



FLORISSANT CITY COUNCIL AGENDA
City Hall
 955 Rue St. Francois
MONDAY, NOVEMBER 27, 2023
 7:00 PM
 Karen Goodwin, MMC/MRCC



I. PLEDGE OF ALLEGIANCE

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

11-13-2023	City Council Minutes	
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IV. SPECIAL PRESENTATIONS

1053	Resolution Honoring City Attorney John M. Hessel	Council as a Whole
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IV. HEARING FROM CITIZENS

V. COMMUNICATIONS

VI. PUBLIC HEARINGS

23-11-029	Request to authorize the Rezoning of 8333 N. Lindbergh from 'B-1' Local Shopping District to a 'B-3' Extensive Business District.	Lisa Becker
23-11-031	Request to authorize a Special Use Permit for Serenity Renewal Massage, LLC for the operation of a Massage Business located at 760 St Francois Suite C in a 'HB' Historic Business Zoning District.	Melissa Bufalo
23-11-032	Request to authorize an amendment to 'B-5' ordinance no. 8362 for Brew Crew, LLC d/b/a 7 Brew to allow for a drive thru only coffee shop located at 8180 N Lindbergh.	Brandon Sebald

VII. OLD BUSINESS

	BILLS FOR SECOND READING	
9927	Ordinance to amend Title II, Chapter 245 “Parks & Recreation” of the Florissant City Code, section 245.180 “Fees for Use”, to adjust fees for use of various park facilities.	Eagan
9928	Ordinance authorizing a Special Use Permit for Taste LLC to allow for a Sit-Down and Carry-out Restuarant in an existing 'B-3' Extensive Business District located at 1169 N. Highway 67.	O'Donnell
9930	Ordinance to authorize a Special Use Permit for Tea N Tea located at 8192 N Lindbergh to allow for the operation of a carry-out restaurant.	Eagan
9931	Ordinance amending ordinance no. 8843 establishing a new compensation plan for seasonal employees of the City of Florissant and containing an effective date clause.	Eagan

VIII. NEW BUSINESS

	BOARD APPOINTMENTS	
	REQUESTS	
Liquor	Request for a Beer and Wine by the Drink Liquor License for Narrow Gauge located at 1545 N Highway 67.	Heather Hardesty
	RESOLUTIONS	
1054	Resolution of the City of Florissant City Council endorsing St. Louis County's grant program for the City's waste reduction efforts	Council as a Whole
	BILLS FOR FIRST READING	
9929	Ordinance to authorize the Rezoning of 8333 N. Lindbergh for Tamara Properties from 'B-1' Local Shopping District to a 'B-3' Extensive Business District to allow for a Laundromat.	Eagan

9937	Ordinance to authorize an amendment to 'B-5' ordinance no. 8362 for Brew Crew, LLC d/b/a 7 Brew to allow for a drive-thru only coffee shop located at 8180 N Lindbergh.	Eagan
9938	Ordinance to authorize a Special Use Permit for Serenity Renewal Massage, LLC for the operation of a Massage Business located at 760 St Francois Suite C in a 'HB' Historic Business Zoning District.	O'Donnell
E9939	Ordinance authorizing a transfer in the Capital Improvement Fund of \$180,000.00 from Account 403-56100-301-230047 Capital Additions Public Works to account 403-53101-000-000000 Vehicle Leases - PW.	Eagan
	Motion to Cancel the December 25, 2023 meeting.	

IX. COUNCIL ANNOUNCEMENTS

X. MESSAGE FROM THE MAYOR

XI. ADJOURNMENT

THIS AGENDA WAS POSTED ON THE BULLETING BOARD IN THE LOBBY AT CITY HALL AND ON THE CITY WEBSITE AT FLORISSANTMO.COM ON NOVEMBER 22, 2023 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, MONDAY, NOVEMBER 27, 2023

CITY OF FLORISSANT



COUNCIL MINUTES

Monday, November 13, 2023

The Florissant City Council met in regular session at Florissant City Hall, 955 Rue St. Francois on Monday, November 13, 2023 at 7:00 PM with Council President Eagan presiding.

I. PLEDGE OF ALLEGIANCE

The Chair asked everyone in attendance to stand and join in reciting the Pledge of Allegiance.

II. ROLL CALL OF MEMBERS

On Roll Call the following Councilmembers were present: Pagano, Parson, Siam, Harris, Manganelli, Eagan, Caputa, Schildroth, and O'Donnell. Also present was Mayor Timothy Lowery, City Clerk Karen Goodwin, 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 Eagan made a motion to amend the agenda to add a Proclamation for the 50-year anniversary of Soroptimist International of Greater Saint Louis, seconded by Pagano. Motion carried.

III. SPECIAL PRESENTATION PROCLAMATIONS

50-Year Anniversary of Soroptimist International of Greater Saint Louis Proclamation

The City Clerk read the Proclamation of the 50-year anniversary of Soroptimist International of Greater Saint Louis. Mayor Lowery thanked the club for all their hard work for the community. The members of the Soroptimist Club thanked the Florissant leadership for all their support over the years.

IV. APPROVAL OF MINUTES

10-23-2023. City Council Minutes 10-23-2023

Councilman Siam made a motion to approve the City Council Minutes of October 23, 2023, seconded by Harris. Motion carried.

10-7-2023. Budget Minutes 10-7-2023

Councilman Siam made a motion to approve the City Council Minutes of October 7, 2023, seconded by Harris. Motion carried.

V. HEARING FROM CITIZENS

Justus Peterson-Rhodes noted his concerns with navigating the city without a motor vehicle. He stated it is difficult to get to and from work due to the building infrastructure and vehicle parking. Mr. Peterson-Rhodes stated the concerns of pedestrians should be answered.

Zachery Keys noted he has a commercial site off of 2170 N Waterford and witnessed a vehicle run into a unit on the road. He noted concerns with how often incidents like this are happening in the area. Mr. Keys questioned if crime has increased in the area and why more businesses are being damaged.

VI. COMMUNICATIONS

Letter dated October 27th, 2023 from Carol Rogers thanking Councilman Schildroth for his help with a child safety issue.

VII. PUBLIC HEARINGS

23-11-028. Request to authorize a Special Use Permit to Taste LLC to allow for a Sit-Down and Carry-out Restaurant located at 1169 N. Highway 67 in an existing 'B-3' Extensive Business District.

The City Clerk reported that Public Hearing 23-11-028 for the Request to authorize a Special Use Permit to Taste LLC to allow for a sit-down and carry-out restaurant located at 1169 N. Highway 67 in an existing 'B-3' Extensive Business District. The Chair declared the Public Hearing to be open.

Tequila Clark, petitioner, noted the business will be a southern cuisine style restaurant with more of an upscale dine-in business with the options for carry-out. She stated she would be open on Saturdays from 11am to around 10pm, but she would not be open late more than 5 days during the week and Sundays would allow for brunch hours. Ms. Clark noted the cook she partnered with previously will be assisting her with the new business.

Councilman Eagan noted his concerns with handicapped access being at the far end of the parking lot in front of the Kingston 10 restaurant.

Ms. Clark stated the handicapped spots and ramp will allow those with accessibility needs to enter any of the businesses in the area. She noted the cross-access agreement has been completed and an easement is in place with the landlord. Ms. Clark stated she will have a full commercial kitchen and is planning on selling cocktails and beer and wine at the restaurant. She noted she was not instructed to give a full plan until after the approval was received from the City Council and the full plan approval will be completed during the permitting process.

John Hessel, City Attorney, noted the staff does not require anything more than a floor plan for the City Council to review and the full plans will be approved by the city staff once they are received.

Councilman Eagan asked the petitioner to allow the council to review the final plans to see the layout of the restaurant and the bar area.

Ms. Clark noted she would like to have bands playing live music a couple times a week and indoor music during the brunch hours.

Councilman Eagan clarified the business would not be allowed to operate as a nightclub by charging a door fee, cover charge, VIP passes or tables, and other similar activities.

Ms. Clark stated she would not be charging extra money for the entertainment if she were to decide to invite someone to play music or provide entertainment.

Being no further comments, Councilman O'Donnell made a motion to close the public hearing, seconded by Parson. Motion carried.

- 23-11-029.** Request to authorize the Rezoning of 8333 N. Lindbergh from 'B-1' Local Shopping District to a 'B-3' Extensive Business District.

The City Clerk reported that Public Hearing 23-11-29 for the Request to authorize the rezoning of 8333 N. Lindbergh from 'B-1' Local Shopping District to a 'B-3' Extensive Business District. The Chair declared the Public Hearing to be open.

Councilman Eagan noted the Public Hearing was not properly posted on the property and will need to be postponed to allow for the proper posting time.

Councilman Eagan made a motion to postpone Public Hearing 23-11-029 to the City Council meeting on November 27, 2023, seconded by Manganelli. Motion carried.

Because the Public Hearing could not be held Councilman Eagan made a motion to remove Bill No. 9929, seconded by Caputa. Motion carried.

- 23-11-030.** Request to authorize a Special Use Permit for Tea N. Tea restaurant located at 8192 N Lindbergh to allow for the operation of a restaurant.

The City Clerk reported that Public Hearing 23-11-030 for the Request to authorize a Special Use Permit for Tea N Tea restaurant located at 8192 N. Lindbergh to allow for the operation of a restaurant. The Chair declared the Public Hearing to be open.

Letian Xiong, petitioner, noted he would like to open a carry-out boba tea shop and will also offer coffee. He stated he would like to bring a new shop to the city. Mr. Xiong would like it to be open from 11am to 7pm during the week and 11am to 8pm at the weekends and the business will not be serving food at this time but may decide to serve food in the future. He stated he would not be selling unbrewed packages of tea. Mr. Xiong stated he does not own another location, but his partner does have 2 additional locations in Missouri.

Sherry Wang, petitioner, noted the other two locations are in Fairview Heights, Illinois, and on Washington Avenue in St. Louis.

Being no further comments, Councilman Eagan made a motion to close the public hearing, seconded by Schildroth. Motion carried.

VIII. OLD BUSINESS

BILLS FOR SECOND READING

- S9922.** Ordinance to authorize a Special Use Permit to 490 Jai Ganesha LLC, d/b/a Royals Liquor to allow for a Package Liquor Store located at 490 Howdershell.

Councilman Eagan made a motion to accept Substitute Bill No. 9922, seconded by Pagano. Motion carried.

Councilman Eagan moved that Substitute Bill No. 9922 be read for a second time, seconded by Manganelli. Motion carried and Substitute Bill No. 9922 was read for a second time.

Councilman Eagan moved that Substitute Bill No. 9922 be read for a third time, seconded by Caputa. Motion carried and Substitute Bill No. 9922 was read for a third time and placed upon its passage.

Before the final vote was taken, all interested persons were given the opportunity to be heard. Being no further comments, on roll call, the Council voted as follows:

VOTING

Motion by: Councilman Eagan, Joseph

Second by: Councilman Caputa, Jeff

COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE
Councilman Eagan, Joseph	X			
Councilman Harris, Andrew	X			
Councilman Manganelli, Paul	X			
Councilman Caputa, Jeff	X			
Councilman Schildroth, Keith	X			
Councilman O'Donnell, Thomas	X			
Councilwoman Pagano, Jackie	X			
Councilman Parson Jr., Robert	X			
Councilman Siam, Tommy	X			

Whereupon the Chair declared Substitute Bill No. 9922 to have passed and become Ordinance No. 8929.

9924. Ordinance adopting the budget for the City of Florissant for the fiscal year commencing on December 1, 2023 and ending on November 30, 2024 and providing for its effective date.

Councilwoman Pagano moved that Bill No. 9923 be read for a second time, seconded by Parson. Motion carried and Bill No. 9923 was read for a second time.

Councilman Harris moved that Bill No. 9923 be read for a third time, seconded by Schildroth. Motion carried and Bill No. 9923 was read for a third time and placed upon its passage.

Before the final vote was taken, all interested persons were given the opportunity to be heard. Being no further comments, on roll call, the Council voted as follows:

VOTING

Motion by: Councilman Harris, Andrew

Second by: Councilman Schildroth, Keith

COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE
Councilman Eagan, Joseph	X			
Councilman Harris, Andrew	X			
Councilman Manganelli, Paul	X			
Councilman Caputa, Jeff		X		
Councilman Schildroth, Keith	X			
Councilman O'Donnell, Thomas	X			

Councilwoman Pagano, Jackie	X			
Councilman Parson Jr., Robert	X			
Councilman Siam, Tommy	X			

Whereupon the Chair declared Bill No. 9924 to have passed and become Ordinance No. 8930.

IX. NEW BUSINESS

BOARD APPOINTMENTS

There were none.

REQUESTS

SUP
Transfer. Request to accept the application for a transfer of Special Use Permit No. 8244 from Leo Liu d/b/a Lucky House to Dao Tien Express LLC for the operation of a restaurant located at 728 South New Florissant.

Councilwoman Pagano made a motion to accept the Request to accept the application for a transfer of Special Use Permit No. 8244 from Leo Liu d/b/a Lucky House to Dao Tien Express LLC for the operation of a restaurant located at 728 South New Florissant. Seconded by Caputa, motion carried.

Liquor. Request for a Package Liquor License for Royals Liquor located at 490 Howdershell.

Councilman Eagan made a motion to approve the Request for a Package Liquor License for Royals Liquor located at 490 Howdershell, seconded by Manganelli. On roll call, the council voted as follows:

VOTING

Motion by: Councilman Eagan, Joseph

Second by: Councilman Manganelli, Paul

COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE
Councilman Eagan, Joseph	X			
Councilman Harris, Andrew	X			
Councilman Manganelli, Paul	X			
Councilman Caputa, Jeff		X		
Councilman Schildroth, Keith	X			
Councilman O'Donnell, Thomas	X			
Councilwoman Pagano, Jackie	X			
Councilman Parson Jr., Robert	X			
Councilman Siam, Tommy	X			

BILLS FOR FIRST READING

9927. Ordinance to amend Title II, Chapter 245 “Parks & Recreation” of the Florissant City Code, section 245.180 “Fees for Use”, to adjust fees for use of various park facilities.

Bill No. 9927 was read for the first time.

- 9928.** Ordinance authorizing a Special Use Permit for Taste LLC to allow for a Sit-Down and Carry-out Restaurant in an existing 'B-3' Extensive Business District located at 1169 N. Highway 67.

Bill No. 9928 was read for the first time.

- 9929.** Ordinance to authorize the Rezoning of 8333 N. Lindbergh for Tamara Properties from 'B-1' Local Shopping District to a 'B-3' Extensive Business District to allow for a Laundromat.

Bill No. 9929 was removed from the agenda.

- 9930.** Ordinance to authorize a Special Use Permit for Tea N Tea located at 8192 N Lindbergh to allow for the operation of a carry-out restaurant.

Bill No. 9930 was read for the first time.

- 9931.** Ordinance amending ordinance no. 8843 establishing a new compensation plan for seasonal employees of the City of Florissant and containing an effective date clause.

Bill No. 9931 was read for the first time.

- 9932.** Ordinance authorizing the transfer of Special Use Permit No. 8244 from Leo Liu d/b/a Lucky House to Dao Tien Express LLC for the operation of a restaurant located at 728 South New Florissant.

Bill No. 9932 was read for the first time.

Councilwoman Pagano moved that Bill No. 9932 be read for a second time, seconded by Schildroth. Motion carried and Bill No. 9932 was read for a second time.

Councilwoman Pagano moved that Bill No. 9932 be read for a third time, seconded by Caputa.

On roll call, the Council voted: Pagano yes, Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, and O'Donnell yes.

Having received a unanimous vote of all members present Bill No. 9932 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. Seeing none, on roll call the Council voted as follows:

VOTING

Motion by: Councilwoman Pagano, Jackie

Second by: Councilman Caputa, Jeff

COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE
Councilman Eagan, Joseph	X			
Councilman Harris, Andrew	X			
Councilman Manganelli, Paul	X			
Councilman Caputa, Jeff	X			
Councilman Schildroth, Keith	X			

Councilman O'Donnell, Thomas	X			
Councilwoman Pagano, Jackie	X			
Councilman Parson Jr., Robert	X			
Councilman Siam, Tommy	X			

Whereupon the Chair declared Bill No. 9932 to have passed and become Ordinance No. 8931.

- 9933.** Ordinance to authorize an appropriation of \$85,000 from the Capital Improvement Fund to account no. Fund 403-56100-201-23XXX "Capital Addition – Police Station Sidewalk Repair”.

Bill No. 9933 was read for the first time.

Councilman Caputa moved that Bill No. 9933 be read for a second time, seconded by Manganelli. Motion carried and Bill No. 9933 was read for a second time.

Councilman Caputa moved that Bill No. 9933 be read for a third time, seconded by Manganelli.

On roll call, the Council voted: Pagano yes, Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, and O'Donnell yes.

Having received a unanimous vote of all members present Bill No. 9933 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. Seeing none, on roll call the Council voted as follows:

VOTING

Motion by: Councilman Caputa, Jeff

Second by: Councilman Manganelli, Paul

COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE
Councilman Eagan, Joseph	X			
Councilman Harris, Andrew	X			
Councilman Manganelli, Paul	X			
Councilman Caputa, Jeff	X			
Councilman Schildroth, Keith	X			
Councilman O'Donnell, Thomas	X			
Councilwoman Pagano, Jackie	X			
Councilman Parson Jr., Robert	X			
Councilman Siam, Tommy	X			

Whereupon the Chair declared Bill No. 9933 to have passed and become Ordinance No. 8932.

- 9934.** Ordinance authorizing a transfer of \$10,000 within the Park Improvement Fund from account no. 209-51600-400 "Contract Services" to account no. 209-52604-400 "Utilities – Parks" for year-end balancing.

Bill No. 9934 was read for the first time.

Councilman Schildroth moved that Bill No. 9934 be read for a second time, seconded by O'Donnell. Motion carried and Bill No. 9934 was read for a second time.

Councilman Schildroth moved that Bill No. 9934 be read for a third time, seconded by Siam.

On roll call, the Council voted: Pagano yes, Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, and O'Donnell yes.

Having received a unanimous vote of all members present Bill No. 9934 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. Seeing none, on roll call the Council voted as follows:

VOTING

Motion by: Councilman Schildroth, Keith

Second by: Councilman Siam, Tommy

COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE
Councilman Eagan, Joseph	X			
Councilman Harris, Andrew	X			
Councilman Manganelli, Paul	X			
Councilman Caputa, Jeff	X			
Councilman Schildroth, Keith	X			
Councilman O'Donnell, Thomas	X			
Councilwoman Pagano, Jackie	X			
Councilman Parson Jr., Robert	X			
Councilman Siam, Tommy	X			

Whereupon the Chair declared Bill No. 9934 to have passed and become Ordinance No. 8933.

9935. Ordinance authorizing various transfers within the General Revenue Fund for year-end balancing.

Bill No. 9935 was read for the first time.

Councilman Schildroth moved that Bill No. 9935 be read for a second time, seconded by Eagan. Motion carried and Bill No. 9935 was read for a second time.

Councilman Caputa moved that Bill No. 9935 be read for a third time, seconded by Manganelli.

On roll call, the Council voted: Pagano yes, Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, and O'Donnell yes.

Having received a unanimous vote of all members present Bill No. 9935 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. Seeing none, on roll call the Council voted as follows:

VOTING

Motion by: Councilman Caputa, Jeff

Second by: Councilman Manganelli, Paul

COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE
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Councilman Eagan, Joseph	X			
Councilman Harris, Andrew	X			
Councilman Manganelli, Paul	X			
Councilman Caputa, Jeff	X			
Councilman Schildroth, Keith	X			
Councilman O'Donnell, Thomas	X			
Councilwoman Pagano, Jackie	X			
Councilman Parson Jr., Robert	X			
Councilman Siam, Tommy	X			

Whereupon the Chair declared Bill No. 9935 to have passed and become Ordinance No. 8934.

X. COUNCIL ANNOUNCEMENTS

Councilman Schildroth thanked the residents of Wards 5 and 7 who came to the combined ward meeting. He thanked everyone who attended the Veterans’ Day Parade and the VFW and other organizations for putting the parade and festivities together. Councilman Schildroth thanked Councilman Caputa and Councilman Parson for their service to this country. He wished the United States Marine Corps a Happy Birthday. Councilman Schildroth thanked Carol Rogers for the attached communication and noted the credit for the solution should be given to the Chief of Police.

Councilman Manganelli thanked all veterans for their service and noted the parade was a great way to honor all veterans.

Councilman Parson thanked the City of Florissant and VFW Hall for a great Veterans event and thanked Councilman Caputa for his service along with all other veterans. He wished everyone a fabulous Thanksgiving.

Councilman Caputa wished veterans a Happy Veterans’ Day. He wished all Marines a Happy Birthday.

Councilman Eagan noted on January 27th, 2024, the St. Patrick’s Day Committee will hold a Green Tie Masquerade. He stated the ball is a fundraising event for the St. Patrick’s Day event, but also the inaugural event for the JFK Event Center. He noted the mayor and staff have worked to make this facility perfect for all kinds of events. Councilman Caputa stated more information can be found on the Florissant St. Patrick’s Day Facebook Page or website. Councilman Eagan reminded residents of the Miracle on St. Francois at which the St. Patrick’s Day committee will be selling kid-friendly and adult hot chocolates.

XI. MESSAGE FROM THE MAYOR

Mayor Lowery thanked all the veterans for their service.

Mayor Lowery noted Old Town Florissant will be holding the Old Town Market Holiday Stroll on November 17, 2023 from 5pm to 8pm.

The Miracle on St. Francois Street is on Saturday, November 25th which will include the jingle run, vendors, petting zoo, pictures with Santa and Mrs. Claus, face painting, tablescapes, golf cart parade, and Christmas tree lighting.

Mayor Lowery wished everyone a Happy Thanksgiving.

XII. ADJOURNMENT

The Council President stated the next regular City Council Meeting will be Monday, November 27, 2023, at 7:00 pm.

Councilman Schildroth moved to adjourn the meeting, seconded by Manganelli. Motion carried.

Adjourned at 7:47 PM
Respectfully submitted,



Karen Goodwin, MPPA/MMC/MRCC
City Clerk

Bill No. 9922	Ord. No. 8929
Bill No. 9924	Ord. No. 8930
Bill No. 9932	Ord. No. 8931
Bill No. 9933	Ord. No. 8932
Bill No. 9934	Ord. No. 8933
Bill No. 9935	Ord. No. 9934



Agenda Request Form

For Administration Use Only:

Meeting Date: 11/27/2023

Open

Closed

Report No. 8/2023

Date Submitted:

To: City Council

Title: Resolution Honoring City Attorney John M. Hessel for his ...

Prepared by: Administrator

Department: City Clerk

Justification:**Attachments:**

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**INTRODUCED BY COUNCIL AS A WHOLE
NOVEMBER 27, 2023**

RESOLUTION NO.

**A RESOLUTION CITY COUNCIL OF THE CITY OF FLORISSANT
RECOGNIZING CITY ATTORNEY JOHN M. HESSEL
FOR HIS OUTSTANDING DEDICATION TO THE CITY OF FLORISSANT AND
SIGNIFICANT PROFESSIONAL ACHIEVEMENTS IN THE ST. LOUIS REGION.**

WHEREAS, John Hessel grew up in Florissant beginning his tenure with the City of Florissant working in the Parks Department; and

WHEREAS, Mr. Hessel was appointed as the Assistant Prosecuting Attorney in 1989 and became the Florissant City Attorney in 1991; and

WHEREAS, Mr. Hessel's dedication and commitment to the City of Florissant over the years is unsurpassed. He has served under 4 Mayors and 33 Council members and served with 4 City Clerks and 4 Municipal Judges; and;

WHEREAS, Mr. Hessel's guidance throughout the years has provided the elected and appointed officials the strength and confidence to not only do the right thing, but ensure that all decisions made were legal and for the benefit of the city and its residents; and

WHEREAS, Mr. Hessel has received many awards to include being named Lawyer of the Year for multiple years by Best Lawyers for Municipal Law and Commercial Litigation, Citizen of the Year in Kirkwood and Des Peres and the Medal of Valor Award from Crusade Against Crime, and;

WHEREAS, John and Pat Hessel have been married for 38 years. He is the very proud father of Mark, Laura, and Katherine, father-in-law to Dawn and Brent, and grandfather of Kaylin, Hannah and Truman; and

WHEREAS, when asked what he is most proud of he answered that his greatest pride and sense of accomplishment are his children and grandchildren. He is also proud that he was able to make a positive impact on the lives of others; and

WHEREAS, John would say to his kids at the end of each year "Well, it's been a pretty good year, no one has been arrested and no one has appeared on Jerry Springer"; and

WHEREAS, along with John's sense of humor and ability to make us feel that the sky was not falling on a regular basis, his professionalism and confidence has provided stability for the City of Florissant for many years; and

WHEREAS, after 34 years as a dedicated attorney, confidant, advisor, shoulder to cry on, firewall, peacekeeper, and mediator, but most importantly a truly good person and a friend to all, Mr. Hessel will retire as the City Attorney for the City of Florissant effective December 1st, 2023.

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

Section 1: That the Mayor and City Council take great pleasure in recognizing the significant professional achievements of John M. Hessel and herewith express their sincere gratitude for the

invaluable contributions he has made to the City of Florissant and surrounding communities and wish him all the best in his retirement, you will be missed!

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FLORISSANT, MISSOURI ON THIS 27TH OF NOVEMBER 2023.

Joseph Eagan, Council President

ATTEST:

Karen Goodwin, MPPA/MMC/MRCC
City Clerk



Agenda Request Form

For Administration Use Only:

Meeting Date: 10/16/2023

Open Closed

Report No. 27/2023

Date Submitted:

To: City Council

Title: Request to authorize the Rezoning of 8333 N. Lindbergh from 'B-1' Local Shopping District to a 'B-3' Extensive Business District.

Prepared by: Administrator

Department: Public Works

Justification:

Please see attachments

Attachments:

1. PH Notice 8333 N Lindbergh
2. Signed Motion
3. Application
4. Plans
5. ownership

CITY OF FLORISSANT

Public Hearing



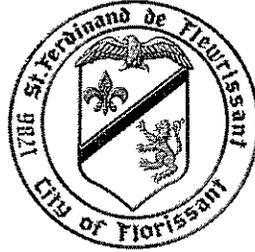
In accordance with 405.125 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, November 13, 2023 at 7:00 p.m. on the following proposition:

To rezone the property located at 8333 North Lindbergh from an 'B-1' Local Shopping District to a 'B-3' Extensive Business District (Tamara Properties). 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 cityclerk@florissantmo.com.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

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MEMORANDUM



CITY OF FLORISSANT

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

To: Planning and Zoning Commissioners Date: October 12, 2023

From: Todd Hughes, Director of Public Works cc: Applicant
Deputy City Clerk
File

Subject: 8333 North Lindbergh (Tamara Properties, LLC.) Request
Recommended approval of a Rezoning from a 'B-1' Local Shopping
District to a 'B-3' Extensive Business District.

STAFF REPORT
CASE NUMBER PZ-101623-1

I. PROJECT DESCRIPTION:

This is a request for Recommended approval of a Rezoning from 'B-1' Local Shopping District to a 'B-3' Extensive Business District.

II. EXISTING SITE CONDITIONS:

The existing property at 8333 North Lindbergh has been vacant for several months following the closing of Napa Auto Parts. The petitioner requested the re-zoning of the property to allow other uses and move forward with a self service laundry facility.

The subject building on the property is approximately 5960 square feet. The building is one-story frame with some brick construction with 2 double wide driveways off Florland.

The parking on the property is 28 parking spaces. Parking is existing. Required parking for the proposed use is 40.

There is trash enclosure that is screened.

The existing landscape is to remain.

III. SURROUNDING PROPERTIES:

40 The properties to the West, are zoned 'R-4' Single Family Dwelling District. The
41 property to the North is zoned "R-6" multi family. The property across Florland Dr, is
42 zoned 'B-3' District.
43

44 **IV. STAFF ANALYSIS:**

45 Upon review, it would seem appropriate to re-zone the property to 'B-3' to match
46 properties along N Lindbergh, currently all zoned 'B-3' or 'B-5. The petitioner wishes to
47 open a Self Serve laundry facility which would be a permitted use.
48

49 **V. STAFF RECOMENDATIONS:**

50 The Commission is to weigh their recommendation against the following issues:

- 51 A. Re-zoning, if established as 'B-3', would allow any of the permitted uses in a 'B'-
52 3' available for this site.
- 53 B. Side yard setback will continue to be non-conforming if re-zoned due to the 35
54 foot requirement toward the property adjacent to the North and West.
- 55 C. Screening requirement would need to be met by existing privacy fences between
56 this property and adjacent properties.
57

58 Suggested Motion:

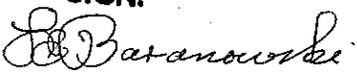
59 I move to recommend approval for the Re-zoning of 8333 North Lindbergh **from**
60 **an 'R-4' Single Family Dwelling District to a 'B-3' Extensive Business**
61 **District**, subject to the conditions set forth below with these conditions being part
62 of the record.
63
64

(End of report)

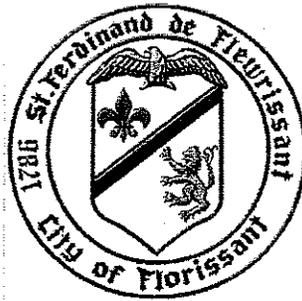
RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN.  DATE: 10-16-2023

SECRETARY

SIGN.  DATE: 10-16-2023

**RE-ZONING APPLICATION TO THE PLANNING AND ZONING
COMMISSION CITY OF FLORISSANT, MISSOURI**



PLANNING & ZONING ACTION:

Address of Property:

8333 N. Lindbergh

Council Ward 3 Zoning B1

Initial Date Petitioner Filed _____

(Building Commissioner complete)

PETITION FOR REZONING FROM A CURRENTLY ZONED B1 DISTRICT TO
Enter current zoning district
 A B3 ZONING DISTRICT IN COUNCIL WARD 3
Enter zoning classification request

1) Comes Now Tamara Properties, LLC
(Individual's name, corporation, partnership, etc.)
 Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As).

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

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

If other than title, give date of contract _____ and expiration date of Contract _____

- A. The petitioner(s) hereby state that he (she) (they) is (are) hereby submitting a description of the entire parcel or tract of land owned by the holder of the fee simple title, giving bearing and distances.
- B. The petitioner (s) hereby states that he (she) (they) is (are) submitting a description of the property for which the Permit is petitioned, giving bearings & distances (metes and bounds). Not required if description is identical to "A".
- C. The petitioner (s) hereby states that he (she) (they) is (are) submitting a survey or plat of the property described in "A" above, drawn to scale of 100 feet or less to the inch, referenced to point easily located on the ground as street intersection, centerline of creek having a generally known name, etc., showing dimensions (bearings and distances) of property, north point and scale. If property is being described in "A" above, designate said property and show dimensions of same.

D. Acreage to nearest tenth of an acre of the property for which rezoning is petitioned . 56 acre

2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in a B1, Local Shopping District and is presently being used for Vacant
Enter current zoning district.
State current use of property, (or, state: vacant).

3. The petitioner(s) hereby state(s) that the following factors justify the rezoning of the property hereby described in this petition: (If more space is needed, separate sheets may be attached).

Upon looking at the zoning map this is the only property in a 3 mile stretch of Lindbergh zoned B1 - all other properties are zoned B3 or B5 so we'd like to update the zoning map which will allow us to move forward with making this property a parkomat
List factor's to justify the re-zoning.

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

5. The petitioner(s) further state(s) that they (he) (she) further represent(s) and warrants that they (he) (she) has (have) not made any arrangement to pay any commission, gratuity or consideration, directly or indirectly, to any official employee or appointee of the City of Florissant, with respect to this application.

PRINT PETITIONER'S NAME Lisa Becker Zuhaimed Alaid
Print Name

PETITIONER(S) SIGNATURE (S) [Signature]

FOR Tamara Properties, LLC
(company, corporation, partnership)

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

6. I (we) hereby certify that (indicate one of the following):
 I (we) have a legal interest in the herein above described property.
 I am (we are) the duly appointed agent(s) of the petitioner (s), and that all information given here is true and a statement of fact.
Petitioner may assign an agent to present petition to the Commission and Council. The agent must sign the petition in this section, and provide address and telephone number

SIGNATURE [Signature]

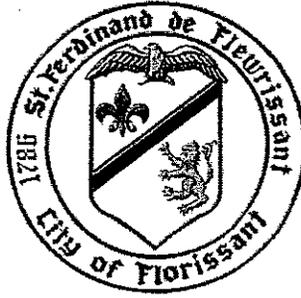
ADDRESS 501 Country Circle Dr. Lake St. Louis, MO 63367
STREET CITY STATE ZIP CODE

TELEPHONE NUMBER 636-679-0175
BUSINESS

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

[Signature]
Signature of Petitioner(s) or Authorized Agent

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant – Public Works
314-839-7648

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

Please Print or Type The Following Information

Property Address: 8333 N. Lindbergh Florissant, MO 63031

Property Owners Name: Tamara Properties, LLC Phone #: 636-541-0424

Property Owners Address: 442 Shadowridge Ct Wildwood, MO 63031

Business Owners Name: Tamara Properties, LLC Phone #: 636-541-0424

Business Owners Address: 442 Shadowridge Ct Wildwood, MO 63031

DBA (Doing Business As) _____

Authorized Agents Name: Lisa Becker CO. Name: _____
(Authorized Agent to Appear Before The Commission)

Agents Address: 501 Country Circle Dr Lake St. Louis MO 63367 Phone #: 636-679-0175

Request We request a zoning change from B1, Local Shopping to B3, Extensive Commercial
State complete request (print or type only).

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

[Signature]
Applicant's Signature

10/10/23
Date

OFFICE USE ONLY

Received by: _____ Receipt # _____ Amount Paid: _____ Date: _____

STAFF REMARKS: _____

COMMISSION ACTION TAKEN:

DATE APPLICATION REVIEWED: _____

SIGNATURE OF STAFF WHO REVIEWED APPLICATION

Section d Part 3 Response

Upon looking at the zoning map this is the only property in a three mile stretch of Lindbergh zoned B1. All other properties are zoned B3 or B5, so we would like to update the zoning map which will allow us to move forward in developing this property as a Laundromat. The footprint for this property is ideal for this type of business and would well serve the residents of Florissant.

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

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

1) Type of Operation: Individual: Partnership: Corporation:

(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: *See attached*

- (1) Names & addresses of all partners _____
- (2) Telephone numbers _____
- (3) Business address *442 Shadowridge Court Wildwood, MO 63011*
- (4) Name under which business is operated *Tamara Properties, LLC*
- (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. (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.

REZONING APPLICATION PARTNERSHIP INFORMATION:

Haytham Aydi

16639 Clayton Road

Wildwood, MO 63011

(636) 448-8441

Mohammed Al-Aidi

442 Shadowridge Court

Wildwood, MO 63011

(636) 541-0424

Gus Aydi

16705 Clayton Road

Wildwood, MO 63011

(636) 448-5141

STAFF CHECK LIST –PLAT REVIEW SHEET

ADDRESS OF PROPERTY _____ CURRENT ZONING _____

PROPERTY OWNER OF RECORD _____ PHONE NO. _____

AUTHORIZED AGENT _____ PHONE NO. _____

PROPOSAL _____

INFORMATION REQUIRED ON PLATS

A. Preliminary Plat. The preliminary plat shall show:

- 1. The location of present property, U.S. survey, section, township and range lines of incorporated areas.
- 2. The location and width of streets, alleys, lots, building and setback lines and easements.
- 3. Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract or immediately adjacent thereto. The location and size of the nearest water main and sewer or outlet are to be indicated upon the plat.
- 4. The title under which the proposed subdivision is to be recorded and the name of the subdivider platting the tract.
- 5. The names and adjoining boundaries of all adjoining subdivisions and the names of owners of adjoining parcels of unsubdivided land as shown on public records.
- 6. Existing contours with intervals of not more than five (5) feet referred to sea level datum.
- 7. North point, scale and date.
- 8. Location of parks and other public or semi-public area.
- 9. Statement of type of sanitary sewers or other sewage disposal facilities.

B. Final Plat. The final plat shall show:

- 1. The boundary lines of the area being subdivided with accurate distances and bearings; all U.S. survey, section, township and range lines.
- 2. All proposed and existing streets and alleys with their widths and names.
- 3. The outboundary dimensions of any property which is offered for dedication for public use.
- 4. The boundaries of all adjoining lands and all adjacent streets and alleys with their widths and names.
- 5. All lot lines and an identification system for all lots and blocks.
- 6. Building lines and easements provided for public use, services or utilities with figures showing their dimensions.
- 7. All dimensions, both linear and angular, necessary for locating boundaries of subdivisions, lots, streets, alleys, easements for building lines and of any other areas for public or private use; the linear dimensions are to be expressed in feet and decimals of a foot.
- 8. Radii, arcs, points of tangency and radii for all rounded corners.
- 9. All survey monuments and bench marks, together with their descriptions.
- 10. Name of subdivision and location of property subdivided with regard to township, range and section, U.S. survey; points of compass, scale of plan and name of owner or owners.
- 11. Certification by a registered land surveyor that the plat represents a survey made by him/her; that all the necessary survey monuments are correctly shown thereon; and that all lots shown have the required minimum area. Also impressed thereon, and affixed thereto, the personal seal and signature of the registered land surveyor by whom, or under whose authority and direction, the plat was prepared in conformance with Missouri Revised Statutes.

Please provide a Plat with the following information requested:

1. The location of present property, U.S. survey, section, township and range lines of incorporated areas.
2. The proposed location and width of streets, alleys, lots, building and setback lines and easements.
3. Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract or immediately adjacent thereto. The location and size of the nearest water main and sewer or outlet are to be indicated upon the plat.
4. The title under which the proposed subdivision is to be recorded and the name of the petitioner platting the tract.
5. The names and adjoining boundaries of all adjoining subdivisions and the names of owners of adjoining parcels of un-subdivided land as shown on public records.
6. Existing contours with intervals of not more than five (5) feet referred to sea level datum.
7. North point, scale and date.
8. Location of parks and other public or semi-public area.
9. Statement of type of sanitary sewers or other sewage disposal facilities.

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

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

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, list full written legal description with bearings and distances.

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

The seal and signature should be in substantially the following form:

I, _____, Missouri Land Surveyor, do hereby certify that this plat is a correct representation of a survey made by me on the ____ day of _____, 20 ____, at the request of _____ for the purpose of subdividing said tract into lots as shown.

LAND
SURVEYOR'S
SEAL

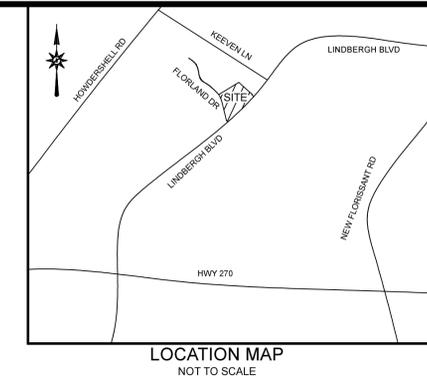
Surveyor's Name. L.S. Number

12. Private restrictions and trusteeships and their periods of existence. Should such restrictions and trusteeships be filed as a separate instrument, reference to such instrument shall be made on the plat. Plats shall contain proper acknowledgments of owners and holders of deeds of trust.

Staff recommendations for site development plans: _____

General Staff Comments: _____

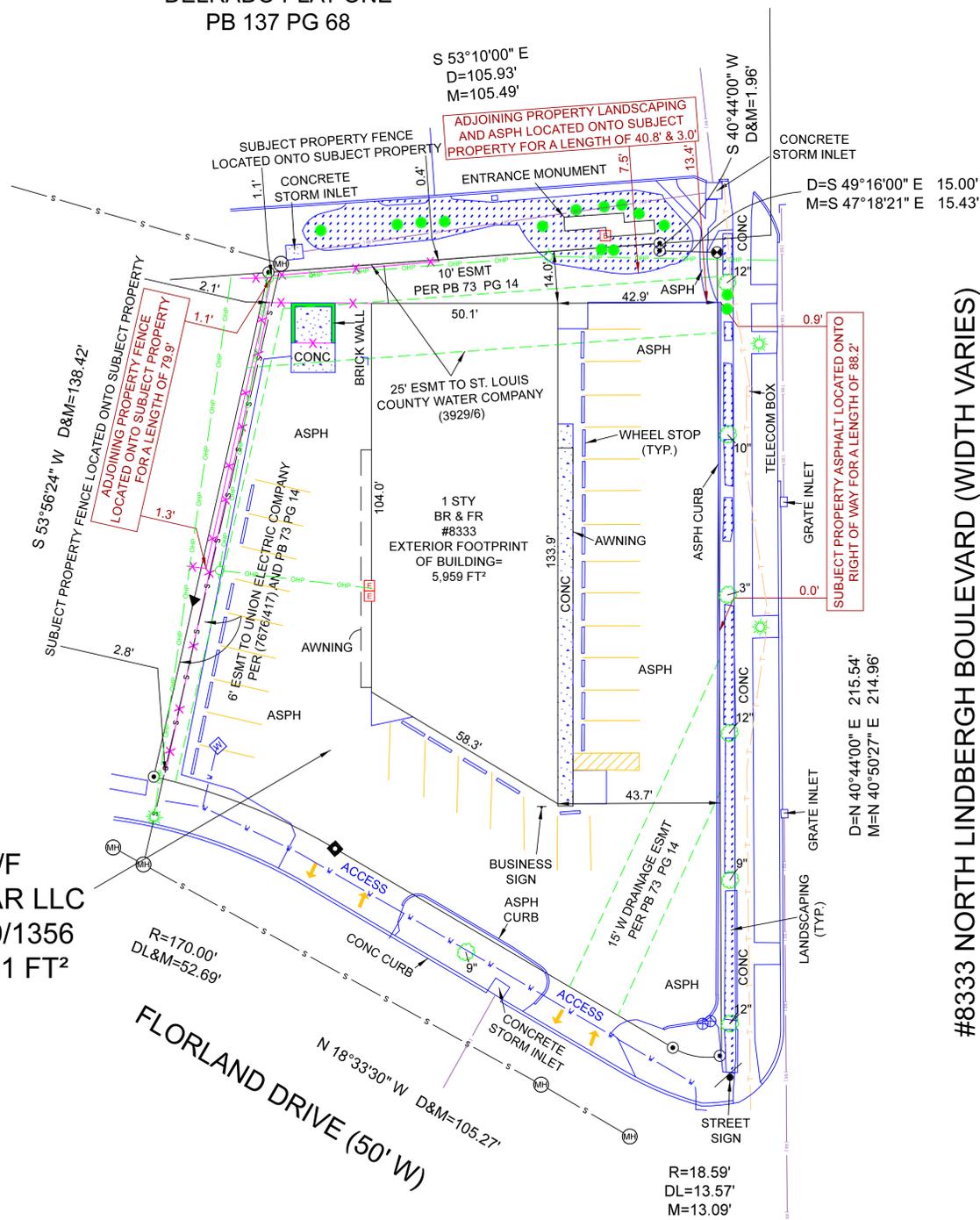
A TRACT OF LAND IN SURVEY 162 OF ST FERDINAND COMMON FIELDS DB 20509 PG 1356, ST LOUIS COUNTY, MISSOURI



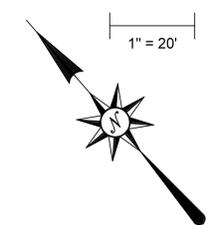
DELRAO PLAT ONE
PB 137 PG 68

FLORLAND
PLAT NO. 1
PB 73 PG 14

N/F
BESTAR LLC
20509/1356
24,431 FT²



#8333 NORTH LINDBERGH BOULEVARD (WIDTH VARIES)



- X— FENCE
- ⊙ MANHOLE
- D DEEDED DISTANCE
- L PLATTED LENGTH
- P PLATTED DISTANCE
- M MEASURED DISTANCE
- ▲ SET POINT ON LINE
- SET COTTON SPINDLE
- FOUND REBAR
- ⊙ FOUND IRON PIPE
- FOUND RIGHT OF WAY MARKER
- UTILITY POLE
- ⊙ BOLLARD
- ⊙ MANHOLE
- ⊙ WATER VALVE
- ⊙ GAS VALVE
- ⊙ LIGHT POLE
- ⊙ FIRE HYDRANT
- ⊙ WATER METER
- ⊙ ELECTRIC METER
- ⊙ GAS METER
- ⊙ TELECOM BOX
- ⊙ DECIDUOUS TREE
- BUSH
- X— FENCE
- E— ELECTRIC LINE
- OH— OVERHEAD UTILITY
- W— UNDERGROUND WATER LINE
- G— UNDERGROUND GAS LINE
- S— SANITARY SEWER LINE
- T— TELECOMMUNICATION LINE
- [SS]— STORM SEWER LINE

TITLE DESCRIPTION:

A TRACT OF LAND IN SURVEY 162 OF ST. FERDINAND COMMON FIELDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE MOST EASTERLY CORNER OF LOT 13 IN BLOCK 1 OF FLORLAND PLAT NO. 1, A SUBDIVISION AS RECORDED IN PLAT BOOK 73 PAGE 41 IN THE ST. LOUIS COUNTY, MISSOURI, RECORDER'S RECORDS; THENCE SOUTH 53 DEGREES 10 MINUTES 00 SECONDS EAST (ASSUMED BEARING) A DISTANCE OF 105.93 FEET; THENCE SOUTH 40 DEGREES 44 MINUTES 00 SECONDS WEST, PARALLEL WITH AND 50.00 FEET DISTANT FROM (AS MEASURED NORMALLY TO) THE CENTER LINE OF NORTH LINDBERGH BOULEVARD (ALSO KNOWN AS STATE HIGHWAY M. 140) A DISTANCE OF 1.96 FEET; THENCE SOUTH 49 DEGREES 16 MINUTES 00 SECONDS EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 40 DEGREES 44 MINUTES 00 SECONDS WEST, PARALLEL WITH AND 45.00 FEET DISTANT FROM SAID CENTER LINE OF NORTH LINDBERGH BOULEVARD (AS MEASURED NORMALLY TO) A DISTANCE OF 215.54 FEET TO THE BEGINNING OF A 18.59 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT HAVING A CHORD 13.27 FEET IN LENGTH BEARING NORTH 39 DEGREES 29 MINUTES 06 SECONDS WEST; THENCE NORTHWESTERLY ALONG SAID CURVE BEING ALSO THE EASTERLY RIGHT-OF-WAY LINE OF FLORLAND (50 FEET WIDE) DRIVE, AN ARC DISTANCE OF 13.57 FEET; THENCE NORTH 18 DEGREES 33 MINUTES 30 SECONDS WEST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 105.27 FEET TO THE BEGINNING OF A 170.00 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG SAID CURVE AND RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 52.69 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 13; THENCE NORTH 53 DEGREES 56 MINUTES 24 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 13, A DISTANCE OF 138.42 FEET TO THE POINT OF BEGINNING.

SURVEYORS NOTES:

- BASIS OF BEARING ADOPTED FROM DEED BOOK 20509 PAGE 1356 OF THE ST LOUIS COUNTY RECORDS.
- UTILITY LINES AS SHOWN ON THIS DRAWING ARE THOSE LINES THAT WERE VISIBLY IDENTIFIED AT THE TIME OF FIELD WORK AND LOCATED PER MISSOURI ONE CALL TICKET NUMBER 232771084. ADDITIONAL LINES AND UTILITIES MAY BE LOCATED ON THE SUBJECT PROPERTY.
- PARKING SPACE: 28 REGULAR SPACES, 0 HANDICAP SPACES, 28 TOTAL SPACES
- NO BUILDING LINES ARE SHOWN GRAPHICALLY ON THE RECORD PLAT. SETBACK AND SIDEYARD REQUIREMENTS MAY EXIST ACCORDING TO CURRENT ORDINANCE AND ZONING STANDARDS AND ARE NOT SHOWN ON THIS DRAWING.
- NO RESEARCH PERTAINING TO EASEMENTS WAS COMPLETED BY CARDINAL SURVEYING & MAPPING AND THE PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS. ITEMS LOCATED INTO EASEMENT AREAS MAY OR MAY NOT BE AT RISK. SEEK LEGAL ADVICE IF YOU HAVE QUESTIONS. THE EASEMENTS SHOWN ON THIS DRAWING ARE THOSE THAT ARE SHOWN GRAPHICALLY ON THE RECORD PLAT AND THOSE LISTED IN THE TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, REVISION #3 ON OCTOBER 6, 2022, COMMITMENT NO 16029ATG. PROPERTY SUBJECT TO FOLLOWING EXCEPTIONS PER TITLE COMMITMENT SCHEDULE B-II AS FOLLOWS:
ITEMS 1 & 2 - STANDARD EXCEPTIONS
ITEM 3 - ALL ASSESSMENTS AND TAXES FOR THE YEAR 2022 AND ALL SUBSEQUENT YEARS FOR THE COUNTY OF ST LOUIS AND THE CITY OF FLORISSANT
ITEM 4 - INTENTIONALLY DELETED (BUILDING LINES, EASEMENTS, COVENANTS, RESTRICTIONS, AND SET BACKS WHICH ARE SHOWN ON THE PLAT RECORDED IN PLAT BOOK 73 PAGE 14. PROPERTY NOT IN SUB)
ITEM 5 - EASEMENT TO THE METROPOLITAN ST LOUIS SEWER DISTRICT RECORDED IN BOOK 3904 PAGE 544. DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY.
ITEM 6 - EASEMENT TO ST LOUIS COUNTY WATER COMPANY RECORDED IN BOOK 3929 PAGE 6. PLOTTED AND NOTED.
ITEM 7 - EASEMENT TO STATE OF MISSOURI RECORDED IN BOOK 6217 PAGE 402. TEMPORARY CONSTRUCTION EASEMENT DATED 3/15/1967, ASSUMED EXPIRED.
ITEM 8 - EASEMENT TO UNION ELECTRIC COMPANY RECORDED IN BOOK 7676 PAGE 417. PLOTTED AND NOTED.
ITEMS 9 - 11 - STANDARD EXCEPTIONS

SURVEYORS CERTIFICATE

To: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ALLIANCE TITLE GROUP, TAMARA PROPERTIES INC
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 7(a), 7(b)(1), 8, 9, 11(a), 11(b), & 13 OF TABLE A THEREOF. FIELDWORK WAS PERFORMED ON OCT 6, 2023. THIS SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS (20 CSR 2030-16) OF THE MISSOURI CODE OF STATE REGULATIONS. THIS SURVEY MEETS THE ACCURACY STANDARDS SET FORTH FOR AN URBAN PROPERTY.
DATE OF PLAT OR MAP: 10/9/2023

William Jacob Clark DATE: 10/9/2023

REVISIONS: NONE	
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WILLIAM JACOB CLARK PLS 2002014101
STATE OF MISSOURI

CARDINAL SURVEYING AND MAPPING INCORPORATED
CORPORATE #2005000229

PO BOX 278 COTTLEVILLE, MO 63338
636.922.1001 OFFICE 636.922.1002 FAX
WWW.CARDINALSURVEYING.COM
INBOX@CARDINALSURVEYING.COM
DRAWN BY: TAO,ARS,VAS CHECKED BY: WJC
FIELDWORK BY: PND/JAC/MBM
JOB #2310058 FB 726:18
8333 N LINDBERGH BLVD, FLORISSANT, MO 63031



2022112300015

CERTIFIED-FILED FOR RECORD

11/23/2022 7:01:38AM

GERALD E. SMITH
RECORDER OF DEEDS
COUNTY OF ST. LOUIS, MISSOURI

PAGES: 28
RECORDING FEE: \$102.00

THIS DOCUMENT WAS ERECORDED

GERALD E. SMITH, RECORDER OF DEEDS
ST. LOUIS COUNTY MISSOURI
41 S. CENTRAL AVE., CLAYTON, MO 63105-1799

Type of Instrument: DEED OF TRUST
Grantor: TAMARA PROPERTIES LLC
Grantee: CADENCE BANK

NOTE: I, the undersigned Recorder of Deeds, do hereby certify that the information shown on this Certification Sheet as to the TYPE OF INSTRUMENT, the NAMES of the GRANTOR and GRANTEE as well as the DESCRIPTION of the REAL PROPERTY affected is furnished merely as a convenience only, and in the case of any discrepancy of such information between this Certification Sheet and the attached Document, the ATTACHED DOCUMENT governs. Only the DOCUMENT NUMBER, the DATE and TIME of filing for record of the recorded Document is taken from this CERTIFICATION SHEET.

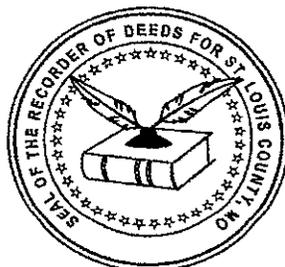
RECORDER OF DEEDS DOCUMENT CERTIFICATION

STATE OF MISSOURI)
SS.
COUNTY OF ST. LOUIS)

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of 28 pages, (this page inclusive), was filed for record in my office on the 23 day of November 2022 at 7:01 am and is truly recorded as the document number printed above.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.

JDK
Deputy Recorder



Gerald E. Smith

Recorder of Deeds
St. Louis County, Missouri

Form 201
 Secretary of State
 P.O. Box 13697
 Austin, TX 78711-3697
 FAX: 512/463-5709
 Filing Fee: \$300



**Certificate of Formation
 For-Profit Corporation**

**Filed in the Office of the
 Secretary of State of Texas
 Filing #: 804355125 12/18/2021
 Document #: 1103773200002
 Image Generated Electronically
 for Web Filing**

Article 1 - Entity Name and Type

The filing entity being formed is a for-profit corporation. The name of the entity is:

Camino ML Two Corporation

The name must contain the word "corporation," "company," "incorporated," "limited," or an abbreviation of one of these terms. The name must not be the same as, deceptively similar to or similar to that of an existing corporate, limited liability company, or limited partnership name on file with the secretary of state. A preliminary check for "name availability" is recommended.

Article 2 - Registered Agent and Registered Office

A. The initial registered agent is an organization (cannot be corporation named above) by the name of:

LegalCorp Solutions, LLC

OR

B. The initial registered agent is an individual resident of the state whose name is set forth below:

C. The business address of the registered agent and the registered office address is:

Street Address:

3 Greenway Plaza #1320 Houston TX 77046

Consent of Registered Agent

A. A copy of the consent of registered agent is attached.

OR

B. The consent of the registered agent is maintained by the entity.

Article 3 - Directors

The number of directors constituting the initial board of directors and the names and addresses of the person or persons who are to serve as directors until the first annual meeting of shareholders or until their successors are elected and qualified are set forth below:

Director 1: **Khalid Ramadan**

Address: **18018 Overlook Loop #106 San Antonio TX, USA 78259**

Article 4 - Authorized Shares

The total number of shares the corporation is authorized to issue and the par value of each of such shares, or a statement that such shares are without par value, is set forth below.

Number of Shares	Par Value (must choose and complete either A or B)	Class	Series
10,000	<input checked="" type="checkbox"/> A. has a par value of \$0.001 <input type="checkbox"/> B. without par value.	Common	

If the shares are to be divided into classes, you must set forth the designation of each class, the number of shares of each class, and the par value (or statement of no par value), of each class. If shares of a class are to be issued in series, you must provide the designation of each series. The preferences, limitations, and relative rights of each class or series must be stated in space provided for supplemental information.

Article 5 - Purpose

The purpose for which the corporation is organized is for the transaction of any and all lawful business for which corporations may be organized under the Texas Business Organizations Code.

Supplemental Provisions / Information

[The attached addendum, if any, is incorporated herein by reference.]

Effectiveness of Filing

A. This document becomes effective when the document is filed by the secretary of state.

OR

B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its signing. The delayed effective date is:

Organizer

The name and address of the organizer is set forth below.

Sonia Becerra 1000 N. West St. Suite 1200, Wilmington, DE 19801

Execution

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Sonia Becerra

Signature of organizer

FILING OFFICE COPY



TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

Comptroller.Texas.Gov

January 14, 2022

CAMINO ML TWO CORPORATION
3 GREENWAY PLZ STE 1320
HOUSTON TX 77046-0305

Taxpayer number	32082351365
File number	0804355125
WebFile number	FQ607428

Dear Taxpayer:

Congratulations on registering your business with the Texas Secretary of State. In addition to being the state's chief financial officer and tax collector, I am a strong advocate for growth in our economy, and my office plays an important role in ensuring businesses like yours continue to thrive in the state of Texas. Part of that responsibility is to be a resource when your business needs assistance.

Customer service is my top priority, and my staff is ready to help you with questions related to your business' state tax responsibilities. The agency website, www.comptroller.texas.gov, contains a wealth of resources about the various taxes we administer. There you can find publications, answers to frequently asked questions, tax rules, electronic reporting options and more. In the right hand corner of each page, there is a link to "contact us," where you will find information on how to reach us if you do not find your answer online.

The Secretary of State notified us that your company was recently registered with their office. The company you registered is subject to the franchise tax, which my office administers. Accordingly, we have created a franchise tax account based on the information you provided at the time of registration.

Please review and update your account information at your earliest convenience. Most important is to ensure the address we have on file is the address where your company wants to receive tax mailings from us.

To view and correct your account information, go to www.comptroller.texas.gov/taxes/file-pay/. If you have not used WebFile before, you will register as a new user, and there is a video to assist you with that process. When you are ready to get started, select the Franchise Tax Accountability Questionnaire under Other Electronic Reporting Tools. Select "continue to log in" at the bottom of the page to sign in. You will need the WebFile number located at the top of this letter.

The company's first franchise tax report is due on 05/16/2022 . We will send you a reminder letter with filing instructions well before the due date. You can contact our office for assistance at 1-800-252-1381.

I appreciate the work you do and the contributions you make to Texas. I wish you the best of luck in all your business endeavors.

Sincerely,



Glenn Hegar



EIN Assistant

Your Progress: 1. Identity ✓ 2. Authenticate ✓ 3. Addresses ✓ 4. Details ✓ **5. EIN Confirmation**

Congratulations! The EIN has been successfully assigned.

EIN Assigned: **87-4270336**

Legal Name: **CAMINO ML TWO CORPORATION**

The confirmation letter will be mailed to the applicant. This letter will be the applicant's official IRS notice and will contain important information regarding the EIN. Allow up to 4 weeks for the letter to arrive by mail.

We strongly recommend you print this page for your records.

Click "Continue" to get additional information about using the new EIN.

[Continue >>](#)

Help Topics

[? Can the EIN be used before the confirmation letter is received?](#)



Agenda Request Form

For Administration Use Only:

Meeting Date: 10/16/2023

Open Closed

Report No. 30/2023

Date Submitted:

To: City Council

Title: Request to authorize a Special Use Permit for Serenity Renewal Massage, LLC for the operation of a Massage Business located at 760 St Francois Suite C in a 'HB' Historic Business Zoning District.

Prepared by: Administrator

Department: Public Works

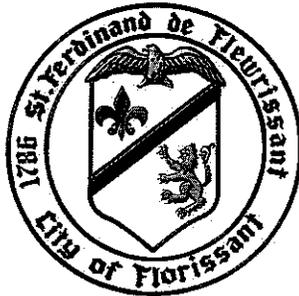
Justification:

Please see attachments

Attachments:

1. Staff report
2. Application
3. Site Plan

**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

Council Ward _____ Zoning _____

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

SPECIAL PERMIT FOR massage Therapy Business
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 760 Rue St. Francois St. Suite #C Florissant MO 63031
Address of property.

1) Comes Now Melissa Bufalo Serenity Renewal Massage 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) massage therapy Business, Renting Suite #C
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 massage therapy 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 X Partnership _____ Corporation _____

(a) If an individual:

- (1) Name and Address Melissa Bufalo 1600 Estes Drive
(2) Telephone Number 636-575-8583
(3) Business Address 760 Rue St. Francis St. Suite #C
(4) Date started in business 03/01/23
(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 _____
(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 Melissa Buffalo
Address 7100 Rue St. Francois St suite #C
Property Owner Howard A. Wimmors
Location of property old town fierissant
Dimensions of property 400 sq ft room
Property is presently zoned _____ Requests Rezoning To _____
Proposed Use of Property massage therapy Business
Type of Sign W/A Height _____
Type of Construction W/A Number Of Stories. 1
Square Footage of Building 400 sq ft room Number of Curb Cuts N/A
Number of Parking Spaces 20 Sidewalk Length W/A
Landscaping: No. of Trees W/A Diameter W/A
No. of Shrubs W/A Size W/A
Fence: Type W/A Length W/A Height W/A

PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:

1. Zoning of adjoining properties. Office + retail
2. Show location of property in relation to major streets and all adjoining properties. see attached
3. Show measurement of tract and overall area of tract. see attached
4. Proposed parking layout and count, parking lighting. see attached
5. Landscaping and trash screening. see attached
5. Location, sizes and elevations of signage. see attached, no signage at this time

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.

Renting a Room from Nimmons Wealth management, Landlord Howard A. Nimmons for a massage therapy Business. Building is already established in Florissant MO. Renting suite #C.

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 _____

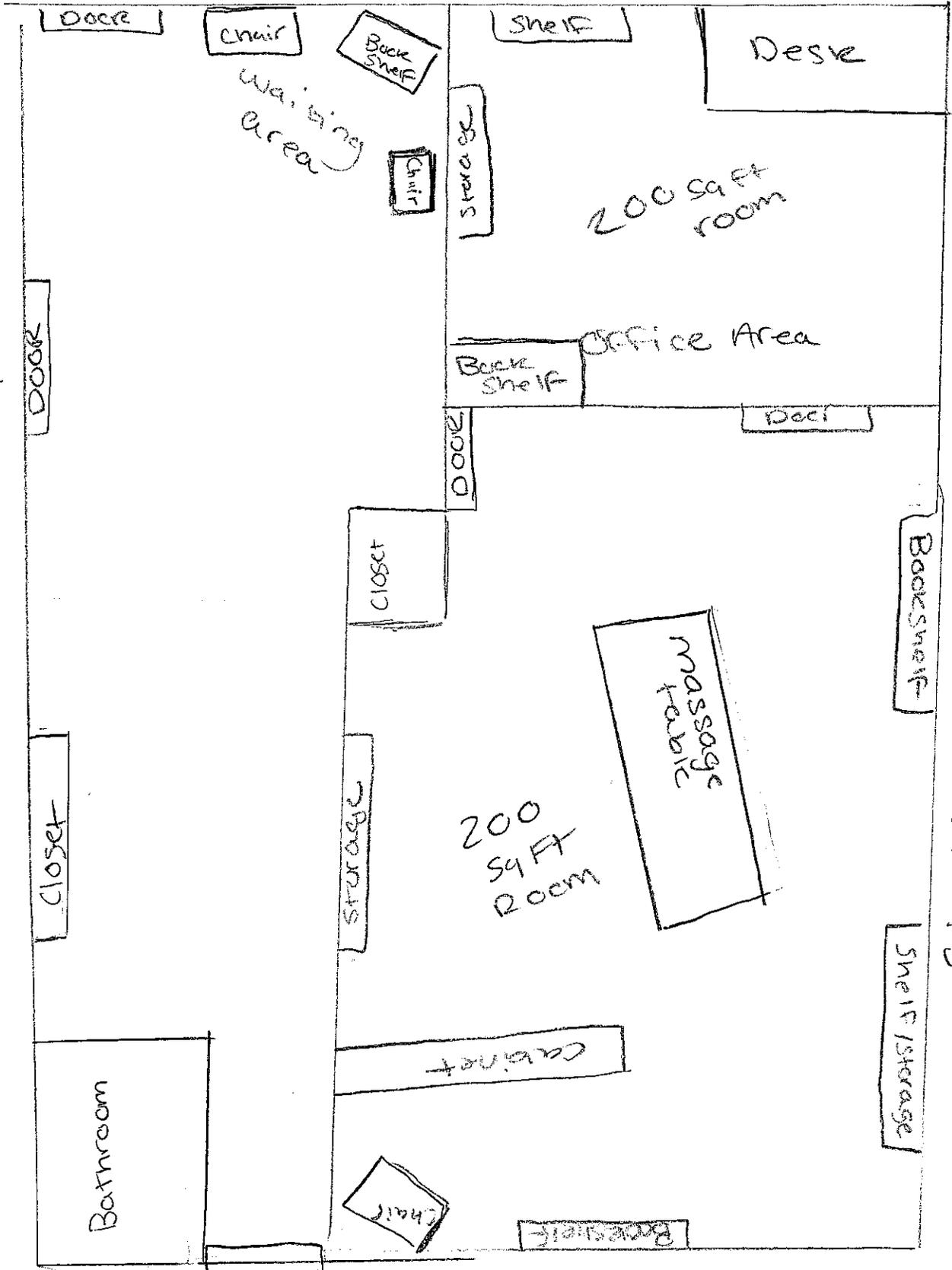
STAFF REMARKS: _____

Building Commissioner or Staff Signature

Suite # D?

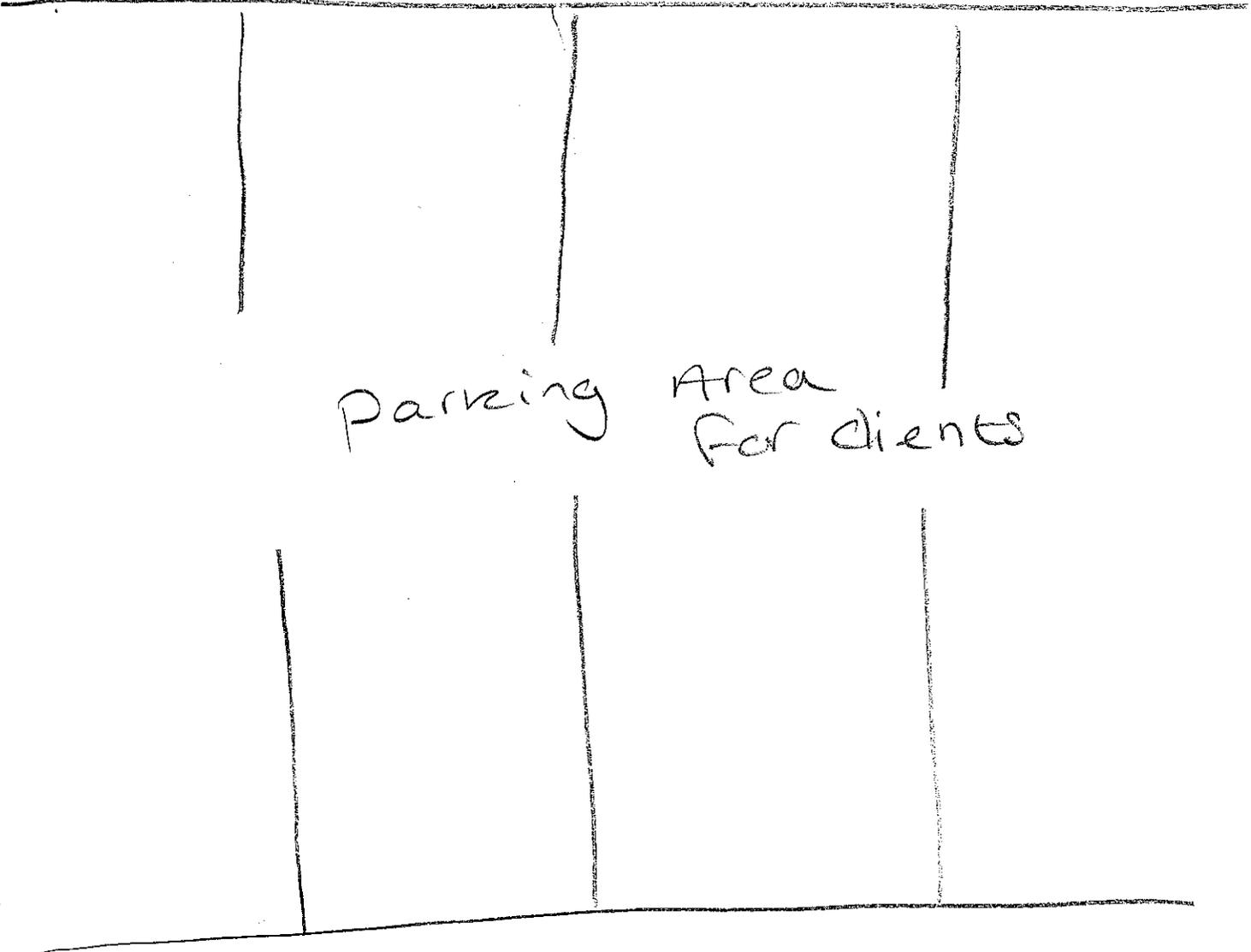


Rest of Building

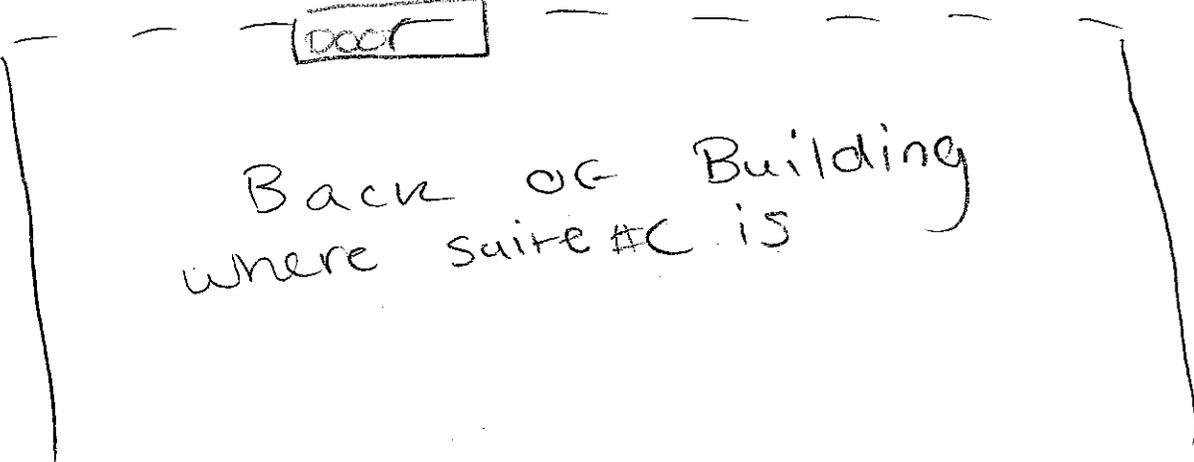


Suite # C

Front door
↓ parking

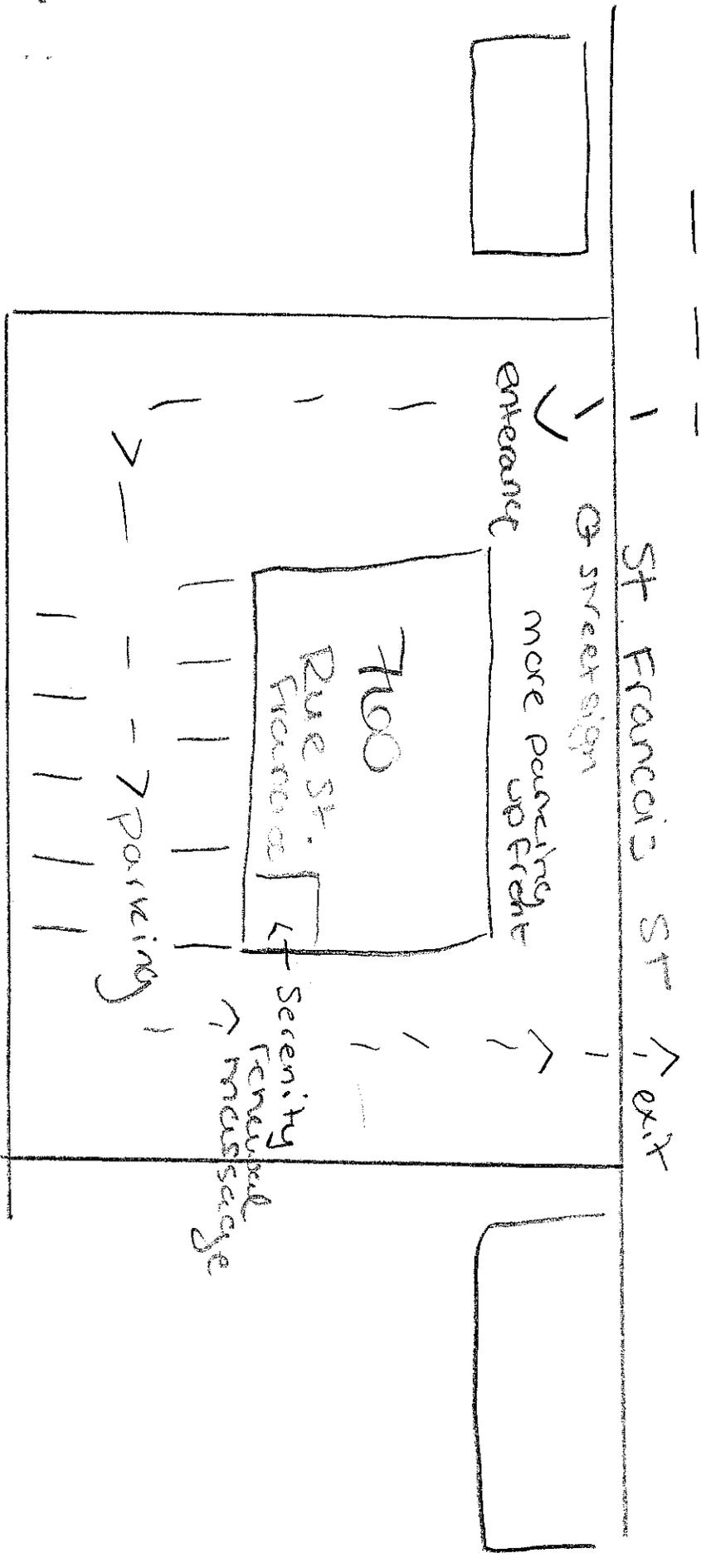
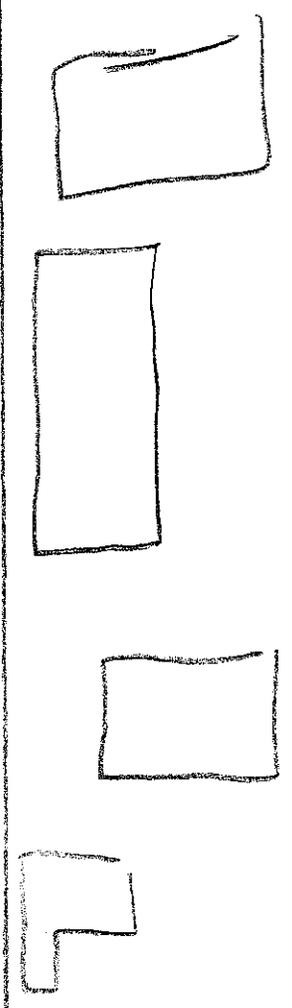


Parking Area
For clients



Back of Building
where suite #C is

Street View





Agenda Request Form

For Administration Use Only:

Meeting Date: 10/16/2023

Open Closed

Report No. 29/2023

Date Submitted:

To: City Council

Title: Request to authorize an amendment to 'B-5' ordinance no. 8362 for Brew Crew, LLC d/b/a 7 Brew to allow for a drive thru only coffee shop located at 8180 N Lindbergh.

Prepared by: Administrator

Department: Public Works

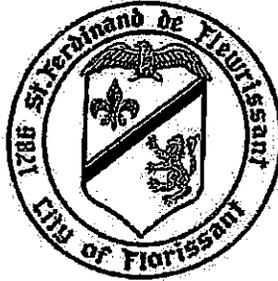
Justification:

Please see attachments

Attachments:

1. Staff report
2. Application
3. 2017 Ordinance
4. Color Elevation
5. Signage
6. Memo

**APPLICATION TO THE CITY OF FLORISSANT PLANNING AND ZONING
COMMISSION TO ESTABLISH A B-5 PLANNED COMMERCIAL
DEVELOPMENT OR TO AMEND AN EXISTING B-5 COMMERCIAL
DEVELOPMENT**



City Of Florissant – Public Works
314-839-7648

PLANNING & ZONING ACTION:

Address of Property: 8180 N Lindberg Blvd.

Council Ward _____ Zoning _____

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

Petition to Establish a B-5 Ordinance: _____ Petition to Amend Existing B-5 Ordinance # 8362

1) Comes Now Brew Crew, LLC (7 Brew)

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

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

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

Legal interest in the Property Lease

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

- A. The petitioner (s) hereby states that he (she) (they) is (are) submitting a description of the property for which the Permit is petitioned by giving bearings & distances (metes and bounds). Not required if description is identical to "B".
- B. The petitioner (s) hereby states that he (she) (they) is (are) submitting a survey or plat of the property drawn to a scale of 100 feet or less to the inch, referenced to a point easily located on the ground as street intersection, centerline of creek having a generally known name, etc., showing dimensions, bearings and distances of the property, north arrow and scale.
- C. Acreage to nearest tenth of an acre of the property for which rezoning is petitioned .61 acres
2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in a B-5 District and is presently being used for restaurant with drive thru
State current use of property, (or, state: vacant).

3. The petitioner(s) hereby state(s) the following reasons to justify the amendment to the existing B-5 ordinance:

The amendment is to request a drive thru only coffee shop instead of the current restaurant with drive thru.

List reason for the amendment request.

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

5. The petitioner(s) further state(s) that they (he) (she) further represent(s) and warrants that they (he) (she) has (have) not made any arrangement to pay any commission, gratuity or consideration, directly or indirectly, to any official employee or appointee of the City of Florissant, with respect to this application.

PRINT PETITIONER'S NAME Brandon Sebald

PETITIONER(S) SIGNATURE (S) *Brandon Sebald*
Print Name

FOR Brew Crew, LLC (7 Brew)

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

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

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

SIGNATURE _____

ADDRESS _____
STREET CITY STATE ZIP CODE

TELEPHONE NUMBER _____
BUSINESS

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

Signature of Petitioner(s) or Authorized Agent

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

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

1) Type of Operation: Individual: Partnership: Corporation:

(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:

- | | |
|--|--|
| BRANDON SEBALD
3931 N DOGWOOD CANYON LP
FAYETTEVILLE, AR 72704 | LARRY WILSON
3125 SALLY DRIVE
VESTAL, NY 13850 |
|--|--|
- (1) Names & addresses of all partners _____
 - (2) Telephone numbers (914) 384-1998 | (607) 427-3221
 - (3) Business address 3538 N HWY 112/STE 1, FAYETTEVILLE AR 72704
 - (4) State of Incorporation & a photocopy of incorporation papers ARKANSAS
 - (5) Date of Incorporation AUGUST 9, 2021
 - (6) Missouri Corporate Number NA
 - (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. NA
 - (8) Name in which business is operated 7 BREW
 - (9) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

Please fill in applicable information requested.

Name Brew Crew LLC

Address 3608 N Steele Blvd Ste 104 Fayetteville, AR 72704

Property Owner 400 North Lindberg LLC

Location of property 8180 N. Lindberg Blvd. Florissant, MO 63031

Dimensions of property 116' x 231'

Property is presently zoned B-5 per ordinance #

Current & Proposed Use of Property Currently restaurant w/ Drive thru. Proposed Drive Thru only Coffee Shop

Type of Sign freestanding pylon sign on existing sign base Height 19' 8"

Type of Construction Pre Fabricated Metal building Number Of Stories 1

Square Footage of Building 510 sf building + 280 sf cooler Number of Curb Cuts 2
total 790sf

Number of Parking Spaces 12 spaces Sidewalk Length _____

Landscaping: No. of Trees 1 Diameter 2.5" CAL. B&B / Approx Mature 40'x30'

No. of Shrubs 27 Size 18" minimum

Fence: Type _____ Length _____ Height _____

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

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

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

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

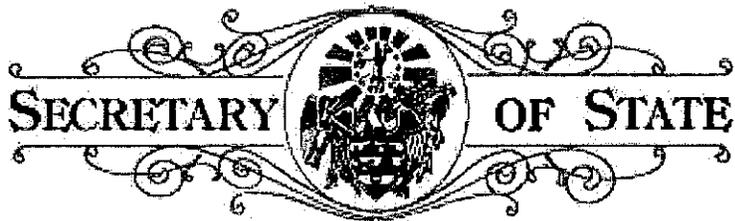
Provide a legal description of the property. If part of a shopping center list address and state part of what shopping center (i.e.: 351 N. Highway 67 part of Florissant Meadows Shopping Center). If property is a single lot, list full written legal description with bearings and distances.

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

Location Map provided under separate document.

STATE OF ARKANSAS



John Thurston

ARKANSAS SECRETARY OF STATE

To All to Whom These Presents Shall Come, Greetings:

I, John Thurston, Arkansas Secretary of State of Arkansas, do hereby certify that the following and hereto attached instrument of writing is a true and perfect copy of

Articles of Organization

of

BREW CREW, LLC

filed in this office
August 09, 2021

In Testimony Whereof, I have hereunto set my hand and affixed my official Seal. Done at my office in the City of Little Rock, this 9th day of August 2021.


John Thurston
Secretary of State

Online Certificate Authorization Code: 45748361129ae98224a
To verify the Authorization Code, visit sos.arkansas.gov

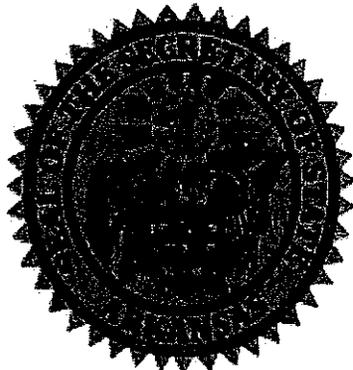


EXHIBIT A-2

Legal Description of FMLLC Parcel

Lots 1A and 1B of Florissant Market Place Plat 2 according to the plat thereof recorded in Plat Book 354 Page 821 of the St. Louis County Records.

1 INTRODUCED BY COUNCILMAN EAGAN
2 NOVEMBER 13, 2017

3
4 BILL NO. 9322 ORDINANCE NO. 8362

5
6 **REQUEST TO ISSUE AN AMENDMENT TO ORDINANCE NO. 6830 TO**
7 **ALLOW FOR A RESTAURANT WITH OUTDOOR DINING FOR THE**
8 **PROPERTY LOCATED AT 8180 N. LINDBERGH.**
9

10 WHEREAS, the City Council passed and approved B-5 Ordinance No. 6555 which
11 authorized a proposed development at 3120 N. Hwy 67; and

12 WHEREAS, B-5 ordinance no. 6555 was amended by ordinance no. 6830 to allow for a
13 Del Taco Restaurant with a drive thru facilities located at 8180 N. Lindbergh; and

14 WHEREAS, Bonzai Express of St. Louis d/b/a Crazy Bowls and Wraps has applied for a
15 restaurant with outside dining at 8180 N. Lindbergh prompting the amendment to ordinance no.
16 6830; and

17 WHEREAS, the Planning and Zoning Commission of the City of Florissant has
18 recommended to the City Council at their meeting of October 16, 2017 that Ordinance No. 6830
19 be amended to allow for a restaurant with outside dining; and

20 WHEREAS, due and lawful notice of public hearing no. 17-11-026 on said proposed
21 change was duly published, held and concluded on 13th day of November, 2017 by the Council
22 of the City of Florissant; and

23 WHEREAS, the Council, following said public hearing, and after due and careful
24 deliberation, has concluded that the amendment of Ordinance No. 6830, as hereinafter set forth,
25 to be in the best interest of the public health, safety and welfare of the City of Florissant; and

26
27 **NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF**
28 **FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:**
29

30 Section 1: Ordinance No. 6930 is hereby amended to allow for the a restaurant with outdoor
31 dining located at 8180 N. Lindbergh with the following stipulations:
32

33 Section 1, Subsection 2, paragraph (d) shall be changed to read:
34

35 (d) The floor area of lot 3(B) shall be **2200 square feet**, with a maximum height of 23
36 feet. The facility shall be stained masonry using PPG Perma-crete masonry stain in dark grey,
37 with same color over EIFS areas. Signage, canopies, and Hardie siding over front and side
38 elevations as shown on A3.0A attached with trespa.

39

Add the following: Section 1, Subsection 2, paragraph e.
(e) Outdoor dining shall be protected with bollards as shown on A1.0, attached.

Section 2, Subsection 2, paragraph f, (2) shall be changed to read:

Lot 2 shall have no freestanding sign; lot 3B shall have a freestanding sign as shown on Warren sign package dated 9/13/17, attached.

Section 3, Subsection i, paragraphs (5) and (8) shall be changed to read:

(5) "... The trash areas on Lots 2 and 3(B) shall be enclosed with brick and steel gates. Enclosure on lot 3(B) shall be stained to match building stain."

(8) All exterior building walls for buildings on outlot parcels shall be of unpainted standard brick, unpainted standard brick veneer, natural building stone or EIFS. Building walls of outlot 3(B) shall be stained as shown on A3.0A attached with trespas.

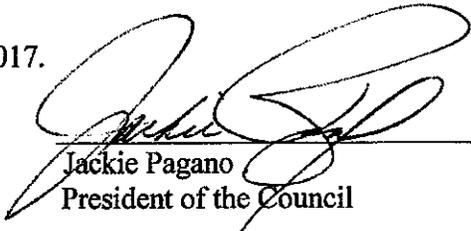
2. PROJECT COMPLETION.

Construction shall start within 60 days of the issuance of building permits and the project shall be developed in accordance of the approved amendments to the final development plans within **180 days** of start of construction.

Section 2: Except as herein amended Ordinance No.6830 shall remain in full force and effect.

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

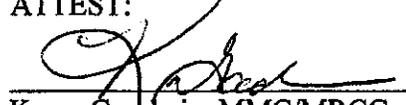
Adopted this 27 day of NOV, 2017.

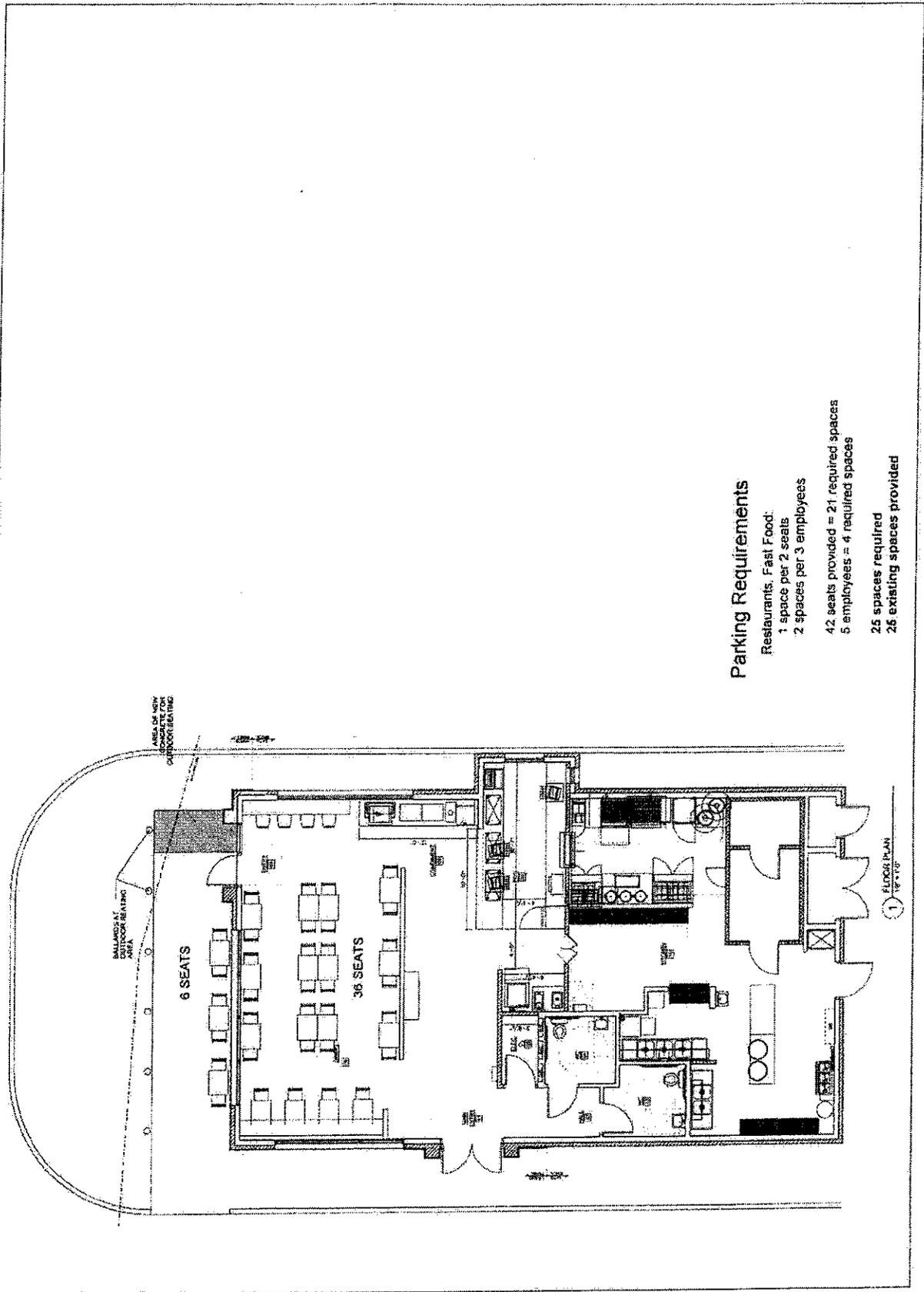

Jackie Pagano
President of the Council

Approved this 28 day of Nov, 2017.


Thomas P. Schneider
Mayor, City of Florissant

ATTEST:


Karen Goddwin, MMC/MRCC
City Clerk



Parking Requirements

- Restaurants, Fast Food:
 1 space per 2 seats
 2 spaces per 3 employees
- 42 seats provided = 21 required spaces
 5 employees = 4 required spaces
- 25 spaces required
 26 existing spaces provided

1 FLOOR PLAN
 5/20/10

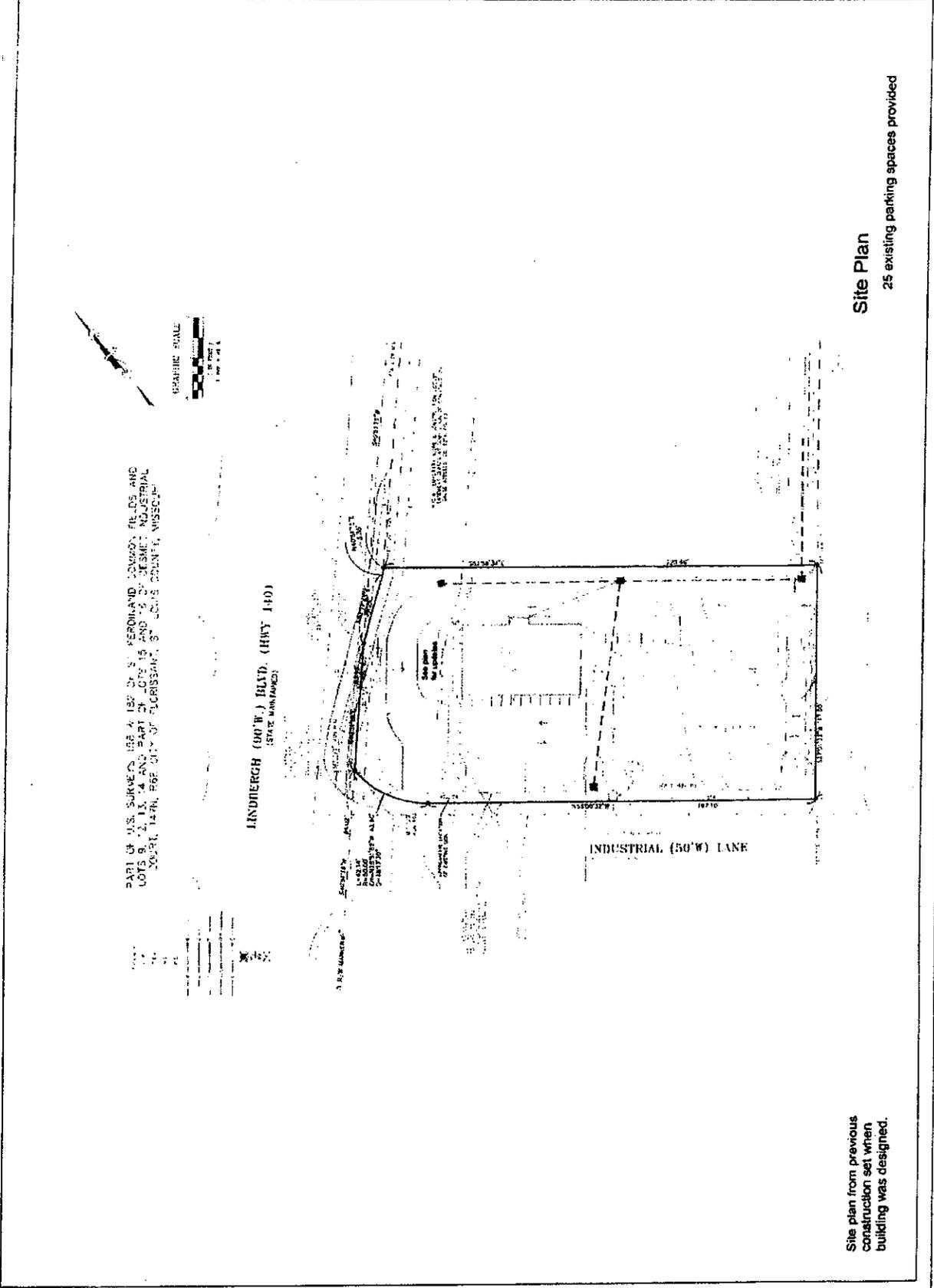
TAO LEE ASSOCIATES
1111 N. W. 10th St.
Fort Lauderdale, FL 33304
Tel: (954) 571-1111
Fax: (954) 571-1112
www.taolee.com

Project:
Tenant Fit Out
CBW - Florissant
8180 N Lindbergh Blvd
Fort Lauderdale, FL 33303

SITE PLAN
Date: 11/11/10

A0.0

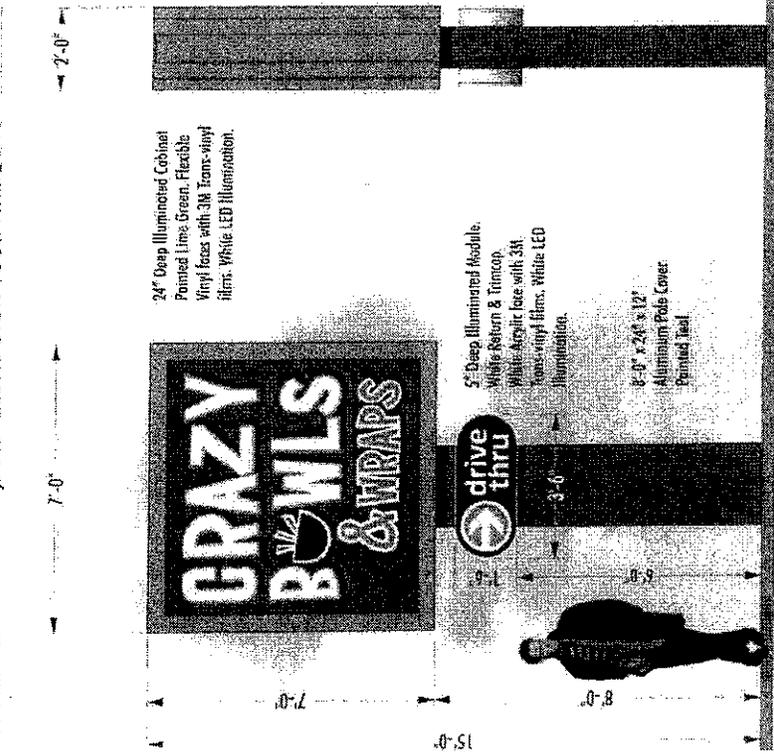
Sheet No. A0.0 of 04
Project No. 10-00-0017
Drawn By: [Name]
Checked By: [Name]
Date: 11/11/10



Site plan from previous construction set when building was designed.

Site Plan
25 existing parking spaces provided

BECAUSE YOU WOULDN'T LET JUST ANYONE SIGN YOUR NAME



24" Deep Illuminated Cabinet
Pointed Lime Green. Flexible
Vinyl faces with 3M Trans-Vinyl
films. White LED illumination.

5" Deep Illuminated Module.
White Return & Trimcap.
White Acrylic face with 3M
Trans-vinyl films. White LED
illumination.

2'-0" x 2'-0" x 12"
Aluminum Pole Cover
Painted Teal

D/F Pylon Sign: 3/8" = 1'-0" (54.25sf)

FABRICATE AND INSTALL ONE DOUBLE SIDED INTERNALLY ILLUMINATED PYLON SIGN. ALUMINUM SIGN OVER ANGLE FRAME CONSTRUCTION PAINTED WITH ACRYLIC POLYURETHANE FINISHES (LIME GREEN & TEAL). INTERNAL ILLUMINATION SHALL BE BY WHITE LEDS POWERED BY LOW VOLTAGE POWER SUPPLIES. SIGN SUPPORTED BY AN STEEL POLE WHICH SHALL BE CONCEALED BY AN ALUMINUM POLE COVER WHICH FEATURES ILLUMINATED DRIVE THRU DIRECTIONAL MODULES. MAIN ID (FLEX FACE) AND MODULE FACES (ACRYLIC) SHALL BE DECORATED WITH 3M TRANS VINYL FILMS (TEAL, DARK EMERALD GREEN & LIME GREEN). SIGN BUILT WITH UL LISTED ELECTRICAL COMPONENTS AND SHALL HAVE A UL LISTED DISCONNECT SWITCH AND BEAR A UL LABEL. CONNECT TO EXISTING PRIMARY ELECTRICAL CIRCUIT AT SIGN POLE.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 240 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. | COPYRIGHT © 2014 WARREN SIGN COMPANY. ALL RIGHTS RESERVED.

WARREN SIGN
7955 Arnold Timberlake Road, St. Louis, MO 63111
P. 636.287.1200 F. 636.287.3388
warrensigs.com

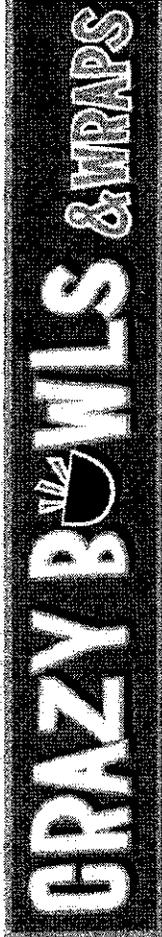
CLIENT: CRAZY BOWLS & WRAPS
PROJECT: PYLON SIGN
LOCATION:
DATE: 9/12/17
DRAWN AS: CRAZY BOWLS & WRAPS PYLON SIGN
DRAWN BY: J. K. BISHOP
REVISED:
DESIGNED BY: Keith Henning | WSP
WSP: 10000 LEXINGTON BLVD., SUITE 100, ST. LOUIS, MO 63117

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WORRYFREE WARRENTY
CELEBRATING MORE THAN 85 YEARS

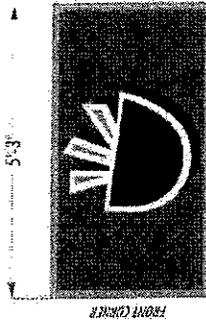
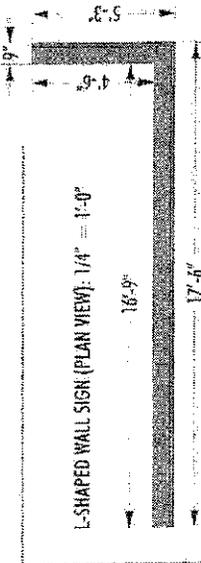
BECAUSE YOU WOULDN'T LET JUST ANYONE SIGN YOUR NAME

17'-6"

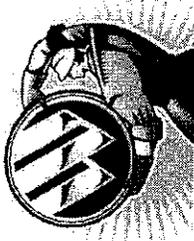
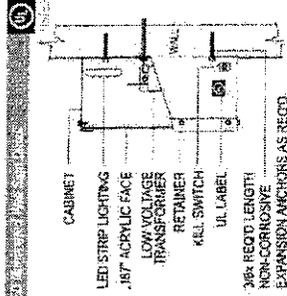


L-SHAPED WALL SIGN ELEVATION: 1/2" = 1'-0" (NORTH FACE) 2' x 16.5' COPY AREA = 33sf

FABRICATE AND INSTALL ONE INTERNALLY ILLUMINATED WALL SIGN. ALUMINUM SIGN OVER ANGLE FRAME CONSTRUCTION PAINTED TO MATCH JIMLINE GREEN. 3/16" THICK WHITE LEVAY FACES DECORATED WITH 3M TRANSLUCENT VINYL FILMS (TEAL, DARK EMERALD GREEN & LIME GREEN) ILLUMINATION SHALL BE BY WHITE LED MODULES POWERED BY LOW VOLTAGE POWER SUPPLIES. SIGN SHALL BE INSTALLED AT CORNER OF BUILDING INST USING NON-CORROSIVE ANCHORS AS REQUIRED. A 120V PRIMARY ELECTRICAL CIRCUIT TO SIGN AREA SHALL BE PROVIDED BY OTHERS. SIGN INSTALLER SHALL MAKE FINAL CONNECTION AT TIME OF INSTALLATION. SIGN BUILT WITH UL LISTED ELECTRICAL COMPONENTS PER UL SPECIFICATIONS AND SHALL BEAR A UL LABEL.



(WEST FACE) 2.5' X 2.33' COPY AREA = 5.82sf



WARREN SIGN

2955 Arnold Industrial Road, St. Louis, MO 63101
P. 636.292.1200 F. 636.292.2389
warrensigs.com

CLIENT
CRAZY BOWLS & WRAPS
PROJECT
EXTERIOR SIGN
LOCATION

DATE
1/11/17
DRAWN BY
CRAZY BOWLS & WRAPS WALL SIGN
DESIGNED BY
REVISION

DESIGNED BY
John Hampton | JHP

This drawing has been prepared for the client's use only. It is not to be used for any other purpose without the written permission of Warren Sign.

WORRYFREE WARRENTY

CELEBRATING MORE THAN



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 609 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. | COPYRIGHT © 2016 WARREN SIGN COMPANY. ALL RIGHTS RESERVED.



START YOUR FISH

CUCUZO WRAP \$4.95
 Cucuazo (Cucurbit) is a traditional Mexican vegetable that is used in a variety of dishes. It is a member of the squash family and is known for its mild, slightly sweet flavor. Cucuazo is often used in soups, stews, and as a filling for wraps and burritos. It is a healthy and nutritious ingredient that is easy to digest and is a great source of fiber and vitamins.

Sardito Wrap
 \$4.95

Carrot Wrap
 \$4.95

Pesto Wrap
 \$4.95

BBQ Wrap
 \$4.95

Thai Wrap
 \$4.95

Turkey Wrap
 \$4.95

Mediterranean Wrap
 \$4.95

Traditional Wrap
 \$4.95

CRAZY BOWLS

Salad \$4.95
 Mediterranean orzo (homemade) Salad
 \$4.95

3 Dishes \$4.95
 \$4.95

4 Dishes \$4.95
 \$4.95

CUCUZO CRAB

Crab \$4.95
 Cucuazo (Cucurbit) is a traditional Mexican vegetable that is used in a variety of dishes. It is a member of the squash family and is known for its mild, slightly sweet flavor. Cucuazo is often used in soups, stews, and as a filling for wraps and burritos. It is a healthy and nutritious ingredient that is easy to digest and is a great source of fiber and vitamins.

Crab \$4.95
 \$4.95

Crab \$4.95
 \$4.95

Crab \$4.95
 \$4.95

Crab \$4.95
 \$4.95



PERMA-CRETE®

MASONRY SYSTEMS

PERMA-CRETE Vertical Concrete Stain

LP200503

PERMA-CRETE Vertical Concrete Stain LP200503 is a water repellent coating that provides superior protection and beauty for a variety of exterior masonry surfaces. PERMA-CRETE Vertical Concrete Stain LP200503 will not peel, crack or blister from a properly prepared masonry surface. It is alkali resistant and can be applied to a surface with a pH of 6 to 13.

USED FOR	FEATURES
<ul style="list-style-type: none"> Tilt-up, precast and poured in place concrete Concrete block (CMU) Brick Stucco Sound barrier walls Bridges and supports 	<ul style="list-style-type: none"> Excellent weather resistance Alkali resistant Resists blistering & peeling Water repellent Excellent adhesion & penetration

RECOMMENDED SYSTEMS
Finish the following with two coats of **PERMA-CRETE Vertical Concrete Stain LP200503**:

SUBSTRATE

- Masonry
- Brick
- Stucco
- Concrete
- Concrete Block (CMU)*

*Perma-Crete Vertical Concrete Stain is not designed to waterproof concrete block or other porous substrates.

LIMITATIONS
Do not apply in direct sunlight or when air or surface temperature is below 50°F or above 110°F. Do not apply in late afternoon if condensation or fog is likely to occur, nor when rain is expected within 12 hours. Surface temperature must be at least 5°F above dew point. For optimum application properties, bring material to 65-85°F (18-29°C) temperature range prior to application. Use for services below 150°F. Do not use on horizontal surfaces. **Protect from freezing.**

TECHNICAL DATA

Data below is based on White base.
Product Type: Acrylic Latex
Bases/Colors: LP200503 White/Tinting White
Sheen, 85°: Flat
Percent Solids:
 Weight: 52 ± 2%
 Volume: 39 ± 2%
Weight/Gallon: 10.9 lb
Thinner: Do not thin
Clean-up: Warm, soapy water.
Spread Rate (Theoretical): Per coat/two coats required
 60 -150 sq. ft./gal. depending on surface texture and porosity
Dry time (70°F @ 50% R.H.):
 To Touch: 15 minutes
 To Recoat: 15 minute
(Expect longer dry times at lower temperatures and higher relative humidity.)
Flash Point: >200°F (>93°C)
Flame Spread Rating: Class A (0-25)

REGULATORY DATA
 VOC based on white base. See labels for other bases.
VOC (theoretical):
 As supplied (untinted) - 1.02 lbs/gal (85 g/l)

WALL SIGN

Type: LED Illuminated Wall Sign

Size: 72" x 72"

Material: aluminum, acrylic/lexan, LEDs

Color: full color

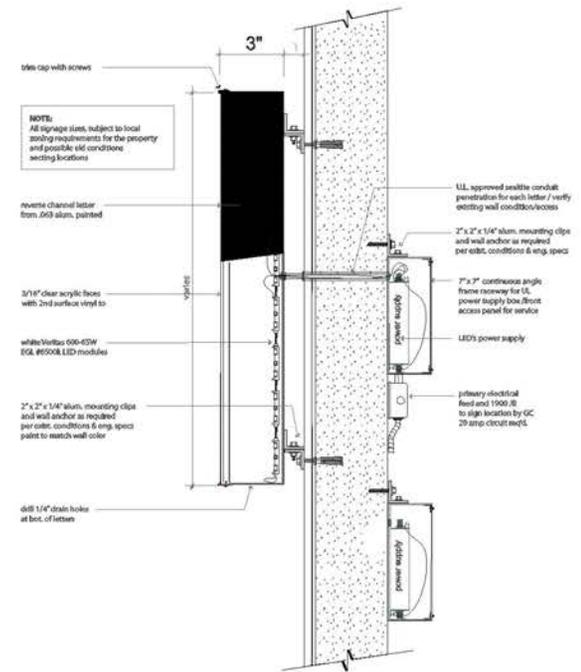
Sides: 1

Quantity: 1

Notes: 28.27 sq ft

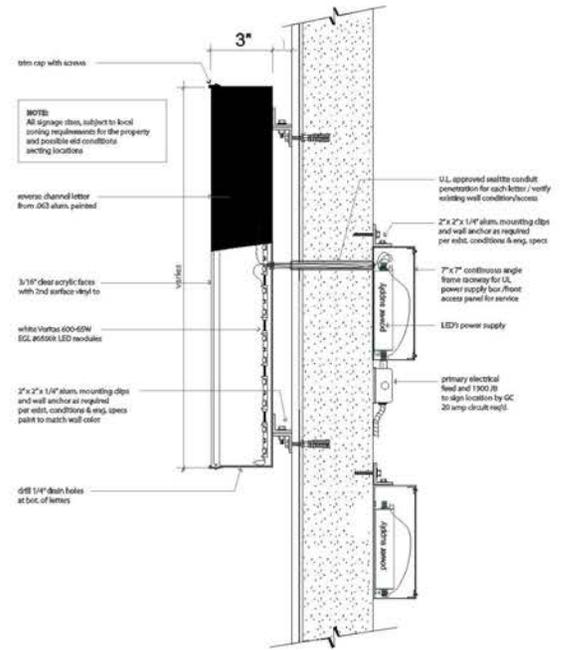


28.27 sq ft



2 Building Wall ID / Section 2 Detail

WALL SIGN



2 Building Wall ID / Section 2 Detail

Type: LED Channel Letters

Size: 38.12" x 120"

Material: Aluminum, Acrylic/Lexan, LEDs

Sides: 1

Quantity: 2 per building

Notes:



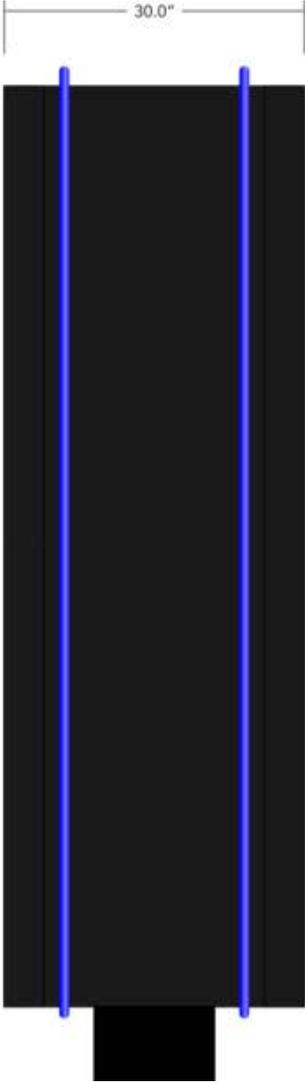
■ 4.2 sq ft ■ .35 sq ft ■ 6.21 sq ft ■ 3.8 sq ft ■ .36 sq ft

DIRECTIONAL SIGN



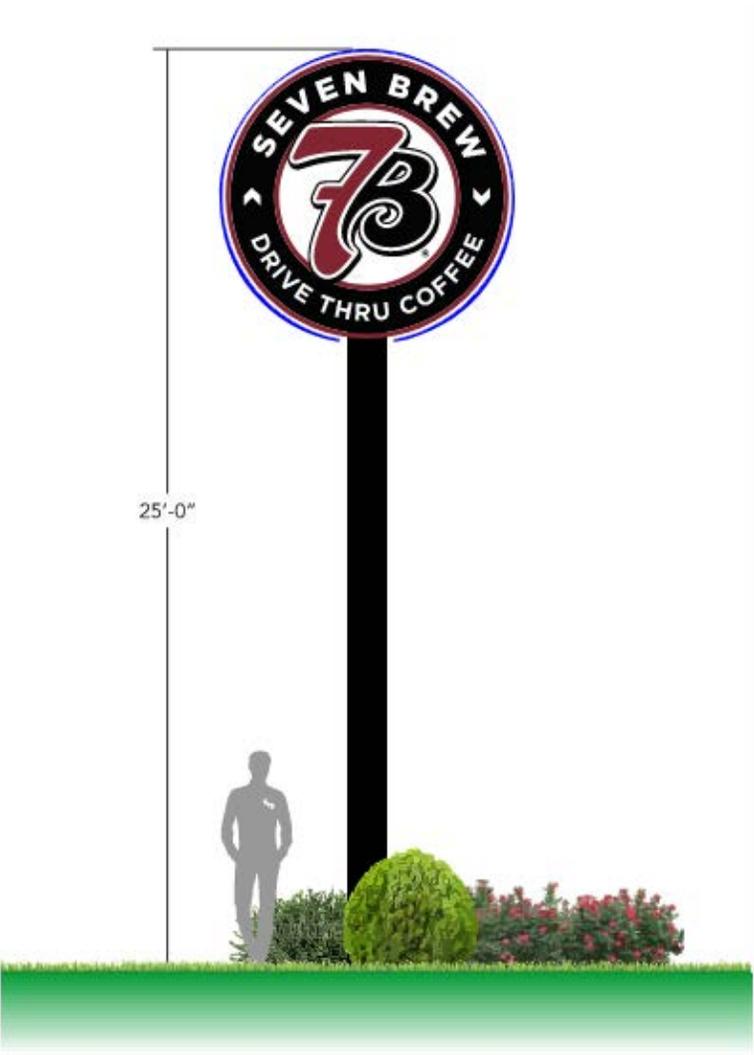
- A D/F INTERNALLY LED ILLUMINATED ALUMINUM CABINET WITH BLACK PAINTED TRIM AND RETURNS
- B REVERSE CUT BLACK VINYL AND TRANSPARENT GRAPHICS APPLIED TO ACRYLIC FACES
- C BLACK PAINTED PIPE

POLE SIGN



- A D/F ALUMINUM FLEX FACE PYLON CABINET
 - Black PAINTED CABINET AND SIDE TRIM
 - BLUE FAUX NEON AROUND OUTSIDE OF CABINET
 - INTERNAL LED ILLUMINATION
- B FLUSH FACE FLEX FACES
 - ARTWORK CREATED WITH TRANSLUCENT VINYL
- C STRUCTURAL PIPE
 - 12" DIAMETER
 - PAINTED BLACK
 - 25' OVERALL SIGN HEIGHT TO GRADE

POLE SIGN





October 17, 2023

City of Florissant,

We're very proud of the Modular Buildings that we manufacture!

They are constructed of premium, technologically advanced materials that are intended to offer durability in all ranges of applications, both indoors and outdoors across the United States.

Our buildings are comprised of these main materials:

- **G90**
 - (Galvanized Steel)
 - G90 is .748031 Thousandths of an Inch thick Galvanized Coating, or .8 mils.
 - The .8 mil Galvanized Steel Coating itself will last a minimum of 17 years, prior to rust forming.
 - The steel itself will last as many as 70 years without the presence of a galvanized coating (or paint)
- **PAC CLAD**
 - Coated Steel Panels, Typically Exterior
 - 30-Year Plus Life Expectancy.
- **NICHIHA**
 - Fiber Cement Panels, Brick Appearance, *for Exterior*.
 - Nichiha architectural wall panels have a 50-year life expectancy.

Thanks!!

Michael Lannon

Project Coordinator

Creative Modular Construction

michael.lannon@cmcmo.com



Agenda Request Form

For Administration Use Only:

Meeting Date: 11/13/2023

Open Closed

Report No. 74/2023

Date Submitted:

To: City Council

Title: Ordinance to amend Title II, Chapter 245 “Parks & Recreation” of the Florissant City Code, section 245.180 “Fees for Use”, to adjust fees for use of various park facilities.

Prepared by: Parks Director Cheryl Thompson

Department: Parks and Recreation

Justification:

Presenting and updated proposal of Parks and Recreation Fees

Attachments:

1. Section 245.180 Fees

INTRODUCED BY COUNCILMAN EAGAN
 NOVEMBER 13, 2023

BILL NO. 9927

ORDINANCE NO.

AN ORDINANCE TO AMEND TITLE II, CHAPTER 245 “PARKS & RECREATION” OF THE FLORISSANT CITY CODE, SECTION 245.180 “FEES FOR USE”, TO ADJUST FEES FOR USE OF VARIOUS PARK FACILITIES.

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

Section 1: Title II, Chapter 245 “Parks and Recreation, Article 1, Section 245.180, “Fees for use” is hereby deleted in its entirety and replace with the following:

The following fees for the use of the recreation facilities and theatre of the City are hereby established:

1. JJE/JFK FACILITY FEES	RESIDENT	NON-RESIDENT
Facility Daily Fees		
3 & under	Free	Free
Youth (4-17)	\$3	\$6
Adult	\$5	\$10
Senior & Veterans	\$3	\$6
Facility Memberships		
mo./6mo./1 yr.	3 mo./6 mo./1 yr.	3
3 & Under	Free	Free
Youth (4-17)	\$40/\$65/\$95	\$95/\$155/\$230
Adult	\$50/\$85/\$125	\$120/\$195/\$280
Senior & Veterans	\$40/\$65/\$95	\$95/\$155/\$230
Senior Couple (live in same house and both 60+)	\$70/\$120/\$175	\$140/\$225/\$325
Family *	\$75/\$130/\$195	\$150/\$240/\$355
Family + Outdoor Pool Membership	Add 50% of Outdoor Membership Fee	Add 50% of Outdoor Membership Fee
* Family Membership includes 4 persons	Add \$30 per person	Add \$50 per person
2. Outdoor Pool		
Daily Fees		
3 & Under	Free	Free
Youth (4-17)	\$5	\$14
Adult	\$7	\$16
Senior & Veterans	\$5	\$10
Memberships		
3 & Under	Free	Free
Youth	\$80	\$200
Adult	\$120	\$250
Senior & Veterans	\$80	\$200

Family	\$175	\$400
*Family Membership includes 4 persons	Add \$30	Add \$50
3. FIELD RENTALS		
Hourly Field Rentals	\$20	\$25 (\$12 for Non-Profit)
Light Fees (per hour)	\$10	\$10
Field Prep Fee (Fields dragged, lines drawn, bases & rubber set up)	\$25	\$25
Field Re-drag (in between games or tournaments)	\$15	\$15
Field Conditioner (Per Bag)	\$12	\$12
Day Rate (Tournament Rate) – 9am start, two hours of lights	\$140	\$170
Game Rates (Koch 1, Football at Koch, Soccer at JJE)	\$60	\$75 (\$36 non-profit)
Soccer ½ Field Game Rates	\$30	\$40 (\$18 non-profit)
Pay gate Field Rentals	\$100	\$125
Damage Deposit	\$100	\$100
4. DISC GOLF FEES		
Disc Golf Course Rental (Must reserve both pavilions)	\$175	\$175
5. PRACTICE PERMITS		
Spring	\$195	N/A
Summer	\$175	N/A
Fall	\$195	N/A
6. Ice Rink (goes into effect 10/24)		
Daily Fees		
3 & Under	Free	Free
Youth (4-17)	\$3	\$5
Adult	\$5	\$10
Senior & Veterans	\$3	\$5
Memberships		
3 & Under	Free	Free
Youth (4-17)	\$25	\$40
Adult	\$35	\$55
Senior & Veterans	\$25	\$40
Family	\$50	\$80
* Family Membership includes 4 persons	Add \$20 per person	Add \$30 per person
7. JJE Indoor Pool Rental (per hour)	\$100	\$150
Damage Deposit	\$100	\$100
8. JJE Ice Rink Rental (per hour)(goes into effect 10/24)	\$195	Same as resident
Damage Deposit	\$200	Same as resident
9. JJE Clover Meeting Room (previously room 3) -4hrs capacity -30	\$84	Same as resident
Damage Deposit	\$150	Same as resident
Hourly Rate	\$21	
After hour rentals (Mon-Fri. after 8, Sat. & Sun. after 5)	+\$40 per hour	Same as resident
10. Rose Room (previously room 1&2) 5hrs - Capacity 64	\$140	Same as resident
Damage Deposit	\$150	Same as resident
Hourly Rate	\$28	Same as resident
After hours rentals (Mon-Fri after 8, Sat & Sun after 5)	+\$40 per hour	Same as resident

11. JJE Gymnasium (8 hrs)		
Up to 400 people (8hrs)	\$700	Same as resident
Hourly Rate	\$87.50	Same as resident
Damage Deposit	\$300	Same as resident
After hours rentals (Mon-Fri. after 8, Sat. & Sun. after 5)	+\$40per hour	Same as resident
401-800 people (8hrs)	\$800	Same as resident
Damage Deposit	\$300	Same as resident
Additional Hourly Rate	+\$100 per hour	Same as resident
Add Podium	\$10	
Add Small Stage	\$50	
Add Large Stage	\$100	
Add Locker Room (per room)	\$50	
Add Sound System	\$50	
Bar (can have up to 2, this price is per bar)	\$25	
12. JFK Carnation Room (previously small room)	\$84	Same as resident
4 hrs-Capacity 40		
Damage Deposit	\$150	Same as resident
Hourly Rate	\$21	Same as resident
After hours rentals (Mon-Fri after 8, Sat. & Sun. after 5)	+\$40per hour	Same as resident
13. JFK Lilac Room (previously room A&C) 5hrs-Capacity 80	\$175	Same as resident
Damage Deposit	\$150	Same as resident
Hourly Rate	\$35	Same as resident
After hours rentals (Mon-Fri after 8, Sat & Sun after 5)	+\$40per hour	Same as resident
14. Fleur -De-Lis Lounge- Senior Center- 5 hrs. (previously game room)	\$225	
Damage Deposit	\$200	
Hourly Rate	\$45	
After hours rentals (Mon-Fri after 8, Sat & Sun after 5)	+\$40 per hour	
15. JFK Celebration Hall (previously gym) 8 hrs Capacity 350	\$1,000	Same as resident
Damage Deposit	\$300	Same as resident
Hourly Rate	\$125	Same as resident
After hours rentals (Mon-Fri after 8, Sat. & Sun after 5)	+\$40per hour	
Fees for this include ice, warmer, refrigerator & freezer		
Podium	\$10	Same as resident
Small Stage	\$50	Same as resident
Large Stage	\$100	Same as resident
Sound System	\$50	Same as resident
Bar (can have up to 2, this price is per bar)	\$25	Same as resident
Projector and screen	\$50	Same as resident
Add on's for JFK only		
Cocktail tables (per table)	\$25	Same as resident
Backdrop Drapery	\$125	Same as resident
Uplighting	\$25	Same as resident

16. Theatre

a. Rehearsals – 6 hrs	b.	
1. Technical	\$150	\$210
2. Non-technical (no lights or sound)	\$130	\$190
3. Dance School - 8 hour minimum	\$300	\$430
c. Performances – 6 hrs		
1. Regular	\$175	\$255
2. Dance Schools - 8 hour minimum	\$300	\$430
* Plus twenty percent (20%) of the box office receipts above three hundred dollars (\$300.00) per performance		
Deposit	50% of total rental cost	
d. Damage Deposit	\$300	\$300
e. Top ticket price for City	Competitive	Competitive
f. Additional half hour rate	\$50	\$75
g. “Dark Day” Rate (when space is occupied between rehearsal/performance dates)	\$50	\$75
h. Microphone Maintenance Fee (per total period)	Included with rental	\$70
i. Scene Shop Rental Rate	\$150	Same as resident
j. Art Gallery Rental Rate (per week, no more than 4 weeks per rental)	\$35	Same as resident
k. Art Gallery Reception Fee (4 hours)	\$60	Same as resident
l. Technical Theatre Workshop Course (per class)	\$20	Same as resident
m. Projector set up fee (includes cyc)	\$50	Same as resident
n. Projector screen set up fee	\$100	Same as resident
Rental use per day	\$50	Same as resident
Per week	\$150	

16. Nature Lodge

Top Floor (5hr rental)	\$270	Same as resident
Additional hour	\$80	Same as resident
Bottom Floor (5hr rental)	\$220	Same as resident
Additional hour	\$80	Same as resident
Entire Facility (6hr rental)	\$444	Same as resident
Additional hour	\$80	Same as resident
Deposit	\$300	Same as resident
Additional Hourly Rate	\$80	Same as resident

17. Showmobile (per day rental)

Per Day Rental	\$800	Same as resident
Complimentary Rental	\$350	Same as resident

18. Craft Show or Special Event

Rate per table, per day	\$20	\$30
-------------------------	------	------

19. Picnic Permits (Pavilion or Gazebo Rental)

	Pavilions/Each Pavilion	
Monday - Thursday	\$50/\$75	N/A
Friday - Sunday or Holiday	\$70/\$85	N/A
Damage Deposit	\$200	N/A

20. Classes (maximum hourly charge for session classes)

	\$15	\$20
--	------	------

21. Summer Camp (eight-week program)

One child – per week	\$95	\$125
All 8 week sign up at one time 10%	\$685	\$900
22. Skate Rental	\$2.00	\$2.00
23. Skate Sharpening	\$5	\$5
24. XL Events at Koch \$525 – schools get 25% off of event price (only Monday-Friday)		
25. Garage Sale	\$30	\$40
26. Photo ID Cards		
3 and Under	Free	Free
(Youth) 4-17	\$4	Same as resident
Adult	\$5	Same as resident
Senior	\$4	Same as resident
27. Photo ID Replacement Card	\$5	\$5
28. Dog Park Fees	\$8	\$14
Each additional Dog	\$6	\$8
29. A maximum discount of twenty-five percent (25%) off of resident rates for admission fees for the golf course, pools, skating rink and recreational classes shall be awarded to any member of a Board or Commission, Police Reserve or Police Volunteer of the City of Florissant.		
30. These fees may not be reduced or waived except as follows:		
a. To facilitate a meeting or event for the City of Florissant or another government agency.		
b. Any 501c3 not-for-profit organization located in the City of Florissant may rent a facility for fifty percent (50%) of the normal rental rate up to two (2) times per year with the exception of theatre rentals. Non-Resident 25% discount 1 time per year.		
31. All fee with the exception of the ice rink fees will go into effect 1-1-24		

Section 2: Except as herein amended Section 245.180 shall remain in full force and effect.

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

Adopted this _____ day of _____, 2023.

Joseph Eagan
President of the Council

Approved this _____ day of _____, 2023.

Timothy J. Lowery
Mayor

ATTEST:

Karen Goodwin, MPPA/MMC/MRCC
City Clerk

1. JJE/JFK FACILITY FEES	RESIDENT	NON-RESIDENT
Facility Daily Fees		
3 & under	Free	Free
Youth (4-17)	\$3	\$6
Adult	\$5	\$10
Senior & Veterans	\$3	\$6
Facility Memberships		
	3 mo./6 mo./1 yr.	3 mo./6mo./1 yr.
3 & Under	Free	Free
Youth (4-17)	\$40/\$65/\$95	\$95/\$155/\$230
Adult	\$50/\$85/\$125	\$120/\$195/\$280
Senior & Veterans	\$40/\$65/\$95	\$95/\$155/\$230
Senior Couple (live in same house and both 60+)	\$70/\$120/\$175	\$140/\$225/\$325
Family *	\$75/\$130/\$195	\$150/\$240/\$355
Family + Outdoor Pool Membership	Add 50% of Outdoor Membership Fee	
* Family Membership includes 4 persons	Add \$30 per person	Add \$50 per person
2. Outdoor Pool		
Daily Fees		
3 & Under	Free	Free
Youth (4-17)	\$5	\$14
Adult	\$7	\$16
Senior & Veterans	\$5	\$10
Memberships		
3 & Under	Free	Free
Youth	\$80	\$200
Adult	\$120	\$250
Senior & Veterans	\$80	\$200
Family	\$175	\$400
*Family Membership includes 4 persons	Add \$30	Add \$50
3. FIELD RENTALS		
Hourly Field Rentals	\$20	\$25 (\$12 for Non-Profit)
Light Fees (per hour)	\$10	\$10
Field Prep Fee (Fields dragged, lines drawn, bases & rubber set up)	\$25	\$25
Field Re-drag (in between games or tournaments)	\$15	\$15
Field Conditioner (Per Bag)	\$12	\$12
Day Rate (Tournament Rate) – 9am start, two hours of lights	\$140	\$170
Game Rates (Koch 1, Football at Koch, Soccer at JJE)	\$60	\$75 (\$36 non-profit)
Soccer ½ Field Game Rates	\$30	\$40 (\$18 non-profit)
Pay gate Field Rentals	\$100	\$125
Damage Deposit	\$100	\$100
4. DISC GOLF FEES		
Disc Golf Course Rental (Must reserve both pavilions)	\$175	\$175
5. PRACTICE PERMITS		
Spring	\$195	N/A
Summer	\$175	N/A
Fall	\$195	N/A
6. Ice Rink (goes into effect 10/24)		
Daily Fees		
3 & Under	Free	Free
Youth (4-17)	\$3	\$5
Adult	\$5	\$10
Senior & Veterans	\$3	\$5
Memberships		
3 & Under	Free	Free

Youth (4-17)	\$25	\$40
Adult	\$35	\$55
Senior & Veterans	\$25	\$40
Family	\$50	\$80
* Family Membership includes 4 persons	Add \$20 per person	Add \$30 per person
7. JJE Indoor Pool Rental (per hour)	\$100	\$150
Damage Deposit	\$100	\$100
8. JJE Ice Rink Rental (per hour)(goes into effect 10/24)	\$195	Same as resident
Damage Deposit	\$200	Same as resident
9. JJE Clover Meeting Room (previously room 3) -4hrs capacity -30	\$84	Same as resident
Damage Deposit	\$150	Same as resident
Hourly Rate	\$21	
After hour rentals (Mon-Fri. after 8, Sat. & Sun. after 5)	+\$40 per hour	Same as resident
10. Rose Room (previously room 1&2) 5hrs - Capacity 64	\$140	Same as resident
Damage Deposit	\$150	Same as resident
Hourly Rate	\$28	Same as resident
After hours rentals (Mon-Fri after 8, Sat & Sun after 5)	+\$40 per hour	Same as resident
11. JJE Gymnasium (8 hrs)		
Up to 400 people (8hrs)	\$700	Same as resident
Hourly Rate	\$87.50	Same as resident
Damage Deposit	\$300	Same as resident
After hours rentals (Mon-Fri. after 8, Sat. & Sun. after 5)	+\$40per hour	Same as resident
401-800 people (8hrs)	\$800	Same as resident
Damage Deposit	\$300	Same as resident
Additional Hourly Rate	+\$100 per hour	Same as resident
Add Podium	\$10	
Add Small Stage	\$50	
Add Large Stage	\$100	
Add Locker Room (per room)	\$50	
Add Sound System	\$50	
Bar (can have up to 2, this price is per bar)	\$25	
12. JFK Carnation Room (previously small room) 4 hrs-Capacity 40	\$84	Same as resident
Damage Deposit	\$150	Same as resident
Hourly Rate	\$21	Same as resident
After hours rentals (Mon-Fri after 8, Sat. & Sun. after 5)	+\$40per hour	Same as resident
13. JFK Lilac Room (previously room A&C) 5hrs- Capacity 80	\$175	Same as resident
Damage Deposit	\$150	Same as resident
Hourly Rate	\$35	Same as resident
After hours rentals (Mon-Fri after 8, Sat & Sun after 5)	+\$40per hour	Same as resident
14. Fleur -De-Lis Lounge- Senior Center- 5 hrs. (previously game room)	\$225	
Damage Deposit	\$200	
Hourly Rate	\$45	
After hours rentals (Mon-Fri after 8, Sat & Sun after 5)	+\$40 per hour	
15. JFK Celebration Hall (previously gym) 8 hrs Capacity 350	\$1,000	Same as resident
Damage Deposit	\$300	Same as resident
Hourly Rate	\$125	Same as resident
After hours rentals (Mon-Fri after 8, Sat. & Sun after 5)	+\$40per hour	
Fees for this include ice, warmer, refrigerator & freezer		
Podium	\$10	Same as resident
Small Stage	\$50	Same as resident
Large Stage	\$100	Same as resident
Sound System	\$50	Same as resident

Bar (can have up to 2, this price is per bar)	\$25	Same as resident
Projector and screen	\$50	Same as resident
Add on's for JFK only		
Cocktail tables (per table)	\$25	Same as resident
Backdrop Drapery	\$125	Same as resident
Uplighting	\$25	Same as resident
16. Theatre		
a. Rehearsals – 6 hrs		
1. Technical	\$150	\$210
2. Non-technical (no lights or sound)	\$130	\$190
3. Dance School - 8 hour minimum	\$300	\$430
c. Performances – 6 hrs		
1. Regular	\$175	\$255
2. Dance Schools - 8 hour minimum	\$300	\$430
* Plus twenty percent (20%) of the box office receipts above three hundred dollars (\$300.00) per performance		
Deposit	50% of total rental cost	
d. Damage Deposit	\$300	\$300
e. Top ticket price for City	Competitive	Competitive
f. Additional half hour rate	\$50	\$75
g. "Dark Day" Rate (when space is occupied between rehearsal/performance dates)	\$50	\$75
h. Microphone Maintenance Fee (per total period)	Included with rental	\$70
i. Scene Shop Rental Rate	\$150	Same as resident
j. Art Gallery Rental Rate (per week, no more than 4 weeks per rental)	\$35	Same as resident
k. Art Gallery Reception Fee (4 hours)	\$60	Same as resident
l. Technical Theatre Workshop Course (per class)	\$20	Same as resident
m. Projector set up fee (includes cyc)	\$50	Same as resident
n. Prejector screen set up fee	\$100	Same as resident
Rental use per day	\$50	Same as resident
Per week	\$150	
16. Nature Lodge		
Top Floor (5hr rental)	\$270	Same as resident
Additional hour	\$80	Same as resident
Bottom Floor (5hr rental)	\$220	Same as resident
Additional hour	\$80	Same as resident
Entire Facility (6hr rental)	\$444	Same as resident
Additional hour	\$80	Same as resident
Deposit	\$300	Same as resident
Additional Hourly Rate	\$80	Same as resident
17. Showmobile (per day rental)		
Per Day Rental	\$800	Same as resident
Complimentary Rental	\$350	Same as resident
18. Craft Show or Special Event		
Rate per table, per day	\$20	\$30
19. Picnic Permits (Pavilion or Gazebo Rental)		
	Pavilions/Veach Pavilion	
Monday - Thursday	\$50/\$75	N/A
Friday - Sunday or Holiday	\$70/\$85	N/A
Damage Deposit	\$200	N/A
20. Classes (maximum hourly charge for session classes)		
	\$15	\$20
21. Summer Camp (eight-week program)		
One child – per week	\$95	\$125

All 8 week sign up at one time 10%	\$685	\$900
22. Skate Rental	\$2.00	\$2.00
23. Skate Sharpening	\$5	\$5
24. XL Events at Koch \$525 – schools get 25% off of event price (only Monday-Friday)		
25. Garage Sale	\$30	\$40
26. Photo ID Cards		
3 and Under	Free	Free
(Youth) 4-17	\$4	Same as resident
Adult	\$5	Same as resident
Senior	\$4	Same as resident
27. Photo ID Replacement Card	\$5	\$5
28. Dog Park Fees	\$8	\$14
Each additional Dog	\$6	\$8
29. A maximum discount of twenty-five percent (25%) off of resident rates for admission fees for the golf course, pools, skating rink and recreational classes shall be awarded to any member of a Board or Commission, Police Reserve or Police Volunteer of the City of Florissant.		
30. These fees may not be reduced or waived except as follows:		
a. To facilitate a meeting or event for the City of Florissant or another government agency.		
b. Any 501c3 not-for-profit organization located in the City of Florissant may rent a facility for fifty percent (50%) of the normal rental rate up to two (2) times per year with the exception of theatre rentals. Non-Resident 25% discount 1 time per year.		
31. All fee with the exception of the ice rink fees will go into effect 1-1-24		



Agenda Request Form

For Administration Use Only:

Meeting Date: 10/2/2023

Open

Closed

Report No. 72/2023

Date Submitted:

To: City Council

Title: Ordinance authorizing a Special Use Permit for Taste LLC to allow for a Sit-Down and Carry-out Restuarant in an existing 'B-3' Extensive Business District located at 1169 N. Highway 67.

Prepared by: Administrator

Department: Public Works

Justification:

Please see attachments

Attachments:

1. signed motion
2. Plans
3. Application
4. Articles of Organization

INTRODUCED BY COUNCILMAN O'DONNELL
NOVEMBER 13, 2023

BILL NO. 9928

ORDINANCE NO.

ORDINANCE AUTHORIZING A SPECIAL USE PERMIT FOR TASTE LLC TO ALLOW FOR A SIT-DOWN AND CARRY-OUT RESTUARANT IN AN EXISTING 'B-3' EXTENSIVE BUSINESS DISTRICT LOCATED AT 1169 N. HIGHWAY 67.

WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of Florissant, by Special Permit, after public hearing thereon, to permit the location and operation of a sit down, carry out restaurant in the City of Florissant; and

WHEREAS, an application has been filed by Taste LLC to allow for the operation of sit down, carry out restaurant located at 1169 N. Highway 67, and

WHEREAS, the Planning and Zoning Commission at their meeting on October 16, 2023, recommended that a Special Permit be granted; and

WHEREAS, due notice of public hearing no. 23-11-028 on said application to be held on the 13th day of November, 2023 at 7:00 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 issuance of a Special Permit for a sit down, carry out restaurant 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 Taste LLC to allow for the operation of sit down, carry out restaurant located 1169 N. Highway 67 as shown on drawings attached, site plan A0-1 and Floor Plan A-1 dated 8/4/23 by Nova Group Inc. and subject to the following stipulation:

1. Existing Parking and Access easement to remain in full force and effect.

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 for longer than one hundred and eighty days (180) days, the Special Use Permit herein granted shall no longer be in force and effect.

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

Adopted this ____ day of _____, 2023.

Joseph Eagan, President of the Council

Approved this ____ day of _____, 2023.

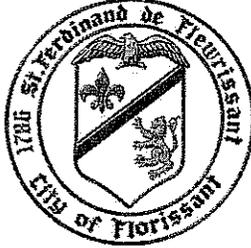
Mayor Timothy J. Lowery

ATTEST: __

Karen Goodwin, MPPA/MMC/MRCC
City Clerk

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MEMORANDUM



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."

To: Planning and Zoning Commissioners Date: August 16, 2023

From: Philip E. Lum, AIA-Building Commissioner c: Todd Hughes, P.E.,
Director Public Works
Deputy City Clerk
Applicant
File

Subject: 1169 N Highway 67 (Taste LLC) Request recommended approval for a Special Use Permit to allow for a Sit down carry out restaurant, in a 'B-3' Extensive Business District.

STAFF REPORT
CASE NUMBER PZ-082123-4

I. PROJECT DESCRIPTION:

This is a request for recommended approval for a Special Use. Restaurants are listed as a Special Use under 405.125, para. K, 11 in the 'B-3' Extensive Business District.

II. EXISTING SITE CONDITIONS:

The existing property at 1169 N. Highway 67 is a vacant tenant space on a 1.69 acre site with a shopping center and 2 other rear buildings in a 'B-3' Extensive Business District.

The subject property is approximately 57'x 60'-1"= 3425 s.f., within the shopping center which is about 12,800s.f.. There is a site plan attached which shows the boundary limits and existing parking. The existing building was built in 1975 per County record.

III. SURROUNDING PROPERTIES:

The property to the West is Rallo Plaza at 1101 N. Highway 67, zoned similarly in the 'B-3' Extensive Business District. The properties to the North are houses along St Celeste in the 'R-4' Single Family Dwelling District. The properties to the East are a car lot at 1285 N. Highway 67 and a church at 1325 N. Highway 67 in the 'B-3' Extensive Business District.

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IV. STAFF ANALYSIS:

Plans received from the applicant include a floor plan and an architect's site plan of existing location with some proposed changes of the interior, including 2 toilet rooms:

- Site Plan A0.1 dated 10/24/22 by Nova Group:
 - Parking complies for the main building with 53 spaces shown.
 - Note indicates there is not adequate existing parking for the two smaller buildings in the rear to be occupied per the parking code.
 - There are 2 extra accessible spaces shown.
 - A 6' screen, consisting of a 6' vinyl fence as required by the zoning code has been recently installed along the North Property line.
 - There is no additional landscaping shown or planned.
- Floor Plan comments:
 - Plan shows standard tables 50 seats and booths with 40 seats.
 - Two toilet rooms in the rear are shown.
 - Storage and Office labeled.
 - Rear exit door shown. There are other existing doors through the rear wall that exit onto asphalt paving.

III. STAFF RECOMENDATIONS:

Suggested Motion:

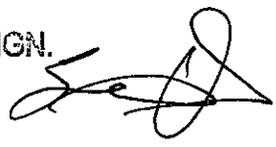
I move for **recommended approval** of a Special Use Permit allow for a Sit down carry out restaurant, in a 'B-3' Extensive Business District as shown on drawings attached, site plan A0-1 and Floor Plan A-1 dated 8/4/23 by Nova Group Inc., subject to the conditions set forth below with these conditions being part of the record:

1. Existing Parking & Access easement to remain in full force & effect.

(End of report and suggested motion)

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

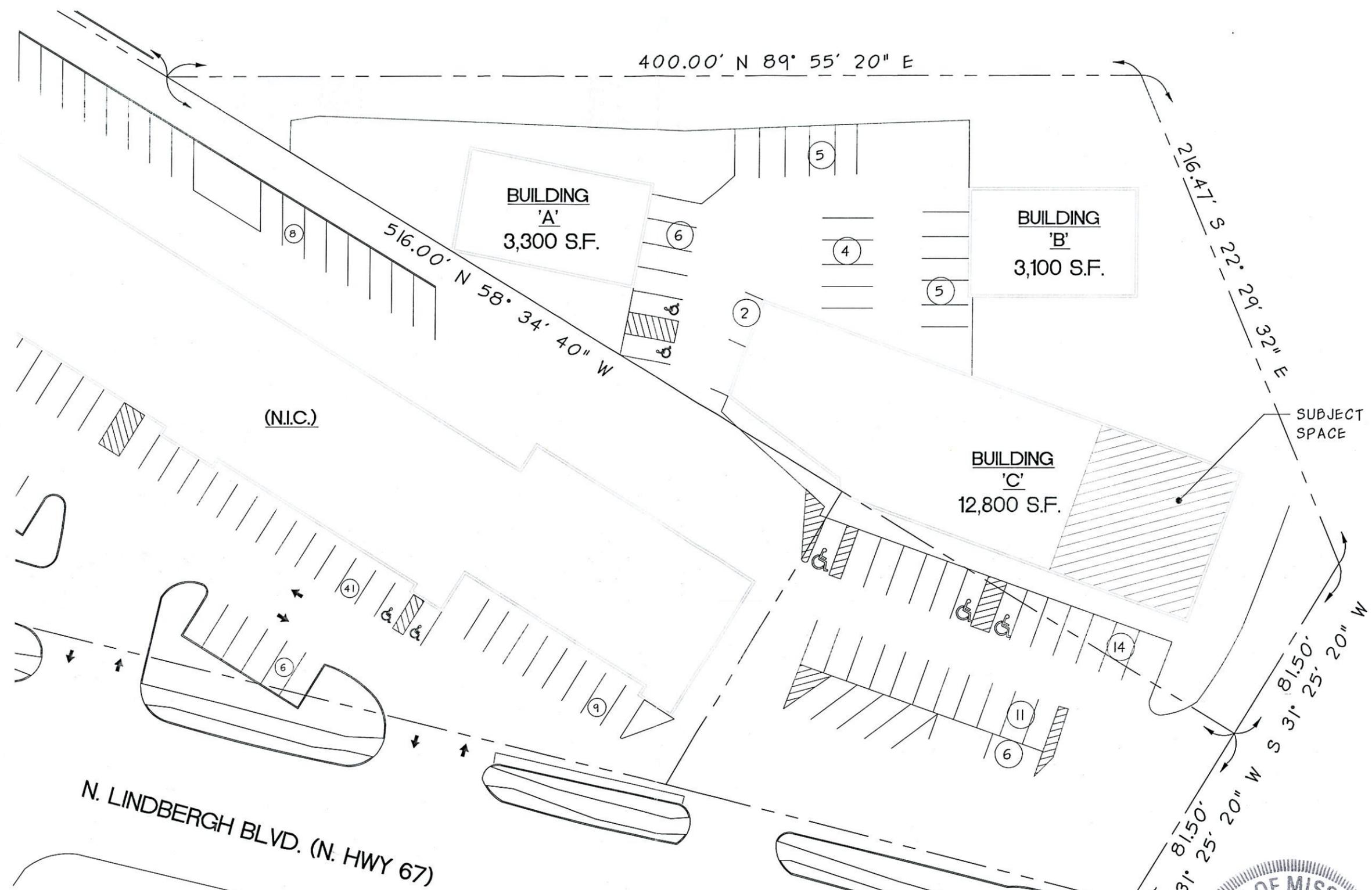
SECRETARY

SIGN. 

DATE: *10-16-2023*

SIGN. *J. Batanowski*

DATE: *10-16-2023*



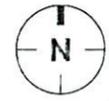
N. LINDBERGH BLVD. (N. HWY 67)

PARKING CALC.	
BUILDING SQUARE FOOTAGE	12,800 S.F.
PARKING REQUIRED @ 4 CARS PER 1,000 S.F.	
$12,800 / 1,000 = 12.8$	
$12.8 \times 4 = 52$ SPACES REQUIRED	
PARKING SHOWN - 53 SPACES SHOWN	
3 HANDICAP SPACES REQUIRED - 5 SPACES SHOWN	
NOTE: BUILDING 'A' AND BUILDING 'B' CANNOT BE OCCUPIED PER PARKING CALCULATION TO COMPLY.	

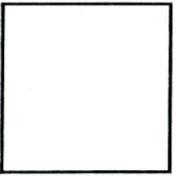
SITE ANALYSIS		
RETAIL SITE AREA	APPROXIMATELY	81,963 S.F.
BUILDING AREA		12,800 S.F.
PARKING STALL SIZE (BY ZONING)		9' X 19' MIN.
SITE ZONING		COMMERCIAL
PARKING SHOWN		53 CARS
THE INFORMATION ON THIS SITE PLAN WAS TAKEN FROM AVAILABLE REAL ESTATE TAX MAPS. DIMENSION AND PROPERTY LINE LOCATIONS ARE APPROXIMATE AND SUBJECT TO FINAL SURVEY. FINAL ANGLES OF PROPERTY LINES ON THIS SITE COULD DRASTICALLY CHANGE THE PLAN SHOWN.		

SITE PLAN

SCALE: 1" = 20'-0"

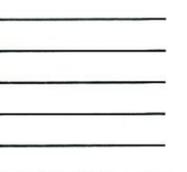


TASTE, LLC.
1169 HWY 67
FLORISSANT, MISSOURI



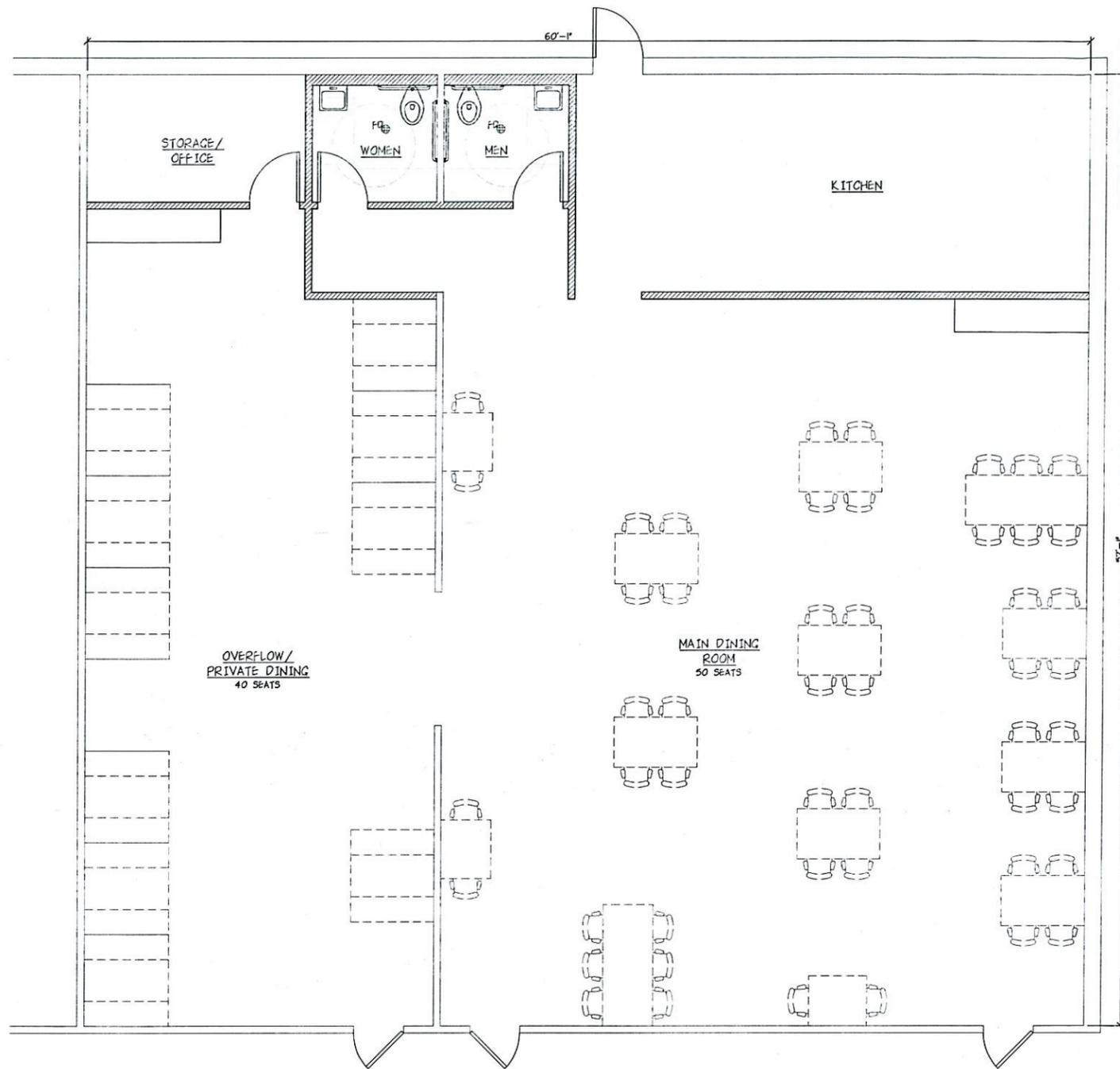
NOVAGROUP, INC.
ARCHITECTS
6413 LAMAR BLVD., SUITE 102
ST. LOUIS, MO 63121
(314) 715-5454

project no. 223065A
drawn by CKP
date 07/28/23
revision 08/04/23



SITE PLAN

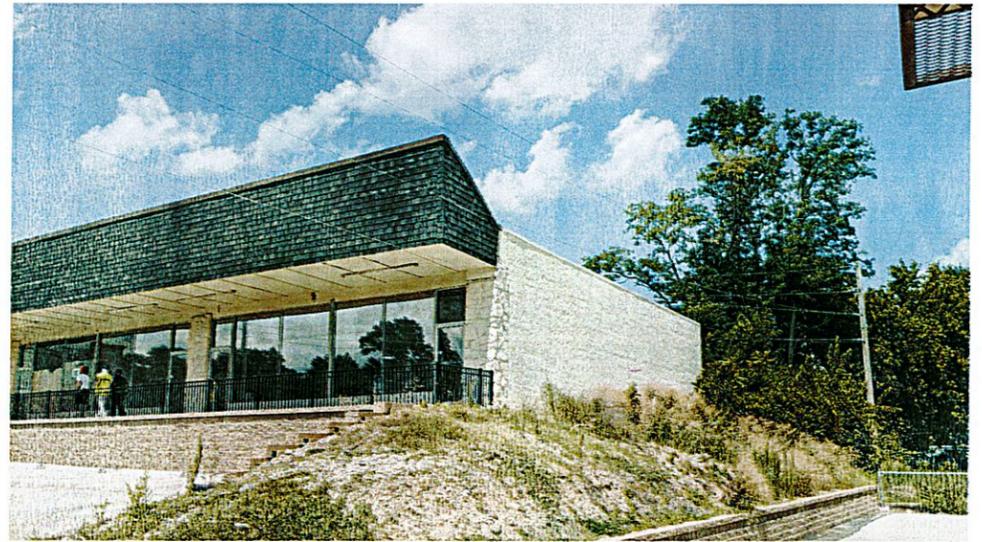
A0-1
sheet 1 of 2



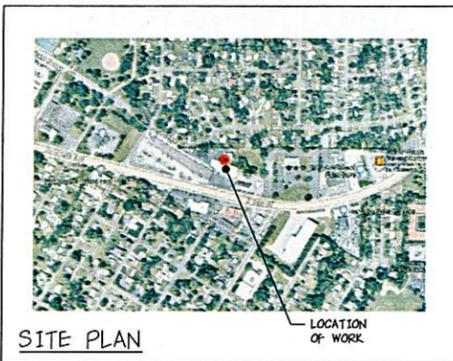
SCHEMATIC FLOOR PLAN
 3,400 SF. +/- SCALE: 1/4" = 1'-0"
 90 SEATS TOTAL



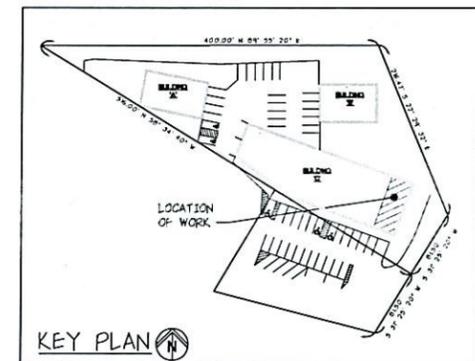
FRONT ELEVATION



SIDE ELEVATION



SITE PLAN



KEY PLAN

TASTE, LLC.

1169 HWY 67
 FLORISSANT, MISSOURI

NOVAGROUP, INC.
 ARCHITECTS
 6372 HAWTHORN CL. Suite 102
 FLORISSANT, MO 63031
 (314) 731-9352



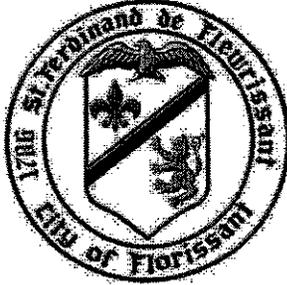
project no. 223065A
 drawn by CKP
 date 07/28/23
 revision 08/04/23

FLOOR PLAN
 & DETAILS

A-1

sheet 2 of 2

**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

Council Ward 6 Zoning B-3'

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

SPECIAL PERMIT FOR Full Service Restaurant
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 1167-1171 N. Hwy 67 63031
Address of property.

1) Comes Now Tequila Clark (Taste 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) Socha LLC - Vince Patel
State legal interest in the property. (i.e., owner of property, lease).
Submit copy of deed or lease or letter of authorization from owner to seek a special use.

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

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

- 4) The petitioner(s) further state(s) that (he) (she) (they) 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) (314) 766-1273
Tequila D. Clark *Tequila Clark* solesistah@yahoo.com
 PRINT NAME SIGNATURE email and phone

FOR TASTE 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 *Tequila D. Clark*
 ADDRESS 2460 Center Ave Jennings, MO 63136
 STREET CITY STATE ZIP CODE
 TELEPHONE / EMAIL (314) 766-1273 solesistah@yahoo.com
 BUSINESS

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

Tequila Clark
 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 Tequila Clark

(2) Telephone Number (314) 766-1273

(3) Business Address 1167-1171 N. Hwy 67 63031

(4) Date started in business 7/11/2023

(5) Name in which business is operated if different from (1) TASTE 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 Tequila D. Clark Taste LLC
Address 1167-1171 N. Highway 67 Florissant, MO 63031
Property Owner Socha LLC - Vince Patel
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. 1
Square Footage of Building 3200 sqft 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



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

LC014477457
Date Filed: 7/11/2023
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

TASTE BY R&B 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:

Full-service restaurant providing southern cuisine.

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

Tequila D Clark 1169 N Highway 67 St Florissant, MO 63031-4701
Name *Street Address: May not use PO Box unless street address also provided* *City/State/Zip*

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

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

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

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

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

<i>Name</i>	<i>Address</i>	<i>City/State/Zip</i>
<u>Clark, Tequila D</u>	<u>1169 N Highway 67 St</u>	<u>Florissant MO 63031-4701</u>

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:	<u>Bundles Of Love In Home Services Inc</u>
Address:	<u>Email: bundlesofloveinc@yahoo.com</u>
City, State, and Zip Code:	_____

8. Principal Office Address (OPTIONAL) of the limited liability company (PO Box may only be used in addition to a physical street address):

1169 N Highway 67 St

Florissant, MO 63031-4701

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

City/State/Zip

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

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

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

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

All organizers must sign:

Tequila D Clark

TEQUILA D CLARK

07/11/2023

Organizer Signature

Printed Name

Date of Signature

STATE OF MISSOURI



**John R. Ashcroft
Secretary of State**

CERTIFICATE OF ORGANIZATION

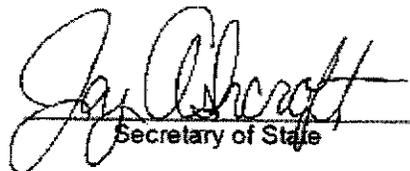
WHEREAS,

TASTE BY R&B LLC
LC014477457

filed its Articles of Organization with this office on the 11th day of July, 2023, 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 11th day of July, 2023, 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 11th day of July, 2023.


Secretary of State





Agenda Request Form

For Administration Use Only:

Meeting Date: 10/16/2023

Open

Closed

Report No. 77/2023

Date Submitted:

To: City Council

Title: Ordinance to authorize a Special Use Permit for Tea N Tea located at 8192 N Lindbergh to allow for the operation of a carry-out restaurant.

Prepared by: Administrator

Department: Public Works

Justification:

Please see attachments

Attachments:

1. Signed Motion
2. Application
3. Plans

INTRODUCED BY COUNCILMAN EAGAN
NOVEMBER 13, 2023

BILL NO. 9930

ORDINANCE NO.

**ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT FOR TEA N TEA
LOCATED AT 8192 N LINDBERGH TO ALLOW FOR THE OPERATION OF
A CARRY-OUT RESTAURANT.**

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

WHEREAS, an application has been filed by Tea N Tea, LLC to allow for the operation of carry-out restaurant located at 8192 N. Lindbergh, and

WHEREAS, the Planning and Zoning Commission at their meeting on October 16, 2023 recommended that a Special Permit be granted; and

WHEREAS, due notice of public hearing no. 23-11-030 on said application to be held on the 13th day of November, 2023 at 7:00 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 issuance of a Special Permit for a carry-out restaurant 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 Tea N Tea LLC to allow for the operation of a carry-out restaurant located 8192 N. Lindbergh per the plans attached hereto.

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 for longer than one hundred and eighty days (180) days, the Special Use Permit herein granted shall no longer be in force and effect.

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

Adopted this ____ day of _____, 2023.

Joseph Eagan, President of the Council

Approved this ____ day of _____, 2023.

Mayor Timothy J. Lowery

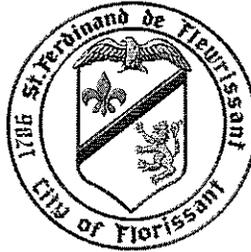
ATTEST:_

Karen Goodwin, MPPA/MMC/MRCC

City Clerk

1

MEMORANDUM



CITY OF FLORISSANT

"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."

2

3

4

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6

To: Planning and Zoning Commissioners Date: October 12, 2023

8

From: Philip E. Lum, AIA-Building Commissioner c: Todd Hughes, P.E.,
Director Public Works
Deputy City Clerk
Applicant
File

10

11

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Subject: Request approval of a Special Use Permit for the for the operation of a restaurant, at **8192 N Lindbergh (Tea N Tea)** in a 'B-5' Zoning District.

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STAFF REPORT

CASE NUMBER PZ-101623-2

19

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22

23

I. PROJECT DESCRIPTION:

This is a request for approval of a special use permit to allow for the operation of a restaurant, at **8192 N Lindbergh (Tea N Tea)** in a 'B-5' Zoning District.

24

25

26

II. EXISTING SITE CONDITIONS:

The existing property at 8192 N Lindbergh has been vacant. The site is a tenant space within Florissant Marketplace Shopping Center and has multiple tenants. The site is predominantly paved except for a grassy area along N. Highway 67.

28

29

30

31

The front facing (West) wall of the building is aluminum and glass storefront with stucco plaster, painted. The tenants are allowed signage areas on the building fascia.

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33

34

There are ample parking spaces in front of this tenant space with off street parking in front.

35

36

37

III. SURROUNDING PROPERTIES:

38

39 The property to the East is a R-4 District, it is also bounded by Lindbergh to the West and
40 the property to the south is a B-5 District and M-1 district. The property across
41 Lindbergh are also B-5 properties.

42
43

44 **IV. STAFF ANALYSIS:**

45 The application is accompanied by a plan. There are no tables shown in the customer
46 lobby.

47

48 The current zoning allows for a restaurant if a Special Use is granted by City Council and
49 since the current special use has expired, a new Special Use is required.

50

51 **VI. STAFF RECOMMENDATIONS:**

52 If the Special Use Permit is approved, staff recommends that the applicant submit plans
53 compliant with the 2021 International Existing Building Code and obtain the necessary
54 permits for remodeling and signage.

55

56 **Suggested Motion 8192 N Lindbergh**

57

58 I move to recommend approval for a Special Use Permit to allow for a restaurant,
59 subject to the conditions set forth below with these conditions being part of the
60 record.

61

62 1. The uses permitted shall be limited to a Restaurant.

63

64

65

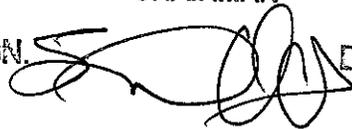
66

67

(end report and suggested motion)

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN.



DATE:

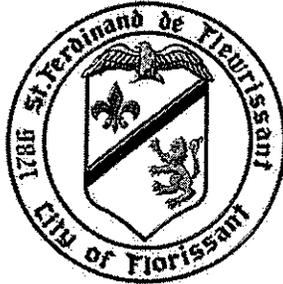
10-16-2023

SECRETARY

SIGN.

DATE:

**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

Council Ward _____ Zoning _____

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

SPECIAL PERMIT FOR Boba Tea
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).

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

LOCATION 8192 N. Lindbergh Blvd. Florissant, MO
Address of property.

1) Comes Now Tea N Tea LLC, DBA Tea N Tea
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) Gregg Williams, of Trident Pacific Real Estate Group, Inc.
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 selling boba tea, coffee 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)

Brian Luo  teaatea331@gmail.com
PRINT NAME SIGNATURE email and phone
FOR Tea N Tea 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 _____
ADDRESS _____
STREET CITY STATE ZIP CODE
TELEPHONE / EMAIL _____
BUSINESS

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

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 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 Brian Guo, 11441 Pineview Crossing Drive, Maryland Heights, MO, 63043.
Sherry Wang, same above

(2) Telephone numbers 3145830766, 3148032294, 7075929829

(3) Business address 8192 N Lindbergh, Florissant, MO, 63031

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

(5) Date of Incorporation 6/22/2023

(6) Missouri Corporate Number LC014623252

(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 Tea N Tea

(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 Tea N Tea

Address _____

Property Owner Gregg Williams

Location of property 8192 N Lindbergh, Florissant, MO 63031

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 1,400 sf Number of Curb Cuts _____

Number of Parking Spaces _____ Sidewalk Length _____

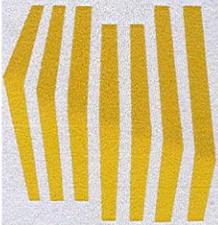
Landscaping: No. of Trees _____ Diameter _____

No. of Shrubs _____ Size _____

Fence: Type _____ Length _____ Height _____

PLEASE SUBMIT THE FOLLOWING 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.



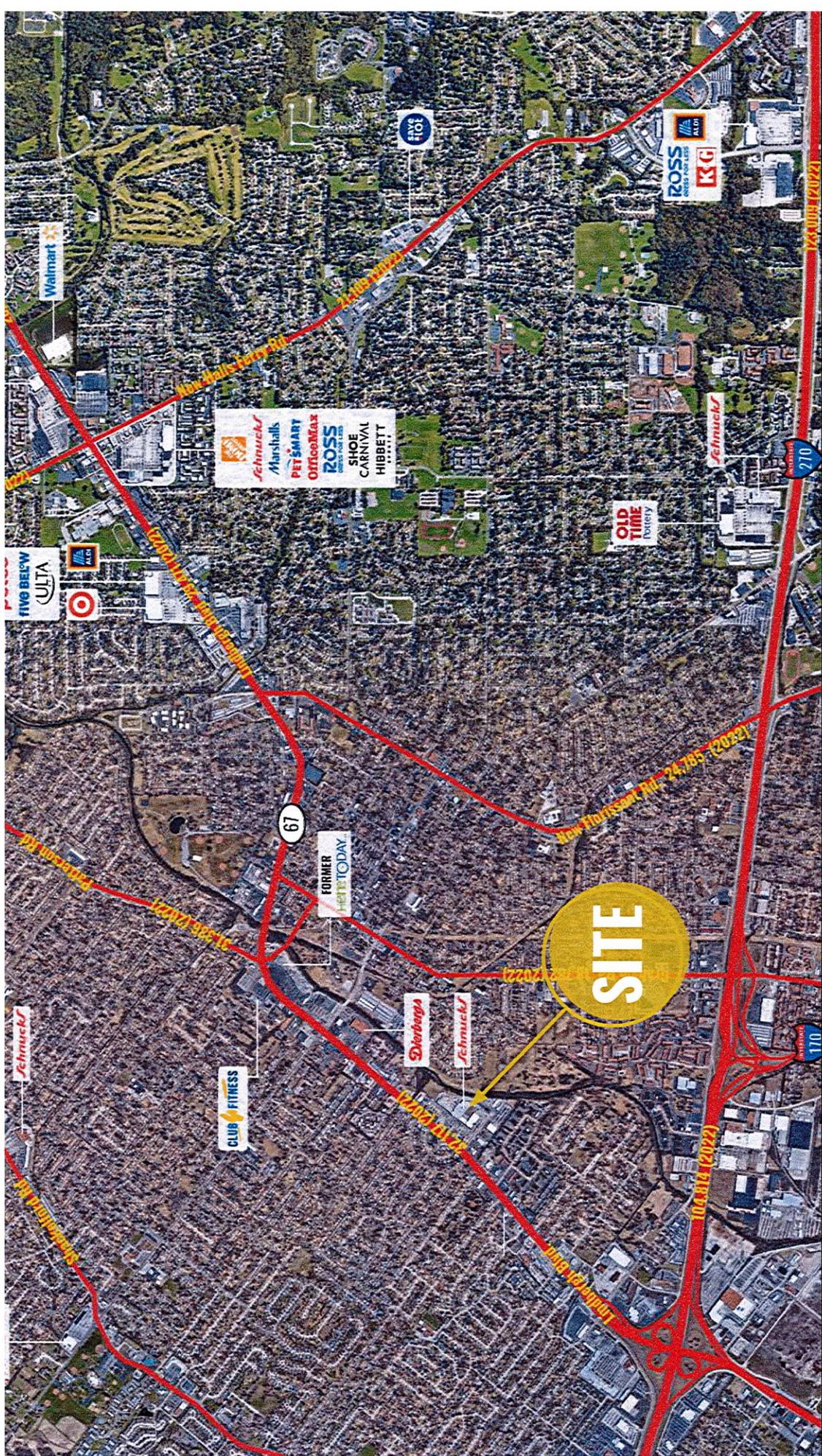
FLORISSANT MARKETPLACE

MARKET AERIAL

JOE LODES
314.818.1564 (OFFICE)
314.852.8234 (MOBILE)
Joe@LocationCRE.com

SCOTT BITNEY
314.818.1550 (DIRECT)
314.276.4673 (MOBILE)
Scott@LocationCRE.com

ALEX APTER
314.818.1562 (OFFICE)
314.488.5900 (MOBILE)
Alex@LocationCRE.com



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commercial real estate



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MEMBER

WWW.LocationCRE.C

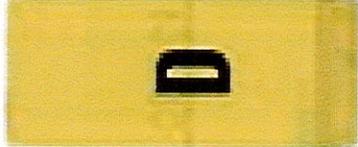
THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT THE RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS.



F



Trash Dustbin

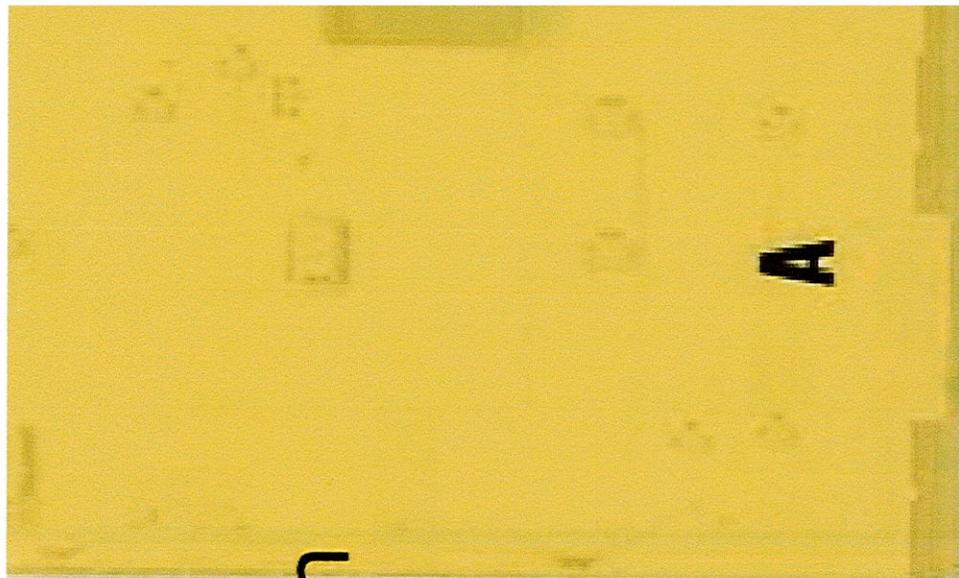


E

D

C

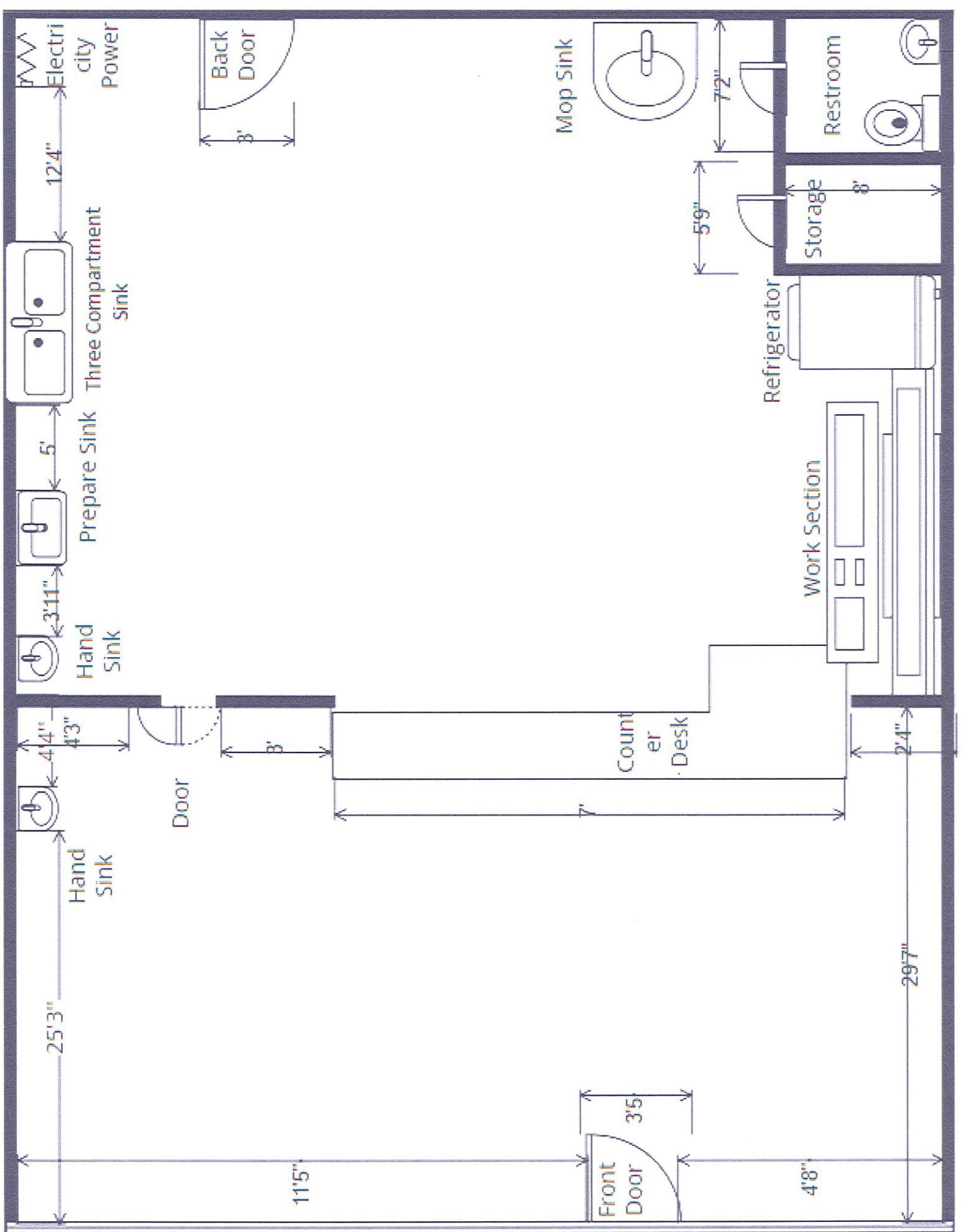
B



A



Parking Spot



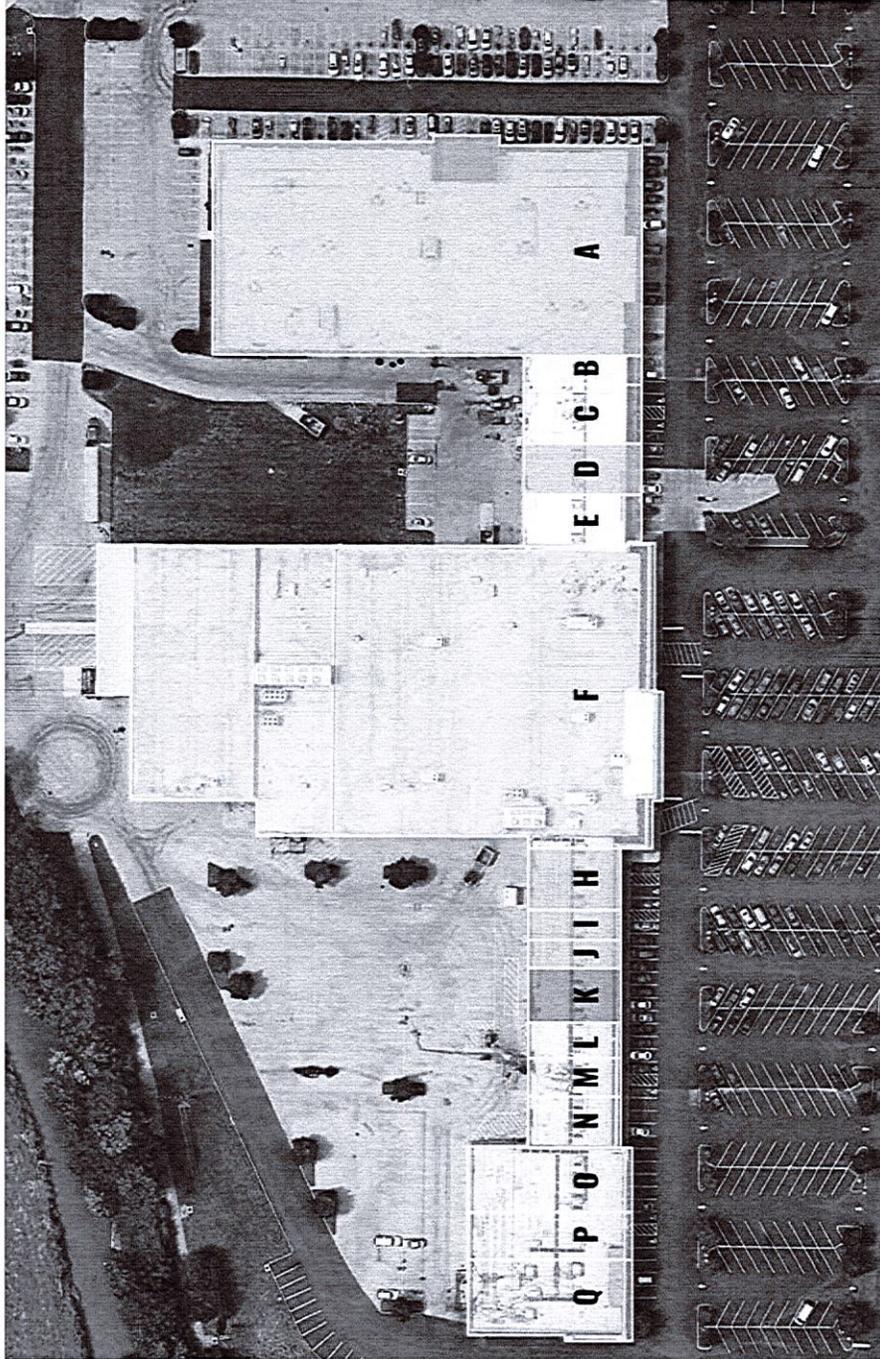
FLORISSANT MARKETPLACE

SITE PLAN

JOE LODES
 314.818.1564 (OFFICE)
 314.852.8234 (MOBILE)
 Joe@LocationCRE.com

SCOTT BITNEY
 314.818.1550 (DIRECT)
 314.276.4673 (MOBILE)
 Scott@LocationCRE.com

ALEX APTER
 314.818.1562 (OFFICE)
 314.488.5900 (MOBILE)
 Alex@LocationCRE.com



- 1,400 SF (FORMER PAPA MURPHY'S) & 1,200-6,000 SF SMALL SHOP SPACE AVAILABLE
- 39,900 SF FORMER GOLD'S GYM AVAILABLE FOR LEASE
- STRONG SCHNUCK'S ANCHORED COMMUNITY CENTER
- OVER 47,000 VPD ON HEAVILY TRAVELED LINDBERGH BLVD
- EXCELLENT VISIBILITY TO LINDBERGH BLVD
- CALL BROKER FOR PRICING

FLORISSANT MARKETPLACE

TENANT ROSTER

A	8182	AVAILABLE	39,900
B	8184	SUPPLEMENT SUPERSTORE	1,400
C	8186	QUEST	2,800
D	8192	DIAGNOSTICS AVAILABLE	1,400
		(FORMER PAPA MURPHY'S)	
E	8194	AAA TRAVEL	4,125
F	8200	SCHNUCKS	70,262
H	8206	AVAILABLE	3,600
I	8212	AVAILABLE	1,200
J	8214	AVAILABLE	1,200
		(FORMER HAIR SALON)	
K	8218	LEASE PENDING	2,400
L	8220	67 NAILS	1,200
M	8222	WINGSTOP	1,650
N	8226	AT&T	1,866
O	8230	PET SUPPLIES PLUS	5,000
P	8232	PET SUPPLIES PLUS	2,500
Q	8234	BANDANA'S BBQ	5,500

360 VIRTUAL TOURS AVAILABLE SUITES

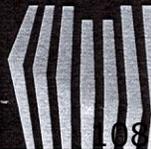


SUITE 8192

SUITE 8212

SUITE 8214

GOLD'S GYM



LOCATION.
commercial real estate



RESOURCES
MEMBER

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THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU A



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

LC014473252
Date Filed: 6/22/2023
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

TEA N TEA 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:

boba tea shop

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

<u>Brian Guo</u>	<u>11441 Pineview Crossing Dr</u>	<u>Maryland Heights, MO 63043-5103</u>
<i>Name</i>	<i>Street Address: May not use PO Box unless street address also provided</i>	<i>City/State/Zip</i>

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))

<i>Name</i>	<i>Address</i>	<i>City/State/Zip</i>
<u>Guo, Brian</u>	<u>11441 Pineview Crossing Dr</u>	<u>Maryland Heights MO 63043-5103</u>
<u>Xiong, Letian</u>	<u>7550 Mandy Dr</u>	<u>Sacramento CA 95823- 3500</u>

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: <u>Brian Guo</u>
Address: <u>Email: TeaNTea331@gmail.com</u>
City, State, and Zip Code: _____

8. Principal Office Address (OPTIONAL) of the limited liability company (PO Box may only be used in addition to a physical street address):

11441 Pineview Crossing Dr

Maryland Heights, MO 63043-5103

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

City/State/Zip

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

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

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

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

All organizers must sign:

Brian Guo

BRIAN GUO

06/22/2023

Organizer Signature

Printed Name

Date of Signature

Letian Xiong

LETIAN XIONG

06/22/2023

Organizer Signature

Printed Name

Date of Signature

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CERTIFICATE OF ORGANIZATION

WHEREAS,

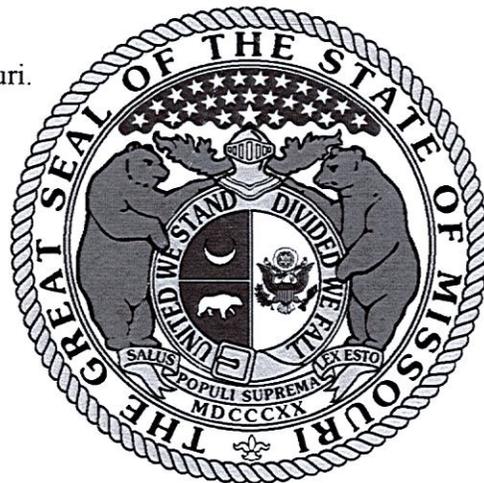
TEA N TEA LLC
LC014473252

filed its Articles of Organization with this office on the 22nd day of June, 2023, 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 22nd day of June, 2023, 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 22nd day of June, 2023.


Secretary of State





Agenda Request Form

For Administration Use Only:

Meeting Date: 11/13/2023

Open Closed

Report No. 75/2023

Date Submitted:**To:** City Council**Title:** Ordinance amending ordinance no. 8843 establishing a new compensation plan for seasonal employees of the City of Florissant and containing an effective date clause.**Prepared by:** Mrs. Human Resources Director Sonya Brooks-White**Department:** Human Resources**Justification:**

The request is to make a small adjustment and amend the Seasonal compensation plan to add an Assistant Rink Manager position. With this addition, the Rink Manager will move up a grade. This ordinance shall become effective as of January 2, 2024.

Attachments:

1. 2024 Proposed Seasonal Scale

INTRODUCED BY COUNCILMAN EAGAN
 NOVEMBER 13, 2023

BILL NO. 9931

ORDINANCE NO.

ORDINANCE AMENDING ORDINANCE NO. 8843 ESTABLISHING A NEW COMPENSATION PLAN FOR SEASONAL EMPLOYEES OF THE CITY OF FLORISSANT AND CONTAINING AN EFFECTIVE DATE CLAUSE.

WHEREAS the City Council feels it is in the best interest of the city to make a small adjustment to the scale and amend the Seasonal compensation plan to add an Assistant Rink Manager position moving the Rink Manager up a grade; and

WHEREAS the change will become effective on January 2nd, 2024.

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

Section 1: Ordinance no. 8843 is hereby amended by deleting the schedule entirely and replacing it with the following:

**Seasonal Scale Proposed 2024
 Effective 01/02/2024**

	Grade	Step 1	Step 2	Step 3	Step 4	Step 5
Sports Official	S11	\$20.00	\$20.40	\$20.81	\$21.22	\$21.65
Pool Manager - Outdoor Camp Director Rink Manager						
Engineering Intern	S10	\$18.00	\$18.36	\$18.73	\$19.10	\$19.48
Assistant Rink Manager Assistant Pool Manager	S9	\$16.50	\$16.83	\$17.17	\$17.51	\$17.86
Headguard	S8	\$16.25	\$16.58	\$16.91	\$17.24	\$17.59
Laborer - Street, Health, Parks,	S7	\$16.00	\$16.32	\$16.65	\$16.98	\$17.32
Golf Food & Beverage Manager Golf Pro Shop Manager	S6	\$15.75	\$16.07	\$16.39	\$16.71	\$17.05
Asst. Camp Director Admission/Concession Manager Volunteer	S5	\$15.50	\$15.81	\$16.13	\$16.45	\$16.78
Lifeguard	S4	\$15.25	\$15.56	\$15.87	\$16.18	\$16.51
Camp Counselor	S3	\$14.50	\$14.79	\$15.09	\$15.39	\$15.70
Golf Pro-Shop Attendant	S2	\$14.25	\$14.54	\$14.83	\$15.12	\$15.42

Rink Guard						
Cashier						
Concession Cashier						
Golf Beverage Cart Attendant						
Golf Cart Attendant						
Golf Food & Beverage Attendant	S1	\$14.00	\$14.28	\$14.57	\$14.86	\$15.15

Section 2: This ordinance shall become in force and effect on January 2nd, 2034.

Adopted this _____ day of _____, 2023.

Joseph Eagan, Council President

Approved this _____ day of _____, 2023.

Timothy J. Lowery, Mayor

ATTEST:

Karen Goodwin, MPPA/MMC/MRCC
City Clerk



Agenda Request Form

For Administration Use Only:

Meeting Date: 11/27/2023

Open Closed

Report No. 21/2023

Date Submitted:

To: City Council

Title: Request for a Beer and Wine by the Drink Liquor License for Narrow Gauge located at 1545 N Highway 67.

Prepared by: Ms. Deputy City Clerk Savanna Burton

Department: City Clerk

Justification:

Please see attached application

Attachments:

1. Narrow Gauge Liquor App

Managing Officer: Personal Property Taxes 20____ Paid? Yes No (Attached)

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

Have you ever been arrested? No What Charge? _____

Where? _____ Disposition? _____

Citizen of U.S.A.? Yes No Naturalized? Yes Date _____ No

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

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

Give details: ~~Englewood~~ / Narrow Gauge (current locations) - 1545 N Hwy 67
1545 N Hwy 67

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

If so, when & where? Narrow Gauge / Englewood (current location) 1595 N US Hwy 67

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

300' door to door

If Individual Applicant:
below:

If Partnership, Corp., or LLC, complete

Florissant Brewing LLC dba
Narrow Gauge Brewing Co.

Trade Name

[Signature]
Signature of Managing Officer

STATE OF Missouri)SS

COUNTY OF St. Louis)

Heather Hardesty, of lawful age, being first duly sworn upon my oath 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.

[Signature]
Signature of Managing Officer

Subscribed and sworn to before me this 5 day of October, 2023.

My Commission Expires: 10/24/2025

[Signature]
Notary Public

APPLICATION MUST BE SWORN TO BEFORE A PUBLIC NOTARY.

ROSALYN M. SMITH
Notary Public - Notary Seal
St Louis County - State of Missouri
Commission Number 07425892
My Commission Expires Oct 24, 2025

**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.

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

1. FULL NAME: HEATHER HARDESTY
SOC. SEC. NO. [REDACTED] SEX: FEMALE
DATE OF BIRTH: 04-05-1986 PLACE OF BIRTH: COLUMBIA, MO
PHONE NUMBER: 573-819-3935
ADDRESS: 4434 Deer Valley Dr. Florissant, MO 63034
LAST PREV. ADDRESS: _____
NO. OF YEARS AT ADDRESS: 10+ yrs

2. FULL NAME: JEFFREY HARDESTY
SOC. SEC. NO. [REDACTED] SEX: MALE
DATE OF BIRTH: 02-23-1985 PLACE OF BIRTH: DANBURY, CT
PHONE NUMBER: 314-322-2914
ADDRESS: 4434 Deer Valley Dr., Florissant, MO 63034
LAST PREV. ADDRESS: _____
NO. OF YEARS AT ADDRESS: 10+ yrs

3. FULL NAME: BENJAMIN GOLDKAMP
SOC. SEC. NO. [REDACTED] SEX: MALE
DATE OF BIRTH: 11-26-1979 PLACE OF BIRTH: DES PERES, MO
PHONE NUMBER: 314-477-4836
ADDRESS: 320 S. St Jacques, Florissant, MO 63031
LAST PREV. ADDRESS: _____
NO. OF YEARS AT ADDRESS: 18+ yrs

PLEASE FILL OUT THIS FORM AND RETURN WITH YOUR LICENSE APPLICATION

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 DAVID BECKHAM
SOC. SEC. NO. [REDACTED] PLACE OF BIRTH JEFFERSON CITY, MO
DATE OF BIRTH 06-15-1980 SEX MALE
PHONE NUMBER 314-330-5053
ADDRESS 1335 Saint Denis St. Florissant, MO 63033
LAST PREVIOUS ADDRESS _____
NO. OF YEARS 2011 18+

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 _____

(7B)

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

PROPERTY OWNER SHB Enterprises LLC PHONE 573-819-3935

ADDRESS 1545 N. Hwy 67, Florissant, MO 63031

NAME OF BUSINESS NARROW GAUGE Brewing PHONE 573-819-3935

ADDRESS 1545 N. Hwy 67, Florissant, MO 63031

BUSINESS HOURS Office: M thru F, 8-4pm | Retail: Th-Sun 10am-7pm

OWNER/MANAGER HEATHER HARDESTY PHONE 573-819-3935

HOME ADDRESS 4434 Deer Valley Dr., Florissant, MO 63034

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 JEFF HARDESTY ADDRESS 4434 Deer Valley Dr., Florissant

CITY & STATE Florissant, MO PHONE 314-322-2914

CONTACT #2 HAS KEY? YES NO

NAME DAVE BECKHAM ADDRESS 1335 St. Denis St.

CITY & STATE Florissant, MO PHONE 314-330-5053

ARE THERE LIGHTS LEFT ON AFTER HOURS? YES NO

IS ANYONE AUTHORIZED TO BE ON THE PREMISES AFTER HOURS? YES NO

IF YES, WHO? Ben Bozicevic, Katie Goldkamp, Ben Goldkamp
Heather Hardesty, Jeff Hardesty

ARE ANY VEHICLES PARKED AT YOUR BUSINESS AFTER HOURS?

YES

NO

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

Nissan NV200

White

3FE H80

DO YOU HAVE A SAFE OF ANY KIND?

YES

NO

WHERE IS IT LOCATED? *Offices on ^{east} ~~west~~ side of bldg.*

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 EMERGENCY 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, HEATHER HARDESTY, RESIDING AT 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.


Witness


Signature

10/02/2023
Date

04/05/1986
Date of Birth


Social Security Number**


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 only.

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 6:00 am to midnight. **(\$300)**

TYPE OF OPERATION:

Individual

Partnership

Corporation

Limited Liability Corp

BUSINESS NAME Narrow Gauge Brewing Company (Florissant Brewing LLC)

LOCATION 1545 N. US Hwy 67 **PHONE** 573-819-3935

EXACT TRADE NAME, LLC, OR CORP Florissant Brewing LLC dba Narrow Gauge Brewing Co.

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 January 1st, 2024 and expiring on June 30, 2024, 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 6669-24 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)

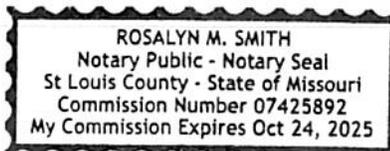
Heather Hardesty, of lawful age, being first duly sworn upon my oath deposes and states that he/she is the (applicant) (the managing officer of the corporation or partnership seeing the license hereunder), that he/she has read this application and fully understands same, that said license will be subject 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.

Subscribed and sworn to before me this 5 ^{October} day of 2023.

[Signature]
Signature of Managing Officer

My Commission Expires: 10/24/2025

[Signature]
Notary Public





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

LC001425389
Date Filed: 11/14/2014
Jason Kander
Missouri Secretary of State

Articles of Organization

(Submit with filing fee of \$105.00)

1. The name of the limited liability company is
Florissant Brewing 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:

The purpose of this company is to produce, sell, and distribute craft beer.

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

<u>David Beckham</u>	<u>1335 St. Denis</u>	<u>Florissant MO 63033</u>
<i>Name</i>	<i>Street Address: May not use PO Box unless street address also provided</i>	<i>City/State/Zip</i>

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))

<i>Name</i>	<i>Address</i>	<i>City/State/Zip</i>
<u>Beckham, David</u>	<u>1595 N. US Hwy 67</u>	<u>Florissant MO 63031</u>

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: <u>David Beckham</u>
Address: <u>Email: cugeman23@yahoo.com</u>
City, State, and Zip Code: _____

STATE OF MISSOURI



Jason Kander
Secretary of State

CERTIFICATE OF ORGANIZATION

WHEREAS,

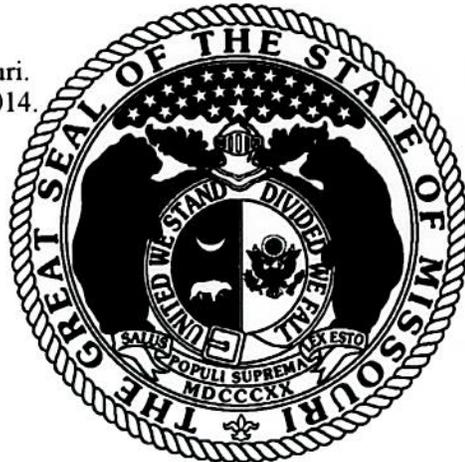
Florissant Brewing LLC
LC001425389

filed its Articles of Organization with this office on the 14th day of November, 2014, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, Jason Kander, 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 14th day of November, 2014, 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 14th day of November, 2014.


Secretary of State



Current Voter Registration Information

HEATHER HARDESTY
4434 DEER VALLEY DR
FLORISSANT, MO 63034

If any of the voter information is not accurate, you will need to [update your voter registration](#).

NOTICE: Polling location information is provided and updated by [local election authorities](#). It is recommended you confirm your polling place with your county clerk or board of election. Contact information for your local election authority may be found in the box on the right.

Election Resources

Your county's election is not available at this time. Please try again later or contact your Local Election Authority.

Jurisdiction Information

County: St. Louis
Precinct: SPL.SPL.024
Split: SPL.024



[View My Districts](#)

Have Questions?

Contact your Local Election Authority:

St. Louis County Board of Elections
725 Northwest Plaza Dr.
St. Ann, MO 63074

Phone: 314 615-1800
Fax: 314 615-1999

Email:
vote@stlouiscountymo.gov

Website:
[LEA Website](#)

Need to update your registration?

Visit the [Missouri Secretary of State Elections page](#) for more information.

PETITION

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

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

Florissant Brewing LLC dba Narrow Gauge Brewing Company

NAME OF BUSINESS

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

1545 N US Hwy 67, Florissant, MO 63031

BUSINESS ADDRESS

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>
1. The Sherwin-Williams Company	1555 N Highway 67 Street, Florissant, MO 63031	(314) 839-4440

x [Signature]
SIGN HERE

2. Stephen J. Perisutti, Assistant Secretary

x
SIGN HERE

3.

x
SIGN HERE

4.

x
SIGN HERE

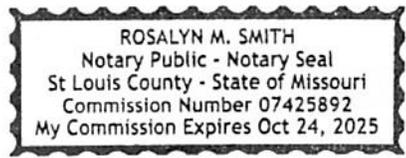
I hereby certify that the foregoing petition contains the signatures of two-thirds of the assessed taxpaying citizens owning property and also two-thirds of the persons occupying, owning or conducting any business on the main or ground floor of buildings within a distance of two hundred (200) feet of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

[Signature]
Signature of Applicant
(Individual or Managing Officer)

Subscribed and sworn to before me this 10 day of November, 2023.

[Signature]
Notary Public

My Commission Expires: 10/24/2025



PETITION

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

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

Florissant Brewing LLC dba Narrow Gauge Brewing Company

NAME OF BUSINESS

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

1545 N US Hwy 67, Florissant, MO 63031

BUSINESS ADDRESS

MANU LLC

	<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>
1.	Tom Underwood	18120 DAWNS TRAIL Wildwood	314-570-1189

[Signature]
X
SIGN HERE

2. _____

X
SIGN HERE

3. _____

X
SIGN HERE

4. _____

X
SIGN HERE

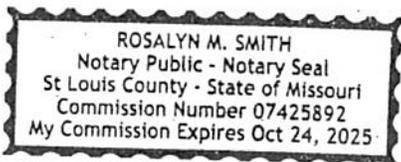
I hereby certify that the foregoing petition contains the signatures of two-thirds of the assessed taxpaying citizens owning property and also two-thirds of the persons occupying, owning or conducting any business on the main or ground floor of buildings within a distance of two hundred (200) feet of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

[Signature]
Signature of Applicant
(Individual or Managing Officer)

Subscribed and sworn to before me this 10 day of November, 2023.

[Signature]
Notary Public

My Commission Expires: 10/24/2025





Agenda Request Form

For Administration Use Only:

Meeting Date: 11/27/2023

Open Closed

Report No. 7/2023

Date Submitted:**To:** City Council**Title:** Resolution of the City of Florissant City Council endorsing St. Louis County's grant program for the City's waste reduction efforts**Prepared by:** Mr. City Engineer Tom Goldkamp**Department:** Public Works**Justification:**

The City of Florissant is desirous of expanding the level of participation that the citizenry currently utilizes with regards to Recycling and waste diversion. Goals have been set to reduce the amount of solid waste in the landfills. The Saint Louis County Department of Public Health, Waste Management Program, has made funds available through the 2023 Saint Louis County Waste Reduction Grant Program to municipalities and the City of Florissant seeks to acquire some of those funds through this grant application.

Attachments:

1. Sample Council Resolution attached

INTRODUCED BY COUNCIL AS A WHOLE
NOVEMBER 27, 2023

RESOLUTION NO. 1054

**RESOLUTION OF THE CITY OF FLORISSANT CITY COUNCIL ENDORSING
ST. LOUIS COUNTY'S GRANT PROGRAM FOR THE CITY'S WASTE
REDUCTION EFFORTS**

WHERE

AS, the City of Florissant is desirous of expanding the level of participation that the citizenry currently utilizes with regards to Recycling and waste diversion; and

WHEREAS, goals have been set to reduce the amount of solid waste in the landfills; and

WHEREAS, the Saint Louis County Department of Public Health, Waste Management Program, had made funds available through the 2023 Saint Louis County Waste Reduction Grant Program to municipalities; and

WHEREAS, the City of Florissant has submitted an application for this grant program.

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

Section 1: The City Council of the City of Florissant supports the application to the 2021 Waste Reduction Grant and commits to provide data pertinent to the grant project to measure success of the grant project.

Section 2: Commit to gaining cooperation and input from residents to support the grant project.

Section 3: The governing body hereby authorizes the Mayor to sign and execute the contract accepting grant funds from the Saint Louis County Department of Public Health if awarded.

Adopted this _____ day of _____, 2023

Joseph Eagan
President of the Council
ATTEST:

Karen Goodwin, MPPA, MMC, MRCC
City Clerk

Sample Resolution Language

RESOLUTION No. _____

RESOLUTION OF THE _____ CITY COUNCIL ENDORSING SAINT LOUIS COUNTY’S GRANT PROGRAM FOR THE CITY’S WASTE REDUCTION EFFORTS

WHEREAS, the City of _____ is desirous of expanding the level of participation that the citizenry currently utilizes with regards to recycling and waste diversion; and

WHEREAS, goals have been set to reduce the amount of solid waste in the landfills; and

WHEREAS, the Saint Louis County Department of Public Health, Waste Management Program, had made funds available through the 2023 Saint Louis County Waste Reduction Grant Program to municipalities; and

WHEREAS, the City of _____ has submitted an application for this grant program.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF _____, SAINT LOUIS COUNTY, MISSOURI AS FOLLOWS:

Section 1: The City Council of the City of _____ supports the application to the 2023 Waste Reduction Grant and commits to provide *data pertinent to the grant project* to measure success of the grant project.

Section 2: Commit to gaining cooperation and input from residents to support the grant project.

Section 3: The governing body hereby authorizes the (title of person) to sign and execute the contract accepting grant funds from the Saint Louis County Department of Public Health if awarded.

Adopted this _____ day of _____, 2023

President of the Council
City of _____

ATTEST:

City Clerk



Agenda Request Form

For Administration Use Only:

Meeting Date: 10/16/2023

Open

Closed

Report No. 73/2023

Date Submitted:

To: City Council

Title: Ordinance to authorize the Rezoning of 8333 N. Lindbergh for Tamara Properties from 'B-1' Local Shopping District to a 'B-3' Extensive Business District to allow for a Laundromat.

Prepared by: Administrator

Department: Public Works

Justification:

Please see attachments

Attachments:

1. Signed Motion
2. Application
3. Plans
4. ownership

INTRODUCED BY COUNCILMAN EAGAN
NOVEMBER 13, 2023

BILL NO. 9929

ORDINANCE NO.

ORDINANCE TO AUTHORIZE THE REZONING OF 8333 N. LINDBERGH FOR TAMARA PROPERTIES FROM 'B-1' LOCAL SHOPPING DISTRICT TO A 'B-3' EXTENSIVE BUSINESS DISTRICT TO ALLOW FOR A LAUNDROMAT.

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

WHEREAS, the Planning and Zoning Commission of the City of Florissant at their October 16, 2023 meeting, has recommended to the City Council that Ordinance No. 1625 be amended to change the classification of certain property identified as 8333 N. Lindbergh from B-1 “Local Shopping District” to B-3 Extensive Commercial District to allow for a laundromat; and

WHEREAS, due and lawful notice of public hearing no. 23-11-029 on said proposed zoning change to be held on Monday, November 13, 2023 at 7:00 P.M. by the Council of the City of Florissant was duly published; and

WHEREAS, said public hearing was duly and properly held by the Council of the City of Florissant at the time and place provided in said notice at which time said public hearing was concluded, and all comments, statements and suggestions made by those present and concerning the proposed change were heard and considered by the Council; and

WHEREAS, the Council, following said public hearing, and after due and careful deliberation, has concluded that the amendment of Ordinance No. 1625, as amended, as hereinafter set forth, to be in the best interest of the public health, safety and welfare 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: Ordinance No. 1625, as amended, is hereby further amended by changing the classification of the following described property and according to the survey attached from B-1 “Local Shopping District” to B-3 “Extensive Commercial District” to allow for a laundromat.

1169 N. Lindbergh

Section 2: Except for the change of classification of the property hereinabove described, Ordinance No. 1625, as amended, shall remain in full force and effect and shall apply in all of its terms and provisions to the property herein described according to the new classification thereof.

Section 3: This ordinance shall become in force and effect upon its passage and approval as provided by law.

Adopted this _____ day of _____, 2023.

Joseph Eagan
President of the Council

Approved this _____ day of _____, 2023.

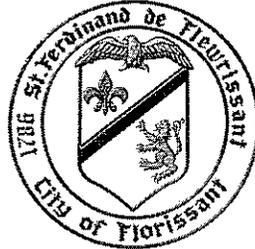
Mayor Timothy J. Lowery

ATTEST:

Karen Goodwin, MPPA/MMC/MRCC
City Clerk

1

MEMORANDUM



2

CITY OF FLORISSANT

3

"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."

4

5

6

To: Planning and Zoning Commissioners Date: October 12, 2023

7

8

From: Todd Hughes, Director of Public Works cc: Applicant
Deputy City Clerk
File

9

10

11

12

Subject: 8333 North Lindbergh (Tamara Properties, LLC.) Request
Recommended approval of a Rezoning from a 'B-1' Local Shopping
District to a 'B-3' Extensive Business District.

13

14

15

16

STAFF REPORT

CASE NUMBER PZ-101623-1

17

18

19

20

I. PROJECT DESCRIPTION:

This is a request for Recommended approval of a Rezoning from 'B-1' Local Shopping District to a 'B-3' Extensive Business District.

21

22

23

24

II. EXISTING SITE CONDITIONS:

The existing property at 8333 North Lindbergh has been vacant for several months following the closing of Napa Auto Parts. The petitioner requested the re-zoning of the property to allow other uses and move forward with a self service laundry facility.

25

26

27

28

The subject building on the property is approximately 5960 square feet. The building is one-story frame with some brick construction with 2 double wide driveways off Florland.

29

30

31

The parking on the property is 28 parking spaces. Parking is existing. Required parking for the proposed use is 40.

32

33

34

There is trash enclosure that is screened.

35

36

The existing landscape is to remain.

37

38

39

III. SURROUNDING PROPERTIES:

40 The properties to the West, are zoned 'R-4' Single Family Dwelling District. The
41 property to the North is zoned "R-6" multi family. The property across Florland Dr, is
42 zoned 'B-3' District.
43

44 **IV. STAFF ANALYSIS:**

45 Upon review, it would seem appropriate to re-zone the property to 'B-3' to match
46 properties along N Lindbergh, currently all zoned 'B-3' or 'B-5. The petitioner wishes to
47 open a Self Serve laundry facility which would be a permitted use.
48

49 **V. STAFF RECOMENDATIONS:**

50 The Commission is to weigh their recommendation against the following issues:

- 51 A. Re-zoning, if established as 'B-3', would allow any of the permitted uses in a 'B'-
52 3' available for this site.
- 53 B. Side yard setback will continue to be non-conforming if re-zoned due to the 35
54 foot requirement toward the property adjacent to the North and West.
- 55 C. Screening requirement would need to be met by existing privacy fences between
56 this property and adjacent properties.
57

58 **Suggested Motion:**

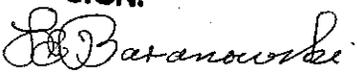
59 I move to recommend approval for the Re-zoning of 8333 North Lindbergh **from**
60 **an 'R-4' Single Family Dwelling District to a 'B-3' Extensive Business**
61 **District**, subject to the conditions set forth below with these conditions being part
62 of the record.
63
64

(End of report)

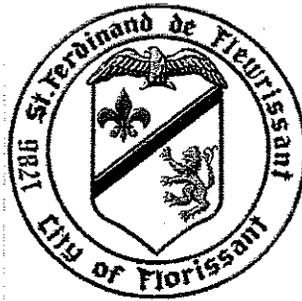
RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN.  DATE: 10-16-2023

SECRETARY

SIGN.  DATE: 10-16-2023
2

**RE-ZONING APPLICATION TO THE PLANNING AND ZONING
COMMISSION CITY OF FLORISSANT, MISSOURI**



PLANNING & ZONING ACTION:

Address of Property:

8333 N. Lindbergh

Council Ward 3 Zoning B1

Initial Date Petitioner Filed _____
(Building Commissioner complete)

PETITION FOR REZONING FROM A CURRENTLY ZONED B1 DISTRICT TO
A B3 ZONING DISTRICT IN COUNCIL WARD 3
Enter zoning classification request Enter current zoning district

1) Comes Now Tamara Properties, LLC
(Individual's name, corporation, partnership, etc.)
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As).

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

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

If other than title, give date of contract _____ and expiration date of Contract _____

- A. The petitioner(s) hereby state that he (she) (they) is (are) hereby submitting a description of the entire parcel or tract of land owned by the holder of the fee simple title, giving bearing and distances.
- B. The petitioner (s) hereby states that he (she) (they) is (are) submitting a description of the property for which the Permit is petitioned, giving bearings & distances (metes and bounds). Not required if description is identical to "A".
- C. The petitioner (s) hereby states that he (she) (they) is (are) submitting a survey or plat of the property described in "A" above, drawn to scale of 100 feet or less to the inch, referenced to point easily located on the ground as street intersection, centerline of creek having a generally known name, etc., showing dimensions (bearings and distances) of property, north point and scale. If property is being described in "A" above, designate said property and show dimensions of same.

D. Acreage to nearest tenth of an acre of the property for which rezoning is petitioned . 56 acre

2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in a B1, Local Shopping District and is presently being used for Vacant
Enter current zoning district.
State current use of property, (or, state: vacant).

3. The petitioner(s) hereby state(s) that the following factors justify the rezoning of the property hereby described in this petition: (If more space is needed, separate sheets may be attached).

Upon looking at the zoning map this is the only property in a 3 mile stretch of Lindbergh zoned B1 - all other properties are zoned B3 or B5 so we'd like to update the zoning map which will allow us to move forward with making this property a landmark
List factor's to justify the re-zoning.

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

5. The petitioner(s) further state(s) that they (he) (she) further represent(s) and warrants that they (he) (she) has (have) not made any arrangement to pay any commission, gratuity or consideration, directly or indirectly, to any official employee or appointee of the City of Florissant, with respect to this application.

PRINT PETITIONER'S NAME Lisa Becker Zschannned Alaid
Print Name

PETITIONER(S) SIGNATURE (S) [Signature]

FOR Tamara Properties, LLC
(company, corporation, partnership)

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

6. I (we) hereby certify that (indicate one of the following):
 I (we) have a legal interest in the herein above described property.
 I am (we are) the duly appointed agent(s) of the petitioner (s), and that all information given here is true and a statement of fact.
Petitioner may assign an agent to present petition to the Commission and Council. The agent must sign the petition in this section, and provide address and telephone number

SIGNATURE [Signature]

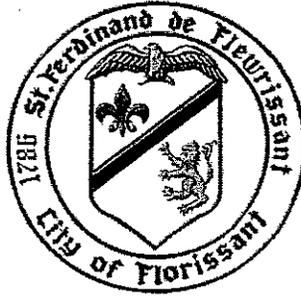
ADDRESS 501 Country Circle Dr. Lake St. Louis, MO 63367
STREET CITY STATE ZIP CODE

TELEPHONE NUMBER 636-679-0175
BUSINESS

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

[Signature]
Signature of Petitioner(s) or Authorized Agent

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant – Public Works
314-839-7648

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

Please Print or Type The Following Information

Property Address: 8333 N. Lindbergh Florissant, MO 63031

Property Owners Name: Tamara Properties, LLC Phone #: 636-541-0424

Property Owners Address: 442 Shadowridge Ct Wildwood, MO 63031

Business Owners Name: Tamara Properties, LLC Phone #: 636-541-0424

Business Owners Address: 442 Shadowridge Ct Wildwood, MO 63031

DBA (Doing Business As) _____

Authorized Agents Name: Lisa Becker CO. Name: _____
(Authorized Agent to Appear Before The Commission)

Agents Address: 501 Country Circle Dr Lake St. Louis MO 63367 Phone #: 636-679-0175

Request We request a zoning change from B1, Local Shopping to B3, Extensive Commercial
State complete request (print or type only).

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

[Signature]
Applicant's Signature

10/10/23
Date

OFFICE USE ONLY

Received by: _____ Receipt # _____ Amount Paid: _____ Date: _____

STAFF REMARKS: _____

COMMISSION ACTION TAKEN:

DATE APPLICATION REVIEWED: _____

SIGNATURE OF STAFF WHO REVIEWED APPLICATION

Section d Part 3 Response

Upon looking at the zoning map this is the only property in a three mile stretch of Lindbergh zoned B1. All other properties are zoned B3 or B5, so we would like to update the zoning map which will allow us to move forward in developing this property as a Laundromat. The footprint for this property is ideal for this type of business and would well serve the residents of Florissant.

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

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

1) Type of Operation: Individual: Partnership: Corporation:

(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: *See attached*

(1) Names & addresses of all partners _____

(2) Telephone numbers _____

(3) Business address *442 Shadowridge Court Wildwood, MO 63011*

(4) Name under which business is operated *Tamara Properties, LLC*

(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. (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.

REZONING APPLICATION PARTNERSHIP INFORMATION:

Haytham Aydi

16639 Clayton Road

Wildwood, MO 63011

(636) 448-8441

Mohammed Al-Aidi

442 Shadowridge Court

Wildwood, MO 63011

(636) 541-0424

Gus Aydi

16705 Clayton Road

Wildwood, MO 63011

(636) 448-5141

STAFF CHECK LIST –PLAT REVIEW SHEET

ADDRESS OF PROPERTY _____ CURRENT ZONING _____

PROPERTY OWNER OF RECORD _____ PHONE NO. _____

AUTHORIZED AGENT _____ PHONE NO. _____

PROPOSAL _____

INFORMATION REQUIRED ON PLATS

A. Preliminary Plat. The preliminary plat shall show:

- 1. The location of present property, U.S. survey, section, township and range lines of incorporated areas.
- 2. The location and width of streets, alleys, lots, building and setback lines and easements.
- 3. Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract or immediately adjacent thereto. The location and size of the nearest water main and sewer or outlet are to be indicated upon the plat.
- 4. The title under which the proposed subdivision is to be recorded and the name of the subdivider platting the tract.
- 5. The names and adjoining boundaries of all adjoining subdivisions and the names of owners of adjoining parcels of unsubdivided land as shown on public records.
- 6. Existing contours with intervals of not more than five (5) feet referred to sea level datum.
- 7. North point, scale and date.
- 8. Location of parks and other public or semi-public area.
- 9. Statement of type of sanitary sewers or other sewage disposal facilities.

B. Final Plat. The final plat shall show:

- 1. The boundary lines of the area being subdivided with accurate distances and bearings; all U.S. survey, section, township and range lines.
- 2. All proposed and existing streets and alleys with their widths and names.
- 3. The outboundary dimensions of any property which is offered for dedication for public use.
- 4. The boundaries of all adjoining lands and all adjacent streets and alleys with their widths and names.
- 5. All lot lines and an identification system for all lots and blocks.
- 6. Building lines and easements provided for public use, services or utilities with figures showing their dimensions.
- 7. All dimensions, both linear and angular, necessary for locating boundaries of subdivisions, lots, streets, alleys, easements for building lines and of any other areas for public or private use; the linear dimensions are to be expressed in feet and decimals of a foot.
- 8. Radii, arcs, points of tangency and radii for all rounded corners.
- 9. All survey monuments and bench marks, together with their descriptions.
- 10. Name of subdivision and location of property subdivided with regard to township, range and section, U.S. survey; points of compass, scale of plan and name of owner or owners.
- 11. Certification by a registered land surveyor that the plat represents a survey made by him/her; that all the necessary survey monuments are correctly shown thereon; and that all lots shown have the required minimum area. Also impressed thereon, and affixed thereto, the personal seal and signature of the registered land surveyor by whom, or under whose authority and direction, the plat was prepared in conformance with Missouri Revised Statutes.

Please provide a Plat with the following information requested:

1. The location of present property, U.S. survey, section, township and range lines of incorporated areas.
2. The proposed location and width of streets, alleys, lots, building and setback lines and easements.
3. Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract or immediately adjacent thereto. The location and size of the nearest water main and sewer or outlet are to be indicated upon the plat.
4. The title under which the proposed subdivision is to be recorded and the name of the petitioner platting the tract.
5. The names and adjoining boundaries of all adjoining subdivisions and the names of owners of adjoining parcels of un-subdivided land as shown on public records.
6. Existing contours with intervals of not more than five (5) feet referred to sea level datum.
7. North point, scale and date.
8. Location of parks and other public or semi-public area.
9. Statement of type of sanitary sewers or other sewage disposal facilities.

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

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

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, list full written legal description with bearings and distances.

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

The seal and signature should be in substantially the following form:

I, _____, Missouri Land Surveyor, do hereby certify that this plat is a correct representation of a survey made by me on the ____ day of _____, 20 ____, at the request of _____ for the purpose of subdividing said tract into lots as shown.

LAND
SURVEYOR'S
SEAL

Surveyor's Name. L.S. Number

12. Private restrictions and trusteeships and their periods of existence. Should such restrictions and trusteeships be filed as a separate instrument, reference to such instrument shall be made on the plat. Plats shall contain proper acknowledgments of owners and holders of deeds of trust.

Staff recommendations for site development plans: _____

General Staff Comments: _____

2022112300015

CERTIFIED-FILED FOR RECORD

11/23/2022 7:01:38AM

GERALD E. SMITH
RECORDER OF DEEDS
COUNTY OF ST. LOUIS, MISSOURI

PAGES: 28
RECORDING FEE: \$102.00

THIS DOCUMENT WAS RECORDED

GERALD E. SMITH, RECORDER OF DEEDS
ST. LOUIS COUNTY MISSOURI
41 S. CENTRAL AVE., CLAYTON, MO 63105-1799

Type of Instrument: DEED OF TRUST
Grantor: TAMARA PROPERTIES LLC
Grantee: CADENCE BANK

NOTE: I, the undersigned Recorder of Deeds, do hereby certify that the information shown on this Certification Sheet as to the **TYPE OF INSTRUMENT**, the **NAMES of the GRANTOR and GRANTEE** as well as the **DESCRIPTION of the REAL PROPERTY** affected is furnished merely as a convenience only, and in the case of any discrepancy of such information between this Certification Sheet and the attached Document, the **ATTACHED DOCUMENT** governs. Only the **DOCUMENT NUMBER**, the **DATE** and **TIME** of filing for record of the recorded Document is taken from this **CERTIFICATION SHEET**.

RECORDER OF DEEDS DOCUMENT CERTIFICATION

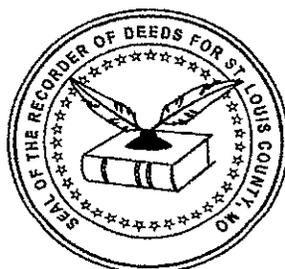
STATE OF MISSOURI)
 SS.
COUNTY OF ST. LOUIS)

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of 28 pages, (this page inclusive), was filed for record in my office on the 23 day of November 2022 at 7:01 am and is truly recorded as the document number printed above.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.

JDK

Deputy Recorder



Gerald E. Smith

Recorder of Deeds
St. Louis County, Missouri

Form 201

Secretary of State
 P.O. Box 13697
 Austin, TX 78711-3697
 FAX: 512/463-5709

Filing Fee: \$300



**Certificate of Formation
 For-Profit Corporation**

**Filed in the Office of the
 Secretary of State of Texas
 Filing #: 804355125 12/18/2021
 Document #: 1103773200002
 Image Generated Electronically
 for Web Filing**

Article 1 - Entity Name and Type

The filing entity being formed is a for-profit corporation. The name of the entity is:

Camino ML Two Corporation

The name must contain the word "corporation," "company," "incorporated," "limited," or an abbreviation of one of these terms. The name must not be the same as, deceptively similar to or similar to that of an existing corporate, limited liability company, or limited partnership name on file with the secretary of state. A preliminary check for "name availability" is recommended.

Article 2 - Registered Agent and Registered Office

A. The initial registered agent is an organization (cannot be corporation named above) by the name of:

LegalCorp Solutions, LLC

OR

B. The initial registered agent is an individual resident of the state whose name is set forth below:

C. The business address of the registered agent and the registered office address is:

Street Address:

3 Greenway Plaza #1320 Houston TX 77046

Consent of Registered Agent

A. A copy of the consent of registered agent is attached.

OR

B. The consent of the registered agent is maintained by the entity.

Article 3 - Directors

The number of directors constituting the initial board of directors and the names and addresses of the person or persons who are to serve as directors until the first annual meeting of shareholders or until their successors are elected and qualified are set forth below:

Director 1: **Khalid Ramadan**

Address: **18018 Overlook Loop #106 San Antonio TX, USA 78259**

Article 4 - Authorized Shares

The total number of shares the corporation is authorized to issue and the par value of each of such shares, or a statement that such shares are without par value, is set forth below.

Number of Shares	Par Value (must choose and complete either A or B)	Class	Series
10,000	<input checked="" type="checkbox"/> A. has a par value of \$0.001 <input type="checkbox"/> B. without par value.	Common	

If the shares are to be divided into classes, you must set forth the designation of each class, the number of shares of each class, and the par value (or statement of no par value), of each class. If shares of a class are to be issued in series, you must provide the designation of each series. The preferences, limitations, and relative rights of each class or series must be stated in space provided for supplemental information.

Article 5 - Purpose

The purpose for which the corporation is organized is for the transaction of any and all lawful business for which corporations may be organized under the Texas Business Organizations Code.

Supplemental Provisions / Information

[The attached addendum, if any, is incorporated herein by reference.]

Effectiveness of Filing

A. This document becomes effective when the document is filed by the secretary of state.

OR

B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its signing. The delayed effective date is:

Organizer

The name and address of the organizer is set forth below.

Sonia Becerra 1000 N. West St. Suite 1200, Wilmington, DE 19801

Execution

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Sonia Becerra

Signature of organizer

FILING OFFICE COPY



TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

Comptroller.Texas.Gov

January 14, 2022

CAMINO ML TWO CORPORATION
3 GREENWAY PLZ STE 1320
HOUSTON TX 77046-0305

Table with 2 columns: Field Name, Value. Rows: Taxpayer number (32082351365), File number (0804355125), WebFile number (FQ607428)

Dear Taxpayer:

Congratulations on registering your business with the Texas Secretary of State. In addition to being the state's chief financial officer and tax collector, I am a strong advocate for growth in our economy, and my office plays an important role in ensuring businesses like yours continue to thrive in the state of Texas. Part of that responsibility is to be a resource when your business needs assistance.

Customer service is my top priority, and my staff is ready to help you with questions related to your business' state tax responsibilities. The agency website, www.comptroller.texas.gov, contains a wealth of resources about the various taxes we administer. There you can find publications, answers to frequently asked questions, tax rules, electronic reporting options and more. In the right hand corner of each page, there is a link to "contact us," where you will find information on how to reach us if you do not find your answer online.

The Secretary of State notified us that your company was recently registered with their office. The company you registered is subject to the franchise tax, which my office administers. Accordingly, we have created a franchise tax account based on the information you provided at the time of registration.

Please review and update your account information at your earliest convenience. Most important is to ensure the address we have on file is the address where your company wants to receive tax mailings from us.

To view and correct your account information, go to www.comptroller.texas.gov/taxes/file-pay/. If you have not used WebFile before, you will register as a new user, and there is a video to assist you with that process. When you are ready to get started, select the Franchise Tax Accountability Questionnaire under Other Electronic Reporting Tools. Select "continue to log in" at the bottom of the page to sign in. You will need the WebFile number located at the top of this letter.

The company's first franchise tax report is due on 05/16/2022 . We will send you a reminder letter with filing instructions well before the due date. You can contact our office for assistance at 1-800-252-1381.

I appreciate the work you do and the contributions you make to Texas. I wish you the best of luck in all your business endeavors.

Sincerely,

Handwritten signature of Glenn Hegar
Glenn Hegar



EIN Assistant

Your Progress: 1. Identity ✓ 2. Authenticate ✓ 3. Addresses ✓ 4. Details ✓ **5. EIN Confirmation**

Congratulations! The EIN has been successfully assigned.

EIN Assigned: **87-4270336**

Legal Name: **CAMINO ML TWO CORPORATION**

The confirmation letter will be mailed to the applicant. This letter will be the applicant's official IRS notice and will contain important information regarding the EIN. Allow up to 4 weeks for the letter to arrive by mail.

We strongly recommend you print this page for your records.

Click "Continue" to get additional information about using the new EIN.

[Continue >>](#)

Help Topics

[? Can the EIN be used before the confirmation letter is received?](#)



Agenda Request Form

For Administration Use Only:

Meeting Date: 10/16/2023

Open Closed

Report No. 82/2023

Date Submitted:

To: City Council

Title: Ordinance to authorize a Special Use Permit for Serenity Renewal Massage, LLC for the operation of a Massage Business located at 760 St Francois Suite C in a 'HB' Historic Business Zoning District.

Prepared by: Administrator

Department: Public Works

Justification:

Please see attachments

Attachments:

1. Staff report
2. Application
3. Site Plan

INTRODUCED BY COUNCILMAN O'DONNELL
NOVEMBER 27, 2023

BILL NO. 9938

ORDINANCE NO.

ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT FOR SERENITY RENEWAL MASSAGE, LLC FOR THE OPERATION OF A MASSAGE BUSINESS LOCATED AT 760 ST FRANCOIS SUITE C IN A 'HB' HISTORIC BUSINESS ZONING DISTRICT.

WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of Florissant, by Special Permit, after public hearing thereon, to permit the location and operation of a massage business in the City of Florissant; and

WHEREAS, an application has been filed by Serenity Renewal Massage, LLC to allow for the operation of massage business located at 760 St. Francois, Suite C and

WHEREAS, the Planning and Zoning Commission at their meeting on November 6, 2023 recommended that a Special Permit be granted; and

WHEREAS, due notice of public hearing no. 23-11-031 on said application to be held on the 27th day of November, 2023 at 7:00 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 issuance of a Special Permit for a massage business 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 Serenity Renewal Massage, LLC to allow for the operation of massage business located 760 St. Francois, Suite C.

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 for longer than one hundred and eighty days (180) days, the Special Use Permit herein granted shall no longer be in force and effect.

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

Adopted this ____ day of _____, 2023.

Joseph Eagan
President of the Council

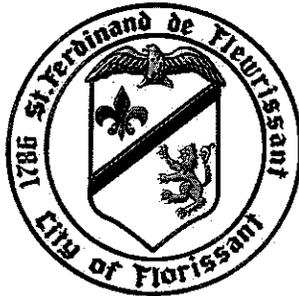
Approved this ____ day of _____, 2023.

Mayor Timothy J. Lowery

ATTEST:

Karen Goodwin, MPPA/MMC/MRCC
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

Council Ward _____ Zoning _____

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

SPECIAL PERMIT FOR massage Therapy Business
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 760 Rue St. Francois St. Suite #C Florissant MO 63031
Address of property.

1) Comes Now Melissa Bufalo Serenity Renewal Massage 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) massage therapy Business, Renting Suite #C
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 massage therapy 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 X Partnership _____ Corporation _____

(a) If an individual:

- (1) Name and Address Melissa Bufalo 1600 Estes Drive
- (2) Telephone Number 636-575-8583
- (3) Business Address 760 Rue St. Francis St. Suite #C
- (4) Date started in business 03/01/23
- (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 _____
- (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 Melissa Buffalo
Address 7100 Rue St. Francois St suite #C
Property Owner Howard A. Wimmors
Location of property old town fierissant
Dimensions of property 400 sq ft room
Property is presently zoned _____ Requests Rezoning To _____
Proposed Use of Property massage therapy Business
Type of Sign W/A Height _____
Type of Construction W/A Number Of Stories. ~~1~~ 1
Square Footage of Building 400 sq ft room Number of Curb Cuts N/A
Number of Parking Spaces 20 Sidewalk Length W/A
Landscaping: No. of Trees W/A Diameter W/A
No. of Shrubs W/A Size W/A
Fence: Type W/A Length W/A Height W/A

PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:

1. Zoning of adjoining properties. Office + retail
2. Show location of property in relation to major streets and all adjoining properties. see attached
3. Show measurement of tract and overall area of tract. see attached
4. Proposed parking layout and count, parking lighting. see attached
5. Landscaping and trash screening. see attached
5. Location, sizes and elevations of signage. see attached, no signage at this time

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.

Renting a Room from Nimmons Wealth management, Landlord Howard A. Nimmons for a massage therapy Business. Building is already established in Florissant MO. Renting suite #C.

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

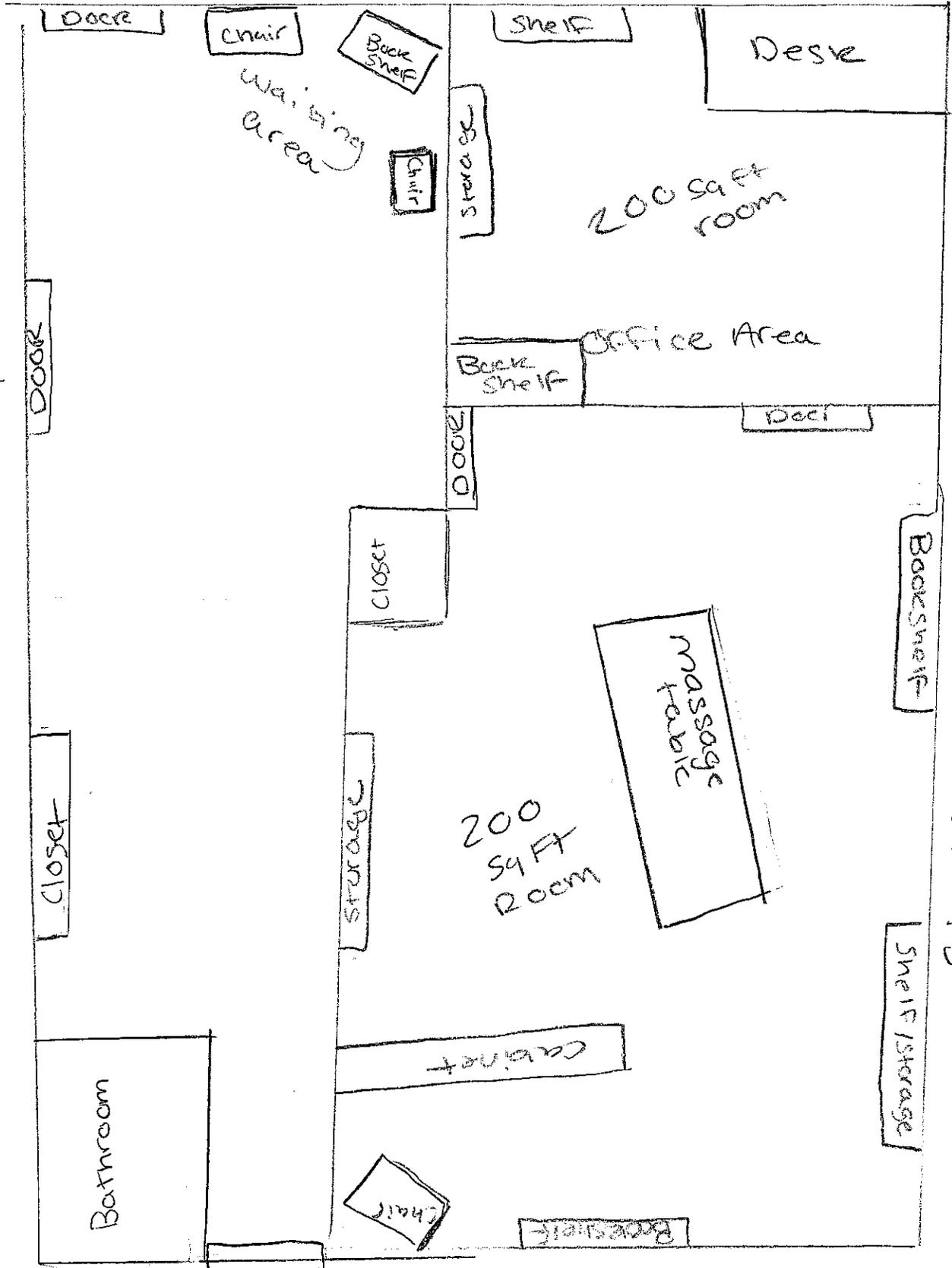
OFFICE USE ONLY

Date Application reviewed _____

STAFF REMARKS: _____

Building Commissioner or Staff Signature

Suite # D?



Rest of Building



Door

Closet

Bathroom

Front door

↓ parking

Chair

Waiting area

Back shelf

Chair

Storage

Shelf

Desk

200 sq ft room

Back shelf

Office Area

Door

Closet

Storage

200 sq ft room

Cabinet

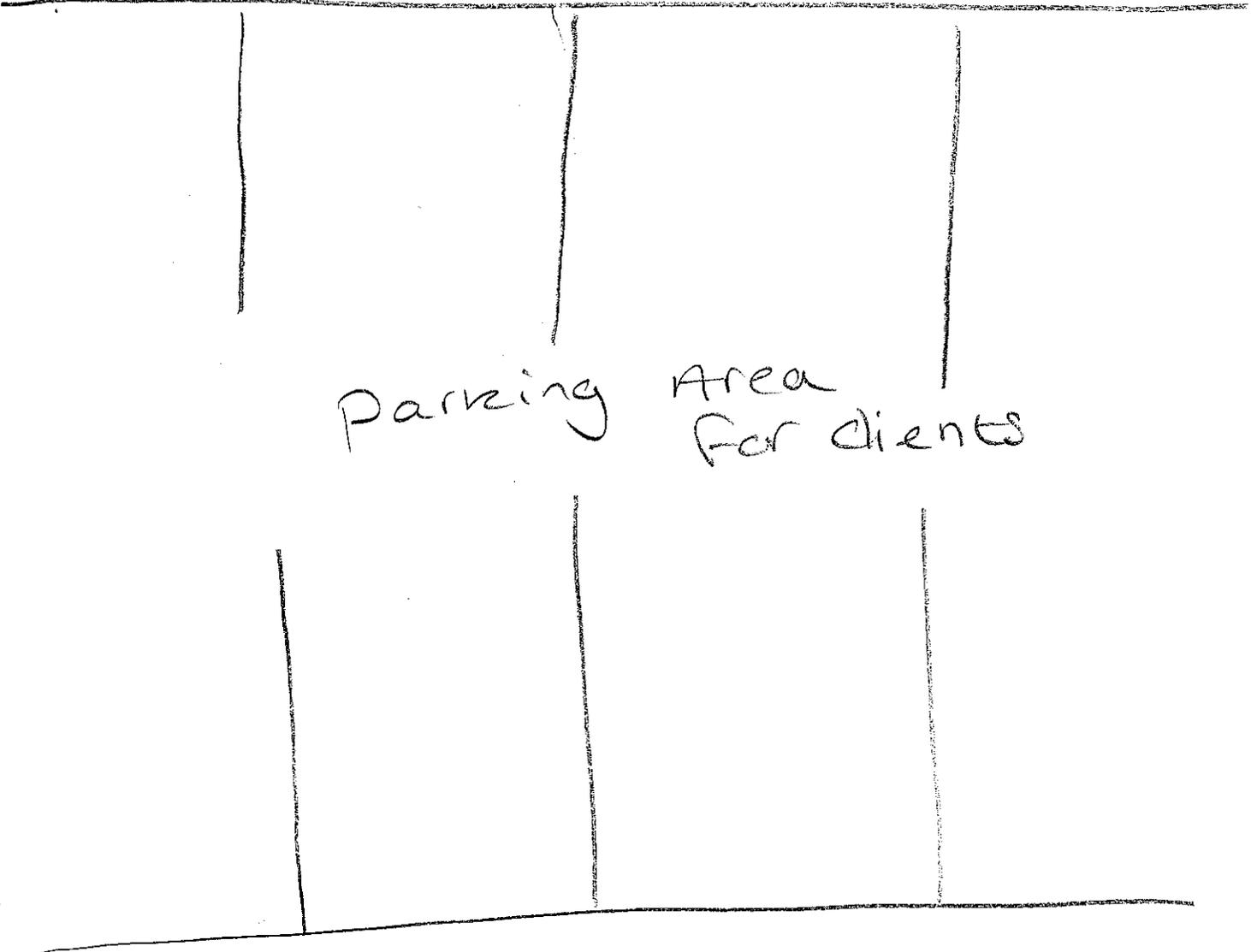
Chair

Back shelf

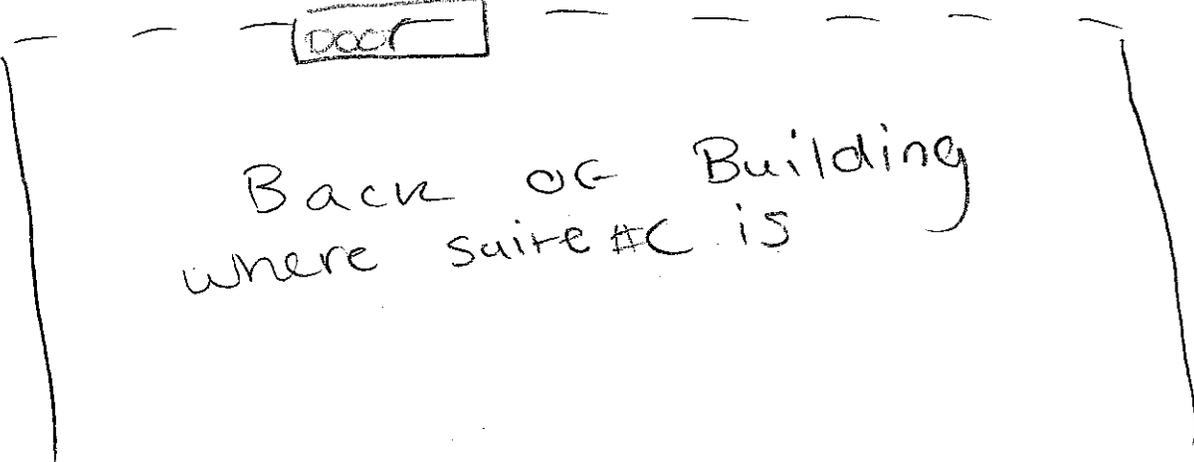
Back shelf

Shelf/Storage

Suite # C



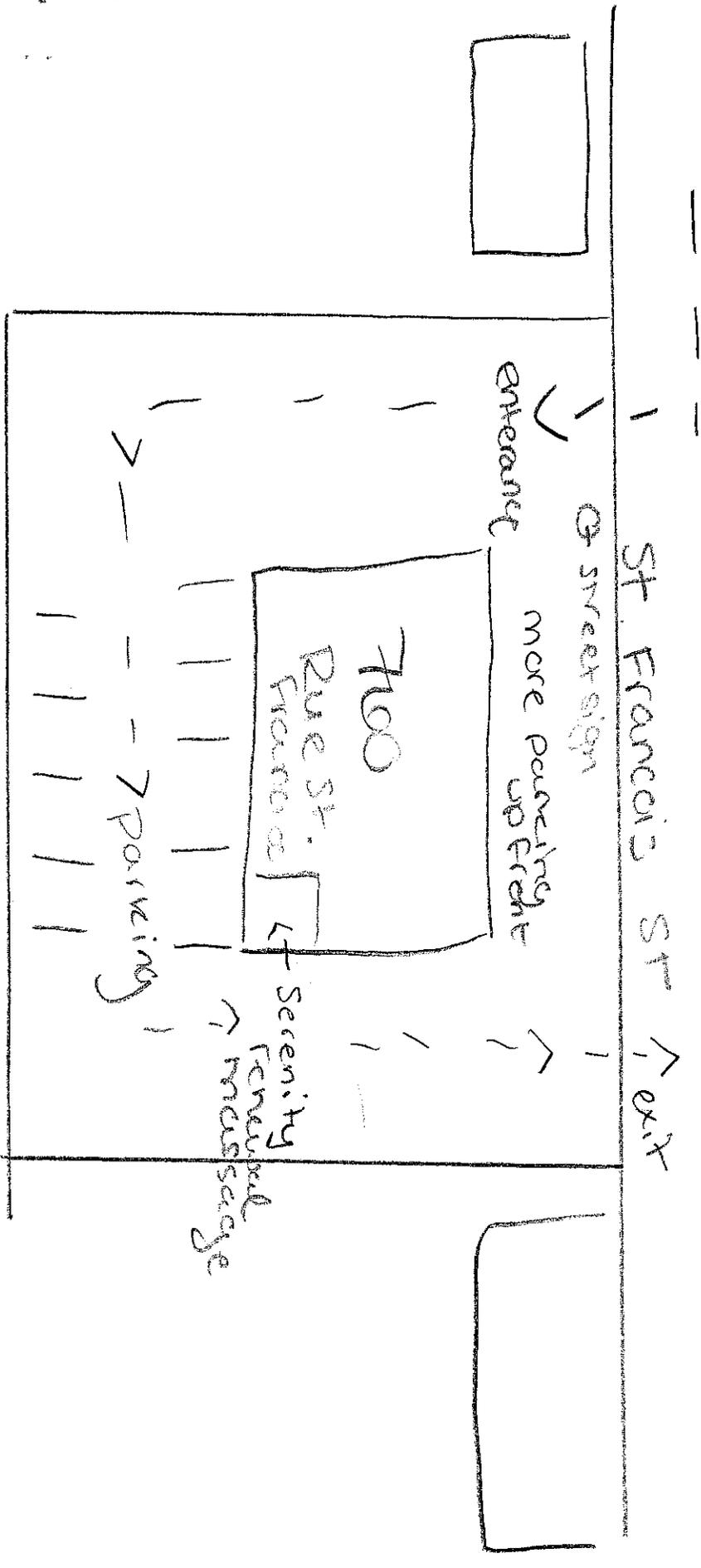
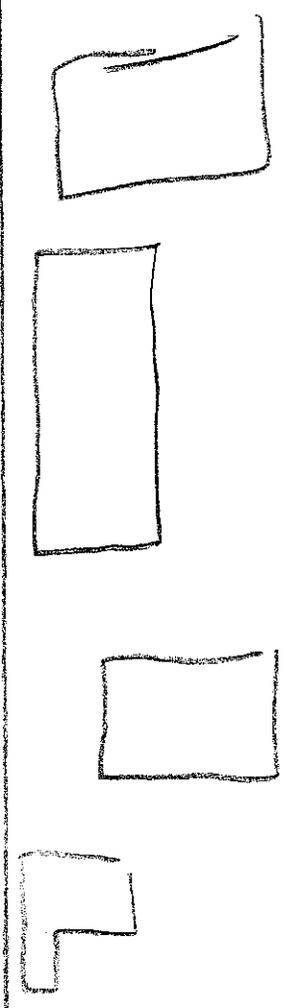
Parking Area
For clients



door

Back of Building
where suite #C is

Street View





Agenda Request Form

For Administration Use Only:

Meeting Date: 10/16/2023

Open Closed

Report No. 81/2023

Date Submitted:

To: City Council

Title: Ordinance to authorize an amendment to 'B-5' ordinance no. 8362 for Brew Crew, LLC d/b/a 7 Brew to allow for a drive thru only coffee shop located at 8180 N Lindbergh.

Prepared by: Administrator

Department: Public Works

Justification:

Please see attachments

Attachments:

1. Staff report
2. Application
3. 2017 Ordinance
4. Color Elevation
5. Signage
6. Memo

INTRODUCED BY COUNCILMAN EAGAN
NOVEMBER 27, 2023

BILL NO. 9937
ORDINANCE NO.

ORDINANCE TO AUTHORIZE AN AMENDMENT TO 'B-5' ORDINANCE NO. 8362 FOR BREW CREW, LLC D/B/A 7 BREW TO ALLOW FOR A DRIVE THRU ONLY COFFEE SHOP LOCATED AT 8180 N LINDBERGH.

WHEREAS, ordinance no. 6555 was passed in July of 2001 to establish a B-5 “Planned Commercial District” for the properties known as 8120, 8140, 8200 and 8240 N. Lindbergh; and

WHEREAS B-5 ordinance no. 6555 was amended by ordinance no. 6830 to allow for a Del Taco restaurant with drive through located at 8180 N. Lindbergh, and

WHEREAS ordinance no. 6830 was amended by ordinance no. 8362 to allow for a restaurant with outside dining for Bonzai Express of St. Louis d/b/a Crazy Bowls and Wraps; and

WHEREAS Brew Crew LLC has applied for an amendment to the development plan authorized by ordinance 6830 to allow for a drive-thru coffee shop; and

WHEREAS, the Planning and Zoning Commission of the City of Florissant has recommended to the City Council at their meeting of November 6, 2023 that an amendment to B-5 ordinance no. 8362, as to allow for the drive-thru only coffee shop located at 8180 N. Lindbergh; and

WHEREAS, due and lawful notice of a public hearing no. 23-11-032 on said proposed change was duly published, held and concluded on 27th day of November, 2023 by the Council of the City of Florissant; and

WHEREAS, the Council, following said public hearing, and after due and careful deliberation, has concluded that that an amendment to B-5 ordinance no. 8362 to allow for drive-thru coffee shop located at 8180 N. Lindbergh is in the best interest of the public health, safety and welfare of the City of Florissant; and

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

Section 1: B-5 ord. no. 8362, is hereby amended for Brew Crew, LLC d/b/a 7 Brew to allow for a drive-thru coffee shop located at 8180 N. Lindbergh as depicted in the attached plans and subject to the following conditions:

1. PERMITTED USES

The use permitted in this 'B-5' Planned Commercial District shall be amended to replace restaurant with drive thru with drive thru only coffee shop.

2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

The building shall be limited to a building with a square footage of approximately 510 square feet with a cooler of approximately 280 square feet.

3. PERFORMANCE STANDARDS

Uses within this 'B-5' Planned Commercial District identified herein shall conform to the most restrictive performance standards as set forth in Article VII of the Florissant Zoning Code.

4. FINAL SITE DEVELOPMENT PLAN GENERAL CRITERIA

The Final Site Development Plan shall include the following:

- a. Location and size, including height of building, landscaping and general use of the building.
- b. Gross square footage of building.
- c. Existing and proposed roadways, drives, and sidewalks on and adjacent to the property in question.
- d. Location and size of parking areas and internal drives.
- e. Building and parking setbacks.
- f. Curb cut locations.
- g. Existing proposed contours at intervals of not more than two (2) feet.
- h. Preliminary storm water and sanitary sewer facilities.
- i. Identification of all applicable cross-access and cross-parking agreements.
- j. Documentation of a 25-year lifespan of all materials prior to issuance of building permit.

5. FINAL SITE DEVELOPMENT PLAN CRITERIA

The above Final Site Development Plan shall adhere to the following specific design criteria:

- a. Structure Setbacks.
 - (1) No building, excluding retaining walls and light standards shall be located within forty (40) feet of the right-of-way of North Highway 67.
 - (2) The setbacks shall be as approved by the Planning and Zoning Commission.
- b. Parking, Loading and Internal Drives Setbacks.
 - (1) Parking, loading spaces, internal drives and roadways shall be located in accordance with the Site Development Plan attached.
 - (2) All of the setbacks depicted on the Preliminary Development Plan are approved but may be modified with the approval of the Planning and Zoning Commission.
- c. Minimum Parking/Loading Space Requirements.
 - (1) Parking regulations shall be as required by 405.225 of the Florissant Zoning Code, except as otherwise varied herein. There shall be a minimum of 8 parking spaces. Parking spaces shall comply with the Florissant parking requirements.
- d. Road Improvements, Access and Sidewalks.
 - (1) The Director of Public Works, the Missouri Department of Transportation (MODOT) and St. Louis County Department of Highways shall approve any new work in the North Highway 67 right-of-way. The property owner shall comply with all requirements for roadway improvements as specified by the Director of Public Works and MODOT in approving new work.
- e. Lighting Requirements.

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

(1) All site lighting shall be directed downward and inward to reduce glare onto the adjacent properties and roads.

f. Sign Requirements.

(1) All signage shall comply with the City of Florissant sign ordinance.

g. Landscaping and Fencing.

(1) Landscaping shall be in accordance with the Site Development Plan attached, except as amended herein.

(2) Any modifications to the landscaping plan shall be reviewed and approved by the Planning and Zoning Commission.

h. Storm Water.

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

(1) Written approval of any required below ground storm water detention by the Metropolitan St. Louis Sewer District shall be filed with the Department of Public Works.

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

i. Miscellaneous Design Criteria.

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

(2) The minimum yard requirements shall be as shown on the Site Development Plan attached.

(3) All dumpsters shall be contained within a trash enclosure constructed of material to match the building with gates that are solid metal, metal reinforced vinyl or metal picket type with a maximum spacing of the pickets of 2 inches.

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

(5) All mechanical equipment shall be roof mounted and screened from view by the building parapet walls. All electrical equipment shall be properly screened with landscaping as required by section 405.245 of the Florissant Municipal Code.

(6) Unless and except to the extent otherwise specifically provided herein, the Final Site Development Plan shall comply and be in accordance with all other ordinances of the City of Florissant.

6. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:

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

1. The property owner or designate representative shall submit in writing a request for an amendment to the approved plans. The building commissioner shall review the plans for consistency with the purpose and content of the proposal as originally or previously advertised for public hearing and shall make an advisory determination.

2. If the building commissioner determines that the requested amendment is not consistent in purpose and content with the nature of the purpose as originally proposed or previously advertised for the public hearing, then an amendment to the special use permit shall be required and a review and recommendation by the planning and zoning commission shall be required and a new public hearing shall be required before the City Council.

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

7. VERIFICATION PRIOR TO OCCUPANCY PERMIT

Submit Final Development Plan for approval prior to recording per City Code Section 405.135.

8. GENERAL DEVELOPMENT CONDITIONS.

- a. Unless, and except to the extent, otherwise specifically provided herein, development shall be affected only in accordance with all ordinances of the City of Florissant.
- b. The Department of Public Works shall enforce the conditions of this ordinance in accordance with the Final Site Development Plan approved by the Planning & Zoning Commission and all other ordinances of the City of Florissant.
- c. Drawings C2.1, C5.1, C 6.1, and A 6.1 to be part of the record.

9. PROJECT COMPLETION.

Any new Construction shall start within 120 days of the issuance of building permits, and the development shall be completed in accordance of the final development plan within 180 days from start of construction.

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

Adopted this ____ day of _____, 2023.

Joseph Eagan

President of the Council

Approved this _____ day of _____, 2023

Timothy J. Lowery
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MPPA/MMC/MRCC
City Clerk

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MEMORANDUM



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CITY OF FLORISSANT

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To: Planning and Zoning Commissioners Date: October 12, 2023

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From: Todd Hughes, P.E. Director of Public Works cc: Applicant
Deputy City Clerk
File

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Subject: Request **recommended approval** of an amendment to 'B-5' located at 8180 N
Lindbergh to include the change of use from restaurant with drive through to drive thru only
coffee shop.

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STAFF REPORT
CASE NUMBER PZ-101623-4

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I. PROJECT DESCRIPTION:

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This is a request for **recommended approval** of an amendment to 'B-5' located at 8180 N
Lindbergh to include the change of use from restaurant with drive through to drive thru only
coffee shop.

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BUILDING: The proposed buildings are a 510 S.F building for the coffee shop and a
280 S.F cooler.

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PARKING AND DRIVEWAYS:

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There are 10 parking spaces shown on the development plan, including one accessible
space and loading zone. The parking ordinance requires 3 spaces.

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LANDSCAPING:

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Existing landscape plan is shown on the Site Development Plan.

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STORMWATER AND SEWER CONCEPT:

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Existing.

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SITE LIGHTING:

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Shown on plans.

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SIGNAGE:

The proposal did not include a submission of the sign package.

II. EXISTING SITE CONDITIONS:

The property is occupied by restaurant. The parking is proposed to remain.

III. SURROUNDING PROPERTIES:

The property to the East is a B-5 District, it is also bounded by Lindbergh to the West and the property to the south is a B-5 District. The property across Lindbergh are zoned B-3 District.

IV. STAFF ANALYSIS:

Some basic explanation for this amendment B-5 is that the petitioner has proposed a replacement of the existing building to build a Drive thru only coffee shop.

All signs must meet the City Sign Code, other than the post sign.

SUGGESTED MOTION
8180 N Lindbergh

I move for recommended approval of a drive thru coffee shop located at 8180 N Lindbergh, subject to the conditions set forth below with these conditions being part of the record:

1. PERMITTED USES

The use permitted in this ‘B-5’ Planned Commercial District shall be amended to replace restaurant with drive thru with drive thru only coffee shop.

2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

The building shall be limited to a building with a square footage of approximately 510 square feet with a cooler of approximately 280 square feet.

3. PERFORMANCE STANDARDS

Uses within this ‘B-5’ Planned Commercial District identified herein shall conform to the most restrictive performance standards as set forth in Article VII of the Florissant Zoning Code.

5. FINAL SITE DEVELOPMENT PLAN GENERAL CRITERIA

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c. Minimum Parking/Loading Space Requirements.

(1) Parking regulations shall be as required by 405.225 of the Florissant Zoning Code, except as otherwise varied herein. There shall be a minimum of 8 parking spaces. Parking spaces shall comply with the Florissant parking requirements.

d. Road Improvements, Access and Sidewalks.

(1) The Director of Public Works, the Missouri Department of Transportation (MODOT) and St. Louis County Department of Highways shall approve any new work in the North Highway 67 right-of-way. The property owner shall comply with all requirements for roadway improvements as specified by the Director of Public Works and MODOT in approving new work.

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(1) All signage shall comply with the City of Florissant sign ordinance.

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(1) Landscaping shall be in accordance with the Site Development Plan attached, except as amended herein.
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(1) Written approval of any required below ground storm water detention by the Metropolitan St. Louis Sewer District shall be filed with the Department of Public Works.

176 (2) The Director of Public Works shall have reviewed storm water plans to
177 assure that storm water flow will have no adverse affect the
178 neighboring properties or roads.

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180 i. Miscellaneous Design Criteria.

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

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185 (2) The minimum yard requirements shall be as shown on the Site
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188 (3) All dumpsters shall be contained within a trash enclosure constructed
189 of material to match the building with gates that are solid metal, metal
190 reinforced vinyl or metal picket type with a maximum spacing of the
191 pickets of 2 inches.

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

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199 view by the building parapet walls. All electrical equipment shall be
200 properly screened with landscaping as required by section 405.245 of
201 the Florissant Municipal Code.

202
203 (7) Unless and except to the extent otherwise specifically provided herein,
204 the Final Site Development Plan shall comply and be in accordance
205 with all other ordinances of the City of Florissant.

206
207 **7. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:**

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

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212 1. The property owner or designate representative shall submit in writing a
213 request for an amendment to the approved plans. The building
214 commissioner shall review the plans for consistency with the purpose and
215 content of the proposal as originally or previously advertised for public
216 hearing and shall make an advisory determination.

217 2. If the building commissioner determines that the requested amendment is
218 not consistent in purpose and content with the nature of the purpose as
219 originally proposed or previously advertised for the public hearing, then
220 an amendment to the special use permit shall be required and a review

221 and recommendation by the planning and zoning commission shall be
222 required and a new public hearing shall be required before the City
223 Council.

224 3. If the building commissioner determines that the proposed revisions are
225 consistent with the purpose and content with the nature of the public
226 hearing then a determination of non-necessity of a public hearing shall be
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228 4. Determination of minor changes: If the building commissioner determines
229 that an amendment to the special use permit is not required and that the
230 changes to the plans are minor in nature the Building Commissioner may
231 approve said changes.

232 5. Determination of major changes: If the Building Commissioner
233 determines that an amendment to the 'B-5' is not required but the changes
234 are major in nature, then the owner shall submit an application for review
235 and approval by the Planning and Zoning commission.

236

237 **12. VERIFICATION PRIOR TO OCCUPANCY PERMIT**

238 Submit Final Development Plan for approval prior to recording per City Code
239 Section 405.135.

240

241 **13. GENERAL DEVELOPMENT CONDITIONS.**

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

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

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251 c. Drawings C2.1, C5.1, C 6.1, and A 6.1 to be part of the record.

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254 **7. PROJECT COMPLETION.**

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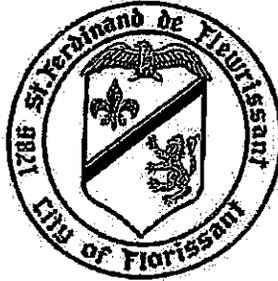
256 Any new Construction shall start within 120 days of the issuance of building
257 permits, and the development shall be completed in accordance of the final
258 development plan within 180 days from start of construction.

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261 (End of report and suggested motion)

APPLICATION TO THE CITY OF FLORISSANT PLANNING AND ZONING
COMMISSION TO ESTABLISH A B-5 PLANNED COMMERCIAL
DEVELOPMENT OR TO AMEND AN EXISTING B-5 COMMERCIAL
DEVELOPMENT



City Of Florissant – Public Works
314-839-7648

PLANNING & ZONING ACTION:

Address of Property: 8180 N Lindberg Blvd.

Council Ward _____ Zoning _____

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

Petition to Establish a B-5 Ordinance: _____ Petition to Amend Existing B-5 Ordinance # 8362

1) Comes Now Brew Crew, LLC (7 Brew)

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

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

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

Legal interest in the Property Lease

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

- A. The petitioner (s) hereby states that he (she) (they) is (are) submitting a description of the property for which the Permit is petitioned by giving bearings & distances (metes and bounds). Not required if description is identical to "B".
- B. The petitioner (s) hereby states that he (she) (they) is (are) submitting a survey or plat of the property drawn to a scale of 100 feet or less to the inch, referenced to a point easily located on the ground as street intersection, centerline of creek having a generally known name, etc., showing dimensions, bearings and distances of the property, north arrow and scale.
- C. Acreage to nearest tenth of an acre of the property for which rezoning is petitioned .61 acres
2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in a B-5 District and is presently being used for restaurant with drive thru
State current use of property, (or, state: vacant).

3. The petitioner(s) hereby state(s) the following reasons to justify the amendment to the existing B-5 ordinance:

The amendment is to request a drive thru only coffee shop instead of the current restaurant with drive thru.

List reason for the amendment request.

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

5. The petitioner(s) further state(s) that they (he) (she) further represent(s) and warrants that they (he) (she) has (have) not made any arrangement to pay any commission, gratuity or consideration, directly or indirectly, to any official employee or appointee of the City of Florissant, with respect to this application.

PRINT PETITIONER'S NAME Brandon Sebald

PETITIONER(S) SIGNATURE (S) *Brandon Sebald*

FOR Brew Crew, LLC (7 Brew)

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

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

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

SIGNATURE _____

ADDRESS _____
STREET CITY STATE ZIP CODE

TELEPHONE NUMBER _____
BUSINESS

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

Signature of Petitioner(s) or Authorized Agent

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

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

1) Type of Operation: Individual: Partnership: Corporation:

(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:

- | | |
|--|---|
| <p>(1) Names & addresses of all partners
 BRANDON SEBALD
 3931 N DOGWOOD CANYON LP
 FAYETTEVILLE, AR 72704</p> | <p>LARRY WILSON
 3125 SALLY DRIVE
 VESTAL, NY 13850</p> |
| (2) Telephone numbers | (914) 384-1998 (607) 427-3221 |
| (3) Business address 3538 N HWY 112/STE 1, FAYETTEVILLE AR 72704 | |
| (4) State of Incorporation & a photocopy of incorporation papers ARKANSAS | |
| (5) Date of Incorporation AUGUST 9, 2021 | |
| (6) Missouri Corporate Number NA | |
| (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. NA | |
| (8) Name in which business is operated 7 BREW | |
| (9) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information. | |

Please fill in applicable information requested.

Name Brew Crew LLC

Address 3608 N Steele Blvd Ste 104 Fayetteville, AR 72704

Property Owner 400 North Lindberg LLC

Location of property 8180 N. Lindberg Blvd. Florissant, MO 63031

Dimensions of property 116' x 231'

Property is presently zoned B-5 per ordinance #

Current & Proposed Use of Property Currently restaurant w/ Drive thru. Proposed Drive Thru only Coffee Shop

Type of Sign freestanding pylon sign on existing sign base Height 19' 8"

Type of Construction Pre Fabricated Metal building Number Of Stories 1

Square Footage of Building 510 sf building + 280 sf cooler Number of Curb Cuts 2
total 790sf

Number of Parking Spaces 12 spaces Sidewalk Length _____

Landscaping: No. of Trees 1 Diameter 2.5" CAL. B&B / Approx Mature 40'x30'

No. of Shrubs 27 Size 18" minimum

Fence: Type _____ Length _____ Height _____

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

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

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

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

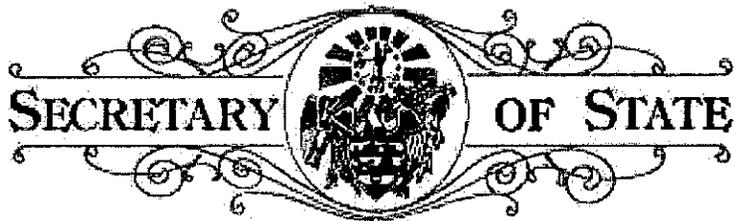
Provide a legal description of the property. If part of a shopping center list address and state part of what shopping center (i.e.: 351 N. Highway 67 part of Florissant Meadows Shopping Center). If property is a single lot, list full written legal description with bearings and distances.

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

Location Map provided under separate document.

STATE OF ARKANSAS



John Thurston

ARKANSAS SECRETARY OF STATE

To All to Whom These Presents Shall Come, Greetings:

I, John Thurston, Arkansas Secretary of State of Arkansas, do hereby certify that the following and hereto attached instrument of writing is a true and perfect copy of

Articles of Organization

of

BREW CREW, LLC

filed in this office
August 09, 2021

In Testimony Whereof, I have hereunto set my hand and affixed my official Seal. Done at my office in the City of Little Rock, this 9th day of August 2021.


John Thurston
Secretary of State

Online Certificate Authorization Code: 45748361129ae98224a
To verify the Authorization Code, visit sos.arkansas.gov

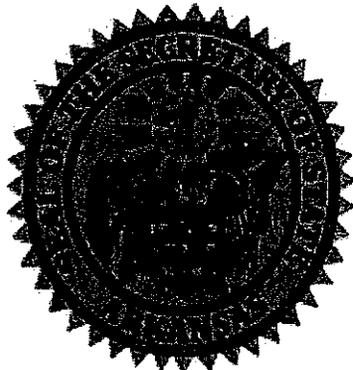


EXHIBIT A-2

Legal Description of FMLLC Parcel

Lots 1A and 1B of Florissant Market Place Plat 2 according to the plat thereof recorded in Plat Book 354 Page 821 of the St. Louis County Records.

1 INTRODUCED BY COUNCILMAN EAGAN
2 NOVEMBER 13, 2017

3
4 BILL NO. 9322 ORDINANCE NO. 8362

5
6 **REQUEST TO ISSUE AN AMENDMENT TO ORDINANCE NO. 6830 TO**
7 **ALLOW FOR A RESTAURANT WITH OUTDOOR DINING FOR THE**
8 **PROPERTY LOCATED AT 8180 N. LINDBERGH.**
9

10 WHEREAS, the City Council passed and approved B-5 Ordinance No. 6555 which
11 authorized a proposed development at 3120 N. Hwy 67; and

12 WHEREAS, B-5 ordinance no. 6555 was amended by ordinance no. 6830 to allow for a
13 Del Taco Restaurant with a drive thru facilities located at 8180 N. Lindbergh; and

14 WHEREAS, Bonzai Express of St. Louis d/b/a Crazy Bowls and Wraps has applied for a
15 restaurant with outside dining at 8180 N. Lindbergh prompting the amendment to ordinance no.
16 6830; and

17 WHEREAS, the Planning and Zoning Commission of the City of Florissant has
18 recommended to the City Council at their meeting of October 16, 2017 that Ordinance No. 6830
19 be amended to allow for a restaurant with outside dining; and

20 WHEREAS, due and lawful notice of public hearing no. 17-11-026 on said proposed
21 change was duly published, held and concluded on 13th day of November, 2017 by the Council
22 of the City of Florissant; and

23 WHEREAS, the Council, following said public hearing, and after due and careful
24 deliberation, has concluded that the amendment of Ordinance No. 6830, as hereinafter set forth,
25 to be in the best interest of the public health, safety and welfare of the City of Florissant; and

26
27 **NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF**
28 **FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:**
29

30 Section 1: Ordinance No. 6930 is hereby amended to allow for the a restaurant with outdoor
31 dining located at 8180 N. Lindbergh with the following stipulations:
32

33 Section 1, Subsection 2, paragraph (d) shall be changed to read:
34

35 (d) The floor area of lot 3(B) shall be **2200 square feet**, with a maximum height of 23
36 feet. The facility shall be stained masonry using PPG Perma-crete masonry stain in dark grey,
37 with same color over EIFS areas. Signage, canopies, and Hardie siding over front and side
38 elevations as shown on A3.0A attached with trespa.

39

40 Add the following: Section 1, Subsection 2, paragraph e.
41 (e) Outdoor dining shall be protected with bollards as shown on A1.0, attached.
42

43 Section 2, Subsection 2, paragraph f, (2) shall be changed to read:
44

45 Lot 2 shall have no freestanding sign; lot 3B shall have a freestanding sign as shown on
46 Warren sign package dated 9/13/17, attached.
47

48 Section 3, Subsection i, paragraphs (5) and (8) shall be changed to read:
49

50 (5) “. . . The trash areas on Lots 2 and 3(B) shall be enclosed with brick and steel gates.
51 Enclosure on lot 3(B) shall be stained to match building stain.”

52 (8) All exterior building walls for buildings on outlot parcels shall be of unpainted
53 standard brick, unpainted standard brick veneer, natural building stone or EIFS. Building walls
54 of outlot 3(B) shall be stained as shown on A3.0A attached with trespas.
55

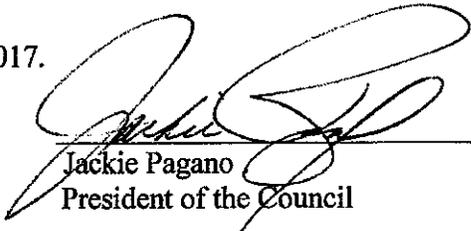
56 **2. PROJECT COMPLETION.**
57

58 Construction shall start within 60 days of the issuance of building permits and the
59 project shall be developed in accordance of the approved amendments to the final
60 development plans within **180 days** of start of construction.
61

62 Section 2: Except as herein amended Ordinance No.6830 shall remain in full force and
63 effect.

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

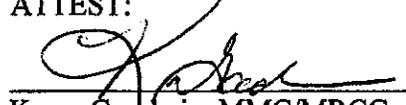
66 Adopted this 27 day of NOV, 2017.
67

68 
69
70 Jackie Pagano
71 President of the Council

72 Approved this 28 day of Nov, 2017.
73

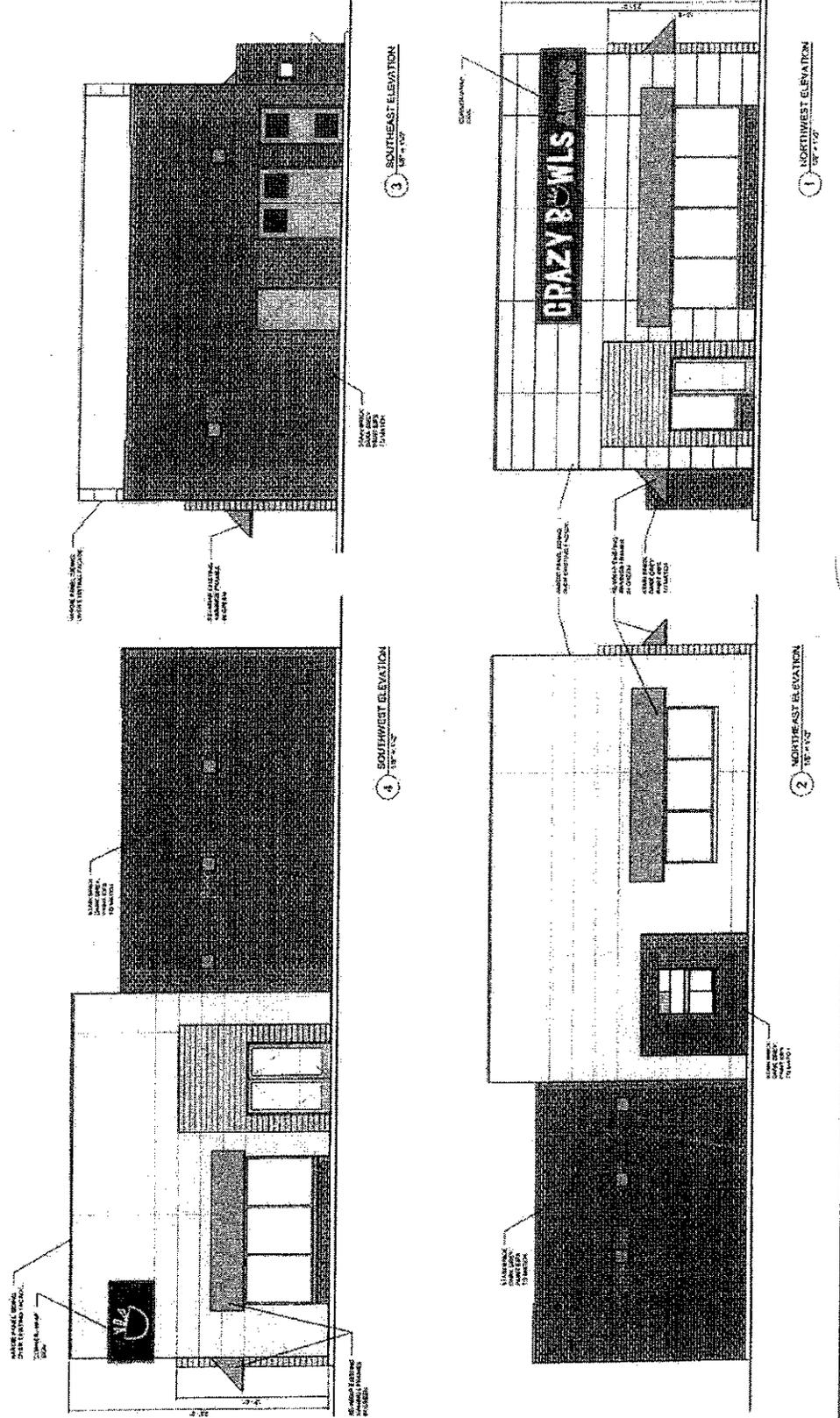
74 
75
76 Thomas P. Schneider
77 Mayor, City of Florissant

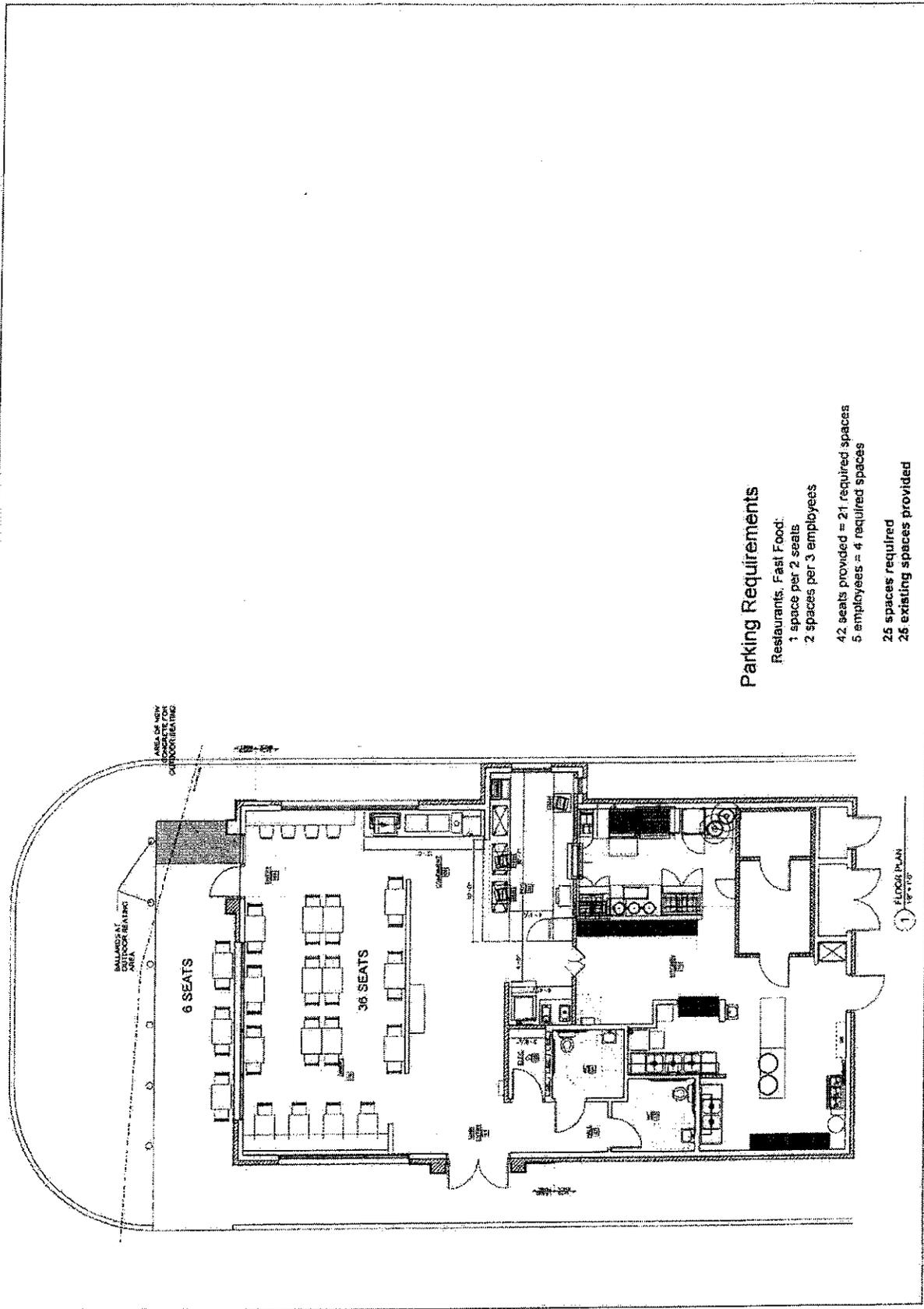
78 ATTEST:

79 
80
81 Karen Goddwin, MMC/MRCC
82 City Clerk

Elevation Calculations:

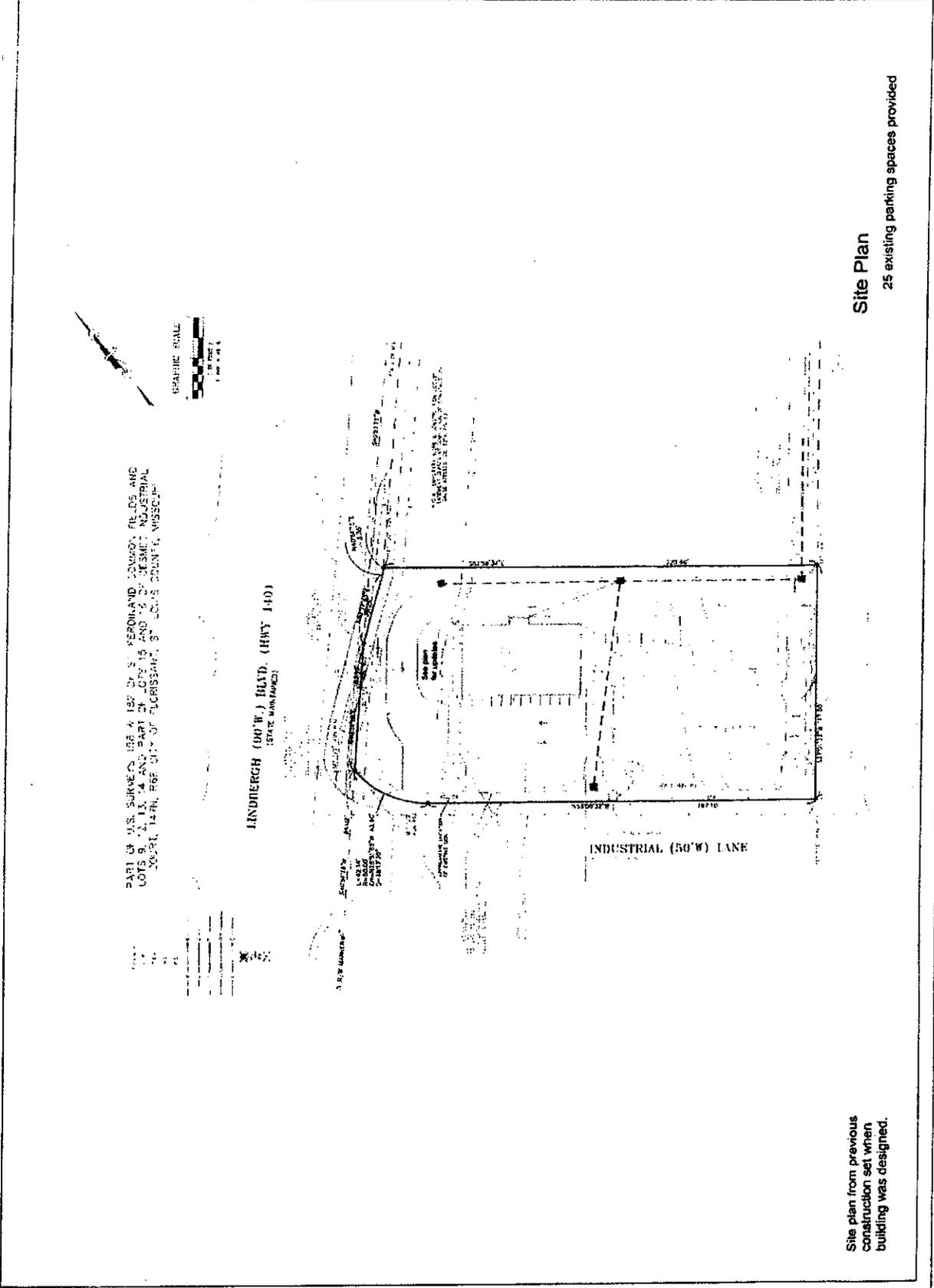
Existing Building: Building Coverage:
 Brick = 2227 sf Brick = 608 sf or 27%
 EIFS = 1173 sf EIFS = 886 sf or 84%
 Total = 3400 sf





Parking Requirements

- Restaurants, Fast Food:
 1 space per 2 seats
 2 spaces per 3 employees
- 42 seats provided = 21 required spaces
 5 employees = 4 required spaces
- 25 spaces required
 26 existing spaces provided



PART OF U.S. SURVEYS 188 & 189 OF S. FERDINAND JOHNSON FIELDS AND
LOTS 9, 11, 13, 14 AND PART OF LOTS 15 AND 16 DESMET INDUSTRIAL
SOUTH 14th, 18th, 19th, 20th, 21st, 22nd, 23rd, 24th, 25th, 26th, 27th, 28th, 29th, 30th, 31st, 32nd, 33rd, 34th, 35th, 36th, 37th, 38th, 39th, 40th, 41st, 42nd, 43rd, 44th, 45th, 46th, 47th, 48th, 49th, 50th, 51st, 52nd, 53rd, 54th, 55th, 56th, 57th, 58th, 59th, 60th, 61st, 62nd, 63rd, 64th, 65th, 66th, 67th, 68th, 69th, 70th, 71st, 72nd, 73rd, 74th, 75th, 76th, 77th, 78th, 79th, 80th, 81st, 82nd, 83rd, 84th, 85th, 86th, 87th, 88th, 89th, 90th, 91st, 92nd, 93rd, 94th, 95th, 96th, 97th, 98th, 99th, 100th, 101st, 102nd, 103rd, 104th, 105th, 106th, 107th, 108th, 109th, 110th, 111th, 112th, 113th, 114th, 115th, 116th, 117th, 118th, 119th, 120th, 121st, 122nd, 123rd, 124th, 125th, 126th, 127th, 128th, 129th, 130th, 131st, 132nd, 133rd, 134th, 135th, 136th, 137th, 138th, 139th, 140th, 141st, 142nd, 143rd, 144th, 145th, 146th, 147th, 148th, 149th, 150th, 151st, 152nd, 153rd, 154th, 155th, 156th, 157th, 158th, 159th, 160th, 161st, 162nd, 163rd, 164th, 165th, 166th, 167th, 168th, 169th, 170th, 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BECAUSE YOU WOULDN'T LET JUST ANYONE SIGN YOUR NAME



WARREN SIGN
 7955 Arnold Timberlake Road, St. Louis, MO 63111
 P. 636.287.1200 F. 636.287.3388
 warrensigs.com

CLIENT
 LEAZEBOWLS & WRAPS

PROJECT
 PYLON SIGN

LOCATION
 LINDBERGH

DATE
 01/20/17

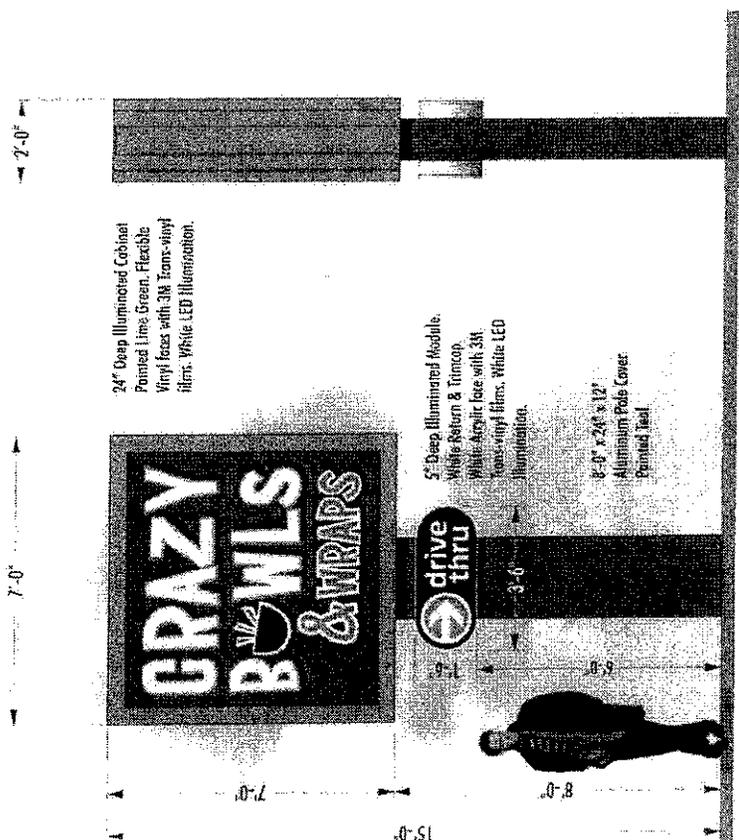
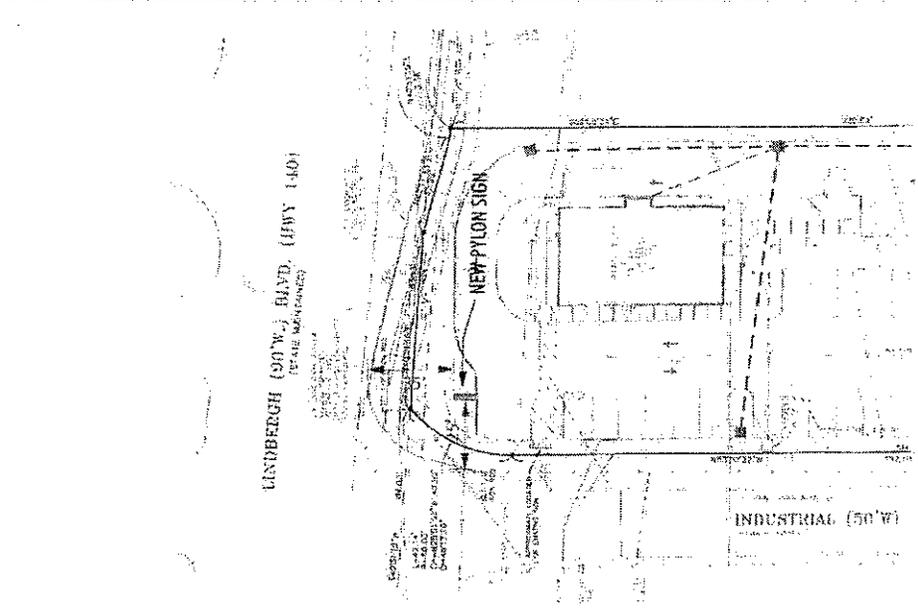
DESIGNED BY
 Keith Henning | HSB

REVISIONS

THE DRAWING HAS BEEN PREPARED FOR YOUR EXCLUSIVE VIEWING. SIGNAGE IS THE MANUFACTURED PROPERTY OF WARREN SIGN. IT MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION.

WORRYFREE WARRENTY

CELEBRATING MORE THAN 85 YEARS



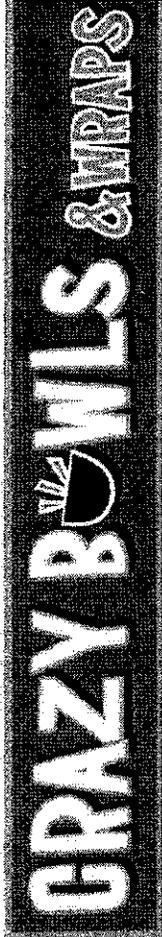
D/F PYLON SIGN: 3/8" = 1'-0" (54.25sf)

FABRICATE AND INSTALL ONE DOUBLE SIDED INTERNALLY ILLUMINATED PYLON SIGN. ALUMINUM SIGN OVER ANGLE FRAME CONSTRUCTION PAINTED WITH ACRYLIC POLYURETHANE FINISHES (LIME GREEN & TEAL). INTERNAL ILLUMINATION SHALL BE BY WHITE LEDS POWERED BY LOW VOLTAGE POWER SUPPLIES. SIGN SUPPORTED BY AN STEEL POLE WHICH SHALL BE CONCEALED BY AN ALUMINUM POLE COVER WHICH FEATURES ILLUMINATED DRIVE THRU DIRECTIONAL MODULES. MAIN ID (FLEX FACE) AND MODULE FACES (ACRYLIC) SHALL BE DECORATED WITH 3M TRANS VINYL FILMS (TEAL, DARK EMERALD GREEN & LIME GREEN). SIGN BUILT WITH UL LISTED ELECTRICAL COMPONENTS AND SHALL HAVE A UL LISTED DISCONNECT SWITCH AND BEAR A UL LABEL. CONNECT TO EXISTING PRIMARY ELECTRICAL CIRCUIT AT SIGN POLE.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 240 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. | COPYRIGHT © 2014 WARREN SIGN COMPANY. ALL RIGHTS RESERVED.

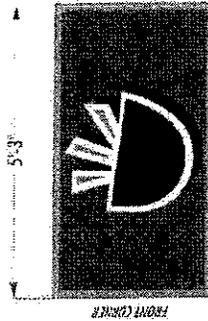
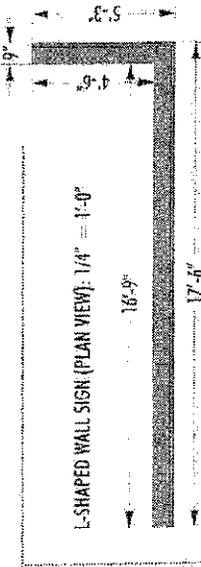
BECAUSE YOU WOULDN'T LET JUST ANYONE SIGN YOUR NAME

17'-6"

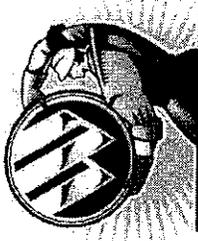
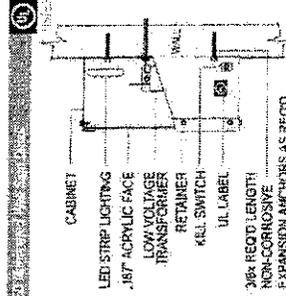


L-SHAPED WALL SIGN ELEVATION: 1/2" = 1'-0" (NORTH FACE) 2' x 16.5' COPY AREA = 33sf

FABRICATE AND INSTALL ONE INTERNALLY ILLUMINATED WALL SIGN. ALUMINUM SIGN OVER ANGLE FRAME CONSTRUCTION PRINTED TO MATCH SMLINE GREEN. 3/16" THICK WHITE LEVAY FACES DECORATED WITH 3M TRANSLUCENT VINYL FILMS (TEAL, DARK EMERALD GREEN & LIME GREEN) ILLUMINATION SHALL BE BY WHITE LED MODULES POWERED BY LOW VOLTAGE POWER SUPPLIES. SIGN SHALL BE INSTALLED AT CORNER OF BUILDING USING NON-CORROSIVE ANCHORS AS REQUIRED. A 120V PRIMARY ELECTRICAL CIRCUIT TO SIGN AREA SHALL BE PROVIDED BY OTHERS. SIGN INSTALLER SHALL MAKE FINAL CONNECTION AT TIME OF INSTALLATION. SIGN BUILT WITH UL LISTED ELECTRICAL COMPONENTS PER UL SPECIFICATIONS AND SHALL BEAR A UL LABEL.



(WEST FACE) 2.5' X 2.33' COPY AREA = 5.82sf



WARREN SIGN

2955 Arnold Highway Road, St. Louis, MO 63101
P. 636.292.1200 F. 636.292.2389
warrensigs.com

CLIENT
CRAFT BOWLS & WRAPS
PROJECT
EXTERIOR SIGN
LOCATION

DATE
1/11/17
DRAWN AS
CRAFT BOWLS & WRAPS WALL SIGN
D. S. H. G. M. O.
16/0017

REVISION

DESIGNED BY
John Hampton | JGH

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This drawing has been prepared for the purpose of providing information to the contractor. It is not to be used for construction. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for ensuring that the sign is installed in accordance with the manufacturer's instructions and all applicable codes and regulations.

WORRYFREE WARRENTY

CELEBRATING MORE THAN 85 YEARS



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 609 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. | COPYRIGHT © 2016 WARREN SIGN COMPANY. ALL RIGHTS RESERVED.

DETAILS

CUSTOMER:
Crazy Bowls and Wraps

DATE:
9/29/2017

REVISION:
1

QUOTED PRICE:
\$

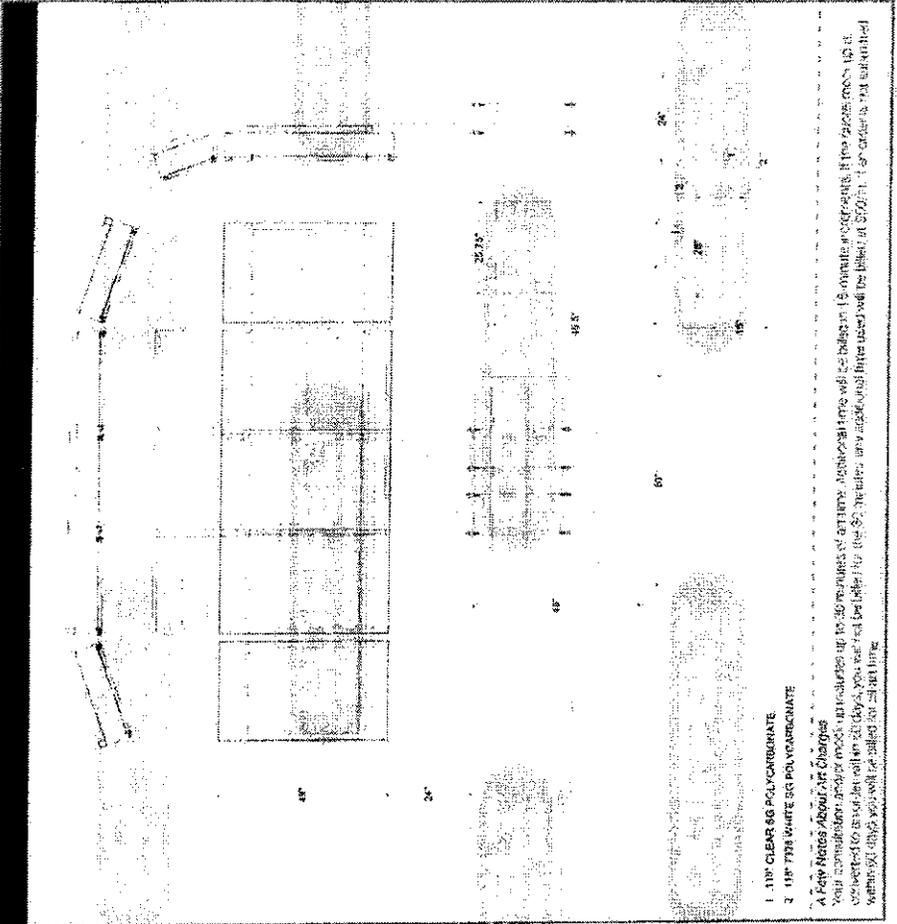
Approved as is
 Approved with changes
 Revise and resend

Note: changes to be made

PROJECT:

Computer generated colors may not exactly match finished colors. Tax and permits not included. This drawing is property of Coffelt Signs Company, Inc., and shall not be reproduced, copied, or used without written permission.

Date: _____



John Collins
 18 South Commercial | Emporia, KS 66801
 620.343.6411 | 800.443.6411 | Fax: 620.343.9233
 www.coffeltsigns.com





START YOUR FISH

CUCUZO WRAP \$4.95
 Cucuazo, cheese, tomatoes, onions, jalapenos, and cilantro.
 Served with rice and beans.

Sardito Wrap
 Served with rice and beans.

Carrot Wrap
 Served with rice and beans.

Pesto Wrap
 Served with rice and beans.

BBQ Wrap
 Served with rice and beans.

Thai Wrap
 Served with rice and beans.

Turkey Wrap
 Served with rice and beans.

Mediterranean Wrap
 Served with rice and beans.

Traditional Wrap
 Served with rice and beans.

CRAZY BOWLS

Salad \$4.95
 Mediterranean vegetables, tomatoes, feta cheese, and olive oil dressing.

3 Dishes \$4.95
 Choose from any 3 items on the menu.

4 Dishes \$5.95
 Choose from any 4 items on the menu.

5 Dishes \$6.95
 Choose from any 5 items on the menu.

CUCUZO CRAB

Crab \$4.95
 Cucuazo, cheese, tomatoes, onions, jalapenos, and cilantro.

Crab \$5.95
 Cucuazo, cheese, tomatoes, onions, jalapenos, and cilantro.

Crab \$6.95
 Cucuazo, cheese, tomatoes, onions, jalapenos, and cilantro.

Crab \$7.95
 Cucuazo, cheese, tomatoes, onions, jalapenos, and cilantro.

Crab \$8.95
 Cucuazo, cheese, tomatoes, onions, jalapenos, and cilantro.

Crab \$9.95
 Cucuazo, cheese, tomatoes, onions, jalapenos, and cilantro.



PERMA-CRETE®

MASONRY SYSTEMS

PERMA-CRETE Vertical Concrete Stain

LP200503

PERMA-CRETE Vertical Concrete Stain LP200503 is a water repellent coating that provides superior protection and beauty for a variety of exterior masonry surfaces. PERMA-CRETE Vertical Concrete Stain LP200503 will not peel, crack or blister from a properly prepared masonry surface. It is alkali resistant and can be applied to a surface with a pH of 6 to 13.

USED FOR	FEATURES
<ul style="list-style-type: none"> Tilt-up, precast and poured in place concrete Concrete block (CMU) Brick Stucco Sound barrier walls Bridges and supports 	<ul style="list-style-type: none"> Excellent weather resistance Alkali resistant Resists blistering & peeling Water repellent Excellent adhesion & penetration

RECOMMENDED SYSTEMS
Finish the following with two coats of **PERMA-CRETE Vertical Concrete Stain LP200503**:

- SUBSTRATE**
- Masonry
 - Brick
 - Stucco
 - Concrete
 - Concrete Block (CMU)*

*Perma-Crete Vertical Concrete Stain is not designed to waterproof concrete block or other porous substrates.

LIMITATIONS

Do not apply in direct sunlight or when air or surface temperature is below 50°F or above 110°F. Do not apply in late afternoon if condensation or fog is likely to occur, nor when rain is expected within 12 hours. Surface temperature must be at least 5°F above dew point. For optimum application properties, bring material to 65-85°F (18-29°C) temperature range prior to application. Use for services below 150°F. Do not use on horizontal surfaces. **Protect from freezing.**

TECHNICAL DATA

Data below is based on White base.

Product Type: Acrylic Latex
Bases/Colors: LP200503 White/Tinting White
Sheen, 85°: Flat
Percent Solids:
 Weight: 52 ± 2%
 Volume: 39 ± 2%
Weight/Gallon: 10.9 lb
Thinner: Do not thin
Clean-up: Warm, soapy water.

Spread Rate (Theoretical): Per coat/two coats required
 60 -150 sq. ft./gal. depending on surface texture and porosity
Dry time (70°F @ 50% R.H.):
 To Touch: 15 minutes
 To Recoat: 15 minute
(Expect longer dry times at lower temperatures and higher relative humidity.)
Flash Point: >200°F (>93°C)
Flame Spread Rating: Class A (0-25)

REGULATORY DATA

VOC based on white base. See labels for other bases.
VOC (theoretical):
 As supplied (untinted) - 1.02 lbs/gal (85 g/l)

WALL SIGN

Type: LED Illuminated Wall Sign

Size: 72" x 72"

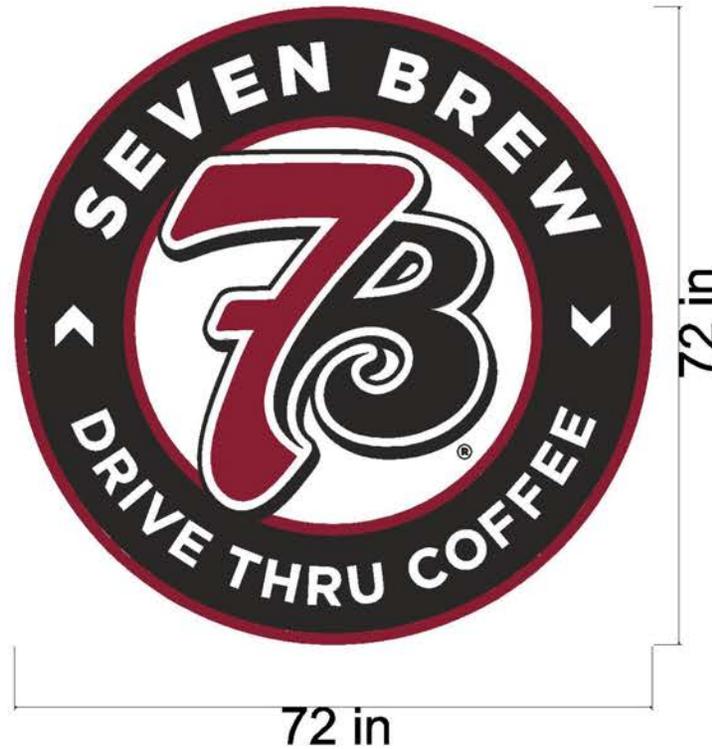
Material: aluminum, acrylic/lexan, LEDs

Color: full color

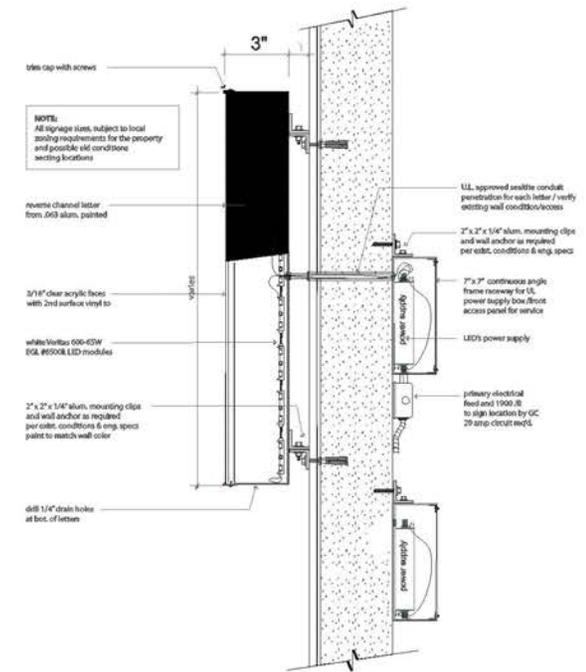
Sides: 1

Quantity: 1

Notes: 28.27 sq ft

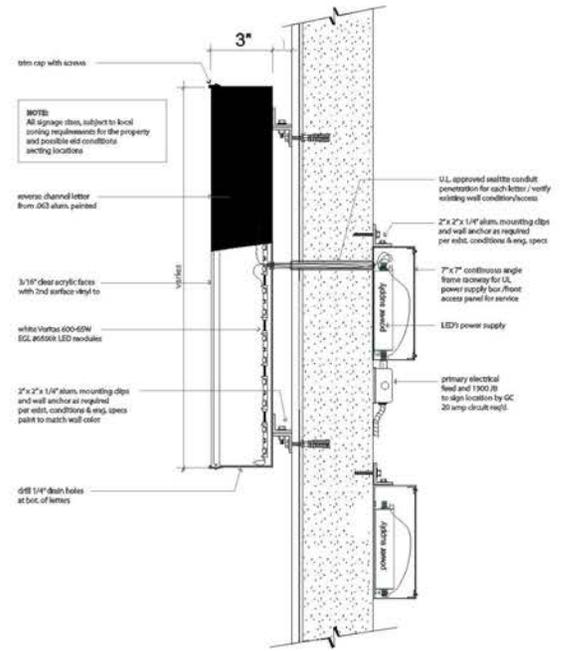


28.27 sq ft



2 Building Wall ID / Section 2 Detail

WALL SIGN



2 Building Wall ID / Section 2 Detail

Type: LED Channel Letters

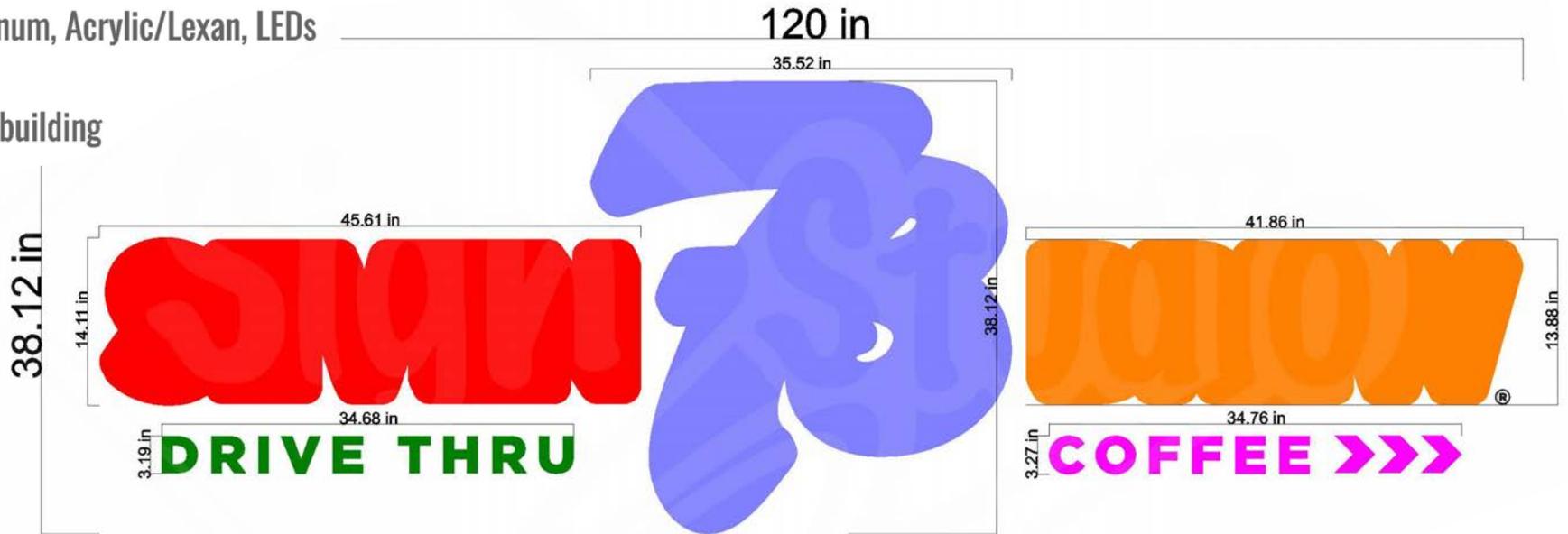
Size: 38.12" x 120"

Material: Aluminum, Acrylic/Lexan, LEDs

Sides: 1

Quantity: 2 per building

Notes:



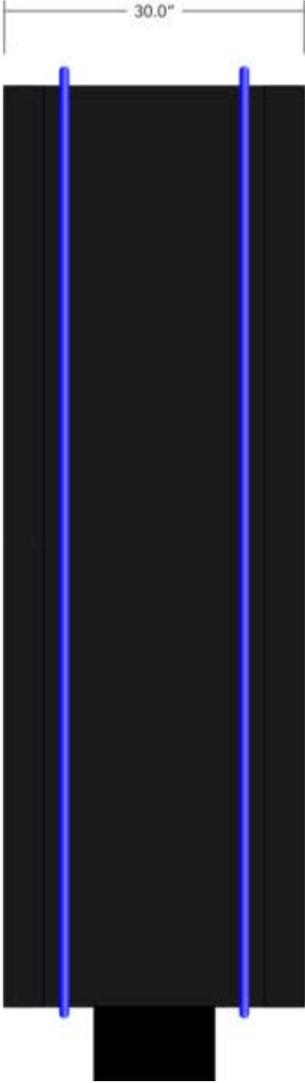
■ 4.2 sq ft ■ .35 sq ft ■ 6.21 sq ft ■ 3.8 sq ft ■ .36 sq ft

DIRECTIONAL SIGN



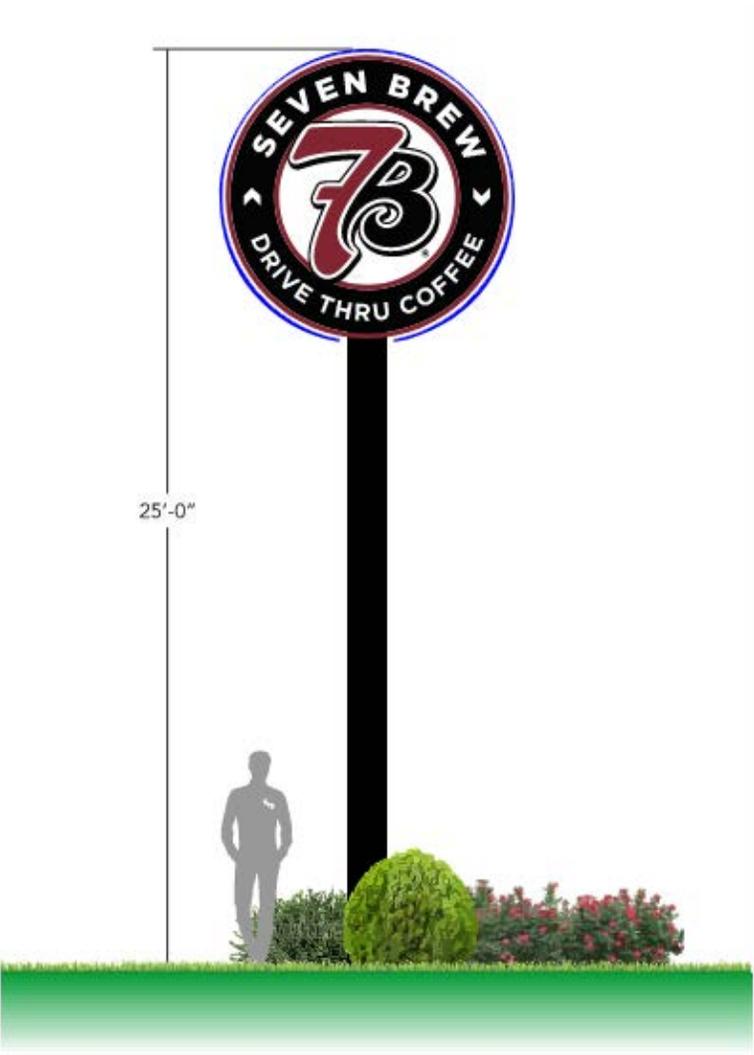
- A D/F INTERNALLY LED ILLUMINATED ALUMINUM CABINET WITH BLACK PAINTED TRIM AND RETURNS
- B REVERSE CUT BLACK VINYL AND TRANSPARENT GRAPHICS APPLIED TO ACRYLIC FACES
- C BLACK PAINTED PIPE

POLE SIGN



- A D/F ALUMINUM FLEX FACE PYLON CABINET
 - Black PAINTED CABINET AND SIDE TRIM
 - BLUE FAUX NEON AROUND OUTSIDE OF CABINET
 - INTERNAL LED ILLUMINATION
- B FLUSH FACE FLEX FACES
 - ARTWORK CREATED WITH TRANSLUCENT VINYL
- C STRUCTURAL PIPE
 - 12" DIAMETER
 - PAINTED BLACK
 - 25' OVERALL SIGN HEIGHT TO GRADE

POLE SIGN





October 17, 2023

City of Florissant,

We're very proud of the Modular Buildings that we manufacture!

They are constructed of premium, technologically advanced materials that are intended to offer durability in all ranges of applications, both indoors and outdoors across the United States.

Our buildings are comprised of these main materials:

- **G90**
 - (Galvanized Steel)
 - G90 is .748031 Thousandths of an Inch thick Galvanized Coating, or .8 mils.
 - The .8 mil Galvanized Steel Coating itself will last a minimum of 17 years, prior to rust forming.
 - The steel itself will last as many as 70 years without the presence of a galvanized coating (or paint)
- **PAC CLAD**
 - Coated Steel Panels, Typically Exterior
 - 30-Year Plus Life Expectancy.
- **NICHIHA**
 - Fiber Cement Panels, Brick Appearance, *for Exterior*.
 - Nichiha architectural wall panels have a 50-year life expectancy.

Thanks!!

Michael Lannon

Project Coordinator

Creative Modular Construction

michael.lannon@cmcmo.com



Agenda Request Form

For Administration Use Only:

Meeting Date: 11/27/2023

Open Closed

Report No. 84/2023

Date Submitted:

To: City Council

Title: Ordinance authorizing a transfer in the Capital Improvement Fund of \$180,000.00 from Account 403-56100-301-230047 Capital Additions Public Works to account 403-53101-000-000000 Vehicle Leases - PW.

Prepared by: Public Works Director Todd Hughes

Department: Public Works

Justification:

Please move \$180,000.00 from Account 403-56100-301-230047 Capital Additions Public Works to account 403-53101-000-000000 Vehicle Leases - PW. This money was inadvertently put into the incorrect fund for the purchase/lease of busses

INTRODUCED BY COUNCILMAN EAGAN
NOVEMBER 27, 2023

BILL NO. 9939

ORDINANCE NO.

ORDINANCE AUTHORIZING A TRANSFER IN THE CAPITAL IMPROVEMENT FUND OF \$180,000.00 FROM ACCOUNT 403-56100-301-230047 CAPITAL ADDITIONS PUBLIC WORKS TO ACCOUNT 403-53101-000-000000 VEHICLE LEAES - PW.

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

Section 1: There is hereby transferred \$180,000 from Account no. 403-56100-301-230047 Capital Additions Public Works to account no. 403-53101-000-000000 Vehicle Leases- PW to cover the vehicle lease for the City of Florissant.

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

Adopted this ____ day of _____, 2023.

Joseph Eagan, President of the Council

Approved this ____ day of _____, 2023.

Mayor Timothy J. Lowery

ATTEST:

Karen Goodwin, MPPA/MMC/MRCC,
City Clerk