



FLORISSANT CITY COUNCIL AGENDA

City Hall

955 rue St. Francois

Monday, August 22, 2022

7:00 PM

Karen Goodwin, MMC/MRCC



I. PLEDGE OF ALLEGIANCE

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

- City Council Meeting and Executive meeting minutes of August 8, 2022

IV. RESOLUTION

1043	A resolution of the Florissant City Council congratulating Councilman Jeff Caputa on his retirement after 36 years as a Cement Mason.	Council as a whole
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V. BEAUTIFUL HOME AWARDS

- Mayor's Choice – Mark & Joanne Floretta
- Ward 1 – Charles Woods
- Ward 2 – Scott and Melody Kessler
- Ward 3 – Christine and Lawrence McCullough
- Ward 4 – Jerry & Judy Zellar
- Ward 5 – Dale Frauenfelder
- Ward 6 – Kevin & Kate Clooney
- Ward 7 – Kevin, Joanna & Timothy Huke
- Ward 8 – Sharon Carter
- Ward 9 – Todd Neff

VI. SPECIAL PRESENTATION

- Small Business Administration

VII. HEARING FROM CITIZENS

VIII. COMMUNICATIONS

IX. PUBLIC HEARINGS

22-08-020 (Ward 6) Application Staff Rept Plans	Request to authorize a Special Use Permit to allow for a sit-down, carry-out restaurant located at 462 N. Highway 67. (Planning and Zoning Recommended approval on 7/18/22)	Princeton Dew
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X. OLD BUSINESS

A. BILLS FOR SECOND READING

9793 Application	Ordinance authorizing a transfer of Special Use Permit no. 8603 from Shade Partners, LLC to Shade Restaurant & Bar, LLC for the location of a restaurant and bar located at 1752-1756 N. New Florissant Road. (Postponed to this day on August 8 th , 2022)	Siam
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XI. NEW BUSINESS

A. BOARD APPOINTMENTS

B. REQUESTS

Liquor License (Ward 3) Application	Request for a full package liquor license for Bhagat JI, LLC d/b/a A 1 Wind & Spirit # 11 located at 8471 N. Lindbergh. (Postponed to this day on August 8 th , 2022)	Vipul Bhagat
Special Use Transfer (Ward 7) Application	Request to transfer Special Use Permit no. 6853 from Zu Yang d/b/a Chin's Wok to Sarah Zhang Enterprises LLC d/b/a Chin's Wok for the operation of a dine-in, carry-out, delivery restaurant located at 70 A Grandview Plaza.	Sarah Zhang
Liquor License (Ward 9) Application	Request for a Beer and Wine Liquor license for La Patisserie located at 119 Flower Valley Shopping Center.	Marikit Villasis- Corbin

C. BILLS FOR FIRST READING

9809	Ordinance to authorize a special use permit to Dalind J. Enterprises to allow for a car sales business located at 1735 S. New Florissant Road.	Schildroth
9810	Ordinance to authorize a special use permit to Florissant IMG Pizza Inc. d/b/a Imo's Pizza for the operation of a carry-out, drive-thru restaurant located at 1725 Washington.	Pagano
9811 Memo	Ordinance amending ordinance no. 9739 establishing a grade and step schedule for full time uniformed employees' positions within the City of Florissant and enacting in lieu thereof a new ordinance and containing an effective date clause.	Eagan
9812	Ordinance authorizing a transfer of Special Use Permit no. 6853 from Zu Yang d/b/a Chin's Wok to Sarah Zhang Enterprises LLC d/b/a Chin's Wok for the operation of a dine-in, carry-out, delivery restaurant located at 70 A Grandview Plaza.	Pagano
9813 Memo	Ordinance authorizing appropriations of \$135,000 from the General Revenue Fund to various gasoline accounts due to increased fuel cost.	Eagan
9814 Memo	Ordinance to establish salaries for the Mayor and City Council of the City of Florissant as of the municipal election in April 2023.	Eagan

XII. MOTION TO MOVE THE SEPTEMBER 12TH COUNCIL MEETING TO TUESDAY, SEPTEMBER 6TH, DUE TO SCHEDULING CONFLICTS.

XIII. COUNCIL ANNOUNCEMENTS

XIV. MESSAGE FROM THE MAYOR

XV. ADJOURNMENT

THIS AGENDA WAS POSTED ON THE BULLETIN BOARD IN THE LOBBY AT CITY HALL AND ON THE CITY WEBSITE AT FLORISSANTMO.COM ON AUGUST 19, 2022 BY 12:00 PM.

ANY ONE WISHING TO ATTEND THE COUNCIL MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK BY NOON ON MONDAY, AUGUST 22, 2022.

CITY OF FLORISSANT



COUNCIL MINUTES

August 8, 2022

The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on Monday, August 8, 2022 at 7:00 p.m. with Council President Eagan 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: Harris, Manganelli, Eagan, Caputa, Schildroth, Mulcahy, Pagano, Parson, and Siam. Also present was Mayor Timothy Lowery, Deputy City Clerk Savanna Burton, and City Attorney John Hessel. A quorum being present the Chair stated that the Council Meeting was in session for the transaction of business.

Councilman Harris moved to approve City Council Minutes of July 25, 2022, seconded by Manganelli. Motion carried.

The next item on the Agenda was *Commendations*.

- Officer Pagano, Officer Mayer, and Officer Arthur

The Chair stated the next item on the agenda was *Hearing from Citizens*.

Lucia Greer, 2360 Love Lane, stated VFW Post 444 is not for sale and they are trying to reinvigorate the post while rejoining the community. Ms. Greer noted the post is located on 9 acres directly along the river. She noted they have a monthly market with local small businesses, allows for boy scouts to camp on the property, and will be happy to allow for events to be hosted which may have otherwise been canceled due to the flooding.

Marvin Tobias, 1826 Woodridge, stated his appreciation for the city's response to the flooding by waiving fees for inspections and for the aquatics center.

The Chair stated that the next item on the agenda was *Public Hearings*.

The City Clerk reported that Public Hearing 22-08-018 for the Request to authorize a Special Use Permit to Imo's Pizza for the operation of a carry-out, drive-thru restaurant located at 1725 Washington. The Chair declared the Public Hearing open.

Rob Jacknewitz, 2324 Hampton Ave, noted Imo's is wanting to repair the façade of the old Krone's Auto Repair. He stated the business would have a screened walk-in cooler, dumpster enclosure, new paving and striping to the parking lot, and landscaping. Mr. Jacknewitz added the business would

only allow for drive-through, carry-out, and delivery with hours of operation from 10am to midnight. He stated the project would take around 4 to 5 months to complete. Mr. Jacknewitz noted the New Halls Ferry business is still in the process of the build and will be opening, however this project will be completed quicker due to the building being in manageable shape.

Being no further comments, Councilwoman Pagano moved to close the Public Hearing, seconded by Caputa. Motion carried.

The City Clerk reported that Public Hearing 22-08-019 for the Request to authorize a Special Use Permit to Dalind J Enterprises to allow for a Car Sales business located at 1735 S New Florissant Rd in a 'B-3' Extensive Business District. The Chair declared the Public Hearing open.

Dewandra Palmer, petitioner, stated the business needs a brick and mortar location to obtain a dealer's license for the State of Missouri. The business buys cars from auction based on customer requests. She stated the building would have four designated parking spaces for vehicles which are waiting to be picked up and one security camera would be facing the vehicles. The building would hold the office where paperwork would be handled. She stated no detailing or cleaning of cars would take place at the business and vehicles are bought as is. Ms. Palmer noted the business would be open from 9am to 5pm Monday through Saturday.

Being no further comments, Councilman Schildroth moved to close the Public Hearing, seconded by Siam. Motion carried.

The Chair stated that the next item on the agenda was *Second Readings*.

A motion was made at the July 25, 2022 meeting to accept Substitute Bill No. 9793. The Chair brought the motion back on to the floor.

Councilman Eagan made a motion to suspend the rules to speak with the petitioner. Seconded by Pagano, motion carried.

Lisa West, petitioner, stated she would be purchasing a smoker to complete the Special Use Transfer rather than try to build a kitchen at this time. Mr. Hessel noted the petitioner would not have to go to the Planning and Zoning until she wanted to make changes to the business and add a kitchen. Councilman Siam stated they spoke and he did not receive an invite to view the property prior to the meeting. Councilman Manganelli noted the tinting on the door and the portions of the front of the building which could be reached and removed had not been removed. Ms. West stated she had a family emergency and could not remove the tinting in question but does intend to remove it as soon as possible, but the security cameras have been installed inside and outside the building. She noted the smoker options have been looked at and they would purchase the smoker they want when the exterior structure is built for the

63 smoker. Mr. Hessel noted the council would need to accept the substitute bill which is on the floor before
64 the council can discuss the conditions or postpone the bill based on the architectural plans.

65 On voice vote, the motion to accept Substitute Bill 9793 was carried.

66 Councilman Caputa made a motion to postponed Substitute Bill No. 9793 to the August 22, 2022
67 meeting to wait for architectural plans, seconded by Eagan. Motion carried.

68 The Chair stated that the next item on the agenda was *Board Appointments*.

69 Councilman Caputa made a motion to accept the mayor's appointment of Ron Smith, 125 S.
70 Lafayette St, to the Veteran's Commission as a member from Ward 4 with a term expiring on 8/8/2025.
71 Seconded by Manganeli, motion carried.

72 Councilman Siam made a motion to appoint Jeff Cook to the Citizen's Participation Commission
73 as a member from Ward 9 with a term expiring on 8/8/2025. Seconded by Pagano, motion carried.

74 Councilman Siam made a motion to reappoint Quoran Brown-El to the Citizen's Participation
75 Commission as a member from Ward 9 with a term expiring on 8/8/2025. Seconded by Pagano, motion
76 carried.

77 Councilman Parson made a motion to reappoint Debbie Bryant to the Citizen's Participation
78 Commission as a member from Ward 8 with a term expiring on 8/8/2025. Seconded by Pagano, motion
79 carried.

80 Councilman Schildroth made a motion to reappoint Kim Burns to the Parks and Recreation
81 Advisory Board as a member from Ward 5 with a term expiring on 8/8/2025. Seconded by Caputa, motion
82 carried.

83 Councilman Mulcahy made a motion to accept the mayor's appointment of Pete Fischer to the
84 Traffic Commission as a member from Ward 6 with a term expiring on 8/8/2025. Seconded by Parson,
85 motion carried.

86 The Chair stated the next item on the agenda was *Requests*.

87 Councilman Eagan moved to accept the Request for a full package liquor license for Bhagat JL
88 LLC d/b/a A 1 Wind & Spirit #11 located at 8471 N. Lindbergh, seconded by Pagano.

89 Councilman Eagan asked if the petitioner was present. Seeing no one, Councilman Eagan moved
90 to postpone the request to the August 22, 2022 City Council Meeting. Seconded by Caputa, motion
91 carried.

92 The Chair stated that the next item on the agenda was *Bills for First Reading*.

93 Councilman Eagan introduced Bill No. 9804 an Ordinance transferring the sum of \$1,000 from
94 account no. 01-5-49-24070 "Software Purchase/Maintenance" to account no. 01-5-49-50045

“Professional Services/Computer Services” for the purpose of mid-year adjustments was read for the first time.

Councilman Schildroth moved that Bill No. 9804 be read for a second time, seconded by Caputa. Motion carried and Bill No. 9804 was read for a second time.

Councilman Schildroth moved that Bill No. 9804 be read for a third time, seconded by Caputa. On roll call the Council voted: Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, Pagano yes, Parson yes, and Siam yes. Having received a unanimous vote of all members present Bill No. 9804 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.

Being no persons who wished to speak, on roll call the Council voted: Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, Pagano yes, Parson yes, and Siam yes.

Whereupon the Chair declared Bill No. 9804 to have passed and become Ordinance No. 8810.

Councilman Eagan introduced Bill No. 9805 an Ordinance transferring the sum of \$100,000 from Capital Improvement Fund to various accounts within the Capital Improvement Fund was read for the first time.

Councilwoman Pagano moved that Bill No. 9805 be read for a second time, seconded by Caputa. Motion carried and Bill No. 9805 was read for a second time.

Councilman Caputa moved that Bill No. 9805 be read for a third time, seconded by Manganelli. On roll call the Council voted: Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, Pagano yes, Parson yes, and Siam yes. Having received a unanimous vote of all members present Bill No. 9805 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.

Being no persons who wished to speak, on roll call the Council voted: Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, Pagano yes, Parson yes, and Siam yes.

Whereupon the Chair declared Bill No. 9805 to have passed and become Ordinance No. 8811.

Councilman Eagan introduced Bill No. 9806 an Ordinance authorizing an appropriation of Grant Revenue of \$7,500 and associated expenses from account no. 03-4-03549 “Grants – Police” to account no. 03-5-03-61490 “Capital Additions – Police” to purchase a radar trailer was read for the first time.

Councilman Schildroth moved that Bill No. 9806 be read for a second time, seconded by Caputa. Motion carried and Bill No. 9806 was read for a second time.

Councilman Caputa moved that Bill No. 9806 be read for a third time, seconded by Pagano. On roll call the Council voted: Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, Pagano yes, Parson yes, and Siam yes. Having received a unanimous vote of all members present

Bill No. 9806 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.

Being no persons who wished to speak, on roll call the Council voted: Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, Pagano yes, Parson yes, and Siam yes.

Whereupon the Chair declared Bill No. 9806 to have passed and become Ordinance No. 8812.

Councilman Eagan introduced Bill No. 9807 an Ordinance authorizing appropriations of \$55,500 from the Park Improvement Fund to various accounts was read for the first time.

Councilman Eagan moved to amend the word “appropriations” to “transfers”, seconded by Schildroth. Motion carried.

Councilman Schildroth moved that Amended Bill No. 9807 be read for a second time, seconded by Caputa. Motion carried and Bill No. 9807 was read for a second time.

Councilman Mulcahy moved that Bill No. 9807 be read for a third time, seconded by Siam. On roll call the Council voted: Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, Pagano yes, Parson yes, and Siam yes. Having received a unanimous vote of all members present Bill No. 9807 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.

Being no persons who wished to speak, on roll call the Council voted: Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, Pagano yes, Parson yes, and Siam yes.

Whereupon the Chair declared Bill No. 9807 to have passed and become Ordinance No. 8813.

Councilman Eagan introduced Bill No. 9808 an Ordinance authorizing a transfer of \$100,000 from Escrow Fund account no. 13-2301 “Forfeiture Escrow” to “Police Forfeiture Revenue” and appropriating \$100,000 to account no. 01-5-49-61011 “Forfeiture Expenditure” and appropriating \$145,584 from a donations account to account no. 01-5-49-61500 “Capital Additions” for the locker room remodel was read for the first time.

Councilman Eagan moved that Bill No. 9808 be read for a second time, seconded by Manganelli. Motion carried and Bill No. 9808 was read for a second time.

Councilman Pagano moved that Bill No. 9808 be read for a third time, seconded by Parson. On roll call the Council voted: Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, Pagano yes, Parson yes, and Siam yes. Having received a unanimous vote of all members present Bill No. 9808 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.

159 Marvin Tobias, 1826 Woodridge, wanted clarification on the timeline of the remodel and what
160 changed to make the budget increase for the locker room and if the weight room request was included in
161 this budget change.

162 Councilman Schildroth made a motion to suspend the rules to speak with Chief Fagan, seconded
163 by Eagan. Motion carried.

164 Chief Fagan noted the weight room project was completed and is not included in the request for
165 budget adjustments. He stated the project has been pulled out of requests for many years due to saving
166 the money for this year. Chief Fagan noted the budget proposed for the project was a guess and the request
167 is based off the contactor selection and bid information. The request is the actual cost of the construction
168 since the lockers were previously purchased. Councilman Schildroth noted the Forfeiture Revenue
169 account is funded by arrests which are made by the police department and the property that is seized.
170 Chief Fagan noted the lockers were purchased early to prevent it costing about \$9,000 more. He clarified
171 the donations account was given to the police department from a trust which was recently acquired and
172 a portion of the money has been left behind.

173 On roll call the Council voted: Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes,
174 Mulcahy yes, Pagano yes, Parson yes, and Siam yes.

175 Whereupon the Chair declared Bill No. 9808 to have passed and become Ordinance No. 8814.

176 The next item on the Agenda was *Council Announcements*.

177 Councilman Parson welcomed Mr. Love and the Future Business Leaders of America from the
178 STEAM high school in the district. He noted his appreciation for their interest in local government.
179 Councilman Parson reminded residents that on August 20, Ward 8 and the Prince Hall Masons of
180 Missouri would be holding and adopt a school event and collecting supplies for Parker Road Elementary
181 and Commons Lane Elementary at each school. He stated it would take place from 11am to 1pm.

182 Councilman Schildroth thanked the citizen of the city for the passage of Proposition A as well as
183 the pool committee and city staff.

184 Councilman Manganelli stated the Italian Festival would be cancelled due to the flooding at the
185 Knights of Columbus Hall and would not be able to get everything settled by the time of the festival. He
186 noted the event would take place in 2023. Councilman Manganelli announced the next Florissant Food
187 Truck Night would take place on August 19th from 5pm to 8pm.

188 Councilman Caputa reminded residents to secure firearms in their home and not their vehicles.
189 He stated keeping porch lights on help to deter theft.

Councilman Eagan thanked city employees for their hard work and help with the flooding which took place as well as citizens who assisted where they could. He reminded residents that Council Action Reboot has started and after the Council meeting Councilman Mulcahy would be taking to social media.

The next item was *Mayor Announcements*.

Mayor Lowery thanked the city staff and volunteers for their hard work in helping as many people with the recovery from the flood. Mayor Lowery noted he reached out to many executives for assistance and noted President Biden has announced that St. Louis City and County are disaster areas and FEMA relief would be coming soon. He stated residents can contact the Mayor's office for assistance, FEMA contact is www.disasterassistance.gov or 1-800-621-FEMA. He encouraged residents to document their losses and the city would be waiving many fees during this time. Mayor Lowery announced the Music Under the Stars series would continue on Saturday, August 13th at St. Ferdinand Park with the Hacienda Mexican Food Truck donating 10% of sales to the St. Ferdinand Shrine.

The Council President stated the next regular City Council Meeting will be Monday, August 22, 2022 at 7:00 pm.

Councilman Mulcahy moved to adjourn the meeting, seconded by Caputa. Motion carried. The meeting was adjourned at 8:16 p.m.



Karen Goodwin, MPPA/MMC/MRCC
City Clerk

The following Bills were signed by the Mayor:

Bill No. 9804	Ord. No. 8810
Bill No. 9805	Ord. No. 8811
Bill No. 9806	Ord. No. 8812
Bill No. 9807	Ord. No. 8813
Bill No. 9808	Ord. No. 8814



CITY OF FLORISSANT
CITY COUNCIL
OPEN EXECUTIVE SESSION

August 8, 2022

The City Council of the City of Florissant met in open Executive Session on Monday, August 8, 2022 at 6:30 pm. in the Council Conference room with President Eagan presiding. On Roll Call the following Council members were present: Harris, Manganelli, Eagan, Caputa. Schildroth, Mulcahy, Pagano, Parson, Councilman Siam was excused. Also present was Mayor Timothy Lowery, Deputy City Clerk Savanna Burton, City Attorney John Hessel, and Chief of Police Tim Fagan.

Councilman Parson moved to go into closed session to confer with the City Attorney concerning litigation in accordance with Chapter 610.021 (1) of the Missouri Revised Statutes, seconded by Pagano, on roll call the Council voted: Harris-yes, Manganelli-yes, Eagan-yes, Caputa-yes, Schildroth-yes, Mulcahy-yes, Pagano-yes, Parson-yes, Siam-Absent. The Council proceeded into closed session.

Council discussed litigation and conferred with the City Attorney.

Councilman Caputa moved to return to open session at 6:55 pm, seconded by Schildroth, on roll call the council voted: Harris-yes, Manganelli-yes, Eagan-yes, Caputa-yes, Schildroth-yes, Mulcahy-yes, Pagano-yes, Parson-yes, Siam-absent.

There being no further business to discuss, Councilman Caputa motioned to adjourn, seconded by Schildroth. Motion carried and the meeting adjourned at 6:55 p.m.

Karen Goodwin
City Clerk

**INTRODUCED BY COUNCIL AS A WHOLE
AUGUST 22, 2022**

RESOLUTION NO. 1043

**A RESOLUTION OF THE FLORISSANT CITY COUNCIL
CONGRATULATING COUNCILMAN JEFF CAPUTA ON HIS
RETIREMENT AFTER 36 YEARS AS A CEMENT MASON.**

WHEREAS, Jeff Caputa and his wife Terri have been residents of the City of Florissant for 35 years; and

WHEREAS, Jeff and Terri have three children, Michael, Jeffrey and Kelsey, son in law Bill, and granddaughter Maggie; and

WHEREAS, Jeff Caputa was elected as the Council representative for Ward 4 in 2013, has served as Council President and Chair of the Pool Sub-Committee and;

WHEREAS, Jeff proudly served in the Marine Corps; and

WHEREAS, Jeff became a journeyman cement mason in January of 1986, and performed his trade on commercial, residential and municipal projects and;

WHEREAS, Jeff served as an instructor in the Job Corps Program for four years, training young people to become cement masons; and

WHEREAS, Jeff is a 36-year member of Cement Masons Local 527; and

WHEREAS, after 36 years, Jeff Caputa is retiring from the Cement Masons.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
THE CITY OF FLORISSANT, MISSOURI, AS FOLLOWS:**

That the City Council of the City of Florissant extends a sincere congratulations to Jeff Caputa on his retirement and wishes him all the best in the future.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
FLORISSANT, MISSOURI ON THIS 22nd DAY OF AUGUST 2022.**

Joseph Eagan, Council President

ATTEST:

Karen Goodwin, MMC/MRCC
City Clerk

CITY OF FLORISSANT

Public Hearing

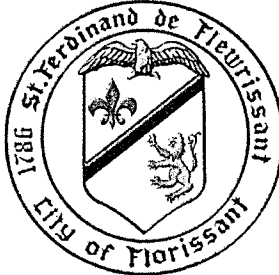


In accordance with 405.125 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, August 22, 2022 at 7:00 p.m. on the following proposition:

To authorize a Special Use Permit to allow for a sit-down, carry-out restaurant in a 'B-3' Extensive Business District located at 462 N Hwy 67 (2.0 Restaurant and Bar). 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 email kgoodwin@florissantmo.com.

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

"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."

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

Council Ward 9 Zoning _____

Initial Date Petitioner Filed 6/21/2022
Building Commissioner to complete
ward, zone & date filed

SIGN. [Signature]

DATE: 8-1-2022

SPECIAL PERMIT FOR 2.0 Restaurant and Bar

Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).

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

LOCATION 462 N Hwy 67, Florissant, MO 63031
Address of property.

1) Comes Now Princeton Dew DBA 2.0 Restaurant and Bar
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) Lease
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 N/A
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) shall 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, as listed 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 signage, 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)

Princeton Dew

/pdew03@yahoo.com

PRINT NAME

SIGNATURE

email and phone

FOR 2.0 Restaurant and Bar

(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, as applicant (circle one of the following):

1. I (we) have a legal interest in the herein above described property.
2. 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.

Permission granted by the Petitioner assigning an agent (i.e. Architect) to present this petition in their behalf, to the Commission and/or Council. The petitioner must sign below, and provide contact information:

PRESENTOR SIGNATURE

ADDRESS 801 Rue St Francois, Suite C, Florissant, MO 63031

STREET

CITY

STATE

ZIP CODE

TELEPHONE / EMAIL Deru and Associates, 314-574-5770

BUSINESS

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

Print name of agent.

Signature of Petitioner authorizing an agent

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 without authorized approval.

IF DESCRIPTIONS, PLATS OR SURVEYS ARE INACCURATE, OR IF THE PETITION APPLICATION IS NOT CORRECT OR COMPLETE, IT WILL BE RETURNED FOR ADDITIONS OR CORRECTIONS.

REQUIRED INFORMATION

Please mark an "X" in 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 _____

(a) If an individual:

- (1) Name and Address Princeton Dew
(2) Telephone Number 3143565075
(3) Business Address 7817 Laurel Flats Drive, Caseyville, IL 62232
(4) Date started in business March 1, 2022
(5) Name in which business is operated if different from (1) N/A
(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:

- (1) Names & addresses of all partners _____
(2) Telephone numbers _____
(3) Business address _____
(4) State of Incorporation & a photocopy of incorporation papers _____
(5) Date of Incorporation _____
(6) Missouri Corporate Number _____
(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) Copy of latest Missouri Anti-Trust. (annual registration of corporate officers) 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. If the property is located in a shopping center, provide the dimensions of the tenant space under square footage and landscaping information may not be required.

Name _____

Address _____

Property Owner _____

Location of property _____

Dimensions of property _____

Property is presently zoned _____ Requests Rezoning To _____

Proposed Use of Property _____

Type of Sign _____ Height _____

Type of Construction _____ Number Of Stories _____

Square Footage of Building _____ 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 INFORMATION ON PLANS OR DRAWINGS:

1. Zoning of adjoining properties.
2. Show location of property in relation to major streets and all adjoining properties.
3. Show measurement of tract and overall area of tract.
4. Proposed parking layout and count, parking lighting.
5. Landscaping and trash screening.
5. Location, sizes and elevations of signage.

**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 show 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 metes and bounds bearings and dimensions.

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

OFFICE USE ONLY

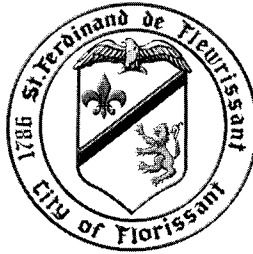
Date Application reviewed _____

STAFF REMARKS: _____

Building Commissioner or Staff Signature

1

MEMORANDUM



2

3

CITY OF FLORISSANT- Building Division

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

6

7 To: Planning and Zoning Commissioners Date: July 28, 2022

8

9 From: Philip E. Lum, AIA-Building Commissioner c: Todd Hughes, P.E.,
10 Director Public Works
11 Deputy City Clerk
12 Applicant
13 File
14

15 Subject: **Request recommended approval** of a New Special Use to allow for a sit
16 down, carry out restaurant 2.0 Restaurant and Bar located at (formerly Cannoli's) in a 'B-3'
17 Extensive Business District at **462 N Highway 67**.
18
19

20

STAFF REPORT

CASE NUMBER PZ-080122-1

21

22

I. PROJECT DESCRIPTION:

23 This is a **Request recommended approval** of a New Special Use to allow for a sit down, carry
24 out restaurant 2.0 Restaurant and Bar located at (formerly Cannoli's) in a 'B-3' Extensive
25 Business District at **462 N Highway 67**. On 7/18/22 there was a referral from Council to
26 determine if a transfer of Special Use Permit no. 5580 from Delor Distributing, Inc d/b/a
27 Cannoli's Sicilian Cuisine to 2.0 Restaurant. The Planning and Zoning Commission
28 determined that a Special Use Permit was in order.
29
30

31

II. EXISTING SITE CONDITIONS:

32 The existing property at **462 N Highway 67** is an inactive restaurant property which
33 operated under a Special Use, Ord. No. 5580 in an existing 'B-3' Planned Commercial
34 District. The property is zoned 'B-3'.
35

36 The subject property is an approximately a total of 5800 s.f.
37

38 The shopping center was constructed in 1961 per county record and is 93,165 s.f. The
39 previous tenant that vacated was a long standing business of specific operation and

character, with a private dining/meeting room and village like décor applied onto the north and south walls of the interior.

III. SURROUNDING PROPERTIES:

The properties adjacent are located in a 'B-3' Extensive Business District to the north (Florissant Meadows SC) and to the south (Church's Chicken) and adjacent to the creek along the East.

IV. STAFF ANALYSIS:

Applicant has submitted application for Special Use application 7/6/22 indicating Jerome Logan from DERU & Associates as agent, ALTA Survey from 2013 and DWG.1 dated 7/30/22 by DERU and Associates, sealed by Ramon Sarmiento, Architect, 7/25/22.

Comments on submissions

ALTA Survey Comments:

The survey shows 2013 conditions with last update of 12/30/2013 and a count of the parking spaces shown on the plan is 353. The petitioner reported existing spaces is 352 from his personal count. The shopping center size is listed on the survey as 87,762 s.f.

Drawing DWG.1 Comments:

Staff requested that the floor plan be shown with pertinent changes and that the s.f. of each tenant space be shown and parking calculations given to illustrate if there is compliance with the parking code with this petition for a restaurant.

Parking Calculations

The chart was obtained by the petitioner from the landlord rent roll. These s.f numbers are used generally to establish lease agreements and are also approximate and total 83,802 s.f. The number of Parking required for existing tenants is shown on the drawing 440 as compared to parking spaces provided 352 counted by the petitioner, a shortage of 88 spaces not including any spaces for the 3 vacant tenant spaces. The shortage of parking can result in denial of occupancy to the restaurant or the 3 vacant tenant spaces unless enough parking is created or recorded as shared for these spaces.

Parking calculated for proposed restaurant: DWG.1 calls for 43 parking, but should be 44. With the total number of chairs shown 122 this would represent 6 employees on the maximum shift. The plan also lists 181 occupants, which is not reflected on the plan, nor is it reflected in parking calculations, which would exacerbate the parking shortage.

Petitioner has indicated that no more than 6 staff on the maximum shift would be working. Therefore, the correct parking required should be 44, not 43 and that is based upon 122 chairs, not 181 occupants which likely comes from the building code chapter 10, for max. occupant load determination during an emergency.

Calculations confirmed: Oak St Health and they have a storage room of 4165 s.f. within a total s.f. of 14,387 s.f., so that is about right per the parking code. Parking and occupant load

86
87 Photos- there are photos of recent conditions after interior wall décor was removed,
88 reported to staff as all but a false balcony in the proposed game room.
89

90 The original room near the entry was formerly used as a Wine Room. This room is
91 proposed to be a Photo Booth with cameras available for use by customers.
92

93 The petitioner has acquired existing furnishings including round tables 2'-4" round and
94 2'-8" square. The tables on the plan scale 2'-4" round and 2'-0"x 2'-4". The petitioner
95 has arranged some of the tables to reflect the proposed plan of 3 rows x 9 rows of tables
96 in the main dining area.
97

98 The previous restaurant had a private dining room which is now proposed to be a Game
99 Room, described as a diversion for family members while dining. A pool table and
100 dartboards are shown. Other descriptions of activities within this room were discussed
101 earlier.
102

103
104 **VI. STAFF RECOMMENDATIONS:**
105

106 Since the parking lot is significantly short of required spaces, even with 3 vacancies, the
107 Commission should consider a continuance until there is adequate off-street parking
108 provided by way of a shared parking agreement approved by the City Attorney, per the
109 zoning code. Reference parking calculations plan DWG.1 dated 7/30/22 by DERU and
110 Associates. Recommended max. occupant load 130.
111

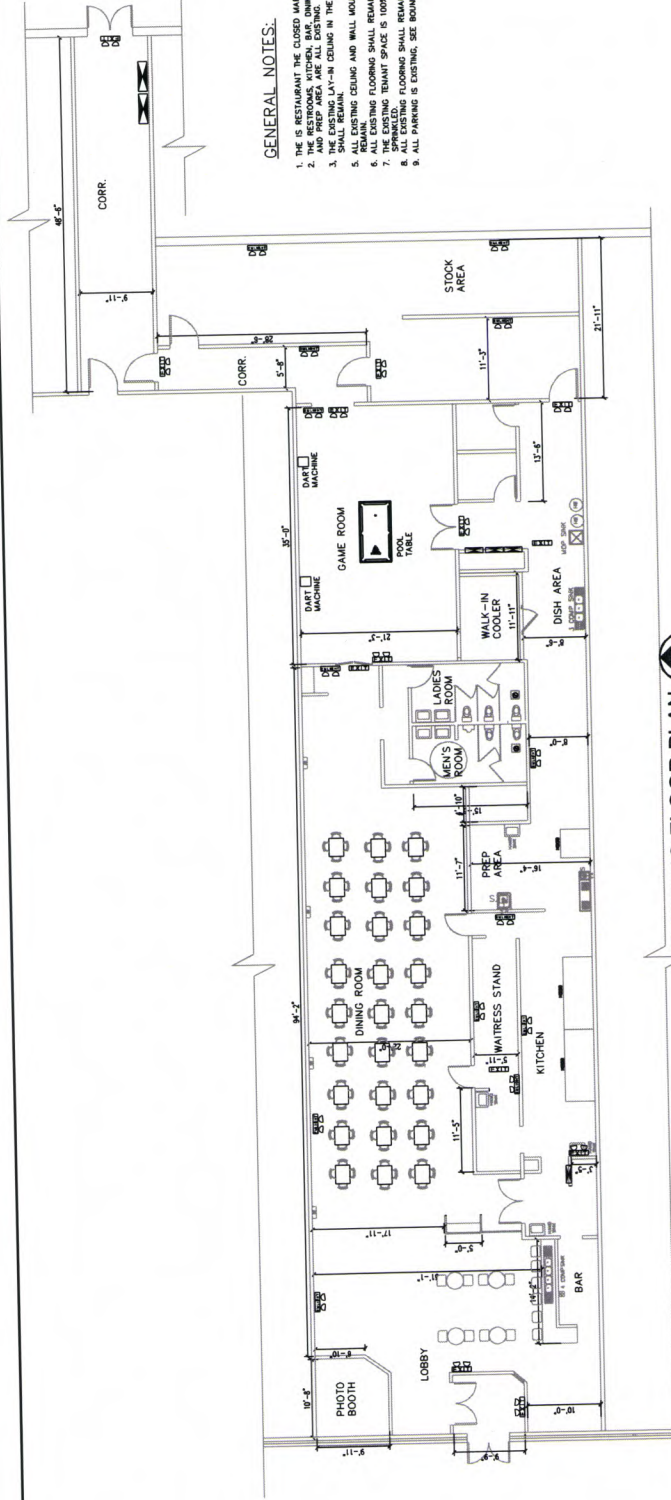
112 **Suggested Motion:**

113 I move to continue the petition to _____ giving opportunity to the petitioner to
114 satisfy parking requirements.
115

116
117
118 (End of report and suggested motion)

GENERAL NOTES:

1. THE RESTAURANT THE CLOSED MARCH OF THIS YEAR.
2. RESTROOMS, KITCHEN, BAR, DINING AREA, DISH AREA AND PREP AREA ARE ALL EXISTING.
3. THE EXISTING LAY-IN CEILING IN THE DINING AND KITCHEN SHALL REMAIN.
5. ALL EXISTING CEILING AND WALL MOUNTED LIGHTING SHALL REMAIN.
6. ALL EXISTING FLOORING SHALL REMAIN.
7. THE EXISTING TANTAM SPACE IS 100% SPRINKLED.
8. ALL EXISTING FLOORING SHALL REMAIN.
9. ALL PARKING IS EXISTING. SEE BOUNDARY SURVEY.



EXISTING FLOOR PLAN
SCALE: 1/8" = 1'
NORTH



SITE IMAGE

Grade	Sample	TP
450	Whisper	25.45
402	WALLACE (CROSS 2000)	13.90
400	WALLACE	4.75
460	See it 1st	10.55
472	See it 2nd	50.00
465	WALLACE	2.80
500	WALLACE	12.95
514	Swamp Lake	12.78
508	Don't Fresh Max	5.45
500	Auto Trip	5.60

EFFECTIVE OCTOBER 29, 2013



N	NORTH
E	EAST
S	SOUTH
W	WEST
NE	NORTH-OF-EAST
SE	SOUTH-OF-EAST
SW	SOUTH-OF-WEST
NW	NORTH-OF-WEST
AC	ACRES
S.F.	SQUARE FEET
+	CENTERLINE
20	PLATED LOT NUMBER/LETTER
AA	

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM OBSERVED FIELD SURVEY INFORMATION. THE SURVEY MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH IT DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLY FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

[illegible]

3. DENSITY/LAND USE: DEPARTMENT STORE, RETAIL
4. BUILDING SET-BACK LINES:
 - A. MAXIMUM BUILDING HEIGHT OR STORES: MAXIMUM 46 FEET, 3
 - B. EXISTING BUILDING HEIGHT OR STORES: 16 FEET, 1 STORY, PER SURVEY
4. DENSITY:
 - A. BUILDING DENSITY FORMULA: NONE SPECIFIED
5. PARKING:
 - A. PARKING SPACE FORMULA: 5 PER 1,000 SQUARE FEET OF GROUND FLOOR AREA (67,762 / 5 = 13,552 TOTAL PARKING SPACES)
 - B. PARKING SPACES REQUIRED: 4,400 (5 TOTAL PARKING SPACES)

ITEM 19- UNDERGROUND LINE AND TRANSFORMER EASTMENT, ACCORDING TO THE INSTRUMENT RECORDED IN BOOK 20301 PAGE 1273, AFFECTS SITE AND IS SHOWN ON THE SURVEY:

OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES.

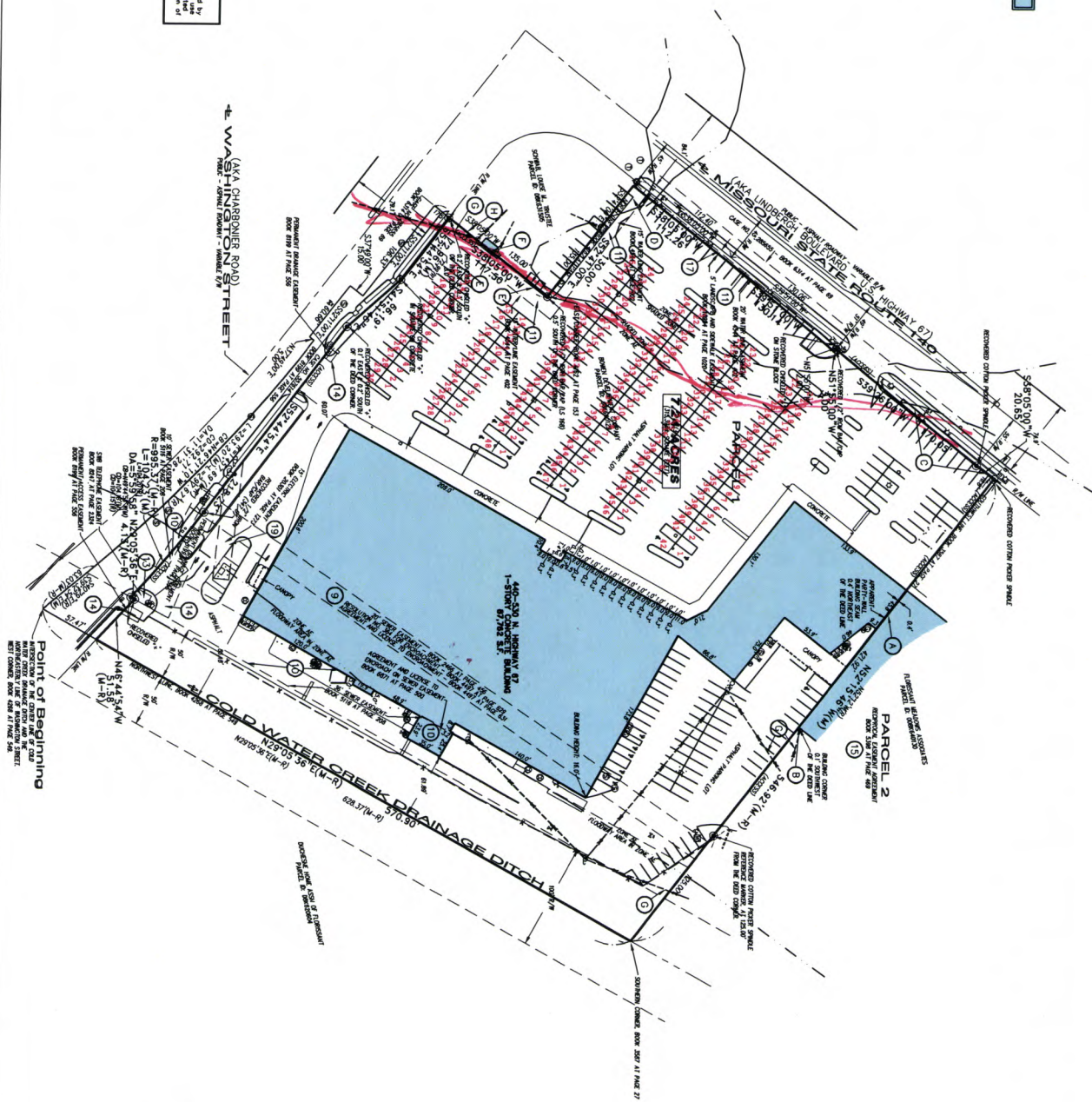
(H) APPARENT ACCESS TO THE ADJOINER'S SITE WITHOUT THE BENEFIT OF A FURNISHED EASEMENT OR AGREEMENT:

PARCEL 2:
NON-EXCLUSIVE APPLICANT EASEMENTS ACCORDING TO THE RECIPROCAL EASEMENT AGREEMENT RECORDED IN BOOK 53, PAGE 469 OF THE ST. LOUIS COUNTY RECORDS.
NOTE: BEING PARCELS NO. 088-044-020, OF THE CITY OF FLORENCE, COUNTY OF SAINT LOUIS.
NOTE: PARCELS NOT SHOWN FOR INFORMATIONAL PURPOSES ONLY.

SHEET 1 OF 2

FOUND SURVEY MONUMENT (AS MC
SET 1 1/2" IRON BAR/CAP LC 351
WATER MAIN/C

- [illegible]



Point of Beginning
INTERSECTION OF THE CENTER LINE OF COLD
WATER CREEK DRAINAGE DITCH AND THE
ADDRESSABLE Y LINE OF WASHINGTON STREET,
WEST CORNER, BOOK 4288 AT PAGE 549.

A circular professional seal for a surveyor in the State of Missouri. The outer ring contains the text "STATE OF MISSOURI" at the top and "LAND SURVEYOR" at the bottom. Inside the ring, the name "MICHAEL J. DAVIS" is written in a larger font, and "0000061236" is written in a smaller font below it. The seal is stamped over the signature of Michael J. Davis.

SCALE : 1" = 50'



0' 25' 50' 100'

1 INTRODUCED BY COUNCILMAN SIAM
2 JUNE 27, 2022

3
4 SUBSTITUTE BILL NO. 9793

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING A TRANSFER OF SPECIAL USE**
7 **PERMIT NO. 8603 FROM SHADE PARTNERS, LLC TO SHADE**
8 **RESTAURANT & BAR, LLC FOR THE LOCATION OF A**
9 **RESTAURANT AND BAR LOCATED AT 1752-1756 N. NEW**
10 **FLORISSANT ROAD.**

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

15 WHEREAS Five Aces Bar-v-que was issued Special Use Permit no. 8376 for the
16 operation of a restaurant located at 1752-1754 N. New Florissant Road; and

17 WHEREAS ordinance no. 8376 was subsequently transferred by ordinance no. 8407 to
18 CA44 LLC d/b/a Highway 67 BBQ for the operation of a restaurant; and

19 WHEREAS ordinance no. 8704 was transferred by ordinance no. 8603 to Shade Partners,
20 LLC d/b/a Shade Restaurant and Bar; and

21 WHEREAS Shade Restaurant & Bar LLC has filed an application to transfer Special use
22 Permit no. 8603 authorizing the location and operation of a restaurant located at 1752-1756 N.
23 New Florissant Road to its name; and

24 WHEREAS, the City Council of the City of Florissant determined at its meeting on June
25 27, 2022 that the business would be operated in substantially identical fashion as set out herein;
26 and

27 WHEREAS, Shade Restaurant and Bar, LLC has accepted the terms and conditions as
28 they apply to a special use permit for a restaurant.

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

31 Section 1: Special Use Permit no. 8603 is hereby transferred from Shade Partners, LLC
32 to Shade Restaurant & Bar, LLC for the location of a restaurant and bar located at 1752-1756
33 N. New Florissant Road subject to the following conditions:

- a. Full compliance with any and all conditions set forth in Special Use Permit 8603; and
- b. There shall be no tinting of the windows or obstruction preventing clear sight into the business from the parking lot or sidewalk; and
- c. A security camera shall be installed to record activities indoor and outdoor, and the video footage shall be available to the police department within 24 hours of the request and shall be retained for a minimum of 10 days; and
- d. Screening and roof be provided for the smoker at the rear of the building; and
- e. The business shall be closed no later than 10 pm.

Section 2: The Special Use Permit herein authorized shall terminate if the said business ceases operation for a period of more than one hundred and eighty (180) days.

Section 3. The Special Use Permit authorized herein will be revoked if the applicant fails to comply with the conditions set forth herein or violates any State Statutes or ordinances of the City of Florissant.

Section 4: This ordinance shall become in force and effect immediately upon its passage and approval.

.

Adopted this ____ day of _____, 2022.

Joseph Eagan
Council President

Approved this ____ day of _____, 2022.

Timothy J. Lowery
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MPPA/MMC/MRCC
City Clerk

1 INTRODUCED BY COUNCILMAN SIAM
2 JUNE 27, 2022

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Council President

Approved this ____ day of _____, 2022.

Timothy J. Lowery
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MPPA/MMC/MRCC
City Clerk



City of Florissant

Honorable Timothy J. Lowery, Mayor

TRANSFER OF SPECIAL USE PERMIT PROCEDURE

After receiving completed Transfer of Special Use Permit application, the City Clerk places the Transfer request on the next City Council Agenda for acceptance of the application and 1st reading of the new bill.

Applicant is encouraged to contact the Councilperson of the ward prior to the City Council Meeting.

At the following meeting the bill is read for a second and third time and voted upon. With a majority of affirmative votes the bill is assigned an Ordinance number.

The application for a Transfer of a Special Use requires the following for a complete application:

1. Completed application form
(with the signature from current owner to authorize the transfer of the ordinance in their name)
2. Complete acknowledgement form
(Acknowledging that the new owner has received a copy of the current ordinance and accepts responsibility for the Special Use Permit as it is written)
3. Copy of the LLC or Corporation papers.
4. Copy of a lease or bill of sale (to show an interest in the property)
5. Copy of the Fictitious name certificate (if applicable)

Return completed application and documentation to the City Clerk's office no later than 5 pm on Wednesday prior to a scheduled City Council meeting (2nd and 4th Mondays of each month)

Questions: Call the City Clerk at 314-839-7630 or 7631 or email kgoodwin@florissantmo.com

TRANSFER OF SPECIAL PERMIT

AUTHORIZED BY ORDINANCE NUMBER (S) 8603

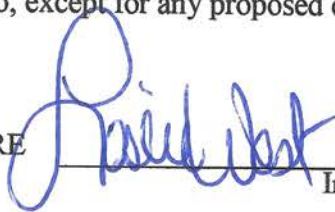
FROM Shade Parteners, LLC
TO Shade Restaurant & Bar , LLC
FOR A restaurant & bar
ADDRESS 1752-1756 N. New Florissant, Florissant, MO 63033
Ward 6 Zoning B3 Date Filed 6/8/2022 Accepted By _____

TRANSFER OF SPECIAL USE PERMIT PETITION

TO THE CITY COUNCIL OF THE CITY OF FLORISSANT:

1. Comes now Shade Restaurant & Bar, LLC and states to the City Council that he (she) (they) has (have) the following legal interest in the property located at 1752-1756 N. New Florissant, Florissant, MO 63034 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



Individual's Name

FOR:

Shade Restaurant & Bar, LLC

Company, Corporation, Partnership

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

38 Jost Villa Dr. Florissant, MO 63034

Telephone No.

314-780-4890

Email address

Info@Shaderesturant.com

I (we) the petitioner(s) do hereby appoint

Lisa West

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 (**current**) owner to Transfer the Special Use Permit.



SIGNATURE OF OWNER

Information sheet to be attached to all requests for Transfer of Special Permit

Type of Operation: (Select One)

Individual ☐

Partnership ☐

Corporation ☐

LLC ☒

INDIVIDUAL:

Name & address _____

Telephone number & email address _____

Business name/address/phone _____

Copy of fictitious name registration, if applicable _____

PARTNERSHIP:

Name & address of partner (s) _____

Telephone number(s) and email address (s) _____

Business name/ address /phone _____

Copy of fictitious name registration, if applicable _____

CORPORATION OR LLC:

Name & address of all corporate officers Leslie West

Telephone numbers & email addresses 314-780-4890 Info@shaderesturant.com

Business name/address/phone Shade Resturant & Bar, LLC

Photocopy of Corporation/LLC Articles and Certificate _____

Date of incorporation/LLC 6/2/2022

Copy of fictitious name registration, if applicable

Copy of latest Missouri Anti-Trust affidavit (annual registration of corporate officers)

TRANSFER OF SPECIAL USE PERMIT

The undersigned hereby acknowledges receipt of a copy of Ordinance
Number 8603 which previously authorized a Special Use Permit:

TO: Shade Restuarant & Bar, LLC

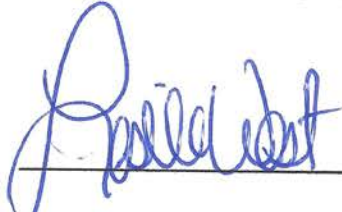
FOR: A restaurant and bar

Located at: 1752-1756N.New Florissant, Florissant MO 63033

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.

Leslie West

PRINT - NAME OF APPLICANT



SIGNATURE OF APPLICANT



State of Missouri

John R. Ashcroft, Secretary of State
Corporations Division
PO Box 778 / 600 W. Main St., Rm. 322
Jefferson City, MO 65102

LC014383013
Date Filed: 6/2/2022
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
Shade Restaurant & Bar LLC

(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:

To operate a restaurant and bar as well as provide event space.

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

Aaron Lamont Reeves

Jr
Name

5920 Ridge Ave
Street Address: May not use PO Box unless street address also provided

Saint Louis, MO 63112-3510
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: 6/2/2097

(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

WEST, LESLIE

38 Jost Villa Dr

Florissant MO 63034-2270

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: Aaron Lamont Reeves

Address: Email: aaronr1672@sbcglobal.net

City, State, and Zip Code: _____

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CERTIFICATE OF ORGANIZATION

WHEREAS,

Shade Restaurant & Bar LLC
LC014383013

filed its Articles of Organization with this office on the 2nd day of June, 2022, 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 2nd day of June, 2022, 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 2nd day of June, 2022.


Secretary of State



ASSIGNMENT OF LEASE

This Assignment is entered on this _____ day of June, 2022 by and between Bella Marie Agency, L.L.C., a Missouri Limited Liability Company (referred to herein as "Assignor"), and Shade Restaurant & Bar, L.L.C., a Missouri Limited Liability Company (referred to herein as "Assignee") and LCRF, L.L.C., a Missouri Limited Liability Company, (hereinafter referred to as "Landlord").

WHEREAS:

Assignor is the tenant under a certain written lease agreement dated January 17, 2022, for certain premises located at 1752, 1754 & 1756 New Florissant Road, Florissant, Missouri 63033 (the "Leased Premises"), the term of which is currently ending on December 31, 2025, (the "Lease").

WHEREAS:

LCRF, L.L.C., a Missouri Limited Liability Company is the owner of the Leased premises and the Landlord of the Leased Premises under the said Lease, and

WHEREAS:

Assignor desires to sell and assign all of its right, title and interest in all of the lease described above with the written consent of the Landlord;

NOW THEREFORE:

In consideration of the premises, and of the assignments made, and of the mutual covenants and agreements set forth herein, the parties to this Assignment agree as follows:

1. Assignor assigns any and all of the right, title and interest of the Lease of the premises known as Flo-Lin I Shopping Center located at 1752, 1754 & 1756 New Florissant Road, Florissant, Missouri 63033 to Assignee effective on May 15, 2022, and Landlord expressly consents to the Assignment on the terms and conditions set forth herein.

2. In order to induce Landlord to consent to this Assignment, Assignor agrees to remain liable to said Landlord for the obligation to pay all rent through the date of this Assignment and for all other debts or obligations, including CAM, Tax and Insurance as well as 2022 year end reconciliation, through the effective date of this Assignment.

3. Except for those debts or obligations specifically noted in Paragraph 2 above, Assignor is released from all liability for the performance of all duties and obligations under the terms and conditions of the Lease described herein and/or under any oral or written modification to such Lease, which were not performed by Assignor prior to the effective date of this Assignment.

4. Assignee shall have no obligation or liability whatsoever for any debt or obligation which Assignor owes to the Landlord or to any predecessor at the time of this Assignment including, but not limited to, rent or other debts or obligations arising out of the Assignors' use and occupation of the premises prior to the effective date of this Assignment.

5. The laws of the State of Missouri shall govern this Assignment of Lease.

6. Assignor's forwarding address shall be 38 Jost Villa Drive, Florissant, MO 63033

7. Assignee's notice address shall be 38 Jost Villa Drive, Florissant, MO 63033

EXHIBIT A
ASSIGNEE INFORMATION

INDIVIDUAL

A. Name: Robert Post
Home Phone: 314-780-4890
Home Address: 3805+ Villa Dr.
How long at this address? 12
Mortgage Co: First Comm Credit
Address: 8417 N. Lindbergh Blvd (6303)
Phone #: 636-728-3333

Date of Birth: 1-27-81
Social Security: _____
Driver's License: DD2985029
Own: _____ Rent: _____
Landlord: Tenet Davis
Address: 1274 Woodpark Dr. Alexandria MD 22304
Phone #: 304-921-6714

B. Previous Address: _____
(less than 2 yrs.): _____

How long at this address? _____
Own: _____ Rent: _____

C. Employer Name: _____
Address: _____

Phone #: _____
How long? _____
Contact? _____ Yes _____ No _____

D. Bus. Name: _____
Bus. Type: _____
Address: _____

Phone #: _____
How long in business? _____
How long at this address? _____
Own: _____ Rent: _____

CORPORATION

(Attach copy of most recent audited financial statement)

A. Corp. Name: _____
Bus. Type: _____
Address: _____
Mortgage Co: _____
Address: _____
Phone #: _____

Phone #: _____
How long in business? _____
How long at this address? _____
Own: _____ Rent: _____
Landlord: _____
Address: _____
Phone #: _____

B. Corporation Officers:

Name: _____
Address: _____

Social Security #: _____
Title: _____
Home Phone #: _____

Name: _____
Address: _____

Social Security #: _____
Title: _____
Home Phone #: _____

Address

REFERENCES

A. Credit References:
Name of Reference

Acct. # and Type

This Assignment consisting of three (3) pages including the page on which these signatures appear, and Exhibit A attached hereto, entered into the _____ day of June, 2022.

"ASSIGNOR"

**BELLA MARIE AGENCY, LLC
A MISSOURI LIMITED LIABILITY
COMPANY**

By: 
Leslie West

Title: owner

Date: 6-1-2022

"ASSIGNEE"

**SHADE RESTAURANT & BAR, LLC
A MISSOURI LIMITED LIABILITY
COMPANY**

By: 
Leslie West

Title: owner

Date: 6-1-2022

"LANDLORD"

**LCRF, L.L.C.,
A MISSOURI LIMITED LIABILITY COMPANY**

By: LCRF Holdings, Inc., its managing members

By: _____
Robert A. Walpert, President

Date: _____

1 INTRODUCED BY COUNCILMAN HENKE
2 NOVEMBER 27, 2017

5 BILL NO. 9334

ORDINANCE NO.

8376

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.**

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 6th, 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 27th
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 Section I: A Special Use Permit is hereby granted to Five Aces Bar-B-Que, LLC d/b/a Five Aces
27 Bar-B-Que to allow for the operation of a restaurant located at 1752-1754 N. New Florissant Rd for the
28 location and operation of a restaurant with carry-out service and the following additional requirements:
29
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

Karen Goodwin, MMC/MRCC
City Clerk

FACILITY UPDATES FOR

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



- 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 RESTROOM TO AN ADA RESTROOM, PROVIDE A KITCHEN (PREP AREA), MOP 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 OWNERS PLUMBING AND ELECTRICAL CONTRACTORS.
3. OWNERS ARE RESPONSIBLE FOR PROVIDING ALL SAFETY CONES, SIGNAGE, AND ANY ADDITIONAL SAFETY PRECAUTION THAT WOULD ENSURE VISIBILITY AND SAFETY AS IT RELATES TO THEIR SMOCKER TRAILER WHEN IT IS BROUGHT TO THE LOCATION FOR USE.

10/30/17

[illegible]

ALLEN DESIGNS, LLC

P.O. BOX 722, ST. ALBANS, VT 05474
TEL. 254-223-1657

DONALD W. DEAL, P.E.

12-0229 - ON 339600

DRAGONET	CHECKED BY	SCALE	DATE
CLA	DWID	AS SHOWN	9/24/17

SITE PLAN AND SCOPE
RESTAURANT RENOVATION
1752-1754 N. NEW FLORISSANT RD
FLORISSANT, MISSOURI 63033

PROJECT NO.
2017-112

8376

ALLEN DESIGNS, LLC

WWW.ALLENDISIGNS.COM
TEL: 314-823-1001
FLOOR PLAN: 1754 N. NEW FLORISSANT RD.
PROJECT NO: 2017-112

DONALD W. DEAL, P.E.

15000 MCCHICAGO
2020
37. LOUIS MO 63023
PHONE: 314-413-0207
LIC# 0686 MO: 82047

PROPOSED FLOOR PLAN
RESTAURANT RENOVATION
1752-1754 N. NEW FLORISSANT RD
FLORISSANT, MISSOURI 63033

PROJECT NO.
2017-112
DRAWING NO.
A-2

GENERAL NOTES:

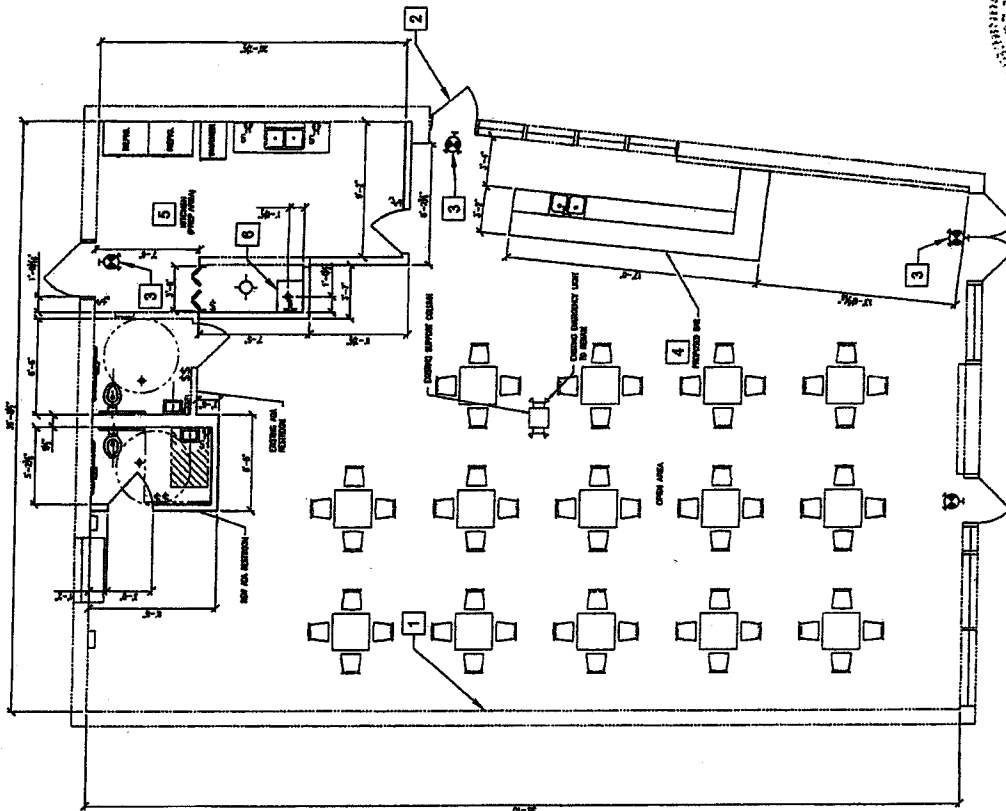
1. CONSTRUCTION PER ALL GOVERNING CODES PER 2009 INTERNATIONAL BUILDING CODES.
2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
3. ALL EXISTING REPAIR TO INTERIOR WALLS SHALL BE REPLACED WITH X TYPE GYPSUM BOARD.
4. ALL NEW PARTITION WALLS SHALL BE METAL STUD WALLS. FOR TYPICAL METAL STUD DETAILS, SEE DRAWING A-3, UNLESS NOTED OTHERWISE.

KEYED NOTES:

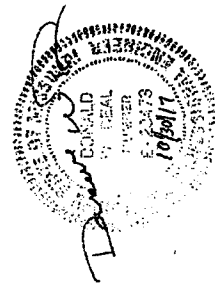
1. PROVIDING SEPARATION WALL IS VERIFIED TO BE DOUBLE LAYER 5/8" GYPSUM BOARD, AND A NEW 1/2" TYPE WATER CALULING ALONG THE TOP ALONG CEILING DESIGN SHALL BE JOINING THE GYPSUM BOARD. SEE DRAWING A-4 FOR SPECIAL DETAIL.
2. ADD PANIC BAR WITH ALARM TO SIDE DOOR. PANIC BAR ALARM SHALL READ "EMERGENCY EXIT ONLY - ALARM WILL SOUND".
3. NEW EXIT SIGNS WITH EMERGENCY LIGHTS (TYP.).
4. PROPOSED BAR. (BAR SUPPLIED BY OWNER).
5. FINAL ORIENTATION OF APPLIANCES AND SINK ARE DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE. NECESSARY RECEPTACLES FOR EACH APPLIANCE SHALL BE SUPPLIED BY QUALIFIED ELECTRICAL CONTRACTOR.
6. 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: 1/8" = 1'-0"

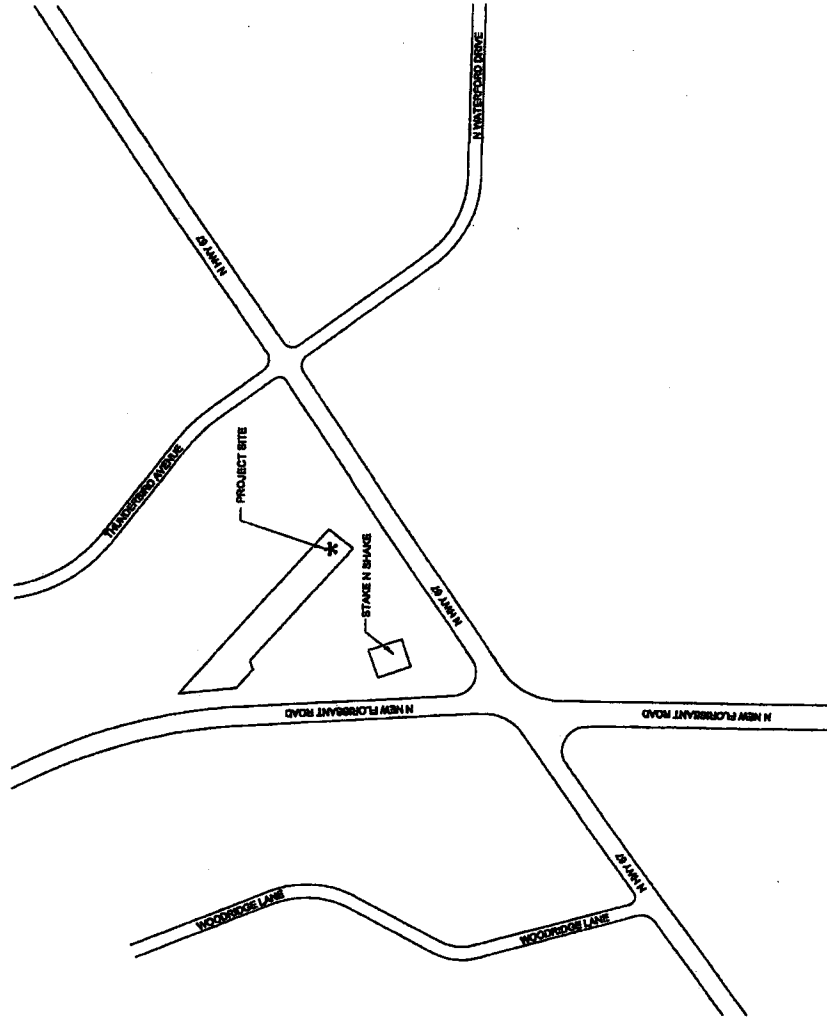


NO.	DATE	DESCRIPTION	BY	CHKD	APP'D
1	10/20/17	DESIGNED FOR PERMIT-ADDED SEATING			
2	10/20/17	REVISED FOR PERMIT			

FACILITY UPDATES FOR

RESTAURANT RENOVATION

1752-1754 NORTH NEW FLORISSANT ROAD
FLORISSANT, MISSOURI 63033



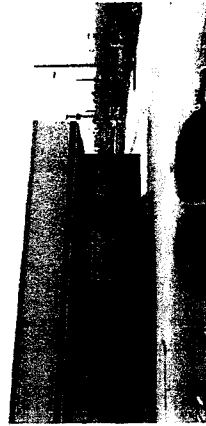
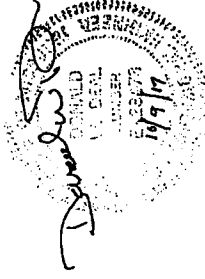
SITE PLAN

SHEET INDEX:

- 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

SCOPE OF WORK:

1. PROJECT RENOVATION REQUIRE TO MODIFY AN EXISTING RESTROOM TO AN ADA RESTROOM, PROVIDE A KITCHEN (PREP AREA), AND A COMMON WALL FIRE RATING INFORMATION AND ADOPT CURRENT BUILDING CODE 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.



ALLEN DESIGNS, LLC P.O. BOX 722, FLORISSANT, MO 63033 TEL: 314-623-1887 WWW.ALLENDISIGNS.COM		FLORISSANT, MISSOURI 63033 1752-1754 N. NEW FLORISSANT RD RESTAURANT RENOVATION SITE PLAN AND SCOPE		PROJECT NO. 2017-112	DRAWING NO. A-0
DONALD W. DEAL, P.E. REG. PROFESSIONAL ENGINEER MISSOURI LICENSE NO. 623473 PHONE: 314-623-1887 FAX: 314-623-1887		PROJECT NO. 2017-112 DRAWING NO. A-0 PROJECT NAME RESTAURANT RENOVATION PROJECT ADDRESS 1752-1754 N. NEW FLORISSANT RD CITY FLORISSANT, MISSOURI 63033		PROJECT NO. 2017-112 DRAWING NO. A-0 PROJECT NAME RESTAURANT RENOVATION PROJECT ADDRESS 1752-1754 N. NEW FLORISSANT RD CITY FLORISSANT, MISSOURI 63033	

ALLEN DESIGNS, LLC
P.O. BOX 752, RT. 100, MO 63074
TEL: 314-622-1007
WWW.ALLENDISIGNS.COM

TEL 314-523-1057

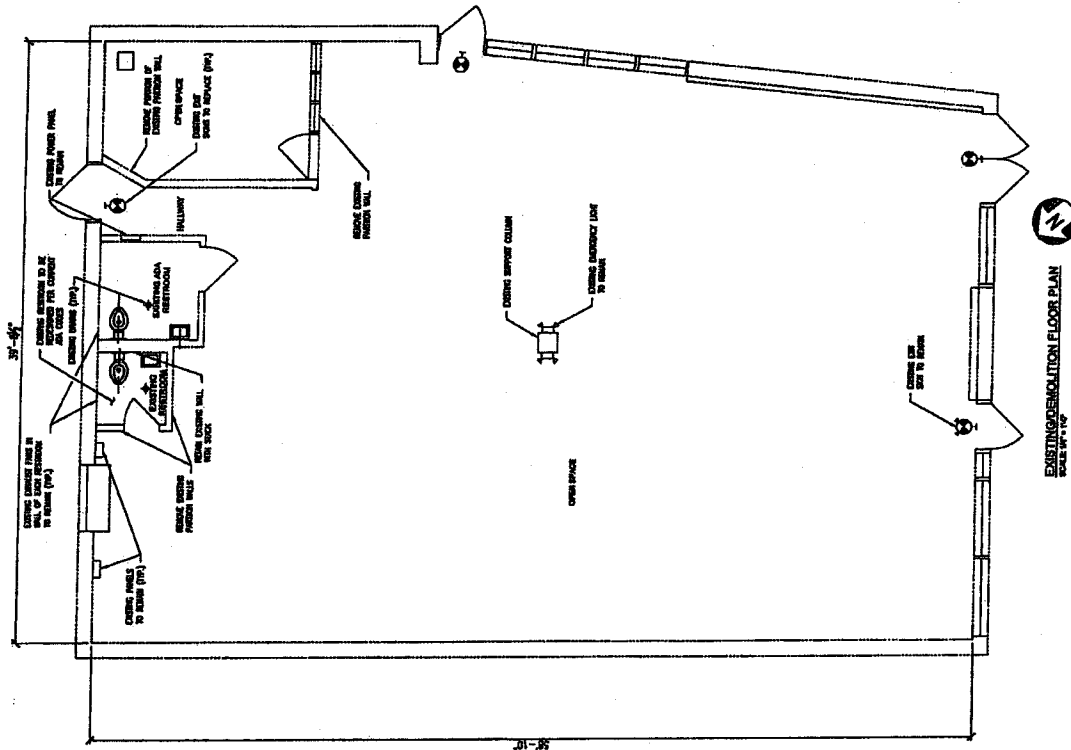
PHONE: 314-413-0087
LICENSE NO.: 023473

DRAWN BY	CLA	CHECKED BY	DWD	SCALE	AS SHOWN	DATE	9/24/17
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EXISTING FLOOR PLAN-DEMO
RESTAURANT RENOVATION
1752-1754 N. NEW FLORISSANT RD
FLORISSANT, MISSOURI 63033

PROJECT NO. 2017-112
DROPPED NO. A-1

1. CONSTRUCTION PER ALL GOVERNING CODES PER 2009 INTERNATIONAL BUILDING CODES.
2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.



EXISTING DEMOLITION FLOOR PLAN

LEGEND (ALL SYMBOLS MAY NOT BE USED):



SMOKE DETECTOR - HARD WIRED WITH BATTERY BACKUP

GROUND FAULT INDICATOR OUTLET

RECEPTACLE OUTLET

 TRIPLE OUTLET PROPOSED LIGHT

F

NEW EL OON LIGHT

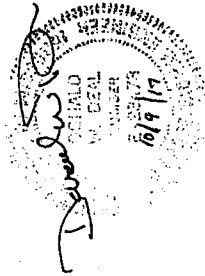
NEW WALL LIGHT
LIGHT PROGRAM

\$ NEW SWITCH

NEW 3-WAY SWITCH

Harcourt
Harcourt Health Sciences Division

EXIT SIGN WITH EMERGENCY LIGHTS

[illegible]

ALLEN DESIGNS, LLC

WWW.ALLENDISIGNS.COM
TEL: 314-423-1037

1000 LAMAR
ST. LOUIS, MO 63102
LICENSE NO.: 02970

DESIGNED BY
CHECKED BY
DATE
SCALE
SHEET

PROPOSED FLOOR PLAN
RESTAURANT RENOVATION
1752-1754 N. NEW FLOISSANT RD
FLOISSANT, MISSOURI 63033

PROJECT NO.
2017-112
DRAWING NO.
A-2

GENERAL NOTES:

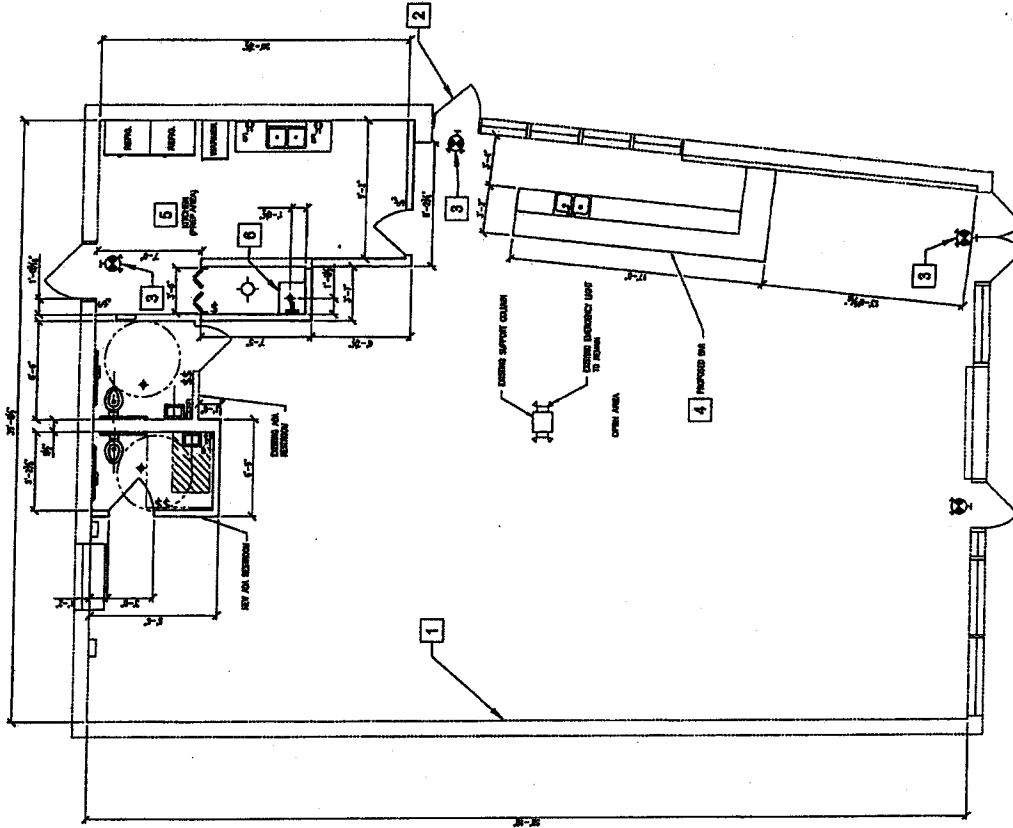
- CONSTRUCTION PER ALL GOVERNING CODES PER 2009 INTERNATIONAL BUILDING CODES.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
- ALL EXISTING REPAIR TO INTERIOR WALLS SHALL BE REPLACED WITH X-TYPE GYPSUM BOARD.
- ALL NEW PARTITION WALLS SHALL BE METAL STUD WALLS FOR TYPICAL METAL STUD DETAILS. SEE DRAWING A-4 UNLESS NOTED OTHERWISE.

KEYED NOTES:

- PROVIDING SEPARATION WALL IS VERIFIED TO BE DOUBLE LAYER 5/8" GYPSUM BOARD, ADD A BEAD OF FIRE RATED CAULKING ALONG THE TOP ALONG CEILING JOINTS WHERE IT JOINS THE GYPSUM 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 WILL SOUND".
- NEW EXIT SIGNS WITH EMERGENCY LIGHTS (TYP.).
- PROPOSED BAR (BAR SUPPLIED BY OWNER).
- FINAL ORIENTATION OF APPLIANCES AND SINK ARE DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE. NECESSARY RECEPTACLES 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"



Allen Designs
10/9/17

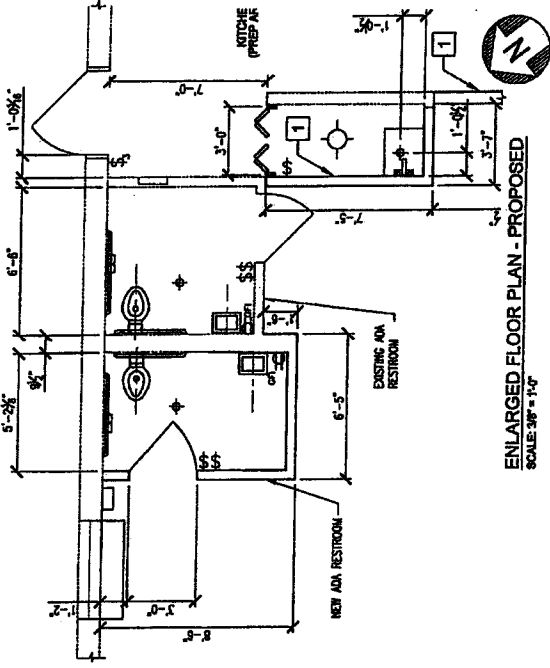
NO.	DATE	DESCRIPTION	BY	CHKD	APP'D
1	10/9/17	ISSUED FOR PERMIT			

GENERAL NOTES:

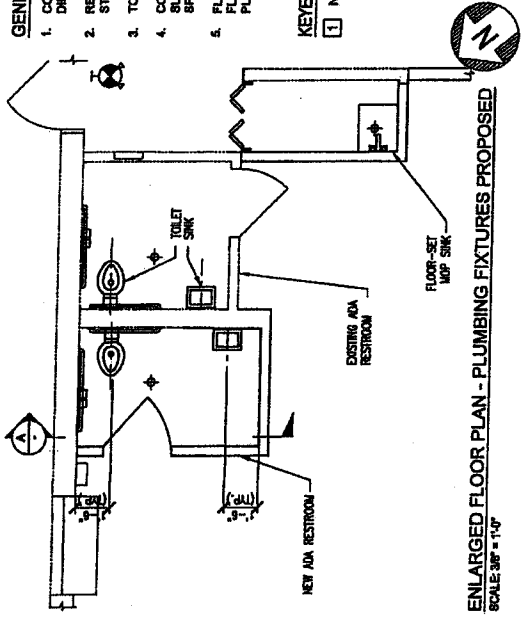
1. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
2. RESTROOMS SHALL COMPLY WITH 2010 ADA STANDARDS FOR STATE AND LOCAL GOVERNMENT FACILITIES.
3. TOILET AND WATER CLOSET SHALL COMPLY WITH 603 AND 604.
4. CONTRACTOR SHALL INSTALL PROPER DRAINAGE AND WATER SUPPLY FOR NEW 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:

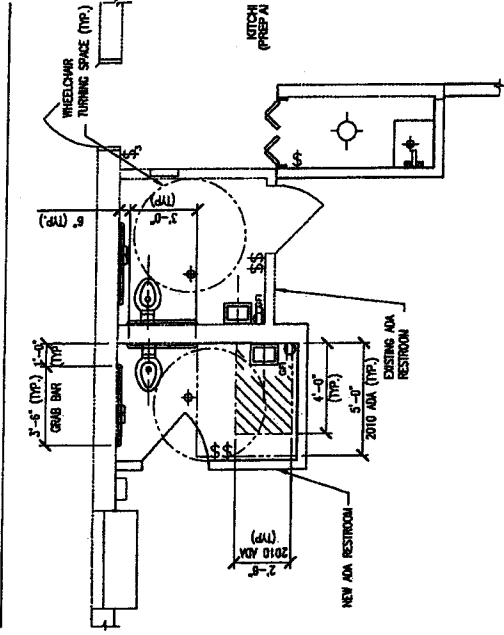
1. NEW WALL WIDTH TO MATCH EXISTING CONNECTED WALL.



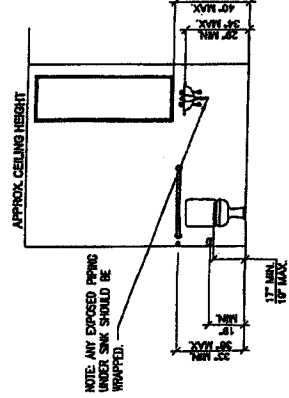
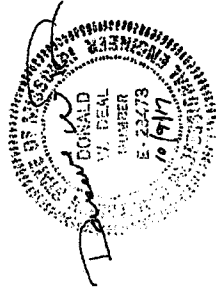
ENLARGED FLOOR PLAN - ADA PROPOSED
 SCALE 3/8" = 1'-0"



ENLARGED FLOOR PLAN - PLUMBING FIXTURES 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 FEATURE ELEVATIONS.

DATE	DESCRIPTION	BY	CHK
10/20/17	DESIGNED FOR PERMIT		
	DWG		
	OFFICE		

TEL 314-523-1987 FAX 314-523-1987 WWW.ATTENDES.COM

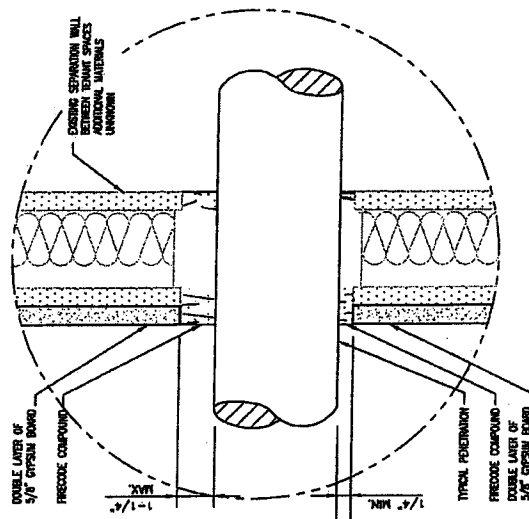
DONALD W. DEAL, P.E.
HARD HAT/CORSE/2E
87, LOUIS, MO 63123
PHONE 314-413-0087
LICENSE NO.: 023473

DRIVEN BY	CLAS	CHARGED BY	DWD	SCALE	AS SHOWN	DATE	SPRIN7
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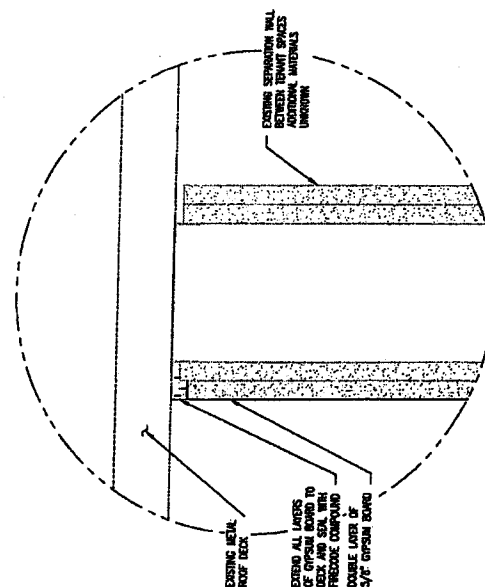
SPECIAL DETAILS
RESTAURANT RENOVATION
1752-1754 N. NEW FLORISSANT RD
FLORISSANT, MISSOURI 63033

PROJECT NO. 2017-112
DRAWING NO. A-4

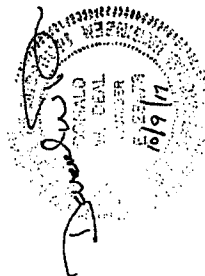
1. FLOOR SET MOP SINK BASED UPON REGENCY SINKS MODEL 8000S, OR AN EQUIVALENT QUAL. PLUMBING CONTRACTOR SHALL VERIFY PROPER DRAIN LOCATIONS BASED UPON MANUFACTURER'S SPECIFICATIONS. IMAGE SHOWN IS ONLY FOR DESIGN SPECIFICATIONS AND BASED UPON OWNER AND CONTRACTOR AGREEMENT.
2. CONTRACTOR SHALL INSTALL PROPER PLUMBING ABOVE MOP SINK THAT IS ADEQUATE FOR THE USE OF VARIOUS JANITORIAL SUPPLIES.



TYPICAL WALL PENETRATION DETAIL
SCALE: NONE

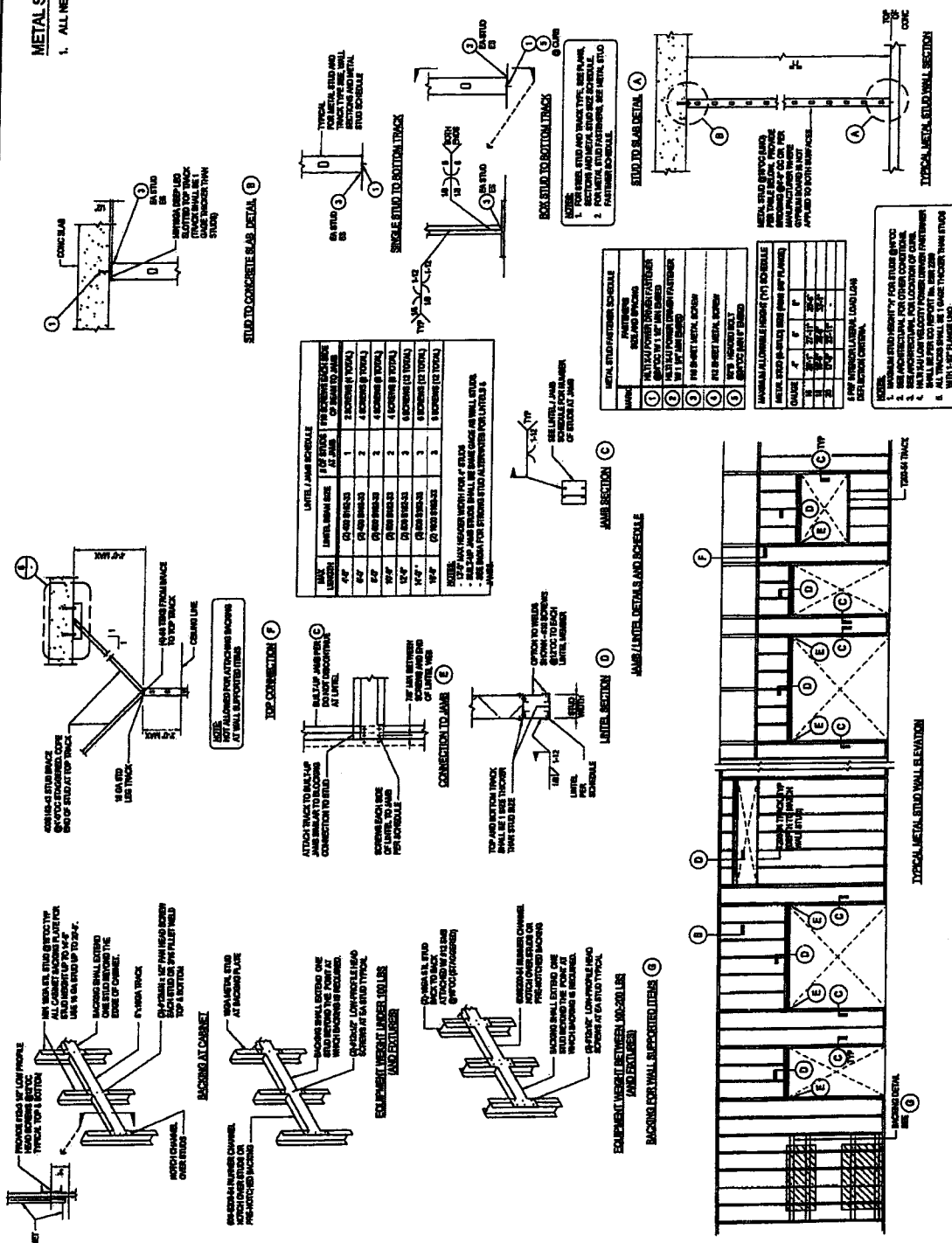


TYPICAL WALL TO ROOF DECK DETAIL
SCALE: NONE



METAL STUD WALL GENERAL NOTES:

- 1.1. ALL NEW WALLS ARE 4" WIDE, UNLESS NOTED OTHERWISE.

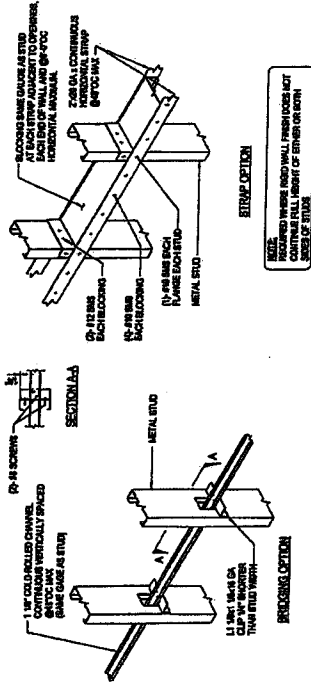


TYPICAL INTERIOR NON-BEARING METAL STUD WALL CONSTRUCTION DETAILS

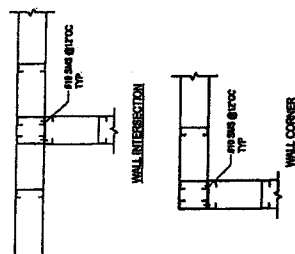
SCALE: N.T.S.

[illegible]

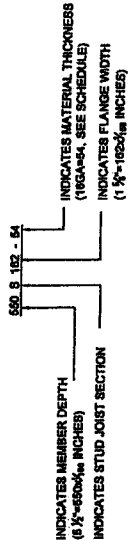
METAL STUD WALL GENERAL NOTES:
 1. ALL NEW WALLS ARE 4" WIDE, UNLESS NOTED OTHERWISE.



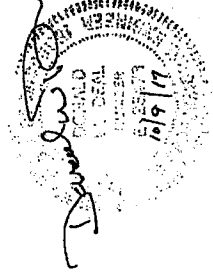
TYPICAL LATERAL BRIDGING AT METAL STUDS
 SCALE: N.T.S.



TYPICAL METAL STUD WALL DETAILS
 AT INTERSECTION DETAILS
 SCALE: N.T.S.



METAL STUD IDENTIFICATION
 SCALE: N.T.S.



REV	DESCRIPTION	DATE	BY	APP'D
0	ISSUED FOR PERMIT			
1	REVISION			

1 INTRODUCED BY COUNCILMAN HENKE
2 APRIL 9, 2018

3
4 BILL NO. 9380

ORDINANCE NO.

8407

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

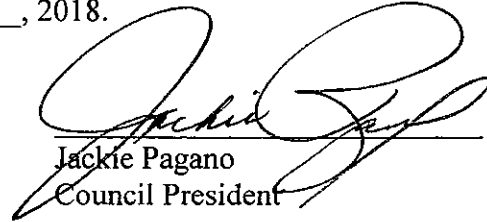
27 Section 1: The Special Use Permit authorized by Ordinance No. 8376 originally issued 5
28 Aces BBQ is hereby transferred to CC44 LLC d/b/a Hwy 67 BBQ for the location and operation
29 of a restaurant on the property known as 1752-1754 N. New Florissant Road.

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

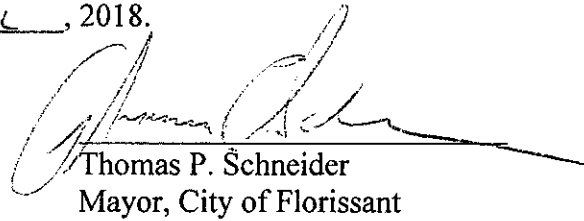
32 Section 3: The Special Use Permit herein authorized shall terminate if the said business
33 ceases operation for a period of more than ninety (90) days.

34 Section 4: This ordinance shall become in force and effect immediately upon its passage
35 and approval.
36

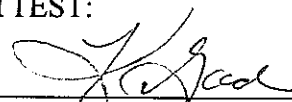
Adopted this 23 day of April, 2018.


Jackie Pagano
Council President

Approved this 24 day of April, 2018.


Thomas P. Schneider
Mayor, City of Florissant

ATTEST:


Karen Goodwin, MMC/MRCC
City Clerk

1 INTRODUCED BY COUNCILMAN SIAM
2 FEBRUARY 24, 2020

3
4 BILL NO. 9587

ORDINANCE NO.

8603

5
6 **ORDINANCE AUTHORIZING A TRANSFER OF SPECIAL USE**
7 **PERMIT NO. 8407 FROM HWY 67 BBQ TO SHADE PARTNERS, LLC**
8 **D/B/A SHADE RESTAURANT AND BAR FOR THE PROPERTY**
9 **LOCATED AT 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 of a
13 restaurant; and

14 WHEREAS, 5 Aces BBQ was granted Special Use Permit no. 8376 for the location of a
15 restaurant located at 1752-54 N. New Florissant Road, and

16 WHEREAS Special Use Permit no. 8376 was transferred to CA44 d/b/a Hwy 67 BBQ by
17 Ordinance no. 8407; and

18 WHEREAS, an application has been filed by Shade Partners LLC to transfer the Special
19 Use Permit authorized by Ordinance No. 8407 to its name; and

20 WHEREAS, the City Council of the City of Florissant determined at its meeting on
21 February 10, 2020 that the business would be operated in substantially identical fashion as set
22 out herein; and

23 WHEREAS, Shade Partners, LLC has accepted the terms and conditions set out in
24 Ordinance No. 8407 as transferred from Ordinance no. 8376.

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

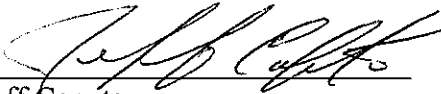
28
29
30 Section 1: The Special Use Permit authorized by Ordinance No. 8407 is hereby
31 transferred Hwy 67 BBQ to Shade Partners, LLC d/b/a Shade Restaurant and bar for the property
32 located at 1752-1754 N. New Florissant Road.

33 Section 2: The terms and conditions of said Special Permit authorized by Ordinance No.
34 8407 as transferred from Ordinance no. 8376 shall remain in full force and effect.

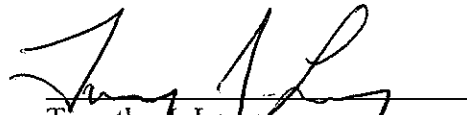
35 Section 3: The Special Use Permit herein authorized shall terminate if the said business
36 ceases operation for a period of more than ninety (90) days.

37 Section 4: This ordinance shall become in force and effect immediately upon its passage
38 and approval.


Adopted this 9 day of March, 2020.


Jeff Caputa
Council President

Approved this 9 day of March, 2020.


Timothy J. Lowery
Mayor, City of Florissant

ATTEST:


Karen Goodwin, MPPA/MMC/MRCC
City Clerk

CITY OF FLORISSANT

955 rue St. Francois
314-921-5700

APPLICATION FOR LIQUOR LICENSE

TYPE OF LICENSE REQUESTED:

() Full Liquor by the Drink (X) Full Package Liquor () Consumption of Liquor
() Malt Liquor & Wine by the Drink () Malt Liquor & Wine Package (X) 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 (X) Limited Liability Corp
(Attach list of Partners) (Attach list of officers, addresses)

Name of Business A 1 WIND & SPIRIT #11

Business Address 8471 N LINDBERGH BLVD. MO 63031 **Phone** 314-546-9229

Names of Applicant, Corporation, or LLC BHAGATJI LLC

Address of Owner 6711 OLIVE BLVD ST LOUIS MO 63130 **Phone** 314-862-6849
Street City State Zip

Name of Managing Officer VIPUL BHAGAT 862 6849@gmail.com

Home Address 4733 BRIARCROFT DR ST CHARLES, MO 63304 314-546-9229 **Years at address** 14
Street City/State Zip Home Phone

Managing Officer **Date & Place of Birth** 04/08/1973 **Cell Phone** 314-546-9229

Managing Officer **Driver's License No.** [REDACTED] **Social Security Number*** [REDACTED]
(Provide a copy of driver's license) * Social Security Number used for purposes of identification in running record check.

Managing Officer **Personal Property Taxes** 2022 **Paid?** (X) Yes () No (Attach most recent copy)

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

Have you ever been arrested? NO **What Charge?** _____
Where? _____ **Disposition?** _____

Citizen of U.S.A.? (X) Yes () No **Naturalized?** (X) Yes **Date** 05/31/1996 () No
If Naturalized, Give Number: [REDACTED] **Dist.** EASTERN MISSOURI
(Provide naturalization documentation)

Do you have an interest in any liquor license which is now in force? YES
If so, give details 2875 PATTERSON ROAD FLORISSANT, MO 63031
Have you previously held a liquor license of any type? PKG LIQUOR
If so, when and where 1197 BRYAN ROAD OFALLON, MO 63366

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? LIQUOR STORE
If so, state name TAKE OVER EXITING LIQUOR STORE PARADISE MARKET

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:

BHAGATJI LLC

Trade Name

[Signature]
Signature of Managing Officer

STATE OF MISSOURI) SS
COUNTY OF ST. LOUIS)

VIPUL BHAGAT _____, of lawful age, being first duly sworn upon _____ 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.



Subscribed and sworn to before me this 26th day of July, 2022.

[Signature]
Signature of Individual or **Managing Officer**

[Signature]
Notary Public

My Commission Expires: 6/27/2024

NOTE: APPLICATION MUST BE SWORN TO BEFORE A NOTARY PUBLIC

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 BHAGATJI LLC PHONE 314-229-1733
ADDRESS 6711 OLIVE BLVD CITY ST LOUIS STATE MO ZIP 63130

NAME OF BUSINESS A 1 WINE & SPIRIT PHONE _____
ADDRESS 8471 N LINDBERGH BLVD CITY FLORISSANT STATE MO ZIP 63031

BUSINESS HOURS 10 AM TO 11 PM MON TO SAT 10 TO 8 PM SUNDAY
OWNER/MANAGER VIPUL BHAGAT PHONE 314-546-9229
HOME ADDRESS 4733 BRIARCROFT DR CITY ST CHARLES STATE MO ZIP 63304

**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 DEE SHARMA ADDRESS 3336 PERSHALL ROAD
CITY & STATE ST LOUIS MO ZIP 63135 PHONE 314-229-1733
HAS KEY: YES () NO ()

CONTACT #2

NAME VINNY BHAGAT ADDRESS 6711 OLIVE BLVD
CITY & STATE ST LOUIS, MO ZIP 63130 PHONE 314-255-5560
HAS KEY: YES () NO ()

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

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

IF YES, WHO: _____

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

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

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

IF YES, WHERE IS IT LOCATED: UNDER THE COUNTER

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

IS YOUR BUSINESS PROTECTED WITH AN ALARM SYSTEM? YES (X) 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



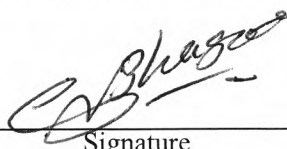
FLORISSANT, MISSOURI

WAIVER



Authorization to complete record check

I, VIPUL BHAGAT
RESIDING AT 4733 BRIARCROFT DR
IN THE CITY OF ST CHARLES
STATE MO 63304

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.

VINNY BHAGAT 
Witness Signature

07/22/2022 04/08/1973
Date 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.*

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 VIPUL BHAGAT
SOC. SEC. NO. PLACE OF BIRTH INDIA
DATE OF BIRTH 04/08/1973 SEX MALE
PHONE NUMBER 314-546-9229
ADDRESS 4734 BRIARCROFT DR ST CHARLES, MO 63304
LAST PREVIOUS ADDRESS _____
NO. OF YEARS 12 YEAR

2. FULL NAME _____
SOC. SEC. NO. _____ PLACE OF BIRTH _____
DATE OF BIRTH _____ SEX _____
PHONE NUMBER _____
ADDRESS _____
LAST PREVIOUS ADDRESS _____
NO. OF YEARS _____

3. FULL NAME _____
SOC. SEC. NO. _____ PLACE OF BIRTH _____
DATE OF BIRTH _____ SEX _____
PHONE NUMBER _____
ADDRESS _____
LAST PREVIOUS ADDRESS _____
NO. OF YEARS _____

4. FULL NAME _____
SOC. SEC. NO. _____ PLACE OF BIRTH _____
DATE OF BIRTH _____ SEX _____
PHONE NUMBER _____
ADDRESS _____
LAST PREVIOUS ADDRESS _____
NO. OF YEARS _____

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 A 1 WINE & SPIRIT

Location 8471 N LINDBERGH BLVD ST LOUIS, MO 63031 **Phone** 314-229-1733

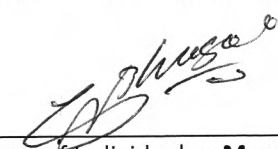
Exact Trade Name, LLC or Corporation BHAGATJI LLC

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 VIPUL BHAGAT 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.


Signature of Individual or **Managing Officer**



Subscribed and sworn to before me this 26th day of July, 2022.


Notary Public

My Commission Expires: 6/27/2024

AGREEMENT FOR BILL OF SALE

THIS AGREEMENT is made and entered into as of this _____ day of June, 2022, by and between Paradise Market, LLC, a limited liability company, of the County of St. Louis, State of Missouri (hereinafter "Seller") and BhagatJi, LLC, a limited liability company, of the County of St. Louis, State of Missouri (hereinafter "Buyer");

WITNESSETH:

WHEREAS, Seller owns a liquor/convenience store, lease, personal property, equipment and fixtures located at 8471 B. N. Lindbergh, St. Louis, Missouri 63031; and

WHEREAS, Buyer desires to buy, and Seller desires to sell to Buyer, such lease, personal property, equipment and fixtures in place for a total purchase price of \$120,000.00,

NOW, THEREFORE, for and in consideration of the premises and of the terms, conditions and covenants hereinafter contained, it is mutually agreed by and between the parties hereto as follows:

1. At the time of the Closing, Seller agrees to convey, transfer, assign and deliver to Buyer, and Buyer agrees to acquire and accept as hereinafter provided, the lease, personal property, equipment and fixtures as set out on Exhibit "A", attached hereto and made part hereof.

2. Seller shall have the right to retain its books of account, check books, cancelled checks, bills and vouchers in support thereof, minute books, stock transfers, books and records, and all records relating to taxes, and shall be responsible for its own accounts payable and shall be entitled to receipts of its accounts receivable as of the Date of Closing.

3. The closing under this Agreement shall take place on July 6, 2022, at the offices of Robert E. Jones, Attorney at Law, 130 S. Bemiston, Suite 200, St. Louis, Missouri 63105 or at such other place as the parties shall agree.

4. At the closing, the conveyance, transfer, assignment and delivery of the assets and property of Seller to Buyer shall be effected by such bills of sale with covenants of warranty, endorsements, assignments and other good and sufficient instruments of transfer and conveyance as Buyer shall reasonably request. Appropriate forms of such instruments of transfer and conveyance in conformity with this Agreement shall be submitted to Seller by the counsel of Buyer for examination within a reasonable time in advance of the Closing Date.

5. Seller agrees that it will, at any time and from time to time after the Closing Date upon request of Buyer, execute, acknowledge and deliver, or cause to be done, executed, acknowledged and

delivered all such further acts, deeds, assignments, transfers, conveyances, powers of attorney and assurances as may be required in conformity with this Agreement for the better assigning, transferring, granting, conveying, assuring and conforming to Buyer, or their successors, heirs and assigns, or for aiding and assisting or property to be assigned to Buyer as provided herein, and any and all obligations of Seller hereunder.

6. Buyer is not assuming of the liabilities of Seller except those set forth in the lease or other document evidencing the relationship between Alberta Properties 1120, LLC and Seller. Seller guarantees the payment of its outstanding liabilities and indemnifies and will defend and hold Buyer, their successors, heirs and assigns harmless against all debts and liabilities of Seller and all obligations, contracts and commitments of Seller, accrued to or existing at the time of the Closing Date, of whatsoever nature or character, whether absolute, contingent or otherwise.

7. Each party hereto shall have free access to and the right to make exact copies of all books and records received or retained by the other party hereunder which bears upon the transactions herein.

8. Seller hereby represents and warrants to Buyer as follows:

(a) Seller has delivered to Buyer an accurate list of all the assets sold hereunder and their current location. These are the personal property, equipment and fixtures owned by Seller.

(b) Seller is not a party to any written or oral (1) contract with a labor union; (2) material continuing contract for the future purchase of materials, supplies or equipment which would affect Buyer.

(c) To the best of the knowledge, information and belief of the officers of Seller, Seller has complied with all laws, regulations and orders applicable to its business.

(d) No representation or warranty made herein by Seller nor any statement or certificate given or to be given to Buyer pursuant hereto, or with respect to the transactions contemplated hereto, contains or will contain any untrue statement of a material fact, or omits or will omit to state a material fact necessary to make the statements contained therein not misleading.

(e) Seller is hereby transferring all of the assets to Buyer free and clear of liens and encumbrances.

9. Buyer represents and warrants to Seller as follows:

Buyer has inspected the various properties of Seller.

10. The representations and warranties contained herein shall survive the closing hereunder.

11. For five (5) years from the date of this Agreement, neither Seller nor its principal Michael Meeks, will, within a two-mile radius of 8471 B. N. Lindbergh, own, manage, operate or control any business which competes with Buyer's operation of a liquor/convenience store.

12. Each party represents and warrants to the other party that no person, corporation or partnership brought about this sale and that only employees and agents of the parties hereto have brought about this sale and no commission is due any person because of the transactions contemplated herein.

13. Each party hereto shall pay its own expenses incident to preparation for carrying this Agreement into effect and consummating said transactions, whether or not the transactions contemplated hereby are consummated.

14. The purchase price to be paid by Buyer to Seller hereinafter is \$120,000.00 which shall be paid by Cashier's Check delivered to Seller at Closing.

15. This Agreement shall not be assignable by the Seller or Buyer except with express written consent of the other.

16. All the terms of this Agreement shall be binding upon, and inure to the benefit of, and be enforceable by, the successors, heirs and assigns of the parties hereto.

17. This Agreement is being delivered and is intended to be performed in the State of Missouri and shall be construed and enforced in accordance with the laws of said state.

18. Any notice, request, instruction or other document to be given hereunder by either party hereto to the other shall be in writing and delivered personally or sent by certified mail, postage prepaid, if to Buyer, addressed to:

Vipul Bhagat
3336 Pershall Road
St. Louis, MO 63135

and if to Seller, addressed to:

Michael Meeks
8471 NORTH LINDBERGH
ST. LOUIS MO 63130

19. This Agreement may be executed simultaneously in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

20. This purchase and sale is contingent upon the following provisions, to-wit:

(a) Buyer shall acquire all necessary licenses and permits for normal operation from all governmental jurisdictions, including but not limited to, any conditional use permits from the City of Florissant and liquor licenses from the City of Florissant and the State of Missouri.

EXHIBIT A

1. All furniture, fixtures and equipment, including point of sale equipment and inventory located at 8471 B. N. Lindbergh, St. Louis, Missouri 63031.
2. Lease Agreement with Alberta Properties 1120, LLC for the premises at 8471 B. N. Lindbergh, St. Louis, Missouri 63031

(b) There shall be an equipment inspection twenty-four (24) hours before the Closing Date verifying all equipment to be in good working order.

(c) A building inspection shall be performed of the premises at 8471 B. N. Lindbergh, St. Louis, MO 63031 which shall determine said premises structurally sound and free of any pest infestation.

(d) Buyer shall be able to successfully negotiate an assignment of the existing lease or a new lease or other contract with Alberta Properties 1120, LLC.

(e) Seller shall produce sales tax and franchise tax clearance letters from the State of Missouri showing all matters to be paid in full as of the Date of Closing.

(f) Seller shall comply with the Bulk Sales Law of the State of Missouri.

(g) Buyer shall obtain suitable financing for the sum set forth in this Agreement for sale of assets and the acquisition of the liquor/convenience store.

Seller:

Buyer:

By:
Its:

Michael Meeks
Michael Meeks

By:
Its:

Bhaskar
BHASKAR, LLC



State of Missouri
Robin Carnahan, Secretary of State

File Number: 201227080333

LC1258759

Date Filed: 09/26/2012

Effective Date: 10/01/2012

Robin Carnahan

Secretary of State

Articles of Organization

1. The name of the limited liability company is:

BHAGATJI LLC

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

TO OWN AND OPERATE RETAIL BUISNESS

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

VIPUL BHAGAT

6711 OLIVE BLVD, ST LOUIS MO 63130

Name

Address

4. The management of the limited liability company is:

☐

Manager

☒

Member

5. The duration (period of existence) for this limited liability company is:

12/31/2099

6. The name(s) and street address(es) of each organizer:

VIPUL BHAGAT, 6711 OLIVE BLVD, ST LOUIS MO 63130

7. The effective date of this document is:

10/01/2012

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)

VIPUL BHAGAT

(Organizer Name)

State of Missouri



Robin Carnahan
Secretary of State

CERTIFICATE OF ORGANIZATION

WHEREAS,

BHAGATJI LLC
LC1258759

filed its Articles of Organization with this office on the September 26, 2012, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, ROBIN CARNAHAN, 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 September 26, 2012, 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 September 26, 2012.

Robin Carnahan

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

X001735865
Date Filed: 7/23/2022
Expiration Date: 7/23/2027
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: A-1 Wine & Spirit #11

Business Address: 8471 N Lindbergh Blvd

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

City, State and Zip Code: st louis, MO 63031

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%
BHAGATJI LLC	LC1258759	6711 OLIVE BLVD	ST LOUIS, MO	63130	100.00

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)

BHAGATJI LLC - vipul bhagat

Owner's Signature or Authorized Signature of Business Entity

BHAGATJI LLC - VIPUL BHAGAT

Printed Name

07/23/2022

Date

Name and address to return filed document:

Name: vadilal bhagat

Address: Email: 8626849@gmail.com

City, State, and Zip Code: _____

Owner Information

BHAGAT VIPUL K
4733 BRIARCROFT DR
ST CHARLES, MO 63304-8773

Payment Information

Status	Paid
Last Payment Date	12/09/2021
Amount Paid	\$1,457.97
Payer Name	BHAGAT VIPUL K
Receipt Number	U21.30881

Property Information

Tax Year	2021
Account # / PIN	P1102417
Description	
Geo CD	I000
Situs Address	4733 BRIARCROFT DR

Bill Information

Bill Number	454753
Base Taxes	\$1,457.97
Penalty	\$0.00
Interest	\$0.00
Discount	\$0.00
Total Due	\$0.00

Classes

Personal Property

KURT BAHR

St. Charles County Director of Elections
397 Turner Boulevard
St. Peters, MO 63376-1080
(636) 949-7550

Presidential Primary
03/10/2020

YOUR POLLING PLACE FOR PRECINCT 228 IS:
228 NEW HOPE PRESBYTERIAN CHURCH
1580 KISKER RD ST CHARLES MO 63304



Non-Profit
Organization
U.S. Postage
PAID
INPTech

To vote, you may present a valid Missouri or United States government-issued ID such as a driver license, nondriver license, passport, or military ID. Or by showing one of the following: voter registration card, ID from a Missouri university, college, vocational or technical school, utility bill, bank statement, government check, paycheck, or another government issued document showing your name and address.

POLLS ARE OPEN FROM 6AM TO 7PM

46647417

Notice of Election
IDENTIFICATION CARD

0196394



VIPUL P BHAGAT
4733 BRIARCROFT DR
ST CHARLES, MO 63304-8780



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: 07/26/2022

Name (1): VIPUL BHAGAT

Name (2):

Name (3):

Date Of Birth: 04/08/1973

SSN: xxx-xx-5308

Control Number: 6050770

If you have any questions, please do not hesitate to contact our office at 573-526-6153.

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

TRANSFER OF SPECIAL PERMIT

AUTHORIZED BY ORDINANCE NUMBER (S) 0853

FROM ZU YANG D/B/A CHIN'S WOK
TO SARAH ZHANG Enterprises LLC D/B/A CHIN'S WOK
FOR Restaurant
ADDRESS 70A Grandview Plaza S/C
Ward _____ Zoning _____ Date Filed _____ Accepted By _____

TRANSFER OF SPECIAL USE PERMIT PETITION

TO THE CITY COUNCIL OF THE CITY OF FLORISSANT:

1. Comes now Sarah Zhang and states to the City Council that he (she) (they) has (have) the following legal interest in the property located at 70A Grandview Plaza S/C 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

Sarah Zhang
Individual's Name

FOR:

Sarah Zhang Enterprises LLC
Company, Corporation, Partnership

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

Sarah L. Zhang

ADDRESS

1178 Cantina Dr. St. Louis Mo 63141

Telephone No.

314 648 9477

Email address

slinn_2000@yahoo.com

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

Sarah L. Zhang
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.

Zhang
SIGNATURE OF OWNER

Information sheet to be attached to all requests for Transfer of Special Permit

Type of Operation: (Select One)

Individual ☐

Partnership ☐

Corporation ☐

LLC ☐

INDIVIDUAL:

Name & address _____

Telephone number & email address _____

Business name/address/phone _____

Copy of fictitious name registration, if applicable _____

PARTNERSHIP:

Name & address of partner (s) _____

Telephone number(s) and email address (s) _____

Business name/ address /phone _____

Copy of fictitious name registration, if applicable _____

CORPORATION OR LLC:

Name & address of all corporate officers Sarah Zhang Enterprises LLC
1178 Cantina Dr. St. Louis MO 63141

Telephone numbers & email addresses 314-648-9477 slinn-2000@yahoo.com

Business name/address/phone SHARAH ZHANG's Enterprises DBA CHIN'S WOK

Photocopy of Corporation/LLC Articles and Certificate _____

Date of incorporation/LLC _____

Copy of fictitious name registration, if applicable

Copy of latest Missouri Anti-Trust affidavit (annual registration of corporate officers)

TRANSFER OF SPECIAL USE PERMIT

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

TO: Sarah Zhang Enterprises LLC

FOR: Restaurant (Chin's Wok)

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.

Sarah Zhang

PRINT - NAME OF APPLICANT

Sarah L. Zhang

SIGNATURE OF APPLICANT



State of Missouri

John R. Ashcroft, Secretary of State

Corporations Division

PO Box 778 / 600 W. Main St., Rm. 322
Jefferson City, MO 65102

LC014388682
Date Filed: 6/28/2022
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

Sarah Zhang Enterprises 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:

To provide food service and all other legal acts permitted limited liability companies maybe organized under Missouri Limited Liability Company ACT Chapter 347 RSMO.

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

Sarah Xiao Lin Zhang 70 Grandview Plaza Shopping Ctr Ste A

Name

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

Florissant, MO 63033-6165

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

Zhang, Sarah Xiao Lin

1178 Cantina Dr

Saint Louis MO 63141-6041

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: Jian Su LI

Address: Email: jg.acct.tax@gmail.com

City, State, and Zip Code: _____

- 70 Grandview Plaza Shopping Ctr Ste A

Address (PO Box may only be used in conjunction with a physical street address)

City/State/Zip

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

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

Sarah Xiao Lin Zhang

Organizer Signature

SARAH XIAO LIN ZHANG

Printed Name _____

06/28/2022

Date of Signature



State of Missouri

John R. Ashcroft, Secretary of State

Corporations Division

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

Jefferson City, MO 65102

X001733423

Date Filed: 6/28/2022

Expiration Date: 6/28/2027

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: China King

Business Address: 70 Grandview Plaza Shopping Ctr Ste A

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

City, State and Zip Code: Florissant, MO 63033-6165

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%
Sarah Zhang Enterprises LLC	LC014388682	70 Grandview Plaza Shopping Ctr Ste A	Florissant, MO	63033 - 6165	100.00

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)

Sarah Zhang Enterprises LLC - Sarah Xiao Lin Zhang

Owner's Signature or Authorized Signature of Business Entity

SARAH ZHANG ENTERPRISES LLC -

SARAH XIAO LIN ZHANG

Printed Name

06/28/2022

Date

Name and address to return filed document:

Name: Jian Su LI

Address: Email: jg.acct.tax@gmail.com

City, State, and Zip Code: _____

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CERTIFICATE OF ORGANIZATION

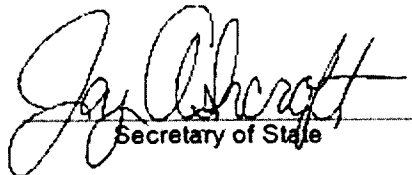
WHEREAS,

Sarah Zhang Enterprises LLC
LC014388682

filed its Articles of Organization with this office on the 28th day of June, 2022, 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 June, 2022, 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 June, 2022.


Secretary of State



INTRODUCED BY COUNCILMAN
APRIL 14, 2003

BILL NO. 7756

ORDINANCE NO. 6853

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ZU YANG D/B/A CHIN'S WOK RESTAURANT FOR THE OPERATION OF A DINE-IN/CARRY-OUT, DELIVERY RESTAURANT LOCATED AT 70 A GRANDVIEW PLAZA SHOPPING CENTER.

WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of Florissant, by Special Use Permit, after public hearing thereon, to permit the operation of a dine-in/carry-out, delivery; and

WHEREAS, an application has been filed by Tail Winds for the operation of a dine-in/carry-out, delivery restaurant located at 70 A Grandview Plaza Shopping Center; and

WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their meeting of March 17, 2003 has recommended that the said Special Use Permit be granted with certain conditions; and

WHEREAS, due notice of a public hearing on said application to be held on the April 14, 2003 at 8:00 P.M. by the Council of the City of Florissant was duly published, held and concluded; and

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

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

Section 1: A Special Use Permit is hereby granted to Xu Yang d/b/a Chin's Wok Restaurant located at 70 A Grandview Plaza Shopping Center with the following stipulations:

- a. The hours of operation will be 10:30 a.m. to 10:30 p.m., Monday through Saturday, and 11:30 a.m. to 10:00 p.m. on Sunday

Section 2: Said Permit herein authorized shall remain in full force and effect and subject to all of the ordinances of the City of Florissant.

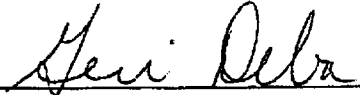
Section 3: When the named permittee discontinues the operation of said business, the Special Use Permit herein granted shall no longer be in force and effect.

BILL NO. 7756

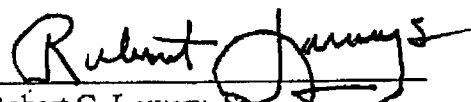
ORDINANCE NO. 6853

Section 4: This ordinance shall become in force and effect immediately upon its passage and approval.

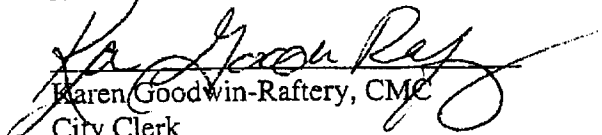
Adopted this 19 day of April, 2003.


Geri Debo
President of the Council
City of Florissant

Approved this 16th day of March, 2003.


Robert G. Lowery, Sr.
Mayor, City of Florissant

ATTEST:


Karen Goodwin-Raftery, CMC
City Clerk

APPLICATION FOR LIQUOR LICENSE

- | | |
|--|---|
| <input type="checkbox"/> Full Liquor by the Drink \$450 | <input checked="" type="checkbox"/> Malt Liquor & Wine by the Drink \$75.00 |
| <input type="checkbox"/> Full Package Liquor \$150 | <input type="checkbox"/> Malt Liquor & Wine Package \$75 |
| <input type="checkbox"/> Full Liquor by Drink (Non-Profit) \$300 | <input type="checkbox"/> Tasting \$37.50 |

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

The undersigned hereby makes application for the renewal of liquor license issued under Chapter 600 of the Florissant Code of Ordinances.

Type of License Requested:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Individual | <input type="checkbox"/> Corporation (Attach list of Officers, Addresses, & Phone Numbers) |
| <input type="checkbox"/> Limited Liability | <input type="checkbox"/> Partnership (Attach list of partners) |

Name of **Business**: La Patisserie Phone: (314) 222

Business Address: 119 Flower Valley Shopping Center Email: LaPatisserie@KittVillanis.com

Names of **Applicant, Corp., or LLC**: o

Address of Owner: 3710 Av de Paris Florissant MO 63034 Phone: (314) 518-3337
Street City State Zip

Name of **Managing Officer**: Frankie Villanis - Cortin

Home Address: 3710 Av de Paris, Florissant MO 63034 Years at Address: 4
Street City State Zip

Managing Officer: Date of Birth: 05-26-1971 Cell Phone: (314) 5183337

Driver's License No. [REDACTED] Social Security No. [REDACTED]
(Provide photo copy) *for identification in running record check

Email: KittVillanis@KittVillanis.com

Managing Officer: Personal Property Taxes 2021 Paid? ☒ Yes ☐ No (Attached recent)

Registered Voter of Missouri? ☐ Yes ☐ No **Attach Voter Registration Certificate

Have you ever been arrested? N/O What Charge? _____

Where? _____ Disposition? _____

Citizen of U.S.A.? ☒ Yes ☐ No Naturalized? ☒ Yes Date 09/24/2021 ☐ No

If Naturalized, Give Number: [REDACTED] Dist. _____
(Provide Documents)

Do you have an interest in any liquor license which is now in force? ☐ Yes ☒ No

Give details: _____

Have you prev. held a liquor license of this type? ☐ Yes ☒ No

If so, when & where? _____

Have you ever had a liquor license suspended or revoked? ☐ Yes ☒ No

Give details: _____

Have you ever been convicted of any violation of any federal or state law? ☐ Yes ☒ No

Give details: _____

Have you ever been convicted of any violation of a federal law, state statute, or local ordinance relating to intoxication? ☐ Yes ☒ No

Give details: _____

Has the location previously been occupied as a liquor establishment, liquor store, or tavern?
☐ Yes ☒ No

Provide name: _____

Is the location within 200 feet of property used for church, school, or public playground? ☐ Yes ☒ No

If Individual Applicant:

Frank Villanueva-Corbin

If Partnership, Corp., or LLC, complete below:

Trade Name

Signature of Managing Officer

STATE OF MISSOURI) SS
COUNTY OF ST. LOUIS)

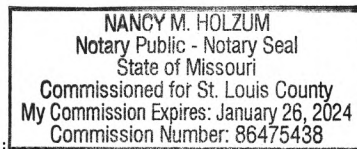
MARIKIT VILLASIS-CORBIN

, of lawful age, being first duly sworn upon _____
(Individual or Managing Officer)

Deposes and states that he/she is the (applicant) (the managing officer of the corporation or partnership seeing 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 relation 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.

Marikit Villas-Corbin
Signature of Individual or Managing Officer

Subscribed and sworn to before me this 15th day of August, 2022.



Nancy Holzum
Notary Public

My Commission Expires: _____

APPLICATION MUST BE SWORN TO BEFORE A PUBLIC NOTARY.

SUPPLEMENT TO APPLICATION FOR LIQUOR LICENSE
CORPORATION & LIMITED LIABILITY COMPANY:

Copy of Certification 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: Frankie Hillman-Curtis
SOC. SEC. NO. [REDACTED] SEX: female
DATE OF BIRTH: 05-26-1971 PLACE OF BIRTH: Philippines
PHONE NUMBER: (314) 518 3337
ADDRESS: 3710 Av de Paris, Florissant, MO 63031
LAST PREV. ADDRESS: 247 Behlman Meadows Way,
NO. OF YEARS AT ADDRESS: 4
2. FULL NAME: _____
SOC. SEC. NO. _____ SEX: _____
DATE OF BIRTH: _____ PLACE OF BIRTH: _____
PHONE NUMBER: _____
ADDRESS: _____
LAST PREV. ADDRESS: _____
NO. OF YEARS AT ADDRESS: _____
3. FULL NAME: _____
SOC. SEC. NO. _____ SEX: _____
DATE OF BIRTH: _____ PLACE OF BIRTH: _____
PHONE NUMBER: _____
ADDRESS: _____
LAST PREV. ADDRESS: _____
NO. OF YEARS AT ADDRESS: _____

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 CONTACT INFORMATION

OWNER OF PROPERTY Bill D. Jr. PHONE (314) 243 9555
ADDRESS 919 Bellevue Manor Drive, St. Louis, MO 63141
NAME OF BUSINESS La Patisserie PHONE (314) 222 1342
ADDRESS 119 Flower Valley Shopping Center, Florissant, MO.
BUSINESS HOURS Thursday to Saturday 11am - 5pm Sunday 10am - 2pm (314) 222 1342
OWNER/MANAGER Frank Villanis - Contis PHONE (314) 518 3337
HOME ADDRESS 3710 N de Paris Florissant, MO 63024

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 HAS KEY ☒ YES ☐ NO
NAME Kit Villanis - Contis ADDRESS 3710 N de Paris
CITY & STATE Florissant, MO PHONE (314) 518 3337

CONTACT #2 HAS KEY ☒ YES ☐ NO
NAME Arkeneth Contis ADDRESS 3710 N de Paris
CITY & STATE Florissant, MO PHONE (314) 518 3337

ARE THERE LIGHTS LEFT ON AFTER HOURS? ☐ YES ☒ NO
IS ANYONE AUTHORIZED TO BE ON THE PREMISES AFTER BUSINESS HOURS? ☒ YES ☐ NO

IF YES, WHO? Chefs & Kitchen Staff
ARE ANY VEHICLES PARKED AT YOUR BUSINESS AFTER HOURS? ☒ YES ☐ NO

DESCRIBE: 2011 BMW 24 Black K#71
(YEAR) (MAKE/MODEL) (COLOR) (LICENSE NO.)

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

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, Frank Villanov - Corbin, RESIDING AT

3710 Av de Paris, Florissant, MO 63034 IN THE

CITY OF Florissant STATE OF
Missouri

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.

[Signature]
Witness

[Signature]
Signature

8/15/2022
Date

05-26-1971
Date of Birth

[Redacted]
Social Security Number**

[Redacted]
Driver's License No. & State

**Social Security Number and Driver's License Numbers will be used for the purpose of identification in completing record check.

\$300.

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 am to midnight.

TYPE OF OPERATION:

☒ Individual ☐ Partnership ☐ Corporation ☐ Limited Liability Corp

NAME OF BUSINESS La Patisserie

LOCATION 119 Flower Valley Shopping Center, Florissant, MO 63033 PHONE (314) 222 1342

EXACT TRADE NAME, LLC, OR CORP _____

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 am to midnight for the period beginning on _____ and expiring on 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 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)

MARIKIT VILLAS-CORBIN 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.

MariKit Villas-Corbin
Signature of Individual or Managing Officer

Subscribed and sworn to before me this 15th day of 20 22.

My Commission Expires: Commission Number: 86475438

NANCY M. HOLZUM
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis County
My Commission Expires: January 26, 2024

Nancy Holzum
Notary Public



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: 08/17/2022

Name (1): MARIQUIT VILLASIS

Name (2):

Name (3):

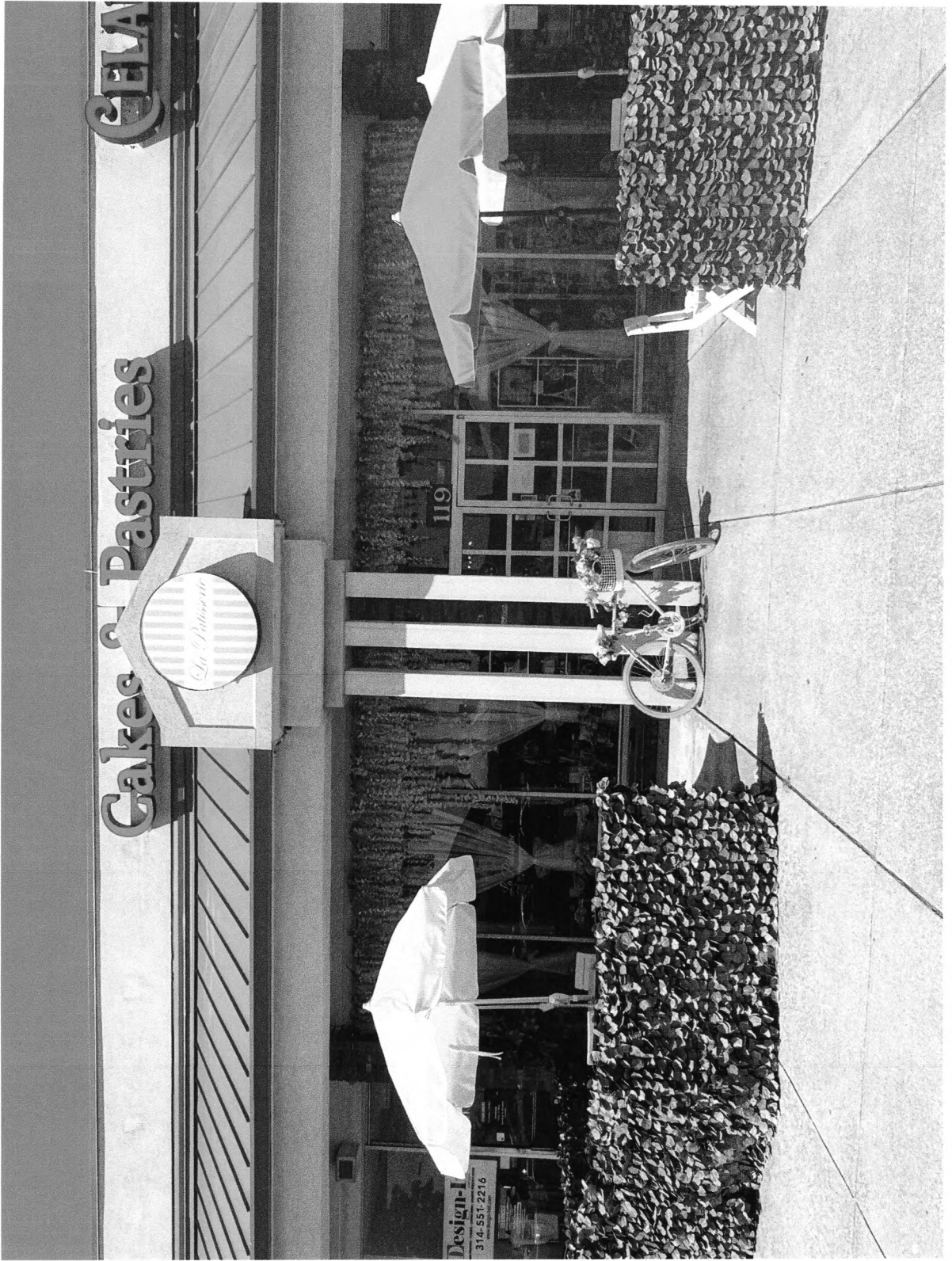
Date Of Birth: 05/26/1971

SSN: xxx-xx-7790

Control Number: 6078339

If you have any questions, please do not hesitate to contact our office at 573-526-6153.

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



St. Louis County, Missouri

Saint Louis County Personal Property Tax Receipt

This receipt serves as proof of paid personal Property taxes for the tax year and property information shown and may be submitted when applying for an annual permit or license from St. Louis County.

No Taxes Are Due

8/15/2022

Tax Year: 2021

Account Number: B00682576

Account Status: Active

Name: La Patisserie

Doing Business As: La Patisserie

Taxing Address: 119 Flower Valley Shopping Ctr
Florissant, MO 63033

School Sub Code: 111XD

City Code: 024

Site Code: 1583

Total Assessed Value: 2,570

Tax Rate: 10.0021

Personal Property Declaration: 2021 declaration has been
received.

Office Use: 8VTP68785X238465050QB1OZF 8/15/2022 11:02:05 AM

21 21 B00682576 LA

Personal Property Tax Paid: B00682576

Tax Year	Tax	Interest	Penalties	Other Charges	Total Tax	Amount Paid	Date Paid
2021	\$257.06	\$5.14	\$5.24	\$5.00	\$272.44	\$272.44	1/26/2022

Vehicles: B00682576 - 2021

Type	Year	Make	Model	Reference Number	Product Code	Total Units	Assessed Value Per Unit	Assessed Value
------	------	------	-------	------------------	--------------	-------------	-------------------------	----------------

There are no details available.

Note: Tax information is current up to the minute. All other information is current as of 8/13/2022.



State of Missouri
Jason Kander, Secretary of State
Corporations Division
PO Box 778 / 600 W. Main St., Rm. 322
Jefferson City, MO 65102

X001259684
Date Filed: 8/11/2016
Expiration Date: 8/11/2021
Jason Kander
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: La Patisserie

Business Address: 14042 New Halls Ferry Rd.
(PO Box may only be used in addition to a physical street address)

City, State and Zip Code: Florissant, MO 63034

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%
Villasis, Mariquit FelUr Castro		247 Behlman Meadows Way	Florissant, MO	63034	100.00

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)

<u>Mariquit FelUr Castro Villas</u>	<u>MARIQUIT FELUR CASTRO VILLASIS</u>	<u>08/11/2016</u>
<i>Owner's Signature or Authorized Signature of Business Entity</i>	<i>Printed Name</i>	<i>Date</i>

Name and address to return filed document:

Name: Mariquit FelUr Castro Villas

Address: Email: LaPatisserie@KittVillas.com

City, State, and Zip Code: _____

State of Missouri

John R. Ashcroft, Secretary of State

Corporations Division

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

Jefferson City, MO 65102

X001259684

Date Filed: 8/23/2021

Expiration Date: 8/11/2026

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 X001259684 ☐ 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: La Patisserie

Business Address: 119 Flower Valley

(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%
Villasis, Mariquit FelUr Castro		3710 Av De Paris Florissant	Florissant, MO	63034	100.00

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)

Mariquit FelUr Castro Villasis

Owner's Signature or Authorized Signature of Business Entity

MARIQUIT FELUR CASTRO VILLASIS

Printed Name _____

08/23/2021

Date _____

Name and address to return filed document:

Name: Marikit Castro Villasis - Corbin

Address: Email: lapatisserie@kittvillasis.com

City, State, and Zip Code:

1 INTRODUCED BY COUNCILMAN SCHILDROTH
2 AUGUST 22, 2022

3
4 BILL NO. 9809

ORDINANCE NO.

5
6
7 **ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO DALIND J.**
8 **ENTERPRISES TO ALLOW FOR A CAR SALES BUSINESS LOCATED**
9 **AT 1735 S. NEW FLORISSANT ROAD.**
10

11
12 WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of
13 Florissant, by Special Permit, after public hearing thereon, to permit the location and operation
14 of a car sales business in the City of Florissant; and

15 WHEREAS, an application has been filed by Delind J. Enterprises to allow for the
16 operation of a car sales business located at 1735 S. New Florissant Road and

17 WHEREAS, the Planning and Zoning Commission at their meeting on July 18, 2022,
18 recommended that a Special Permit be granted; and

19 WHEREAS, due notice of public hearing no. 22-08-019 on said application to be held on
20 the 25th day of July, 2022 at 7:00 P.M. by the Council of the City of Florissant was duly
21 published, held and concluded; and

22 WHEREAS, the Council, following said public hearing, and after due and careful
23 consideration, has concluded that the issuance of a Special Permit for a carry-out, drive thru
24 restaurant would be in the best interest of the City of Florissant.

25
26 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
27 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:
28

29 Section I: A Special Use Permit is hereby granted to Dalind J. Enterprises LLC to allow
30 for the operation of car sales business located **1735 S. New Florissant Road** with the
31 following stipulations:
32

- 33 1. No more than 4 cars are to be stored on the lot at a time and are only approved to be
34 parked in clearly marked and designated spots.
35
36
37
38
39

40 Section 2: This ordinance shall become in force and effect immediately upon its passage
41 and approval.

42
43 Adopted this _____ day of _____, 2022.

44 _____
45 Joseph Eagan
46 President of the Council

47
48 Approved this _____ day of _____, 2022.

49 _____
50
51 Timothy J. Lowery
52 Mayor, City of Florissant

53
54 ATTEST:____

55
56 _____
57 Karen Goodwin, MPPA/MMC/MRCC
58 City Clerk

CITY OF FLORISSANT

Public Hearing

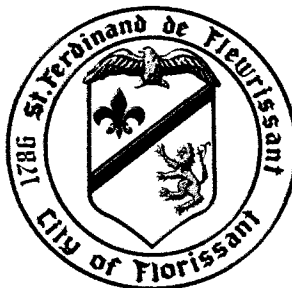


In accordance with 405.125 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, August 8, 2022 at 7:00 p.m. on the following proposition:

To authorize a Special Use Permit to Dalind J Enterprises to allow for a Car Sales business located at 1735 S New Florissant Rd in a 'B-3' Extensive Business District. 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 email kgoodwin@florissantmo.com.

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**

"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."

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

Council Ward 5 Zoning 'B-3'

Initial Date Petitioner Filed _____
**Building Commissioner to complete
ward, zone & date filed**

SIGN.

DATE:

7-18-2022

SPECIAL PERMIT FOR CAR DEALERSHIP

Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).

AMEND SPECIAL PERMIT #-_____ TO ALLOW FOR DEALERSHIP LICENSES
ordinance # _____ Statement of what the amendment is for.

LOCATION 1735 S. NEW FLORISSANT ROAD, FLORISSANT, MO 63031
Address of property.

1) Comes Now DAVID LINDSEY DBA DALIND J ENTERPRISES, LLC
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) LEASE

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 _____
OFFICE SPACES 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) shall 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, as listed 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 signage, etc.):

7) The petitioner (s) state (s) the following factors and reason to justify the permit:
(If more space is needed, separate sheets may be attached)

DAVID LINDSEY David Lindsey / dalindenterprises@gmail.com 678-525-5719
PRINT NAME SIGNATURE email and phone

FOR DALIND J ENTERPRISES, LLC

(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, as applicant (circle one of the following):

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

2. 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.

Permission granted by the Petitioner assigning an agent (i.e. Architect) to present this petition in their behalf, to the Commission and/or Council. The petitioner must sign below, and provide contact information:

PRESENTOR SIGNATURE Dwandra Palmer

ADDRESS 1735 S. FLORISSANT ROAD FLORISSANT, MO 63031
STREET CITY STATE ZIP CODE

TELEPHONE / EMAIL 314-518-8049 / dking12683@gmail.com
BUSINESS

I (we) the petitioner (s) do hereby appoint DWANDRA PALMER as
Print name of agent.

my (our) duly authorized agent to represent me (us) in regard to this petition.

David Lindsey
Signature of Petitioner authorizing an agent

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 without authorized approval.

IF DESCRIPTIONS, PLATS OR SURVEYS ARE INACCURATE, OR IF THE PETITION APPLICATION IS NOT CORRECT OR COMPLETE, IT WILL BE RETURNED FOR ADDITIONS OR CORRECTIONS.

REQUIRED INFORMATION

Please mark an "X" in 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 XXXX Partnership _____ Corporation _____

(a) If an individual:

- (1) Name and Address DAVID LINDSEY 7161 LONE OAK TRACE LITHONIA, GA 30058
(2) Telephone Number 678-525-5719
(3) Business Address 1735 S. NEW FLORISSANT ROAD, FLORISSANT, MO 63031
(4) Date started in business 08/03/2020
(5) Name in which business is operated if different from (1) DALIND ENTERPRISES, LLC
(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:

- (1) Names & addresses of all partners _____
(2) Telephone numbers _____
(3) Business address _____
(4) State of Incorporation & a photocopy of incorporation papers _____
(5) Date of Incorporation _____
(6) Missouri Corporate Number _____
(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) Copy of latest Missouri Anti-Trust. (annual registration of corporate officers) 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. If the property is located in a shopping center, provide the dimensions of the tenant space under square footage and landscaping information may not be required.

Name DAVID LINDSEY DBA DALIND ENTERPRISES, LLC
Address 7161 LONE OAK TRACE, LITHONIA, GA 30058
Property Owner BOBBY SIMON
Location of property 1735 S. NEW FLORISSANT
Dimensions of property 18731 IS TOTAL AND SPACE FOR LICENSE IS
Property is presently zoned OFFICE SPACES Requests Rezoning To DEALERSHIP
Proposed Use of Property DEALERSHIP
Type of Sign REGULAR BUSINESS SIGN Height 36" X 36
Type of Construction _____ Number Of Stories 1
Square Footage of Building 18,731 SQ FT Number of Curb Cuts 2
Number of Parking Spaces 10 Sidewalk Length _____
Landscaping: No. of Trees 0 Diameter _____
No. of Shrubs 0 Size _____
Fence: Type CHAIN LINK Length _____ Height _____

PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:

1. Zoning of adjoining properties.
2. Show location of property in relation to major streets and all adjoining properties.
3. Show measurement of tract and overall area of tract.
4. Proposed parking layout and count, parking lighting.
5. Landscaping and trash screening.
5. Location, sizes and elevations of signage.

**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 show 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 metes and bounds bearings and dimensions.

Florissant Heights Lot PTS 1
Thru 3 Block 1

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

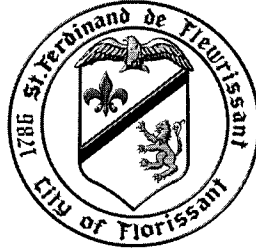
OFFICE USE ONLY

Date Application reviewed _____

STAFF REMARKS: _____

Building Commissioner or Staff Signature

1 **MEMORANDUM**



2
3 **CITY OF FLORISSANT**
4

5 To: Planning and Zoning Commissioners Date: July 13, 2022
6

7
8 From: Philip E. Lum, AIA-Building Commissioner cc: Todd Hughes, P.E.
9 Director of Public Works
10 Applicant
11 Deputy City Clerk
12 File
13

14 Subject: Request **Recommended Approval** of a Special Use Permit to allow for Car Sales in a
15 'B-3' Extensive Business District at **1735 S New Florissant Rd for Dalind J Enterprises**.
16

17 **STAFF REPORT**
18 **CASE NUMBER PZ-071822-2**
19

20 **I. PROJECT DESCRIPTION:**

21 This request for **Recommended Approval** of a Special Use Permit to allow for Car Sales
22 (dealer) in a 'B-3' Extensive Business District at **1735 S New Florissant Rd for Dalind J**
23 **Enterprises** as one of many businesses within one tenant space in the building.
24

25 Attached plans include existing conditions and proposed plans on sheets 1 dated 7/13/22 and 2
26 dated 7/01/22 by Metropolitan Works, Architects.
27

28 **BUILDING:** The owner of the building owns both lots known as 1723 and 1735 S New
29 Florissant bounded by grass areas that appear to belong to MoDOT. There is an existing
30 1-1/2 story house-like structure built in 1945 per County records to the north on 1723 S
31 New Florissant Rd. This site has a building listed as 3900 s.f. per County record. We
32 were glad to have worked with a responsible architect for revisions to the plans that
33 indicate 3 tenants in the building shown approximately 50'6" x 77'-6" results in 3913 s.f.
34 shown on the plan. The exterior of the building is constructed of brick. Proposed Use is
35 for Office for the car sales (dealer) and 4 designated parking spaces to collect cars
36 purchased from car owners.
37

38 **PARKING AND DRIVEWAYS:**

39 There are 32 parking spaces shown on the site plan for both contiguously owned sites,
40 including one accessible space for the property at 1735 S New Florissant. The adjacent

lot has 5 spaces along the North property line, but only 4 of these work, the 5th space is inaccessible without traversing over the accessible spaces.

The parking ordinance requires 3 spaces per 1000 s.f. There is a cross access easement, copy of which has been provided to staff that appears to be reciprocal for both properties. Cross access, however, is not cross parking, so if one property is sold, the 4 spaces that overlap the property line would need to be relocated.

WALKWAYS:

There are entrance ways from the parking on the West and East elevation into the building.

LANDSCAPING:

Existing landscape plan is shown only as planted areas on the Site Plan. Landscape to comply with the Zoning code would include:

1 landscaped island for every 15 parking spaces

Frontage trees on 3 sides every 50 lf and

51 shrubs for this building at 1735

SITE LIGHTING:

There appears to be no site lighting for the property.

SIGNAGE:

The proposal did not include a submission of a sign and therefore would need to conform to the sign code of the City, chapter 520.

II. EXISTING SITE CONDITIONS:

The property was previously a vacant office. The entire parking and structure are proposed to remain as the site is 100% paved.

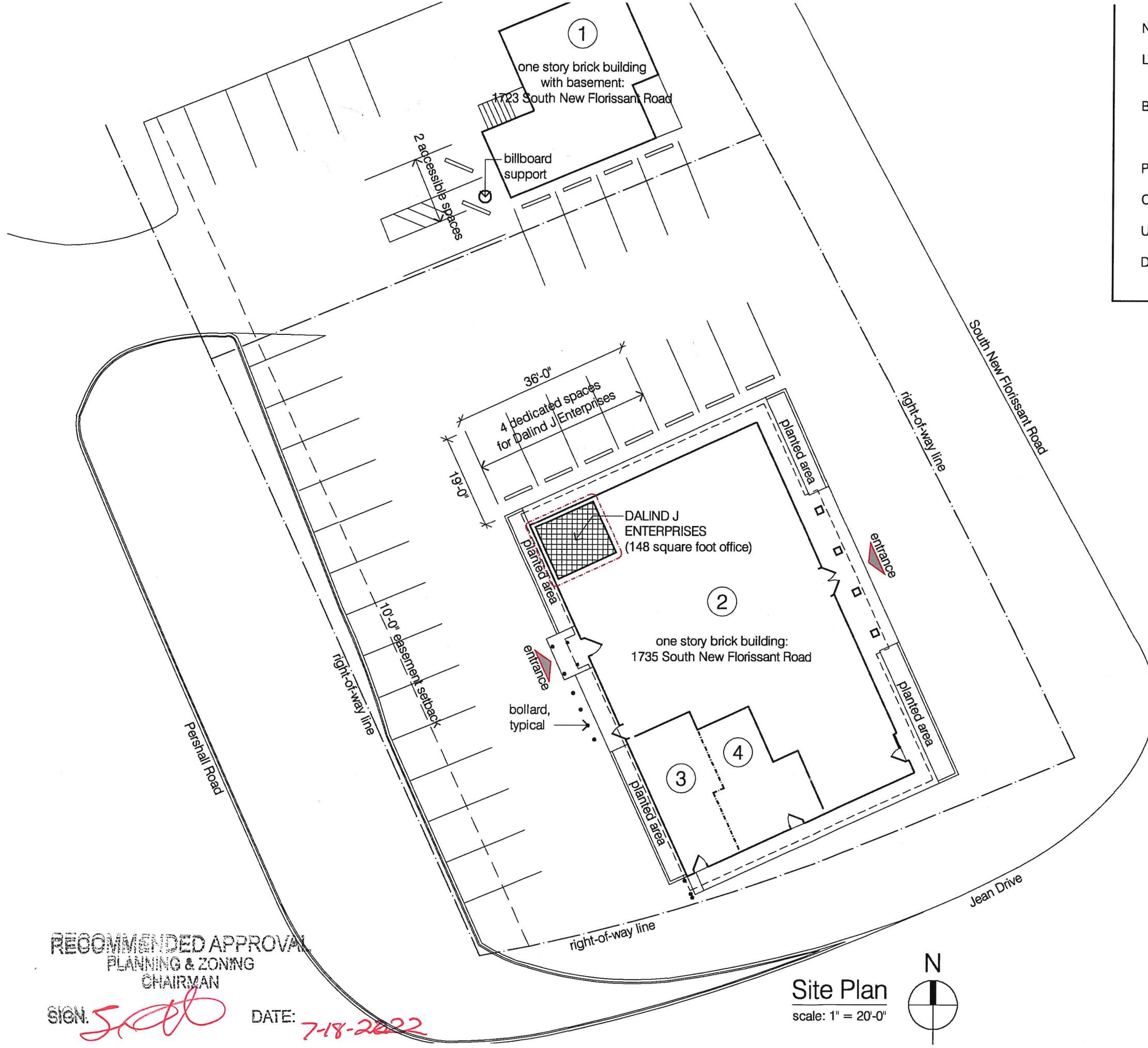
III. STAFF ANALYSIS:

Some basic explanation for the proposal is that the petitioner has proposed an auto dealer office with spaces for buying cars and up to 4 parked cars that are purchased by the business on the site. Staff understands this to mean that no vehicles for sale and that this auto dealer will only purchase cars, similar to a "We Buy Any Cars".

SUGGESTED MOTION

I move for Recommended Approval of a Special Use to allow for a car sales (dealer) establishment in a 'B-3' Extensive Business District as shown on plans attached: 1 dated 7/13/22 and 2 dated 7/01/22 by Metropolitan Works, Architects, subject to the conditions set forth below with these conditions being part of the record:

(End of report and suggested motion)



Name	Dalind J Enterprises, LLC Office
Location	1735 South New Florissant Road Saint Louis, Missouri 63131
Business Owner	David Lindsey 2793 Highway 82 S Jefferson, GA 30549
Project Description	Special Use Permit Application
Construction Type	IIB
Use Group	B: Business Group
Design Codes	2015 IBC, 2015 IEBC

BUILDING DATA

TENANT ①: 1723 South New Florissant 927 gross square feet	DOGGIESTYLZ BOUTIQUE AND GROOMING 3 parking spaces required,
TENANT ②: 1735 South New Florissant 3,152 gross square feet	PLATINUM NU LIFE (see Drawing 2 enlarged floor plan for current individual sublease tenant names) 16 max parking spaces required, including 4 dedicated spaces for Dalind J Enterprises
TENANT ③: 395 gross square feet	9912 BOUTIQUE 3 parking spaces required
TENANT ④: 402 gross square feet	B. GLAMOROUZ SALON & BEAUTY BAR 3 parking spaces required
PARKING DIMENSIONS Typical Space 9'-0" x 18'-0"; Accessible Space 8'-0" x 18'-0" with 5'-0" aisle	TOTAL PARKING SPACES 25 spaces required, 32 spaces available

TENANT&PARKING DATA

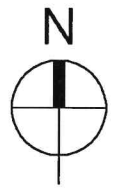
note: Drawings 1 & 2 depict existing site and building conditions in support of the application by Ms. Yulanda Slaughter for a Special Use Permit for Dalind J Enterprises.

With the exception of the four spaces designated for Dalind Enterprises, parking spaces are shared by all tenants and authorized visitors and are not individually assigned

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN: *[Signature]* DATE: 7-18-2022

Site Plan
scale: 1" = 20'-0"



408 NORTH EUGENE AVENUE, SUITE 206
ST. LOUIS, MISSOURI 63108
314.387.2329 VOICE FAX
WWW.METROPOLITANWORKS.COM

**METROPOLITAN
WORKS**
architecture

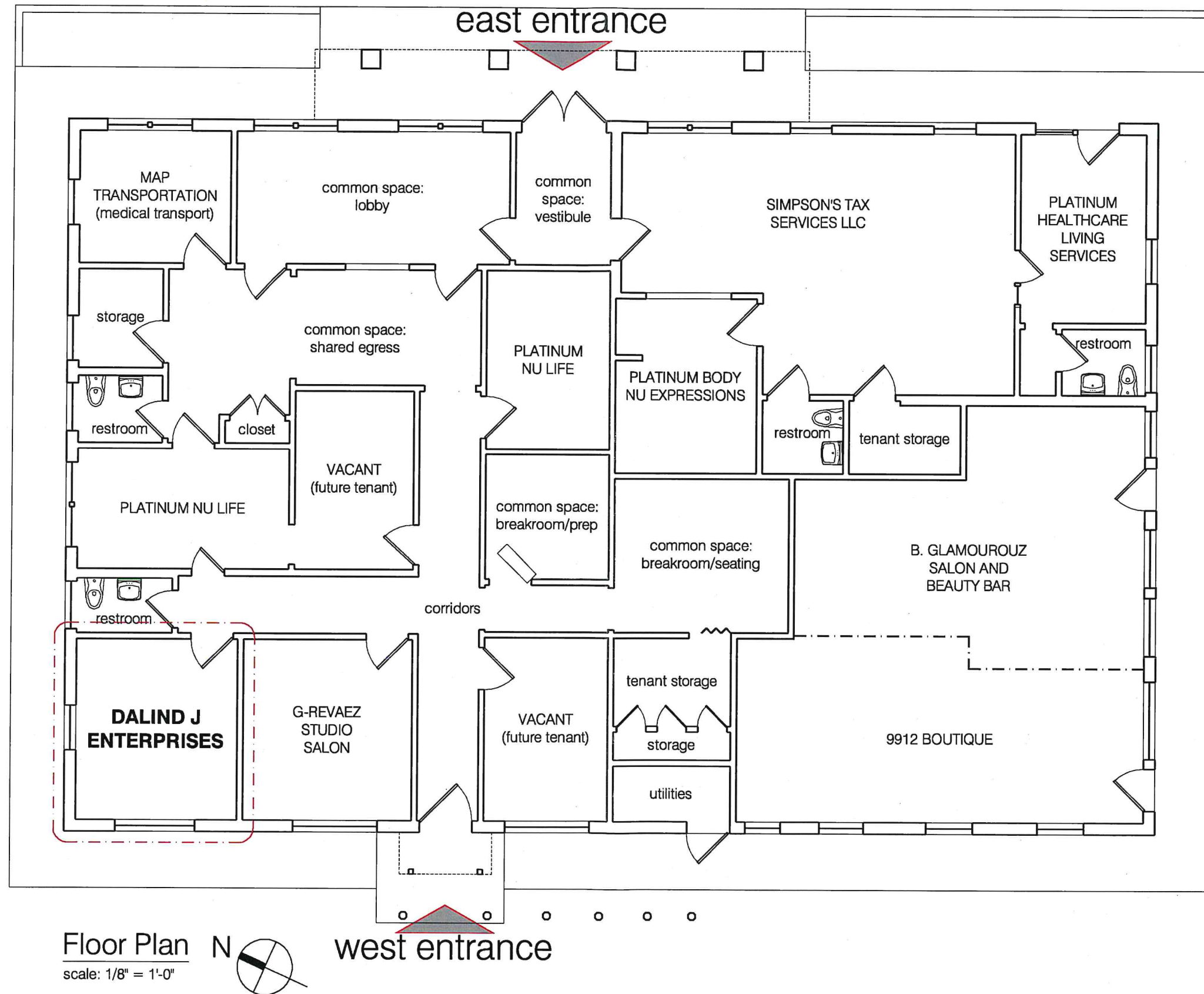
Ida C. Siegfried
Registered Architect
License # A-8558
dba MetropolitanWorks
architecture
Charter No. X001966394

Special Use Permit Application
DALIND J ENTERPRISES, LLC
1735 South New Florissant Road
Saint Louis, Missouri 63031

Revisions:

Garage
Section -
Existing

Date: 7/13/2022
Job No: 0622



1 INTRODUCED BY COUNCILWOMAN PAGANO
2 AUGUST 22, 2022

3
4 BILL NO. 9810

ORDINANCE NO.

5
6 **ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO**
7 **FLORISSANT IMG PIZZA INC. D/B/A IMO'S PIZZA FOR THE**
8 **OPERATION OF A CARRY-OUT, DRIVE-THRU RESTAURANT**
9 **LOCATED AT 1725 WASHINGTON.**

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

14 WHEREAS, an application has been filed by Florissant IMG Pizza, Inc. to allow for the
15 operation of a carry-out, drive thru restaurant located at 1725 Washington, and

16 WHEREAS, the Planning and Zoning Commission at their meeting on July 18, 2022,
17 recommended that a Special Permit be granted; and

18 WHEREAS, due notice of public hearing no. 22-08-018 on said application to be held on
19 the 25th day of July, 2022 at 7:00 P.M. by the Council of the City of Florissant was duly
20 published, held and concluded; and

21 WHEREAS, the Council, following said public hearing, and after due and careful
22 consideration, has concluded that the issuance of a Special Permit for a carry-out, drive thru
23 restaurant would be in the best interest of the City of Florissant.

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

27
28 Section 1: A Special Use Permit is hereby granted to Florissant IMG Pizza, Inc. to
29 allow for the operation of carry-out, drive-thru restaurant located 1725 Washington with the
30 following stipulations:

31
32 a. No signs are approved. All signs will need to meet city codes or have additional
33 permits.

34 b. There shall be no tinting of the windows or obstruction preventing clear sight
35 into the business from the parking lot or sidewalk; and

36 c. A security camera shall be installed to record activities indoor and outdoor, and
37 the video footage shall be available to the police department within 24 hours of
38 the request and shall be retained for a minimum of 10 days; and

39
40
41

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

Adopted this _____ day of _____, 2022.

Joseph Eagan
President of the Council

Approved this _____ day of _____, 2022.

Timothy J. Lowery
Mayor, City of Florissant

ATTEST:_____

Karen Goodwin, MPPA/MMC/MRCC
City Clerk

CITY OF FLORISSANT

Public Hearing



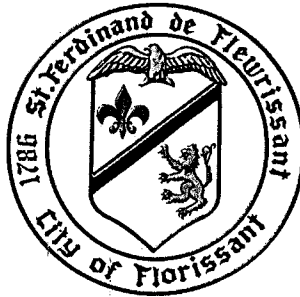
In accordance with 405.125 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, August 8, 2022 at 7:00 p.m. on the following proposition:

To authorize a Special Use Permit to Imo's Pizza for the operation of a carry-out, drive-thru restaurant located at 1725 Washington in a 'B-3' Extensive Business District. 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 email kgoodwin@florissantmo.com.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

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

Receipt
18433



City Of Florissant – Public Works
314-839-7648

"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."

PLANNING & ZONING ACTION
RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

Council Ward 7 Zoning B3

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

SIGN [Signature] DATE: 7-18-2022

SPECIAL PERMIT FOR Indo's Pizza
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).

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

LOCATION 1725 WASHINGTON AVE.
Address of property.

1) Comes Now Parker Inc Real Estate LLC DBA Indo's Pizza
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) OWNER OF 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 VACANT 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.

REQUIRED INFORMATION

Please mark an "X" in 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 X

(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:

(1) Names & addresses of all partners DOVE GLORE 7417 WARNER AVE 63117

(2) Telephone numbers 314-623-6009

(3) Business address 18110 CHESTERFIELD AIRPORT RD STE X CHESTERFIELD 63005

(4) State of Incorporation & a photocopy of incorporation papers MO

(5) Date of Incorporation 5.11.2021

(6) Missouri Corporate Number SR 326339

(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 Tom's Pizza

(9) Copy of latest Missouri Anti-Trust. (annual registration of corporate officers) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

**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 show 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 metes and bounds bearings and dimensions.

see attached

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

see attached

OFFICE USE ONLY

Date Application reviewed _____

STAFF REMARKS: _____

Building Commissioner or Staff Signature



State of Missouri
John R. Ashcroft Secretary of State
Corporations Division
PO Box 778 / 600 W.Main St., Rm. 322
Jefferson City, MO 65102

LC1786694
Date Filed: 05/11/2021
John R. Ashcroft
Missouri Secretary of State

Articles of Organization

Reference Number SR326339

Receipt Number TR1328324

1. The name of the limited liability company is: Parker IMG Real Estate, LLC
2. The purpose(s) for which the limited liability company is organized:
To hold real estate and conduct any lawful business
3. The name and address of the limited liability company's registered agent in Missouri is:
Name Kim Myers
Address 800 N. 17th Street, Saint Louis, Missouri, 63106, United States
4. The address of its principal place of business is:
800 N 17th St, Saint Louis, Missouri, 63106, United States
5. The management of the limited liability company is vested in:
Member
6. 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:
5/11/2021
7. 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
8. The name(s) and street address(es) of each organizer:
Name John Imo
Address 1317 Topping Rd, Saint Louis, Missouri, 63131, United States

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

The undersigned believes the statements presented in this filing are true and correct to the best of their knowledge and belief, they are subject to the penalties provided under section 575.040 RSMo. for making a false declaration under Section 575.060 RSMo

The undersigned agrees and represents that he/she is authorized to execute this document

Name John Imo
Title Organizer
Date 05/11/2021

FOUND 1" IRON PIPE

ST ANTHONY (60' WIDE) LANE

125.00'

6' CHAIN LINK FENCE

-FOUND 3/4" IRON PIPE

N/F
KRONE
10206/0176
15,539 ± Sq Ft

OVERHANG

ONE STORY BRICK
COMMERCIAL
#1725

N/F
THE OTTO
PARTNERSHIP
8137/253

L=31.41'
R=20.00'

MAILBOX

FOUND CONC. —
MONUMENT, STONE PER
PB.66, PG.S 24 & 25
(POINT OF BEGINNING)

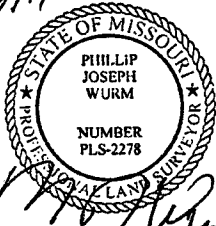
125.00'

FOUND 1" IRON PIPE

PROPERTY DESCRIPTION:

EXPIRES: DECEMBER 31, 2021

9/1/2021



PHILLIP J. WURM
MO. REGISTRATION NO. PLS - 2278

A part of Parcel "B" of DUCHESNE HILLS PLAT NO. 2, a subdivision in St. Louis County, Missouri, as per plot thereof recorded in Plat Book 66 on Page 24 and 25 of St. Louis County Records, is described as follows: Beginning at the intersection of the South line of St. Anthony Lane, 60 feet wide, and the East line of Washington Street, 60 feet wide; thence South along the East line of Washington Street, 125 feet to a point; thence East and parallel to the South line of St. Anthony Lane 125 feet to a point; thence North and parallel to the East line of Washington Street, 125 feet to the South line of St. Anthony Lane; thence West along the South line of St. Anthony Lane, 125 feet to the point of beginning, in the City of Florissant, St. Louis County, Missouri, EXCEPTING the Northwest corner of said parcel which is cut off by a radius of 20 feet for street purposes.

A current Title Commitment has not been made available for our use. It is possible there are easements and other instruments of record that affect the subject tract that would be exposed in the Title Commitment Report and are unknown to this office at the time the Survey was executed and therefore not plotted hereon. This Survey does not constitute a Title Search by the Surveyor.

This is to certify that we, Topos Surveying Corporation, at the request and for the exclusive use of David Gore have on the 25th day of August, 2021, executed a Property Boundary Survey in accordance with the current Missouri Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers, and Professional Land Surveyors and Landscape Architects, on a Tract of Land being described above recorded in St. Louis County Records in St. Louis County, Missouri, and that the results of said survey are represented upon this plot. The subject property is an URBAN property as defined in said Standards. The bearing reference system and easements unless referenced are taken from the record plot. This plot may not show current zoning setbacks. This Property Boundary Survey is Non-Transferable.

PROJECT NAME:
PROPERTY BOUNDARY
SURVEY

PROJECT ADDRESS:
1725 Washington Street
Florissant, 63033

TOPOS SURVEYING CORP. ORIGINAL
CERTIFICATE NUMBER 000105

790 RUE ST. FRANCOIS
FLORISSANT, MISSOURI 63031
Phone (314) 838-5806
Fax (314) 838-8141

Revision:

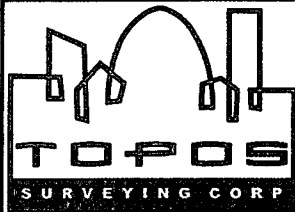
DATE: _____

09/01/2021

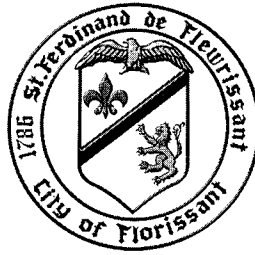
Scale: 1" = 20

Sur. by: V.F.	Drawn by: H.P.D.
---------------	------------------

Survey No. 0821-0043



1
2
3
MEMORANDUM



4
5
6
7
8
CITY OF FLORISSANT- Building Division

"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."

9 To: Planning and Zoning Commissioners

Date: June 1, 2022

10
11 From: Philip E. Lum, AIA-Building Commissioner c:

Todd Hughes, P.E.,
Director Public Works
Deputy City Clerk
Applicant
File

12
13
14
15
16
17 Subject: **1725 Washington (Imo's) Request recommended approval** of a Special Use
18 to allow for a carryout and drive-thru restaurant, in a 'B-3' Extensive Business District.
19
20

21
22
23
STAFF REPORT
CASE NUMBER PZ-060621-3

24 **I. PROJECT DESCRIPTION:**

25 This is a request for **recommended approval** of a Special Use, to allow for a carryout and
26 drive-thru restaurant, in an existing 'B-3' Planned Commercial District.
27

28 **II. EXISTING SITE CONDITIONS:**

29 The existing property at : **1725 Washington** is a vacant property which is a 0.36 acre site
30 with a in a 'B-3' Extensive Business District, formerly operated as Krone's Auto Repair.
31

32 The subject property has one building of approximately 1269 s.f. There are undated
33 preliminary plans submitted that include:

- 34 • Site Plan
35 • Elevations
36 • Floor Plan
37

38 The existing building was built in 1957 per County record.
39

40
41 **III. SURROUNDING PROPERTIES:**

42 The property to the East is 408 St Anthony owned by John Jaworski Jr., zoned similarly
43 in the 'B-3' Extensive Business District. The property to the South is 1775 Washington
44 owned by The Otto Partnership in the 'B-3' Zoning District which houses a pizza
45 restaurant.

46
47 The site is bounded by St Anthony and Washington and has no defined entrances. The
48 entire frontages are accessible by vehicle over any sidewalk.

49
50 **IV. STAFF ANALYSIS:**

51 Plan received from the applicant include an engineer's report that indicates the building
52 was originally was concrete block clad with thin brick of about ½" thickness.

53
54 Comments on Drawings:

55
56 Site plan shows undescribed shrub areas at the NW and SW corners. Staff suggested
57 relocation of SW shrubs to align traffic with the entrance lanes. A dumpster enclosure is
58 shown at the SE corner. Dumpster must be compatible with the new building design.

59
60 Plan and Elevation notes indicate the use of full wythe brick veneer on all 4 sides of the
61 existing block building with the exception of the entrance area shown covered with fiber
62 cement panels and thin stone veneer. A shed addition is shown with metal panel building
63 skin for the walk-in cooler/freezer addition next to a fenced area.

64
65 Materials need further explanation by the petitioner/architect.

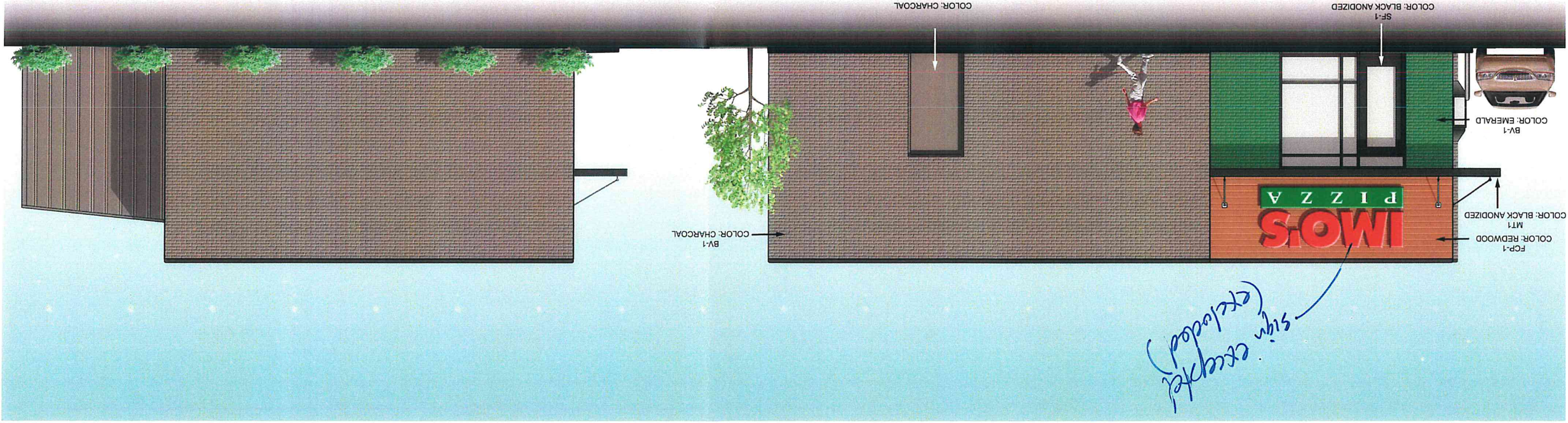
66
67 About 15 parking spaces currently exist, shown reduced to 10 proposed. Parking
68 requirement is only 5 spaces for restaurants of less than 1500 s.f. Drive-thru shows
69 adequate stacking of 6 minimum.

70
71
72
73 **III. STAFF RECOMENDATIONS:**

74
75 **Suggested Motion:**

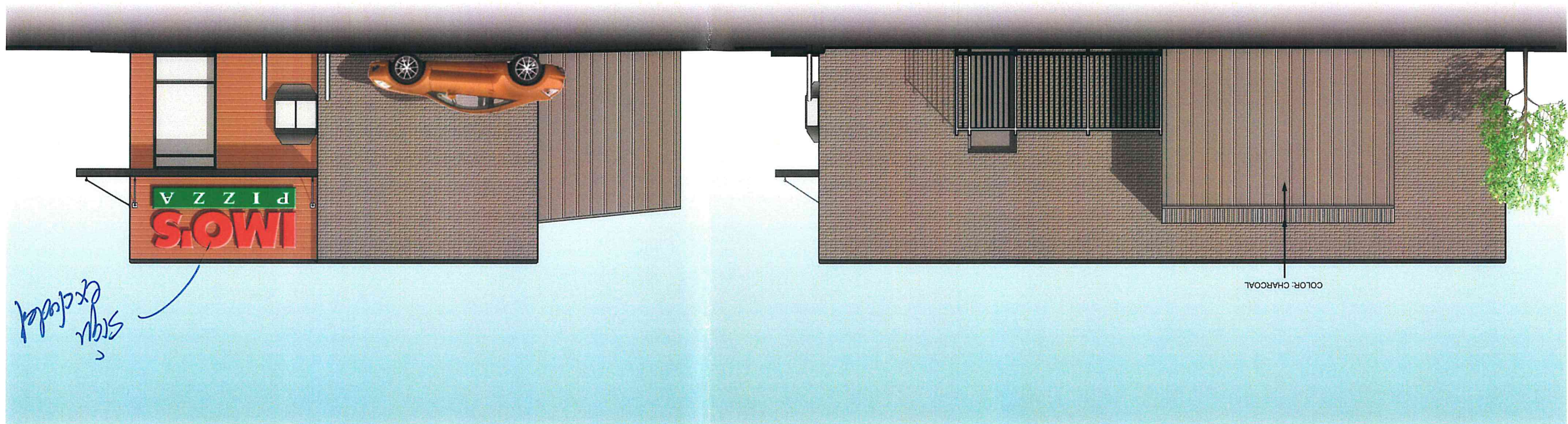
76 I move for Recommended Approval of a Special Use to allow for a carryout and drive
77 through restaurant establishment in a 'B-3' Extensive Business District as shown on plans
78 attached, subject to the conditions set forth below with these conditions being part of the
79 record:

80
81 (End of report and suggested motion)



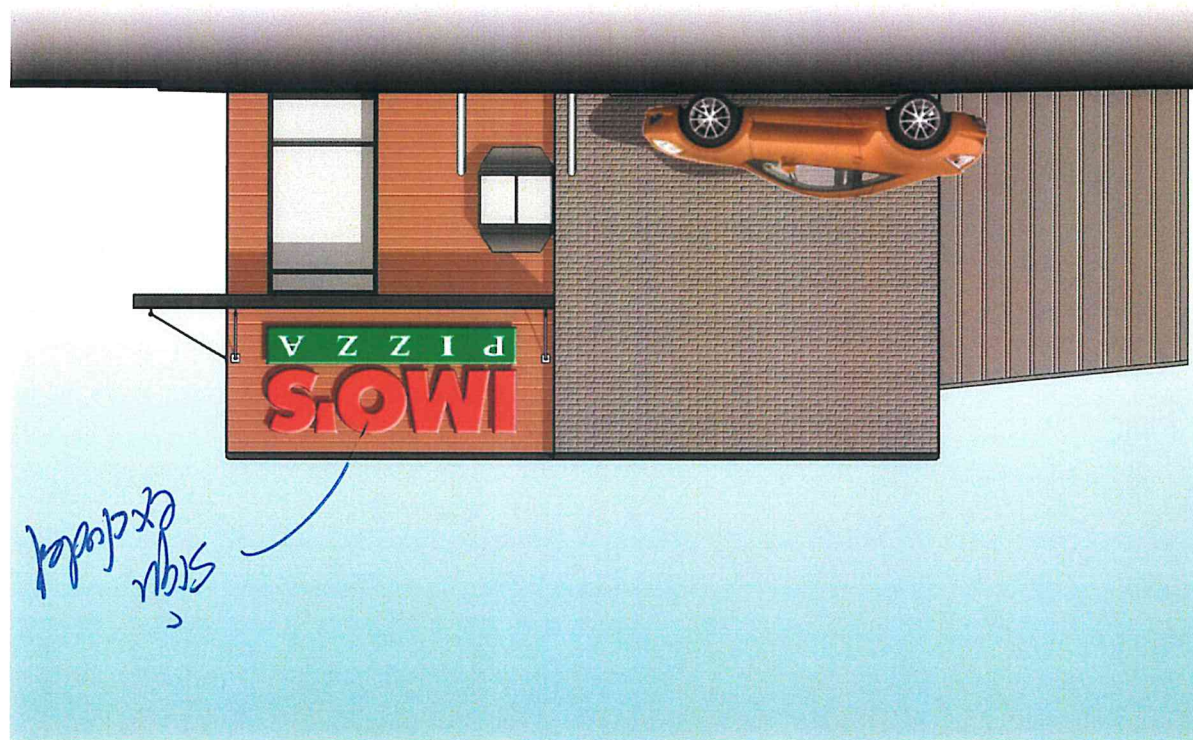
WEST ELEVATION

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



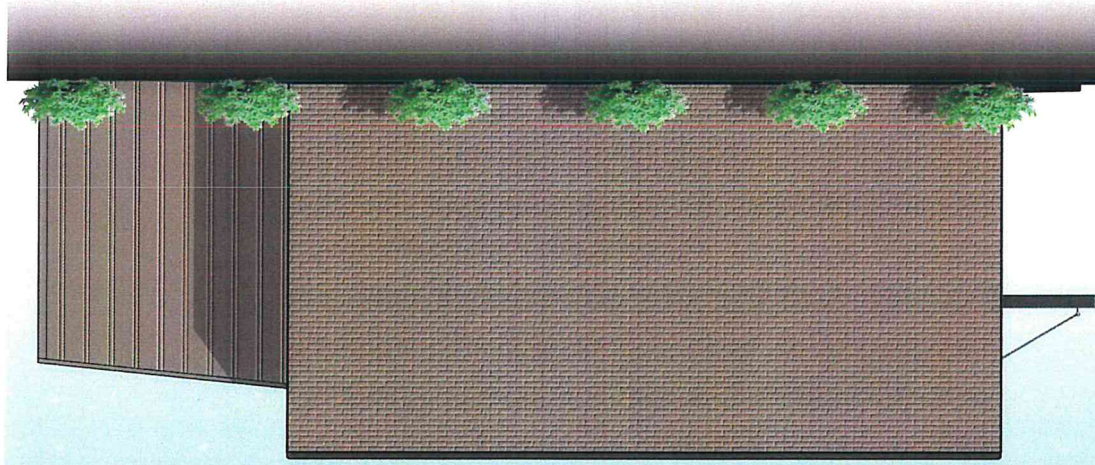
EAST ELEVATION

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



NORTH ELEVATION

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



SOUTH ELEVATION

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

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN
SIGN. *[Signature]*
DATE: 7-18-2022

FoxArchitects

1 Memorial Dr., Suite 1800
St. Louis, MO 63102
Main: 314.621.4343
Fax: 314.621.0261
fox@fox-arch.com

Missouri Certificate of Authority
Fox, Inc. dba Fox Architects #000511

Issue Date: 07-15-2022
Drawing Excerpt:

Project: IMO'S PIZZA
Sheet: ELEVATIONS
Project #: M2260.01
Phase:

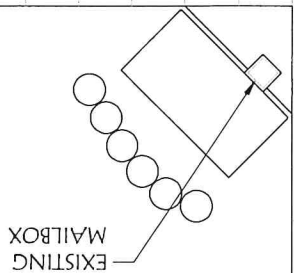


1

SITE PLAN
SCALE: 1/8" = 1'-0"

WASHINGTON AVE

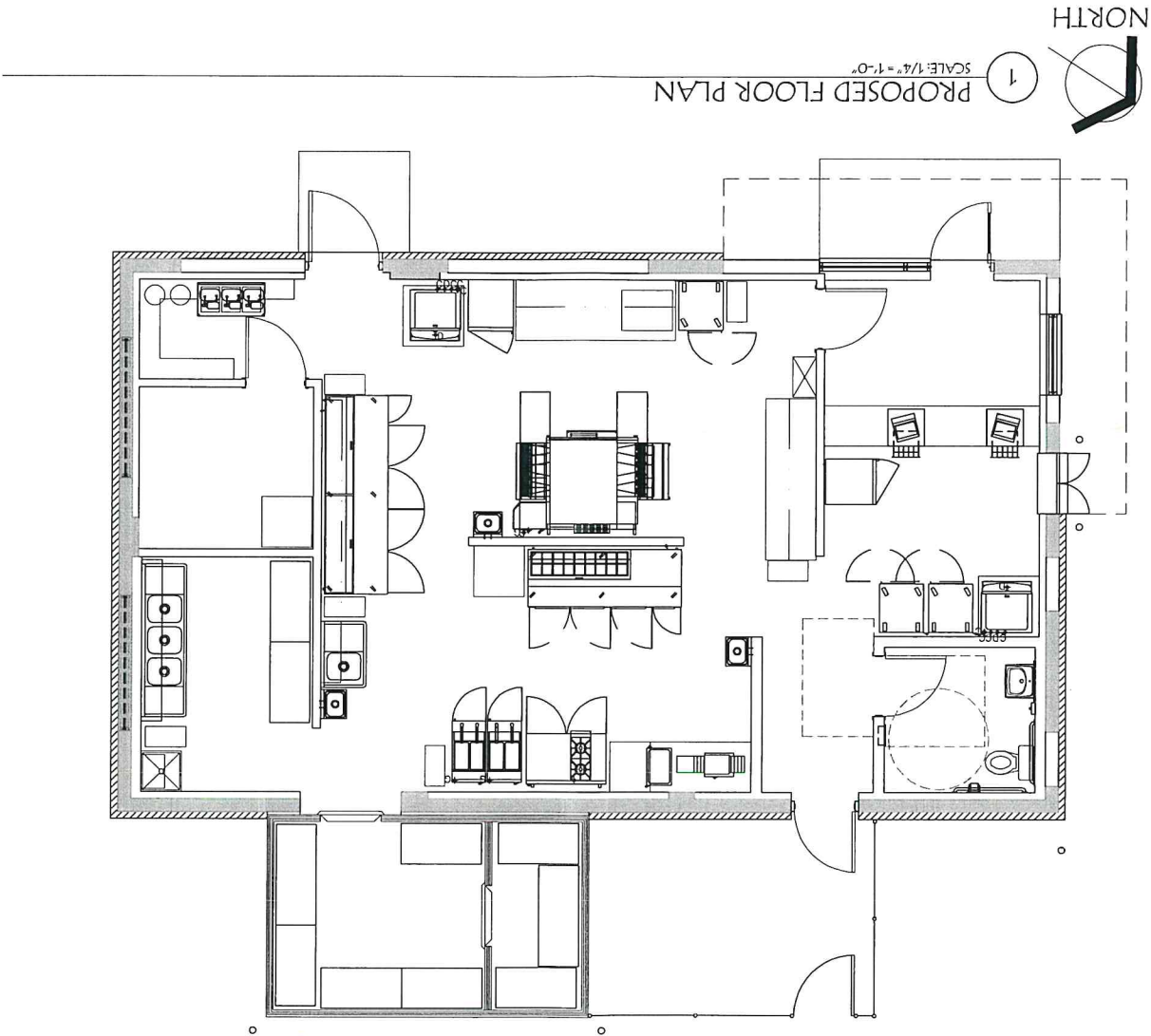
SAINT ANTHONY LN



EXIT

PAINTED
DRIVE LAND
STRIPES

ESCAPE
LANE



INTRODUCED BY COUNCILMAN EAGAN
AUGUST 22, 2022

BILL NO. 9811

ORDINANCE NO.

AN ORDINANCE AMENDING ORDINANCE NO. 9739 ESTABLISHING A GRADE AND STEP SCHEDULE FOR FULL TIME UNIFORMED EMPLOYEES POSITIONS WITHIN THE CITY OF FLORISSANT AND ENACTING IN LIEU THEREOF A NEW ORDINANCE AND CONTAINING AN EFFECTIVE DATE CLAUSE.

WHEREAS the Florissant City Council feels it is prudent and necessary to adjust the existing pay plan for the uniformed employees in the police department;

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

Section 1: Ordinance no. 9739 is hereby amended by deleting section 1 containing the Uniformed Personnel Pay Schedule and replacing it with the following:

POLICE STAFF Personnel Pay Schedule - Proposed 09/12/2022											
Step	1	2	3	4	5	6	7	8	9	10	11
Position											
Corrections Officer	18.60	19.15	19.73	20.32	20.93	21.56	22.20	22.87	23.56	24.26	
	1,488.00	1,532.00	1,578.40	1,625.60	1,674.40	1,724.80	1,776.00	1,829.60	1,884.80	1,940.80	
	38,688.00	39,832.00	41,038.40	42,265.60	43,534.40	44,844.80	46,176.00	47,569.60	49,004.80	50,460.80	
Dispatcher revised 12.01.21	22.49	23.17	23.87	24.59	25.32	26.08	26.86	27.67	28.50	29.36	
	1,799.52	1,853.80	1,909.92	1,966.96	2,025.84	2,086.56	2,149.12	2,213.52	2,279.76	2,348.76	
	46,787.52	48,198.80	49,657.92	51,140.96	52,671.84	54,250.56	55,877.12	57,551.52	59,273.76	61,067.76	
Probationary Police Officer	26.93	27.74	28.58	29.44							
	2,154.40	2,219.20	2,286.40	2,355.20							
	56,014.40	57,699.20	59,446.40	61,235.20							
Police Officer	30.33	31.24	32.18	33.15	34.15	35.18	36.24	37.33	38.45	39.60	40.79
	2,426.40	2,499.20	2,574.40	2,652.00	2,732.00	2,814.40	2,899.20	2,986.18	3,075.76	3,168.03	3,263.08
	63,086.40	64,979.20	66,934.40	68,952.00	71,032.00	73,174.40	75,379.20	77,640.58	79,969.80	82,368.90	84,840.00
Sergeant	41.63	42.88	44.17	45.49	46.85						
	3,330.40	3,430.30	3,533.21	3,639.20	3,748.38						
	86,590.40	89,187.70	91,863.34	94,619.24	97,457.80						
Lieutenant	48.69	50.15	51.65								
	3,895.05	4,011.90	4,132.25								
	101,271.20	104,309.40	107,438.60								
Captain	52.69	54.28	55.90								
	4,215.58	4,342.05	4,472.32								
	109,605.20	112,893.40	116,280.20								
Major	57.04	58.75	60.52								
	4,563.31	4,700.21	4,841.22								
	118,646.10	122,205.50	125,871.66								
Chief	63.55	65.46	67.42								
	5,084.08	5,236.60	5,393.70								
	132,186.08	136,151.66	140,236.20								

Section 2: The above pay scale becomes effective on 9/12/2022.

Adopted this _____ day of _____, 2022.

Joseph Eagan, Council President

Approved this _____ day of _____, 2022.

Mayor Timothy J. Lowery

ATTEST:

Karen Goodwin, MMC/MRCC
City Clerk



MEMORANDUM

Date: August 17, 2022
To: Mayor Timothy J. Lowery and City Council
From: Sonya D. Brooks-White, Director of Human Resources
Re: Pay Schedule Recommendations – Police Department

December 1, 2017, was the implementation of the last salary ordinance for the City of Florissant's police officers and command staff. So much has changed in the world of policing and in the economy. Reviewing the marketplace and numerous survey studies, the City of Florissant falls in the bottom for minimum and maximum pay rates for police officers. To attract the experience, knowledge and quality of applicants that we need to serve our community and maintain the standards held in our City we strongly recommend we visit a new pay schedule for our police department.

AGENCY	POLICE OFFICER Salary Range	
	Minimum	Maximum
O'Fallon, MO	\$55,078.00	\$75,500.00
St. Louis County	\$55,390.00	\$81,869.00
Florissant	\$56,014.00	\$75,379.00
Wentzville	\$56,632.00	\$76,453.00
St. Charles County	\$57,793.00	\$85,591.00
Chesterfield	\$58,500.00	\$78,676.00
St. Charles City	\$58,500.00	\$82,237.00
St. Peters	\$59,529.00	\$79,372.00
Maryland Heights	\$60,000.00	\$81,339.00
University City	\$62,602.00	\$81,256.00
Kirkwood	\$65,144.00	\$78,925.00
Clayton	\$66,235.00	\$79,859.00

As of today, the City is currently down ten (10) officers which is a huge gap in a police-force our size. These positions are essential to providing the necessary safety and continuity to the operation of the department.

We recommend that the attached ordinance be implemented to allow us to attract qualified candidates and help to retain police personnel currently serving the City. This adjustment will make us more marketable now and in the near future. *The following should be noted: current Step 1 officers will receive a significant increase therefore will be frozen until June 2024.*

Let's make the City of Florissant the agency of choice! If you have any questions or need additional information feel free to contact me.

1 INTRODUCED BY COUNCILWOMAN PAGANO
2 AUGUST 22, 2022

3
4 BILL NO. 9812

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING A TRANSFER OF SPECIAL USE**
7 **PERMIT NO. 6853 FROM ZU YANG D/B/A CHIN'S WOK TO SARAH**
8 **ZHANG ENTERPRISES LLC D/B/A CHIN'S WOK FOR THE**
9 **OPERATION OF A DINE-IN, CARRY-OUT, DELIVERY**
10 **RESTAURANT LOCATED AT 70 A GRANDVIEW PLAZA.**
11

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

16 WHEREAS ZuYang d/b/a Chin's Wok was issued Special Use Permit no. 6853 for the
17 operation of a **restaurant** located at 70A Grandview Plaza; and

18 WHEREAS Sarah Zhang Enterprises LLC has filed an application to transfer Special use
19 Permit no.6853 authorizing the location and operation of a restaurant located at 70A Grandview
20 Plaza to its name; and

21 WHEREAS, the City Council of the City of Florissant determined at its meeting on
22 August 22, 2022, that the business would be operated in substantially identical fashion as set out
23 herein; and

24 WHEREAS, Sarah Zhang Enterprises LLC d/b/a Chin's Wok has accepted the terms and
25 conditions as they apply to a special use permit for a restaurant.
26

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

29 Section 1: Special Use Permit no. 6853 is hereby transferred from Zu Yang d/b/a Chin's
30 Wok to Sarah Zhang Enterprises LLC d/b/a Chin's Wok for the operation of a dine-in, carry-
31 out, delivery restaurant located at 70 A Grandview Plaza.

32
33 Section 2: The Special Use Permit herein authorized shall terminate if the said business
34 ceases operation for a period of more than one hundred and eighty (180) days.

Section 3: This ordinance shall become in force and effect immediately upon its passage and approval.

.

Adopted this ____ day of _____, 2022.

Council President

Approved this ____ day of _____, 2022.

Timothy J. Lowery
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MPPA/MMC/MRCC
City Clerk

1 INTRODUCED BY COUNCILMAN EAGAN
2 AUGUST 22, 2022

3
4 BILL NO. 9813

ORDINANCE NO.

5
6
7 **ORDINANCE AUTHORIZING APPROPRIATIONS OF \$135,000 FROM**
8 **THE GENERAL REVENUE FUND TO VARIOUS GASOLINE**
9 **ACCOUNTS DUE TO INCREASED FUEL COST.**

10
11 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS
12 COUNTY, MISSOURI, AS FOLLOWS:

13
14 Section 1: There is hereby authorized an appropriation of \$5,000 from the General
15 Revenue Fund to Budget Account no. 01-5-06-27000 "Gasoline – Golf"

16 Section 2: There is hereby authorized an appropriation of \$30,000 from the General
17 Revenue Fund to Budget Account no. 01-5-46-27000 "Gasoline-Public Works Department"

18 Section 3: There is hereby authorized an appropriation of \$100,000 to budget account
19 no. 01-5-49-27000 "Gasoline – Police Department".

20 Section 2: This ordinance shall become in force and effect immediately upon its passage
21 and approval.

22
23
24 Adopted this _____ day of _____, 2022.

25
26
27 _____
28 Joseph Eagan
29 President of the Council
30 City of Florissant

31
32
33 Approved this _____ day of _____, 2022.

34
35
36 _____
37 Timothy J. Lowery
38 Mayor, City of Florissant

39 ATTEST:

40
41 _____
42 Karen Goodwin, MPPA/MMC/MRCC
43 City Clerk

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: 8/3/22

Mayor's Approval

Agenda Date Requested:

8/8/2022

Description of request: General Fund Mid Year appropriations and Tranfers

Appropriate the following:

\$5,000 01-5-06-27000	Gasoline - Golf Dept
\$30,000 01-5-48-27000	Gasoline - Public Works Dept
\$100,000 01-5-49-27000	Gasoline - Police Dept

Transfer the following:

\$1,500 From 01-5-49-24070	Software Purchase/Maint
\$1,500 To 01-5-49-50045	Prof Serv/Computer Service

Department: Various

Recommending Board or Commission:

Type of request:

Ordinances	X	Other	X
Appropriation	x	Liquor License	
Transfer		Hotel License	
Zoning Amendment		Special Presentations	
Amendment		Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment			
	Y/N		Y/N
Public Hearing needed: Yes / No		3 readings? : Yes / No	Y

Back up materials attached:

Minutes	
Maps	
Memo	x
Draft Ord.	

Back up materials needed:

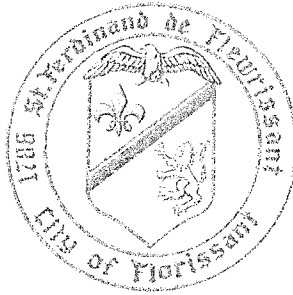
Minutes	
Maps	
Memo	
Draft Ord.	

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: _____



Memo To: City Council

Date: August 3, 2022

Thru Mayor Lowery

From: Kimberlee Johnson

M. Johnson

Subject: General Fund appropriation and/or transfer request per Mid-Year Review

Per a Mid-Year review with the Departments, the following appropriations and transfers are requested:

Appropriations:

01-5-06-27000	Gasoline	Golf Dept	\$ 5,000
01-5-48-27000	Gasoline	Public Works Dept	\$ 30,000
01-5-49-27000	Gasoline	Police Dept	\$100,000

Transfers:

From: 01-5-49-24070	Software Purchase/Main	\$1,500
To: 01-5-49-50045	Prof Serv/Computer Services	\$1,500

1 INTRODUCED BY COUNCILMAN EAGAN
2 AUGUST 22, 2022

3
4 BILL NO. 9814

ORDINANCE NO.

5
6 **AN ORDINANCE TO ESTABLISH SALARIES FOR THE MAYOR AND**
7 **CITY COUNCIL MEMBERS OF THE CITY OF FLORISSANT AS OF THE**
8 **MUNICIPAL ELECTION IN APRIL 2023.**
9

10 **WHEREAS** the Florissant City Council feels it is prudent and necessary to adjust the
11 compensation for the Mayor and City Council;

12 **WHEREAS** the compensation for the Mayor and City Council was last adjusted by ordinance no.
13 6627 in 2001.

14 **WHEREAS** In accordance with section 2.3 and 3.4 of the City Charter. any change in
15 compensation shall not become effective during the term of office being served at the time the change is
16 adopted.

17 **BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS**
18 **COUNTY, MISSOURI, AS FOLLOWS:**
19

20 Section 1: In accordance with section 2.3 of the Charter of the City of Florissant, the annual
21 salary of the Mayor of the City of Florissant, effective as of the Municipal Election in April of 2023
22 shall be \$149,999. The annual salary shall be divided by 26 to determine the biweekly rate; and

23 Section 2: In accordance with section 3.4 of the Charter of the City of Florissant, the annual
24 salary of the Councilmembers of the City of Florissant shall be \$12,782, payable monthly, effective as
25 of the Municipal Election in April 2023.

26 Section 3: In addition to the salary set for the in Section 2, the President of the Council shall be
27 compensated at the rate of \$125 per month.

28 Section 4: this ordinance shall become in full force and effect upon its passage and approval as
29 provided by law.

30 Adopted this ____ day of _____, 2022.

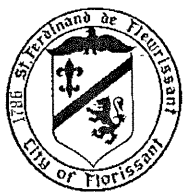
31
32 _____
33 Joseph Eagan, Council President

34
35 Approved this ____ day of _____, 2022.

36
37 _____
38 Mayor Timothy J. Lowery

39 ATTEST:

40 _____
41 Karen Goodwin, MMC/MRCC
42 City Clerk



MEMORANDUM

Date: August 17, 2022
To: Mayor Timothy J. Lowery and City Council
From: Sonya D. Brooks-White, Director of Human Resources
Re: Mayor & City Council Salaries Amendment

November 2001, is the last ordinance where a change was made and outlined the compensation for the Mayor and City Council. In 2006 and 2004, respectively were the last years the two received any additional compensation. It is definitely time for those in these demanding elected positions be compensated to reflect the increased responsibilities and continuous changes in the economy.

The Florissant Mayor's position I view as one similar to the City Manager/Administrator position of the many municipalities we compete. The responsibilities are to run the day-to-day operations of the City and manage all employees, along with serving our residents. Our Mayor's compensation should be in line with those with similar functions and responsibilities. I recommend a 10 ½% increase (new salary: \$149,999) effective with the next election April 2023. The new rate I believe is still below what a normal annual three percent increase over that time would have yielded. However, this rate will help the City maintain and attract future strong candidates to lead our community.

The City Council serves as the legislative body of the City. The council looks to the city's goals, major projects and infrastructure improvements ranging from community growth to land use to finances and strategic planning. The Council's time extends well beyond the meetings on Monday nights. Therefore, I recommend the Council adjust accordingly by 10 ½% (new annual rate: \$12,782) to be effective beginning with the next election April 2023. Note: current Council members will not be effective until the time of their re-election and successful appointment.

This adjustment will help us continue to attract future candidates for Mayor and City Council willing to be of service to our community. If you need additional information or have any questions feel free to contact me.