



FLORISSANT CITY COUNCIL AGENDA
City Hall
955 rue St. Francois
Monday, July 25, 2022
7:00 PM
Karen Goodwin, MMC/MRCC



I. PLEDGE OF ALLEGIANCE

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

- City Council Meeting minutes of July 11, 2022

IV. RESOLUTIONS

1042	A resolution city council of the City of Florissant recognizing Robert Frischmann for his 25 years of officiating baseball for the Missouri State High School Activities Association.	Schildroth
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V. HEARING FROM CITIZENS

VI. COMMUNICATIONS

VII. PUBLIC HEARINGS

None		
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VIII. OLD BUSINESS

A. BILLS FOR SECOND READING

S9793 Application	Ordinance authorizing a transfer of Special Use Permit no. 8603 from Shade Partners, LLC to Shade Restaurant & Bar, LLC for the location of a restaurant and bar located at 1752-1756 N. New Florissant Road.	Siam
9802	Ordinance to authorize a Special Use Permit to Peach Cobbler Factory to allow for the operation of a sit-down, carry-out restaurant for the property located at 12 Paddock Hills Shopping Center.	Siam

IX. NEW BUSINESS

A. BOARD APPOINTMENTS

B. BILLS FOR FIRST READING

None		
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X. COUNCIL ANNOUNCEMENTS

XI. MESSAGE FROM THE MAYOR

XII. ADJOURNMENT

THIS AGENDA WAS POSTED ON THE BULLETIN BOARD IN THE LOBBY AT CITY HALL AND ON THE CITY WEBSITE AT FLORISSANTMO.COM ON JULY 22, 2022 BY 12:00 PM.

ANY ONE WISHING TO ATTEND THE COUNCIL MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK BY NOON ON MONDAY, JULY 25, 2022.

CITY OF FLORISSANT



COUNCIL MINUTES

July 11, 2022

The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on Monday, July 11, 2022 at 7:00 p.m. with Council President Eagan presiding. The Chair asked everyone in attendance to stand and join in reciting the Pledge of Allegiance.

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

Councilman Parson moved to approve Executive Session and City Council Minutes of June 27, 2022, seconded by Pagano. Motion carried.

The next item on the Agenda was *Proclamations*.

A proclamation for Parks and Recreation Month was presented to Cheryl Thompson, Parks and Recreation Director, by Mayor Lowery. Mayor Lowery thanked Cheryl Thompson for her dedication and for providing many services to the City of Florissant.

The Chair stated the next item on the agenda was *Hearing from Citizens* of which there were none.

The Chair stated that 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 Siam moved that Bill No. 9794 an Ordinance to amend B-5 ordinance no. 5854 (as amended) to allow for changes in the drive-thru for Panera LLC located at 2375 N. Hwy 67 be read for a second time, seconded by Harris. Motion carried and Bill No. 9794 was read for a second time.

Councilman Siam moved that Bill No. 9794 be read for a third time, seconded by Pagano. Motion carried and Bill No. 9794 was read for a third time and placed upon its passage. Before the final vote all interested persons were given an opportunity to be heard.

Councilman Schildroth noted he would be abstaining from the final vote due to family employment with the corporate chain.

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

32 Whereupon the Chair declared Bill No. 9794 to have passed and become Ordinance No. 8805.

33 Councilman Caputa moved that Bill No. 9795 an Ordinance authorizing the Mayor of the City of
34 Florissant to enter into an agreement with Missouri Highways and Transportation Commission for the
35 Mullanphy Road Project be read for a second time, seconded by Manganelli. Motion carried and Bill No.
36 9795 was read for a second time.

37 Councilman Caputa moved that Bill No. 9795 be read for a third time, seconded by Harris.
38 Motion carried and Bill No. 9795 was read for a third time and placed upon its passage. Before the final
39 vote all interested persons were given an opportunity to be heard.

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

42 Whereupon the Chair declared Bill No. 9795 to have passed and become Ordinance No. 8806.

43 Councilman Eagan moved that Bill No. 9796 an Ordinance authorizing an appropriation
44 of \$150,000 from the Sewer Lateral Fund to account no. 04-5-08-50050 “Professional Services Sewer
45 Lateral Repairs” for the installation of check valve be read for a second time, seconded by Schildroth.
46 Motion carried and Bill No. 9796 was read for a second time.

47 Councilman Parson moved that Bill No. 9796 be read for a third time, seconded by Manganelli.
48 Motion carried and Bill No. 9796 was read for a third time and placed upon its passage. Before the final
49 vote all interested persons were given an opportunity to be heard.

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

52 Whereupon the Chair declared Bill No. 9796 to have passed and become Ordinance No. 8807.

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

54 Councilman Schildroth made a motion to accept the mayor’s appointment of Carl Knutson, 2259
55 Flordawn, to the Senior Commission as a member from Ward 2 with a term expiring on 7/11/2025.
56 Seconded by Pagano, motion carried.

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

58 Councilman Siam moved approve the Request for a Full Package Liquor License for DoorDash
59 Essentials, LLC located at 1 Paddock Hills Shopping Center, Unit 1D, seconded by Eagan.

60 Councilman Schildroth made a motion to suspend the rules to speak with the petitioner, seconded
61 by Caputa. Motion carried.

62 Lorene Williams, petitioner, noted this request is for a DoorDash satellite store for Dashers to be
63 able to pick up at the store rather than going to other store locations. She stated the sale hours would be
64 from 6am to 1am. Ms. Williams explained the person purchasing the liquor would have to upload a photo

65 ID and would have to show their ID when the liquor is delivered and any kind of package liquor, beer,
66 or wine would be for sale.

67 On roll call the Council voted: Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes,
68 Schildroth yes, Mulcahy yes, Pagano yes, and Parson yes. Motion carried, liquor license was approved.

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

70 Councilman Siam introduced Bill No. 9793 an Ordinance authorizing a transfer of Special Use
71 Permit no. 8603 from Shade Partners, LLC to Shade Restaurant & Bar, LLC for the location of a
72 restaurant and bar located at 1752-1756 N. New Florissant Road was read for the first time.

73 Councilman Siam introduced Bill No. 9802 an Ordinance to authorize a Special Use Permit to
74 Forever Green Realty Solutions, LLC d/b/a Peach Cobbler Factory to allow for the operation of a sit-
75 down, carry-out restaurant for the property located at 12 Paddock Hills Shopping Center was read for the
76 first time.

77 Councilman Eagan introduced Bill No. 9803 an Ordinance authorizing an amendment to the 2022
78 budget for the City of Florissant by adding positions to the Senior Services Department and the Public
79 Works Department was read for the first time.

80 Councilman Schildroth moved that Bill No. 9803 be read for a second time, seconded by Eagan.
81 Motion carried and Bill No. 9803 was read for a second time.

82 Councilman Caputa moved that Bill No. 9803 be read for a third time, seconded by Schildroth.
83 On roll call the Council voted: Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth
84 yes, Mulcahy yes, Pagano yes, and Parson yes. Having received a unanimous vote of all members present
85 Bill No. 9803 was read for a third and final time and placed upon its passage. Before the final vote all
86 interested persons were given an opportunity to be heard.

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

89 Whereupon the Chair declared Bill No. 9803 to have passed and become Ordinance No. 8808.

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

91 Councilman Parson announced that on August 20, Ward 8 and the Prince Hall Masons of Missouri
92 would be holding and adopt a school event and collecting supplies for Parker Road Elementary and
93 Commons Lane Elementary at each school. He stated it would take place from 11am to 1pm.

94 Councilwoman Pagano thanked the Parks Department for their fireworks display and the concerts
95 in the park are taking place each Saturday.

96 Councilman Caputa reminded residents to secure firearms in their homes. He noted the Knights
97 of Columbus would be holding their first annual Italian Festival on October 1st.

98 The next item was *Mayor Announcements*.

99 Mayor Lowery noted the Music under the Stars is taking place on Saturdays through August 27th
100 at St. Ferdinand Park at 7pm. A plaque dedication will be held on Wednesday, July 27th at 5:30pm for
101 Harold “Bud” and Bernice Foley across from Florissant City Hall prior to the Wednesday Night Out. He
102 invited residents to an election open house regarding Prop A on Thursday, July 28th, 2022 at 7pm at the
103 JFK Community Center with information on the City website and Facebook page.

104 The Council President stated the next regular City Council Meeting will be Monday, July 25,
105 2022 at 7:00 pm.

106 Councilwoman Pagano moved to adjourn the meeting, seconded by Caputa. Motion carried. The
107 meeting was adjourned at 7:24 p.m.

108

109



Karen Goodwin, MPPA/MMC/MRCC
City Clerk

110

111

112 The following Bills were signed by the Mayor:

- | | | |
|-----|---------------|---------------|
| 113 | Bill No. 9794 | Ord. No. 8805 |
| 114 | Bill No. 9795 | Ord. No. 8806 |
| 115 | Bill No. 9796 | Ord. No. 8807 |
| 116 | Bill No. 9803 | Ord. No. 8808 |

**INTRODUCED BY COUNCIL AS A WHOLE
JULY 25, 2022**

RESOLUTION NO. 1042

**A RESOLUTION CITY COUNCIL OF THE CITY OF FLORISSANT
RECOGNIZING ROBERT FRISCHMANN FOR HIS 25 YEARS OF
OFFICIATING BASEBALL FOR THE MISSOURI STATE HIGH SCHOOL
ACTIVITIES ASSOCIATION.**

WHEREAS, Robert Frischmann has been a resident of Florissant for 40 years; and

WHEREAS, Robert has served his community by being a member of the Florissant Cable TV Commission in the 1990's, and served on the board of managers of his condominium association for 5 years; and

WHEREAS, Robert also served as the Sports Information Director and instructor at Meramec Community College for 20 years, and spent 14 years teaching Mass Communications at Hazelwood Central High School, and;

WHEREAS, Robert is a member of the Greater St. Louis Association of Umpires and served on their board of directors for 19 years, this organization services over 100 high schools within a 50-mile radius of St. Louis; and

WHEREAS, Robert umpired several high school players who went on to play Major League Baseball such as David Freese, Devin Williams, Kyle McClellan, and David Phelps, the latter of the three having played for Hazelwood West High School, and;

WHEREAS, Robert also umpired college baseball for 17 years; and

WHEREAS, Robert umpired high school age summer baseball tournaments on both a national and international level with teams from as far away as South Africa; and

WHEREAS, Robert is a member of the Missouri State High School Activities Association and has umpired over 1000 games in his 25 years of service.

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

That the City Council of the City of Florissant extends a sincere thank you to Robert Frischmann for his 25 years of umpiring, as well as his many contributions to the Florissant and St. Louis County Community.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FLORISSANT,
MISSOURI ON THIS 25th DAY OF JULY 2022.

Joseph Eagan, Council President

ATTEST:

Karen Goodwin, MMC/MRCC
City Clerk

1 INTRODUCED BY COUNCILMAN SIAM
2 JUNE 27, 2022

3
4 SUBSTITUTE BILL NO. 9793 ORDINANCE NO.

5

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

11

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

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

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

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

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

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

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

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

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

- 34 a. Full compliance with any and all conditions set forth in Special Use Permit
- 35 8603; and
- 36 b. There shall be no tinting of the windows or obstruction preventing clear sight
- 37 into the business from the parking lot or sidewalk; and
- 38 c. A security camera shall be installed to record activities indoor and outdoor, and
- 39 the video footage shall be available to the police department within 24 hours of
- 40 the request and shall be retained for a minimum of 10 days; and
- 41 d. Screening and roof be provided for the smoker at the rear of the building; and
- 42 e. The business shall be closed no later than 10 pm.

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

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

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

50 .

51 Adopted this ____ day of _____, 2022.

52 _____
 53 Joseph Eagan
 54 Council President

56 Approved this ____ day of _____, 2022.

57 _____
 58 Timothy J. Lowery
 59 Mayor, City of Florissant

60 ATTEST:
 61 _____
 62 Karen Goodwin, MPPA/MMC/MRCC
 63 City Clerk

1 INTRODUCED BY COUNCILMAN SIAM
2 JUNE 27, 2022

3
4 BILL NO. 9793

ORDINANCE NO.

5

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- 38 c. A security camera shall be installed to record activities indoor and outdoor, and
- 39 the video footage shall be available to the police department within 24 hours of
- 40 the request and shall be retained for a minimum of 10 days; and
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 43 ceases operation for a period of more than one hundred and eighty (180) days.

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

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

49 .

50 Adopted this ____ day of _____, 2022.

51 _____
 52 Joseph Eagan
 53 Council President

55 Approved this ____ day of _____, 2022.

56 _____
 57 Timothy J. Lowery
 58 Mayor, City of Florissant

59 ATTEST:
 60 _____
 61 Karen Goodwin, MPPA/MMC/MRCC
 62 City Clerk



City of Florissant

Honorable Timothy J. Lowery, Mayor

TRANSFER OF SPECIAL USE PERMIT PROCEDURE

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

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

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

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

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

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

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

TRANSFER OF SPECIAL PERMIT

AUTHORIZED BY ORDINANCE NUMBER (S) 8603

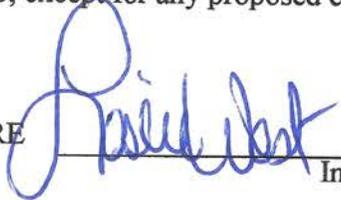
FROM Shade Parteners, LLC
TO Shade Restaurant & Bar , LLC
FOR A restaurant & bar
ADDRESS 1752-1756 N. New Florissant, Florissant, MO 63033
Ward 6 Zoning B3 Date Filed 6/8/2022 Accepted By _____

TRANSFER OF SPECIAL USE PERMIT PETITION

TO THE CITY COUNCIL OF THE CITY OF FLORISSANT:

1. Comes now Shade Restaurant & Bar, LLC and states to the City Council that he (she) (they) has (have) the following legal interest in the property located at 1752-1756 N. New Florissant, Florissant, MO 63034 in the City of Florissant, Missouri. Legal interest: Lease or Simple Title
(Attach signed copy of lease or deed)
2. The petitioner(s) further state that he (she) (they) has (have) not made any arrangement to pay any commission, gratuity, or consideration, directly or indirectly to any official, employee, or appointee of the City of Florissant, with respect to this petition.
3. The applicant will operate the business in the same manner and under the same conditions as set out in the original ordinance granting the special permit or any amendments thereto, except for any proposed change in sign face of an authorized sign.

PETITIONER SIGNATURE



Individual's Name

FOR:

Shade Restaurant & Bar, LLC

Company, Corporation, Partnership

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



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



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

SIGNATURE _____

ADDRESS

38 Jost Villa Dr. Florissant, MO 63034

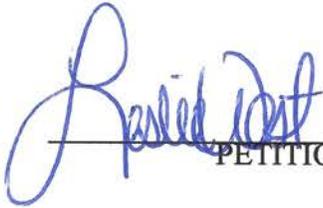
Telephone No.

314-780-4890

Email address

Info@Shaderesturant.com

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



PETITIONER SIGNATURE

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

5. Acknowledgement and consent of (**current**) owner to Transfer the Special Use Permit.



SIGNATURE OF OWNER

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

Type of Operation: (Select One)

Individual Partnership Corporation LLC

INDIVIDUAL:

Name & address _____

Telephone number & email address _____

Business name/address/phone _____

Copy of fictitious name registration, if applicable _____

PARTNERSHIP:

Name & address of partner (s) _____

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

Business name/ address /phone _____

Copy of fictitious name registration, if applicable _____

CORPORATION OR LLC:

Name & address of all corporate officers Leslie West

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

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

Photocopy of Corporation/LLC Articles and Certificate _____

Date of incorporation/LLC 6/2/2022

Copy of fictitious name registration, if applicable

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

TRANSFER OF SPECIAL USE PERMIT

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

TO: Shade Restuarant & Bar, LLC

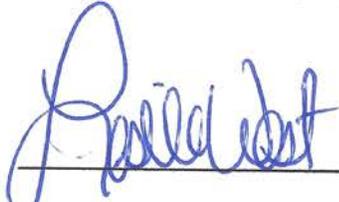
FOR: A restaurant and bar

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

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

Leslie West

PRINT - NAME OF APPLICANT



SIGNATURE OF APPLICANT



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

LC014383013
Date Filed: 6/2/2022
John R. Ashcroft
Missouri Secretary of State

Articles of Organization

(Submit with filing fee of \$105.00)

1. The name of the limited liability company is
Shade Restaurant & Bar LLC

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

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

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

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

Aaron Lamont Reeves

<u>Jr</u>	<u>5920 Ridge Ave</u>	<u>Saint Louis, MO 63112-3510</u>
<i>Name</i>	<i>Street Address: May not use PO Box unless street address also provided</i>	<i>City/State/Zip</i>

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

5. The events, if any, on which the limited liability company is to dissolve or the number of years the limited liability company is to continue, which may be any number or perpetual: 6/2/2097

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

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

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

<i>Name</i>	<i>Address</i>	<i>City/State/Zip</i>
<u>WEST, LESLIE</u>	<u>38 Jost Villa Dr</u>	<u>Florissant MO 63034-2270</u>

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

New Series:

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

New Series:

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

New Series:

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

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

Name and address to return filed document:	
Name:	<u>Aaron Lamont Reeves</u>
Address:	<u>Email: aaronr1672@sbcglobal.net</u>
City, State, and Zip Code:	_____

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CERTIFICATE OF ORGANIZATION

WHEREAS,

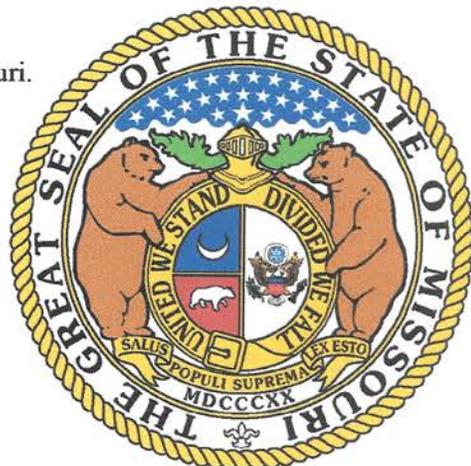
Shade Restaurant & Bar LLC
LC014383013

filed its Articles of Organization with this office on the 2nd day of June, 2022, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, John R. Ashcroft, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on the 2nd day of June, 2022, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri.
Done at the City of Jefferson, this 2nd day of June, 2022.


Secretary of State



ASSIGNMENT OF LEASE

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

WHEREAS:

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

WHEREAS:

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

WHEREAS:

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

NOW THEREFORE:

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

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

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

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

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

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

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

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

**EXHIBIT A
ASSIGNEE INFORMATION**

INDIVIDUAL

A. Name: [Signature]
Home Phone: 314-980-4890
Home Address: 3805+Village Dr.
How long at this address? 12
Mortgage Co: First Comm Credit
Address: 8917 N. Lindbergh Blvd (6303)
Phone #: 636-728-3333

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

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

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

C. Employer Name: _____
Address: _____

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

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

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

CORPORATION

(Attach copy of most recent audited financial statement)

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

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

B. Corporation Officers:
Name: _____
Address: _____
Name: _____
Address: _____

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

REFERENCES

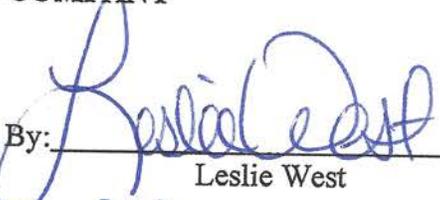
A. Credit References:
Name of Reference _____
Address _____

Acct. # and Type _____

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

"ASSIGNOR"

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

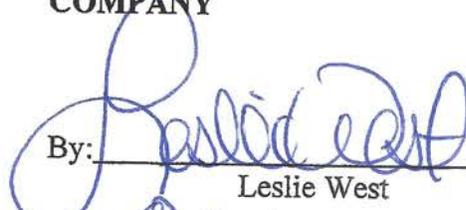
By: 
Leslie West

Title: owner

Date: 6-1-2022

"ASSIGNEE"

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

By: 
Leslie West

Title: owner

Date: 6-1-2022

"LANDLORD"

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

By: LCRF Holdings, Inc., its managing members

By: _____
Robert A. Walpert, President

Date: _____

1 INTRODUCED BY COUNCILMAN HENKE
2 NOVEMBER 27, 2017

3
4

5 BILL NO. 9334

ORDINANCE NO.

8376

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**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.**

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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

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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

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

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

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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.

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

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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:

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1) Relocate smoker behind the south building.

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2) Provide roof cover protection and screening of new smoker, as approved by the Building Commissioner.

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3) Smoker enclosure colors to be complimentary in color to the existing structure, as approved by the Building Commissioner.

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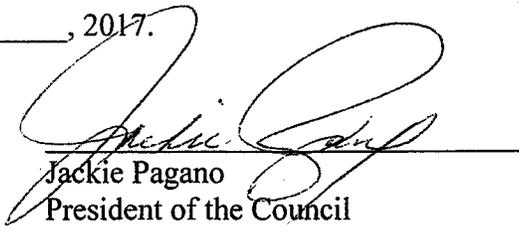
2. PROJECT COMPLETION.

Construction shall start 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.

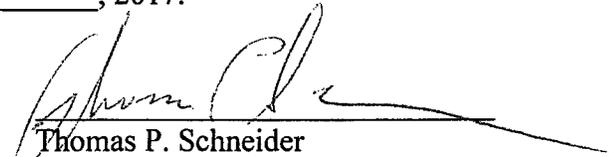
Section 2: When the named permittee discontinues the operation of said business, the Special Use Permit herein granted shall no longer be in force and effect.

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

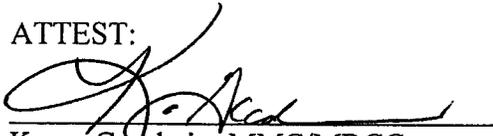
Adopted this 11 day of Dec, 2017.


Jackie Pagano
President of the Council
City of Florissant

Approved this 12 day of DEC, 2017.

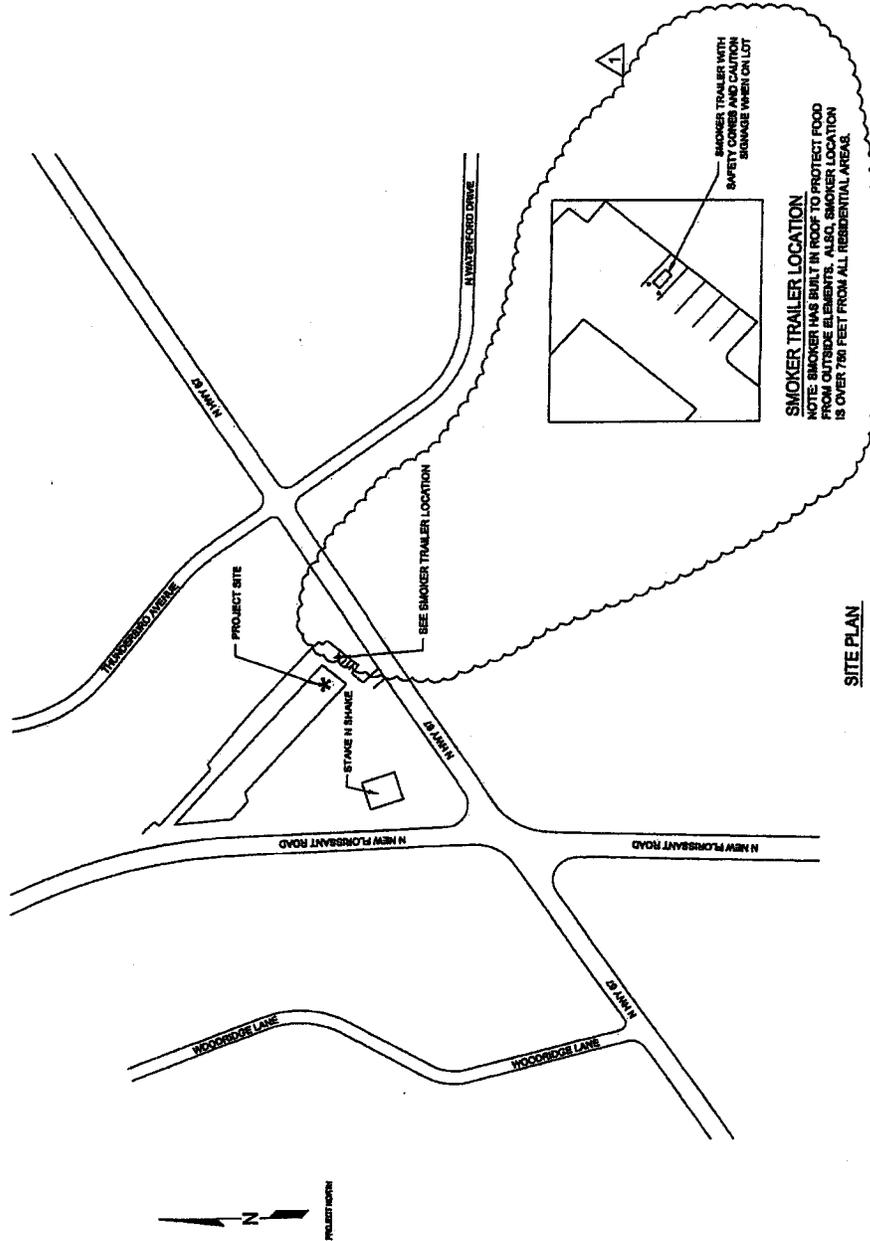

Thomas P. Schneider
Mayor, City of Florissant

ATTEST:


Karen Godwin, MMC/MRCC
City Clerk

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, HOT SINK AREA, COMMON WALL FIRE RATING INFORMATION, AND ADDITIONAL EMERGENCY RECOMMENDATION) AND FINISH. 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.
3. OWNER IS RESPONSIBLE FOR PROVIDING ALL SAFETY CONER SIGNS AS AN ANIMAL SAFETY PRECAUTION THAT WOULD ENSURE VISIBILITY AND SAFETY RELATES TO THEIR SMOKER TRAILER WHEN IT IS BROUGHT TO THE LOCATION FOR USE.

Donald W. Deal
10/9/17



ALLEN DESIGNS, LLC

P.O. BOX 728, 85 N.W. 10th Ave, Ocala, FL 32107
TEL: 352-237-1827
WWW.ALLENDIGNS.COM

DOWND W. DEAL, P.E.

REG. NO. 6303
PHONE: 352-237-1827
LICENSE NO. 22727

OWNER: _____
DESIGNED BY: _____
CHECKED BY: _____
SCALE: _____
DATE: _____
JOB NO.: _____

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

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

NO.	DATE	DESCRIPTION
1	10/09/17	ISSUED FOR PERMIT
2	10/09/17	ISSUED FOR PERMIT
3		
4		
5		

ALLEN DESIGNS, LLC

1752-1754 N. NEW FLORISSANT RD.
ST. LOUIS, MO 63103
TEL: 314-823-9007
WWW.ALLENDISIGNS.COM

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

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

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

GENERAL NOTES:

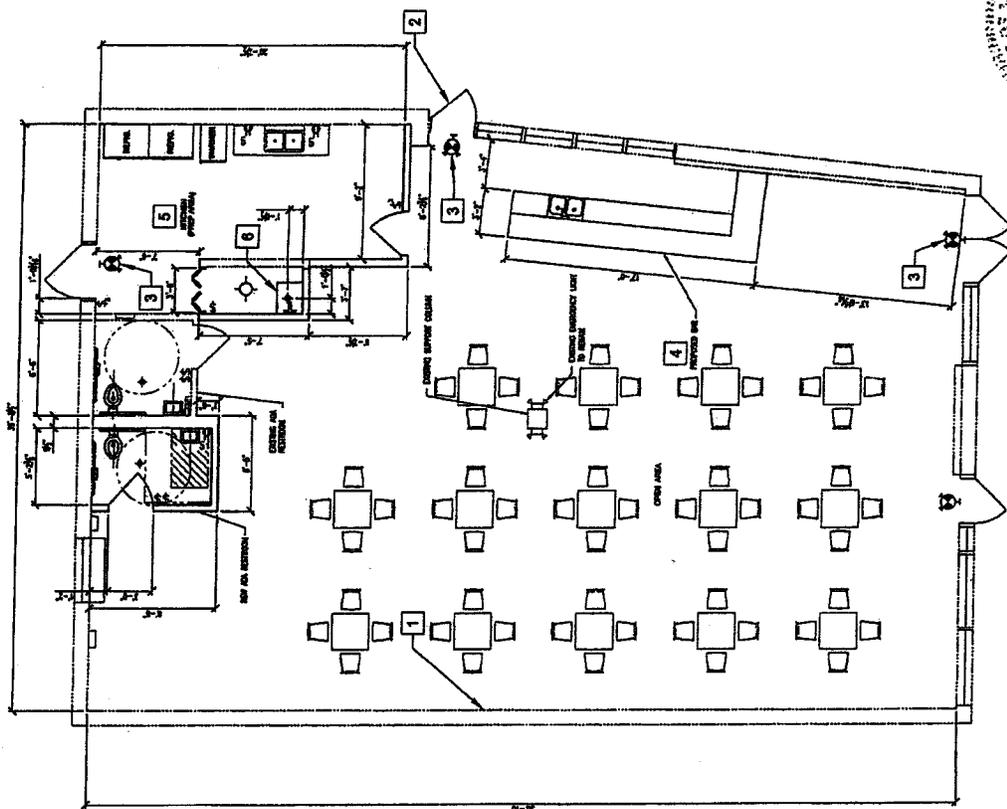
- CONSTRUCTION PER ALL GOVERNING CODES PER 2009 INTERNATIONAL BUILDING CODES.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
- ALL EXISTING REPAIR TO INTERIOR WALLS SHALL BE REPLACED WITH X TYPE GYPSUM BOARD.
- ALL NEW PARTITION WALLS SHALL BE METAL STUD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

KEYED NOTES:

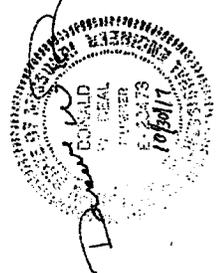
- PROVIDING SEPARATION WALL IS VERIFIED TO BE DOUBLE LAYER 5/8" GYPSUM BOARD, AND A REPAIR IS NOTED CALLING ALONG THE TOP ALONG CEILING DESIGN AND JOINING THE GYPSUM BOARD, SEE DRAWING A-4 FOR SPECIAL DETAIL.
- ADD PANIC BAR WITH ALARM TO SIDE DOOR. PANIC BAR ALARM SHALL READ "EMERGENCY EXIT ONLY - ALARM 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



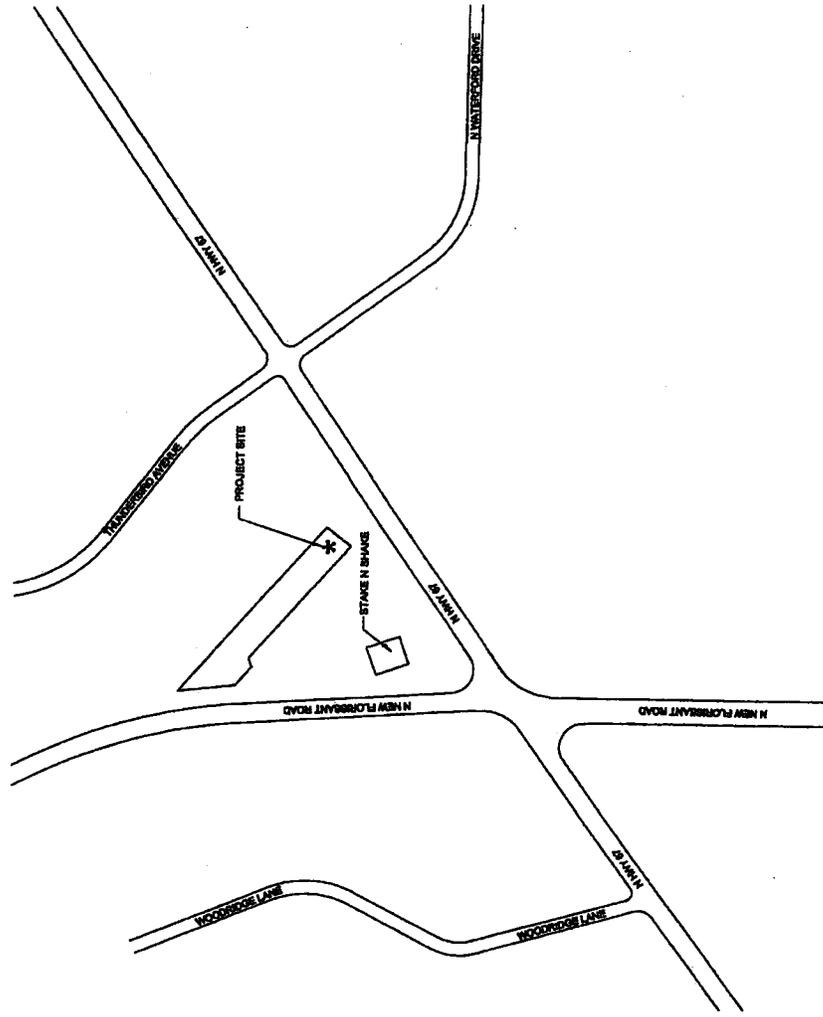
PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"



NO.	DATE	DESCRIPTION	BY	CHKD.	APP'D.
1		ISSUED FOR PERMIT-ADDED MECHANICAL			
0		ISSUED FOR PERMIT			

FACILITY UPDATES FOR RESTAURANT RENOVATION

1752-1754 NORTH NEW FLORISSANT ROAD
FLORISSANT, MISSOURI 63033



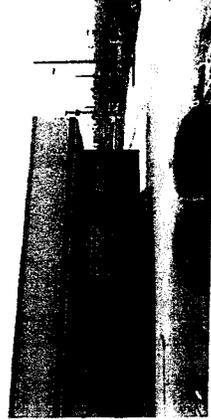
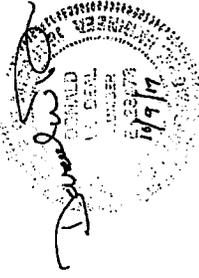
SITE PLAN

SHEET INDEX:

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

SCOPE OF WORK:

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



NO.	REVISION	DATE	BY	APP'D.
0	ISSUED FOR PERMIT			

ALLEN DESIGNS, LLC

P.O. BOX 722, EL. NW, MO 63021
TEL: 314-622-1892
WWW.ALLENDIGNS.COM

DONALD W. DEAL, P.E.

PROFESSIONAL ENGINEER
LICENSE NO. 623473
STATE OF MISSOURI
PHONE: 314-622-1892
FAX: 314-622-1893
P.O. BOX 722, EL. NW, MO 63021

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

PROJECT NO.
2017-112

DRAWING NO.
A-0

ALLEN DESIGNS, LLC

P.O. BOX 722 ST. LOUIS, MO 63101
TEL: 314-421-1057
WWW.ALLENDG.COM

1000 W. DEAL, P.E.
PHONE: 314-421-1057
LICENSE NO.: 02479

DRAWN BY: CJA
CHECKED BY: DWD
SCALE: AS SHOWN
DATE: 08/21/17

PROPOSED FLOOR PLAN
RESTAURANT RENOVATION
1752-1764 N. NEW FLORISSANT RD
FLORISSANT, MISSOURI 63033

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

GENERAL NOTES:

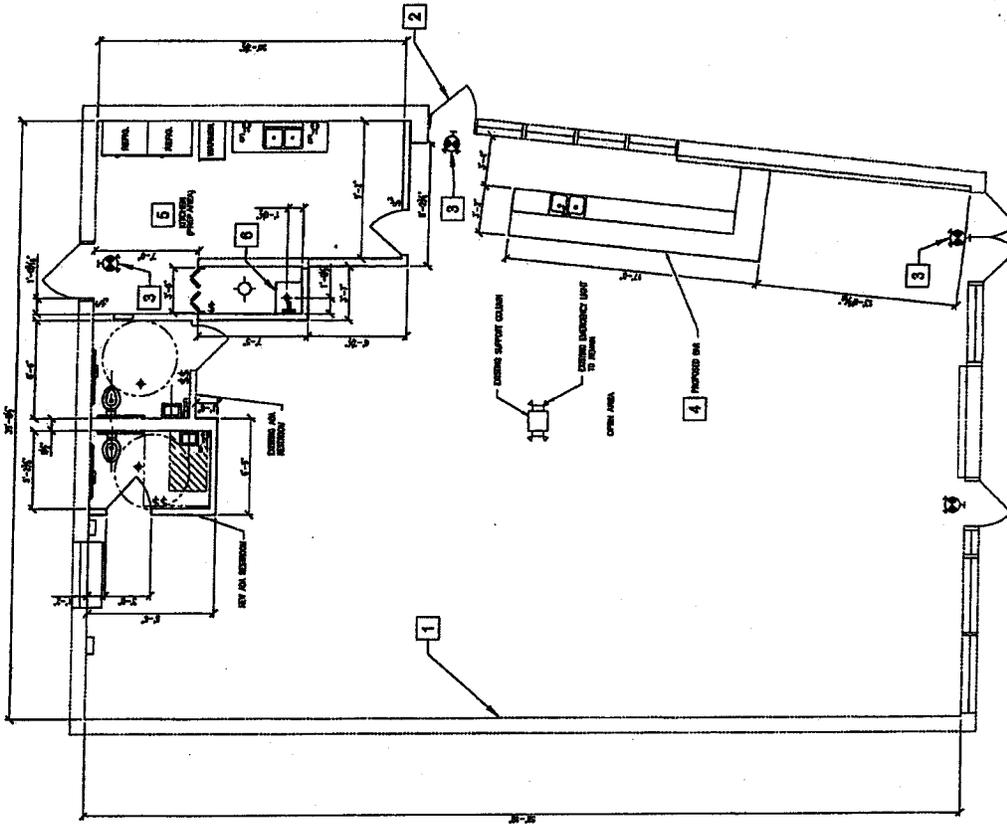
- CONSTRUCTION PER ALL GOVERNING CODES PER 2009 INTERNATIONAL BUILDING CODES.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
- ALL EXISTING REPAIR TO INTERIOR WALLS SHALL BE REPLACED WITH X-TYPE GYPSUM BOARD.
- ALL NEW PARTITION WALLS SHALL BE METAL STUD 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	08/21/17	ISSUED FOR PERMIT		

ALLEN DESIGNS, LLC

P.O. BOX 724, ST. LOUIS, MO 63104
 TEL: 314-622-1827
 WWW.ALLENDISIGNS.COM

DONALD W. DEAL, P.E.
 PROFESSIONAL ENGINEER
 LICENSE NO. 62273
 PHONE: 314-622-1827
 27, LOUIS, MO 63104

DESIGNED BY: DONALD W. DEAL
 CHECKED BY: ASH BROWN
 DATE: 02/17/17

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

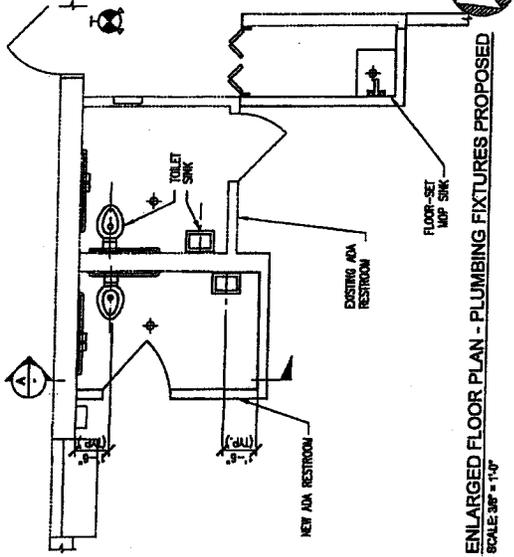
PROJECT NO. 2017-112
 DRAWING NO. A-3

GENERAL NOTES:

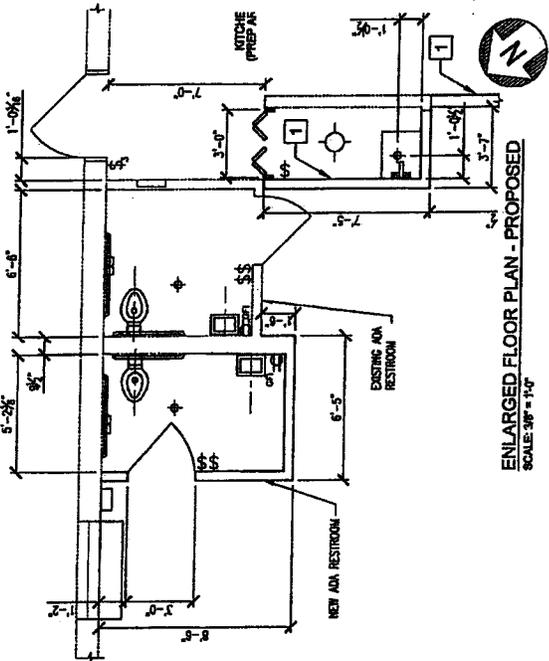
1. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
2. RESTROOMS SHALL COMPLY WITH 2010 ADA STANDARDS FOR STATE AND LOCAL GOVERNMENT FACILITIES.
3. TOILET AND WATER CLOSET SHALL COMPLY WITH 603 AND 604.
4. CONTRACTOR SHALL INSTALL PROPER DRAINAGE AND WATER SUPPLY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

KEYED NOTES:

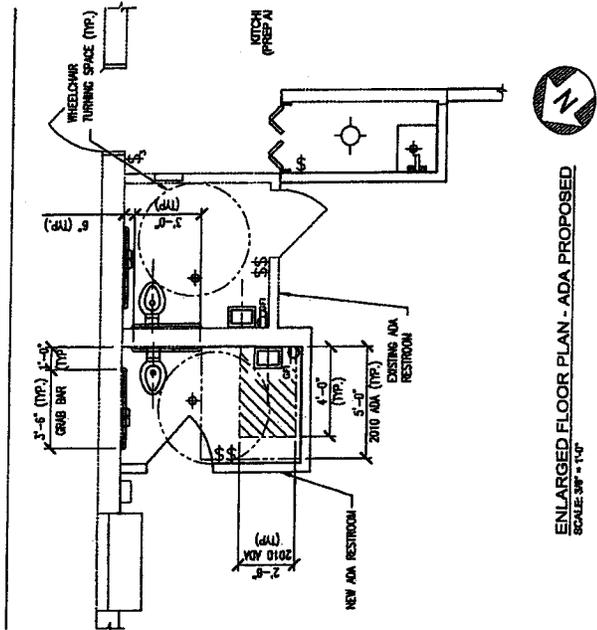
- 1 NEW WALL WIDTH TO MATCH EXISTING CONNECTED WALL.



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



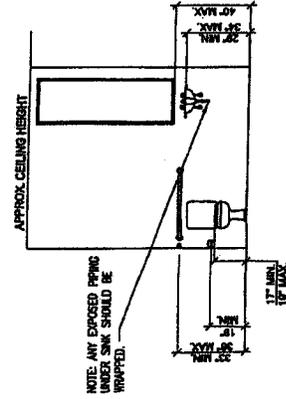
ENLARGED FLOOR PLAN - ADA PROPOSED
 SCALE: 3/8" = 1'-0"



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



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



NO.	DATE	DESCRIPTION	BY	CHKD.
0	02/20/17	ISSUED FOR PERMIT	DWD	AWB

ALLEN DESIGNS, LLC

P.O. BOX 172, ST. AVA, MO 65682
TEL 314-221-1827
WWW.ALLENDIGNS.COM

DONALD W. DEAL, P.E.
REGISTERED PROFESSIONAL ENGINEER
ST. LOUIS, MO 63102
PHONE: 314-413-0000
LICENSE NO. 020773

COMPANY	CLA
CONTRACTOR	DWID
NAME	AS SHOWN
DATE	AS SHOWN
SCALE	AS SHOWN

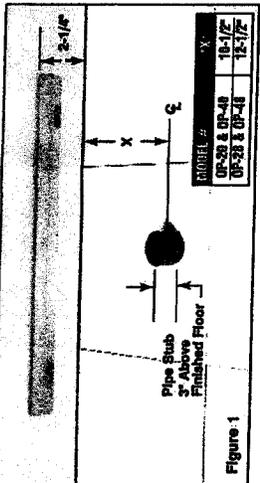
SPECIAL DETAILS
RESTAURANT RENOVATION
1752-1754 N. NEW FLORISSANT RD
FLORISSANT, MISSOURI 63033

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

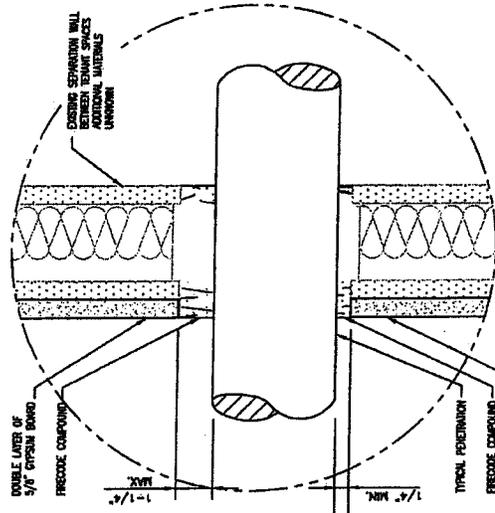
GENERAL NOTES:

- FLOOR SET MOP SINK BASED UPON REGENCY SINKS MODEL #000SM1020S OR EQUIVALENT FROM MANUFACTURING CONTRACTOR SHALL FIELD VERIFY PROPER DRAIN LOCATION AND MANUFACTURER'S DESIGN 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.

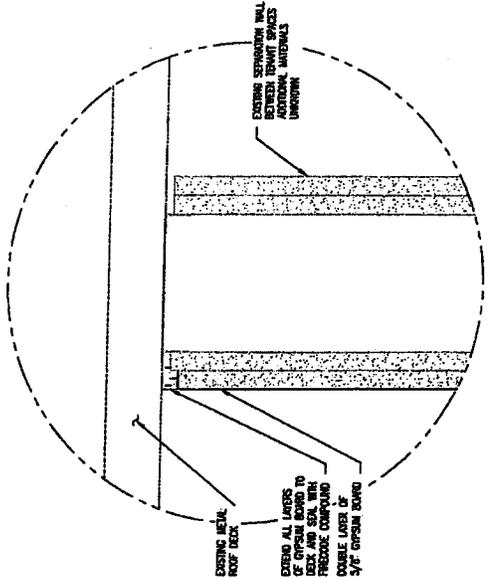
FLOOR SET MOP SINK
TYPICAL OVERALL SIZE: 25"21"X10"



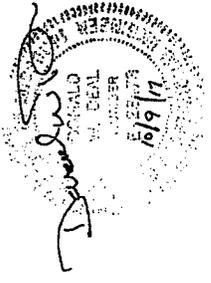
FLOOR MOUNTED MOP SINK DETAIL
SCALE: NONE



TYPICAL WALL PENETRATION DETAIL
SCALE: NONE



TYPICAL WALL TO ROOF DECK DETAIL
SCALE: NONE



DATE	
BY	
CHECKED FOR PERMIT	
DATE	
APPROVED	

ALLEN DESIGNS, LLC

P.O. BOX 724, ST. LOUIS, MO 63104
TEL: 314-231-1087
WWW.ALLENDIGNS.COM

DONALD W. DEAL, P.E.
REGISTERED PROFESSIONAL ENGINEER
LICENSE NO. 100273
PRACTICE NO. 000000
EXPIRES 12/31/2018

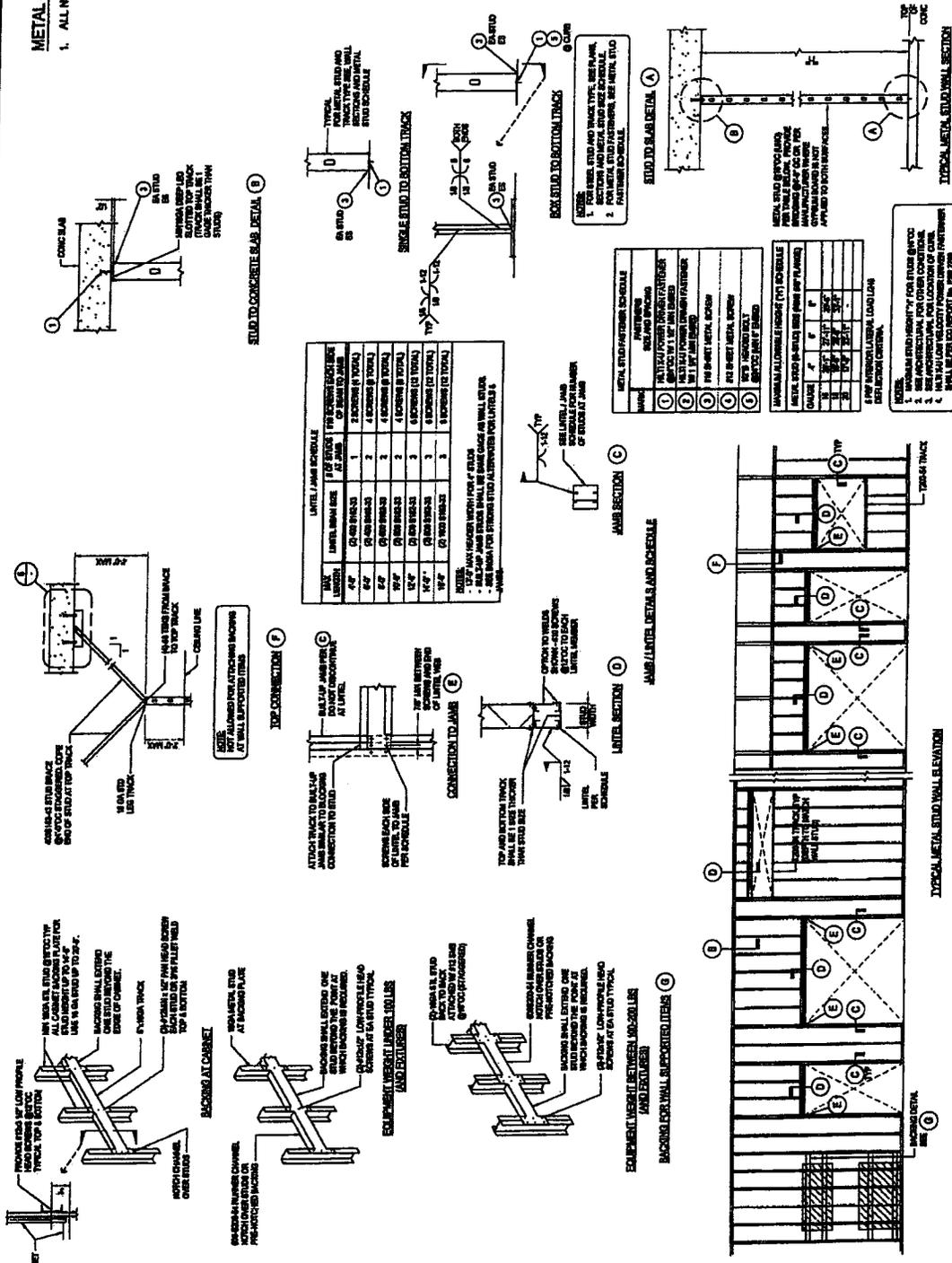
DESIGNED BY: DWG
CHECKED BY: DWG
DATE: 08/20/17
PROJECT NO.: 1752-1764

RESTAURANT RENOVATION
1752-1764 N. NEW FLOISSANT RD
FLOISSANT, MISSOURI 63033

PROJECT NO.: 2017-112
SHEET NO.: A-5

METAL STUD WALL GENERAL NOTES:

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



Handwritten signature and date: 10/9/17

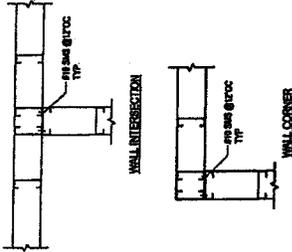
TYPICAL INTERIOR NON-BEARING METAL STUD WALL CONSTRUCTION DETAILS (1)

SCALE: N.T.S.

NO.	REV.	DESCRIPTION	DATE
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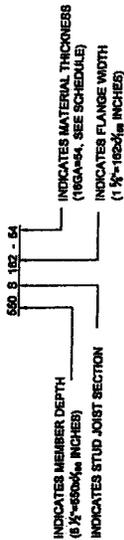
METAL STUD WALL GENERAL NOTES:

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



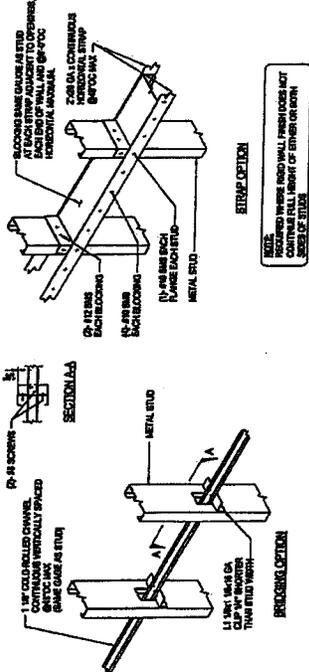
TYPICAL METAL STUD WALL DETAILS AT INTERSECTION DETAILS
SCALE: N.T.S.

2



METAL STUD IDENTIFICATION
SCALE: N.T.S.

4



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

3



ALLEN DESIGNS, LLC
WWW.ALLENDISIGNS.COM
P.O. BOX 172, ST. LOUIS, MO 63101
TEL: 314-423-1057

DONALD W. DEAL, P.E.
1988 BACKLICKER
ST. LOUIS, MO 63123
PHONE: 314-433-0887
LICENSE NO.: 62173

DESIGNED BY
CHECKED BY
DATE
SCALE
AS SHOWN
BY
DATE

METAL STUD WALL DETAILS
RESTAURANT RENOVATION
1762-1764 N. NEW FLOIRISSANT RD
FLOIRISSANT, MISSOURI 63033

PROJECT NO.
2017-112
DRAWING NO.
A-6

REV	DATE	DESCRIPTION	BY	APP'D
0		ISSUED FOR PERMIT		

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

37

Adopted this 23 day of April, 2018.

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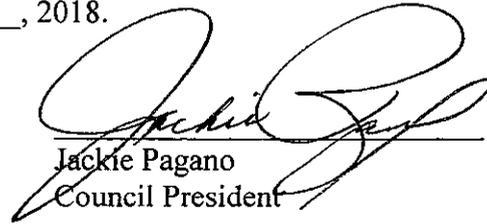
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Jackie Pagano
Council President

46

Approved this 24 day of April, 2018.

47

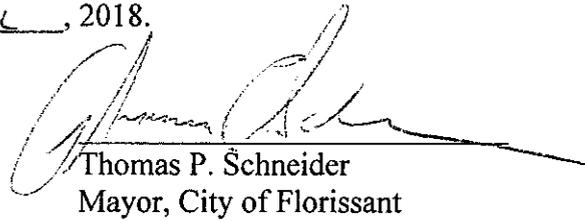
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Thomas P. Schneider
Mayor, City of Florissant

53

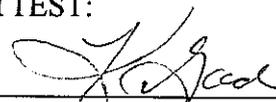
ATTEST:

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Karen Goodwin, MMC/MRCC
City Clerk

1 INTRODUCED BY COUNCILMAN SIAM
2 FEBRUARY 24, 2020

3
4 BILL NO. 9587

ORDINANCE NO.

8603

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

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

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

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

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

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

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

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

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

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

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

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

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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

1 INTRODUCED BY COUNCILMAN SIAM
2 JULY 11, 2022

3
4 BILL NO. 9802

ORDINANCE NO.

5
6 **ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO FOREVER**
7 **GREEN REALTY SOLUTIONS, LLC D/B/A PEACH COBBLER**
8 **FACTORY TO ALLOW FOR THE OPERATION OF A SIT-DOWN,**
9 **CARRY-OUT RESTAURANT FOR THE PROPERTY LOCATED AT 12**
10 **PADDOCK HILLS SHOPPING CENTER.**

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

15 WHEREAS, an application has been filed by Forever Green Realty Solutions, LLC d/b/a
16 Peach Cobbler Factory to allow for the operation of restaurant located at **12 Paddock Hills**
17 **Shopping Center**; and

18 WHEREAS, the Planning and Zoning Commission at their meeting on June 6, 2022,
19 recommended that a Special Permit be granted; and

20 WHEREAS, due notice of public hearing no. 22-06-016 on said application to be held on
21 the 27th of June, 2022 at 7:00 P.M. by the Council of the City of Florissant was duly published,
22 held and concluded; and

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

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

29
30 Section 1: A Special Use Permit is hereby granted to Forever Green Realty Solutions,
31 LLC d/b/a Peach Cobbler Factory to allow for the operation of restaurant located at 12 Paddock
32 Hills Shopping Center as shown on the plans attached hereto.

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

36 Adopted this ____ day of _____, 2022.

37
38 _____
39 Joseph Eagan
40 President of the Council

41 Approved this ____ day of _____, 2022.

42
43 _____
44 Timothy J. Lowery
45 Mayor, City of Florissant

46 ATTEST: _____
47 Karen Goodwin, MPPA/MMC/MRCC
City Clerk

CITY OF FLORISSANT

Public Hearing



In accordance with 405.125 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, June 27, 2022 at 7:00 p.m. on the following proposition:

To authorize a Special Use Permit to Peach Cobbler Factory to allow for the operation of a sit-down, carry-out restaurant for the property located at 12 Paddock Hills Shopping Center in a 'B-3' Extensive Business District. Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or email kgoodwin@florissantmo.com.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

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



City Of Florissant – Public Works
314-839-7648

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

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

Council Ward 9 Zoning B-3'

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

X SIGN. [Signature] DATE: 6-6-2022

SPECIAL PERMIT FOR OPERATION OF BAKERY DESSERT RESTUARANT
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).

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

LOCATION 12 PADDOCK HILLS SHOPPING CENTER FLORISSANT, MO 63033
Address of property.

1) Comes Now NICHOLE BANKS, FOREVER GREEN REALTY SOLUTIONS, LLC (DBA) PEACH COBBLER FACTORY FRANCHISE, LLC
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As)

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

Legal interest in the Property) LEASE (SEE ATTACHED)
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 RETAIL SALE OF COBBLER, CINNAMON ROLLS, BANANA PUDDING, PEACHY TEA, PCF GOLD BREW COFFEE and that the deed restrictions for the property do not prohibit the use which would be authorized by said Permit.

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

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

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

6) The petitioner(s) further state (s) that the Special Use Permit is sought for the following purposes, and no other, as listed in detail, all activities sought to be covered by the permit (i.e.; operation of a business, approval of building and/or site plans (preliminary and / or final), plan approval for signage, etc.):

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

NICHOLE BANKS Nichole Banks / NICKY14327@GMAIL.COM (314) 922-3591
PRINT NAME SIGNATURE email and phone

FOR FOREVER GREEN REALTY SOLUTIONS, LLC
(company, corporation, partnership)

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

8) I (we) hereby certify that, as applicant (circle one of the following):

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

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

PRESENTOR SIGNATURE _____

ADDRESS _____
STREET CITY STATE ZIP CODE

TELEPHONE / EMAIL _____
BUSINESS

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

Signature of Petitioner authorizing an agent

NOTE: When the petitioner and/or his duly authorized agent appears before the Planning and Zoning Commission and to make a presentation, the same individuals must also appear before the City Council at the Public Hearing to make the presentation and no one else will be permitted to make the presentation to the City Council without authorized approval.

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

REQUIRED INFORMATION

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

1) Type of Operation:
Individual Partnership _____ Corporation _____

(a) If an individual:

- (1) Name and Address NICHOLE BANKS 4133 JOYFUL COURT FLORISSANT, MO 63034
- (2) Telephone Number (314) 922-3571
- (3) Business Address 12 PADDOCK HILLS CENTER FLORISSANT, MO 63033
- (4) Date started in business 02/10/2022 PCF FRANCHISE, LLC AGREEMENT
- (5) Name in which business is operated if different from (1) FOREVER GREEN REALTY SOLUTIONS, LLC 02/26/2018
- (6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a partnership:

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

(c) If a corporation:

- (1) Names & addresses of all partners _____
- (2) Telephone numbers _____
- (3) Business address _____
- (4) State of Incorporation & a photocopy of incorporation papers _____
- (5) Date of Incorporation _____
- (6) Missouri Corporate Number _____
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. _____
- (8) Name in which business is operated _____
- (9) Copy of latest Missouri Anti-Trust. (annual registration of corporate officers) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping Information.

Please fill in applicable information requested. If the property is located in a shopping center, provide the dimensions of the tenant space under square footage and landscaping information may not be required.

Name FOREVER GREEN REALTY SOLUTIONS, LLC DBA THE PEACH COBBLER FACTORY FRANCHISE, LLC
Address 12 PADDOCK HILLS CENTER FLORISSANT, MO 63033
Property Owner PADDOCK EQUITY INVESTORS, LLC
Location of property 2200 N.LINDBERG BLVD. PART OF PADDOCK VILLAGE SHOPPING CENTER
Dimensions of property +/-19'.0", +/-75'-8" SEE PREMISES (EXHIBIT A)
Property is presently zoned _____ Requests Rezoning To _____
Proposed Use of Property RETAIL SALE OF COBBLER, CINNAMON ROLLS, BANANA PUDDING, PEACHY TEA, PCF COLD BREW COFFEE & MILK
Type of Sign SEE LEASE (EXHIBIT D) CODE MAXIMUM Height _____
Type of Construction SEE PCF WORK LETTER AND FLOOR PLAN Number Of Stories _____
Square Footage of Building 1618 SF SEE PREMISES (EXHIBIT A) Number of Curb Cuts _____
Number of Parking Spaces SEE SITE PLAN (EXHIBIT B) Sidewalk Length _____
Landscaping: No. of Trees _____ Diameter _____
No. of Shrubs _____ Size _____
Fence: Type _____ Length _____ Height _____

PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:

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

PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS PETITION

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

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

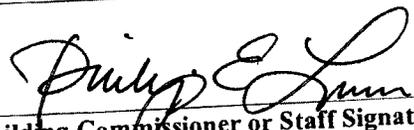
PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION
Provide a drawing of a location map showing the nearest major intersection.

OFFICE USE ONLY

Date Application reviewed _____

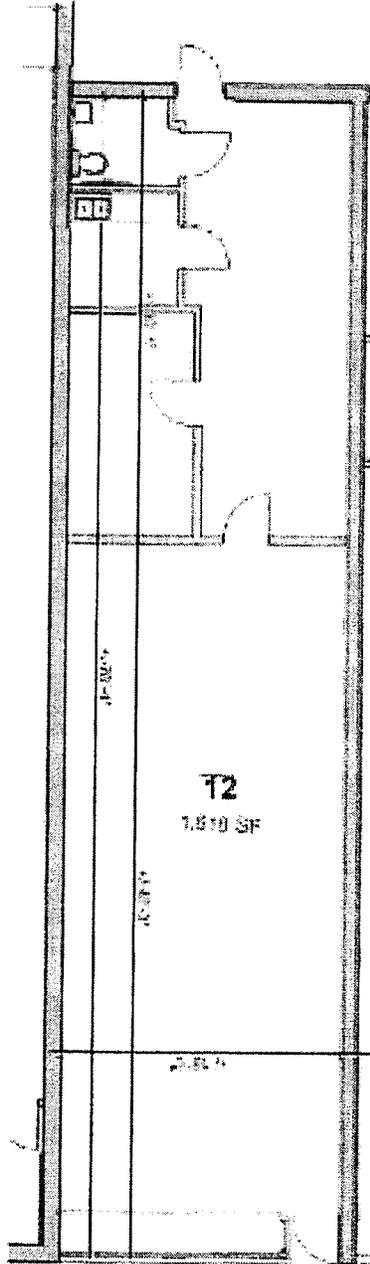
6/1/22

STAFF REMARKS: _____



Building Commissioner or Staff Signature

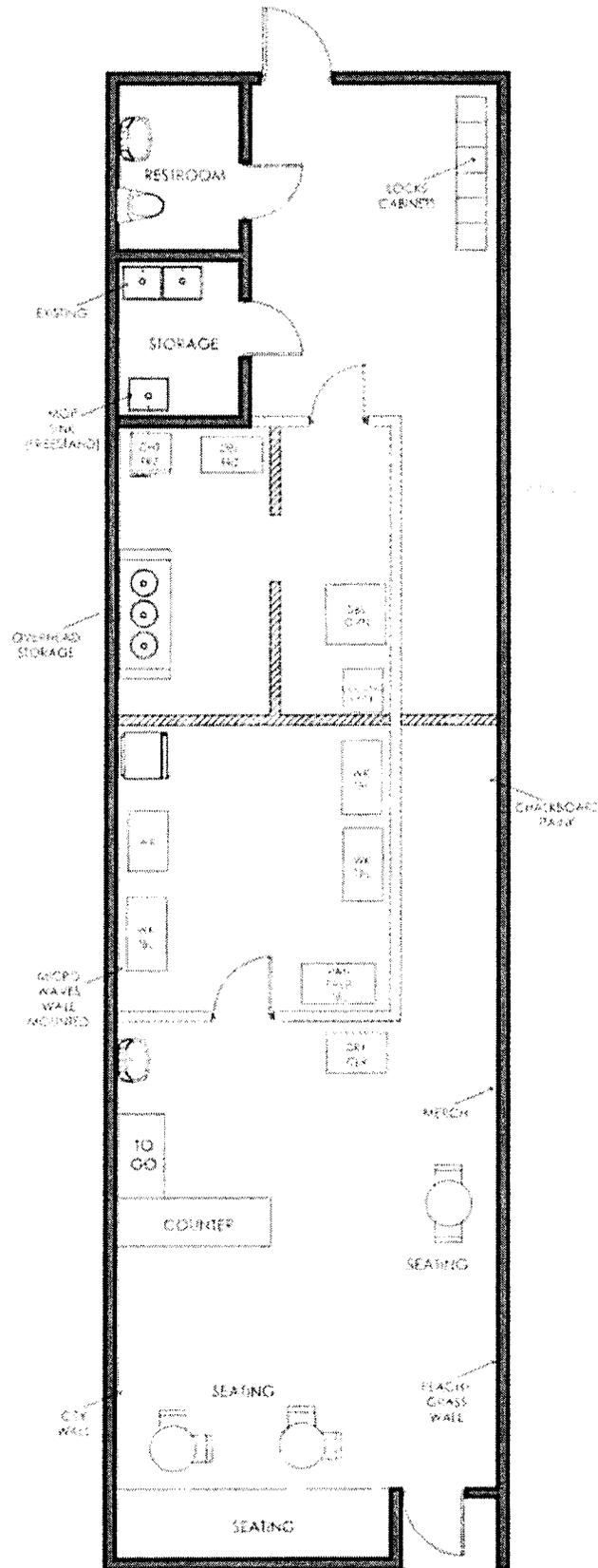
EXHIBIT A
PREMISES



AS MN
INITIALS

INITIALS

PEACH COBBLER FACTORY
 OWNER: NICHOLE BANKS
 12 PADDOCK HILLS PLAZA ST. LOUIS, MO.



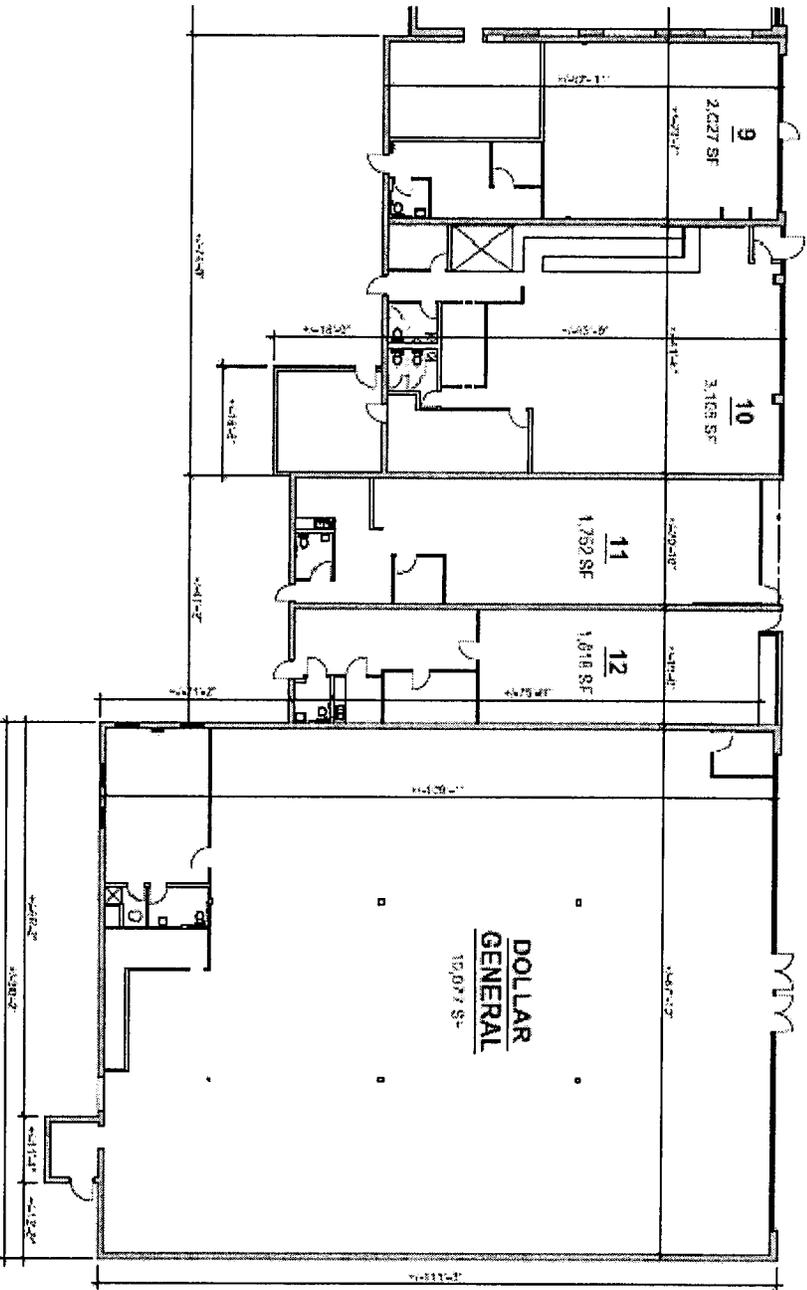
FLOOR PLAN
 SCALE: 1/8" = 1' - 0"

PADDOCK HILLS PLAZA
N LINCOLN BLVD, ST. LOUIS, MO

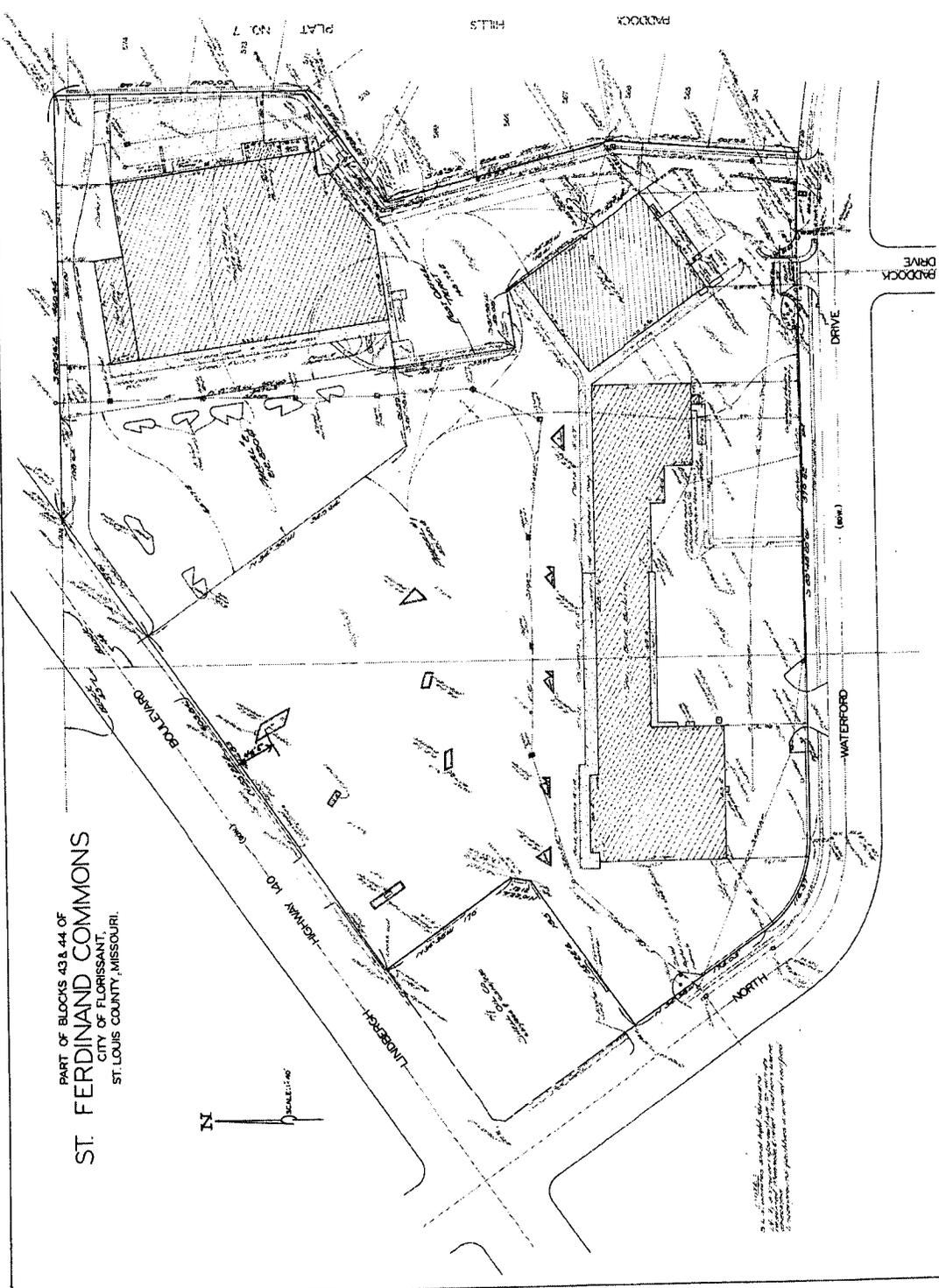
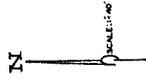
01-18-76

1003 PLAN - LMS INS CONSULTING PART 1

RANGWAL ARCHITECTS
ARCHITECTS, P.C.
PROJECT NUMBER



PART OF BLOCKS 43 & 44 OF
ST. FERDINAND COMMONS
 CITY OF FLORISSANT,
 ST. LOUIS COUNTY, MISSOURI.



Prepared by: [Name]
 Date: [Date]
 Checked by: [Name]
 Date: [Date]

THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE SUBMITTER TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CITY OF FLORISSANT, MISSOURI, RESERVES THE RIGHT TO REVOKE OR WITHDRAW THIS PLAN AT ANY TIME WITHOUT NOTICE.

Plan & Zoning
 Commission
 Date: 3/15/83

39 The existing building was built in 1964 per County record, which lists the Shopping
40 Center that currently houses other Uses.

41
42 The rent roll document provided 133,330 s.f. of building lease space including the USPS
43 facility of 54,482 s.f., but this is located on a separate parcel 2200 N Hwy 67.

44
45 **III. SURROUNDING PROPERTIES:**

46 The property to the East is the Post Office at 2190 and 2200 N Highway 67, zoned
47 similarly in the 'B-3' Extensive Business District. The properties to the North are 2100
48 US Bank, 2180 and 2182 McAlister's and Rally's in a 'B-5' District.

49
50 **IV. STAFF ANALYSIS:**

51 Plan received from the applicant include plan consisting of removal of back of house
52 rooms leaving an existing restroom and employee area. The occupant load must remain
53 low for this to be considered a 'B' Business Use Group, without a second restroom.
54 Otherwise, it could be required to be an A-2 Assembly Use.

55
56 **Comments on Drawings:**

57
58 Plan shows very limited total seating in the Guest Area, 12 seats. Therefore parking
59 generated as calculated by the parking code for a restaurant is one space for every 3 seats
60 and 2 spaces for every 3 employees on the max. shift, or about 5.

61
62 Total parking required 5, total provided for the entire shopping center complex can be
63 calculated as a "*Commercial Service Retail Center minimum parking table is applicable*
64 *when there is a mixed-use development that is owned and managed as a single unit.*"
65 parking area is in abundance, perhaps as many as 316 as a total parking counted by aerial
66 photo, however some of the parking along N Waterford has faded striping of about 60
67 spaces along N Waterford.

68
69 A Commercial Service Retail Center is required to have 4/1000 s.f. per the current
70 parking code, or $60.7 \times 4 = 242$ Total spaces required, so the Shopping Center can
71 comply with parking counts.

72
73 Petitioner describes bakery and desserts with limited seating.

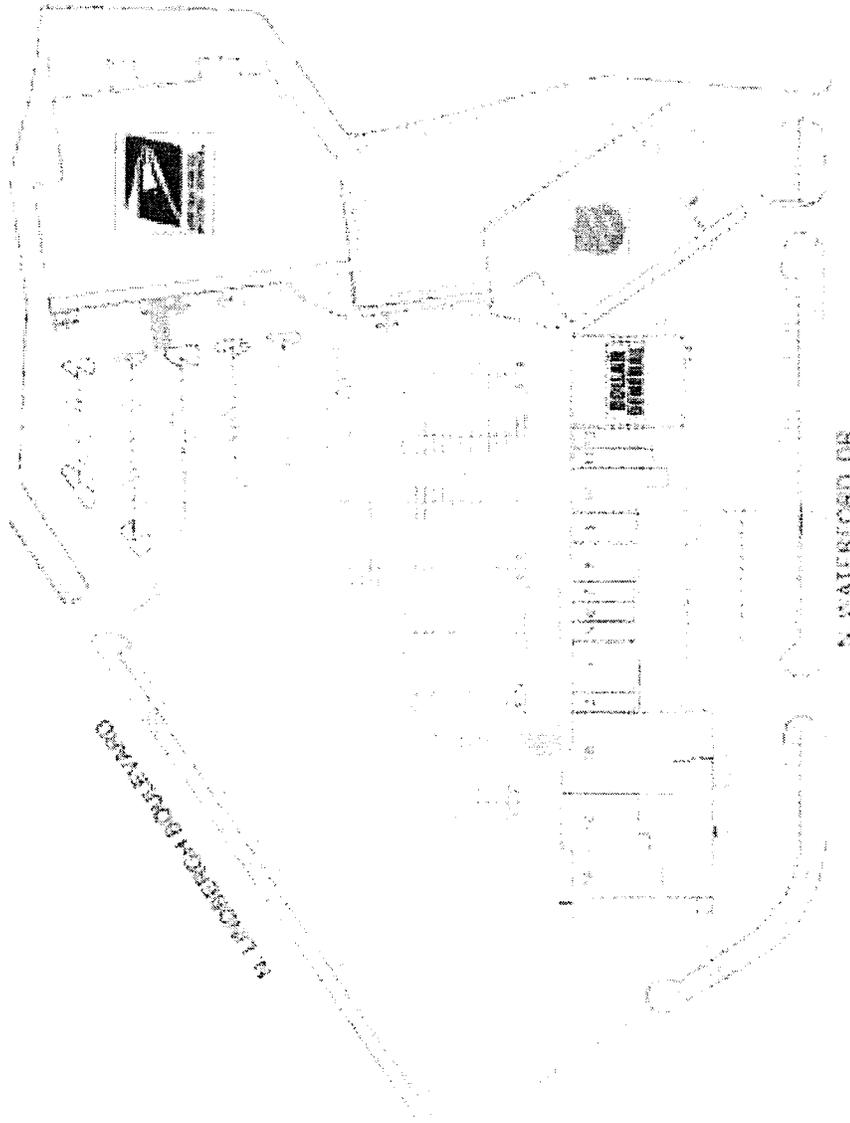
74
75 **III. STAFF RECOMENDATIONS:**

76
77 **Suggested Motion:**

78 I move for Recommended Approval of a Special Use to allow for a sit-down carryout
79 bakery/restaurant establishment in a 'B-3' Extensive Business District as shown on plans
80 attached, subject to the conditions set forth below with these conditions being part of the
81 record:

82
83 (End of report and suggested motion)

EXHIBIT B
SITE PLAN



PADDOCK HILLS PLAZA

17100 PADDOCK HILLS BLVD, ST. LOUIS, MO

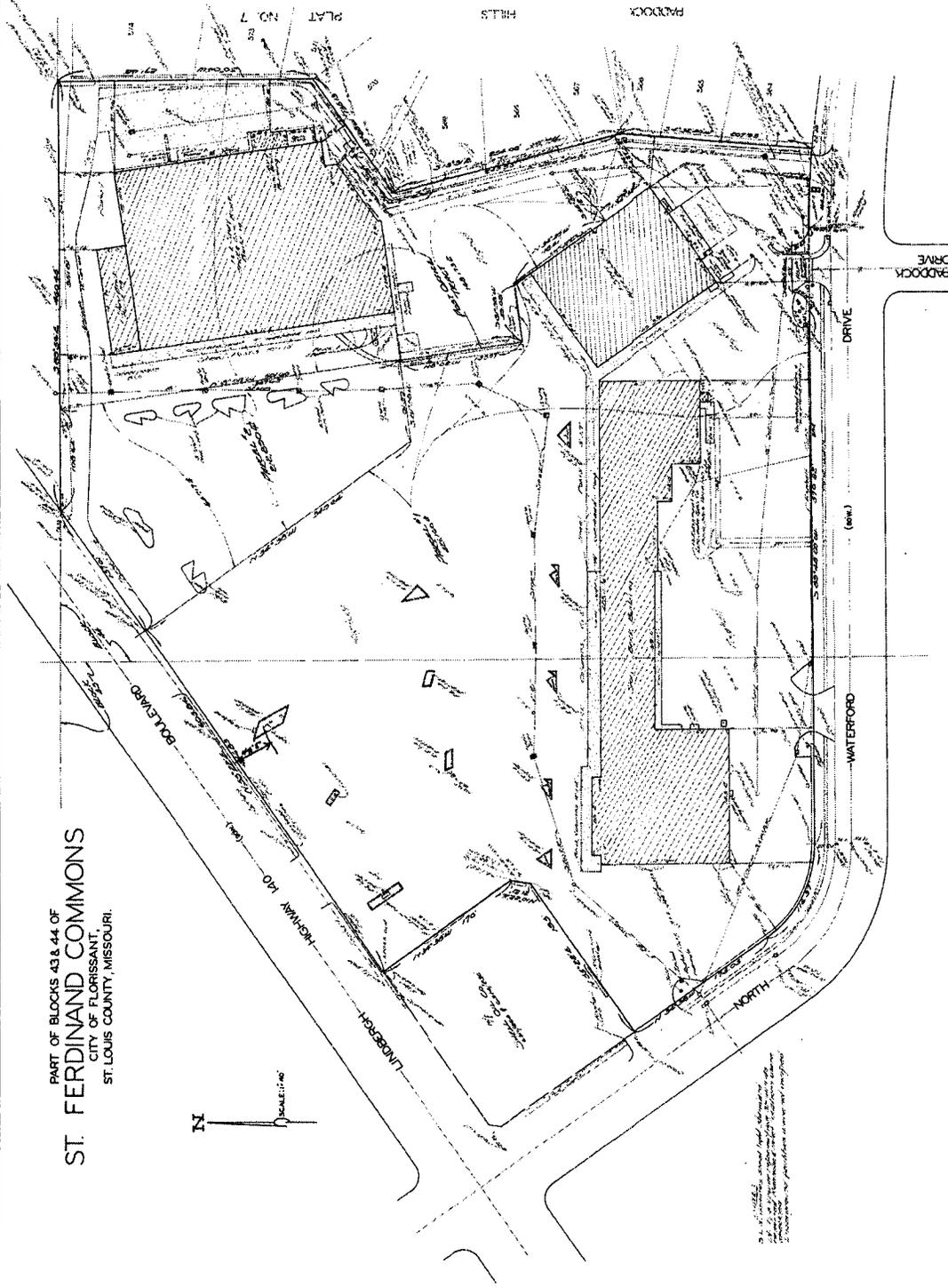
WS *mm*

INITIALS

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INITIALS

PART OF BLOCKS 43 & 44 OF
ST. FERDINAND COMMONS
 CITY OF FLORESSANT,
 ST. LOUIS COUNTY, MISSOURI.



ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
 DATE 08-14-2013 BY 60322 UCBAW/STP/STP



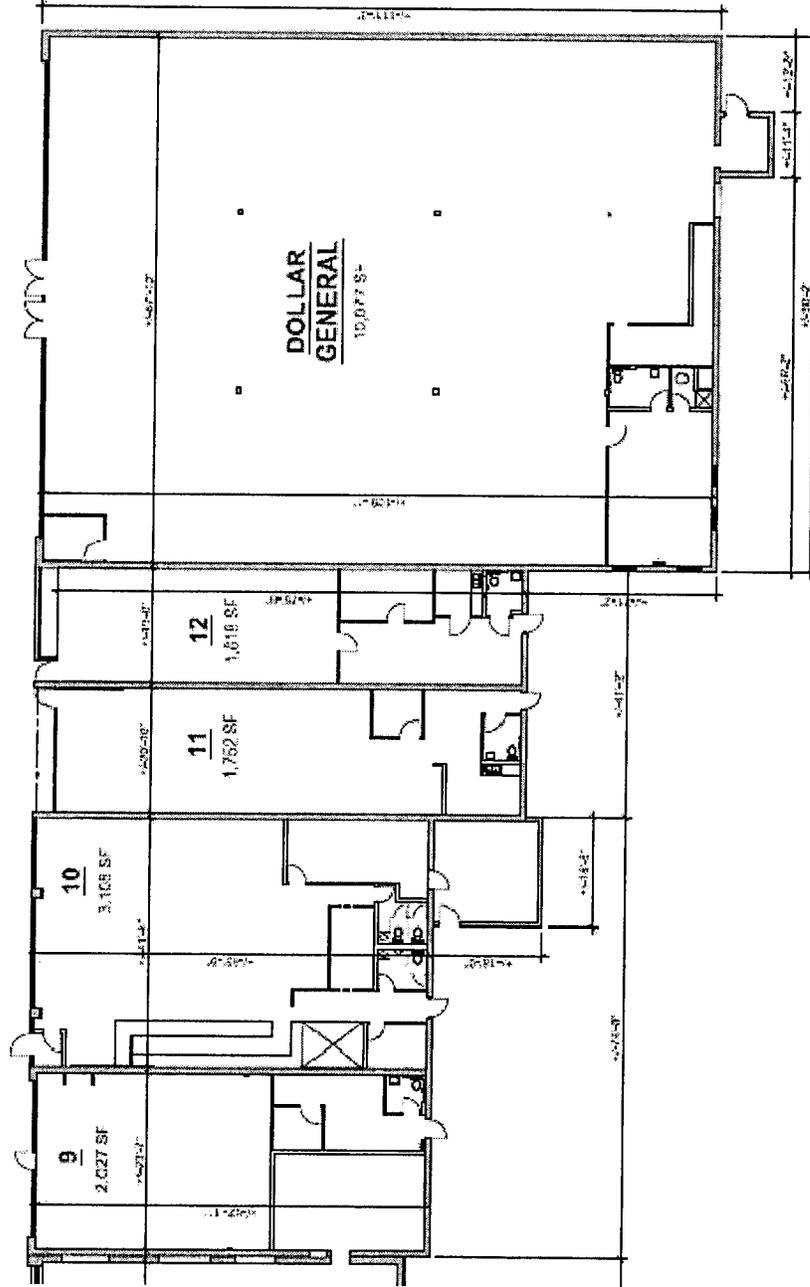
ST. LOUIS COUNTY
 MISSOURI

Plan & Zoning
 Commission
 Date: SEP 18 1993

Rent Roll

Property: 224 From Date: 05/16/2022 By Property

Property	Unit(s)	USE	Area
224 - Paddock Hills Shopping Plaza, Florissant			
Current Leases			
224	1A, 1B, 1C	Retail sale of new and second hand goods	16,543.00
224	1D	Warehouse, distribution, pick-up and delivery of goods	10,504.00
224	2	Nail Salon	1,162.00
224	20	USPS - mail, retail sale stamps and misc items	54,482.00
224	3-4	Laundrymat	3,040.00
224	5	Thai Restaurant	1,214.00
224	6	Retail Net	1,204.00
224	7	Eyelash extensions	1,214.00
224	8	retail sale of gardening supplies	2,458.00
224	9	VACANT	2,027.00
224	10	Sports Bar	3,108.00
224	11	Personal Training	1,752.00
224	12	Retail sale of cobbler, cinnamon rolls and etc	1,618.00
224	15	Retail	10,416.00
224	17-19	Retail Sale of Second Hand goods	22,588.00
Total Current			133,330.00



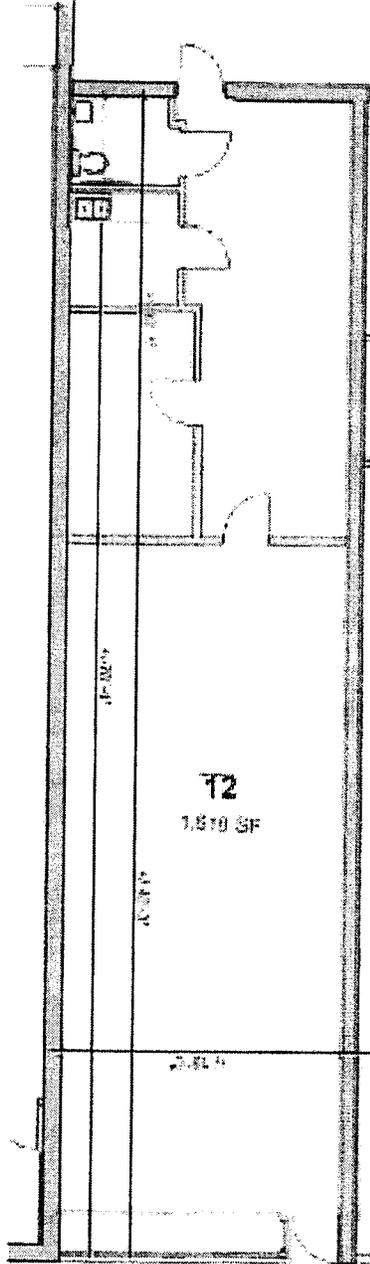
PADDOCK HILLS PLAZA
N LINCOLN BLVD. ST. LOUIS, MO

FLOOR PLAN - LIVING CONNECTIVITY PRINT 12

RANGWALA ARCHITECTS
ARCHITECTS & PLANNERS
PROFESSIONALS

01-18-16

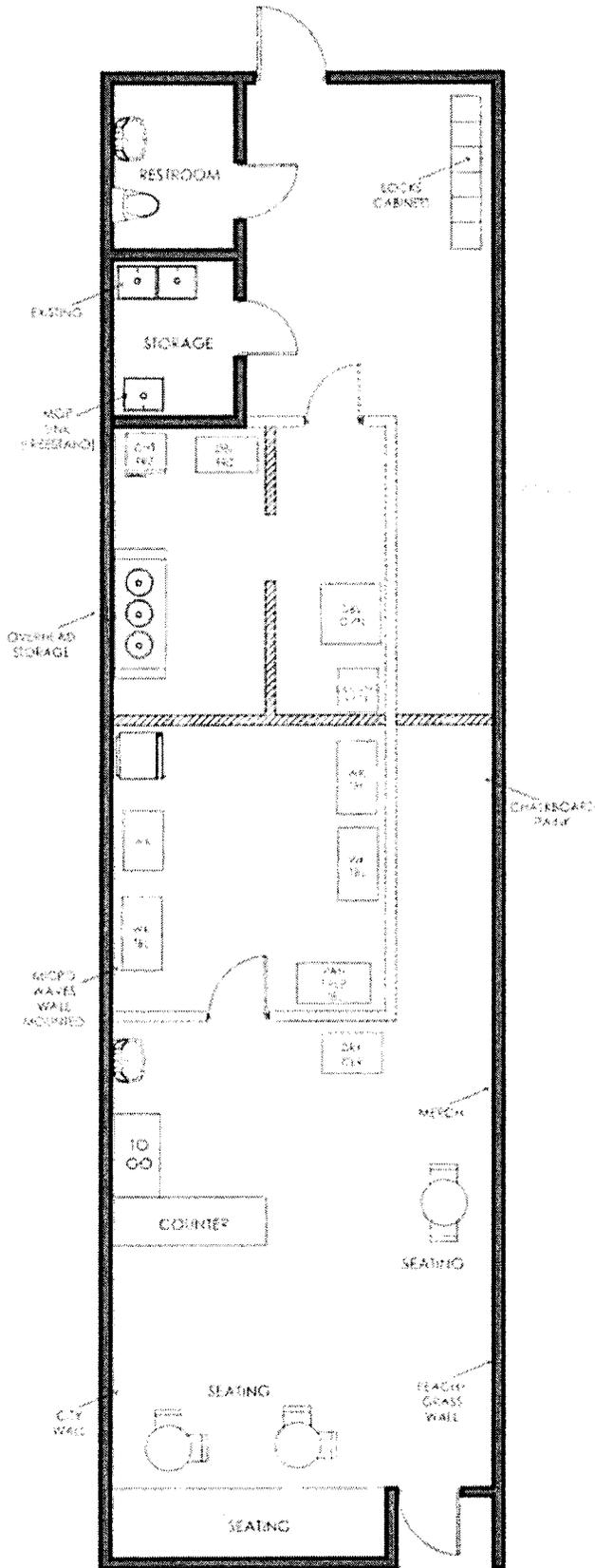
EXHIBIT A
PREMISES



WBS *AN*
INITIALS

INITIALS

PEACH COBBLER FACTORY
 OWNER: NICHOLE BANKS
 12 PADDOCK HILLS PLAZA ST. LOUIS, MO.



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