



## FLORISSANT CITY COUNCIL AGENDA

City Hall

955 rue St. Francois

Monday, March 22, 2021

7:30 PM

Karen Goodwin, MMC/MRCC



Due to COVID-19 pandemic and by Order of the St. Louis County Executive, the Council meeting will be conducted remotely with the City Council, Mayor, City Attorney, City Clerk, staff and residents being allowed to attend through a Zoom platform. The meeting will also be available to watch via live streaming on Facebook.

The public will be allowed to speak during “Hearing from Citizens” by attending via the Zoom link and typing your name and address in the “Chat” tab prior to or during that portion of the meeting. The public is also invited to submit written comments via email to [kgoodwin@florissantmo.com](mailto:kgoodwin@florissantmo.com) prior to 3 pm on Monday, March 22, 2020. Such public comments, provided they comply with the City’s guidelines found in section 110.090 of the Florissant City Code, will be read during the meeting and made a part of the official record of the meeting.

There are several Public Hearings scheduled during this meeting. The public is invited to provide comments on any Public Hearing in the following ways:

- Written comments sent prior to 3 pm on Monday March 22, 2020 to [kgoodwin@florissantmo.com](mailto:kgoodwin@florissantmo.com). Provided such comments comply with the City Code section 110.090, they will be read as a part of the public hearing for which the comment is addressed.
- Participate in the virtual meeting by offering comments when the public hearing is opened for that application. Participants will be prompted by the Council President after they submit their **name and address** in the “Chat” tab during that public hearing.

Residents are invited to attend the zoom meeting by the following methods:

As a matter of precaution, the Zoom meeting ID number and Password will be made available at Florissantmo.com, on the City of Florissant Facebook page at <https://www.facebook.com/Florissant.mo.us/>, and on the bulletin board in the Lobby at City hall, at 6pm on Monday March 22, 2020. If you need additional assistance please contact the City Clerk at [kgoodwin@florissantmo.com](mailto:kgoodwin@florissantmo.com).

Thank you for your patience and understanding regarding our meeting format change. It is extremely important that extra measures be taken to protect, employees, residents and elected officials during these challenging times.

***I. PLEDGE OF ALLEGIANCE***

***II. ROLL CALL OF MEMBERS***

***III. APPROVAL OF MINUTES***

- City Council Meeting minutes of March 8, 2021

***IV. HEARING FROM CITIZENS***

***V. COMMUNICATIONS***

***VI. PUBLIC HEARINGS***

21-03-006 (Ward 9) Application Staff Rept Plans	Request to amend B-5 ordinance no. 5885 located at 14065 New Halls Ferry Road, to divide the property into two separate uses as permitted in the B-3 “Extensive Business District”.	Mary Nguyen
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***VII. OLD BUSINESS***

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

S9661	Ordinance to amend Special Use Ordinance no. 8376 to allow for live performances and a cover charge located at 1752-1756 N. New Florissant. (Continued to this day on March 8, 2021)	2 <sup>nd</sup> Reading Siam
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***VIII. NEW BUSINESS***

***A. BOARD APPOINTMENTS***

***B. REQUESTS***

Ward 2 Application	Request to approve an animal permit for Caitlin Gierer at 590 Park Side Estates Ct. to keep chickens. (Recommended approval by the Health Dept)	Caitlin Gierer
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Ward 3 Application	Request for a Full Package Liquor license for Paradise Market located at 8471B N. Lindbergh.	Michael Meeks
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**C. *BILLS FOR FIRST READING***

9666	Ordinance authorizing the amendment of B-5 ordinance no. 5885 located at 14065 New Halls Ferry Road, to divide the property into two separate uses as permitted in the B-3 “Extensive Business District”.	Siam
9667	Ordinance authorizing an amendment to Article III, “Dance Halls and Similar Businesses, Division 2 “License” regarding license requirements.	Parson
9668 Memo	Ordinance authorizing an appropriation of \$17,000 from the General Fund to Account No. 01-5-36-10000 “Salaries and Benefits-IT” to allow for a part-time “Video Specialist” at Grade P9 for the IT Department.	Schildroth

**IX. *COUNCIL ANNOUNCEMENTS***

**X. *MESSAGE FROM THE MAYOR***

**XI. *ADJOURNMENT***

**THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL AND ON THE CITY WEBSITE AT FLORISSANTMO.COM ON MARCH 18, 2021 AT 12:00 PM ON THE BULLETIN IN THE LOBBY AT CITY HALL. ANY ONE WISHING TO ATTEND THE COUNCIL MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK BY NOON ON MONDAY, MARCH 22, 2021.**

# CITY OF FLORISSANT



## COUNCIL MINUTES

March 8, 2021

Due to the Coronavirus (COVID-19) Pandemic, the Florissant City Council met in a virtual meeting through a Zoom platform on Monday, March 8, 2021 at 7:30 p.m. with Council President Schildroth presiding. The Chair asked everyone in attendance to stand and join in reciting the Pledge of Allegiance.

On Roll Call the following Councilmembers were present: Eagan, Caputa, Schildroth, Mulcahy, Pagano, Parson, Siam, Harris, and Manganelli. 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.

The City Attorney explained that the meeting was being conducted remotely because of the Coronavirus (COVID-19) Pandemic emergency. He stated that under the Sunshine Law, Section 610.015, when an emergency existed, the members of the City Council who are not physically present in the Council Chambers, can participate and vote remotely on all matters.

Councilman Eagan moved to approve the City Council Minutes of February 22, 2021 and Work Session Minutes of February 2<sup>nd</sup>, 2021, seconded by Schildroth. Motion carried.

The next item on the Agenda was a Special Presentation by Representative Shalonda Web. Representative Web introduced herself and stated that she was looking forward to working with the City of Florissant. She is excited about being involved in the Jamestown Mall redevelopment and new development in North County.

The next item on the Agenda was *Hearing from Citizens*.

Marvin Tobias thanked the Mayor and IT Department for updating the website. He also thanked the Chief for updating the website regarding the Annual Report and thanked Councilman Parson for giving information regarding Black History Month. He thanked several Councilmembers for responding to his communication to the Council.

Robert Smith commented on the Shade Restaurant application for the addition of a nightclub use to allow for a cover charge for entertainment. He feels that something should be done to accommodate to keep a good business in the city.

The next item on the Agenda was *Communications*. The City Clerk read the following Communications:

1. Email dated March 3<sup>rd</sup>, 2021 from Marvin Tobias in support of the Special Use amendment requested by Shade Restaurant and Bar.
2. Email dated March 4<sup>th</sup>, 2021 from Matt Sanders in support of the Special Use amendment requested by Shade Restaurant and Bar.

The next item on the Agenda was *Public Hearings* of which there were none.

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

Councilman Parson moved to accept Substitute Bill no. 9661, Ordinance to amend Special Use Ordinance no. 8376 to allow for live performances and a cover charge located at 1752-1756 N. New Florissant, seconded by Pagano, Discussion: Councilman Parson moved to continue this bill to the next agenda on March 22<sup>nd</sup>, 2021, based upon some new information that was received and would like some more thought to go into making a decision on this issue. Councilman Siam asked what new information was recieved. Councilman Parson explained that he feels the license fee for an event may need to be adjusted, motion carried.

Councilman Siam moved that Bill No. 9662 an Ordinance to approve a Special Use Permit to allow for a Carry-Out Restaurant located at 2170 N. Waterford be read for a second time, seconded by Caputa. Motion carried and Bill No. 9662 was read for a second time. Councilman Siam moved that Bill No. 9662 be read for a third time, seconded by Manganelli. Motion carried and Bill No. 9662 was read for a third and final time and placed upon its passage. The chair asked if anyone in the audience would like to speak on this bill, hearing none, he called for the vote.

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

Whereupon the Chair declared Bill No. 9662 to have passed and said Bill became Ordinance No. 8676.

Councilman Schildroth moved that Bill No. 9665 an Ordinance authorizing an amendment to ordinance no. 8586, Establishing a compensation plan for Part-Time employees by adding the

61 position of “Senior Citizen Specialist” be read for a second time, seconded by Caputa. Motion  
62 carried and Bill No. 9665 was read for a second time. Councilman Schildroth moved that Bill No.  
63 9665 be read for a third time, seconded by Eagan. Motion carried and Bill No. 9665 was read for  
64 a third and final time and placed upon its passage. The chair asked if anyone in the audience would  
65 like to speak on this bill, hearing none, he called for the vote.

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

68 Whereupon the Chair declared Bill No. 9662 to have passed and said Bill became  
69 Ordinance No. 8677.

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

71 Councilwoman Pagano moved to appoint Kathy Corkery, 1225 St. Florence to the  
72 Personnel Commission as a member from Ward 7 for a term expiring on March 8, 2025, seconded  
73 by Schildroth, motion carried and the appointment was made.

74 Councilman Caputa moved to appoint Doug Pickens, 730 Lilac to the Personnel  
75 Commission as a member from Ward 4 for a term expiring on March 8, 2025, seconded by Eagan,  
76 motion carried and the appointment was made.

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

78 Councilman Parson moved to approve a Full Liquor by the Drink license for Olympic  
79 Lanes located at 12751 New Halls Ferry Road, seconded by Schildroth, on roll call the Council  
80 voted: Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, Pagano yes, Parson yes, Siam yes,  
81 Harris yes, and Manganelli yes. Motion carries and the liquor license is approved.

82 The Chair stated that the next item on the agenda was *Bills for First Reading* of which there  
83 were none.

84 Council President Schildroth moved to change the Council meeting times to 7:00 pm  
85 beginning the first meeting in April, seconded by Eagan, motion carried.

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

87 Councilman Harris wished his mother a happy birthday. He said that new information is  
88 coming out every day regarding the vaccine. Please keep the teachers and staff in your thoughts.  
89 Please consider getting vaccinated and continue precautions.

90 Councilman Manganelli stated that Lindsay Lane is almost finished. He wished all of the  
91 women a Happy International Women's day. He expressed his disappointment regarding the  
92 closing of Trinity Highschool.

93 Councilman Eagan stated that the Valley of Flowers is sponsoring a St. Patrick's day food  
94 drive at the Nights of Columbus. All food collected will be given to TEAM. He wished everyone  
95 a Happy St. Patrick's Day.

96 Councilman Caputa reminded everyone to secure firearms and lock cars. Do not leave  
97 your car running with keys in them. He suggested everyone keep porch lights on for safety of the  
98 neighborhoods.

99 Councilman Mulcahy encouraged everyone to clean up their yards and any trash in the  
100 neighborhoods. The beautiful home awards nominations are now open, please nominate someone  
101 in your neighborhood.

102 Councilwoman Pagano asked for patience with the I-270 improvements.

103 Councilman Parson thanked all of the women in his life and wished them a Happy  
104 Women's Day. He congratulated his son for being accepted into the STEAM middle school.

105 Councilman Siam wished all the women a Happy National Women's Day. He encouraged  
106 people to remain vigilant with the Covid precautions.

107 Councilman Schildroth asked for patience with the work on Graham Road. He expressed  
108 his disappointment in the closing of Trinity Highschool.

109 The next item was *Mayor Announcements*.

110 Mayor Lowery expressed his disappointment with the closing of Trinity Highschool. He  
111 suggested that the high school be moved back to the old Aquinas location. He thanked all of the  
112 women for all that they do for the country and the world. He thanked the women in his life for all  
113 that they do. He reminded everyone about the St. Patrick's day food drive. He also reminded  
114 everyone that the Valley of Flowers committee is still accepting applications for queen candidates  
115 for 2021. The ground breaking ceremony for Angie's inclusive playground at Manion Park at 2pm  
116 on March 18<sup>th</sup>.

117 The Council President stated that the next regular City Council Meeting will be Monday,  
118 March 22, 2021 at 7:30 pm.

119 Councilman Mulcahy moved to adjourn the meeting, seconded by Caputa. Motion carried.

120 The meeting was adjourned at 8:00 p.m.

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127 The following Bills were signed by the Mayor:

128 Bill No. 9662 Ord. 8676

129 Bill No. 9665 Ord. 8677



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Karen Goodwin,  
MPPA/MMC/MRCC  
City Clerk



# **CITY OF FLORISSANT**

## **Public Hearing**



**In accordance with 405.135 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. virtually via the Zoom platform, on Monday, March 22, 2021 at 7:30 P.M. on the following proposition:**

**To amend a 'B-5', located at 14065 New Halls Ferry (formerly Chinese Gourmet) – to divide the property into two separate Uses as Restaurants and to add any Uses that are Permitted in the 'B-3' Extensive Business District. Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or email [kgoodwin@florissantmo.com](mailto:kgoodwin@florissantmo.com).**

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

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## MEMORANDUM



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## CITY OF FLORISSANT

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To: Planning and Zoning Commissioners Date: February 24, 2021

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

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Subject: Request **recommended approval** to amend a 'B-5, located at **14065 New Halls Ferry (formerly Chinese Gourmet)**- to divide the property into two separate Uses as Restaurants and to add any Uses that are Permitted in the 'B-3' Extensive Business District, without a Special Use Permit.

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## STAFF REPORT

### CASE NUMBER PZ-030121-2

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Subject: **14065 New Halls Ferry** Requests **recommended approval** to amend a 'B-5, located at **14065 New Halls Ferry (formerly Chinese Gourmet)**- to divide the property into two separate Uses as Restaurants and to add any Uses that are Permitted in the 'B-3' Extensive Business District, without a Special Use Permit.

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### I. PROJECT DESCRIPTION:

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This is a request for changes to an existing B-5, Ordinance No. 5885. Under the Zoning Code, changes to the Uses may be considered with the proposed amendment. There are also aesthetic changes proposed.

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The proposed project consists of removal of architectural decoration on the building and replacement with other materials, separating the building into 2 tenant spaces and a new window for the existing carryout restaurant. Existing site signage is to remain and be refaced.

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40 **II. EXISTING SITE CONDITIONS:**

41 The existing property, 1/3 acres was developed and approved under attached Ord. 5885.  
42 The shopping center was built in 1996, with a note in the file that the ordinance must be  
43 in error regarding parking spaces within 10 feet of a property line. The portion of the site  
44 in the rear belongs to Ameren with a recorded access easement for the parking lot.  
45  
46

47 **III. SURROUNDING PROPERTIES:** The adjacent properties 14001 and 14045 are a  
48 part of Cross Keys Shopping Center and are in a B-5 District. The properties to the North  
49 are 3010 North Highway 67 (Union Electric) and 14089 New Halls Ferry (Firestone)  
50 both in a B-3 Zoning District.  
51

52 **IV. STAFF ANALYSIS:**

53 A request by email was received accompanied by drawings of alterations and new  
54 elevations to change the space in to 2 spaces and potentially install either a bubble-tea  
55 establishment or any of the permitted uses in the 'B-3' Extensive Business District.  
56

57 Staff has the following comments on the work that includes:  
58

- 59 1. No size change in footprint or site.
- 60 2. The original mansard roof was passed as ordinance 5885 with a shingle covered  
61 mansard roof in October of 1996 designed by Lei Hoo Mak & Associates.
- 62 3. In December of 1996, P&Z approved replacement of the shingle mansard with the  
63 Chinese ornamentation, designed also by Lei Hoo Mak & Associates.
- 64 4. A minor change was ratified in 2012 for removal and replacement of building  
65 ornamentation using another non-masonry (EIFS) material was approximately  
66 equivalent in area to the Chinese ornamentation which was also an approved non-  
67 masonry material in the original B-5. signage then was shown approximately 2'-  
68 6" tall x 14' = 35 x .67 = 23.45 s.f.; well within 40 s.f. allowance for a wall sign.
- 69 5. The minor changes were not implemented due to the retirement and recent  
70 passing of the establishment's proprietor, whose decedent now proposes  
71 different building changes and the addition of Uses which are not part of ord. no.  
72 5885. Although Uses that are Permitted Uses in 'B-3' are regularly found in other  
73 'B-5' Zoning Districts, this was not the case with ord. no. 5885.  
74

75 Plans attached and identified in the suggested motion indicate removal of exterior non-  
76 masonry materials and other non-masonry material in its place. The addition of a  
77 window allows natural light into the existing restaurant space. Removal of the existing  
78 vestibule to the former dining area forms a new entry to the tenant space facing New  
79 Halls Ferry.  
80

81 **VI. STAFF RECOMMENDATIONS:**

82  
83 See the following suggested motion:  
84

I move to amend a ‘B-5, located at **14065 New Halls Ferry** to divide the property into two separate Uses as Restaurants, 14065 and 14063 New Halls Ferry and to add any Uses that are Permitted in the ‘B-3’ Extensive Business District, without a Special Use Permit to Ord No. 5885.

Approval is subject to the regulations of this B-5 “Planned Commercial District”, and the following additional requirements:

In Ordinance No. 5885, the following changes:  
change Section 2, to read as follows:

Section 2: The authority and approval embodied in this Ordinance is granted subject to all ordinances of the City of Florissant and on condition that the development and plan for the ‘B-5’ Planned commercial District be carried out in accordance with the preliminary plans filed with the Planning & Zoning Commission of the City of Florissant and forwarded by said Planning & Zoning Commission to the Florissant City Council, all of which are attached hereto, adopted and incorporated herein be reference as if fully set out herein and made a part hereof and marked as Exhibit A amended by plans entitled “A-1 and A-2 Restaurant Renovations and Tenant Space by Anton Architecture Inc dated Dec 17, 2021”

Change Section 2, paragraph 1 to read as follows:

“The Uses permitted in the ‘B-5’ Planned Commercial District shall include restaurant facilities with sit-down and carryout service and any Use that is permitted in a ‘B-3’ Extensive Business District without a special use permit. No other Use shall be authorized unless otherwise approved by amendment of this ordinance.”

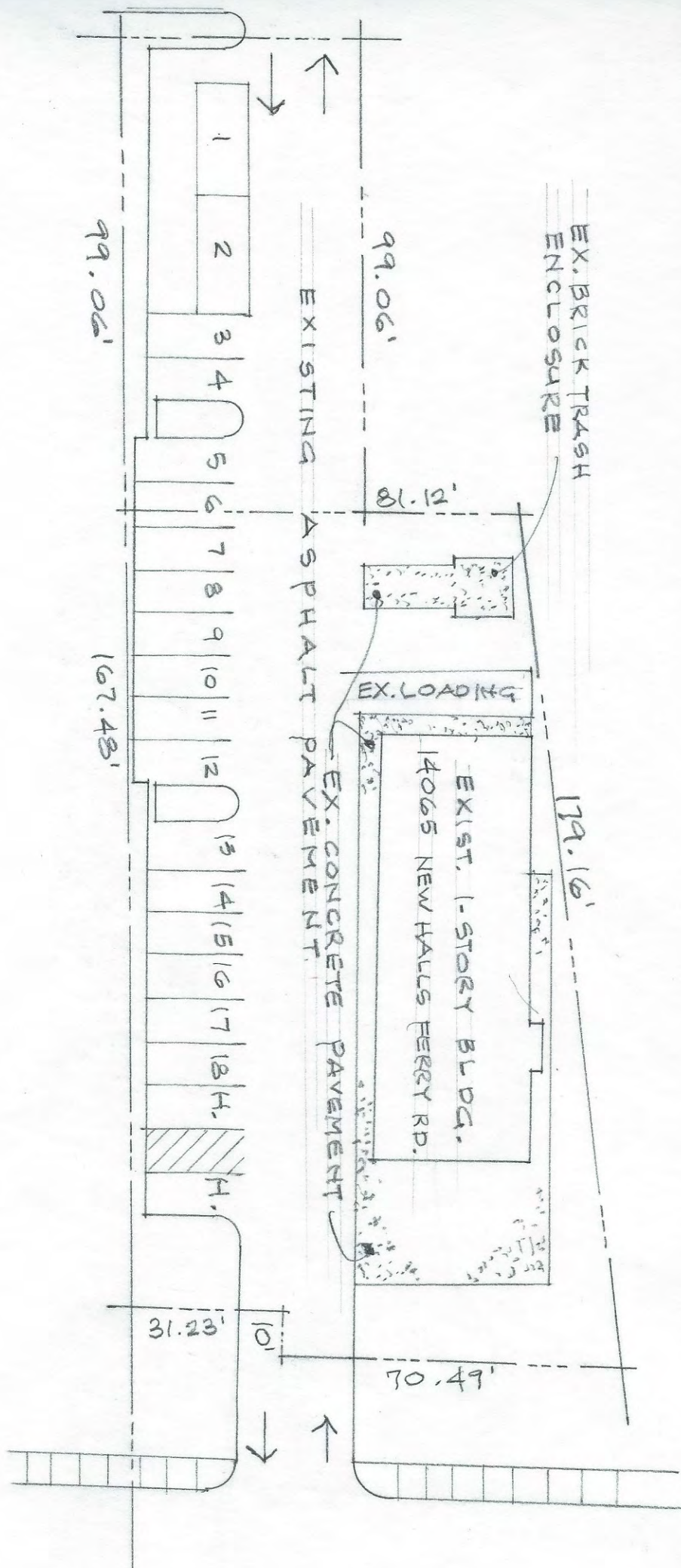
#### **1. GENERAL DEVELOPMENT CONDITIONS.**

a. Unless, and except to the extent, otherwise specifically provided in Ordinance 5885, development shall be effected only in accordance with all ordinances of the City of Florissant.

#### **2. PROJECT COMPLETION.**

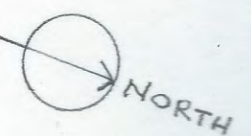
Construction shall start within 90 days of the issuance of building permits for the project and shall be developed in accordance of the approved final development plan within 120 days of start of construction.

(End of suggested motion and report)

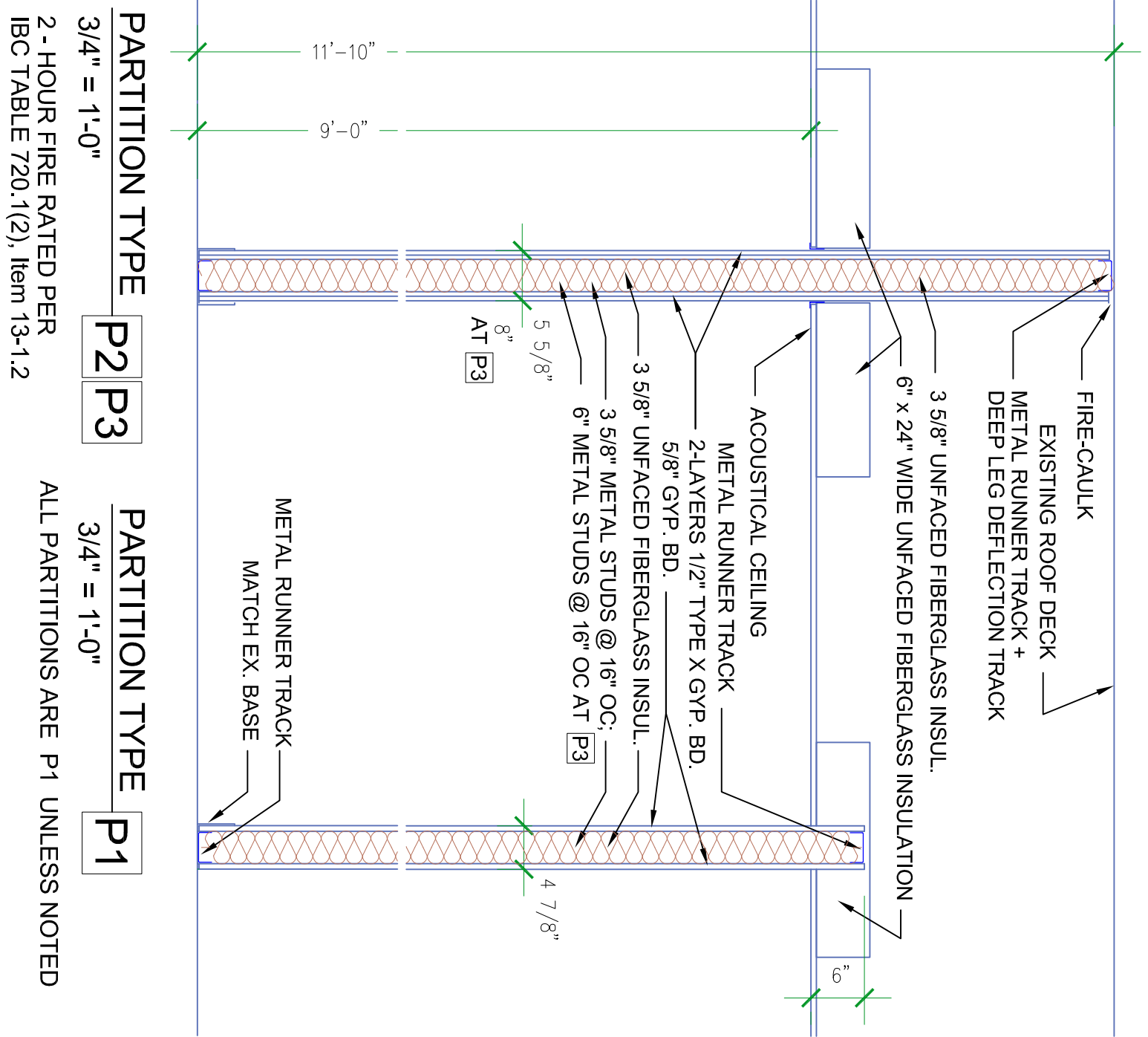


EXIST. SITE PLAN 1"=30'-0"

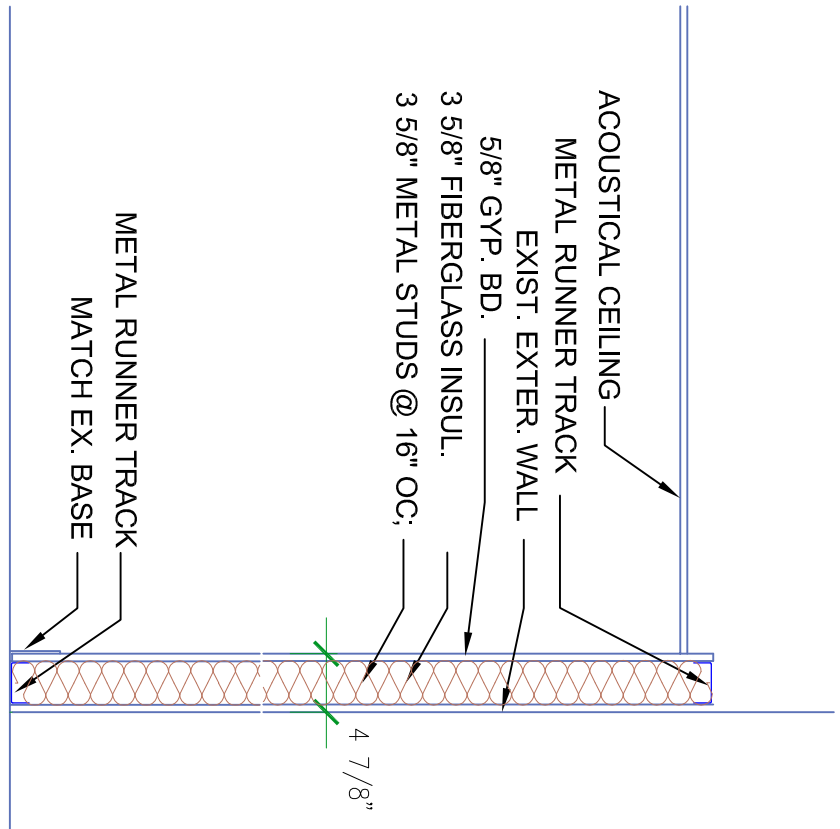
ANTON ARCHITECTURE, INC.



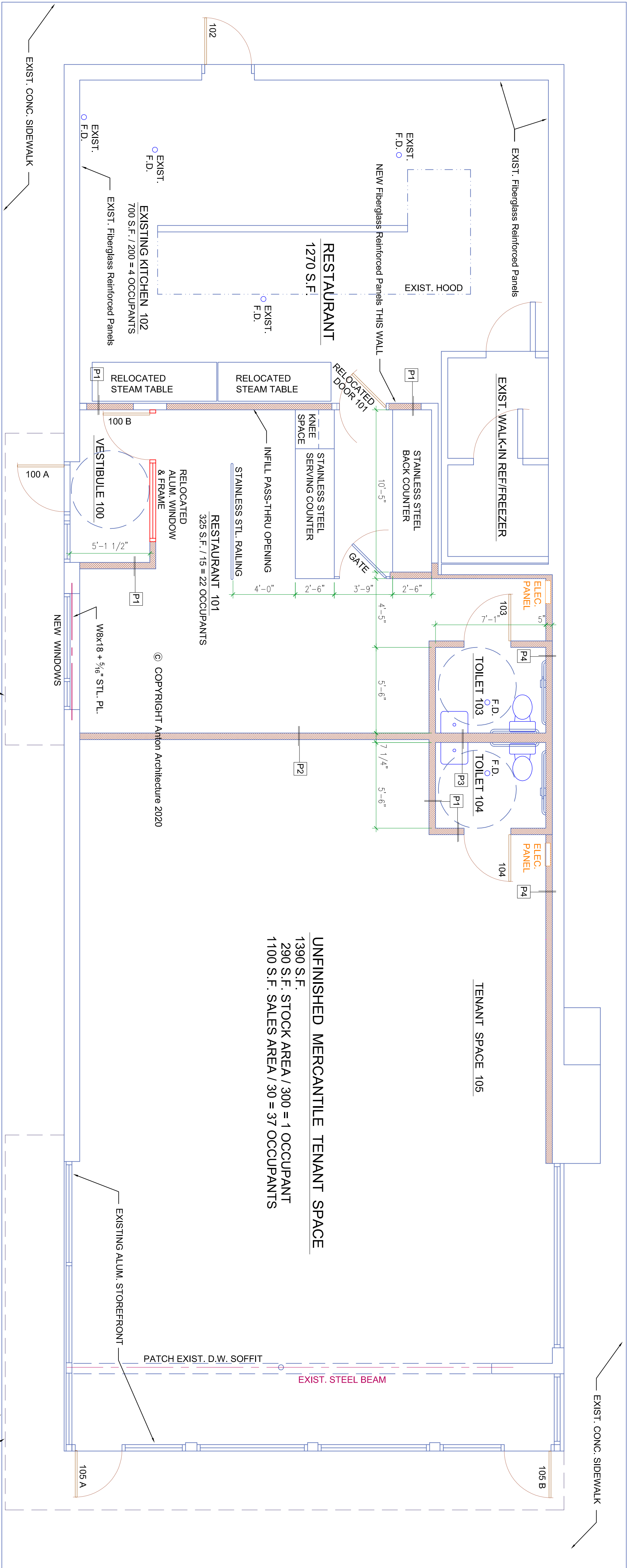
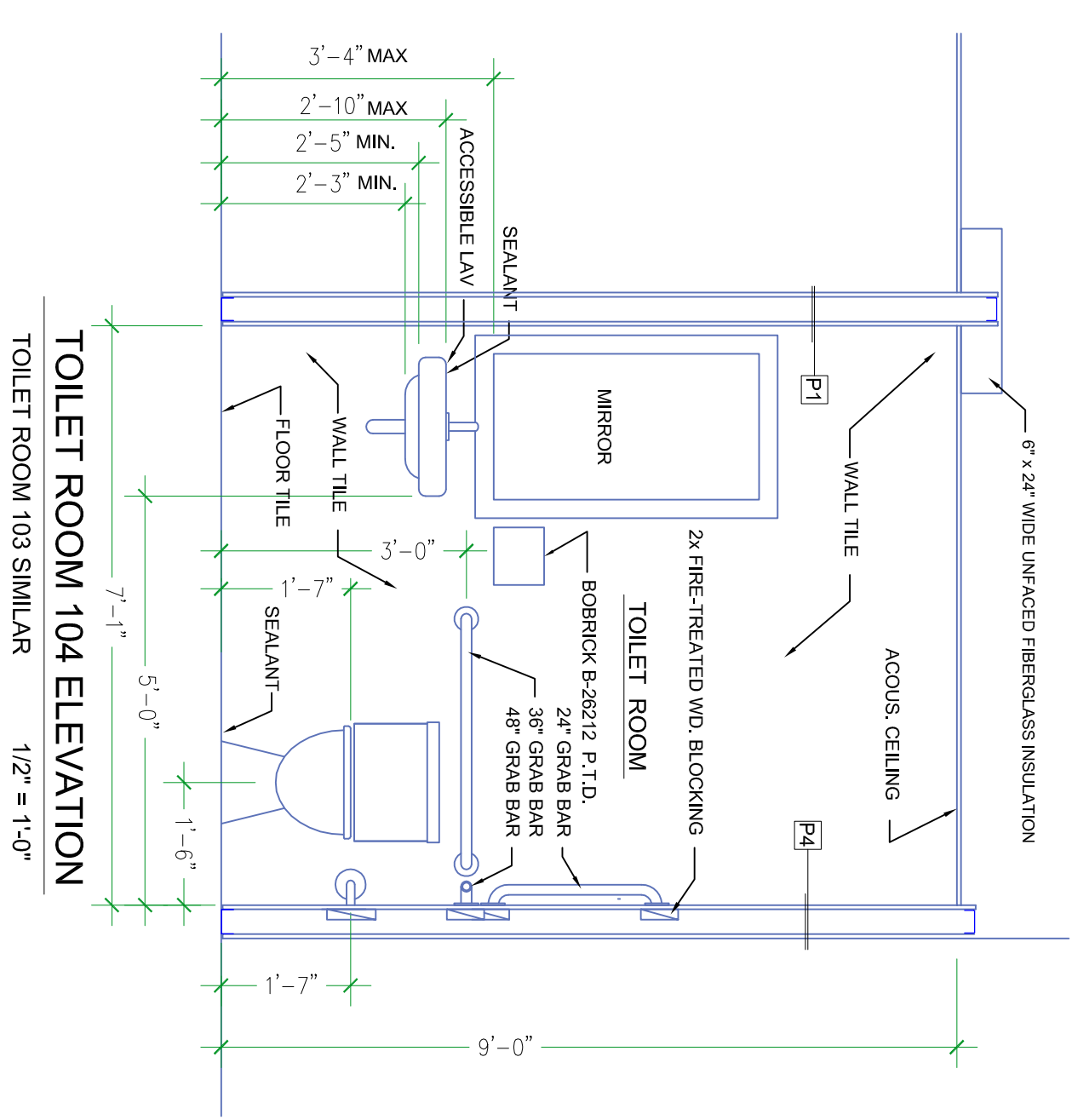
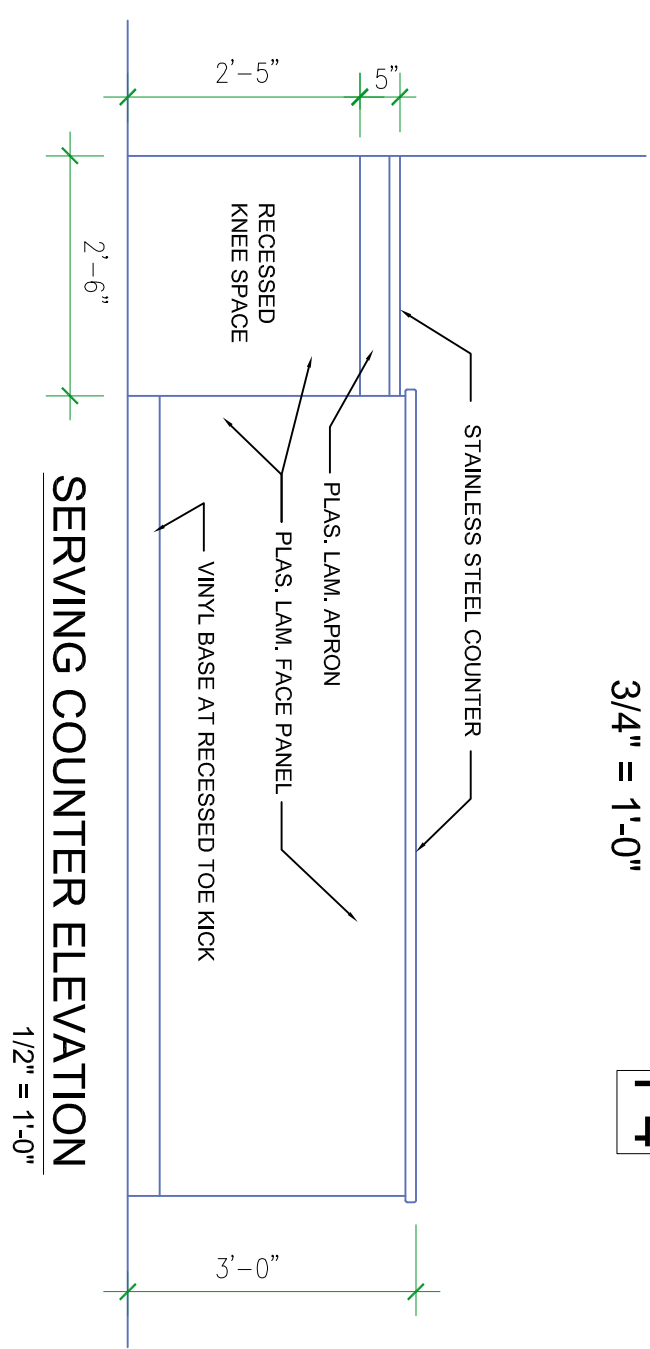




**PARTITION TYPE P2 P3**  $\frac{3}{4}" = 1'-0"$   
**PARTITION TYPE P1**  $\frac{3}{4}" = 1'-0"$   
ALL PARTITIONS ARE P1 UNLESS NOTED  
2-HOUR FIRE RATED PER IBC TABLE 720.1(2), Item 13-1.2

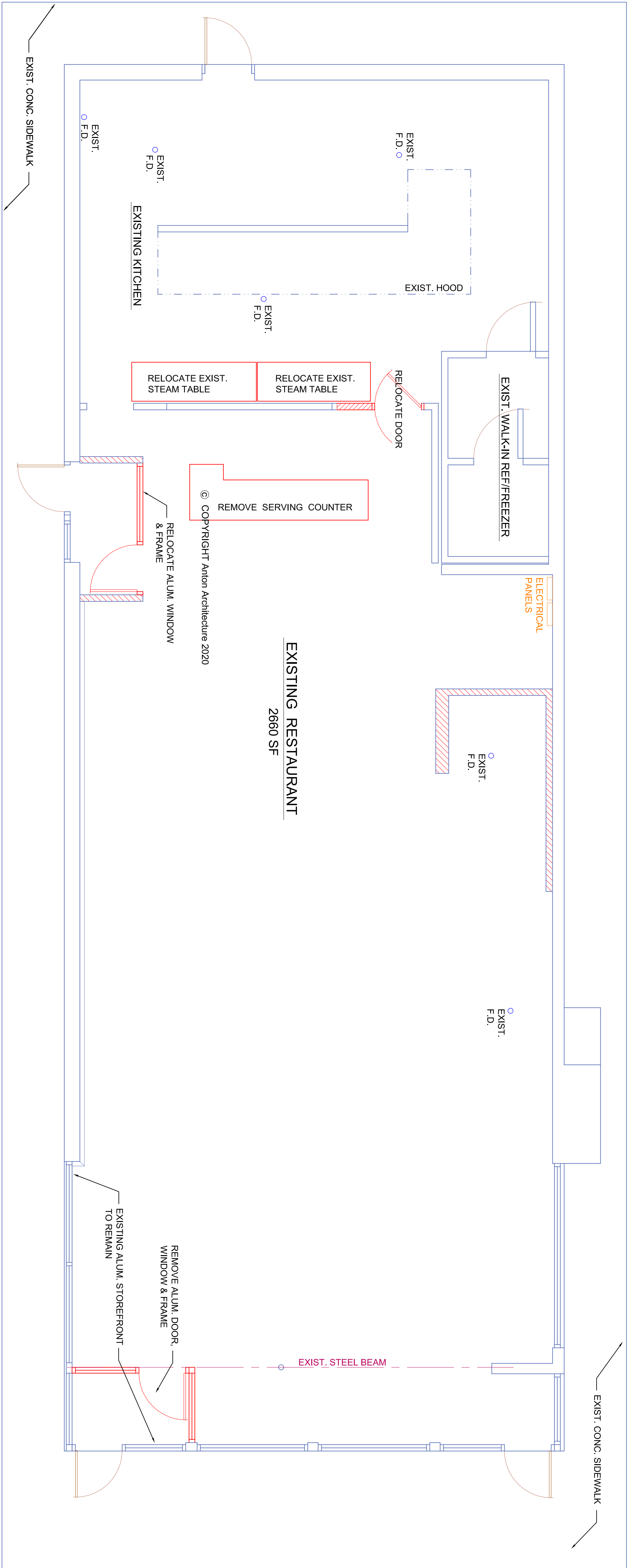
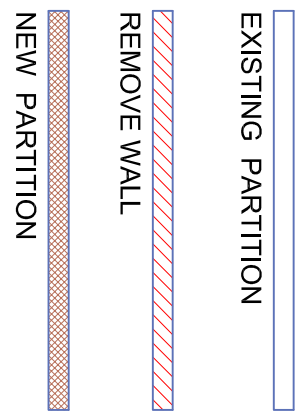


**PARTITION TYPE P4**  $\frac{3}{4}" = 1'-0"$



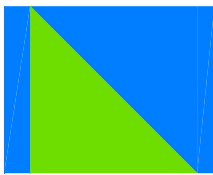
**UNFINISHED MERCANTILE TENANT SPACE**  
1390 S.F.  
290 S.F. STOCK AREA / 300 = 1 OCCUPANT  
1100 S.F. SALES AREA / 30 = 37 OCCUPANTS

**PROPOSED FLOOR PLAN**  
 $\frac{1}{4}" = 1'-0"$



**DEMOLITION PLAN**  
 $\frac{1}{4}" = 1'-0"$

## FLOOR PLAN



ANTON ARCHITECTURE, INC.  
12 BLACKPOOL  
ST. LOUIS, MO. 63132  
314-989-9300

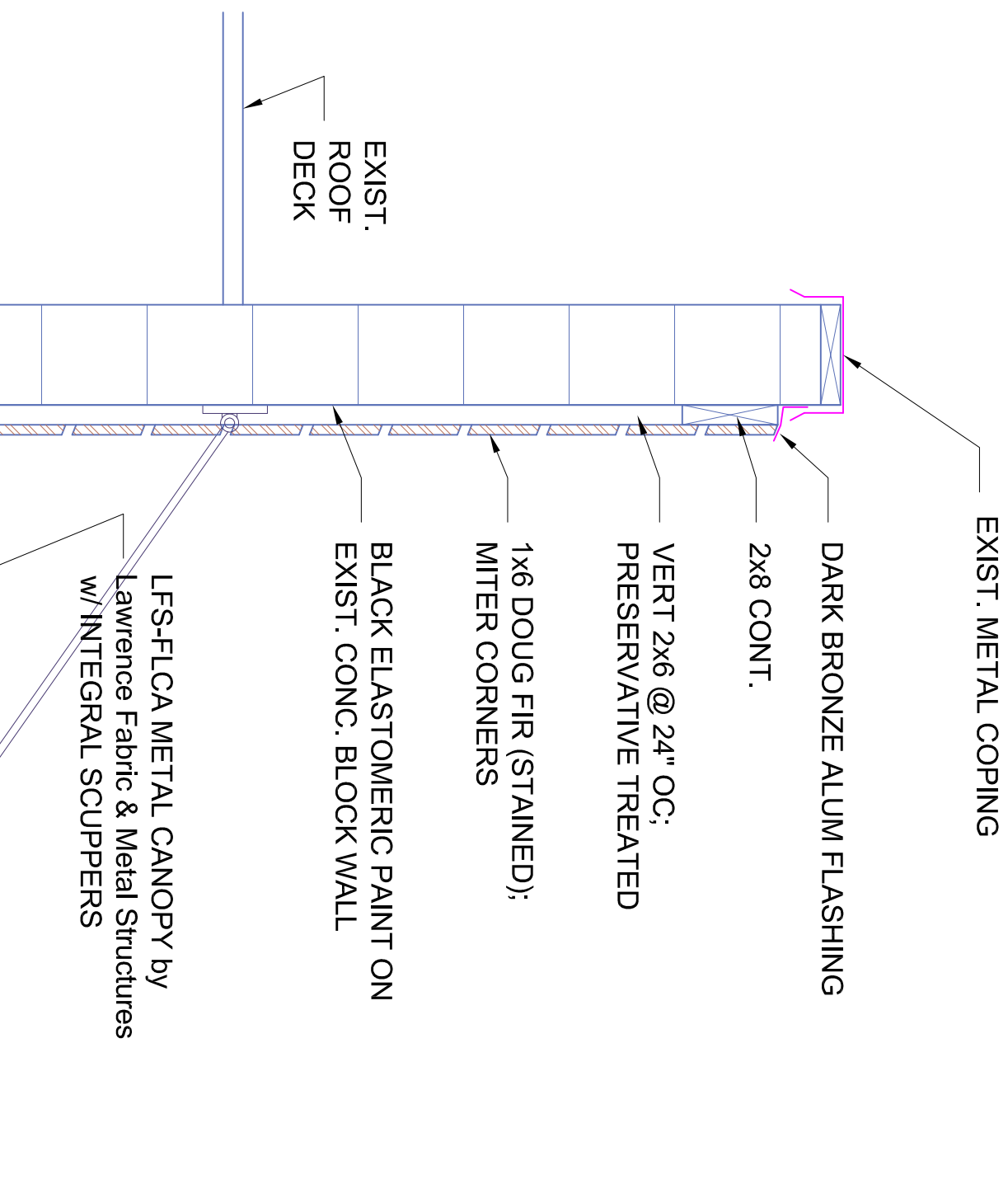
STEVE ANTON  
A-4339

**Restaurant Renovation & Tenant Space**  
14065 New Halls Ferry Road  
Florissant , MO 63033

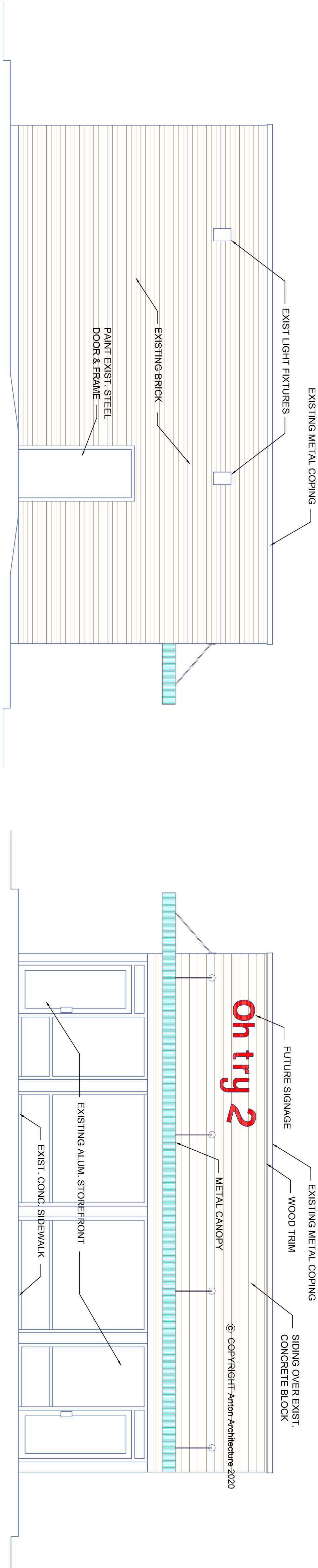
DEC 17, 2020

**A-1**

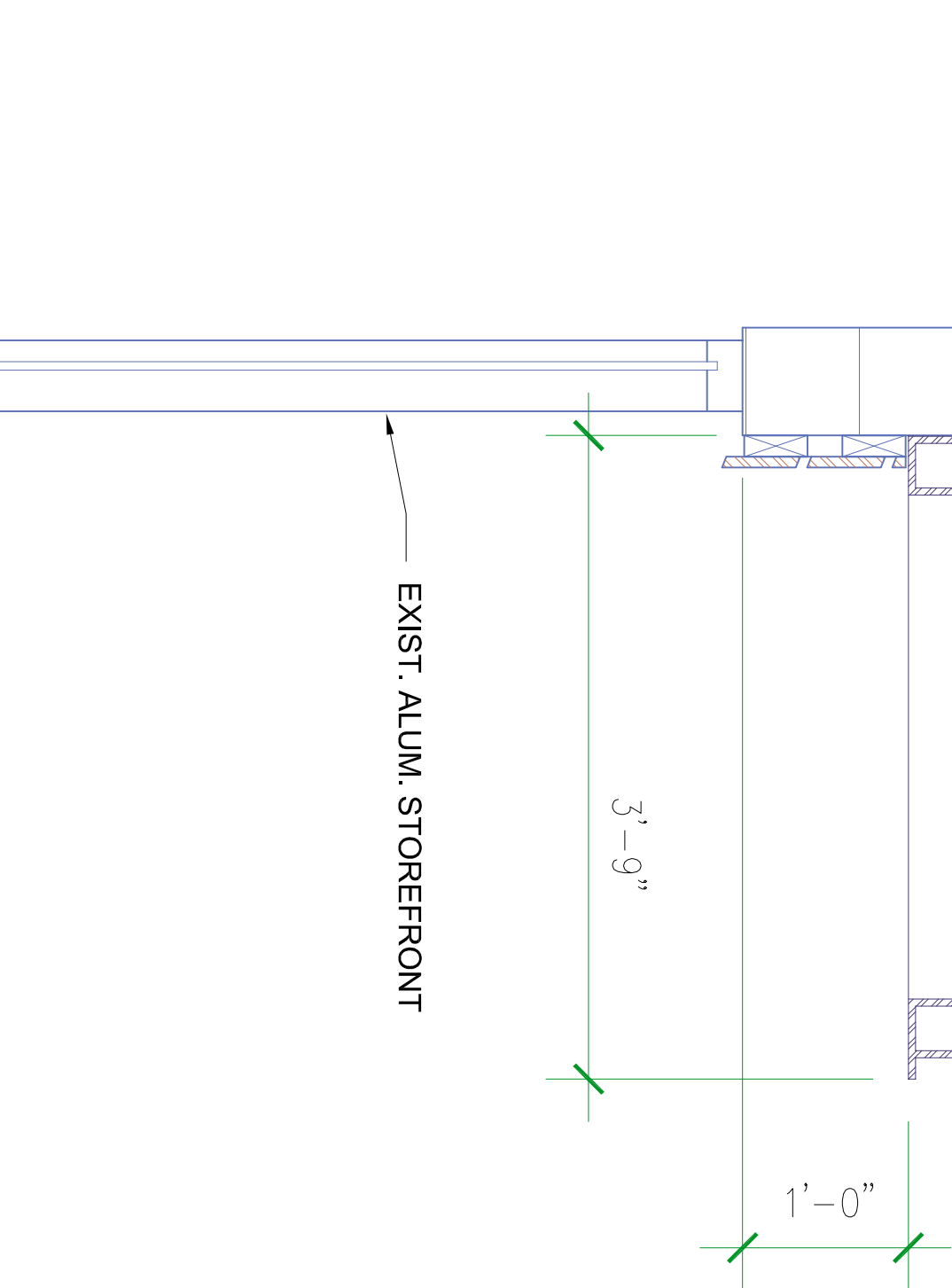
#	DOOR SCHEDULE	DOOR TYPE	FRAME	DOOR HARDWARE	Note: Hardware Shall Be Accessible	FIRE RATING
100 A	36" x 84"	EXIST. ALUM./ GLASS	EXIST.	Existing		n.a.
100 B	36" x 84"	ALUM./ GLASS	ALUM.	Push/Pull Hinges, Closer		n.a.
101	36" x 84"	EXIST. Double-Acting	EX. H.M.	Existing		n.a.
102	36" x 84"	EXIST. HOLLOW METAL	EX. H.M.	Existing		n.a.
103	36" x 84"	SOLID CORE	H.M.	Lockset, Hinges, Accessible Signage, UNISEX		n.a.
104	36" x 84"	SOLID CORE	H.M.	Lockset, Hinges, Accessible Signage, UNISEX		n.a.
105 A	36" x 84"	EXIST. ALUM./ GLASS	EXIST.	Existing		n.a.
105 B	36" x 84"	EXIST. ALUM./ GLASS	EXIST.	Existing		n.a.



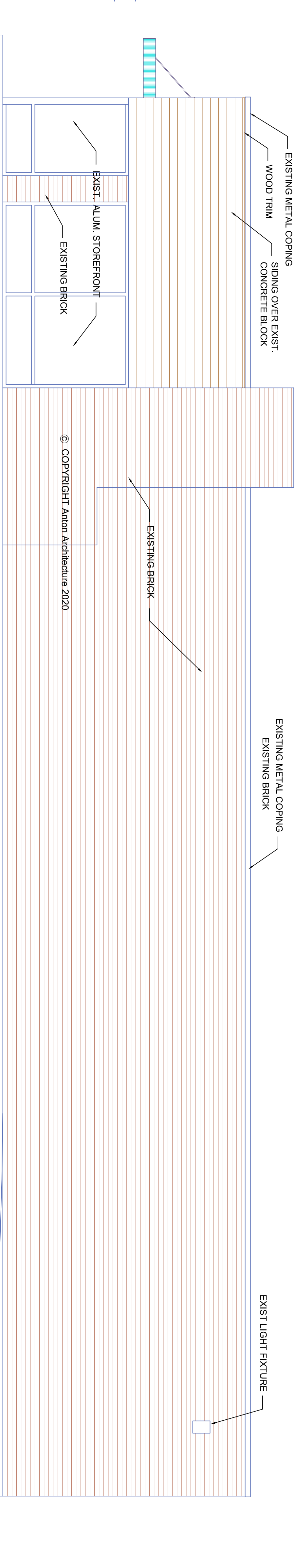
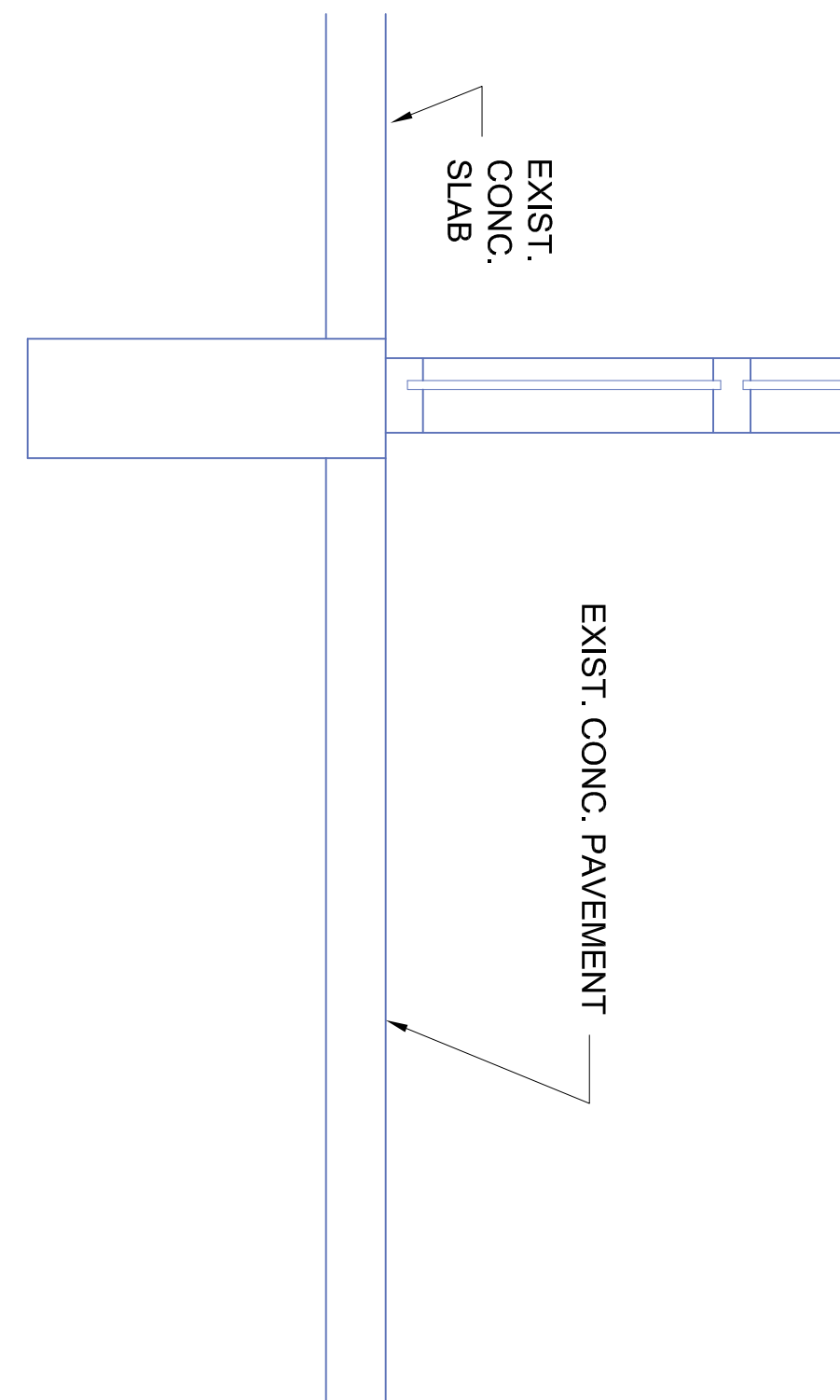
WEST (REAR) ELEVATION  
1/4" = 1'-0"



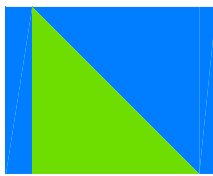
EAST (FRONT) ELEVATION  
1/4" = 1'-0"



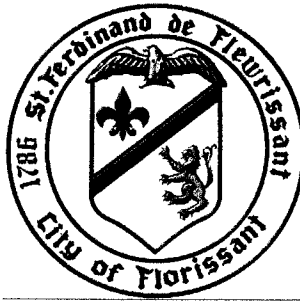
SOUTH (SIDE) ELEVATION  
1/4" = 1'-0"



A SIDING/ CANOPY SECTION  
A4  
1" = 1'-0"



Application to the City of Florissant Planning & Zoning Commission (P&Z) to  
Establish a 'B-5' Planned Commercial District (Re-Zoning) or to Amend the  
Provisions of an Existing 'B-5' Ordinance



PLANNING & ZONING ACTION:

RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN

SIGN

DATE:

3-8-21

Address of Property:

14065 New Halls Ferry Rd

Council Ward 9 Zoning B5

Initial Date Petitioner Filed 2/10/21  
(Staff to complete Ward, Zoning & Date filed)

PETITION TO REZONE OR AMEND CONDITIONS OF A 'B-5' PLANNED COMMERCIAL DISTRICT  
ORDINANCE # 5005

Enter ordinance number or number(s) if requesting to amend.

1) Comes Now Mary Nguyen

(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 in this petition.

Legal interest in the Property Estate of Tran Nguyen - Mary Nguyen personal representative  
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 sponsor such a bill.

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 legal description  
is found identical on requirements of "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 'B-5' is proposed .33 acre

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 as VACANT RESTAURANT

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



restaurant for both

3. The petitioner(s) hereby state(s) the following reasons to justify this 'B-5' petition: Spaces

adding merchandise use and any use in B3 district  
List reason for this request, i.e. "to allow for..." without a special use permit.

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 REPRESENTATIVE Mary Nguyen MaryNguyen619@gmail.com  
Print Name Email address

PETITIONER(S) SIGNATURE (S) [Signature]

FOR \_\_\_\_\_  
(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 this petition to the Planning & Zoning Commission and Council. The agent must be approved by the owner to present the petition in this section, and provide address and telephone number

NAME \_\_\_\_\_  
Name of Petitioner(s) Authorized Agent, Firm Name

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

PHONE \_\_\_\_\_  
BUSINESS

I (we) the petitioner (s) do hereby appoint \_\_\_\_\_ as  
Print name of agent. Email address  
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 corporation registration.

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

(a) If an individual:

- (1) Name and Address Mary Nguyen 4169 Blaine Ave St. Louis, MO 63110  
(2) Phone Number (314) 210-9177 Email MARYNGUYEN619@gmail.com  
(3) Business Address 14065 New Halls Ferry Rd 63033  
(4) Date started in business 2021  
(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) Phone Number \_\_\_\_\_ Email \_\_\_\_\_  
(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) Phone Number \_\_\_\_\_ Email \_\_\_\_\_  
(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) 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 Mary Nguyen  
Address 4149 Blaine Ave St. Louis, MO 63110  
Property Owner Estate of Tram Nguyen  
Location of property 14066 New Halls Ferry Rd Florissant, MO 63033  
Dimensions of property 246' x 111'  
Property is presently zoned B-5 per ordinance # \_\_\_\_\_  
Current & Proposed Use of Property Restaurant + Merchentile  
Type of Sign \_\_\_\_\_ Height \_\_\_\_\_  
Type of Construction Remodel Number Of Stories 1  
Square Footage of Building approx 3500 ft<sup>2</sup> Number of Curb Cuts \_\_\_\_\_  
Number of Parking Spaces 20 Sidewalk Length \_\_\_\_\_  
Landscaping: No. of Trees \_\_\_\_\_ Diameter \_\_\_\_\_  
No. of Shrubs \_\_\_\_\_ Size \_\_\_\_\_  
Fence: Type N/A Length \_\_\_\_\_ Height \_\_\_\_\_

**PLEASE SUBMIT NINE (10) FOLDED COPIES OF THE FOLLOWING:**

Please provide one letter sized copy of all documents submitted for the overhead projector, presentation boards discouraged.

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, to scale, 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 the address and state that it is part of the 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.**

**STAFF CHECK LIST / REVIEW SHEET**

ADDRESS OF PROPERTY \_\_\_\_\_ CURRENT ZONING \_\_\_\_\_

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

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

PROPOSAL \_\_\_\_\_

1) a. Uses - Are uses stipulated \_\_\_\_\_ Yes / No

b. What current District would this proposal be a permitted use: \_\_\_\_\_

c. Proposed uses for out lots: \_\_\_\_\_

2) Performance Standards:

a) Vibration: Are there any foreseen vibration problems at the property line? \_\_\_\_\_ Yes / No

b) Noises: Will the operation or proposed equipment exceed 70 decibels? \_\_\_\_\_ Yes / No

c) Odors: Is there any foreseen problem with odor? \_\_\_\_\_ Yes / No

d) Smoke: Will the operation emit any smoke which could exceed a density described as No. 1 on the Ringleman Chart? \_\_\_\_\_ Yes / No

e) Toxic gases: Is there any foreseen emission of toxic gases from the operation? \_\_\_\_\_ Yes / No

f) Is there foreseen emissions of dirt, dust, fly ash, and other forms of particle matter? \_\_\_\_\_ Yes / No

g) Is there any dangerous amount of radiation produced from the operation? \_\_\_\_\_ Yes / No

h) Is there any glare or heat which would be produced outside of an enclosure? \_\_\_\_\_ Yes / No

i) Is screening of trash dumpsters, mechanical equipment, incinerators, etc., shown? \_\_\_\_\_ Yes / No

j) Is building(s) screened from adjoining residential? \_\_\_\_\_ Yes / No

3) Is the height of structures shown? \_\_\_\_\_ Yes / No

4) Are all setbacks shown? \_\_\_\_\_ Yes / No

5) Are building square footages shown? \_\_\_\_\_ Yes / No

6) What are the exterior construction materials on the building(s)? \_\_\_\_\_

7) Is off street loading shown? \_\_\_\_\_ Yes / No

8) Parking:

a) Does parking shown meet the ordinance? \_\_\_\_\_ Yes / No

b) Is a variance required in accordance with the ordinance? \_\_\_\_\_ Yes / No

c) Ratio shown \_\_\_\_\_ to \_\_\_\_\_

d) Total Number \_\_\_\_\_

e) Will cross access and cross parking agreements be required? \_\_\_\_\_ Yes / No

f) Is the parking lot adequately landscaped? \_\_\_\_\_ Yes / No

9) Are there any signs? \_\_\_\_\_ Yes / No

Number of signs shown \_\_\_\_\_

Type of Signs \_\_\_\_\_

Are sizes, heights, details, and setbacks shown? \_\_\_\_\_ Yes / No

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

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

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

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

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

INTRODUCED BY COUNCILMAN ROTH  
October 14, 1996

SUB. BILL NO. 6743

ORDINANCE NO. 5885

AN ORDINANCE AMENDING APPENDIX B OF THE FLORISSANT CITY CODE, THE ZONING ORDINANCE, AS AMENDED, BY ADDING THERETO THE FOLLOWING DESCRIBED PROPERTY KNOWN AS THE CHINESE GOURMET RESTAURANT, 14065 NEW HALLS FERRY ROAD, AS A B-5 PLANNED COMMERCIAL DISTRICT DEVELOPMENT UNDER THE ORDINANCES OF THE CITY OF FLORISSANT.

WHEREAS, Appendix B of the Florissant City Code, known as the Zoning Ordinance of the City Code of the City of Florissant, as set out in Ordinance No. 1625, as amended, provides for the establishment of a B-5 Planned Commercial District; and

WHEREAS, an application has been filed by Chinese Gourmet Restaurant, Inc. for rezoning and development as a B-5 Planned Commercial District of a tract of land hereinafter described, which tract of land is presently zoned as a B-3 District; and

WHEREAS, the Planning and Zoning Commission of the City of Florissant has recommended that such rezoning and development as a B-5 Planned Commercial District be approved by the Florissant City Council subject to certain conditions; and

WHEREAS, due notice of a public hearing on said application to be held on the 26th day of August, 1996 was published and such hearing was duly opened, held and concluded on such date; and

WHEREAS, the Council, following said public hearing and after due and careful consideration has concluded that the rezoning of the property hereinafter described as a B-5 Planned Commercial District 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: The Zoning Code of the City of Florissant, as heretofore amended, is hereby further amended, with respect to certain property heretofore zoned as a B-3 District, to establish a B-5 Planned Commercial District, for the location and development of a planned commercial development, on the following described property:

Parcel 1: A parcel of ground being part of Lot 23 of the COMMONS OF ST. FERDINAND, in Township 47 North, Range 6 East, St. Louis County, Missouri; said parcel being more particularly described as follows: Beginning at the





point of intersection of the Southwestern line of New Halls Ferry Road, as widened, with the Northwestern line of property described in deed to R. B. Parsons and wife, recorded in Book 1621 Page 127, St. Louis County Recorder's Office; thence South 27 degrees 07 minutes East 70.49 feet along the Southwestern line of New Halls Ferry Road to an offset therein; thence South 62 degrees 53 minutes West 10.00 feet along said offset; thence South 27 degrees 07 minutes East 31.23 feet along the Southwestern line of New Halls Ferry Road, to the Southern line of said R.B. Parsons property; thence South 61 degrees 26-1/4 minutes West 167.48 feet along the Southeastern line of said R. B. Parsons property to its most Southern corner; thence North 27 degrees 07 minutes West 81.12 feet along the Southwestern line of said R. B. Parsons property to its most Western corner; thence North 54 degrees 55 minutes East 179.16 feet along the Northwestern line of said R. B. Parsons property to the Southwestern line of New Halls Ferry Road, and the point of beginning.

Parcel 2: Leasehold interest in and to Part of Lot 23 of ST. FERDINAND COMMONS, described as: Beginning at the Southwest corner of said Union Electric Property (Book 3695 Page 444); thence along the Southern line of said property, North 69 degrees 21 minutes 45 seconds East, a distance of 99.67 feet to the Southwest corner of property now or formerly owned by R.B. Parsons and wife (Book 1621 Page 127); thence along the Eastern line of Union Electric Property, North 27 degrees 07 minutes West, a distance of 49.42 feet to a point; thence South 61 degrees 26 minutes 15 seconds West, a distance of 99.06 feet to a point in the Western line of property owned by Union Electric; thence along said Western line, South 27 degrees 07 minutes East, a distance of 35.67 feet to the point of beginning.

Parcel 3: A non-exclusive easement for ingress and egress across land being part of Cross Keys Shopping Center in Lot #23 of the Commons of St. Ferdinand, Township 47 North, Range 6 East, St. Louis County, Missouri and being further described as follows: Beginning at the Southwest corner of property owned by Union Electric Company as recorded in Deed Book 3695 Page 444 of the St. Louis County Records; thence South 27 degrees 07 minutes East, a distance of 13.75 feet to a point; thence North 61 degrees 26 minutes 15 seconds East, a distance of 99.06 feet to the Southwest corner of property now or formerly owned by R. B. Parsons and wife (Book 1621 Page 127); thence along the Southern line of property owned by Union Electric, South 69 degrees 21 minutes 45 seconds West, a distance of 99.67 feet to the point of beginning.

Section 2: The authority and approval embodied in this Ordinance is granted subject to all ordinances of the City of Florissant and on condition that the development and plan for the B-5 Planned Commercial District be carried out in accordance with the preliminary plans filed with the Planning & Zoning Commission of the City of Florissant and forwarded by said Planning & Zoning Commission to the Florissant City Council, all of which are attached hereto, adopted and incorporated herein by reference as if fully set out herein and made a part hereof and marked as Exhibit "A", subject to the following conditions:

## 1. PERMITTED USES

The use permitted in the B-5 Planned Commercial District shall be limited to a restaurant facility with sit-down and carry-out service and in the event that the applicant attempts to sell or transfer the use permitted herein, such sale or transfer shall be subject to the provisions of Appendix B, Zoning, Sec. 23 "Special Permits by Council". No other use shall be authorized unless otherwise approved by amendment of this ordinance.

## 2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

- a. Total gross floor area of the building shall not exceed 2,848 square feet.
- b. The building shall be one story with a maximum height of the building to be 18 feet.

## 3. PERFORMANCE STANDARDS

Uses within the B-5 Planned Commercial District identified herein shall conform to the most restrictive performance standards as set forth in Section 20 of the Florissant Zoning Ordinance.

## 4. PLAN SUBMITTAL REQUIREMENTS

Within six (6) months of the effective date of this ordinance, and prior to issuance of any building or occupancy permit, the petitioner shall submit the Final Site Development Plan to the Planning & Zoning Commission for review and approval thereby in accordance with Section 14.5, subsection 10 (4) of the Florissant Zoning Ordinance. Where due cause is shown by the developer, this time interval may be extended by the Planning & Zoning Commission.

## 5. FINAL SITE DEVELOPMENT PLAN GENERAL CRITERIA

The above Final Site Development Plan shall include the following :

- a. Location and size, including height of all building and structure, 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 and proposed contours at intervals of not more than two (2) feet.
- h. Preliminary stormwater and sanitary sewer facilities.

## 6. FINAL SITE DEVELOPMENT PLAN CRITERIA

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

a. Structure Setbacks.

No building or structure, excluding retaining walls, light standards, fences, and authorized freestanding business signs and identification signs shall be located within forty (40) feet of the right-of-way of New Halls Ferry Road. The setbacks shall be as approved by the Planning and Zoning Commission.

b. Parking, Loading and Internal Drives Setbacks.

1. No parking stall, loading space, internal drive or roadway excluding points of ingress and egress shall be located within ten (10) feet of the property line. The off-street parking spaces, consisting of 20 spaces, including 2 handicapped parking spaces, shall be provided as depicted on the Preliminary Development Plan, entitled Site Plan attached hereto and marked Exhibit "A" or as otherwise hereinafter authorized by the Planning and Zoning Commission.

2. All of the setbacks shall be approved by the Planning and Zoning Commission.

c. Minimum Parking/Loading Space Requirements.

Parking requirements shall be as required by Section 17 of the Florissant Zoning Ordinance, including 20 parking spaces, which includes 2 handicapped parking spaces. The loading dock shall be located at the rear of the new addition as shown on the attached Site Plan marked as Exhibit "A".

d. Access and Sidewalks.

A handicapped ramp may be installed, if needed, on the sidewalks adjacent to the property and any driveway construction in the right-of-way of New Halls Ferry Road shall conform to the requirements of Missouri Highway and Transportation Department.

e. Lighting Requirements.

All lighting standards shall have a height limitation of 20 feet and shall be approved by the Planning and Zoning Commission and all lighting shall be directed inward toward the lot.

f. Sign Requirements.

A pole sign shall be permitted to be located as depicted on the site development plan attached hereto as Exhibit "A" and said sign shall not exceed 22 feet in height. The pole sign shall comply with all other requirements of the Florissant City Code. All other signage shall comply with the Florissant City Code. The existing flag poles shall have a height limitation of 30 feet and only government flags shall be flown thereon.

g. Landscaping.

Landscaping shall be provided on the site in accordance with the Preliminary Development Plan attached hereto as Exhibit "A" submitted and approved by the Planning and Zoning Commission. Such landscaping shall be in sufficient quantity to meet the minimum requirements as set forth in Section 17 (9) of the Florissant Zoning Ordinance.

h. Miscellaneous Design Criteria.

1. All applicable parking, circulation, sidewalks and all other site design features shall comply with the 1993 BOCA Code.
2. The minimum site development plan shall be in accordance with Section 14 of the Zoning Code and all other applicable codes.
3. The building addition shall be constructed of unpainted brick to match the existing building in accordance with the masonry ordinance.
4. All exhaust shall be through the roof and screened as per the attached Site Plan and as approved by the Planning and Zoning Commission.
5. 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. If stormwater retention is required by MSD, then such retention shall be underground.

## 7. VERIFICATION PRIOR TO FINAL SITE DEVELOPMENT PLAN APPROVAL.

Prior to the approval of the Final Site Development Plan, the petitioner shall:

a. Stormwater.

Submit to the Planning & Zoning Commission a preliminary engineering plan showing that adequate handling of the stormwater drainage of the site is provided and that the Preliminary Engineering Plan has been approved by the Metropolitan Sewer District and is in accordance with accepted engineering standards.

b. Access.

A copy of the existing cross-access agreement is attached hereto as Exhibit "B" and shall remain in full force and effect.

c. Layout Plan.

A layout plan shall be submitted, reviewed and approved by the Public Works Department prior to the commencement of any and all pavement marking. The layout plan shall include proper striping and signing of fire lanes. Fire lanes shall be established by separate ordinance after approval by the Fire District and Director of Public Works, pursuant to Section 15-9, 15-311 and 15-505 of the Florissant City Code.

## 8. RECORDING

Within sixty (60) days of approval of the Final Site Development Plan by the Planning & Zoning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds.

## 9. VERIFICATION PRIOR TO BUILDING PERMITS

After approval of the Final Site Development Plan and prior to the issuance of any building permit, the following verifications shall be provided:

a. Sanitary Sewers.

Written verification of sanitary sewer plan approval from the Metropolitan St. Louis Sewer District if required by the Director of Public Works.

b. Stormwater Sewers.

Written verification of stormwater plan approval from the Metropolitan St. Louis Sewer District if required by the Director of Public Works.

c. Landscaping/Screening Bonds or Escrows.

If the estimated cost of new landscaping and/or screening indicated on or forming part of the Final Site Development Plan, as required by the Planning & Zoning Commission, exceeds an estimated cost of One Thousand Dollars (\$1,000.00), as determined by the landscape nursery, a bond or escrow shall be furnished so as to be a sufficient amount to guarantee the installation of said landscaping and/or screening.

d. Street Improvement/Parking/Curbing Signs/  
Pavement Marking/Sidewalks/. Bond or Escrows.

The petitioner shall furnish a two (2) year bond or escrow, sufficient in amount, as determined by the Director of Public Works, to guarantee the street improvements, if necessary, parking lot pavement, curbing, sidewalks, signs and pavement markings, lighting and fire lanes.

e. Filing a Recorded Site Development Plan.

Two (2) copies of such recorded Final Site Development Plan, showing book, page, and recording date, shall be filed with the Director of Public Works.

f. Notification of the department of public works.

Prior to the issuance of foundation or building permits, all approvals from the Metropolitan St. Louis Sewer District, the Missouri Highway and Transportation Department and other appropriate organizations must be received by the department of public works.

## 10. GENERAL DEVELOPMENT CONDITIONS.

- a. Adequate surfaced temporary off-street parking for construction employees shall be provided.
- b. Unless, and except to the extent, otherwise specifically provided herein, development shall be effected only in accordance with all ordinances of the City of Florissant.
- c. 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.

## 11. PROJECT COMPLETION.

The time limitation on construction will be six (6) months to start construction after receipt of building permit and six (6) months for completion of the planned

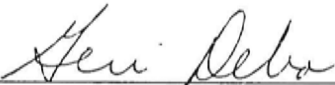
commercial development, in accordance with the approved Site Development Plan.

Section 3: The application and preliminary plans are returned to the Planning and Zoning Commission for consideration of a Final Site Development Plan, pursuant to Section 14.5, subsection 10 (4) of the Florissant Zoning Ordinance.

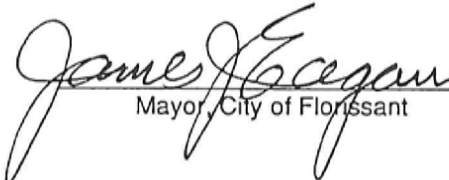
Section 4: Failure to develop the said Planned Commercial District in accordance with the above-described procedures and restrictions shall be cause for revision of the zoning of said property back to a B-3 District, in accordance with Section 14.5, subsection 13 of the Florissant Zoning Ordinance.

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

Adopted this 14th day of October, 1996.

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

Approved this 15 day of October, 1996.

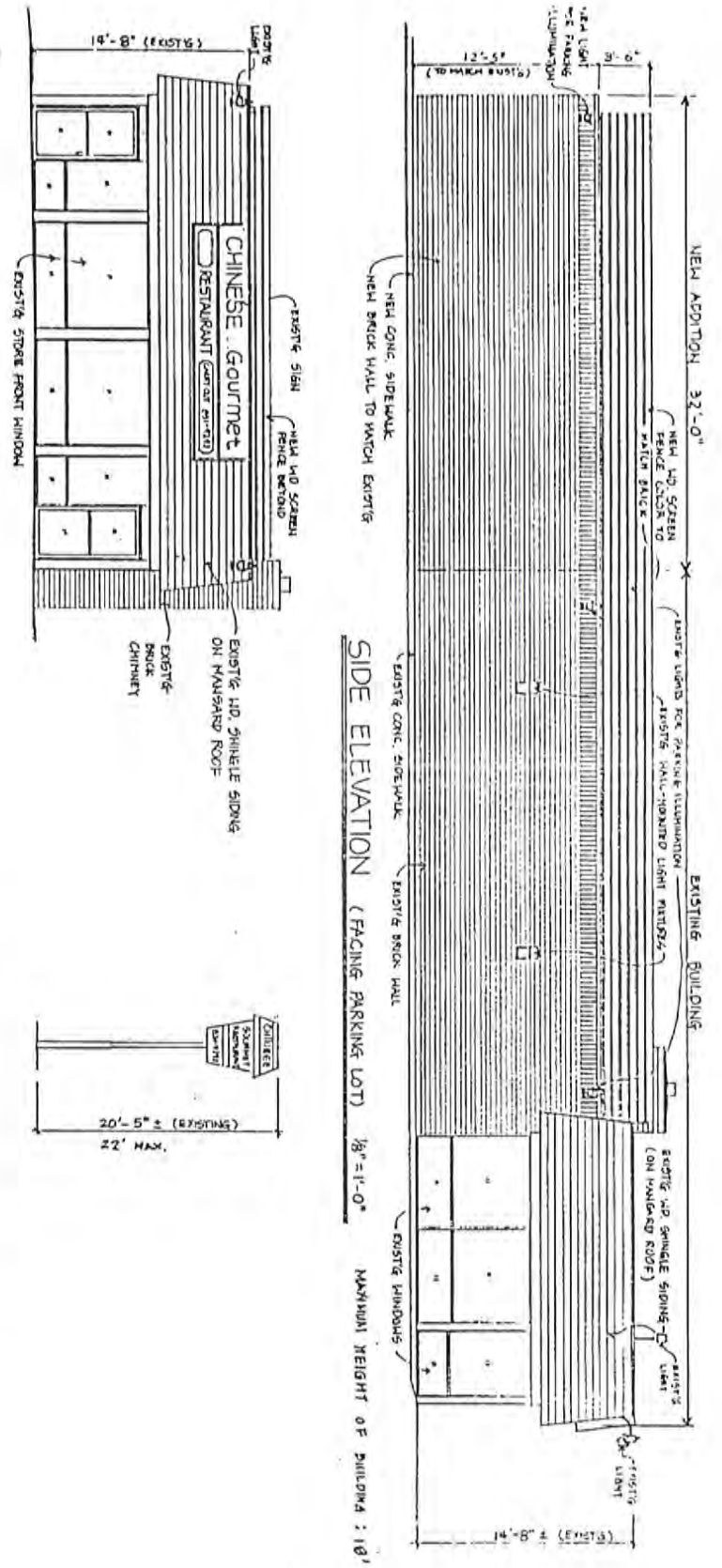
  
\_\_\_\_\_  
Mayor, City of Florissant

ATTEST:

  
\_\_\_\_\_  
City Clerk

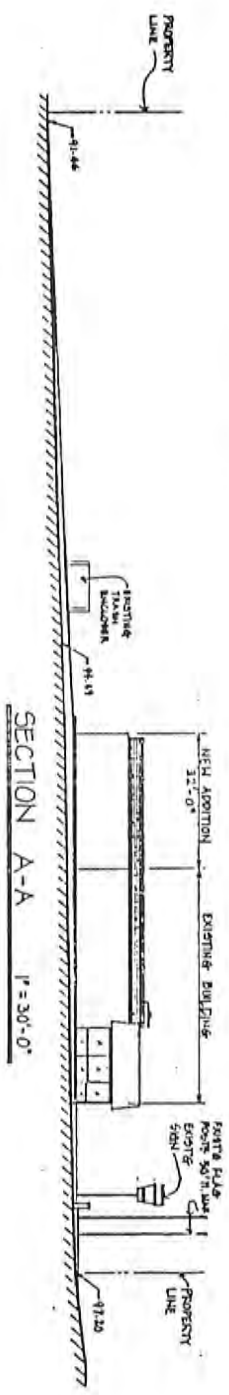




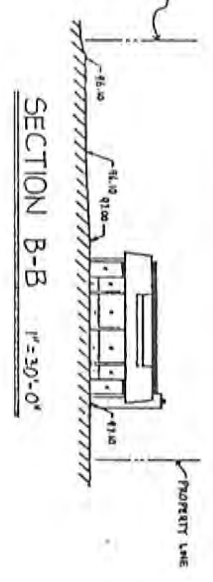


FRONT ELEVATION 1/8" = 1'-0"

ELEVATION @ EXISTING ROOF SIGN 1" = 10'-0"



SECTION A-A 1" = 30'-0"



SECTION B-B 1" = 30'-0"

Exhibit "A"



1 INTRODUCED BY COUNCILMAN PARSON  
2 MARCH 8, 2021

3  
4 SUBSTITUTE BILL NO. 9661

ORDINANCE NO.

5  
6 **ORDINANCE TO AMEND SPECIAL USE ORDINANCE NO. 8376 TO**  
7 **ALLOW FOR LIVE PERFORMANCES AND A COVER CHARGE**  
8 **LOCATED AT 1752-1756 N. NEW FLORISSANT.**  
9

10 WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of  
11 Florissant, by Special Use Permit, after public hearing thereon, to charge an admission fee to  
12 customers to attend live music performances and comedy shows; and

13 WHEREAS, the Florissant City Council initially granted Special Use permit no. 8376 to  
14 Five Aces Bar-B-Que, LLC to allow for the operation of a restaurant in November 2017; and

15 WHEREAS ordinance no. 8376 was transferred by ordinance no. 8407 to CA44, LLC  
16 d/b/a Hwy 67 BBQ on April 23, 2018; and

17 WHEREAS ordinance no. 8376 as transferred, was amended by ordinance no. 8517 to  
18 allow for the expansion of a restaurant with outdoor cooking in June of 2019; and

19 WHEREAS ordinance no. 8407 as transferred and amended was further transferred to  
20 Shade Partners LLC d/b/a Shade Restaurant and Bar by ordinance no. 8603 in February of 2020,  
21 and

22 WHEREAS, an application has been filed by Shade Partners LLC to amend Special Use  
23 Permit no. 8376, as transferred and amended, to add a use that allows the charging of an  
24 admission fee to customers to attend live music performances and comedy shows; and

25 WHEREAS, the Planning and Zoning Commission of the City of Florissant at their  
26 meeting of February 1, 2021 has recommended that the Special Use Permit amendment be  
27 granted for the additional use; and

28 WHEREAS, due notice of public hearing no. 21-02-004 on said application to be held on  
29 the 22nd day of February, 2021 at 7:30 P.M. by the Council of the City of Florissant was duly  
30 published, held and concluded; and

31 WHEREAS, the Council, following said public hearing, and after due and careful  
32 consideration, has concluded that the granting of an amendment to the Special Use Permit  
33 authorized by Ordinance No. 8376, as hereinafter provided, would be in the best interest of the  
34 City of Florissant and will not adversely affect the health, safety, morals and general welfare of  
35 the City.

1 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
2 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:  
3

4 Section 1: Special Use Permit No. 8376, as amended and transferred, is hereby amended  
5 to add an ancillary use to allow the charging of an admission fee to customers to attend live  
6 music performances and comedy shows (inside only) with the arrangement of the interior to be  
7 in accordance with plans G-1, A-1, both dated 5/14/19 by Phillip Gomez, subject to following  
8 stipulations:

- 9 1. The maximum occupant load is 111;
- 10 2. This establishment is primarily a restaurant and shall never be operated primarily as a  
11 "nightclub" or any other business in which an admission fee is charged to customers  
12 to attend live music performances or comedy shows;
- 13 3. A live music performance comedy show may be performed once a week to take place  
14 on Monday, Tuesday, Wednesday or Thursday night;
- 15 4. A live music performance or a comedy show is also permitted once a week to take  
16 place on Friday or Saturday night;
- 17 5. At no time will the establishment be allowed to have live music or a comedy show  
18 with a cover charge more than twice in any week;
- 19 6. As with all special use permits, this permit is revocable upon the violation of any of  
20 these conditions or upon the violation of any other ordinances or state statutes.  
21

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

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

26 Adopted this \_\_\_\_ day of \_\_\_\_, 2021.  
27

28 \_\_\_\_\_  
29 Keith Schildroth  
30 President of the Council  
31 City of Florissant

32 Approved this \_\_\_\_ day of \_\_\_\_, 2021.  
33

34 \_\_\_\_\_  
35 Timothy J. Lowery  
36 Mayor, City of Florissant

37 ATTEST:  
38

39 \_\_\_\_\_  
40 Karen Goodwin, MPPA/MMC/MRCC  
41 City Clerk

1 INTRODUCED BY COUNCILMAN SIAM  
2 FEBRUARY 22, 2021

3  
4 BILL NO. 9661

ORDINANCE NO.

5  
6  
7 **ORDINANCE TO AMEND SPECIAL USE ORDINANCE NO. 8376 TO**  
8 **ALLOW FOR ADDING A NIGHTCLUB USE WITH LIVE**  
9 **PERFORMANCES AND A COVER CHARGE LOCATED AT 1752-1756 N.**  
10 **NEW FLORISSANT.**

11  
12 WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of  
13 Florissant, by Special Use Permit, after public hearing thereon, to permit the location of a night  
14 club with live performances and cover charges; and

15 WHEREAS, the Florissant City Council initially granted Special Use permit no. 8376 to  
16 Five Aces Bar-B-Que, LLC to allow for the operation of a restaurant in November 2017; and

17 WHEREAS ordinance no. 8376 was transferred by ordinance no. 8407 to CA44, LLC  
18 d/b/a Hwy 67 BBQ on April 23, 2018; and

19 WHEREAS ordinance no. 8376 as transferred, was amended by ordinance no. 8517 to  
20 allow for the expansion of a restaurant with outdoor cooking in June of 2019; and

21 WHEREAS ordinance no. 8407 as transferred and amended was further transferred to  
22 Shade Partners LLC d/b/a Shade Restaurant and Bar by ordinance no. 8603 in February of 2020,  
23 and

24 WHEREAS, an application has been filed by Shade Partners LLC to amend Special Use  
25 Permit no. 8376 as transferred and amended to allow adding a use to include a night club with  
26 live performances and allow cover charges; and

27 WHEREAS, the Planning and Zoning Commission of the City of Florissant at their  
28 meeting of February 1, 2021 has recommended that the Special Use Permit amendment for the  
29 additional use; and

30 WHEREAS, due notice of public hearing no. 21-02-004 on said application to be held on  
31 the 22nd day of February, 2021 at 7:30 P.M. by the Council of the City of Florissant was duly  
32 published, held and concluded; and

33 WHEREAS, the Council, following said public hearing, and after due and careful  
34 consideration, has concluded that the granting of an amendment to the Special Use Permit  
35 authorized by Ordinance No. 8376, as hereinafter provided, would be in the best interest of the

1 City of Florissant and will not adversely affect the health, safety, morals and general welfare of  
2 the City.

3 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
4 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:  
5

6 Section 1: Special Use Permit No. 8376 as amended and transferred, is hereby amended  
7 to add an ancillary use of nightclub with live performances (inside only) and allow for cover  
8 charges according to plans G-1, A-1, both dated 5/14/19 by Phillip Gomez. With the following  
9 stipulations:

10 1. The maximum occupant load of 111 remains unchanged for this  
11 establishment

12 2. Live performances shall be conducted and customers shall remain inside the  
13 establishment only.

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

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

18 Adopted this \_\_\_\_ day of \_\_\_\_\_, 2021.  
19

20 \_\_\_\_\_  
21 Keith Schildroth  
22 President of the Council  
23 City of Florissant  
24

25 Approved this \_\_\_\_ day of \_\_\_\_\_, 2021.  
26

27 \_\_\_\_\_  
28 Timothy J. Lowery  
29 Mayor, City of Florissant  
30

31 ATTEST:  
32

33 \_\_\_\_\_  
34 Karen Goodwin, MPPA/MMC/MRCC  
35 City Clerk

**CITY OF FLORISSANT**



**PUBLIC HEARING NOTICE**

**Notice is hereby given in accordance with Chapter 410.020 of the Florissant Code of Ordinances, the Subdivision Ordinance, as amended, that a Public Hearing will be held by the City Council of the City of Florissant, St. Louis County, Missouri, virtually via the Zoom platform, on Monday, February 22, 2021 at 7:30 p.m. on the following proposition:**

**To amend a Special Use, Ord. No. 8376, to allow for adding a Nightclub Use, with Live Performances and a cover charge, in a 'B-3' Extensive Business District located at 1752 – 1756 N Hwy 67. Citizens and parties of interest will have the opportunity to be heard at said public hearing. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or email [kgoodwin@florissantmo.com](mailto:kgoodwin@florissantmo.com).**

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

1  
2  
3  
**MEMORANDUM**



4  
5  
6  
7  
8  
**CITY OF FLORISSANT- Building Division**

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

9 To: Planning and Zoning Commissioners

Date: January 26, 2021

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

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

12  
13  
14  
15  
16  
17 Subject: **1752-1756 N. New Florissant Rd (Shade Restaurant/Bar) Request**  
18 Recommended Approval to amend a Special Use (Ord. No. 8376) to allow  
19 for adding a Nightclub Use, with Live Performances and a cover charge,  
20 in a 'B-3' Extensive Business District.  
21

22  
23  
24  
**STAFF REPORT**  
**CASE NUMBER PZ-020121-4**

25 **I. PROJECT DESCRIPTION:**

26 This is a request for **recommended approval** to amend a Special Use Permit, to allow for  
27 adding a Nightclub Use to the permitted uses in Ord. No 8376, with Live Performances and  
28 a cover charge in a Restaurant/Bar at **1752-1756 N Highway 67**, in a 'B-3' Extensive Business  
29 District.  
30

31 **II. EXISTING SITE CONDITIONS:**

32 The existing property at **1752-1756 N. New Florissant Rd** is a property which is a 3.5 acre  
33 site with a shopping center in a 'B-3' Extensive Business District.  
34

35 The subject property is currently 2754 s.f. in the shopping center which is about 25,883  
36 s.f. and the proposal is to allow for live performances on the existing stage with a cover  
37 charge. There is a drawing attached G-1 which shows the boundary limits and existing  
38 property.  
39

40 The existing building was built in 1974 per County record, that currently houses other  
41 Uses.

42  
43 **III. SURROUNDING PROPERTIES:**

44 The property to the West is Freddy's at 1955 N Highway 67 in a 'B-5' District. The  
45 property to the north is a vacant property at 1800 N New Florissant adjacent to  
46 apartments zoned 'R-6'. The creek along the East has an address of 2063 N Highway 67  
47 for the common ground there.

48  
49 **IV. STAFF ANALYSIS:**

50 The establishment was originally known as Five Aces under Ord. No. 8376 and was  
51 transferred to Highway 67 BBQ under Ord. No. 8407, expanded to include 1756 N New  
52 Florissant under Ord. No. 8517 and transferred to Shade under Ord. No. 8603, all  
53 attached.

54  
55 Plans received from the applicant include engineer's plans G-1, A-1, both developed for  
56 the expansion under Ord. No. 8517. Drawings are dated 5/14/19 showing the site and  
57 existing floor plan, however, there are no proposed changes.

58  
59 G-1 Indicates the total occupant load for the space is 111 people. There is no request to  
60 increase the occupant load.

61  
62 Attached also is ord. no. 8605 that was developed specifically to modify the Dance Hall  
63 Business licensure to address single-use events and live performances for a daily license  
64 fee of \$100 per day. The petitioner proposes that since there is already a stage, that the  
65 establishment be allowed to charge a cover charge without obtaining a license each day.  
66 This Use is classified as a Nightclub Use, under the general definition of a nightclub:  
67 *"A nightclub, music club, or club, is an entertainment venue and bar that usually operates late into the*  
68 *night. A nightclub is generally distinguished from regular bars, pubs, or taverns by the inclusion of a stage*  
69 *for live music, one or more dance floor areas and a DJ booth, where a DJ plays recorded music..."*

70  
71 The current Use permitted is a Restaurant/Bar, it is otherwise a violation of the Zoning  
72 Code and Ord. No. 8603 to allow the business to be Live Performance business, without  
73 amending the Use to include "Nightclub", Special Use #57 is "Tavern, nightclub and  
74 cocktail lounge". Nightclubs hours are dictated by liquor license regulations:

75 [https://atc.dps.mo.gov/licensing/faqs\\_alcohol.php](https://atc.dps.mo.gov/licensing/faqs_alcohol.php)

76 *6:00 am to 1:30 am Monday through Saturday;*

77 *9:00 am to midnight on Sundays (requires a Sunday license in most cases);*

78 *Most licensees must abide by these hours. There are some special license types that allow different*  
79 *operating hours.*

80  
81  
82 **III. STAFF RECOMENDATIONS:**

83  
84 **Suggested Motion:**

85 I move for Recommended Approval to amend a Special Use Ord. No. 8603, to allow for  
86 the addition of permitted uses to include a Nightclub with Live Performances and a cover charge  
87 as an ancillary Use, located at **1752-1756 N. New Florissant Rd (Shade Restaurant/Bar)** in a

88 'B-3' Extensive Business District as shown on plans G-1, A-1, both dated 5/14/19 by  
89 Philip Gomez, subject to the conditions set forth below with these conditions being part  
90 of the record:

91

- 92 1. The maximum occupant load of 111 remains unchanged for this establishment.  
93 2. Live performances shall be conducted, and customers shall remain, inside only.  
94 3. Change permitted uses in attached ord. 8376 Section 1 to: "...for the location and  
95 operation of a sit-down restaurant with carry-out service and ancillary Nightclub,  
96 featuring Live Performances inside only."  
97

97

98

(End of report and suggested motion)



**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 9 Zoning 'B-3'

RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN

Initial Date Petitioner Filed 1/6/21  
**Building Commissioner to complete  
ward, zone & date filed**

SIGN. [Signature] DATE: 2-4-2021

SPECIAL PERMIT FOR Change current special use permit to allow cover charge for live performances.  
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).

AMEND SPECIAL PERMIT #                      TO ALLOW FOR Cover charge for events  
ordinance #                      Statement of what the amendment is for.

LOCATION 1752-1756 N. New Florissant Rd  
Address of property.

1) Comes Now Shade Partners, LLC DBA Shade Restaurant & Bar  
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As)

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

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

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

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

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

Gerald Rankin

PRINT NAME

SIGNATURE

Shade Restaurant 314@gmail.com  
email and phone 314-348-1884

FOR

Shade Partners, 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

Print name of agent.

as

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 Gerald M. Rankin, Princeton L. Dew
- (2) Telephone numbers 314-348-1884 314-356-5075
- (3) Business address 5179 Cabanne Ave St. Louis, Mo. 63113
- (4) State of Incorporation & a photocopy of incorporation papers Missouri
- (5) Date of Incorporation January 22, 2020
- (6) Missouri Corporate Number LC001686371
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. Shade Restaurant & Bar 1/22/2020
- (8) Name in which business is operated Shade Partners, LLC
- (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 Flo Lin Shopping Center

Address 1752-1756 N. New Florissant Rd.

Property Owner Walpert Properties

Location of property N. New Florissant Rd & Lindbergh

Dimensions of property \_\_\_\_\_

Property is presently zoned \_\_\_\_\_ Requests Rezoning To \_\_\_\_\_

Proposed Use of Property Restaurant & Bar (same as current)

Type of Sign LED Channel Letters Height 29.5"

Type of Construction II-A Number Of Stories 1

Square Footage of Building ~~2754~~ 3040 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.

1752-1756 N. New Florissant Rd Part of Flo Lin  
Strip Mall

**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 1/25/21

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



Building Commissioner or Staff Signature

1 INTRODUCED BY COUNCILMAN SIAM  
2 FEBRUARY 24, 2020

3  
4 BILL NO. 9587

ORDINANCE NO.

**8603**

5  
6 **ORDINANCE AUTHORIZING A TRANSFER OF SPECIAL USE**  
7 **PERMIT NO. 8407 FROM HWY 67 BBQ TO SHADE PARTNERS, LLC**  
8 **D/B/A SHADE RESTAURANT AND BAR FOR THE PROPERTY**  
9 **LOCATED AT 1752-1754 N. NEW FLORISSANT ROAD.**

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

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

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

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

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

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

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

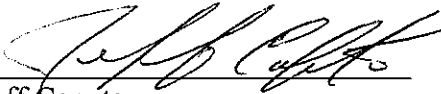
28  
29  
30 Section 1: The Special Use Permit authorized by Ordinance No. 8407 is hereby  
31 transferred Hwy 67 BBQ to Shade Partners, LLC d/b/a Shade Restaurant and bar for the property  
32 located at 1752-1754 N. New Florissant Road.

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

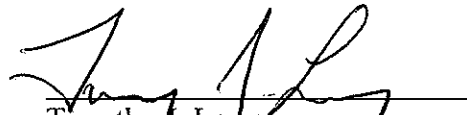
35 Section 3: The Special Use Permit herein authorized shall terminate if the said business  
36 ceases operation for a period of more than ninety (90) days.

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


Adopted this 9 day of March, 2020.

  
Jeff Caputa  
Council President

Approved this 9 day of March, 2020.

  
Timothy J. Lowery  
Mayor, City of Florissant

ATTEST:

  
Karen Goodwin, MPPA/MMC/MRCC  
City Clerk



INTRODUCED BY COUNCILMAN HENKE  
NOVEMBER 27, 2017

BILL NO. 9334

ORDINANCE NO.

8376

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

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

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

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

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

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

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

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

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



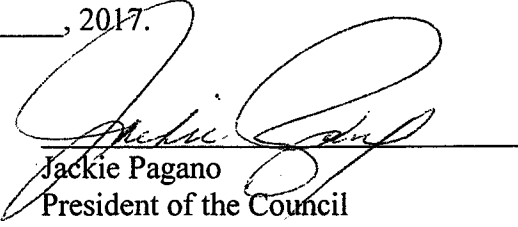
37        **2. PROJECT COMPLETION.**  
38

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

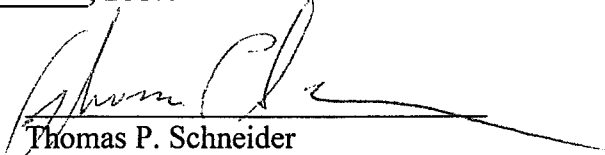
41                Section 2: When the named permittee discontinues the operation of said business, the Special  
42                Use Permit herein granted shall no longer be in force and effect.

43                Section 3: This ordinance shall become in force and effect immediately upon its passage and  
44                approval.  
45

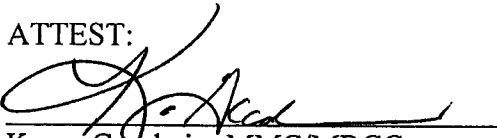
46  
47                Adopted this 11 day of Dec, 2017.

48  
49  
50  
51  
52                  
53                Jackie Pagano  
54                President of the Council  
55                City of Florissant

56                Approved this 12 day of Dec, 2017.

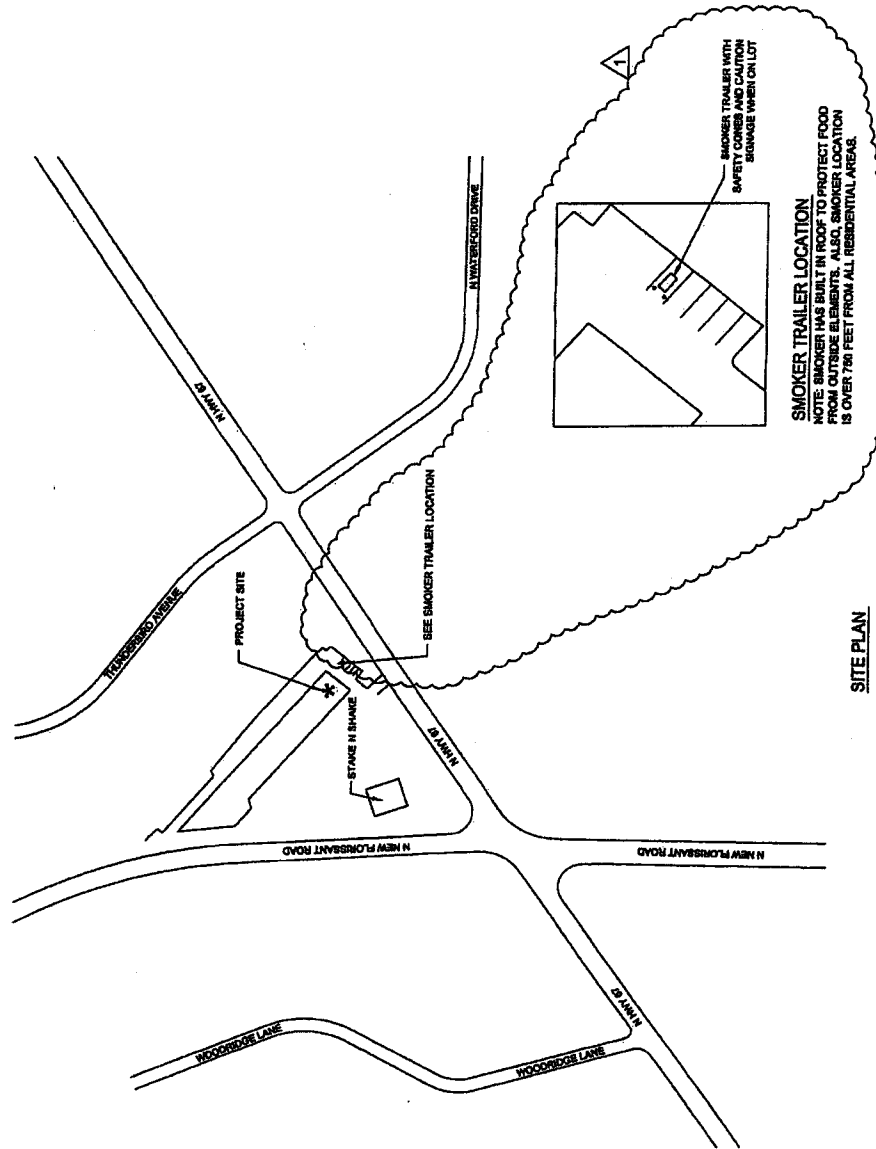
57  
58  
59                  
60                Thomas P. Schneider  
61                Mayor, City of Florissant  
62

63  
64        ATTEST:

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

# FACILITY UPDATES FOR RESTAURANT RENOVATION

1752-1754 NORTH NEW FLORISSANT ROAD  
FLORISSANT, MISSOURI 63033



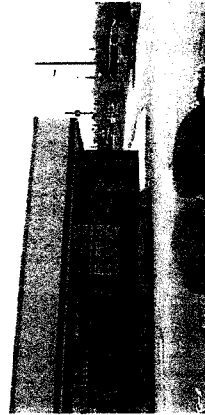
## SHEET INDEX:

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

## SCOPE OF WORK:

- PROJECT RENOVATION REQUIRE TO MODIFY AN EXISTING RESTROOM TO AN ADA RESTROOM, PROVIDE A KITCHEN (PREP AREA, HOT SINK AREA, COMMON WALL FIRE RATING INFORMATION, AND ADDITIONAL EMERGENCY RECOMMENDATIONS) AND FINISHES. ALL DESIGN IS GOVERNED TO CURRENT CONSTRUCTION BUILDING CODES.
- ALL PLUMBING AND ELECTRICAL WORK AND PERMITS SHALL BE OBTAINED BY OWNER'S PLUMBING AND ELECTRICAL CONTRACTORS.
- OWNER IS RESPONSIBLE FOR PROVIDING ALL SAFETY CONES, SIGNS, AND AN ANNUAL SAFETY PRECAUTION THAT WOULD ENSURE VISIBILITY AND SAFETY RELATES TO THEIR SMOKER TRAILER WHEN IT IS BROUGHT TO THE LOCATION FOR USE.

*10/9/17*



ALLEN DESIGNS, LLC

WWW.ALLENDIGNS.COM  
P.O. BOX 702, ST. LOUIS, MO 63101  
TEL: 314-251-1007

DOWND W. DEAL, P.E.  
LICENSE NO. 22347  
PHONE: 314-251-1007  
ST. LOUIS, MO 63101  
HOURS: 9:00 AM - 5:00 PM

OWNER  
CHECKED BY  
DATE  
SCALE  
PROJECT NO.  
SHEET NO.

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

PROJECT NO.  
2017-112  
DRAWING NO.  
A-0

REV.	DATE	DESCRIPTION
1	10/20/17	ISSUED FOR PERMIT
2	10/20/17	ISSUED FOR PERMIT
3	10/20/17	ISSUED FOR PERMIT
4	10/20/17	ISSUED FOR PERMIT













**GENERAL NOTES:**

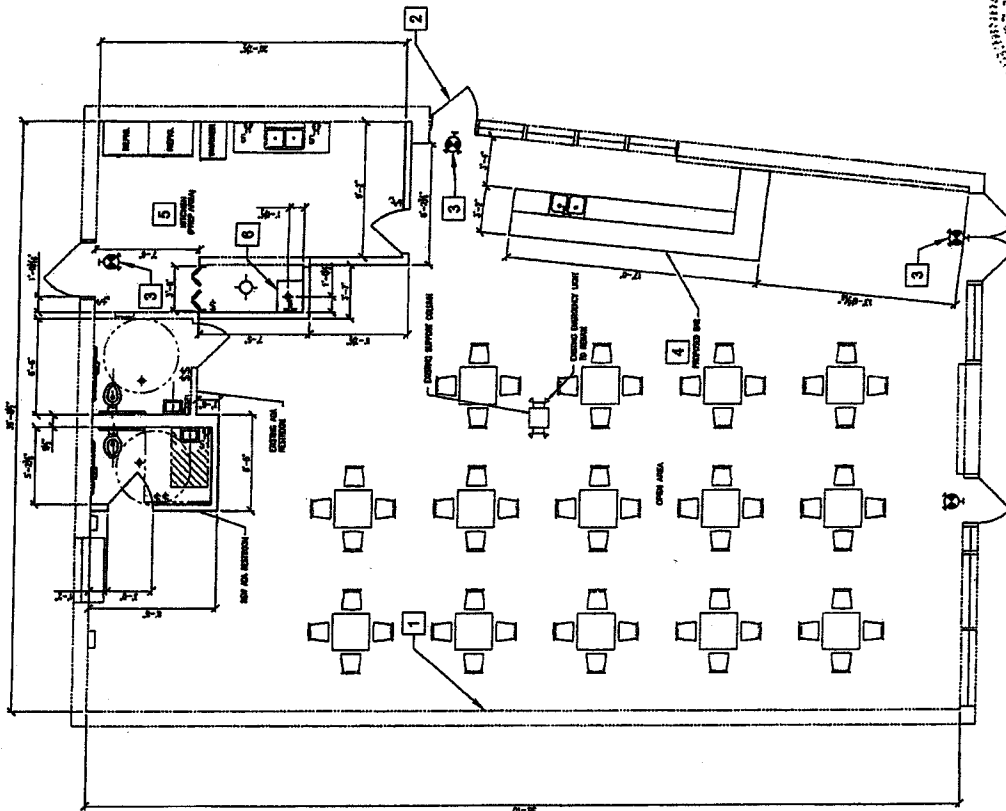
1. CONSTRUCTION PER ALL GOVERNING CODES PER 2009 INTERNATIONAL BUILDING CODES.
2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
3. ALL EXISTING REPAIR TO INTERIOR WALLS SHALL BE REPLACED WITH X TYPE GYPSUM BOARD.
4. ALL NEW PARTITION WALLS SHALL BE METAL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

**KEYED NOTES:**

- 1 PROVIDING SEPARATION WALL IS VERIFIED TO BE DOUBLE LAYER 5/8" GYPSUM BOARD, ADD A BEAD OF FIRE RATED CAULKING ALONG THE TOP ALONGING BEHIND DECKING WHERE IT JOINS THE GYPSUM BOARD. SEE DRAWING A-1 FOR SPECIAL DETAILS.
- 2 ADD PANIC BAR WITH ALARM TO SIDE DOOR. PANIC BAR ALARM SHALL READ "EMERGENCY EXIT ONLY - ALARM WILL SOUND".
- 3 NEW EXIT SIGNS WITH EMERGENCY LIGHTS (TYP.).
- 4 PROPOSED BAR. (BAR SUPPLIED BY OWNER.)
- 5 FINAL ORIENTATION OF APPLIANCES AND SINK ARE DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE. NECESSARY RECEPTACLES FOR EACH APPLANCE SHALL BE SUPPLIED BY QUALIFIED ELECTRICAL CONTRACTOR.
- 6 FLOOR-SET MOP SINK. SEE DRAWING A-1 FOR DETAIL.

**LEGEND (ALL SYMBOLS MAY NOT BE USED):**

- |   |   |
|---|---|
|  | SMOKE DETECTOR - HARD WIRED WITH BATTERY BACKUP |
|  | GROUND FAULT INDICATOR OUTLET                   |
|  | RECEPTACLE OUTLET                               |
|  | TRIPLE OUTLET                                   |
|  | PROPOSED LIGHT                                  |
|  | PROPOSED LIGHT/EXHAUST FAN                      |
|  | NEW FLOOD LIGHT                                 |
|  | NEW WALL LIGHT                                  |
|  | NEW SWITCH                                      |
|  | NEW 3-WAY SWITCH                                |
|  | EXIT SIGN                                       |
|  | EXIT SIGN WITH EMERGENCY LIGHTS                 |



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

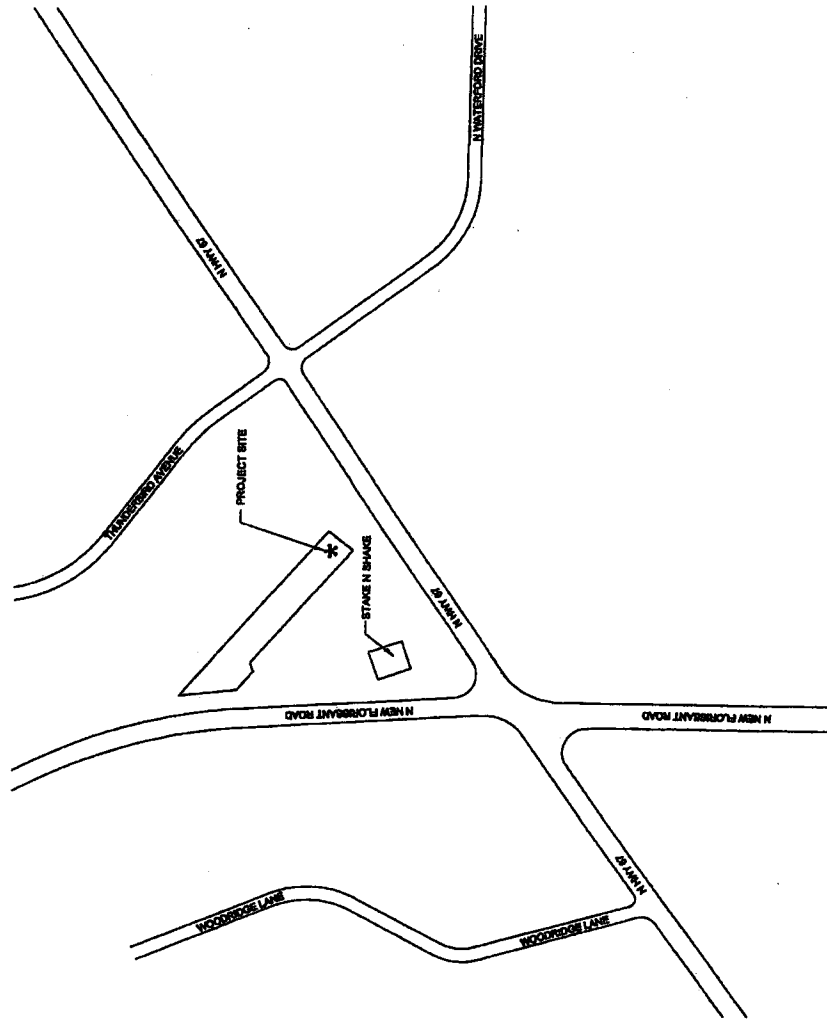


1	10/20/2017	RS-ISSUED FOR PERMIT-ADOPTED BEATING	DWD	
0	10/20/2017	ISSUED FOR PERMIT	DWD	
REL.	DATE	DESCRIPTION		

# FACILITY UPDATES FOR

## RESTAURANT RENOVATION

1752-1754 NORTH NEW FLORISSANT ROAD  
FLORISSANT, MISSOURI 63033



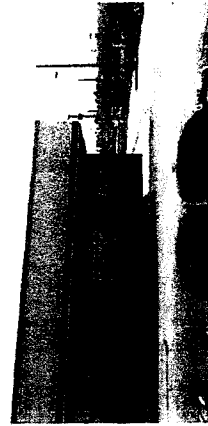
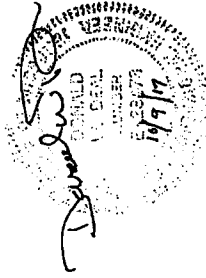
SITE PLAN

### SHEET INDEX:

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

### SCOPE OF WORK:

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



ALLEN DESIGNS, LLC

WWW.ALLENDISIGNS.COM  
TEL: 314-623-1887

DONALD W. DEAL, P.E.  
REG. LICENSE NO. 623473  
PHONE: 314-623-1887  
FAX: 314-623-1887

PROJECT NO.  
DATE  
DRAWN BY  
CHECKED BY  
SCALE  
DATE  
REVISION

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

PROJECT NO.  
2017-112  
DRAWING NO.  
A-0

NO.	REVISION	DATE	BY
0	ISSUED FOR PERMIT		



# ALLEN DESIGNS, LLC

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

100% LICENSEE  
ST. LOUIS, MO 63103  
PHONE: 314-423-1037  
LICENSE NO.: 029789

DESIGNED BY  
CJA  
CHECKED BY  
DWD  
SCALE  
AS SHOWN  
SHEET  
02/01/17

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

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

## GENERAL NOTES:

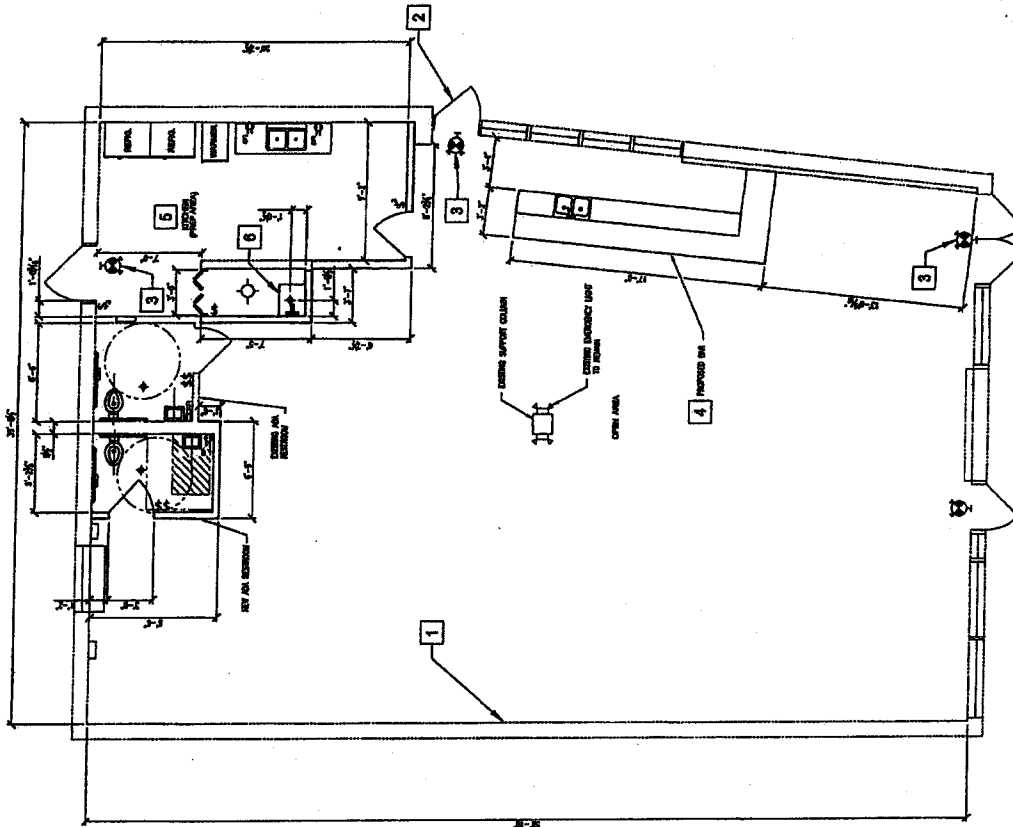
- CONSTRUCTION PER ALL GOVERNING CODES PER 2009 INTERNATIONAL BUILDING CODES.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
- ALL EXISTING REPAIR TO INTERIOR WALLS SHALL BE REPLACED WITH X-TYPE GYPSUM BOARD.
- ALL NEW PARTITION WALLS SHALL BE METAL STUD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

## KEYED NOTES:

- PROVIDING SEPARATION WALL IS VERIFIED TO BE DOUBLE LAYER 5/8" GYPSUM BOARD, ADD A BEAD OF FIRE RATED CAULKING ALONG THE TOP ALONG CEILING JOINTS WHERE IT JOINS THE GYPSUM BOARD. SEE DRAWING A-4 FOR SPECIAL DETAILS.
- ADD PANIC BAR WITH ALARM TO SIDE DOOR. PANIC BAR ALARM SHALL READ "EMERGENCY EXIT ONLY - ALARM WILL SOUND".
- NEW EXIT SIGNS WITH EMERGENCY LIGHTS (TYP.).
- PROPOSED BAR (BAR SUPPLIED BY OWNER).
- FINAL ORIENTATION OF APPLIANCES AND SINK ARE DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE. NECESSARY RECEPTACLES FOR EACH APPLIANCE SHALL BE SUPPLIED BY QUALIFIED ELECTRICAL CONTRACTOR.
- FLOOR-SET MOP SINK. SEE DRAWING A-4 FOR DETAIL.

## LEGEND (ALL SYMBOLS MAY NOT BE USED):

- SMOKE DETECTOR - HARD WIRED WITH BATTERY BACKUP
- GROUND FAULT INDICATOR OUTLET
- RECEPTACLE OUTLET
- TRIPLE OUTLET
- PROPOSED LIGHT
- PROPOSED LIGHT/EXHAUST FAN
- NEW FLOOD LIGHT
- NEW WALL LIGHT
- NEW SWITCH
- NEW 3-WAY SWITCH
- EXIT SIGN
- EXIT SIGN WITH EMERGENCY LIGHTS



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



*Allen Designs*  
10/9/17

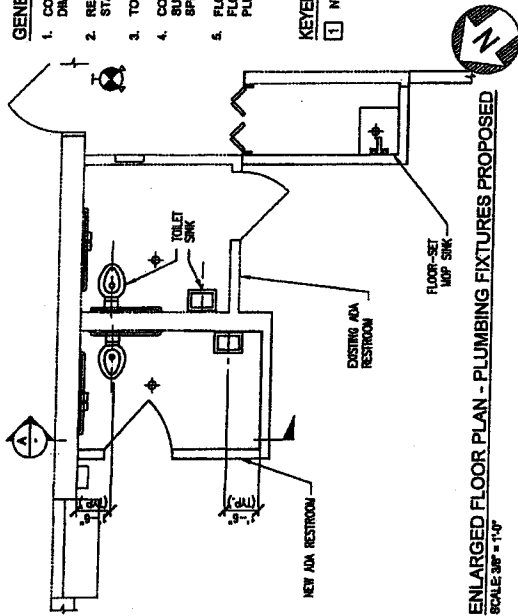
NO.	DATE	DESCRIPTION	DWG	APP'D
0	10/9/17	ISSUED FOR PERMIT		

**GENERAL NOTES:**

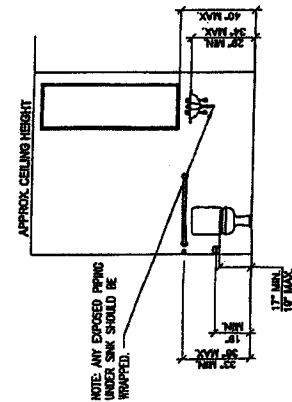
1. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
2. RESTROOMS SHALL COMPLY WITH 2010 ADA STANDARDS FOR STATE AND LOCAL GOVERNMENT FACILITIES.
3. TOILET AND WATER CLOSET SHALL COMPLY WITH 603 AND 604.
4. CONTRACTOR SHALL INSTALL PROPER DRAINAGE AND WATER SINKS FOR MOP SINK BASED UPON MANUFACTURERS SPECIFICATIONS.
5. FLOOR DRAINS WITHIN RESTROOMS ARE EXISTING. ADDITIONAL FLOOR DRAINS FOR BAR SHOULD BE FIELD LOCATED BY PLUMBING CONTRACTOR.

**KEYED NOTES:**

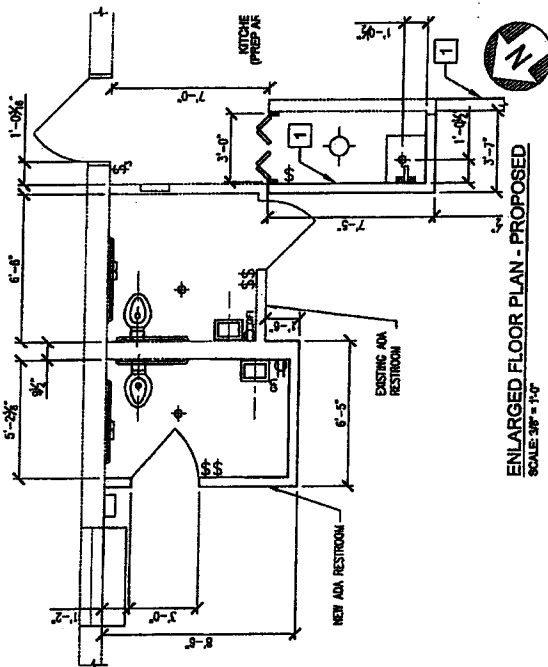
- 1 NEW WALL WIDTH TO MATCH EXISTING CONNECTED WALL**



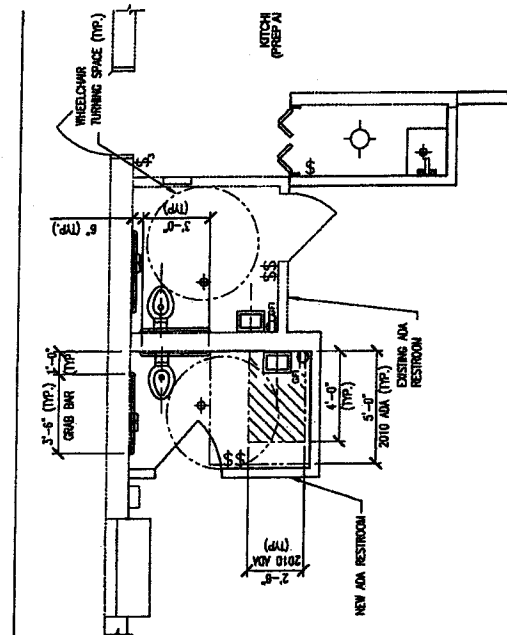
**ENLARGED FLOOR PLAN - PLUMBING FIXTURES PROPOSED**  
SCALE: 3/8" = 1'-0"



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



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

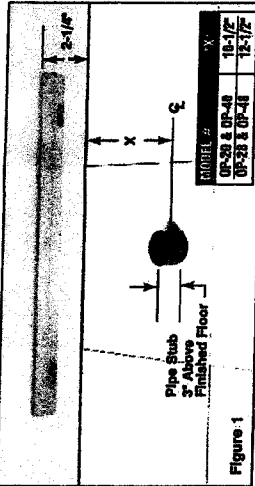


**ENLARGED FLOOR PLAN - ADA PROPOSED**  
SCALE: 3/8" = 1'-0"

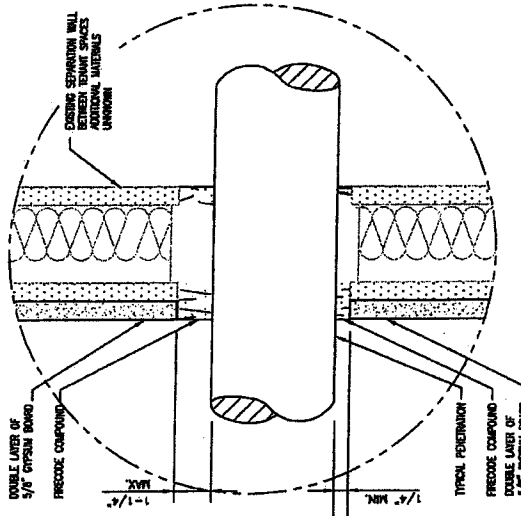
GENERAL NOTES:

- FLOOR SET MOP SINK BASED UPON REGENCY SINKS MODEL #800SM1020S OR EQUIVALENT. INSTALLING CONTRACTOR SHALL FIELD VERIFY PROPER DRAIN LOCATIONS AND FOLLOW MANUFACTURER'S SPECIFICATIONS. IMAGE SHOWN IS ONLY FOR DESIGN SPECIFICATIONS AND BASED UPON OWNER AND CONTRACTOR AGREEMENT.
- CONTRACTOR SHALL INSTALL PROPER PLUMBING ABOVE MOP SINK THAT IS ADEQUATE FOR THE USE OF VARIOUS JANITORIAL SUPPLIES.

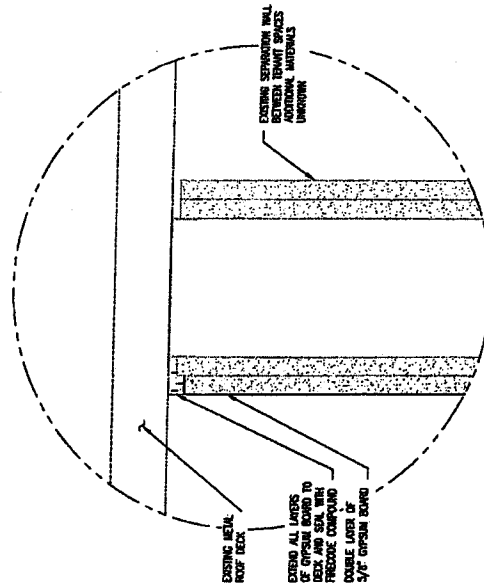
FLOOR SET MOP SINK  
TYPICAL OVERALL SIZE: 25"21"x10"



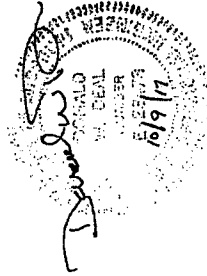
FLOOR MOUNTED MOP SINK DETAIL  
SCALE: NONE



TYPICAL WALL PENETRATION DETAIL  
SCALE: NONE



TYPICAL WALL TO ROOF DECK DETAIL  
SCALE: NONE





# ALLEN DESIGNS, LLC

P.O. BOX 772, ST. LOUIS, MO 63101  
TEL: 314-523-1057  
WWW.ALLENDISGNS.COM

DONALD W. DEAL, P.E.  
10000 WARDEN  
ST. LOUIS, MO 63123  
LICENSE NO. 10073

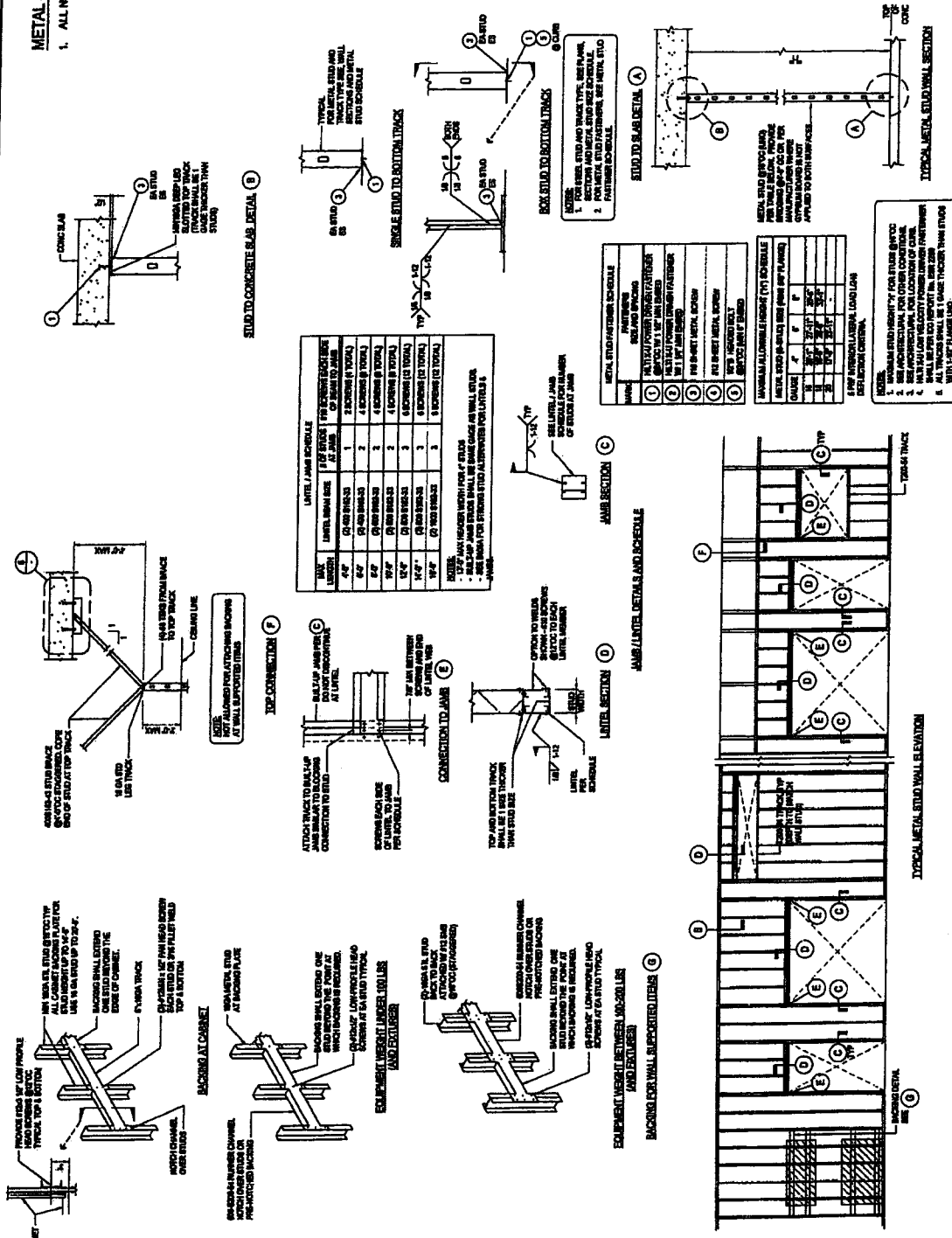
DESIGNED BY  
CHECKED BY  
DATE  
SCALE  
AS SHOWN  
NOT TO SCALE

METAL STUD WALL DETAILS  
RESTAURANT RENOVATION  
1752-1764 N. NEW FLOISSANT RD.  
FLOISSANT, MISSOURI 63033

PROJECT NO.  
2017-112  
DRAWING NO.  
A-5

## METAL STUD WALL GENERAL NOTES:

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

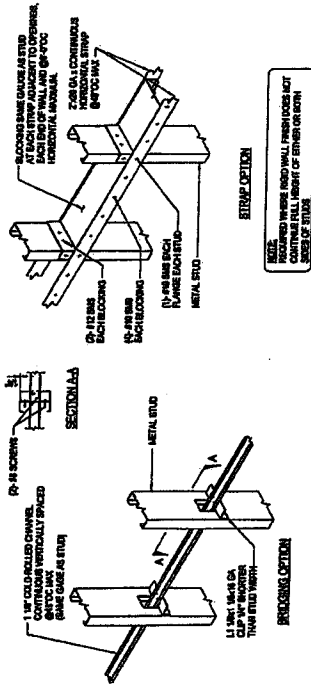


TYPICAL INTERIOR NON-BEARING METAL STUD WALL CONSTRUCTION DETAILS  
SCALE: N.T.S.

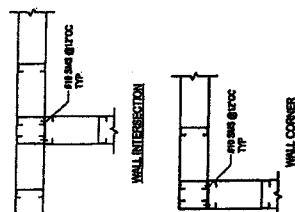
<b>ALLEN DESIGNS, LLC</b> WWW.ALLENDISIGNS.COM P.O. BOX 172, ST. LOUIS, MO 63101 TEL: 314-622-1057		<b>DONALD W. DEAL, P.E.</b> 1988 LICENSE ST. LOUIS, MO 63101 LICENSE NO. 65177 PHONE: 314-622-1057		<b>METAL STUD WALL DETAILS</b> RESTAURANT RENOVATION 1762-1764 N. NEW FLOIRISSANT RD FLOIRISSANT, MISSOURI 63033	
PROJECT NO. 2017-112		DRAWING NO. A-6		ISSUED FOR PERMIT DATE: 10/9/17 BY: [Signature] CHECKED BY: [Signature] DATE: 10/9/17 DRAWN BY: [Signature]	

**METAL STUD WALL GENERAL NOTES:**

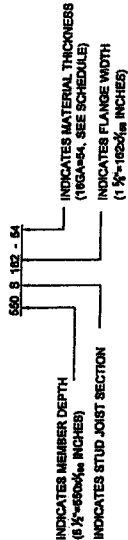
1. ALL NEW WALLS ARE 4" WIDE, UNLESS NOTED OTHERWISE.



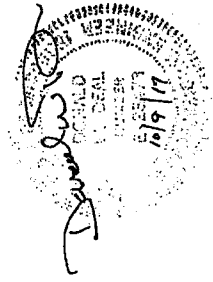
**TYPICAL LATERAL BRIDGING AT METAL STUDS**  
 SCALE: N.T.S.



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



**METAL STUD IDENTIFICATION**  
 SCALE: N.T.S.



1 INTRODUCED BY COUNCILMAN HENKE  
2 APRIL 9, 2018

3  
4 BILL NO. 9380

ORDINANCE NO.

8407

5  
6 **ORDINANCE AUTHORIZING A TRANSFER OF SPECIAL USE**  
7 **PERMIT NO. 8376 FROM 5 ACES BBQ TO CA44 LLC D/B/A HWY 67**  
8 **BBQ FOR THE OPERATION OF A RESTAURANT LOCATED AT**  
9 **1752-1754 N. NEW FLORISSANT ROAD.**  
10

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

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

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

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

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

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

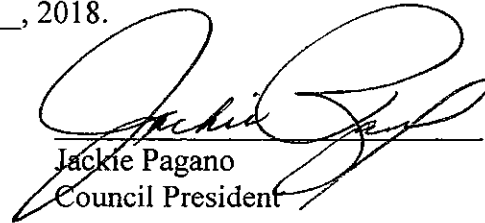
27 Section 1: The Special Use Permit authorized by Ordinance No. 8376 originally issued 5  
28 Aces BBQ is hereby transferred to CC44 LLC d/b/a Hwy 67 BBQ for the location and operation  
29 of a restaurant on the property known as 1752-1754 N. New Florissant Road.

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

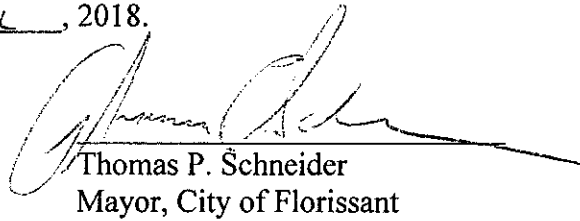
32 Section 3: The Special Use Permit herein authorized shall terminate if the said business  
33 ceases operation for a period of more than ninety (90) days.

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

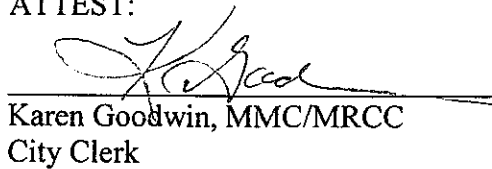
Adopted this 23 day of April, 2018.

  
Jackie Pagano  
Council President

Approved this 24 day of April, 2018.

  
Thomas P. Schneider  
Mayor, City of Florissant

ATTEST:

  
Karen Goodwin, MMC/MRCC  
City Clerk

1 INTRODUCED BY COUNCILMAN SIAM  
2 JUNE 10, 2019

85 17

3  
4 BILL NO. 9496

ORDINANCE NO.

5  
6 **ORDINANCE TO AUTHORIZE AN AMENDMENT TO SPECIAL**  
7 **PERMIT NO. 8376 TO ALLOW FOR THE EXPANSION OF A BBQ**  
8 **RESTAURANT WITH OUTDOOR COOKING FOR THE PROPERTY**  
9 **LOCATED AT 1752-1754 N. FLORISSANT ROAD.**  
10

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

14 WHEREAS, the Florissant City Council has heretofore granted a Special Use Permit to  
15 Five Aces Bar-B-Que d/b/a Five Aces Bar-B-Que to allow for the operation of a restaurant  
16 located at 1752-1754 N. New Florissant; and

17 WHEREAS, Ordinance no. 8376 was transferred by ordinance no. 8407 to Hwy 67 BBQ  
18 on April 23, 2018; and

19 WHEREAS, an application has been filed by Hwy 67 BBQ, LLC for an amendment to  
20 the said Special Use Permit heretofore granted under Ordinance No. 8376 and transferred to  
21 Ordinance no. 8407 to authorize the addition of certain conditions; and

22 WHEREAS, the Planning and Zoning Commission of the City of Florissant at their  
23 meeting on May 20, 2019 has recommended that the said Special Use Permit be amended; and

24 WHEREAS, due notice of public hearing no. 19-06-010 on said application to be held on  
25 the 10<sup>th</sup> day of June, 2019 at 7:30 P.M. by the Council of the City of Florissant was duly  
26 published, held and concluded; and

27 WHEREAS, the Council, following said public hearing, and after due and careful  
28 consideration, has concluded that the granting of an amendment to the Special Use Permits  
29 authorized by Ordinance No. 8376 as transferred by ordinance no. 8407, as hereinafter provided  
30 would be in the best interest of the City of Florissant.

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

33  
34 Section 1: Special Use Permit no. 8376 is hereby amended to allow for expansion of a  
35 BBQ Restaurant with outdoor cooking at 1752-1754 N. Florissant Road, Highway 67 BBQ, in a  
36 B-3 Zoning District, as depicted by the attached drawings: G-1 and A-1 completed by Philip A.

Gomez Architect, dated May 14, 2019 with permitted uses allowed being a sit-down restaurant with carry-out service, and the following additional requirements:

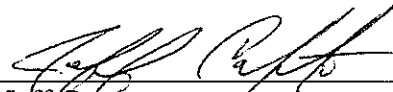
**PROJECT COMPLETION.**

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


Section 2: Said Special Permit shall be conditioned on and shall remain in full force and effect so long as the conditions set out in Ordinance 8376 as transferred by ordinance no. 8407, are adhered to.

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


Adopted this 24 day of June, 2019.

  
\_\_\_\_\_  
Jeff Caputa  
President of the Council  
City of Florissant

Approved this 1<sup>st</sup> day of July, 2019.

  
\_\_\_\_\_  
Timothy J. Lowery  
Mayor, City of Florissant

ATTEST:

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

# 1752 N. New Florissant Rd.

## GENERAL PROJECT NOTES

1. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING WORK.
2. DO NOT SCALE DRAWINGS.
3. "±" (PLUS-MINUS) DIMENSIONS INDICATE APPROXIMATE EXISTING CONDITIONS FOR REFERENCE ONLY, AND ARE NOT TO BE USED FOR LAYOUT OF NEW CONSTRUCTION.
4. ALL WALL DIMENSIONS ARE TO OUTSIDE EDGE OF FINISHED GYP. BD. U.N.O.
5. ALL NEW INTERIOR PARTITIONS TO BE MTL STUDS WITH  $\frac{5}{8}$ " GYP. BD. B.S. U.N.O.
6. PROVIDE ALL TRIM, ACCESSORIES AND JOINT FINISHING AS REQUIRED FOR GYP. BD. ASSEMBLIES. PROVIDE CORNER BEADS AT ALL EXPOSED HORIZONTAL AND VERTICAL CORNERS. CAULK ALL UNTAPED JOINTS AT PERIMETER.
7. USE APPROVED WATER-RESISTANT GYP. BD. OR CEMENT BD. IN AREAS TO BE EXPOSED TO MOISTURE.
8. ALL DOORS 7'-0" HIGH U.N.O.
9. GLAZING IN ALL DOORS TO BE FULLY TEMPERED, LAMINATED SAFETY, OR APPROVED SHATTER RESISTANT PLASTIC.
10. INTERIOR FINISHES SHALL HAVE A FLAME SPREAD RATING OF 200 OR LESS.
11. ALL TOILET ROOMS TO HAVE MIN. 50 CFM EXHAUST FANS, VENTED TO THE EXTERIOR.
12. LEAD FREE SOLDER IS REQUIRED ON ALL COPPER WATER SUPPLY PIPING.
13. ALL ELECTRICAL WORK SHALL CONFORM TO THE NEC AND LOCAL REGULATIONS.
14. ALL WORK SHALL MEET OR EXCEED ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODE REQUIREMENTS.

## VERIFICATION OF EXISTING CONDITIONS:

INASMUCH AS THE REMODELING AND/OR REHABILITATION OF THE EXISTING FACILITY REQUIRES THAT CERTAIN ASSUMPTIONS BE MADE REGARDING EXISTING CONDITIONS, AND BECAUSE SOME OF THESE ASSUMPTIONS MAY NOT BE VERIFIABLE PRIOR TO CONSTRUCTION OR WITHOUT SIGNIFICANT COSTLY AND/OR DAMAGING INVESTIGATIONS, THE OWNER AGREES TO HOLD THE ARCHITECT HARMLESS AGAINST ALL DAMAGES, LIABILITIES OR COSTS ASSOCIATED WITH UNKNOWN CONDITIONS.

## LIMITATION OF LIABILITY:

THE OWNER AGREES TO LIMIT THE ARCHITECT'S LIABILITY FOR ANY DAMAGES RELATING TO THIS PROJECT TO THE ARCHITECT'S FEE. THIS LIMITATION SHALL APPLY REGARDLESS OF THE CAUSE OF ACTION.

## BUILDING CODE INFORMATION:

Project Description: New restaurant expansion build-out in an existing strip mall shopping center.

Code: 2018 International Building Code  
2018 International Exist. Building Code

Use Group: A-2  
Construction Type: II-A

Sprinkler System: None

## OCCUPANCY

PUBLIC (TOTAL 2754 SQ. FT.)

DINING: ACTUAL SEATING = 95  
STAGE: 184 SF / 15 SF PER OCC. = 13

EMPLOYEES (TOTAL 286 SQ. FT.)

KITCHEN: 238 SF / 200 = 2  
BACK BAR: 48 SF / 200 = 1

TOTAL = III OCC'S



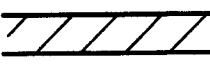
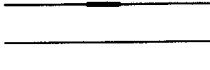
## EGRESS WIDTH REQUIRED

III OCC'S x .2"/OCC. = 22.2"

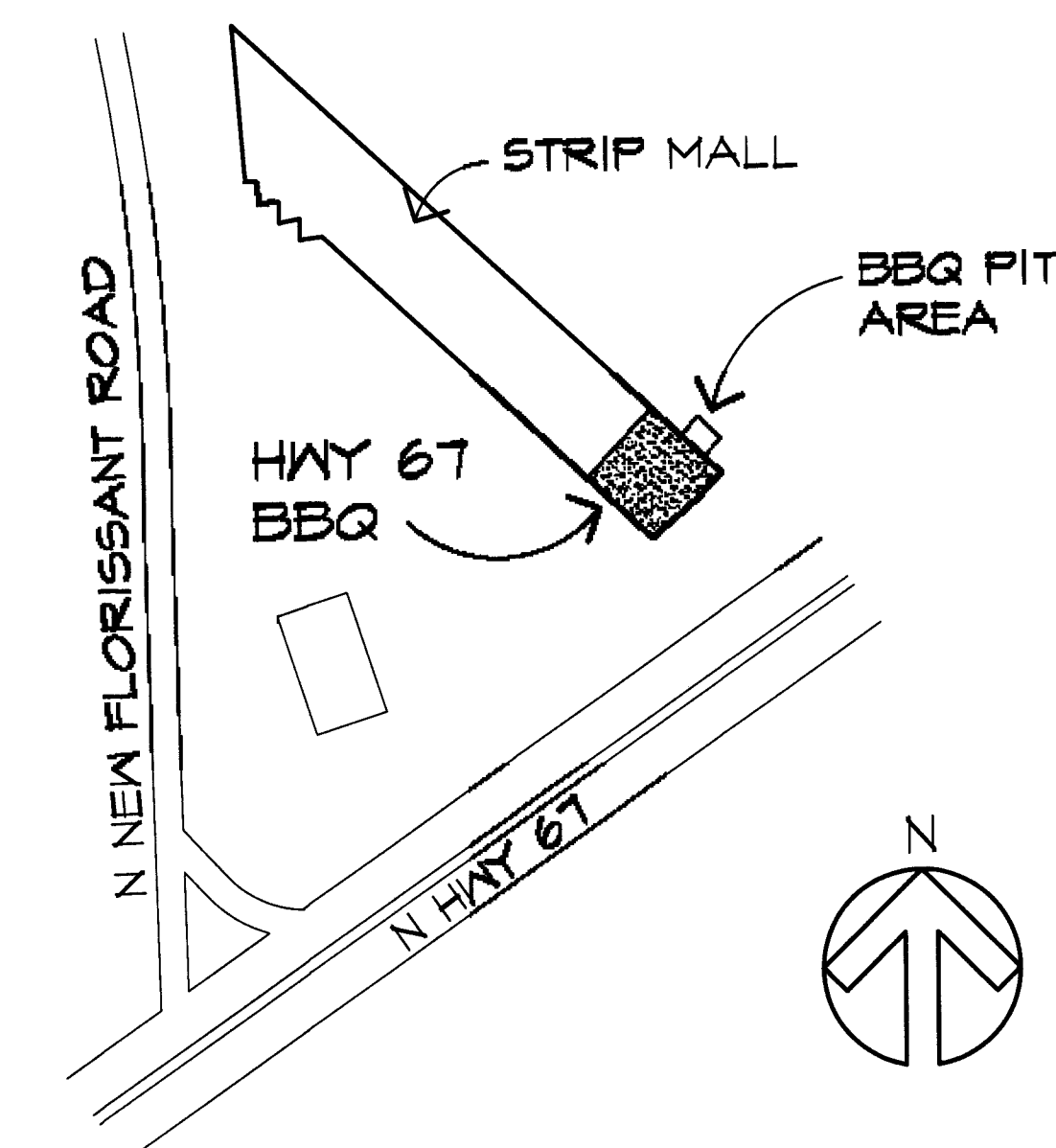
# OF EXITS REQUIRED = 3

EGRESS WIDTH PROVIDED = 140" (3 EXITS)

## LEGEND

-  DETAIL NUMBER  
DRAWING SHOWN ON
-  PORTION OF EXIST. WALL OR  
PARTITION TO BE REMOVED
-  NEW PARTITION, FURRING, OR INFILL
-  PATCH AND REPAIR EXIST. WALL  
WHERE PARTITION HAS BEEN REMOVED

## LOCATION MAP NOT TO SCALE



## DRAWING LIST

- G-1 COVER SHEET/PROJECT NOTES  
A-1 FLOOR PLAN

PHILIP A. GOMEZ  
ARCHITECT #A-6390

128 BIRKDALE CT.  
ST. CHARLES, MO 63303  
314-504-7559

© 2019 Philip Gomez, Architect  
These drawings, including all associated and  
referenced electronic data, are the sole property  
of the architect, and may not be altered in any  
way except by specific direction of the architect.

REV. 6-7-19

Client:

Chris Alexander

1752 N. New Florissant Rd  
Florissant, MO 63033

Project:

HWY 64 BBQ  
Restaurant Expansion

1752 N. New Florissant Rd  
Florissant, MO 63033

Prj #:

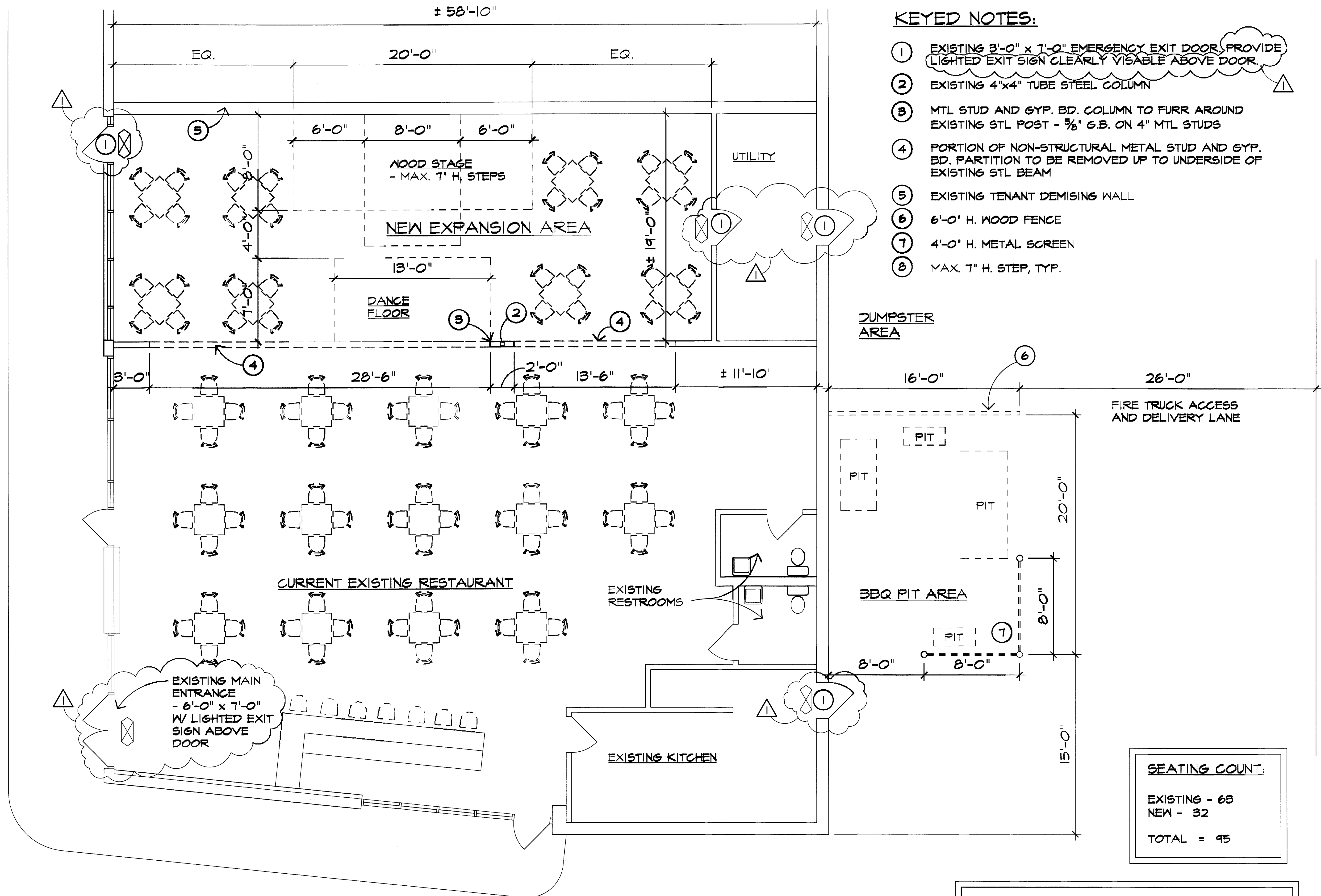
Date: 5-14-19

Sheet Contents:

Project Notes

Sheet No.:

G-1



**PHILIP A. GOMEZ**  
ARCHITECT #A-6390

128 BIRKDALE CT.  
ST. CHARLES, MO 63303  
314-504-7559

© 2019 Philip Gomez, Architect  
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REV. 6-7-19

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**HWY 64 BBQ**  
Restaurant Expansion

1752 N. New Florissant Rd  
Florissant, MO 63033

Prj #:

Date: **5-14-19**

Sheet Contents:

**Floor Plan**

Sheet No.:

**A-1**





# CITY OF FLORISSANT HEALTH DEPARTMENT

## Animal Permit Application – Neighbor Approval Form

Florissant City Code 205.360 requires any property owner proposing to keep domestic animals, fowl or bees other than the usual children's pets to obtain a permit. As part of this process, applicants must advise immediate neighbors of their intentions and receive approval from any adjoining property owners. If neighbor is a renter then approval must be obtained from both the renter AND property owner.

APPLICANT NAME: Caitlin Gierer

SITE ADDRESS: 590 Park Side Estates Ct.

TYPE OF ANIMAL BEING APPLIED FOR: chicken

\*\*\*\*\*

I/we, being the abutting property owner(s), have no objections to the above named property owner keeping the animal(s) described above in accordance with Florissant City Code.

Abutting Property Owner Name & Signature	Address	Phone	Date
Misty J. & Virgil Evans <i>Misty J. &amp; Virgil Evans</i>	565 Park Side Estates	314-497- 5905	2/23
Savannah & Marty <i>Savannah &amp; Marty</i>	572 Park Side Estates	314-482- 7283	2/23
Dan & Martha <i>Dan &amp; Martha</i>	584 Park Side Estates	314-610- 3010	2/23
Michael Black <i>Michael Black</i>			

**Anyone with questions or concerns may call the Florissant  
Health Department at 314-839-7655 Monday - Friday**

## Chapter 205. Animal Regulations

### ARTICLE IV. Keeping Certain Animals and Fowl Within City

#### Section 205.350. Prohibited Generally.

[Code 1980 §4-73; CC 1990 §4-126]

No person may keep upon his/her premises any ponies, horses, mules, jennets, bulls, cows, calves, sheep, hogs, pigs, goats, minks, rabbits, skunks, ducks, geese, pigeons, chickens, turkeys, bees, including honeybees, or other domestic animals, fowl or bees except as provided by this Article.

#### Section 205.360. Permit Required.

[Code 1980 §4-74; CC 1990 §4-127; Ord. No. 7903 §1, 8-27-2012]

- A. Any person desiring to keep any domestic animals, fowl or bees except for the usual domestic animal or fowl such as the usual children's pets provided they do not exceed four (4) in number in the City may file with the City's Health Department a written application for a permit containing the following information:
1. The applicant's location and facilities to be provided.
  2. The size of the premises where the animal(s) is to be kept.
  3. Detailed drawings including dimensions of all pens, cages and housing used for shelter.
  4. Applicants shall state the number of each animal to be kept and the purpose of keeping.
  5. If applicable, applicants shall provide the City a letter from a State licensed veterinarian attesting to the fact that the animals applied for pose no threat to public health and shall list all vaccinations that will be required.
  6. Applicant must notify all contiguous properties and obtain written consent from a majority of properties contiguous to the applicant's property.
- B. Upon Health Department approval, said application will be forwarded to the City Council for approval or denial.
- C. Permit is valid for a period of three (3) years from date of Council approval unless sooner revoked by the Council following a hearing.

[1] Cross Reference — Licenses and miscellaneous business regulations generally, ch. 605.

# CITY OF FLORISSANT – Health Department

## Application for keeping domestic animals, fowl or bees

Applicant Name: CAITLIN GIERER Address: 590 PARK SIDE ESTATES CT.

Home Phone: ~~314~~ Cell Phone: 314-775-4733

Designate number & type of animal(s) to be kept: 2 CHICKENS

Designate where animal(s), fowl or bees will be kept: FENCED IN BACKYARD

Facilities/shelter to be provided: EGLU CHICKEN COOP

Size of applicant's property: 7,308 ft<sup>2</sup>

Are the animals being requested on the application going to be bred or used for a home business in any way?  
NO

What other animals are being kept on the premises? 2 DOGS

Has the applicant spoken with adjoining property owners concerning this application? ☒ YES ☐ NO

The following documentation is required and has been attached to this application:

☒ Plot plan/drawings showing property and location of animal housing, pen or cage ...

☐ Veterinarian statement of Health risks and vaccination requirements ...

**I HAVE READ, UNDERSTAND AND DO HEREBY AGREE TO ABIDE BY THE ORDINANCES PRINTED ON THE REVERSE SIDE OF THIS FORM PERTAINING TO THIS PERMIT APPLICATION; FURTHER I ATTEST THAT ALL INFORMATION PROVIDED HERE IS TRUE.**

Applicant Signature: Caitlin Gierer Date: 2/28/2021

Health Department Action & Recommendation:

Health Superintendent: *Ken Polk* Date: 3/10/2021

Director of Public Works: \_\_\_\_\_ Date: \_\_\_\_\_

# Eglu Chicken Coop



## Eglu Go UP Specifications

The Eglu Go UP chicken house is suitable for up to 4 medium sized chickens or 2-3 larger breeds such as Buff Orpingtons or Cochins. When setting up your Eglu chicken coop, you should allow 2 feet of space behind the house to enable the dropping tray to slide out easily.

### Materials:

House: 100% Recyclable UV Stabilised Plastic  
Run: Double layer fully coated steel weld mesh  
Bolts, Screws and Molded Inserts: Stainless Steel

### Packaging Dimensions:

House: 29.1in x 16.1in x 31.9in (44.1lbs)  
Frame & Ladder: 32.3in x 4.3in x 24.2in (21.2lbs)  
Wheel Set: 35.4in x 4.7in x 15.3in (9.7lbs)  
Enclosure: 36.6in x 4.1in x 25.6in (32.6lbs)

Patent Pending. Design Registered.

The Eglu Go UP is suitable for up to 4 medium sized chickens. See the dimensions below.







**CITY OF FLORISSANT**

955 rue St. Francois  
314-921-5700

**APPLICATION FOR LIQUOR LICENSE**

**TYPE OF LICENSE REQUESTED:**

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Full Liquor by the Drink          | <input checked="" type="checkbox"/> Full Package Liquor | <input type="checkbox"/> Consumption of Liquor |
| <input type="checkbox"/> Malt Liquor & Wine by the Drink   | <input type="checkbox"/> Malt Liquor & Wine Package     | <input type="checkbox"/> Tasting               |
| <input type="checkbox"/> Full Liquor by Drink (Non-Profit) |   |  |

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

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

**TYPE OF LICENSE REQUESTED:**

- |                                     |   |  |  |
|-------------------------------------|---|--|--|
| <input type="checkbox"/> Individual | <input type="checkbox"/> Partnership<br>(Attach list of Partners) | <input type="checkbox"/> Corporation<br>(Attach list of officers, addresses) | <input checked="" type="checkbox"/> Limited Liability Corp |
|-------------------------------------|---|--|--|

**Name of Business** Paradise Market

**Business Address** 8471B N.Lindbergh Blvd. Florissant 63031 **Phone** \_\_\_\_\_

**Names of Applicant, Corporation, or LLC** Paradise Market LLC

**Address of Owner** 8471B N.Lindbergh Blvd. Florissant, MO 63031 **Phone** 314-484-5498  
Street City State Zip

**Name of Managing Officer** Michael G Meeks

**Home Address** 9101 Bessemer Ave. St. Louis, MO 63134 314-484-5498 **Years at address** 9 years  
Street City/State Zip Home Phone

**Managing Officer** **Date & Place of Birth** 07/05/1987 - St. Louis, MO **Cell Phone** 314-484-5498

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

**Managing Officer** **Personal Property Taxes 2020** Paid? ☒ Yes ☐ No (Attach most recent copy)

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

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

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

**Do you have an interest in any liquor license which is now in force?** No  
**If so, give details** \_\_\_\_\_  
**Have you previously held a liquor license of any type?** No  
**If so, when and where** \_\_\_\_\_



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

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

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

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

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

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

If Individual Applicant, sign below: \_\_\_\_\_

If Partnership, corporation or LLC complete the following:

Paradise Market  
Trade Name

[Signature]  
Signature of Managing Officer

STATE OF MISSOURI     ) SS  
COUNTY OF ST. LOUIS    )

Michael G Meeks, of lawful age, being first duly sworn upon his oath  
(Individual or **Managing Officer**)

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

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

Subscribed and sworn to before me this 15 day of March, 2021.

[Signature]  
Notary Public

My Commission Expires: 8/20/2021

NOTE: APPLICATION MUST BE SWORN TO BEFORE A NOTARY PUBLIC



**APPLICATION FOR SUNDAY LIQUOR LICENSE**

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

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

**TYPE OF OPERATION:**

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

**Name of Business**     Paradise Market

**Location**                      8471B N Lindbergh Blvd                      **Phone**     314-484-5498 (cell)

**Exact Trade Name, LLC or Corporation**     Paradise Market LLC

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

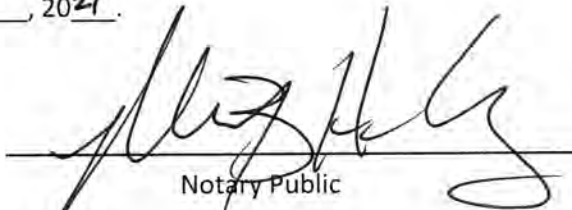
1) I/WE presently hold Florissant License Number \_\_\_\_\_ authorizing the sale of retail liquor by the drink or package in Florissant for premises described in this application.

STATE OF MISSOURI     ) SS  
COUNTY OF ST. LOUIS     )

I Michael G Meeks of lawful age, being first duly sworn upon my oath, depose and say that I  
(Print Name of Managing Officer)  
have read this application and that I fully understand the same; that I know the contents thereof and the statements contained therein and that the same are true of my own knowledge.

  
\_\_\_\_\_  
Signature of Individual or Managing Officer

Subscribed and sworn to before me this 15 day of MARCH, 2021.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 8/20/2021





CITY OF FLORISSANT



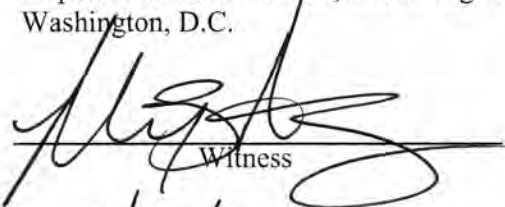

FLORISSANT, MISSOURI



WAIVER

Authorization to complete record check

I, Michael G Meeks  
RESIDING AT 9101 Bessemer Ave  
IN THE CITY OF St. Louis  
STATE 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
<u>3/15/2021</u> _____ Date	<u>07/05/1987</u> _____ Date of Birth

 _____ ** Social Security Number	 _____ ** Driver's License Number & State
---	---

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

**SUPPLEMENT TO APPLICATION FOR LIQUOR LICENSE**

CORPORATION & LIMITED LIABILITY COMPANY:  
Copy of Certificate of Incorporation/ Registration &  
Articles of Organization papers must be attached

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

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

1.

FULL NAME

SOC. SEC. NO.

DATE OF BIRTH

PHONE NUMBER

ADDRESS

LAST PREVIOUS ADDRESS

NO. OF YEARS

Michael G Meeks

07/05/1987

314-484-5498

9101 Bessemer Ave. St. Louis, MO 63134

9+ years

PLACE OF BIRTH

SEX

St. Louis, MO

Male

2.

FULL NAME

SOC. SEC. NO.

DATE OF BIRTH

PHONE NUMBER

ADDRESS

LAST PREVIOUS ADDRESS

NO. OF YEARS

PLACE OF BIRTH

SEX

3.

FULL NAME

SOC. SEC. NO.

DATE OF BIRTH

PHONE NUMBER

ADDRESS

LAST PREVIOUS ADDRESS

NO. OF YEARS

PLACE OF BIRTH

SEX

4.

FULL NAME

SOC. SEC. NO.

DATE OF BIRTH

PHONE NUMBER

ADDRESS

LAST PREVIOUS ADDRESS

NO. OF YEARS

PLACE OF BIRTH

SEX

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

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

**EMERGENCY INFORMATION**

OWNER OF PROPERTY Alberta Properties 1120 LLC PHONE \_\_\_\_\_  
ADDRESS 9641 Natural Bridge Rd CITY Florissant STATE MO ZIP 63134  
  
NAME OF BUSINESS Paradise Market PHONE \_\_\_\_\_  
ADDRESS 8471B N Lindbergh Blvd CITY Florissant STATE MO ZIP 63031  
  
BUSINESS HOURS \_\_\_\_\_  
OWNER/MANAGER Michael G Meeks PHONE 314-484-5498  
HOME ADDRESS 9101 Bessemer Ave CITY St. Louis STATE MO ZIP 63134

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

CONTACT #1  
NAME Michael G Meeks ADDRESS 9101 Bessemer Ave  
CITY & STATE St. Louis, MO ZIP 63134 PHONE 314-484-5498  
HAS KEY: YES ( ) NO ( )

CONTACT #2  
NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_  
CITY & STATE \_\_\_\_\_ ZIP \_\_\_\_\_ PHONE \_\_\_\_\_  
HAS KEY: YES ( ) NO ( )

ARE THERE LIGHTS LEFT ON AFTER BUSINESS HOURS: YES (x) NO ( )  
  
IS ANYONE AUTHORIZED TO BE ON THE PREMISES AFTER BUSINESS HOURS: YES ( ) NO (x)  
IF YES, WHO: \_\_\_\_\_

ARE ANY VEHICLES PARKED AT YOUR BUSINESS AFTER HOURS: YES ( ) NO (x)  
DESCRIBE: \_\_\_\_\_  
(YEAR) (MAKE/MODEL) (COLOR) (LICENSE NO.)

DO YOU HAVE A SAFE OF ANY KIND? YES ( ) NO ( )  
IF YES, WHERE IS IT LOCATED: \_\_\_\_\_

CAN IT BE SEEN FROM THE OUTSIDE? YES ( ) NO ( )  
IS YOUR BUSINESS PROTECTED WITH AN ALARM SYSTEM? YES ( ) NO ( )

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

ACCOUNT NUMBER	SCHOOL DIST	CITY CODE	SITE CODE	ST LOUIS COUNTY, MISSOURI				ADJUSTED	TAX YEAR						
I00227751	111NE	007	0203	REG PERSONAL PROPERTY TAX BILL				03/02/2021	2020						
VALUATION	TYPE	RATE PER \$100	CURRENT TAX	INTEREST	PENALTIES	TOTAL FEES	PIN								
3,780	PERSONAL	9.8094	370.78	0.00	0.00	0.00	PAY THIS AMOUNT								
Amount includes prior taxes							\$833.12								
Make checks payable to COLLECTOR OF REVENUE							XX								
<table border="1"> <thead> <tr> <th>DESCRIPTION OF PROPERTY</th> <th>VEHICLE FEE</th> <th>VALUATION</th> </tr> </thead> <tbody> <tr> <td>440785 A 16 DODG CHARGER VIN 2C3CDXCTXGH222488</td> <td></td> <td>3,780</td> </tr> </tbody> </table>										DESCRIPTION OF PROPERTY	VEHICLE FEE	VALUATION	440785 A 16 DODG CHARGER VIN 2C3CDXCTXGH222488		3,780
DESCRIPTION OF PROPERTY	VEHICLE FEE	VALUATION													
440785 A 16 DODG CHARGER VIN 2C3CDXCTXGH222488		3,780													

PRINT \_\_\_\_\_  
 MAILING \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 CHANGE \_\_\_\_\_

ST LOUIS COUNTY  
 I00227751-0 - MEEKS MICHAEL G  
 94043742-0006 Lisa S  
 CASH \*  
 Payment Amount 370.78

MEEKS MICHAEL G  
 9101 BESSEMER AVE  
 SAINT LOUIS MO 63134

AY204000011 UAS1900227751CCCC CD00000083312 XX1112515 2

TRUDI MCCOLLUM FOUSHEE  
Secretary

MATTHEW W. POTTER  
Commissioner

ERIC FEY  
Director of Elections

Saint Louis  
**COUNTY**  
**ELECTION BOARD**

SHARON BUCHANAN-MCCLURE  
Chair

PEGGY BARNHART  
Commissioner

RICK STREAM  
Director of Elections

**CERTIFICATE OF REGISTRATION**

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



This is to certify that   MICHAEL GREGORY MEEKS   is a resident and registered voter in  
Precinct   10   of AIRPORT                            Township of the County of St. Louis and the  
State of Missouri having registered on   10/7/08   .

I do hereby certify the following to be true and correct information obtained from the voter registration  
file and verified by the applicant.

Current Address: 9101 BESSEMER AVENUE

City/State/Zip: SAINT LOUIS, MISSOURI 63134

Date of Birth: 7/5/87

U. S. Citizen: YES

IN WITNESS WHEREOF, I hereunto set my hand and the seal of said Board of Election  
Commissioners located in St. Louis County, Missouri, this 2 day of March,  
2021.

A handwritten signature in cursive script that reads "Melissa Moore".  
Signature of Election Board Official

(Seal)

CReg 8/1/2013

BOARD OF ELECTION COMMISSIONERS  
725 Northwest Plaza Drive • Saint Ann, MO 63074 • PH 314/615-1800 •  
FAX 314/615-1999 RelayMO 711 or 800-735-2968 • web [http //](http://www.stlouisco.com/yourgovernment/elections)  
[www.stlouisco.com/yourgovernment/elections](http://www.stlouisco.com/yourgovernment/elections)



## **PARADISE MARKET** **COMMERCIAL LEASE**

THIS COMMERCIAL LEASE AGREEMENT ("Lease") is made and entered into as of the 3rd day of February, 2021, by and between ALBERTA PROPERTIES 1120, LLC ("Landlord") and Paradise Market, LLC. (hereinafter collectively referred to as "Tenant")

### **WITNESSETH**

WHEREAS, Landlord desires to lease to Tenant and Tenant desires to lease from Landlord the Leased Premises upon the terms and conditions set forth in this Lease.

NOW THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged by the parties, Landlord and Tenant agree as follows:

1. Leased Premises. Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, subject to the covenants and conditions contained in this Lease, the premises located at 8471B N. Lindbergh, St. Louis, Missouri 63031.

2. Delivery and Acceptance. Landlord shall deliver the Leased Premises to Tenant in an "as is" condition. Tenant hereby acknowledges and understands that Landlord makes no representations or warranties as to the condition of the Leased Premises nor has Landlord made any promises, nor shall Landlord be required to construct, maintain, alter, remodel, repair or improve the Leased Premises other than those items specifically contained in this Lease. If Landlord is unable to deliver possession of the Premises by the commencement date, Landlord shall not be liable for any damages caused thereby, nor shall this Lease be void or voidable but Tenant's obligation to pay rent shall be suspended until such time as possession is delivered. Tenant may terminate this Lease without penalty if possession is not delivered within thirty (30) days of the commencement date provided herein.

3. Term and Rent. The Term of this Lease shall commence on March 1st, 2021, and be for a period of five (5) years. Tenant shall pay to Landlord Monthly Base Rent for the Leased Premises in advance and without demand, on the first day of each and every month of the Term. All rental and other payments due pursuant to this Lease shall be made to Landlord at the address provided herein or as otherwise directed by Landlord.

Tenant will be given abated Monthly Base Rent for 60 days for build out/permit period.

Months	Monthly Base Rent*	per sq ft
1-6	\$1,410.42	\$5.00
7-24	\$3,102.92	\$11.00
25-60	\$4,231.25	\$15.00

\*Amounts above do not include monthly NNN charges

4. Triple Net Lease. This Lease is a triple net Lease and Tenant's triple net allocation shall be \$5.51 per sq ft. and may fluctuate following 1<sup>st</sup> year of lease. Tenant shall be responsible for 3385 sq ft of the annual real estate taxes and insurance as well as any other special taxes or assessments payable in monthly installments along with the monthly rental payment. Tenant will be billed for any increase in taxes and insurance when Landlord receives the bills. Tenant shall also be responsible for payment common area maintenance expenses and due upon with monthly rental payments. In the event that Tenant causes, directly or indirectly via its customers and employees, additional common area maintenance expenses, Tenant shall pay in full for those additional expenses. Triple net payments (taxes, insurance, and common area maintenance) are considered additional rent. All rent, additional rent and

*MM*



other payments to be paid by Tenant shall be paid as provided in this Lease without any setoff or deduction whatsoever.

5. Security Deposit. The refundable security deposit in the amount of \$5,000.00 shall be paid to Landlord at time of execution. In no event shall the security deposit be used by Tenant as any part of rent due under the terms of this Lease and Tenant is expressly prohibited from applying or deducting any portion of the security deposit as payment of rent.

6. Additional Rent. Tenant shall pay when due, all additional rent as such term is defined throughout this Lease. Additional rent shall be due upon demand unless otherwise provided for in this Lease.

7. Reimbursement of Fees and Costs. Tenant shall pay as additional rent upon demand all of Landlord's costs and expenses incurred in enforcing Tenant's obligations hereunder, including but not limited to reasonable attorney's fees, costs and expenses regardless of whether suit is instituted against Tenant.

8. Timely Payment. An additional rent charge of five Dollars (\$5.00) per day shall be assessed to rent, additional rent and other payments not paid by Tenant after the fifth day of the month for rent and five days after additional rent or other payments become due. In addition, in the event that a payment is returned for insufficient funds, stop payment, account closed, or any other reason, Tenant shall pay to Landlord a returned check fee of \$50.00 and the same shall be considered additional rent. In such an event, Landlord may, at his discretion, require all future payments to be made in cash or by money order or certified check. These additional charges are necessary to cover the additional administrative costs associated with Tenant's failure to pay rent timely.

9. Use and Compliance with Law. Tenant shall use and occupy the Leased Premises solely as a Convenience store and for no other use or purpose whatsoever without first obtaining the express written consent of Landlord. Tenant shall not violate in any manner any of the exclusive use rights granted by Landlord to any other Tenants. Tenant shall, at Tenant's sole cost and expense, comply with all laws, ordinances, statutes, orders, codes, regulations and other requirements of all federal, state and local governmental authority relating to the Leased Premises.

10. Utilities and HVAC. Tenant shall be responsible for maintaining and paying all utilities for the premises. Tenant shall keep the heat on in the winter months, as necessary, to prevent the water pipes from freezing. Upon execution of this Lease Tenant shall immediately place the electric and gas service in Tenant's name and shall pay for all utilities for the Leased Premises from the day Tenant takes possession. Tenant's failure to place the electric and gas service in Tenant's name may, at Landlord's option, constitute a default of this Lease and Tenant shall pay a surcharge of fifteen percent 15% for any electric or gas services for the Leased Premises that are billed in Landlord's name due to Tenant's failure to place said utility services in Tenant's name in accordance herewith. Water and sewer service charges shall be billed periodically to Tenant by Landlord and shall be due upon receipt and deemed additional rent. Tenant, at Tenant's sole cost, agrees to have the HVAC unit serviced every six months by a reputable company selected by Landlord or otherwise approved by Landlord and to change the filter monthly. Tenant further agrees to service the HVAC unit at the end of the lease term. In the event Tenant wishes to install a security system, Tenant must obtain approval from Landlord and any security system for the Leased Premises shall be installed, monitored, and serviced by a reputable company selected by Landlord at Tenant's sole cost and expense.

11. Common Area Maintenance. Tenant shall pay to Landlord all the common area maintenance expenses for occupied space which include, without limitation, the cost of operating, equipping, lighting, repairing, replacing, and maintaining the Common Areas, specifically including exterior lighting of the building, exterminator services, repaving and maintenance of the exterior surfaces surrounding the



building, snow removal, exterior trash collection, and sewer for the Common Areas. Tenant's payment for common area maintenance expenses will be billed periodically, due upon receipt and shall be deemed additional rent

12. Common Areas. Common areas shall include all entrances and exits thereof, sidewalks, ramps, landscaped areas, exterior stairways, parking areas and all other common areas and facilities provided by Landlord for the common use of Tenants ("Common Areas"). Common Areas shall at all times be subject to the exclusive control and management of Landlord. Landlord shall have the right, from time to time, to make, establish and promulgate reasonable rules and regulations with regard to Common Areas and the Leased Premises, provided such rules and regulations are not inconsistent with this Lease, and Tenant shall observe, keep and comply with such rules and regulations.

13. Tenant's Maintenance. Except as provided in paragraph 15, Tenant, at Tenant's sole cost and expense, shall keep and maintain in good order, condition and repair (including any such replacement and restoration as is required for that purpose) the Leased Premises and any and all appurtenances thereto wherever located, including without limitation: HVAC; the exterior and interior portion of all doors, door checks, and windows; plate glass; store front; all plumbing and sewage facilities within the Leased Premises including free flow up to the main sewer line; fixtures; sprinkler systems; walls; floors; ceilings; and meters applicable to the Leased Premises. If Tenant refuses or neglects to commence and to complete repairs promptly and adequately, Landlord may, but shall not be required to, make and complete said repairs and Tenant shall pay such costs to Landlord as additional rent upon demand.

14. Alterations, Additions and Signs. Tenant shall not make any alterations, additions, changes or improvements to the Leased Premises, nor shall Tenant install any fixtures or equipment in the Leased Premises without the prior written consent of Landlord. Tenant is allowed to erect, install or maintain any sign, advertising or display on any exterior door, wall or window of the Leased Premises, the pylon sign or on any other part of the Leased Premises which is visible to public view outside the Leased Premises but must give Landlord rendering drawings for consent by Landlord. All such work shall be done in a good and workmanlike manner, at Tenant's sole cost and expense, and in accordance with all applicable laws of any governmental authority having jurisdiction over the Leased Premises. Tenant shall not suffer or permit any mechanics' or other liens to be filed against the Leased Premises nor against Tenant's leasehold interest therein by reason of any work, labor, services or materials supplied or claimed to have been supplied to Tenant or any part thereof through or under Tenant.

15. Landlord's Maintenance. Landlord shall maintain, in good repair, the following:

A. The foundation, exterior walls and roof of the Leased Premises and the structural portions of the Leased Premises, excluding any maintenance of Tenant required in paragraph 13.

B. The Common Areas (the costs of said maintenance shall be assessed to Tenant pursuant to this Lease).

Provided, however, if any such maintenance or repair is required as the result of or caused in whole or in part by the negligence or misconduct of Tenant, its agents, employees, invitees, or any other person entering the Leased Premises as a result of Tenant's business activities or caused by Tenant's default hereunder, Tenant shall, at Tenant's own cost and expense, pay for such maintenance or repair upon demand by Landlord and such payments shall be deemed additional rent.

16. Insurance.

A. Tenant's Insurance. Tenant shall maintain, at Tenant's expense, at all times during the Term, full liability insurance properly protecting and indemnifying Landlord and naming Landlord as an additional insured in an amount not less than \$250,000 per person and \$1,000,000 per accident for injuries or damages to persons, and not less than \$1,000,000 for

damage or destruction of property. In addition, Tenant, at Tenant's sole cost and expense, shall at all times during the Term maintain in effect a policy or policies of standard fire and extended coverage insurance covering all of Tenant's personal property and any Tenant improvements in, on or upon the Leased Premises for the full replacement cost of such personal property and Tenant improvements, if any.

B. Certificates Insurance Provisions. Certificates or copies of the insurance policies evidencing all such policies of insurance shall be delivered to Landlord prior to the commencement of the Term. Such policies of insurance shall be issued by companies licensed in Missouri and reasonably acceptable to Landlord. All such insurance proceeds received by Tenant shall be available for application to the cost of demolition, restoration, repair, replacement and rebuilding of the damage which occasioned the payment of such proceeds. Tenant's insurance policies shall contain an endorsement that such insurance may not be canceled or amended except upon 30 days' prior written notice from the insurance company to Landlord, sent by certified or registered mail.

C. Mutual Waiver of Subrogation. Landlord and Tenant hereby waive the rights each may have against the other on account of any loss or damage occasioned to Landlord or Tenant, as the case may be, their respective property, the Leased Premises or its contents, arising from any risk insured against by Landlord or Tenant, and the parties each, on behalf of their respective insurance companies insuring the property of either Landlord or Tenant as the case may be. The release and waiver of subrogation rights provided herein shall apply only if and to the extent that insurance proceeds are in fact paid to or for the account of the party giving the release hereunder.

17. Tenant's Property. Tenant agrees that all property owned by Tenant in, on or about the Leased Premises shall be at the sole risk and hazard of Tenant. Landlord shall not be liable or responsible for any loss of or damage to Tenant, or anyone claiming under or through Tenant, or otherwise, whether caused by water, rain, snow, frost, fire, storm, steam, gas, leakage, plumbing, electricity or electrical apparatus, pipe or apparatus of any kind, the elements or other similar or dissimilar causes, and whether or not originating in the Leased Premises or elsewhere, irrespective of whether or not Landlord may be deemed to have been negligent with respect thereto, and provided such damage or loss is not the result of an intentional and willful wrongful act of Landlord.

18. Landlord's Right to Enter Leased Premises. Tenant shall permit Landlord and any authorized representatives of Landlord to enter the Leased Premises at all times during usual business hours or upon reasonable prior notice after business hours or at any other time in case of emergency, to inspect the same and if Landlord shall desire, but without implying any obligation on Landlord to do so (unless Landlord is already obligated to perform maintenance as provided in paragraph 15 hereof), to make any repairs reasonably deemed necessary or desirable by Landlord. Tenant shall permit Landlord and any authorized representatives of Landlord to exhibit the same, for purposes of sale or lease, and/or to display on the Leased Premises in such manner as not to interfere unreasonably with Tenant's business, usual "For Sale" or "To Let" signs.

19. Default Provisions—Remedies of Landlord

A. Events of Default. The following events shall be deemed to be Events of Default by Tenant under this Lease:

1. If Tenant fails to make any payment of rent, additional rent or any other payment as required to be made by Tenant hereunder within five days after the same shall become due;

2. If Tenant fails to comply with any term, provision or covenant of this Lease, other than the payment of rent, additional rent or other payments, and shall not cure such

failure within 15 days after written notice to Tenant, provided, however, if such failure cannot be cured within said 15 day period, Tenant shall have such additional time as reasonably necessary to cure the same so long as Tenant commences such cure within said 15 day period and thereafter diligently prosecutes such cure to completion; or

3. Tenant shall abandon, desert or vacate the Leased Premises for 15 days or longer.

B. Remedies of Landlord. Upon the occurrence of any such Event of Default, Landlord shall have the option to pursue any one or more of the following remedies, as well as any other remedies provided by law or in equity, without any notice or demand whatsoever:

1. Enter upon and take possession of the Leased Premises without terminating this Lease and without relieving Tenant of Tenant's obligation to make the monthly payments of rent, additional rent and other payments under the Lease herein reserved, and expel or remove Tenant and any other person who may be occupying the Leased Premises or any part thereof and any personal property or trade fixtures located therein, and change or alter the locks and other security devices, and relet the Leased Premises in the name of Landlord or Tenant, at any rental readily obtainable, and receive the rent therefor. In such event, Tenant shall pay to Landlord on demand the expenses of such reletting and any deficiency that may arise by reason of such reletting for the remainder of the Term.

2. Terminate this Lease forthwith. In the event of such termination, Tenant shall immediately surrender the Leased Premises to Landlord and if Tenant fails to do so, Landlord may enter upon and take possession of the Leased Premises and expel or remove Tenant and any other person who may be occupying the Leased Premises or any part thereof, and any personal property or trade fixtures located therein. In the event of the termination of this Lease as provided herein, Tenant shall pay to Landlord, on demand, the remaining amount of rent, additional rent and other payments due under the Lease, which shall be considered accelerated and immediately due and payable in full by Tenant to Landlord. In the event Landlord is able to relet the premises, Tenant shall pay to Landlord the expenses associated with such reletting (including all repairs, Tenant finish improvements, brokers' and attorneys' fees and all loss or damage which Landlord may sustain by reason of such re-entry and reletting) plus an amount equal to the difference between the rent provided for herein and that provided for in any lease covering a subsequent reletting of the Leased Premises, for the period which would otherwise constitute the balance of the Term of this Lease, which amount shall be considered accelerated and immediately due and payable in full by Tenant to Landlord.

20. Indemnity. Tenant shall indemnify, hold harmless and defend Landlord, at Tenant's sole cost and expense, from all losses, claims, liability, damages, expenses, and reasonable attorney's fees, costs and expenses associated therewith, incurred by Landlord for any damage or injury to person or property of the parties hereto or of third persons, caused by Tenant's use or occupancy of the Leased Premises, Tenant's misrepresentation, breach of warranty or failure to perform any covenant or agreement made or undertaken by Tenant in this Lease or Tenant's use of the Common Areas or any equipment, facilities or property in, on, or adjacent to the Leased Premises. In the event any suit shall be instituted against Landlord by any third person for which Tenant is indemnifying and holding Landlord harmless in this Lease, Tenant shall defend such suit at Tenant's sole cost and expense with counsel reasonably satisfactory to Landlord or, in Landlord's discretion, Landlord may elect to defend such suit in which event Tenant shall pay Landlord, as additional rent, Landlord's cost of such defense including but not limited to reasonable attorney's fees, costs and expenses as well as any resulting liability.

21. Assignment and Subletting. Tenant will not assign, transfer, mortgage, pledge, hypothecate or encumber this Lease or any interest therein; will not permit or suffer the same to occur by reason of the operation of law; and will not assign or sublet the Leased Premises or any part thereof, or any right or privilege appurtenant thereto, or permit any other person to occupy or use the Leased Premises, or any portion thereof without the prior written consent of Landlord.

22. Condemnation. If all of the Leased Premises are taken by condemnation, this Lease shall terminate on the date when the Leased Premises shall be so taken, and the rent shall be apportioned as of that date. If part of the Leased Premises is taken by condemnation and the Leased Premises are hereby rendered not reasonably suitable for the continued conduct of Tenant's business, taking into consideration the nature, size and scope of such business immediately prior to the taking, then Tenant may elect by giving written notice to Landlord, to terminate this Lease, and in the event of such termination, all rent, additional rent and other payments shall be apportioned as of the date of taking. If the taking involves a part of the Leased Premises and if Tenant does not elect to terminate this Lease, then with respect to the part not taken, the rent shall be reduced by the ratio that the square footage of the condemned part bears to the total square footage of the Leased Premises. No part of any condemnation award shall belong to Tenant.

23. Fire and Other Casualty. Unless said damage or casualty is caused by Tenant as the result of Tenant's negligent or willful conduct, if, at any time during the Term, the Leased Premises shall be damaged or destroyed by fire or other casualty so as to render the Leased Premises unquestionably untenantable for 90 days, then either party may elect, within 30 days from the date of casualty, to terminate the Lease on the 10<sup>th</sup> day after such election. Any dispute hereunder shall be determined by an independent architect selected by Landlord and Tenant. In any of the aforesaid circumstances, rental shall abate proportionately during the period and to the extent that the Leased Premises are unfit for use by Tenant in the ordinary conduct of Tenant's business. If the Lease is not terminated by reason of such casualty and such casualty is not caused by the negligent or willful conduct of Tenant, then Landlord shall repair and restore the Leased Premises at Landlord's expense, with all reasonable speed and promptness; provided, however, that Landlord shall not be required to restore any alterations, additions or improvements made by or for Tenant. If such casualty is caused by Tenant's negligent or willful conduct, Tenant shall repair and restore the Leased Premises and any other damaged areas, including other portions of the building and common areas, at Tenant's sole cost and expense and with all reasonable speed and promptness.

24. Surrender. Upon termination of this Lease, Tenant shall deliver the Leased Premises in the same condition as received by Tenant on the commencement of the Term (subject to removals hereinafter required); reasonable wear and tear accepted, and shall surrender all keys for the Leased Premises to Landlord. Prior to such termination, Tenant shall remove all Tenant's trade fixtures, and, to the extent required by Landlord by written notice, any other installations, alterations or improvements provided herein, before surrendering the Leased Premises as aforesaid and shall repair any damage to the Leased Premises caused thereby. Tenant's obligation to observe or perform this covenant shall survive the expiration or other termination of the Term. Any items remaining in the Leased Premises after the termination of this Lease shall be deemed abandoned for all purposes and shall become the property of Landlord and may be disposed of without liability of any type or nature.

25. Holding Over. Tenant covenants that Tenant will vacate the Leased Premises immediately upon the expiration or sooner termination of this Lease. Should Tenant remain in possession of the Leased Premises after the expiration of the Term, Tenant shall be deemed a hold over Tenant and liable for monthly rent at two times the rate of rent provided for in this Lease plus any all additional rent or other amounts also due under this Lease for the period of Tenant's unlawful holdover.

26. Notices. All notices by either party to the other shall be made in writing and delivered by (i) registered or certified mail of the United States of America, return receipt requested, (ii) hand delivery or



(iii) overnight express courier and such notice shall be deemed to have been served on the date received or receipt refused (as evidenced by the signature of the person refusing such delivery): (a) if for Tenant, addressed to Tenant at the Leased Premises; or (b) if for Landlord, addressed to Alberta Properties, LLC, 9641 Natural Bridge, St. Louis, MO 63134, or at such other places as Landlord and Tenant may from time to time designate by written notice to the other party.

27. Quiet Enjoyment. Landlord covenants and agrees that Tenant, upon paying the rent, additional rent and all other payments herein provided for and performing and fulfilling the covenants, agreements and conditions of this Lease on Tenant's part to be performed and fulfilled, shall lawfully and quietly hold, occupy and enjoy the Leased Premises during the Term without hindrance or molestation by Landlord.

28. Environmental Matters. Tenant shall not store any hazardous materials on the Leased Premises and agrees not to release or discard any hazardous materials on the Leased Premises. Tenant shall indemnify, protect, defend and hold harmless Landlord from and against any and all costs, including reasonable attorney's fees, claims, judgments, damages, penalties, fines, taxes, costs, liabilities, losses and expenses arising at any time during or after the term of this Lease as a result of or in connection with the presence of any hazardous materials on the Leased Premises caused by Tenant's activities on or in the Leased Premises. Hazardous materials shall mean any chemical, substance, material or combination thereof which is or may be hazardous to human health or safety or to the environment due to its radioactivity, ignitability, infectiousness or other harmful or potentially harmful properties or effects, including petroleum and petroleum products, asbestos, radon, polychlorinated biphenyls ("PCBs") and all of those chemicals, substances, materials or combinations thereof that are listed, defined or regulated in any manner by any federal, state or local environmental, health and/or safety-related law, and any related decision of the courts, ordinance, rule, regulation, code, order, directive, guideline, permit or permit condition.

29. Subordination. Tenant accepts this Lease subject and subordinate to any mortgage, deed of trust or other lien presently existing or hereafter arising on the Leased Premises in which the Leased Premises is located, and to any renewals, refinancing, extensions and replacements thereof. This subordination shall be self-operative and no further instrument of subordination shall be required. In confirmation of this subordination, Tenant shall execute and promptly deliver any certificate that Landlord or any mortgage may require.

30. Joint and Several Liability. Tenant hereby acknowledges that each individual signing hereunder as Tenant are each jointly and severally liable for all rent, additional rent and other expenses, payments and obligations set forth in this Lease.

31. Loitering. Tenant shall not allow or permit any loitering on or about the Leased Premises or Common Areas. In the event Tenant fails to abide by this provision, Landlord may, at his option, deem Tenant to be in default of this Lease and seek the remedies provided herein and/or charge a fine of One Hundred Dollars (\$100.00) per occurrence.

32. Rules: Landlord may, from time to time, promulgate Rules for the necessary, proper and orderly care of the Leased Premises. Tenant covenants and agrees to keep and observe such reasonable Rules as may be promulgated by Landlord or Landlord's agent.

33. Landlord Not Obligated to Provide Security: Tenant hereby acknowledges that Landlord shall have no obligation whatsoever to provide guard services or other security measures for the benefit of the Premises. Tenant assumes all responsibility for the protection of Tenant, its employees, suppliers, customers and invitees.

34. Option to Renew. Tenant shall have the option to renew this Lease for two additional terms of five years each provided Tenant is in good standing and is not in default of this Lease. The terms set forth herein shall apply to the option years except that rent shall be increased from the rent charged during the last year of this Lease to \$17.00 per sq ft in 1<sup>st</sup> option term and \$18.00 sq ft for 2<sup>nd</sup> option term. To exercise any Option, Tenant must give Landlord one hundred and eighty (180) days written notice that Tenant plans to exercise the option to renew. Said notice must be signed by all individuals and/or entities executing this Lease.

35. Miscellaneous Provisions.

A. The headings and captions in this Lease are for convenience and reference only and in no way define, limit, describe or enhance the scope or intent of this Lease nor in any way affect this Lease.

B. This Lease is a Missouri contract and shall be construed and enforced in accordance with the laws of the State of Missouri.

C. If any clause or provision of this Lease is illegal, invalid or unenforceable under present or future laws effective during the term of this Lease, then and in that event, it is the intention of the parties hereto that the remainder of this Lease shall not be affected thereby, and it is also the intention of the parties to this Lease that in lieu of each clause or provision of this Lease that is illegal, invalid or unenforceable, there be added as a part of this Lease a clause or provision as similar in terms to such illegal, invalid or unenforceable clause or provision as may be possible and be legal, valid and enforceable to the extent same can be accomplished without distorting the intent of the parties.

D. The waiver by Landlord of any breach of any term, covenant or condition herein contained shall not be deemed to be a waiver of such term, covenant or condition or any subsequent breach of the same or any other term, covenant or condition herein contained. The subsequent acceptance of rent hereunder by Landlord shall not be deemed to be a waiver of any preceding breach by Tenant of any term, covenant or condition of this Lease, other than the failure of Tenant to pay the particular rental so accepted, regardless of Landlord's knowledge of such preceding breach at the time of acceptance of such rent. No covenant, term or condition of this Lease shall be deemed to have been waived by Landlord, unless such waiver is in writing by Landlord.

E. Tenant shall not record this Lease without the prior written consent of Landlord.

F. This Lease contains the entire understanding between the parties with respect to the Leased Premises. This Lease shall not be amended, modified or supplemented without a written agreement executed by Landlord and Tenant.

G. When a period of time is herein prescribed for any action to be taken by Landlord, Landlord shall not be liable or responsible for, and there shall be excluded from the computation for any such period of time, any delays due to strikes, riots, acts of God, shortages of labor or materials, war, regulations or restrictions of any other causes of any kind whatsoever which are beyond the reasonable control of Landlord.

H. This Lease may be executed in separate counterparts, each of which when so executed shall be an original, but all of such counterparts shall together constitute but one and the same instrument.

I. Time is of the essence in the performance of Tenant's obligations hereunder.

J. This Lease shall be binding on and for the benefit of the parties and their respective heirs, personal representatives, executors, administrators, successors or permitted assigns.

K. Tenant represents and warrants to Landlord that Tenant is a US citizen, is duly organized, validly existing and in good standing under the laws of the State of Missouri and has all requisite power and authority to enter into and perform its obligations under this Lease.


L. Tenant represents and warrants to Landlord that the person executing this Lease on behalf of Tenant is duly authorized and has the full power and authority to sign for and bind Tenant to the terms of this Lease.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Lease the day and year first above written.

**LANDLORD:**

  
\_\_\_\_\_  
Alberta Properties, LLC  
By: Brian Waddell, Agent

**TENANT: Paradise Market, LLC**

Name:   
By: Michael Meeks  
Owner

## PERSONAL GUARANTEE

Dated: 2/3/21

SSN: [REDACTED]

Notary Public



# STATE OF MISSOURI



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

## CERTIFICATE OF ORGANIZATION

WHEREAS,

**Paradise Market LLC**

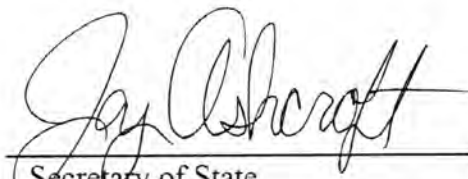
**LC1757423**

filed its Articles of Organization with this office on the 21st day of January, 2021, 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 21st day of January, 2021, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

Effective Date: January 21, 2021

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, the 21st day of January, 2021.

  
Secretary of State





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

LC1757423  
Date Filed: 01/21/2021  
John R. Ashcroft  
Missouri Secretary of State

**Articles of Organization**

**Reference Number** SR215913

**Receipt Number** TR624990

**1. The name of the limited liability company is:** Paradise Market LLC

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

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

**Name** Michael Meeks  
**Address** 9101 Bessemer, Saint Louis, Missouri, 63134, United States

**4. The address of its principal place of business is:**

**5. The management of the limited liability company is vested in:**

Manager

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

1/21/2021

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

Perpetual

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

**Name** Michael Meeks  
**Address** 9101 Bessemer Ave, Saint Louis, Missouri, 63134, United States

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

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

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

**Name** Michael Meeks  
**Title** Organizer  
**Date** 01/21/2021



## No Match Notification

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

Date of Search: 03/17/2021

Name (1): MICHAEL MEEKS

Name (2):

Name (3):

Date Of Birth: 07/05/1987

SSN: [REDACTED]

Control Number: 5436967

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

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

1 INTRODUCED BY COUNCILMAN SIAM  
2 MARCH 22, 2021

3  
4 BILL NO. 9666

ORDINANCE NO.

5  
6 **ORDINANCE AUTHORIZING THE AMENDMENT OF B-5 ORDINANCE**  
7 **NO. 5885 LOCATED AT 14065 NEW HALLS FERRY ROAD, TO DIVIDE**  
8 **THE PROPERTY INTO TWO SEPARATE USES AS PERMITTED IN**  
9 **THE B-3 “EXTENSIVE BUSINESS DISTRICT”.**

10  
11 WHEREAS, the City Council passed and approved Ordinance No.5885 which authorized  
12 a B-5 Development; and

13 WHEREAS, the Planning and Zoning Commission at their meeting on March 1, 2021  
14 has recommended to the City Council that Ordinance No. 5885 be amended to allow for the  
15 property to be divided into two separate uses as permitted in the B-3 zoning district; and

16 WHEREAS, due and lawful notice of a public hearing no. 21-03-006 on said proposed  
17 change was duly published, held and concluded Monday, March 22<sup>nd</sup>, 2021 by the Council of the  
18 City of Florissant; and

19 WHEREAS, the Council, following said public hearing, and after due and careful  
20 deliberation, has concluded that the amendment of Ordinance No. 5885, as hereinafter set forth,  
21 to be in the best interest of the public health, safety and welfare of the City of Florissant; and

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

24  
25 Section 1: ‘B-5 ordinance no. 5885, located at 14065 New Halls Ferry is hereby  
26 amended to divide the property into two separate Uses as Restaurants, 14065 and 14063 New  
27 Halls Ferry and to add any Uses that are Permitted in the ‘B-3’ Extensive Business District.

28 Approval is subject to the regulations of this B-5 “Planned Commercial District”, and the  
29 following additional requirements:

30 In Ordinance No. 5885, the following changes:

31 Change Section 2, to read as follows:

32 Section 2: The authority and approval embodied in this Ordinance is granted subject to  
33 all ordinances of the City of Florissant and on condition that the development and plan for the  
34 ‘B-5’ Planned commercial District be carried out in accordance with the preliminary plans filed  
35 with the Planning & Zoning Commission of the City of Florissant and forwarded by said

36 Planning & Zoning Commission to the Florissant City Council, all of which are attached  
37 hereto, adopted and incorporated herein be reference as if fully set out herein and made a part  
38 hereof and marked as Exhibit A amended by plans entitled "A-1 and A-2 Restaurant Renovations  
39 and Tenant Space by Anton Architecture Inc dated Dec 17, 2021"

40 Change Section 2, paragraph 1 to read as follows:

41 "The Uses permitted in the 'B-5' Planned Commercial District shall include restaurant  
42 facilities with sit-down and carryout service and any Use that is permitted in a 'B-3' Extensive  
43 Business District without a special use permit. No other Use shall be authorized unless  
44 otherwise approved by amendment of this ordinance."

45  
46 **1. GENERAL DEVELOPMENT CONDITIONS.**

47 a. Unless, and except to the extent, otherwise specifically provided in Ordinance 5885,  
48 development shall be affected only in accordance with all ordinances of the City of Florissant.

49 **2. PROJECT COMPLETION.**

50 Construction shall start within 90 days of the issuance of building permits for the project  
51 and shall be developed in accordance of the approved final development plan within 120 days of  
52 start of construction.

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

55  
56 Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

57  
58  
59 \_\_\_\_\_  
60 Keith Schildroth  
61 President of the Council

62 Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

63  
64  
65 \_\_\_\_\_  
66 Timothy J. Lowery  
67 Mayor, City of Florissant

68 ATTEST:

69  
70 \_\_\_\_\_  
71 Karen Goodwin, MPPA/MMC/MRCC  
City Clerk

1 INTRODUCED BY COUNCILMAN PARSON  
2 MARCH 22, 2021

3  
4 BILL NO. 9667

ORDINANCE NO.

5  
6 **ORDINANCE AUTHORIZING AN AMENDMENT TO ARTICLE III,**  
7 **“DANCE HALLS AND SIMILAR BUSINESSES, DIVISION 2**  
8 **“LICENSE” REGARDING LICENSE REQUIREMENTS.**  
9

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

13 Section 1: Article III, Division 2, sections 605.110 License Required and Section 605.120  
14 Application are hereby deleted and replaced with the following:  
15

16 **DIVISION 2 License**

17  
18 **Section 605.110 License Required.**

19 It shall be unlawful to charge a fee for providing forms of entertainment without a  
20 license.  
21

22 **Section 605.120Application — Investigation of Applicant and Premises —**  
23 **Report, Etc., To Council — Issuance or Denial of License.**  
24

- 25 **A.** All applications for a license to operate a public dance hall, ballroom or  
26 entertainment for one day or on an annual basis shall be made to the Director of  
27 Finance on such forms as he/she may prescribe giving such information as may be  
28 required.  
29
- 30 **B.** All such applications shall be referred to the Chief of Police for investigation. The  
31 Chief of Police shall, with the assistance of the Chief of the Fire Department,  
32 investigate the hall or premises where it is proposed to conduct such form of  
33 entertainment having particular regard to its provisions for safeguarding the  
34 patrons and the public. The Chief of Police shall also investigate the person and a  
35 report of such investigations shall be made to the Director of Finance for each  
36 one-day license or for an annual license. The application and report shall  
37 thereupon be referred to the Council unless a Special Use Permit has been granted  
38 by the City Council for a nightclub, dance hall, ballroom or entertainment event  
39 venue.
- 40 **C.** If the City Council has granted a Special Use Permit to operate a nightclub, dance  
41 hall, ballroom or entertainment venue, no further action by the City Council shall  
42 be taken. If a Special Use Permit has not been granted to the applicant, the  
43 Council shall direct the issuance of a one-day license or deny the issuance of a  
44 one-day license as the public interest may require.

D. If a Special Use Permit has been granted and the applicant applies for and receives an annual license, the applicant/owner of the annual license must give the Chief of Police notice of the entertainment event at least 48 hours in advance of the event but no investigation is required.

Section 2: Section 605.125 "Fees for Dance Halls, Ballrooms or Entertainment Venues" is hereby amended to read as follows:

**Section 605.125 Fees for Dance Halls, Ballrooms or Entertainment Venues.**

The following fees shall be paid upon the issuance of a license for a public dance hall, ballroom or entertainment venue:

A one-day license fee shall be \$100, or an annual license fee shall be \$300.

Section 3: Section 605.130 "Renewal" is hereby deleted in its entirety.

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

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Keith Schildroth  
President of the Council  
City of Florissant

Approved this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Timothy J. Lowery  
Mayor, City of Florissant

ATTEST:

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

1 INTRODUCED BY COUNCILMAN SCHILDROTH  
2 MARCH 22, 2021

3  
4 BILL NO. 9668

ORDINANCE NO.

5  
6 **ORDINANCE AUTHORIZING AN APPROPRIATION OF \$17,000 FROM**  
7 **THE GENERAL FUND TO ACCOUNT NO. 01-5-36-10000 "SALARIES**  
8 **AND BENEFITS-IT" TO ALLOW FOR A PART-TIME "VIDEO**  
9 **SPECIALIST" AT GRADE P9 FOR THE IT DEPARTMENT.**

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

13  
14 Section 1: The amount of \$17,000 hereby appropriated from the General Fund to  
15 Account No. 01-5-36-10000 "Salaries and Benefits-IT" to allow for a part-time "Video  
16 Specialist" at Grade P9 for the IT Department.

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

19  
20 Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

21  
22  
23 \_\_\_\_\_  
24 Keith Schildroth, Council President

25  
26 Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

27  
28  
29 \_\_\_\_\_  
30 Timothy J. Lowery, Mayor

31  
32 ATTEST:

33  
34  
35 \_\_\_\_\_  
36 Karen Goodwin, MPPA/MMC/MRCC  
37 City Clerk  
38



# FLORISSANT CITY COUNCIL

## AGENDA REQUEST FORM

Date: 3/17/2021

Mayor's Approval: 

Agenda Date Requested:

3/22/2021

Description of request: Appropriation of Funds

Appropriation of funds for Part Time position "Video Specialist" Grade P9 for the remainder of the budget year 2021 in the amount of \$17,000. *01-5-34-0000*

*Salaries + Benefits - IT*

Department: I.T. / Media Court Clerk

Recommending Board or Commission:

Type of request:

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

Back up materials attached:

Minutes	
Maps	
Memo	X
Draft Ord.	

Back up materials needed:

Minutes	
Maps	
Memo	
Draft Ord.	

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

For City Clerk Use Only:

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

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



## City of Florissant Memorandum

Date: 3-17-2021  
Memo To: Mayor Timothy Lowery  
From: Steve Weiersmueller, Director of I.T. & Media  
Subject: Appropriation of Funds

12 3-17-2021

Sir,

I respectfully request we appropriate funds in the amount of \$17,000 to the I.T. & Media department for the purpose of filling the position of "Part Time Video Specialist" grade P9 for the remainder of the 2021 fiscal year.

Respectfully Submitted,

Steve Weiersmueller  
Director of Information Technology & Media