial District to B-5, Planned Commercial District to allow for the construction of a new tenant building.

Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

CITY OF FLORISSANT, Karen Goodwin, City Clerk MMC.

APPLICATION TO THE CITY OF FLORISSANT PLANNING AND ZONING  
COMMISSION TO ESTABLISH A B-5 PLANNED COMMERCIAL DISTRICT



PLANNING & ZONING ACTION:

Address of Property:

3125 N. Highway 67, Florissant, MO 63033

RECOMMENDED APPROVAL

PLANNING & ZONING  
CHAIRMAN

Council Ward 9 Zoning B-3

SIGN:

DATE:

3/19/18

Initial Date Petitioner Filed 2/15/18  
Building Commissioner to complete  
ward, zoning & date filed

PETITION FOR A B-5 RE-ZONING:

1) Comes Now Brett Dahlman, Quattro Florissant, LLC

(Individual's name, corporation, partnership, etc.)

Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As).

and states to the Planning and Zoning Commission that he (she) (they) has (have) the following legal interest in the tract of land located in the City of Florissant, State of Missouri, described on page 3 of this petition.

Legal interest in the Property Equitable Owner

State legal interest in the property. (i.e., owner of property, lease); also submit copy of deed or lease or letter of authorization from owner to seek a special use.

- A. The petitioner (s) hereby states that he (she) (they) is (are) submitting a description of the property for which the Permit is petitioned by giving bearings & distances (metes and bounds). Not required if description is identical to "B".
- B. The petitioner (s) hereby states that he (she) (they) is (are) submitting a survey or plat of the property drawn to a scale of 100 feet or less to the inch, referenced to a point easily located on the ground as street intersection, centerline of creek having a generally known name, etc., showing dimensions, bearings and distances of the property, north arrow and scale.
- C. Acreage to nearest tenth of an acre of the property for which rezoning is petitioned 0.905
2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in a B3 District and is presently being used for: gasoline station and car wash

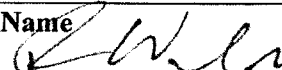
State current use of property, (or, state: vacant).

3. The petitioner(s) hereby state(s) the following purpose to justify the re-zoning to a B-5:  
redevelopment of the property from a gasoline station to a 2-tenant dental/restaurant building

**List purpose for this request.**

4. The petitioner(s) further states(s) that they (he) (she) can comply with all of the requirements of the City of Florissant, including setback lines and off-street parking.
5. The petitioner(s) further state(s) that they (he) (she) further represent(s) and warrants that they (he) (she) has (have) not made any arrangement to pay any commission, gratuity or consideration, directly or indirectly, to any official employee or appointee of the City of Florissant, with respect to this application.

PRINT PETITIONER'S NAME Robert Walters; Managing Member

PETITIONER(S) SIGNATURE (S) Print Name  


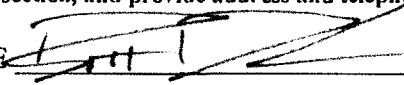
FOR Quattro Florissant, LLC

(company, corporation, partnership)

Print and sign application. If applicant is a corporation or partnership signature must be a CORPORATE OFFICER or LLC Managing PARTNER. NOTE: Corporate officer is an individual named in corporate papers.

6. I (we) hereby certify that (indicate one of the following):
- ( ) I (we) have a legal interest in the herein above described property.
- ( X ) I am (we are) the duly appointed agent(s) of the petitioner (s), and that all information given here is true and a statement of fact.

Petitioner may assign an agent to present petition to the Commission and Council. The agent must sign the petition in this section, and provide address and telephone number

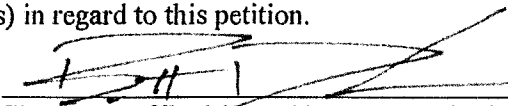
SIGNATURE 

ADDRESS 1100 Jorie Blvd, Suite 140 Oak Brook IL 60523

STREET CITY STATE ZIP CODE

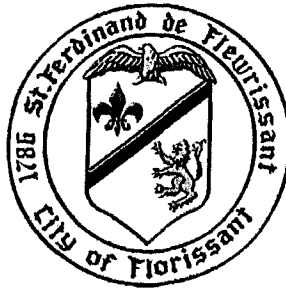
TELEPHONE NUMBER (630) 870-1921

BUSINESS  
I (we) the petitioner (s) do hereby appoint Brett Dahlman as  
Print name of agent.  
my (our) duly authorized agent to represent me (us) in regard to this petition.

  
Signature of Petitioner(s) or Authorized Agent

**NOTE:** Be advised when the petitioner and/or his duly authorized agent appears before the Planning and Zoning Commission and make the presentation, the same individuals must also appear before the City Council for that presentation. Also if the descriptions of plats or surveys are incorrect, or if the petition form is not correctly and completely filled out it will be returned for corrections and may have to be re-submitted.

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant – Public Works  
314-839-7648

Application is hereby made to the Building Commissioner of the Department of Public works Office at the City of Florissant, Missouri, to appear before the Planning & Zoning Commission

Please Print or Type The Following Information

Property Address: 3125 N. Highway 67, Florissant, MO 63033

Property Owners Name: Wallis Oil Co., Inc.; Attn: Mark Jordan Phone #: (314) 709-5534

Property Owners Address: 106 E. Washington Avenue, Cuba, MO 65453

Business Owners Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Business Owners Address: \_\_\_\_\_

DBA (Doing Business As) \_\_\_\_\_

Authorized Agents Name: Brett Dahlman CO. Name: Quattro Florissant, LLC  
(Authorized Agent to Appear Before The Commission)

Agents Address: 1100 Jorie Blvd., Suite 140, Oak Brook, IL 60523 Phone #: (630) 870-1921

Request Recommended Approval of a 'B-5' Planned Commercial District to allow for the construction of a new tenant building

State complete request (print or type only).

IF A TRAFFIC STUDY IS REQUIRED FOR CERTAIN DEVELOPMENTS AND USES THE COST OF THE TRAFFIC STUDY SHALL BE PAID BY THE APPLICANT. PLEASE SUBMIT FOLDED PLANS

Brett Dahlman  
Applicant's Signature

2/13/18  
Date

OFFICE USE ONLY

Received by: [Signature] Receipt # 60061060 Amount Paid: 300.00 Date: 2-20-18

STAFF REMARKS: \_\_\_\_\_

DATE APPLICATION REVIEWED: 2/28/18

SIGNATURE OF STAFF WHO REVIEWED APPLICATION  
[Signature]

COMMISSION ACTION TAKEN:

RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN

SIGN [Signature]

DATE: 3/14/18

Please check the box for the appropriate type of operation then fill in applicable section (a), (b) or (c). Corporations are to submit copy of Missouri corporate papers with registration papers.

1) Type of Operation: Individual: ☐ Partnership: ☐ Corporation/LLC: ☒

(a) If an Individual:

- (1) Name and Address \_\_\_\_\_
- (2) Telephone Number \_\_\_\_\_
- (3) Business Address \_\_\_\_\_
- (4) Date started in business \_\_\_\_\_
- (5) Name in which business is operated if different from (1) \_\_\_\_\_
- (6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a Partnership:

- (1) Names & addresses of all partners \_\_\_\_\_
- (2) Telephone numbers \_\_\_\_\_
- (3) Business address \_\_\_\_\_
- (4) Name under which business is operated \_\_\_\_\_
- (5) If operating under fictitious name, provide date the name was registered with the State of Missouri, and a copy of the registration.

(c) If a Corporation or LLC:

- (1) Names & addresses of all partners Robert Walters & Mike Liyeos; Quattro Florissant, LLC
- (2) Telephone numbers (630) 891-6475
- (3) Business address 1100 Jorie Blvd., Suite 140, Oak Brook, IL 60523
- (4) State of corporation & a photocopy of incorporation papers Missouri
- (5) Date of corporation 2/14/2018
- (6) Missouri Corporate Number LC001576840
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration.
- (8) Name in which business is operated \_\_\_\_\_
- (9) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

Please fill in applicable information requested.

Name Quattro Florissant, LLC

Address 1100 Jorie Boulevard, Suite 140

Property Owner Wallis Oil Co., Inc.

Location of property 3125 N. Highway 67, Florissant, MO 63033

Dimensions of property 200' x 200'

Current Use of Property Gasoline Station w/ Car Wash

Proposed Use of Property Dental Office & Restaurant

Type of Sign Pole Height 25'

Type of Construction Wood Structure & Brick Veneer Number Of Stories 1

Square Footage of Building 6,394 Number of Curb Cuts 2

Number of Parking Spaces 50 Sidewalk Length Existing

Landscaping: No. of Trees 20 Diameter 2"-2.5"

No. of Shrubs 64 Size 12"-24"

Fence: Type N/A Length N/A Height N/A

**PLEASE SUBMIT NINE (9) FOLDED COPIES OF THE FOLLOWING:**

1. Plan or drawing showing zoning of adjoining properties.
2. Plan or drawing showing location of property in relation to major streets and all adjoining properties.
3. Drawing showing measurement of tract and overall area of tract.
4. Plan or drawing showing proposed parking layout, landscaping, parking lighting, signage and trash enclosure.

## PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS PETITION

(Close legal description with acreage to the nearest tenth of an acre).

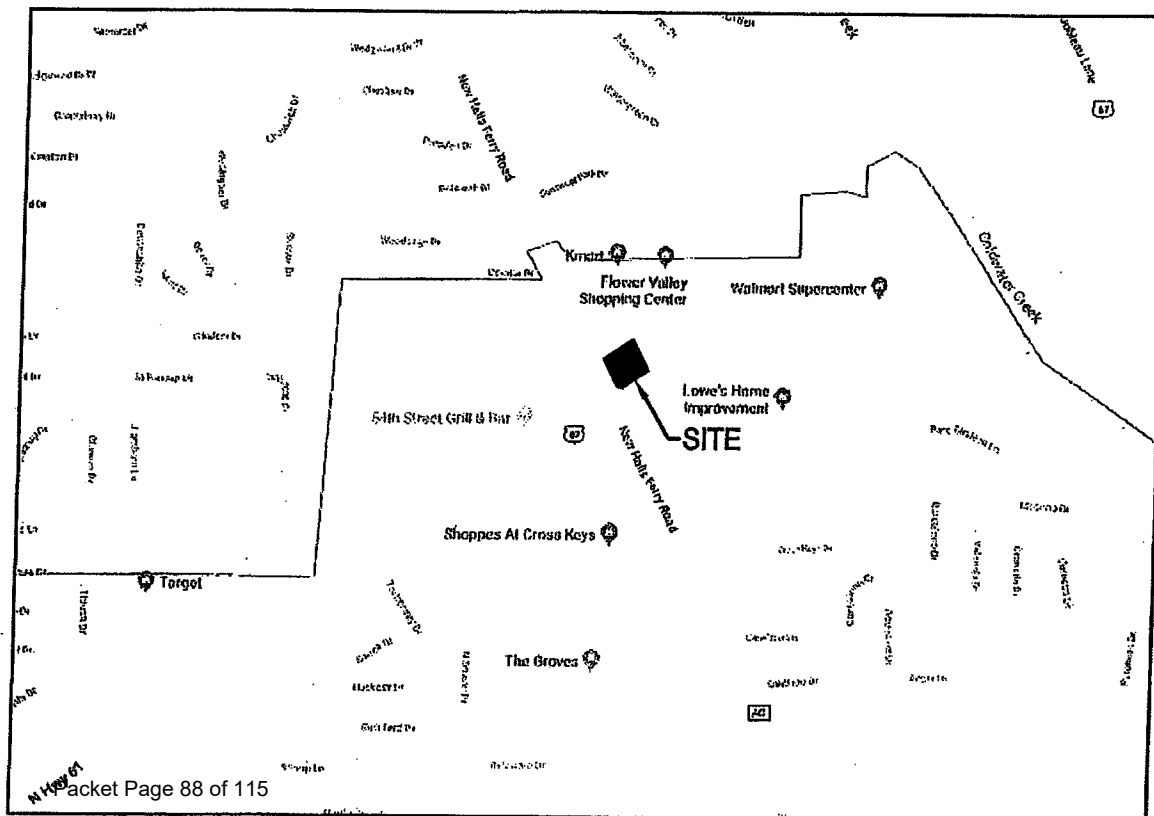
### LAND DESCRIPTION: SURVEYED

Part of Blocks 13 and 23 of St. Ferdinand Commons, a subdivision in the Court of St. Louis, Missouri; beginning at a point 20.00' North of the Northeast corner of the intersection of New Halls Ferry Road and Lindbergh Boulevard (Route 140) as widened, also being the north corner of ground conveyed to the State of Missouri by deed recorded in Book 8607, page 1253; thence North 26 degrees 43 minutes 18 seconds West, along the east line of said New Halls Ferry Road, 180.00 feet; Thence North 55 degrees 12 minutes 42 seconds East, parallel with the North line of said Lindbergh Boulevard, 200.00 feet; thence South 26 degrees 43 minutes 18 seconds East, parallel with the East line of said New Halls Ferry Road, 200.00 feet to a point on the North line of said Lindbergh Boulevard; thence South 55 degrees 12 minutes 42 seconds West, along said North line, 180.00 feet to a point, being the east corner of said ground conveyed to the State of Missouri; thence North 75 degrees 45 minutes 18 seconds West, along the northerly line of said ground conveyed to the State of Missouri, 26.22 feet to the point of beginning, situated in the City of Florissant, St. Louis County, Missouri

Said parcel described above contains 39,406 sq. ft. or 0.905 acres more or less.

## PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

Provide a drawing of a location map showing the nearest major intersection or include on plans.





# STAFF CHECK LIST / REVIEW SHEET

ADDRESS OF PROPERTY 3225 N Highway 67 CURRENT ZONING B-3

PROPERTY OWNER OF RECORD \_\_\_\_\_ PHONE NO. \_\_\_\_\_

AUTHORIZED AGENT \_\_\_\_\_ PHONE NO. \_\_\_\_\_

PROPOSAL \_\_\_\_\_

- 1) a. Uses - Are uses stipulated ✓Yes / No
- b. What current District would this proposal be a permitted use: -
- c. Proposed uses for out lots: -

## 2) Performance Standards:

- |   |                    |
|---|--------------------|
| a) Vibration: Is there any foreseen vibration problems at the property line?  | Yes / No ✓         |
| b) Noises: Will the operation or proposed equipment exceed 70 decibels?   | Yes / No ✓         |
| c) Odor is there any foreseen problem with odor?  | Yes / No ✓         |
| d) Smoke: Will the operation emit any smoke which could exceed a density described as No. 1 on the Ringleman Chart? | Yes / No ✓         |
| e) Toxic gases: Is there any foreseen emission of toxic gases from the operation?                                   | Yes / No ✓         |
| f) Is there foreseen emission of dirt, dust, fly ash, and other forms of particle matter?                           | Yes / No ✓         |
| g) Is there any dangerous amount of radiation produced from the operation?  | Yes / No ✓         |
| h) Is there any glare or heat which would be produced outside of an enclosure?                                      | Yes / No ✓         |
| i) Is screening of trash dumpsters, mechanical equipment, incinerators, etc, shown?                                 | ✓Yes / No          |
| j) Is buildings screened from adjoining residential?  | Yes / No <u>NA</u> |

- 3) Are height of structures shown? ✓Yes / No
- 4) Are all setbacks shown? ✓Yes / No
- 5) Are building square footages shown? ✓Yes / No
- 6) What is the exterior construction of the buildings? combination
- 7) Is off street loading shown? Yes / No ✓

## 8) Parking:

- |  |  |
|--|--|
| a) Does parking shown meet the ordinance?                      | Yes / <u>No</u> <u>loading/setback</u> |
| b) Is a variance required in accordance with the ordinance?    | Yes / No                               |
| c) Ratio shown _____ to _____                                  | <u>- combo</u>                         |
| d) Total Number _____  | <u>47</u>                              |
| e) Will cross access and cross parking agreements be required? | Yes / No ✓                             |
| f) Is the parking lot adequately landscaped?                   | ✓Yes / No                              |

- 9) Are there any signs? ✓Yes / No
- Number of signs shown 1 post 6 wall
- Type of Signs " "
- Are sizes, heights, details, and setbacks shown? ✓Yes / No

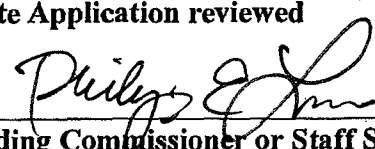
- 10) Are existing and proposed contours shown at not more than five (5) feet intervals? ✓Yes / No

- 11) Is the approximate location of all isolated trees having a trunk diameter of six inches or all tree masses and proposed landscaping shown? ~~Yes/No~~ NA

- 12) Are two section profiles through the site showing preliminary building form, existing natural grade and proposed final grade shown? Yes / No ✓
- 13) Is proposed ingress/egress onto the site and internal traffic movements shown? ✓ Yes / No
- 14) Was a traffic study submitted? Yes / No ✓  
Does the City Staff recommend a traffic study? Yes / No ✓
- 15) Are preliminary plans for sanitation and drainage (sanitary & storm water) facilities shown? ✓ Yes / No
- 16) Is a legal description of the property shown? ✓ Yes / No  
Does legal description appear to be proper? ✓ Yes / No
- 17) Is an out-boundary plat of the property submitted? ✓ Yes / No
- 18) Suggested time limitations of construction: Start \_\_\_\_\_ Finish 360
- 19) Is parking lot lighting shown? ✓ Yes / No
- 20) Are new walkways required? ✓ Yes / No
- 21) Is there sufficient handicapped access? ✓ Yes / No
- 22) a) Are there proposed curb-cuts? ✓ Yes / No  
b) Do the curb-cuts meet the City ordinances? ✓ Yes / No
- 23) Will this project require any street improvements? Yes / No ✓
- 24) Staff recommendations for site development plans: see staff report
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- 25) Staff Comments: see staff report
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

2/28/18

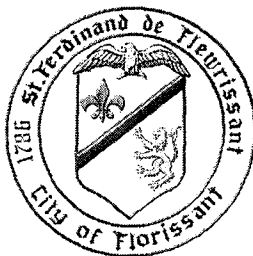
Date Application reviewed



Building Commissioner or Staff Signature

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# MEMORANDUM



## CITY OF FLORISSANT- BUILDING DEPARTMENT

*"Preserve and improve the health, safety, and welfare of our residents, businesses and the general public in the City of Florissant; while at the same time maintaining property values and improving the quality of life in the City of Florissant."*

To: Planning and Zoning Commissioners Date: February 28, 2018rev3/14/18

From: Philip E. Lum, AIA-Building Commissioner c: Louis B. Jearls, Jr. - P.E.,  
PWL Director Public Works  
Deputy City Clerk  
Applicant  
File

Subject: Request Recommended Approval of a **Rezoning to a 'B-5' at 3125 N. Highway 67** to allow for the construction of a tenant building (Aspen Dental/Mod Pizza) in an existing 'B-3' Zoning District.

## STAFF REPORT

### CASE NUMBER PZ-030518-2

#### I. PROJECT DESCRIPTION:

The request before the commission is to rezone the property located at 3125 N. Highway 67 from 'B-3' Extensive Business District to a 'B-5' Planned Commercial District to allow for the development of a dental office and a sit-down, carryout restaurant. The property is 0.905 acres. The proposed building is shown as 6394 square feet. **Drawings included are Preliminary plans A0.1, A1.1 and A2.2 dated February 5, 2018, C1.2, C1.5 dated 3/9/2018, PXP dated February 15, 2018, Color Rendered Elevations A2.0 and A2.1 dated January 30, 2018 all by Excel and Access Sign drawing dated 2018/2/12.**

#### **BUILDING DESIGN:**

The exterior of the building is proposed to be constructed of brick, stone and EIFS. There are also a metal awnings and siding.

#### **PARKING, DRIVEWAYS AND STACKING:**

There are 49 parking spaces shown 9 feet wide by 19 feet long. Parking spaces are shown provided on all sides of the building. A two-way drive is shown around the building. There are two curb cuts onto the highway and the one proposed on Halls Ferry

appears to be modified. There is a stubbed future connection between this property and the adjacent shopping center shown. Parking in front of the setback line is not permitted per the new parking ordinance for redevelopment, 405.225, but can be considered in the B-5 as an item that does not comply under a hardship as presented by the petitioner.

#### **WALKWAYS:**

There is one portion of new walkway proposed to complete the public walkway along New Halls Ferry. Improvements in accord with the Lindbergh Improvement Program is recommended by staff along frontages.

#### **LANDSCAPING:**

The proposed landscape plan is C1.5. The number of landscaped islands in and around the main parking area meet the code requirement of one per 15 spaces. There is a landscape bed at the Northeast corner of the building containing a variety of shrubs with mulch beds. The proposed 60 shrubs are short for the number required by the code since the code will require approximately 64 shrubs for building plantings per perimeter walls, however, the petitioner compensates with an addition of 32 perennials- day lilies. Since the building is about 80x80, the required number of shrubs for building planting is 64, also 7 frontage trees are required and 3 landscaped islands. Provided are 34 shrubs 32 perennials, 5 frontage trees, 4 flowering trees and 5 landscaped islands.

Irrigation will be provided although the site is not over 1 acre.

#### **STORMWATER AND SANITARY SEWER:**

The preliminary plans show no changes in concept of storm water management, Sheet C1.5. There trench drain remains shown for this development

#### **TRASH CONTAINER:**

A0.1 shows details for a concrete block enclosure with metal gates. Concrete pavement in the dumpster area extends 10 feet in front of gates, not consistent with code which requires 20 feet. Staff recommends that 10 feet is enough to cover the business end of a trash collection vehicle if front loading.

#### **SITE LIGHTING:**

As indicated on Sheet PXP, There are five light poles provided on the site. The Photometric drawing indicates the light level range on site.

#### **SIGNAGE:**

The proposal shows the 40 foot setback along the frontages. Petitioner shows location of a 25' post sign approximately where there currently exists a ground sign which is about 15 feet from Halls Ferry and 20 feet from N Highway 67. Wall signs are shown on 1/4" scale elevations. Aspen sign is 3.5'x22'x0.67=51 s.f. MOD Pizza signs are shown 15x5= 75 s.f. No directional signs at the entrances are shown. All signs appear to be in need of special approval under the 'B-5' as none comply with the sign code.

86

87 **II. EXISTING SITE CONDITIONS:**

88 The property currently has an operational filling station building to be removed with  
89 underground tanks and parking area.

90

91

92 **III. SURROUNDING PROPERTIES:**

93 The property to the North is a grassy area belonging to the KMart store in a 'B-3'  
94 District, the property to the East is in the Burger King in the 'B-3' District.

95

96

97 **IV. STAFF ANALYSIS:**

98 The building as proposed is not in compliance with the masonry ordinance and therefore  
99 must have approval of EIFS materials. **The petitioner proposes brick/stone facades**  
100 **with EIFS wall areas.** It is shown on the plans that the trash enclosure is proposed to be  
101 constructed of **CMU matching EIFS color to compliment the building**, the gates  
102 proposed are shown as solid metal. The height of the building is a maximum of twenty  
103 four foot eight inches in height.

104

105 The parking number of spaces complies with the zoning code, but cannot meet the code  
106 without the parking that is shown over the front setbacks on the highway and Halls Ferry  
107 facing sides.

108

109 The site landscaping complies with the landscaping ordinance for the restaurant lot.  
110 However, staff recommends that the landscaping along the frontage should be designed  
111 to comply with the Lincor Enhancement Project. This would add thornless honey locust  
112 trees, and continuous burning bushes along the front of the property.

113

114 Listing of special approval needed not in compliance with zoning codes:

- 115 • Parking setback of 40 feet, **(loading zone provided behind building)**
- 116 • Signage sizes and location of post sign.
- 117 • Landscape frontage trees.
- 118 • Trash screen paving of 10 feet in lieu of 20 feet in front of gates.
- 119 • Masonry ordinance:
  - 120 ○ Clarify minimum stone thickness of 1"
  - 121 ○ Clarify full wythe (4" nominal brick) veneer.
  - 122 ○ EIFS areas

123

124

125 **VI. STAFF RECOMENDATIONS:**

126

- 127 1. Subject to Council Approval, that all exterior walls be constructed of masonry per  
128 section 500.040 of the City Code including brick veneer anywhere below 3 feet  
129 above grade.
- 130 2. The landscaping along the North Highway 67 property line be revised to conform  
131 to the Lincor Enhancement Project.

132  
133 **February 28, 2018 Suggested Motion**

134 I move to recommend approval of a rezoning of **3125 N. Highway 67** from 'B-3'  
135 to a 'B-5' Planned Commercial District to allow for the construction of a tenant  
136 building (Aspen Dental/Mod Pizza), subject to the conditions set forth below with  
137 these conditions being part of the record:  
138

139 ~~1. All exterior walls be constructed of masonry to a point 36" above grade, per section~~  
140 ~~500.040 of the City Code.~~

141 **2. The landscaping along the North Highway 67 and Halls Ferry property lines shall**  
142 **be revised to conform to the Lincor Enhancement Project.**

143 **3. The proposed sign shall be located where shown.**

144 **4. A plan for the shopping center portion shall be submitted to the Building**  
145 **Commissioner for approval and shall include additional landscape.**  
146

147 **1. PERMITTED USES**

148 The use permitted in this 'B-5' Planned Commercial District shall be limited  
149 to a sit down, carry out restaurant, dental clinic and any of the permitted uses  
150 in the 'B-3' District, without a Special Use Permit.  
151

152 **2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS**

153 The building space shall be limited to a single story 6394 square foot building.  
154

155 **3. PERFORMANCE STANDARDS**

156 In addition to all other requirements, uses within the "B-5" Planned  
157 Commercial District shall conform to the most restrictive performance  
158 standards as follows:

- 159 1. Vibration. Every use shall be so operated that the maximum  
160 ground vibration generated is not perceptible without instruments  
161 at any point on the lot line of the lot on which the use is located.
- 162 2. Odor. Every use shall be so operated that no offensive or  
163 objectionable odor is perceptible at any point on the lot line on  
164 which the use is located.
- 165 3. Smoke. Every use shall be so operated that no smoke from any  
166 source shall be emitted of a greater density than the density  
167 described as No. 1 on the Ringelmann Chart as published by the  
168 United States Bureau of Mines.
- 169 4. Toxic gases. Every use shall be so operated that there is no  
170 emission of toxic, noxious or corrosive fumes or gases.
- 171 5. Emission of dirt, dust, fly ash and other forms of particulate matter.  
172 Emission of dirt, dust, fly ash and other forms of particulate matter  
173 shall not exceed eighty-five one-hundredths (0.85) pounds per one  
174 thousand (1,000) pounds of gases of which amount not to exceed  
175 five-tenths (0.5) pound per one thousand (1,000) pounds of gases  
176 shall be of such size as to be retained on a 325-mesh U.S. standard  
177 sieve. In the case of emission of fly ash or dust from a stationary  
178 furnace or a combustion device, these standards shall apply to a

condition of fifty percent (50%) excess air in the stack at full load, which standards shall be varied in proportion to the deviation of the percentage of excess air from fifty percent (50%).

6. Radiation. Every use shall be so operated that there is no dangerous amount of radioactive emissions.
7. Glare and heat. Any operation producing intense glare or heat shall be performed in an enclosure in such a manner as to be imperceptible along any lot line.
8. Screening.
  - a. All mechanical equipment, air-handling units, cooling towers, condensers, etc., on roof or grade shall be screened architecturally in such a manner as to be a part of the design of the building.
  - b. Incinerators and stacks shall be enclosed in the same material as the main exterior building material.

#### 4. TRASH ENCLOSURES

Trash container shall be kept within a **metal gated** sight-proof fenced area.

#### 5. PLAN SUBMITTAL REQUIREMENTS

A final site development plan shall be submitted to the Building Commissioner to review for compliance to this ordinance and other city ordinances prior to issuance of land disturbance permits or building permits. Final Development Plan shall include improvements as shown on **Drawings included are Preliminary plans A0.1, A1.1 and A2.2 dated February 5, 2018, C1.2, C1.5 dated 3/9/2018, PXP dated February 15, 2018, Color Rendered Elevations A2.0 and A2.1 dated January 30, 2018 all by Excel and Access Sign drawing dated 2018/2/12.**

#### 3. SITE DEVELOPMENT PLAN CRITERIA:

##### a. Height, Area And Bulk Restrictions:

1. Height, Area And Bulk Regulations. The height, area and bulk regulations for uses in the "B-3" Extensive Commercial District

##### b. Internal Drives:

- (1) There shall be parking to be indicated on the Final Development Plan.

##### c. Minimum Parking/Loading Space Requirements.

- (1) There shall be a minimum of **49** parking spaces provided on the property.

225 d. Road Improvements, Access and Sidewalks

226 Final Development shall include Lindbergh (Lin-Cor) Improvement Plan  
227 enhancements along the entire frontage.

228  
229 e. Lighting Requirements.

230  
231 Lighting of the property shall comply with the following standards and  
232 requirements:

233  
234 (1) The light level for parking lot lighting shall be 0.5 fc minimum as  
235 indicated on **PXP attached.**

236  
237 (2) All site lighting and exterior building lighting shall be directed down  
238 and inward.

239  
240 f. Sign Requirements.

241  
242 (1) **The post sign as shown located on C1.2 attached shall be removed**  
243 **from the development plan.**

244 (2) **There shall be wall signage as shown on the Elevations Rendered**  
245 **Elevations A2.0 and A2.1, attached.**

246  
247 (3) All other signage shall comply with the City of Florissant sign  
248 ordinance for commercial districts.

249  
250  
251 g. Landscaping and Fencing.

252  
253 (1) Landscaping indicated on Landscape Plan for the restaurant **shall be**  
254 **as shown on the attached C1.5.**

255 (2) Any modifications to the landscaping shall be reviewed and approved  
256 by the **Building Commissioner including a landscape plan for the**  
257 **shopping center subdivided parcel.**

258  
259 h. Storm Water.

260  
261 Storm Water and drainage facilities shall comply with the following  
262 standards and requirements:

263  
264 (1) The Director of Public Works shall review the storm water plans to  
265 assure that storm water flow will have no adverse affect the  
266 neighboring properties.

267  
268 (2) No building permits shall be issued until the storm water plan has been  
269 approved by the St. Louis Metropolitan Sewer District.



271 i. Miscellaneous Design Criteria.  
272

- 273 (1) All applicable parking, circulation, sidewalks, and all other site design  
274 features shall comply with the Florissant City Code.  
275  
276 (2) All dumpsters and grease containers shall be contained within a trash  
277 enclosure with gates, compatible with existing building.  
278  
279 (3) All storm water and drainage facilities shall be constructed, and all  
280 landscaping shall be installed, prior to occupancy of the building,  
281 unless remitted by the Director of Public Works due to weather related  
282 factors.  
283  
284 (4) All mechanical equipment, electrical equipment, and communication  
285 equipment shall be screened in accordance with the Florissant Zoning  
286 Code.  
287  
288 (5) The exterior design of the buildings shall be constructed in accordance  
289 with the renderings as approved by the Florissant Planning and Zoning  
290 Commission and attached hereto.  
291  
292 (6) All other requirements of the Florissant Municipal Code and other  
293 ordinances of the city shall be complied with unless otherwise allowed  
294 by this ordinance.  
295  
296

297 **7. FINAL SITE DEVELOPMENT PLAN**

298 A final site development plan shall be submitted to the Building  
299 Commissioner to review for compliance with the applicable "B-5"  
300 Planned Commercial Development ordinance prior to recording. Any  
301 variations from the ordinance approved by the City Council and/or the  
302 conceptual plans attached to such ordinance shall be processed in  
303 accordance with the procedure established in the Florissant Zoning Code.  
304

305 **8. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:**

306 Any changes to the approved plans attached hereto must be reviewed by the  
307 Building Commissioner. The Building Commissioner must make a determination  
308 as to the extent of the changes per the following procedure:  
309

- 310 1. The property owner or designate representative shall submit in writing a  
311 request for an amendment to the approved plans. The building  
312 commissioner shall review the plans for consistency with the purpose and  
313 content of the proposal as originally or previously advertised for public  
314 hearing and shall make an advisory determination.  
315 2. If the building commissioner determines that the requested amendment is  
316 not consistent in purpose and content with the nature of the purpose as

317 originally proposed or previously advertised for the public hearing, then  
318 an amendment to the special use permit shall be required and a review  
319 and recommendation by the planning and zoning commission shall be  
320 required and a new public hearing shall be required before the City  
321 Council.

- 322 3. If the building commissioner determines that the proposed revisions are  
323 consistent with the purpose and content with the nature of the public  
324 hearing then a determination of non-necessity of a public hearing shall be  
325 made.
- 326 4. Determination of minor changes: If the building commissioner determines  
327 that an amendment to the special use permit is not required and that the  
328 changes to the plans are minor in nature the Building Commissioner may  
329 approve said changes.
- 330 5. Determination of major changes: If the Building Commissioner  
331 determines that an amendment to the B-5 is not required but the changes  
332 are major in nature, then the owner shall submit an application for review  
333 and approval by the Planning and Zoning commission.

334  
335 **9. VERIFICATION PRIOR TO OCCUPANCY PERMIT**

- 336 a. Any new roadway improvements shall be completed prior to the issuance  
337 of any final occupancy permit.
- 338
- 339 b. Any new stormwater detention shall be completed prior to the issuance of  
340 any occupancy permit.
- 341
- 342 c. All fencing and/or landscaping intended as screening properties shall be  
343 completed prior to the issuance of any occupancy permit, unless remitted  
344 by the Director of Public Works due to weather related factors.

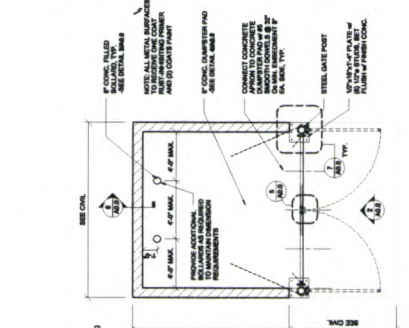
345  
346 **10. GENERAL DEVELOPMENT CONDITIONS.**

- 347 a. Unless, and except to the extent, otherwise specifically provided herein,  
348 development shall be effected only in accordance with all ordinances of  
349 the City of Florissant.
- 350
- 351 b. The Department of Public Works shall enforce the conditions of this  
352 ordinance in accordance with the Final Site Development Plan approved  
353 by the Planning & Zoning Commission and all other ordinances of the  
354 City of Florissant.

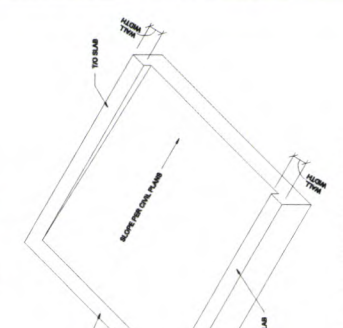
355  
356 **9. PROJECT COMPLETION.**

357 Construction shall start within 90 days of the issuance of building permits for  
358 the project and shall be developed in accordance of the approved final  
359 development plan within 12 months of start of construction.

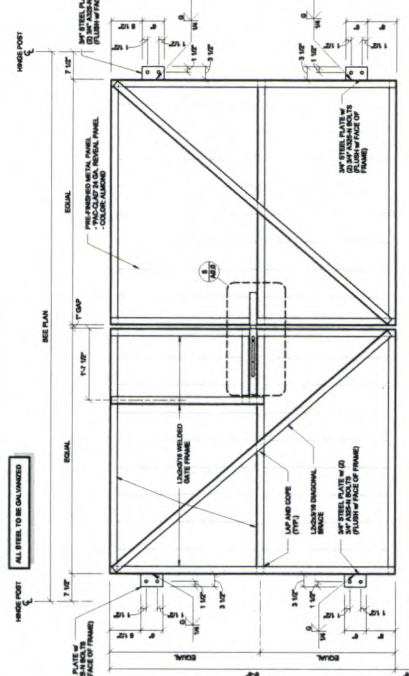
360  
361  
362 (End of report and suggested motion)



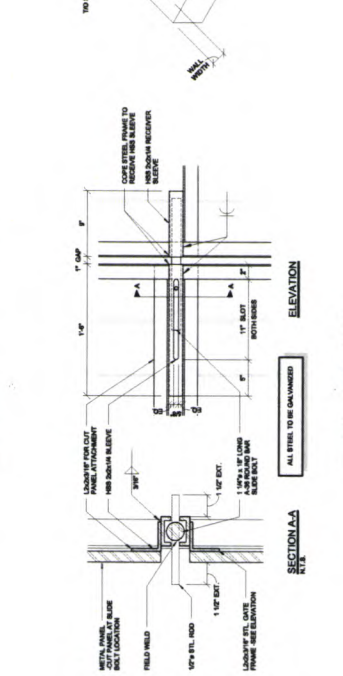
**1 DUMPSTER PLAN**  
A0.0 SCALE: 1/8\"/>



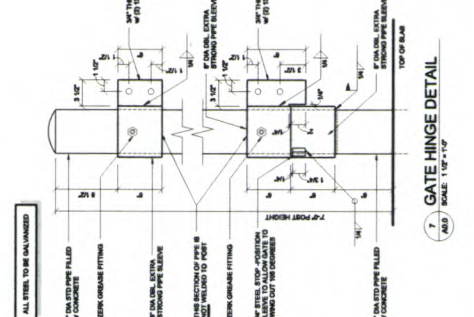
**1 DUMPSTER PAD DETAIL**  
A0.0 NOT TO SCALE



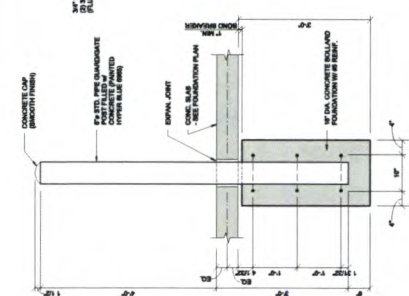
**2 DUMPSTER GATE ELEVATION**  
A0.0 SCALE: 3/8\"/>



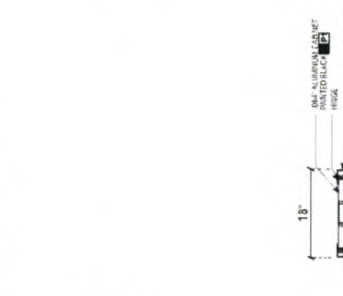
**1 GATE SLIDE BOLT**  
A0.0 SCALE: 1/8\"/>



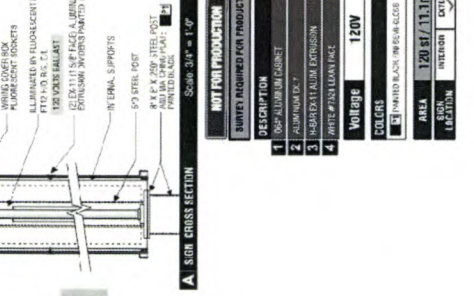
**7 GATE HINGE DETAIL**  
A0.0 SCALE: 1/8\"/>



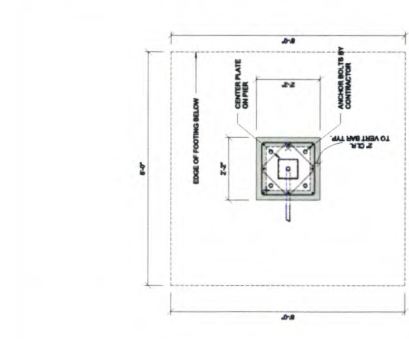
**3 BOLLARD DETAIL**  
A0.0 SCALE: 3/8\"/>



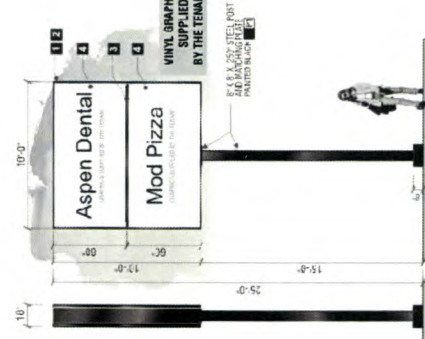
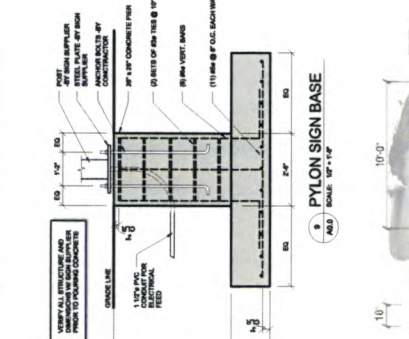
**9 PYLON SIGN BASE**  
A0.0 SCALE: 1/8\"/>



**8 MAILBOX DETAIL**  
A0.0 SCALE: 1/8\"/>



**A Sign Elevation**  
Scale: 3/8\"/>



**A Side View**  
Scale: 3/8\"/>

**NOT FOR PRODUCTION**

SURVEY REQUIRED FOR PRODUCTION	
1	2
3	4

**Scale: 3/8\"/>**

<b>Voltage</b>	120V
<b>Colors</b>	1. WHITE BLACK, 2. WHITE, 3. BLACK, 4. WHITE, 5. BLACK, 6. WHITE, 7. BLACK, 8. WHITE, 9. BLACK, 10. WHITE, 11. BLACK, 12. WHITE, 13. BLACK, 14. WHITE, 15. BLACK, 16. WHITE, 17. BLACK, 18. WHITE, 19. BLACK, 20. WHITE, 21. BLACK, 22. WHITE, 23. BLACK, 24. WHITE, 25. BLACK, 26. WHITE, 27. BLACK, 28. WHITE, 29. BLACK, 30. WHITE, 31. BLACK, 32. WHITE, 33. BLACK, 34. WHITE, 35. BLACK, 36. WHITE, 37. BLACK, 38. WHITE, 39. BLACK, 40. WHITE, 41. BLACK, 42. WHITE, 43. BLACK, 44. WHITE, 45. BLACK, 46. WHITE, 47. BLACK, 48. WHITE, 49. BLACK, 50. WHITE, 51. BLACK, 52. WHITE, 53. BLACK, 54. WHITE, 55. BLACK, 56. WHITE, 57. BLACK, 58. WHITE, 59. BLACK, 60. WHITE, 61. BLACK, 62. WHITE, 63. BLACK, 64. WHITE, 65. BLACK, 66. WHITE, 67. BLACK, 68. WHITE, 69. BLACK, 70. WHITE, 71. BLACK, 72. WHITE, 73. BLACK, 74. WHITE, 75. BLACK, 76. WHITE, 77. BLACK, 78. WHITE, 79. BLACK, 80. WHITE, 81. BLACK, 82. WHITE, 83. BLACK, 84. WHITE, 85. BLACK, 86. WHITE, 87. BLACK, 88. WHITE, 89. BLACK, 90. WHITE, 91. BLACK, 92. WHITE, 93. BLACK, 94. WHITE, 95. BLACK, 96. WHITE, 97. BLACK, 98. WHITE, 99. BLACK, 100. WHITE
<b>Area</b>	120 sq ft / 11.0 sq ft
<b>Estimate</b>	120 sq ft / 11.0 sq ft



**LOOR PLAN**

---

MAR 23 2018

### PROFESSIONAL SEAL

NEW RETAIL SHELL BUILDING FOR:  
**QUATTRO DEVELOPMENT**

3125 NORTH HIGHWAY 67 • FLORISSANT, MO 63033

PROJECT NUMBER	1805000
----------------	---------



**Quattro**  
Development

**EXCEL**  
ARCHITECTS • ENGINEERS • SURVIVORS

© CAMELOT DRIVE  
1100 DU LAC, WI 54993  
PHONE: (920) 828-8600  
WWW.EXCELENGINEER.COM

### SYMBOLS LEGEND

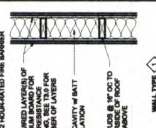
- SEE SHEET A-2  
FOR WALL TYPES
- EXT. SILLING
- PIRE EXTRAORDAIRE  
-SEE THIS SHEET
- 12 HOUR  
FIRE RATED
- STUD WALL
- MASONRY VENEER
- SEE PLAN FOR WALL WIDTHS
- NEW DOOR

## GENERAL NOTES

- [illegible]

### INTERIOR WALL TYPE LEGEND

- GENERAL NOTES:**
- ALL EXISTING WALL TYPES TO REMAIN UNLESS INDICATED OTHERWISE. ALL EXISTING ROOF TYPES TO REMAIN UNLESS INDICATED OTHERWISE.
  - WALLS SHOWN IN WALL PLAN EXTENDED FULL HEIGHT TO UNFINISHED FLOOR PLAN.
  - SEAL ALL EXISTING WALLS, JOINTS AND ANY OTHER PENETRATIONS TO PREVENT AIR INLEAKAGE.
  - CONVERT WALLS AT 1/2" OF C.C.
  - PROVIDE CONTINUOUS 1/2" TRACK @ ALL TOP OF WALL.
- 2" INSULATED FIRE BARRIER**
- REQUIRED LAYERS OF FIRE RESISTANT INSULATION BOARD FOR FIRE RESISTANCE FOR NUMBER OF LAYERS
- FILL CAVITY OF JANT
- 1/2" CAVITY OF JANT
- 2x6 STUDS @ 16" OC TO UNDERLIE OF ROOF DECK ABOVE
- WALL TYPE 1**



PROVIDE BLOCKING IN WALL AS REQ'D TO ANCHOR MOUNTING BRACKET (TYP)

FINISH FLOOR LINE

**FIRE EXTINGUISHER SPECIFICATION:**

MANUFACTURER: J. INDUSTRIES, INC.

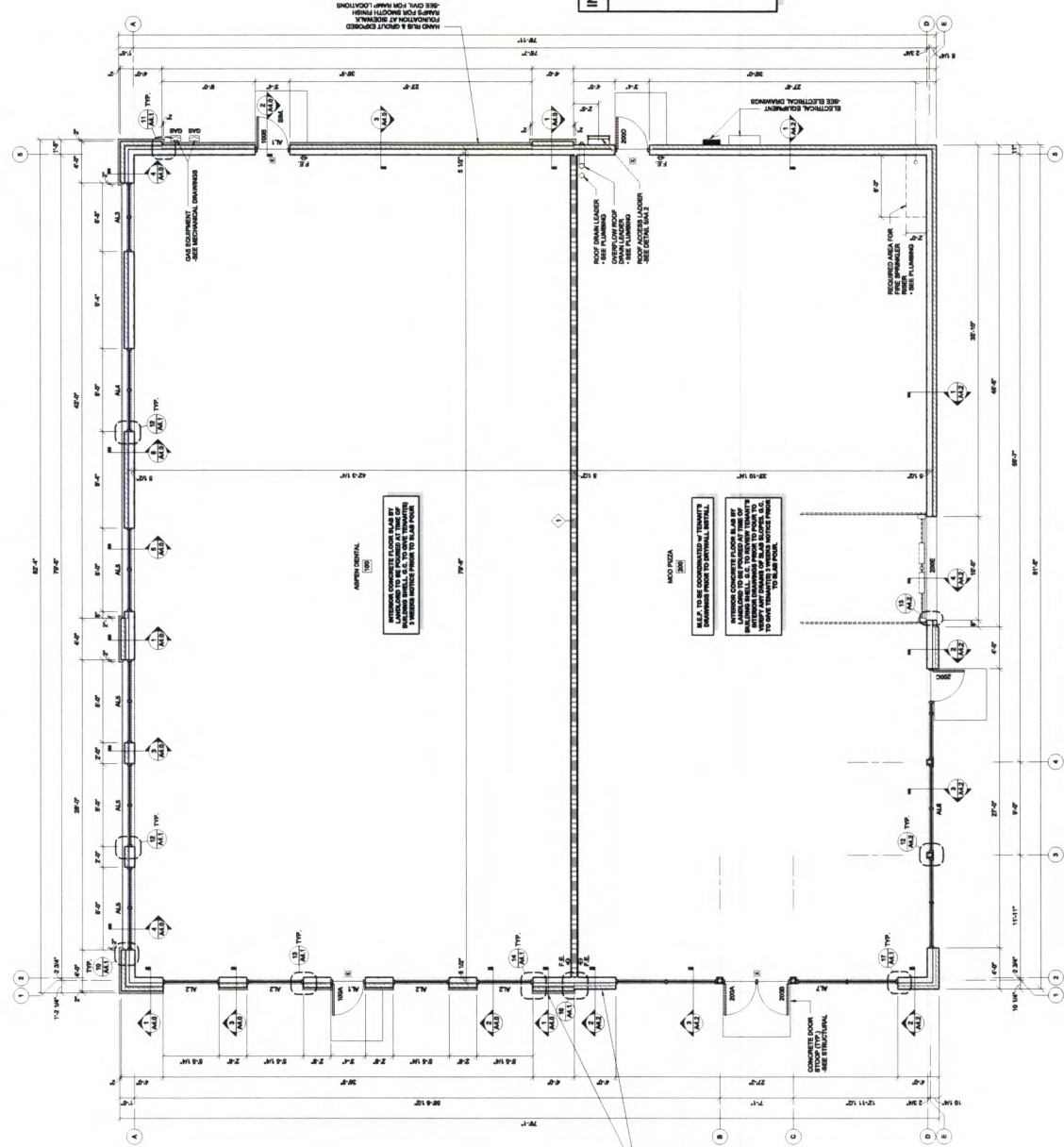
PRODUCT: FIRE EXTINGUISHER:

- "COMBAT" 10E
- 10 B. CAPACITY - 4A-BBC RATING

BRACKET:

- MARK "MBAF" WALL BRACKET

**FIRE EXTINGUISHER**



**FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

**PLAN**

**NORTH**  
TRUE



**SHEET INFORMATION**

**SITE PLAN**

**SHEET NUMBER**

**C1.2**



**SHEET INFORMATION**

**SITE PLAN - PHOTOMETRIC**

**PXP**

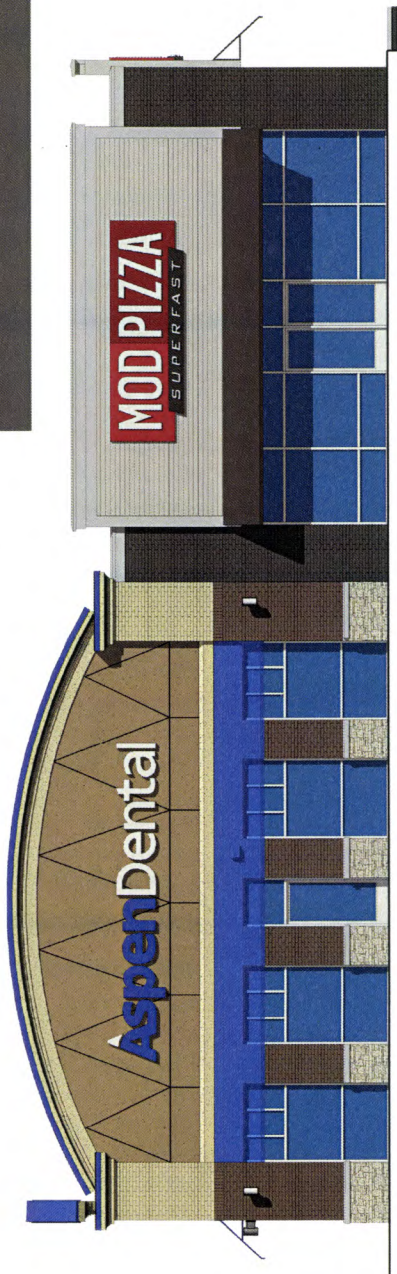
**SHEET NUMBER**



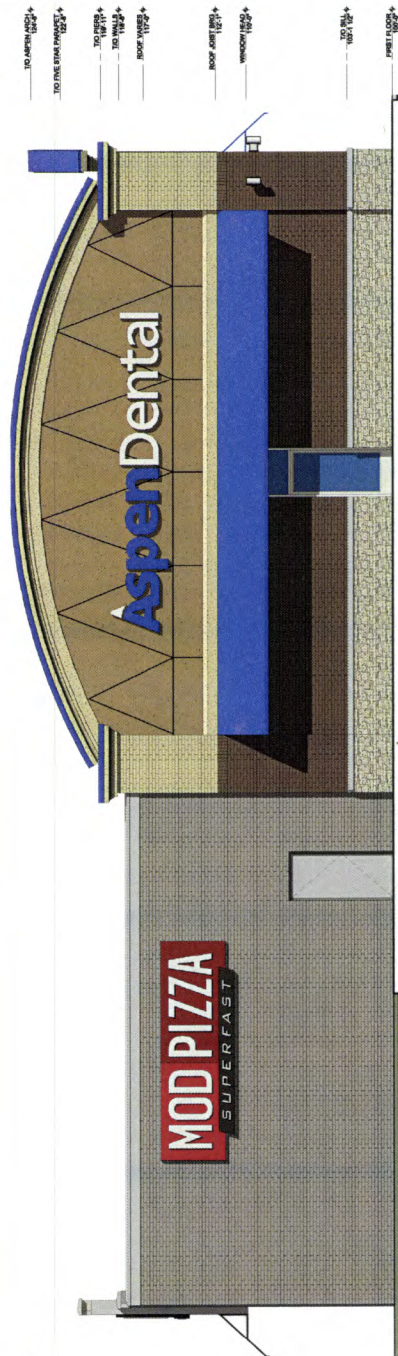
Statistics					
	Symbol	Avg	Min	Max	
Cable Zone #1	+	0.4 ft	0.0 ft	4.4 ft	14th

[illegible]





SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

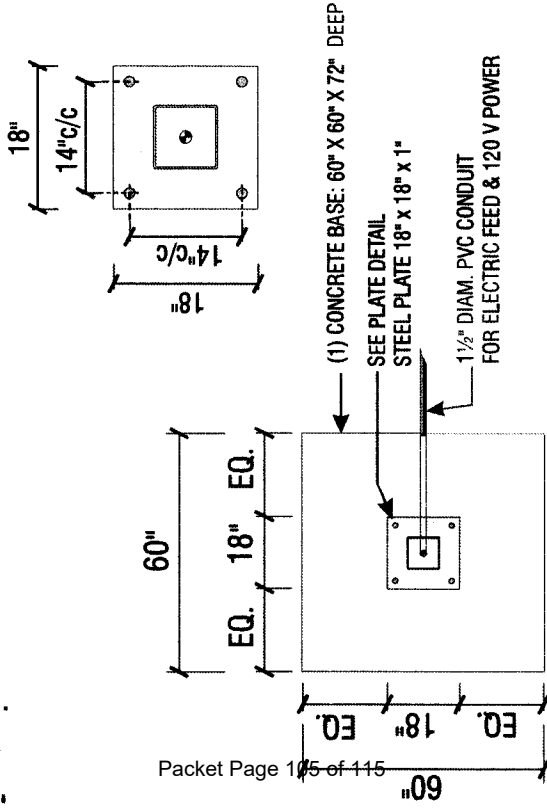


NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



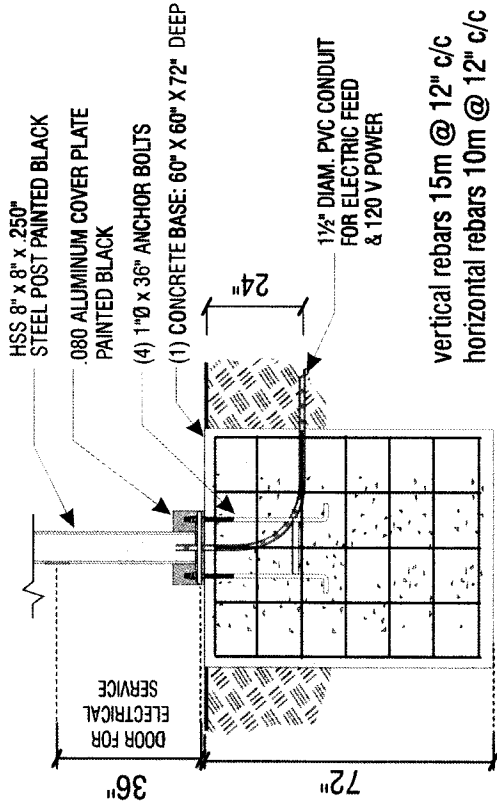






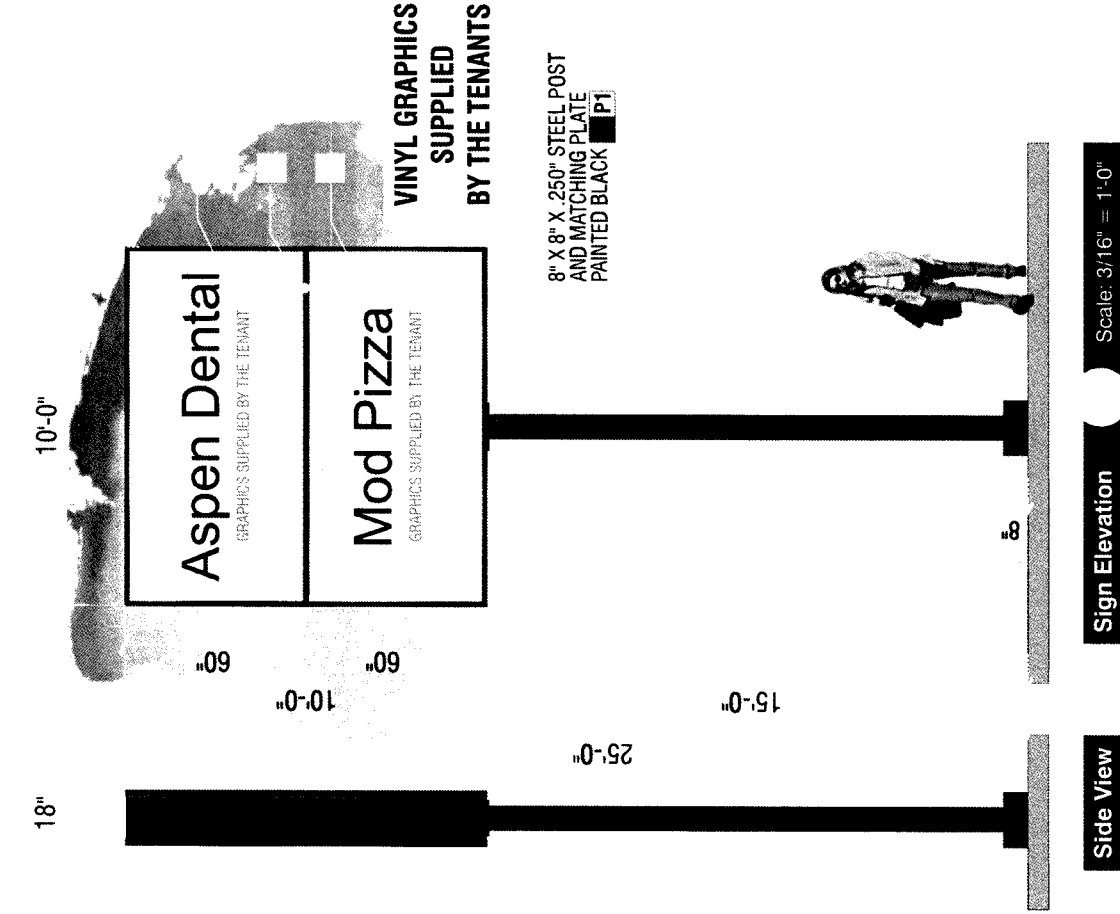
CONCRETE BASE TOP VIEW

Scale: 1/4" = 1'-0"



CONCRETE BASE ELEVATION

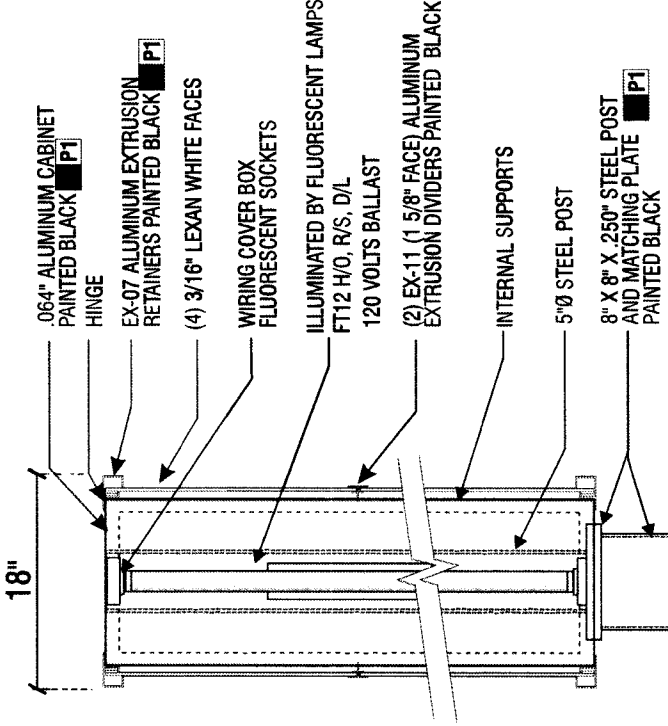
Scale: 1/4" = 1'-0"



Side View

Sign Elevation

Scale: 3/16" = 1'-0"



SIGN CROSS SECTION

Scale: 3/4" = 1'-0"

SURVEY REQUIRED FOR PRODUCTION

DESCRIPTION

.064" ALUMINUM CABINET PAINTED BLACK
ALUMINUM EX. 7
H-BAR EX-11 ALUM. EXTRUSION
WHITE #7328 LEXAN FACE

Voltage

120V

COLORS

P1	PAINTED BLACK FINI SEMI-GLOSS
----	-------------------------------

AREA

120 sf / 11.1m<sup>2</sup>

SIGN  
LOCATION

INTERIOR	EXTERIOR
----------	----------



Your Sign Department

www.accessigns.com

2351 Boul. Fernand-Lafontaine, Longueuil, Qc J4N 1N7

tél: 450.674.3333 / 888.655.6866 / fax: 450.674.4098

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et est protégé en vertu de la loi sur les droits d'auteurs.

12996\_Quattro18\_Florissant\_01



PRELIMINARY  
FINAL

CLIENT APPROBATION

Signature

Name

Revisions

Date

QUATTRO DEVELOPMENT

3125 N Hwy 67

Florissant Missouri USA

63033

Date: 2018-02-12

Page: 1/2

Project: #12996

UL: #E183093

Acc. Rep.: Tammi Derkson

Drawing by: J.Y. Arel



**ACCESS**  
Your Sign Department  
[www.accessigns.com](http://www.accessigns.com)

12996 Quattro18 Florissant 01



# PRELIMINARY

2351 Boul. Fernand-Lafontaine, Longueuil, Qc J4N 1N7  
tel: 450.674.3333 / 888.655.6866 / fax: 450.674.4098

**Signature**

Name \_\_\_\_\_

## Date \_\_\_\_\_

## QUATTRO DEVELOPMENT

3125 N Hwy 67  
Florissant Missouri USA  
63033

Drawing by: J.Y. Arel      Acc. Rep.: Tammi Derkson      UL: #E183093      Project: #12996      Page: 2/2

1 INTRODUCED BY COUNCILMAN HENKE  
2 APRIL 23, 2018  
3  
4

5 BILL NO. 9382

ORDINANCE NO.

6  
7 **ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO ERIKA**  
8 **SHARP D/B/A FEEL SHARP MASSAGE THERAPY TO ALLOW FOR THE**  
9 **OPERATION OF A MASSAGE THERAPY BUSINESS IN A HB “HISTORIC**  
10 **BUSINESS DISTRICT” FOR THE PROPERTY LOCATED AT 525 RUE ST.**  
11 **FRANCOIS.**  
12

13 WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of  
14 Florissant, by Special Use Permit, after public hearing thereon, to permit the location of a massage  
15 therapy business; and

16 WHEREAS, an application has been filed by Flower Valley Group, LLC d/b/a Privilege Lounge  
17 for the property located at 129 Flower Valley Shopping Center for the location and operation of a  
18 cocktail lounge; and

19 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their meeting of  
20 April 2, 2018 has recommended that the said Special Use Permit be granted; and

21 WHEREAS, due notice of public hearing no. 18-04-014 on said application to be held on April  
22 23, 2018, 2018 at 7:30 P.M. by the Council of the City of Florissant was duly published, held and  
23 concluded; and

24 WHEREAS, the Council, following said public hearing, and after due and careful consideration,  
25 has concluded that the granting of the Special Use Permit as hereinafter provided would be in the best  
26 interest of the City of Florissant.

27 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
28 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:  
29

30 Section 1: A Special Use Permit is hereby granted to Feel Sharp Massage Therapy for the  
31 operation of a massage therapy business located at 525 rue St. Francois.

32 Section 2: This ordinance shall become in force and effect immediately upon its passage and  
33 approval.  
34  
35

36 Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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\_\_\_\_\_  
Jackie Pagano  
President of the Council  
City of Florissant

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Thomas P. Schneider  
Mayor, City of Florissant

ATTEST:

\_\_\_\_\_  
Karen Goodwin, MMC/MRCC  
City Clerk

1 INTRODUCED BY COUNCIL AS A WHOLE  
2 April 19, 2018

3  
4 BILL NO. 9383

ORDINANCE NO.

5  
6 **AN ORDINANCE PROVIDING FOR BOUNDARY ADJUSTMENT**  
7 **BETWEEN ST. LOUIS COUNTY AND THE CITY OF FLORISSANT.**  
8

9 WHEREAS, the Revised Missouri State Statutes authorize the transfer of jurisdiction and  
10 concurrent detachment and annexation of certain unincorporated parcels by boundary adjustment  
11 without Boundary Commission consideration; and

12 WHEREAS, property owned by the Florissant Valley Fire Protection District of St. Louis  
13 County and known and numbered as 1906 Shackelford (St. Louis County Locator Numbers  
14 06K331380) lie within unincorporated St. Louis County contiguous with the City of Florissant;  
15 and

16 WHEREAS, the Florissant Valley Fire Protection District is requesting that the City of  
17 Florissant and St. Louis County adjust their boundaries to transfer jurisdiction of the subject  
18 property located in St. Louis County from St. Louis County to the City of Florissant to allow for  
19 using 1906 Shackelford in conjunction with their new existing fire facility on a lot located in the  
20 City of Florissant; and

21 WHEREAS, it has been determined that it is in the best interest of St. Louis County and  
22 the City of Florissant to approve the requested boundary adjustment; and

23 WHEREAS, St. Louis County will be giving consideration to a proposed Ordinance  
24 approving such boundary adjustments in conjunction with the consideration of this Ordinance by  
25 the Florissant City Council.

26 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
27 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:  
28

29 Section 1: To help ensure uniformity in the development of the property , the City of  
30 Florissant herein authorizes and approves the transfer of jurisdiction from St. Louis County to  
31 the City of Florissant for the property known and numbered as 1906 Shackelford, which is  
32 owned by the Florissant Valley Fire Protection District of St. Louis County, with the area more  
33 particularly described as follows:  
34

35        Section 2: The Florissant City Clerk shall send a certified copy of this Ordinance to the  
36 St. Louis County Clerk, and shall do all things necessary in order to finalize and complete the  
37 transfer of jurisdiction and concurrent detachment by boundary adjustment of the property  
38 described herein.

39        Section 3: This Ordinance shall be in full force and effect from and after the date of its  
40 passage by the City Council.

41        Adopted this \_\_\_\_ day of \_\_\_\_\_, 2018.

42  
43  
44  
45 \_\_\_\_\_  
46 Jackie Pagano  
47 Council President

48        Approved this \_\_\_\_ day of \_\_\_\_\_, 2018.

49  
50 \_\_\_\_\_  
51 Thomas P. Schneider  
52 Mayor, City of Florissant

53 ATTEST:

54 \_\_\_\_\_  
55 Karen Goodwin, MMC/MRCC  
56 City Clerk

# FLORISSANT CITY COUNCIL

## AGENDA REQUEST FORM

04/16/2018		<b>Mayor's Approval:</b> 	
Agenda Date Requested:		04/23/2018	
Description of request: See attached Memo			
Transfer of Funds from			
(See Attached Memo)			
Department: Public Works			
Recommending Board or Commission: N/A			
Type of request:	<b>Ordinances</b>		<b>X</b>
	Appropriation		<input type="checkbox"/>
	Transfer		<input type="checkbox"/>
	Zoning Amendment		<input type="checkbox"/>
	Amendment		<input type="checkbox"/>
	Special Use Transfer		<input type="checkbox"/>
	Special Use		<input type="checkbox"/>
	Budget Amendment		<input type="checkbox"/>
			Y/N
Public Hearing needed: Yes / No		<b>No</b>	3 readings? : Yes / No
		<b>YES</b>	<b>YES</b>
<b>Back up materials attached:</b>		<b>Back up materials needed:</b>	
Minutes		Minutes	
Maps		Maps	
Memo		<b>X</b>	Memo
Draft Ord.		Draft Ord.	

**Note:** Please include all attachments necessary for documents to be generated for inclusion on the Agenda. All agenda requests are to be turned in to the City Clerk by 5pm on Tuesday prior to the Council meeting.

**For City Clerk Use Only:**

Introduced by: \_\_\_\_\_

PH Speaker: \_\_\_\_\_



# CITY OF FLORISSANT

*Honorable Thomas P. Schneider, Mayor*

March 14, 2018

Mr. Justin P. Carney, AICP  
Director of Planning  
St. Louis County Planning Department  
41 South Central Avenue, 5<sup>th</sup> Floor  
Clayton, Missouri 63105

Subject: Jurisdictional Boundary Adjustment at Humes & Shackelford

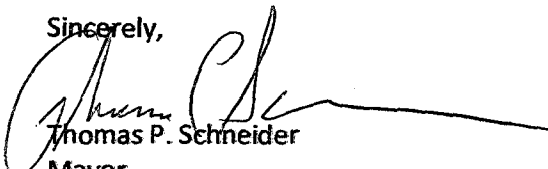
Dear Mr. Carney:

The City of Florissant has been approached by the Florissant Valley Fire Protection District (FVFPD) about transferring a track of land that they own from unincorporated St. Louis County jurisdiction into the City of Florissant's jurisdiction.

Please find attached a letter dated February 27, 2018 from Mr. Dan Lubiewski, President of the FVFPD Board of Directors requesting that the City of Florissant initiate the process. Also, please find attached a survey and legal description of the parcel from Topos Surveying Corp. dated February 14, 2018 showing the tract of land to be a single parcel ... address being 1906 Shackelford near the intersection of Shackelford and Humes 63031 ... and having a St. Louis County Locator No. of 06K331380.

The City of Florissant fully supports their request and asks that St. Louis County also support their request and continues the process for jurisdictional boundary adjustment. If you have any questions or comments please contact Lou Jearls, Director of Public Works at [Ljearls@florissantmo.com](mailto:Ljearls@florissantmo.com) or at 314-839-7640.

Sincerely,

  
Thomas P. Schneider  
Mayor  
City of Florissant

Attachments

Cc: Cliff Robinson, Fire Chief FVFPD

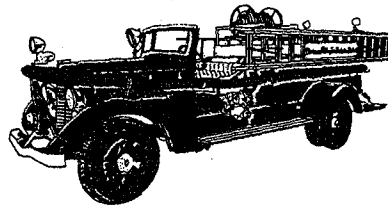
<b>CITY HALL</b> 955 Rue St. Francois Florissant, MO 63031 314 / 921-5700 Fax: 314 / 921-7111 TDD: 314 / 839-5142	<b>POLICE DEPARTMENT</b> 1700 North Highway 67 Florissant, MO 63033 314 / 831-7000 Fax: 314 / 830-6045	<b>PARKS DEPARTMENT</b> #1 James J. Eagan Drive Florissant, MO 63033 314 / 921-4466 Fax: 314 / 839-7672	<b>HEALTH DEPARTMENT</b> #1 St. Ferdinand Drive Florissant, MO 63031 314 / 839-7654 Fax: 314 / 839-7656	<b>MUNICIPAL COURT</b> 1055 Rue St. Francois Florissant, MO 63031 314 / 921-3322 Fax: 314 / 839-7663
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[www.florissantmo.com](http://www.florissantmo.com)



# Florissant Valley Fire Protection District

661 St. Ferdinand Street  
Florissant, Missouri 63031



**DAN LUBIEWSKI**  
*Director*

**MIKE MAHAFFY SR.**  
*Director*

**BOB CARMACK**  
*Director*

**SCOTT SEPPELT**  
*Chief of Department*

February 27, 2018

Mayor Schneider,

We the Florissant Valley Fire Protection District would like to transfer a tract of land in which the District owns from St. Louis County to the City of Florissant. The address is 1906 Shackelford and the County locator number is; Parcel 06K331380. The legal description is, the tract of land being the westerly part of Adjusted Tract C of the Boundary Adjustment of Three Parcels in Surveys 176, 177 and 178 of St. Ferdinand Common Fields, as per plat thereof recorded in Plat Book 363 Page 202 in the Office of the Recorder of Deeds for St. Louis County, Missouri, and said tract being more particularly described as follows:

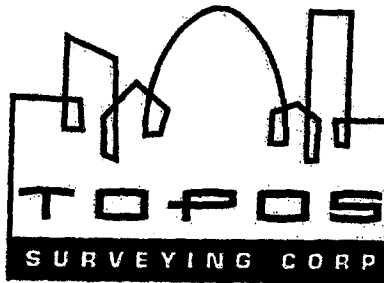
Beginning at the northwesterly corner of said Adjusted Tract C on the easterly line of Shackelford Road, 60 feet wide; thence along the northerly line of said Adjusted Tract C, South 52 degrees 28 minutes 34 seconds East 204.71 feet to the westerly limits of the City of Florissant, Missouri; thence along said westerly limits, South 37 degrees 53 minutes 58 seconds West 162.60 feet to the southerly line of said Adjusted Tract C; thence along said southerly line, North 51 degrees 17 minutes 26 seconds West 204.29 feet to the easterly line of said Shackelford Road; thence along said easterly line, North 37 degrees 44 minutes 26 seconds East 158.37 feet to the point of beginning, and containing 0.75 acre, more or less, according to calculations by Topos Surveying Corp. in February, 2018, for Order No. 0218-37.

If there is any of information that the City of Florissant might need to make this transfer possible please contact Fire Chief Scott Seppelt or myself.

Respectfully,

A handwritten signature in black ink, appearing to read 'Dan Lubiewski'. The signature is fluid and cursive, with a large initial 'D'.

Dan Lubiewski  
President of the FVFPD  
Board of Directors

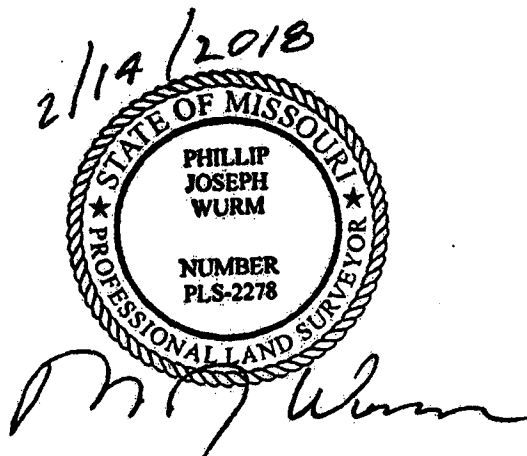


February 14, 2018

**METES AND BOUNDS DESCRIPTION  
PART OF 1906 SHACKELFORD IN UNINCORPORATED ST. LOUIS COUNTY**

A tract of land being the westerly part of Adjusted Tract C of the Boundary Adjustment of Three Parcels in Surveys 176, 177 and 178 of St. Ferdinand Common Fields, as per plat thereof recorded in Plat Book 363 Page 202 in the Office of the Recorder of Deeds for St. Louis County, Missouri, and said tract being more particularly described as follows:

Beginning at the northwesterly corner of said Adjusted Tract C on the easterly line of Shackelford Road, 60 feet wide; thence along the northerly line of said Adjusted Tract C, South 52 degrees 28 minutes 34 seconds East 204.71 feet to the westerly limits of the City of Florissant, Missouri; thence along said westerly limits, South 37 degrees 53 minutes 58 seconds West 162.60 feet to the southerly line of said Adjusted Tract C; thence along said southerly line, North 51 degrees 17 minutes 26 seconds West 204.29 feet to the easterly line of said Shackelford Road; thence along said easterly line, North 37 degrees 44 minutes 26 seconds East 158.37 feet to the point of beginning, and containing 0.75 acre, more or less, according to calculations by Topos Surveying Corp. in February, 2018, for Order No. 0218-37.



#1906 SHACKELFORD  
06K331380

