



**FLORISSANT CITY COUNCIL AGENDA**  
**City Hall**  
**955 rue St. Francois**  
**Monday, August 22, 2022**  
**7:00 PM**  
**Karen Goodwin, MMC/MRCC**



**I. PLEDGE OF ALLEGIANCE**

**II. ROLL CALL OF MEMBERS**

**III. APPROVAL OF MINUTES**

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

**IV. RESOLUTION**

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

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

**VI. SPECIAL PRESENTATION**

- Small Business Administration

**VII. HEARING FROM CITIZENS**

**VIII. COMMUNICATIONS**

**IX. PUBLIC HEARINGS**

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

**A. BILLS FOR SECOND READING**

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

**A. BOARD APPOINTMENTS**

**B. REQUESTS**

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

**C. BILLS FOR FIRST READING**

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

***XII. MOTION TO MOVE THE SEPTEMBER 12<sup>TH</sup> COUNCIL MEETING TO TUESDAY, SEPTEMBER 6<sup>TH</sup>, DUE TO SCHEDULING CONFLICTS.***

***XIII. COUNCIL ANNOUNCEMENTS***

***XIV. MESSAGE FROM THE MAYOR***

***XV. ADJOURNMENT***

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

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

# CITY OF FLORISSANT



## COUNCIL MINUTES

August 8, 2022

The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on Monday, August 8, 2022 at 7:00 p.m. with Council President Eagan presiding. The Chair asked everyone in attendance to stand and join in reciting the Pledge of Allegiance.

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

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

The next item on the Agenda was *Commendations*.

- Officer Pagano, Officer Mayer, and Officer Arthur

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

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

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

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

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

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

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

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

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

40 Dewandra Palmer, petitioner, stated the business needs a brick and mortar location to obtain a  
41 dealer's license for the State of Missouri. The business buys cars from auction based on customer  
42 requests. She stated the building would have four designated parking spaces for vehicles which are  
43 waiting to be picked up and one security camera would be facing the vehicles. The building would hold  
44 the office where paperwork would be handled. She stated no detailing or cleaning of cars would take  
45 place at the business and vehicles are bought as is. Ms. Palmer noted the business would be open from  
46 9am to 5pm Monday through Saturday.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

99 Councilman Schildroth moved that Bill No. 9804 be read for a third time, seconded by Caputa.  
100 On roll call the Council voted: Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes,  
101 Mulcahy yes, Pagano yes, Parson yes, and Siam yes. Having received a unanimous vote of all members  
102 present Bill No. 9804 was read for a third and final time and placed upon its passage. Before the final  
103 vote all interested persons were given an opportunity to be heard.

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

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

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

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

112 Councilman Caputa moved that Bill No. 9805 be read for a third time, seconded by Manganelli.  
113 On roll call the Council voted: Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes,  
114 Mulcahy yes, Pagano yes, Parson yes, and Siam yes. Having received a unanimous vote of all members  
115 present Bill No. 9805 was read for a third and final time and placed upon its passage. Before the final  
116 vote all interested persons were given an opportunity to be heard.

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

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

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

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

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

128 Bill No. 9806 was read for a third and final time and placed upon its passage. Before the final vote all  
129 interested persons were given an opportunity to be heard.

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

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

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

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

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

139 Councilman Mulcahy moved that Bill No. 9807 be read for a third time, seconded by Siam. On  
140 roll call the Council voted: Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy  
141 yes, Pagano yes, Parson yes, and Siam yes. Having received a unanimous vote of all members present  
142 Bill No. 9807 was read for a third and final time and placed upon its passage. Before the final vote all  
143 interested persons were given an opportunity to be heard.

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

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

147 Councilman Eagan introduced Bill No. 9808 an Ordinance authorizing a transfer of \$100,000  
148 from Escrow Fund account no. 13-2301 “Forfeiture Escrow” to “Police Forfeiture Revenue” and  
149 appropriating \$100,000 to account no. 01-5-49-61011 “Forfeiture Expenditure” and appropriating  
150 \$145,584 from a donations account to account no. 01-5-49-61500 “Capital Additions” for the locker  
151 room remodel was read for the first time.

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

154 Councilman Pagano moved that Bill No. 9808 be read for a third time, seconded by Parson. On  
155 roll call the Council voted: Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy  
156 yes, Pagano yes, Parson yes, and Siam yes. Having received a unanimous vote of all members present  
157 Bill No. 9808 was read for a third and final time and placed upon its passage. Before the final vote all  
158 interested persons were given an opportunity to be heard.

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

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

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

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

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

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

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

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

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

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

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

193 The next item was *Mayor Announcements*.

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

202 The Council President stated the next regular City Council Meeting will be Monday, August 22,  
203 2022 at 7:00 pm.

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

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Karen Goodwin, MPPA/MMC/MRCC  
City Clerk

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210 The following Bills were signed by the Mayor:

- |     |               |               |
|-----|---------------|---------------|
| 211 | Bill No. 9804 | Ord. No. 8810 |
| 212 | Bill No. 9805 | Ord. No. 8811 |
| 213 | Bill No. 9806 | Ord. No. 8812 |
| 214 | Bill No. 9807 | Ord. No. 8813 |
| 215 | Bill No. 9808 | Ord. No. 8814 |



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

August 8, 2022

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

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

Council discussed litigation and conferred with the City Attorney.

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

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

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Karen Goodwin  
City Clerk

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

**RESOLUTION NO. 1043**

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

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

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

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

**WHEREAS**, Jeff proudly served in the Marine Corps; and

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

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

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

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

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

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

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

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Joseph Eagan, Council President

ATTEST:

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Karen Goodwin, MMC/MRCC  
City Clerk

# **CITY OF FLORISSANT**

## **Public Hearing**



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

**To authorize a Special Use Permit to allow for a sit-down, carry-out restaurant in a 'B-3' Extensive Business District located at 462 N Hwy 67 (2.0 Restaurant and Bar). Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or email [kgoodwin@florissantmo.com](mailto:kgoodwin@florissantmo.com).**

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

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



City Of Florissant – Public Works  
314-839-7648

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

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

Council Ward 9 Zoning \_\_\_\_\_

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

SIGN. [Signature] DATE: 8-1-2022

SPECIAL PERMIT FOR 2.0 Restaurant and Bar  
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).

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

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

1) Comes Now Princeton Dew DBA 2.0 Restaurant and Bar  
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As)

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

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

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

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

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

Princeton Dew \_\_\_\_\_ / pdew03@yahoo.com  
 PRINT NAME SIGNATURE email and phone

FOR 2.0 Restaurant and Bar \_\_\_\_\_  
 (company, corporation, partnership)

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

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

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

PRESENTOR SIGNATURE \_\_\_\_\_  
 ADDRESS 801 Rue St Francois, Suite C, Florissant, MO 63031  
 STREET CITY STATE ZIP CODE  
 TELEPHONE / EMAIL Deru and Associates / 314-574-5770  
 BUSINESS

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

\_\_\_\_\_  
 Signature of Petitioner authorizing an agent

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

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

## REQUIRED INFORMATION

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

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

(a) If an individual:

(1) Name and Address Princeton Dew

(2) Telephone Number 3143565075

(3) Business Address 7817 Laurel Flats Drive, Caseyville, IL 62232

(4) Date started in business March 1, 2022

(5) Name in which business is operated if different from (1) N/A

(6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a partnership:

(1) Names & addresses of all partners \_\_\_\_\_

(2) Telephone numbers \_\_\_\_\_

(3) Business address \_\_\_\_\_

(4) Name under which business is operated \_\_\_\_\_

(5) If operating under fictitious name, provide date the name was registered with the State of Missouri, and a copy of the registration.

(c) If a corporation:

(1) Names & addresses of all partners \_\_\_\_\_

(2) Telephone numbers \_\_\_\_\_

(3) Business address \_\_\_\_\_

(4) State of Incorporation & a photocopy of incorporation papers \_\_\_\_\_

(5) Date of Incorporation \_\_\_\_\_

(6) Missouri Corporate Number \_\_\_\_\_

(7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. \_\_\_\_\_

(8) Name in which business is operated \_\_\_\_\_

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

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

Name \_\_\_\_\_

Address \_\_\_\_\_

Property Owner \_\_\_\_\_

Location of property \_\_\_\_\_

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

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

Proposed Use of Property \_\_\_\_\_

Type of Sign \_\_\_\_\_ Height \_\_\_\_\_

Type of Construction \_\_\_\_\_ Number Of Stories \_\_\_\_\_

Square Footage of Building \_\_\_\_\_ Number of Curb Cuts \_\_\_\_\_

Number of Parking Spaces \_\_\_\_\_ Sidewalk Length \_\_\_\_\_

Landscaping: No. of Trees \_\_\_\_\_ Diameter \_\_\_\_\_

No. of Shrubs \_\_\_\_\_ Size \_\_\_\_\_

Fence: Type \_\_\_\_\_ Length \_\_\_\_\_ Height \_\_\_\_\_

**PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:**

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

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

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

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

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

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

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**OFFICE USE ONLY**

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

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

\_\_\_\_\_

\_\_\_\_\_

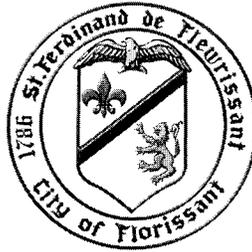
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Building Commissioner or Staff Signature

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**MEMORANDUM**



**CITY OF FLORISSANT- Building Division**

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

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

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

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

**STAFF REPORT**  
**CASE NUMBER PZ-080122-1**

**I. PROJECT DESCRIPTION:**

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

**II. EXISTING SITE CONDITIONS:**

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

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

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

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

42  
43 **III. SURROUNDING PROPERTIES:**

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

47  
48 **IV. STAFF ANALYSIS:**

49 Applicant has submitted application for Special Use application 7/6/22 indicating Jerome  
50 Logan from DERU & Associates as agent, ALTA Survey from 2013 and DWG.1 dated  
51 7/30/22 by DERU and Associates, sealed by Ramon Sarmiento, Architect, 7/25/22.

52  
53 Comments on submissions

54  
55 ALTA Survey Comments:

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

59  
60 Drawing DWG.1 Comments:

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

64  
65 Parking Calculations

66 The chart was obtained by the petitioner from the landlord rent roll. These s.f numbers  
67 are used generally to establish lease agreements and are also approximate and total  
68 83,802 s.f. The number of Parking required for existing tenants is shown on the drawing  
69 440 as compared to parking spaces provided 352 counted by the petitioner, a shortage of  
70 88 spaces not including any spaces for the 3 vacant tenant spaces. The shortage of  
71 parking can result in denial of occupancy to the restaurant or the 3 vacant tenant spaces  
72 unless enough parking is created or recorded as shared for these spaces.

73  
74 Parking calculated for proposed restaurant: DWG.1 calls for 43 parking, but should be  
75 44. With the total number of chairs shown 122 this would represent 6 employees on the  
76 maximum shift. The plan also lists 181 occupants, which is not reflected on the plan, nor  
77 is it reflected in parking calculations, which would exacerbate the parking shortage.

78 Petitioner has indicated that no more than 6 staff on the maximum shift would be  
79 working. Therefore, the correct parking required should be 44, not 43 and that is based  
80 upon 122 chairs, not 181 occupants which likely comes from the building code chapter  
81 10, for max. occupant load determination during an emergency.

82  
83 Calculations confirmed: Oak St Health and they have a storage room of 4165 s.f. within  
84 a total s.f. of 14,387 s.f., so that is about right per the parking code. Parking and  
85 occupant load

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

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

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

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

**VI. STAFF RECOMMENDATIONS:**

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

**Suggested Motion:**

I move to continue the petition to \_\_\_\_\_ giving opportunity to the petitioner to satisfy parking requirements.

(End of report and suggested motion)

**2.0 RESTAURANT AND BAR**

462 N HWY 87  
FLORISSANT, MO 63031

**CONSULTANT**  
 JAMES M. ASSOCIATES, LLC  
 801 W. ST. FRANCIS ST.  
 ST. LOUIS, MO 63101  
 (314) 574-5770 CELL  
 jass@jamesm.com

**PROJECT**

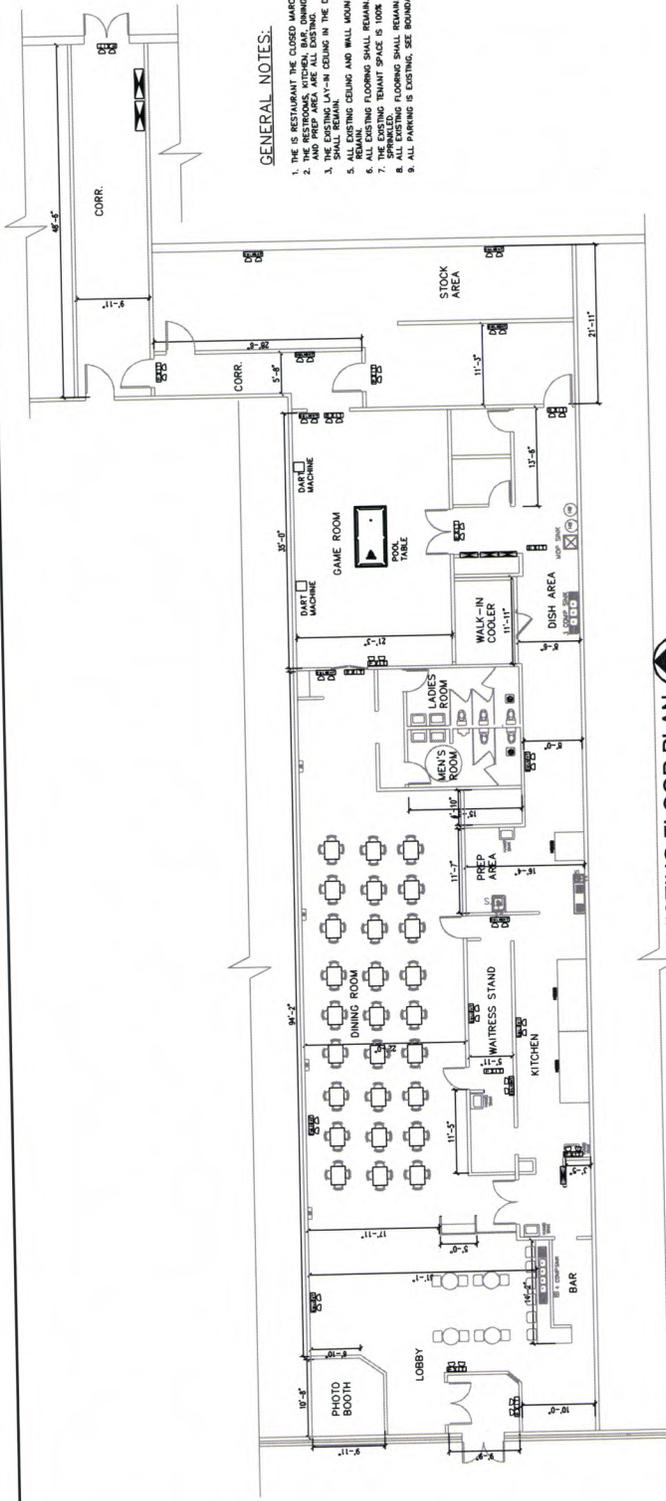
**DATE** JUNE 20, 2022  
**JOB NUMBER** 22040114  
**DRAWING TITLE**

**DESIGNED BY / CHECKED BY**  
**DRAWING NUMBER** A1.0  
**CONTRACT**  
**FOR REVIEW FROM APPROVAL**

FOR CONDITIONAL USE REVIEW

**GENERAL NOTES:**

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



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



**SITE IMAGE**





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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- 37 into the business from the parking lot or sidewalk; and
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- 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. The business shall be closed no later than 10 pm.

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47 Section 4: This ordinance shall become in force and effect immediately upon its passage  
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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 1<sup>st</sup> 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 (2<sup>nd</sup> and 4<sup>th</sup> Mondays of each month)**

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

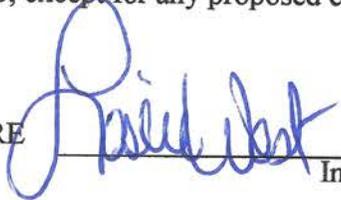
Ward 6 Zoning B3 Date Filed 6/8/2022 Accepted By \_\_\_\_\_

**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

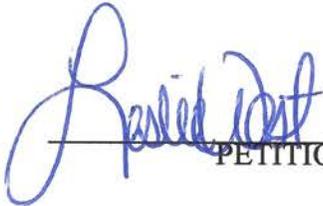
Telephone No.

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

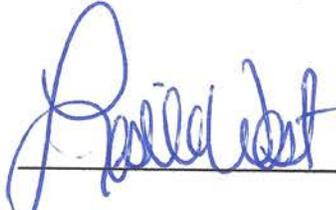
FOR: A restaurant and bar

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: Aaron Lamont Reeves

Address: Email: aaronr1672@sbcglobal.net

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

# STATE OF MISSOURI



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

## CERTIFICATE OF ORGANIZATION

WHEREAS,

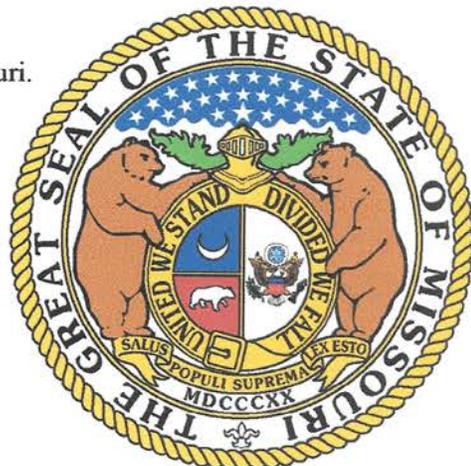
*Shade Restaurant & Bar LLC*  
*LC014383013*

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

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

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

  
Secretary of State



## ASSIGNMENT OF LEASE

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

### WHEREAS:

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

### WHEREAS:

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

### WHEREAS:

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

### NOW THEREFORE:

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

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

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

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

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

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

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

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

**EXHIBIT A  
ASSIGNEE INFORMATION**

**INDIVIDUAL**

A. Name: [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: 002985029  
 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 #: \_\_\_\_\_

**Address REFERENCES**

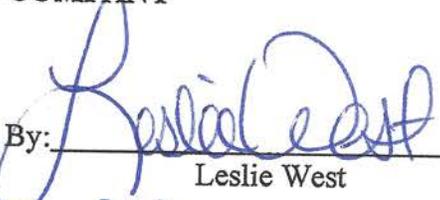
A. Credit References:  
 Name of Reference \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Acct. # and Type

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

"ASSIGNOR"

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

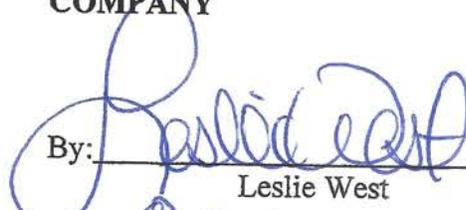
By:   
Leslie West

Title: owner

Date: 6-1-2022

"ASSIGNEE"

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

By:   
Leslie West

Title: owner

Date: 6-1-2022

"LANDLORD"

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

By: LCRF Holdings, Inc., its managing members

By: \_\_\_\_\_  
Robert A. Walpert, President

Date: \_\_\_\_\_

1 INTRODUCED BY COUNCILMAN HENKE  
2 NOVEMBER 27, 2017

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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 6<sup>th</sup>, 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 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

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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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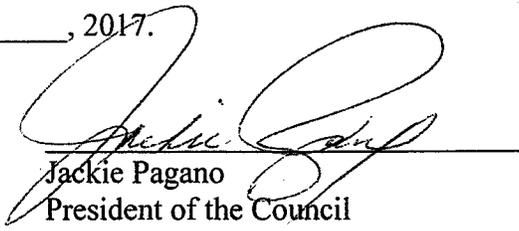
**2. PROJECT COMPLETION.**

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.

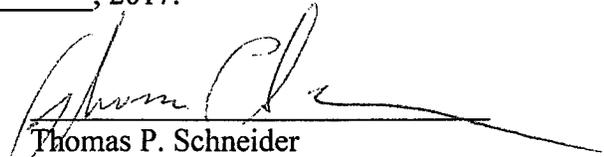
Section 2: When the named permittee discontinues the operation of said business, the Special Use Permit herein granted shall no longer be in force and effect.

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

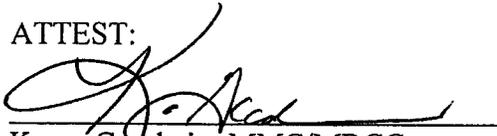
Adopted this 11 day of Dec, 2017.

  
Jackie Pagano  
President of the Council  
City of Florissant

Approved this 12 day of DEC, 2017.

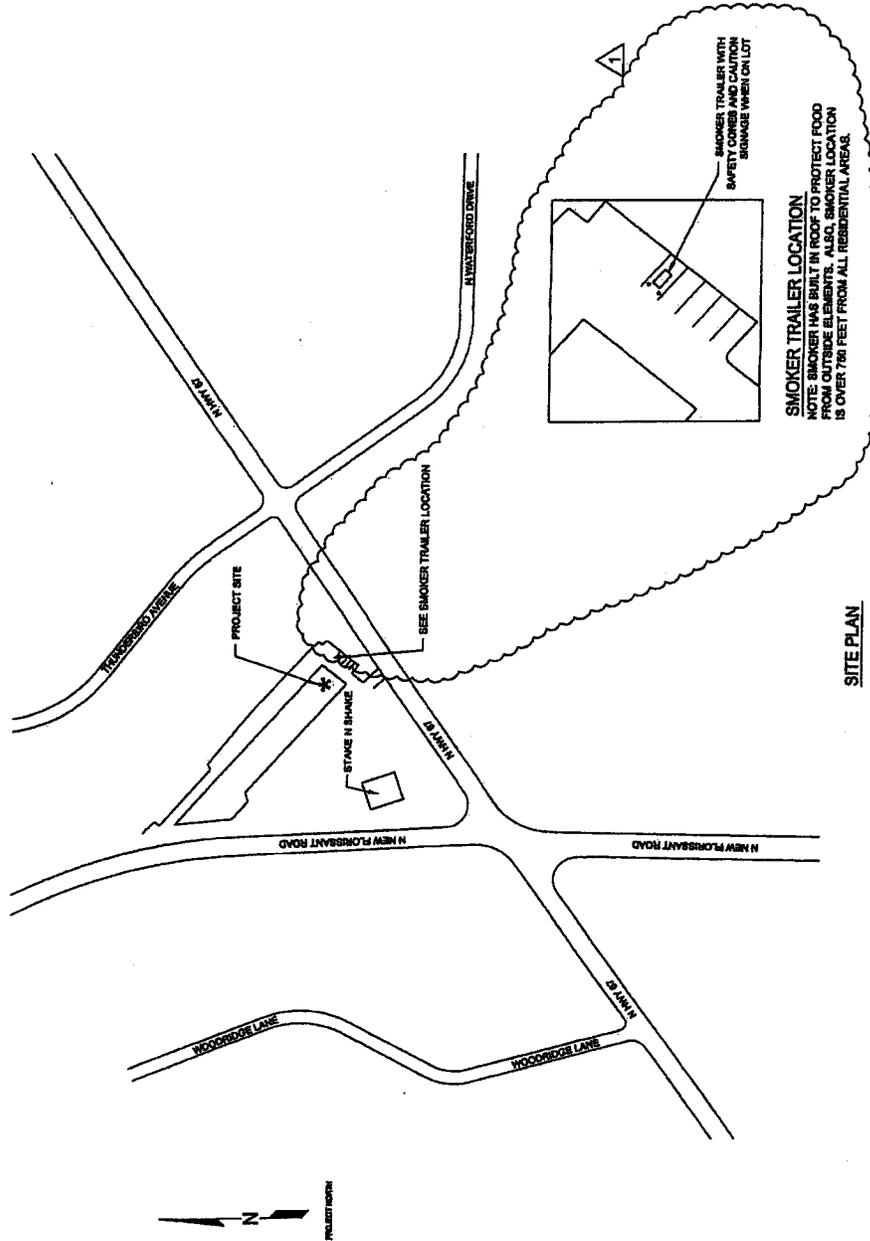
  
Thomas P. Schneider  
Mayor, City of Florissant

ATTEST:

  
Karen Godwin, MMC/MRCC  
City Clerk

# FACILITY UPDATES FOR RESTAURANT RENOVATION

1752-1754 NORTH NEW FLORISSANT ROAD  
FLORISSANT, MISSOURI 63033



### SHEET INDEX:

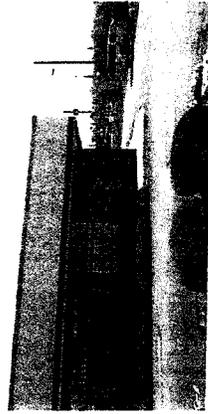
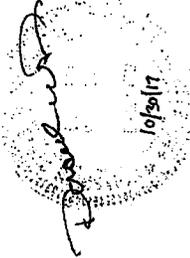
- A-0 SITE PLAN AND SCOPE
- A-1 EXISTING/DEMOLITION PLAN
- A-2 PROPOSED PLAN
- A-3 ENLARGED PROPOSED FLOOR PLAN
- A-4 SPECIAL DETAILS
- A-5 METAL STUD WALL DETAILS
- A-6 METAL STUD WALL DETAILS

### 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.



ALLEN DESIGNS, LLC  
P.O. BOX 728, ST. LOUIS, MO 63104  
TEL: 314-223-1027  
WWW.ALLENDIGNS.COM

DONALD W. DEAL, P.E.  
REG. NO. 6303  
PHONE: 314-223-1027  
LICENSE NO. 22373

OWNER: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
SCALE: \_\_\_\_\_  
DATE: \_\_\_\_\_  
JOB NO.: \_\_\_\_\_  
SHEET: \_\_\_\_\_

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.  
 FLOISSANT, MISSOURI 63033

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

### GENERAL NOTES:

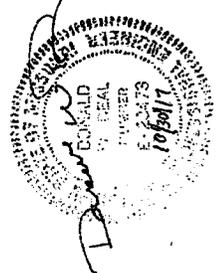
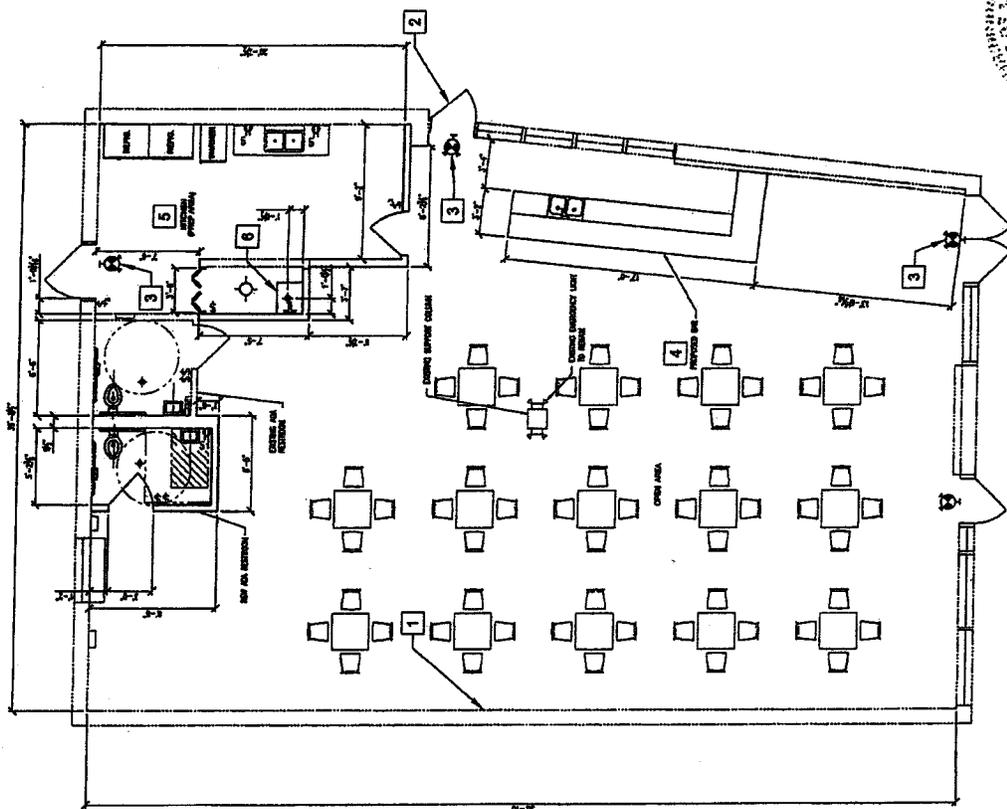
- CONSTRUCTION PER ALL GOVERNING CODES PER 2009 INTERNATIONAL BUILDING CODES.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
- ALL EXISTING REPAIR TO INTERIOR WALLS SHALL BE REPLACED WITH X TYPE GYPSUM BOARD.
- ALL NEW PARTITION WALLS SHALL BE METAL STUD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

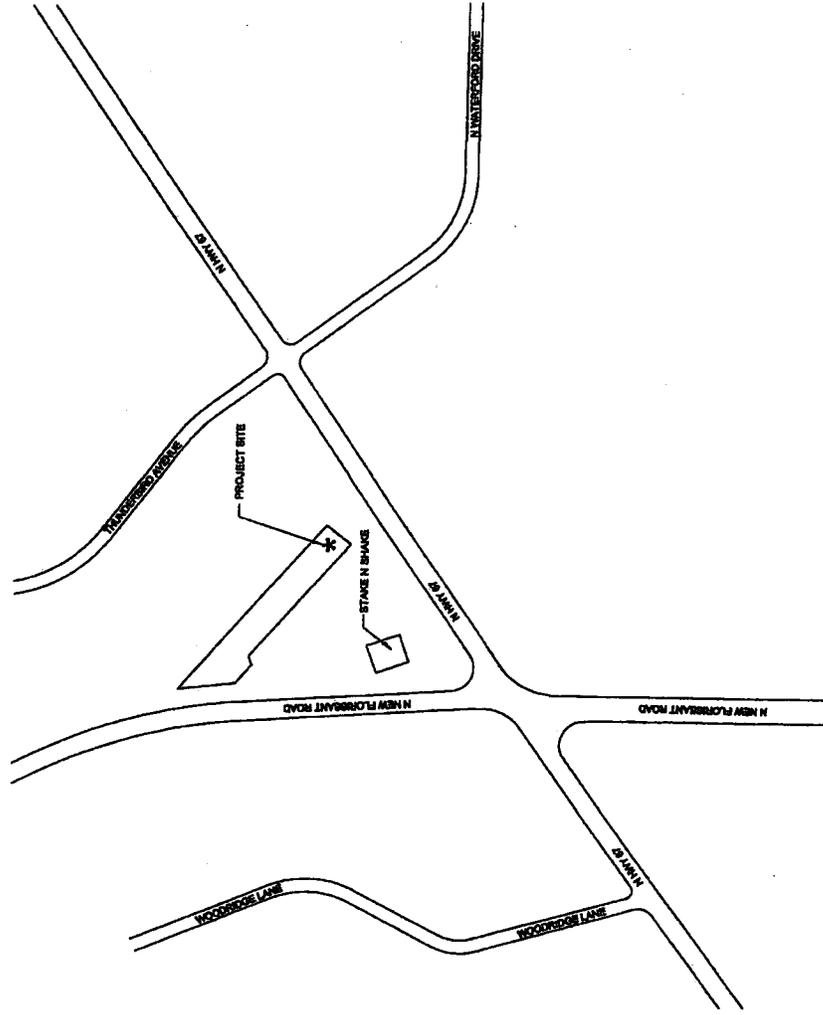


PROPOSED FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

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



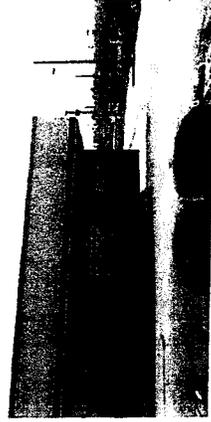
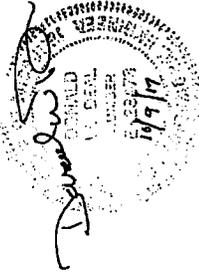
SITE PLAN

### 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 METAL 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	CHKD	DATE
0	ISSUED FOR PERMIT				

**ALLEN DESIGNS, LLC**

P.O. BOX 722, Rt. 20, MO. 63033  
TEL. 314-622-1892  
WWW.ALLENDIGNS.COM

**DONALD W. DEAL, P.E.**

PROFESSIONAL ENGINEER  
LICENSE NO. 623673  
STATE OF MISSOURI  
PHONE: 314-622-1892  
FAX: 314-622-1893  
1752-1754 N. NEW FLORISSANT RD.  
FLORISSANT, MISSOURI 63033

**SITE PLAN AND SCOPE**

**RESTAURANT RENOVATION**

**1752-1754 N. NEW FLORISSANT RD.**

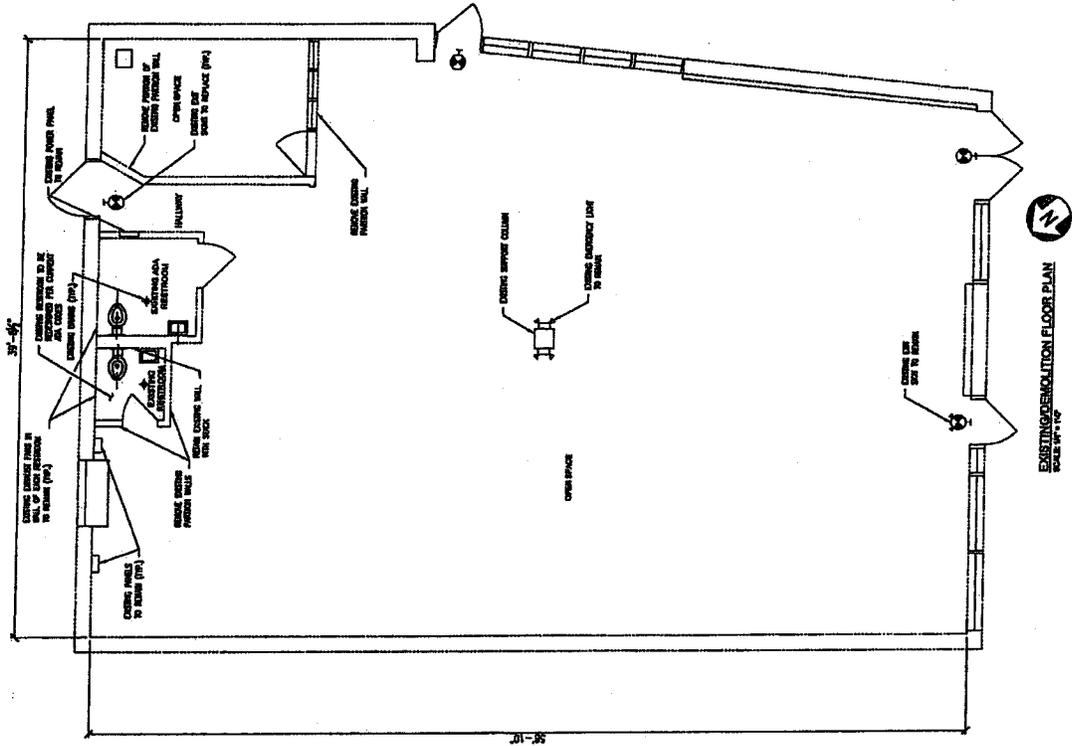
**FLORISSANT, MISSOURI 63033**

PROJECT NO.  
**2017-112**

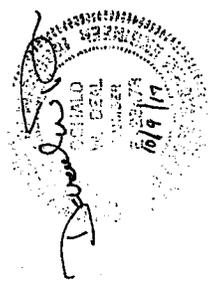
DRAWING NO.  
**A-0**

**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.



- 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



**ALLEN DESIGNS, LLC**  
 WWW.ALLENDIGNS.COM  
 P.O. BOX 1754, ST. LOUIS, MO 63103  
 TEL: 314-623-8577

**DONALD W. DEAL, P.E.**  
 1000 HANCOCK  
 ST. LOUIS, MO 63103  
 PHONE NO.: 314-623-8577  
 LICENSE NO.: 0241

**PROJECT:** CLA  
**DESIGNED BY:** DVD  
**SCALE:** AS SHOWN  
**DATE:** 10/9/19

**EXISTING FLOOR PLAN- DEMO**  
 RESTAURANT RENOVATION  
 1752-1754 N. NEW FLOISSANT RD  
 FLOISSANT, MISSOURI 63033

**PROJECT NO.:** 2017-112  
**DRAWING NO.:** A-1

NO.	REV.	DESCRIPTION	DATE	BY	CHKD
1	0	ISSUED FOR PERMIT			

# ALLEN DESIGNS, LLC

P.O. BOX 722 ST. LOUIS, MO 63101  
TEL: 314-423-1057  
WWW.ALLENDZIGN.COM

1000 W. DEAL, P.E.  
PHONE: 314-423-1000  
ST. LOUIS, MO 63101  
LICENSE NO.: 02479

DRAWN BY: CJA  
CHECKED BY: DWD  
SCALE: AS SHOWN  
DATE: 02/24/17

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

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

### GENERAL NOTES:

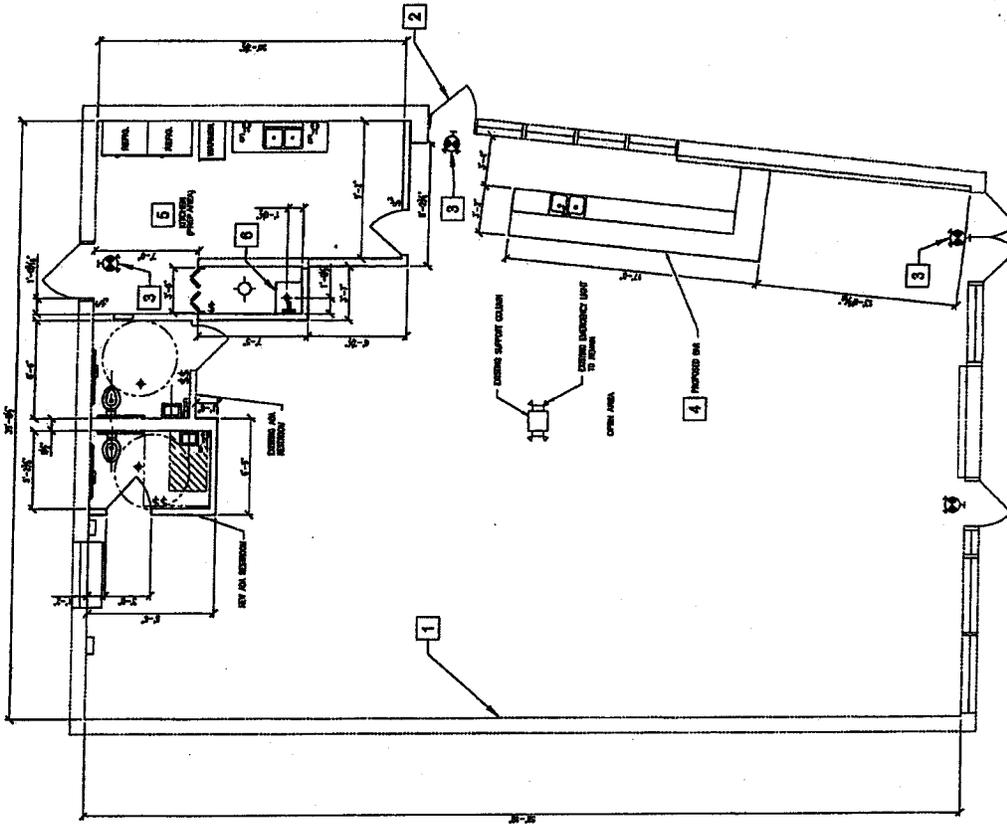
- CONSTRUCTION PER ALL GOVERNING CODES PER 2009 INTERNATIONAL BUILDING CODES.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
- ALL EXISTING REPAIR TO INTERIOR WALLS SHALL BE REPLACED WITH X-TYPE GYPSUM BOARD.
- ALL NEW PARTITION WALLS SHALL BE METAL STUD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



*Allen Designs*  
10/9/17



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

NO.	DATE	DESCRIPTION	DWG.	APP'D.
0	02/24/17	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

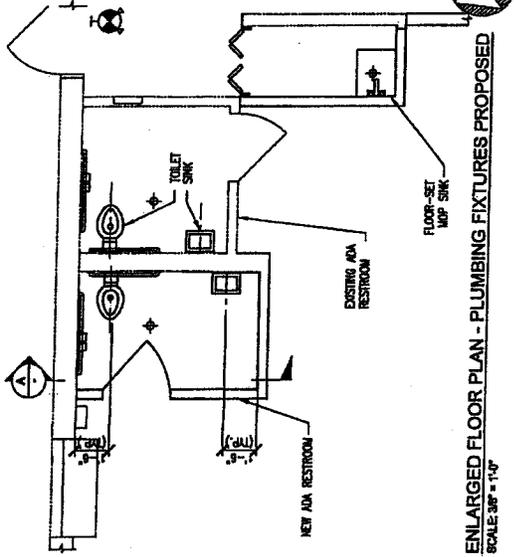
PROJECT NO. 2017-112  
 DRAWING NO. A-3

### GENERAL NOTES:

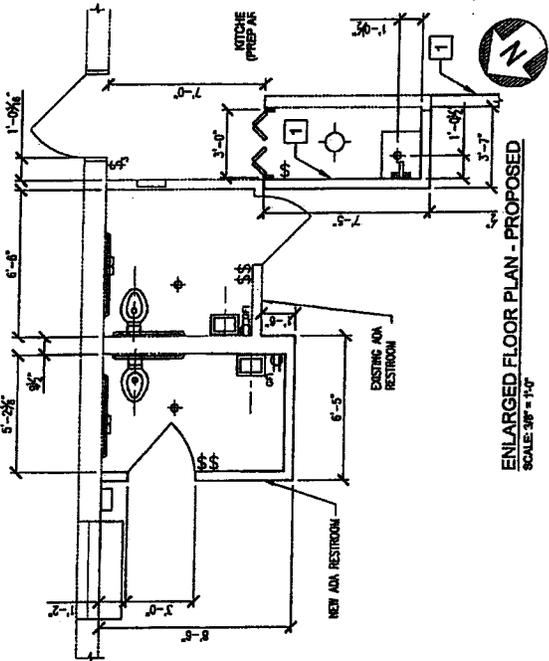
1. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
2. RESTROOMS SHALL COMPLY WITH 2010 ADA STANDARDS FOR STATE AND LOCAL GOVERNMENT FACILITIES.
3. TOILET AND WATER CLOSET SHALL COMPLY WITH 603 AND 604.
4. CONTRACTOR SHALL INSTALL PROPER DRAINAGE AND WATER SUPPLY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

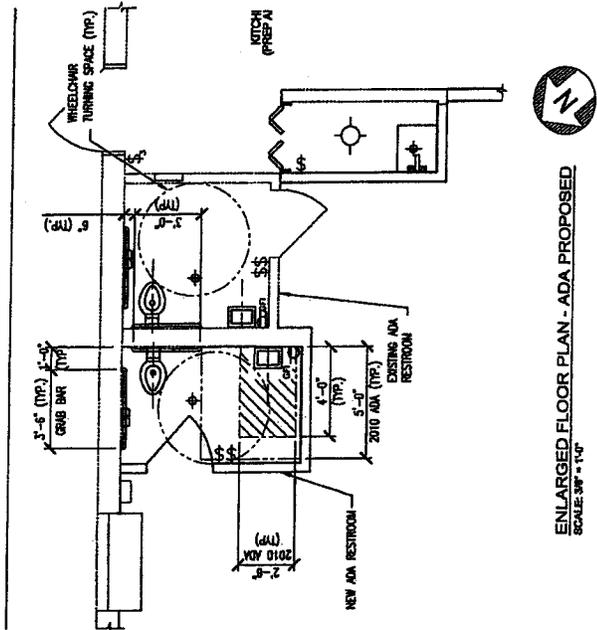
1. NEW WALL WIDTH TO MATCH EXISTING CONNECTED WALL.



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



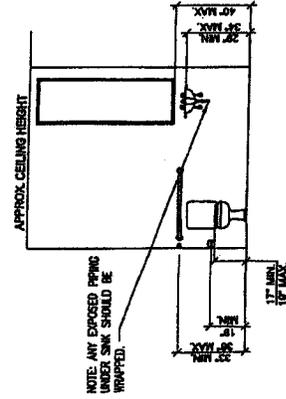
ENLARGED FLOOR PLAN - ADA PROPOSED  
 SCALE: 3/8" = 1'-0"



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		

# ALLEN DESIGNS, LLC

P.O. BOX 172, ST. AVA, MO 65682  
TEL 314-832-1857  
WWW.ALLENDIGNS.COM

DONALD W. DEAL, P.E.  
REGISTERED PROFESSIONAL ENGINEER  
ST. LOUIS, MO 63102  
PHONE 314-413-0000  
LICENSE NO. 02973

DESIGNER  
CHECKED BY  
DATE  
SCALE  
PROJECT NO.

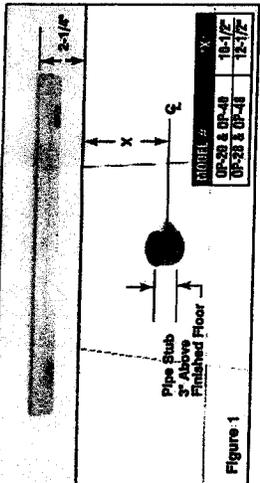
SPECIAL DETAILS  
RESTAURANT RENOVATION  
1752-1754 N. NEW FLORISSANT RD  
FLORISSANT, MISSOURI 63033

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

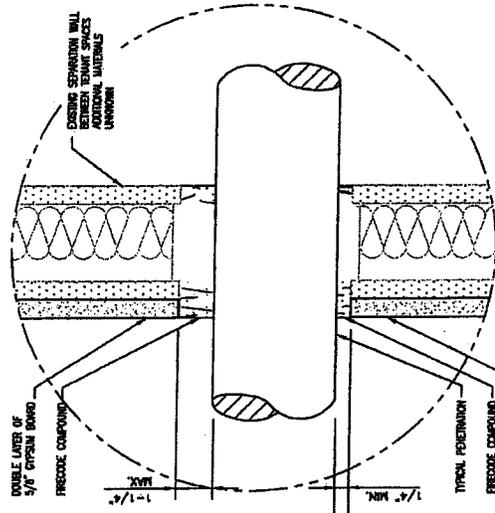
### GENERAL NOTES:

- FLOOR SET MOP SINK BASED UPON REGENCY SINKS MODEL #800SM1020S OR EQUIVALENT. INSTALLING CONTRACTOR SHALL FIELD VERIFY PROPER DRAIN LOCATION AND 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.

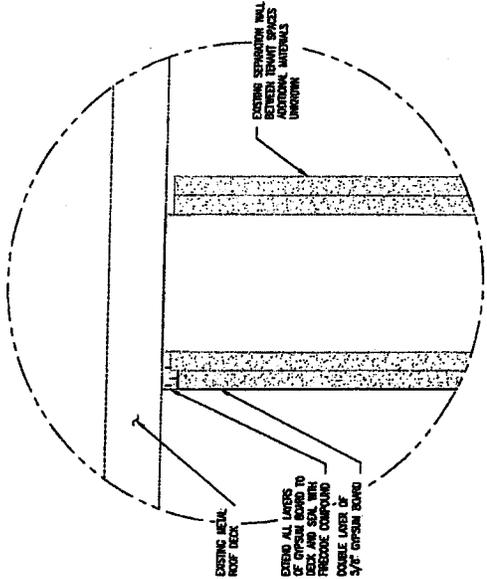
FLOOR SET MOP SINK  
TYPICAL OVERALL SIZE: 25"21"X10"



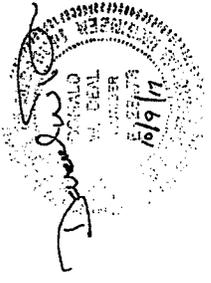
FLOOR MOUNTED MOP SINK DETAIL  
SCALE: NONE



TYPICAL WALL PENETRATION DETAIL  
SCALE: NONE



TYPICAL WALL TO ROOF DECK DETAIL  
SCALE: NONE



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

# ALLEN DESIGNS, LLC

P.O. BOX 724, ST. LOUIS, MO 63104  
TEL: 314-252-1087  
WWW.ALLENDISGNS.COM

DONALD W. DEAL, P.E.  
REGISTERED PROFESSIONAL ENGINEER  
LICENSE NO. 100273  
PRACTICE NO. 000000  
EXPIRES 12/31/2017

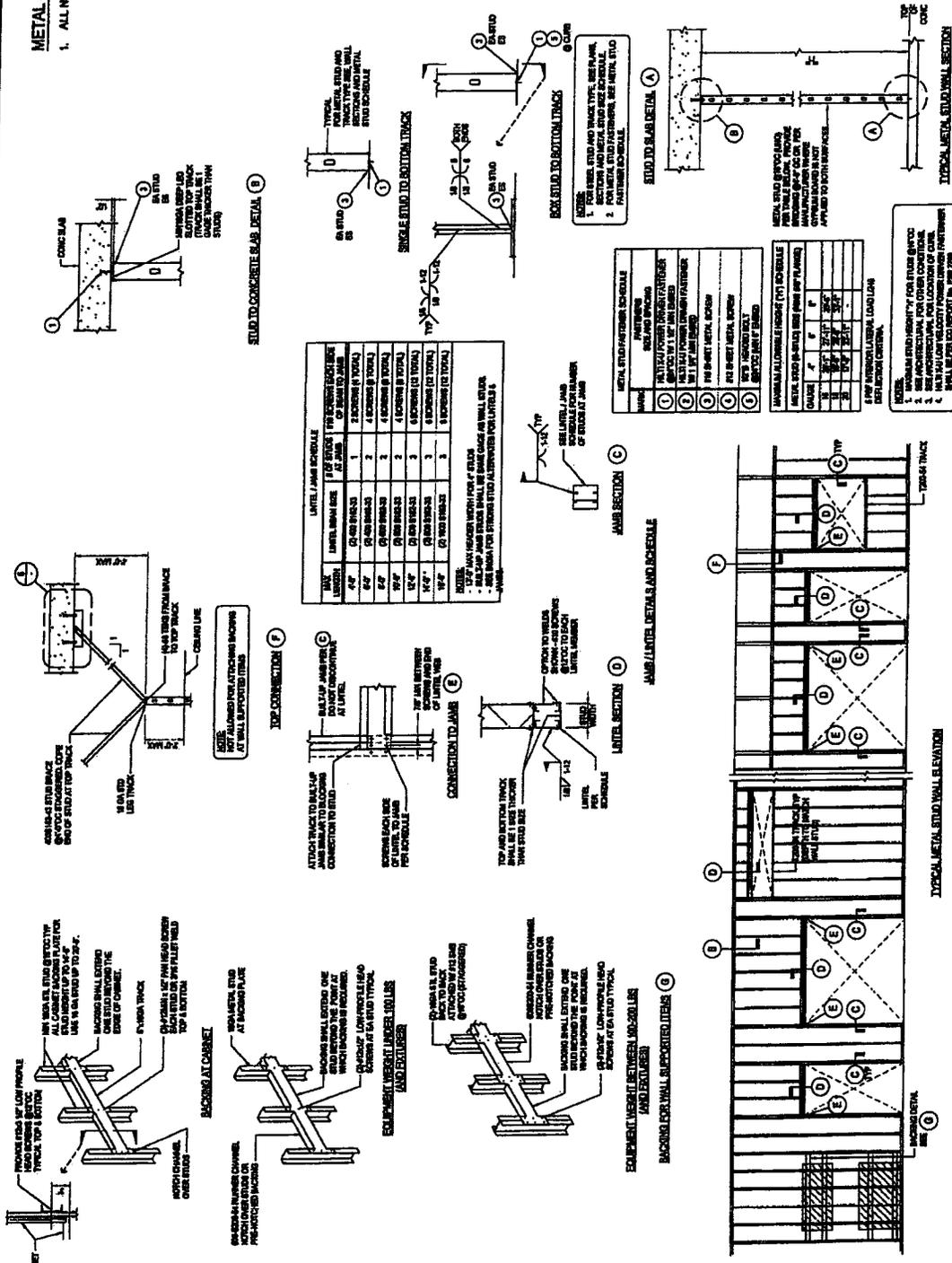
DESIGNED BY: DWG  
CHECKED BY: DWG  
DATE: 08/14/17  
PROJECT NO.: 1752-1764

RESTAURANT RENOVATION  
1752-1764 N. NEW FLOIRISSANT RD  
FLOIRISSANT, 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.



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



NO.	REV.	DESCRIPTION
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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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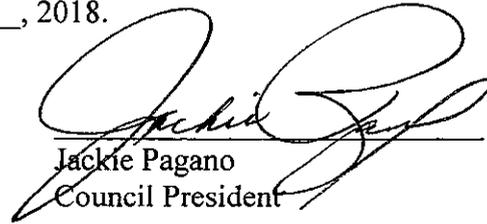
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Jackie Pagano  
Council President

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Approved this 24 day of April, 2018.

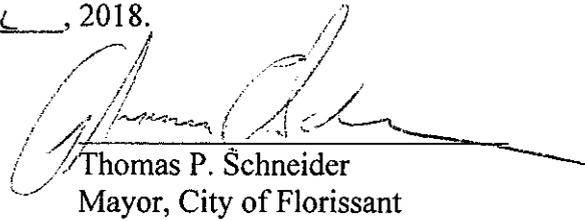
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Thomas P. Schneider  
Mayor, City of Florissant

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ATTEST:

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

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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

**CITY OF FLORISSANT**

955 rue St. Francois  
314-921-5700

**APPLICATION FOR LIQUOR LICENSE**

**TYPE OF LICENSE REQUESTED:**

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

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

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

**TYPE OF LICENSE REQUESTED:**

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

**Name of Business** A 1 WIND & SPIRIT #11

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

**Names of Applicant, Corporation, or LLC** BHAGATJI LLC

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

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

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

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

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

**Managing Officer** Personal Property Taxes 20 22 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 05/31/1996  No  
If Naturalized, Give Number: [REDACTED] Dist. ESTERN MISSOURI  
(Provide naturalization documentation)

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

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

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

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

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

Has the location previously been occupied as a liquor establishment, liquor store or tavern? LIQUOR STORE  
If so, state name TAKE OVER EXITING LIQUOR STORE PARADISE MARKET

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

If Individual Applicant, sign below:

If Partnership, corporation or LLC complete the following:

\_\_\_\_\_

BHAGATJI LLC

Trade Name

*[Signature]*  
Signature of Managing Officer

STATE OF MISSOURI ) SS  
COUNTY OF ST. LOUIS )

VIPUL BHAGAT, of lawful age, being first duly sworn upon \_\_\_\_\_ oath  
(Individual or **Managing Officer**)

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



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

Subscribed and sworn to before me this 26<sup>th</sup> day of July, 2022.

*[Signature]*  
Notary Public

My Commission Expires: 6/27/2024

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

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

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

**EMERGENCY INFORMATION**

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

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

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

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

CONTACT #1  
NAME DEE SHARMA ADDRESS 3336 PERSHALL ROAD  
CITY & STATE ST LOUIS MO ZIP 63135 PHONE 314-229-1733  
HAS KEY: YES ( ) NO ( )

CONTACT #2  
NAME VINNY BHAGAT ADDRESS 6711 OLIVE BLVD  
CITY & STATE ST LOUIS, MO ZIP 63130 PHONE 314-255-5560  
HAS KEY: YES ( ) NO ( )

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

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

IF YES, WHO: \_\_\_\_\_

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

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

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

IF YES, WHERE IS IT LOCATED: UNDER THE COUNTER

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

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

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





**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**      A 1 WINE & SPIRIT

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

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

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

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

STATE OF MISSOURI      ) SS  
COUNTY OF ST. LOUIS      )

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

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

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



Subscribed and sworn to before me this 26<sup>th</sup> day of July, 2022.

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

My Commission Expires: 6/27/2024

**AGREEMENT FOR BILL OF SALE**

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

WITNESSETH:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

9. Buyer represents and warrants to Seller as follows:

Buyer has inspected the various properties of Seller.

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

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

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

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

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

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

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

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

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

Vipul Bhagat  
3336 Pershall Road  
St. Louis, MO 63135

and if to Seller, addressed to:

Michael Meeks  
8471 NORTH LINDBERGH  
ST. LOUIS MO 63130

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

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

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

EXHIBIT A

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

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

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

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

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

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

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

Seller:

Buyer:

By:  
Its:

Michael Meeks  
Michael Meeks

By:  
Its:

Bhargava  
BHARGAVA, LLC



**State of Missouri**  
**Robin Carnahan, Secretary of State**

File Number: 201227080333

LC1258759

Date Filed: 09/26/2012

Effective Date: 10/01/2012

Robin Carnahan

Secretary of State

## Articles of Organization

1. The name of the limited liability company is:

**BHAGATJI LLC**

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

**TO OWN AND OPERATE RETAIL BUISNESS**

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

**VIPUL BHAGAT**

**6711 OLIVE BLVD, ST LOUIS MO 63130**

*Name*

*Address*

4. The management of the limited liability company is:

Manager

Member

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

**12/31/2099**

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

**VIPUL BHAGAT, 6711 OLIVE BLVD, ST LOUIS MO 63130**

7. The effective date of this document is:

**10/01/2012**

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

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

**VIPUL BHAGAT**

*(Organizer Name)*

# State of Missouri



Robin Carnahan  
Secretary of State

## CERTIFICATE OF ORGANIZATION

WHEREAS,

*BHAGATJI LLC*  
*LC1258759*

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

NOW, THEREFORE, I, ROBIN CARNAHAN, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on the September 26, 2012, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this September 26, 2012.

*Robin Carnahan*

Secretary of State





### Owner Information

---

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

### Payment Information

---

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

### Property Information

---

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

### Bill Information

---

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

### Classes

---

Personal Property

# KURT BAHR

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

**Presidential Primary**  
**03/10/2020**

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

**POLLS ARE OPEN FROM 6AM TO 7PM**

46647417

Notice of Election  
**IDENTIFICATION CARD**

Non-Profit  
Organization  
U.S. Postage  
PAID  
INPTECH



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

0196394



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



## No Match Notification

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

Date of Search: 07/26/2022

Name (1): VIPUL BHAGAT

Name (2):

Name (3):

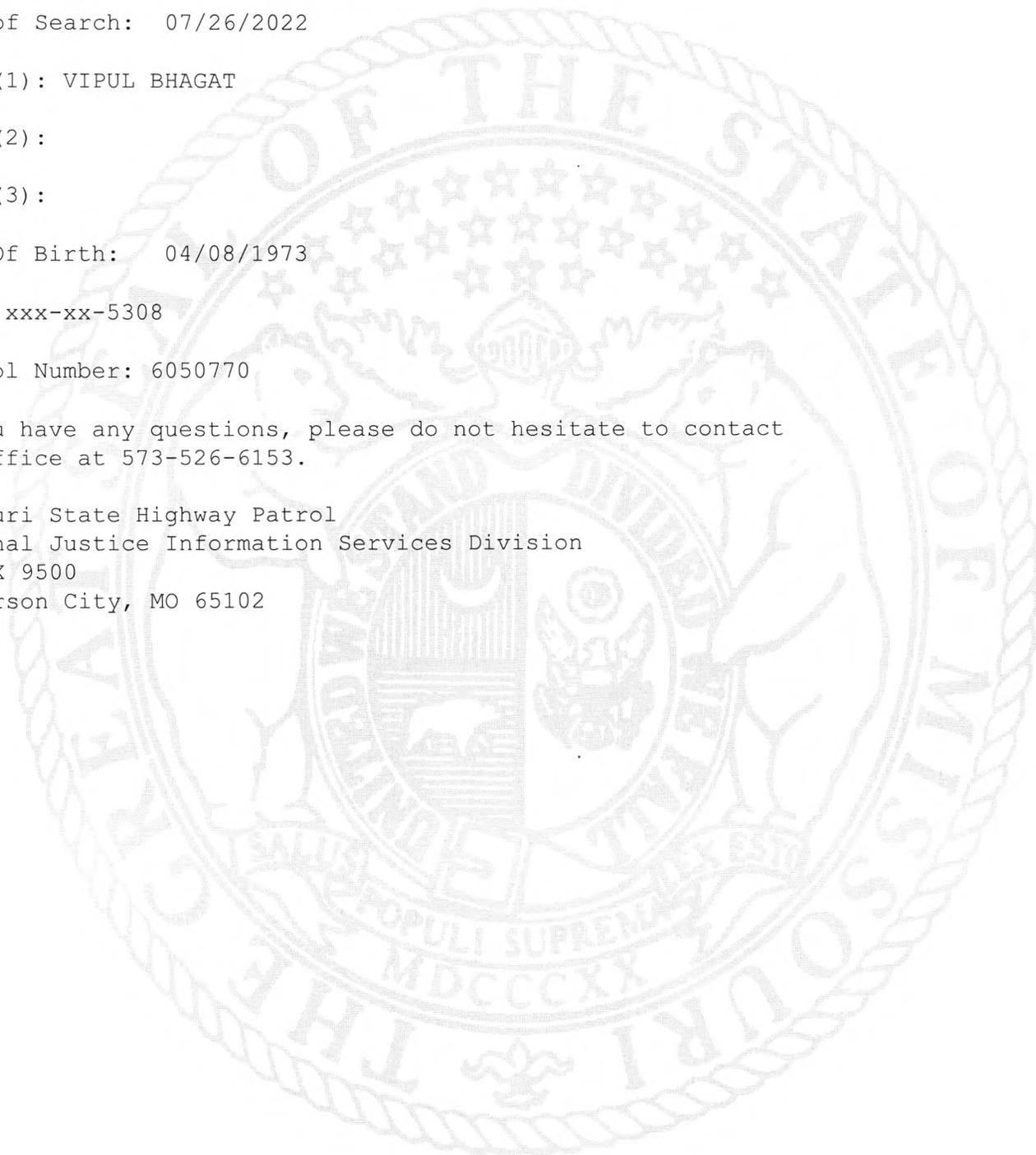
Date Of Birth: 04/08/1973

SSN: xxx-xx-5308

Control Number: 6050770

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

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



**TRANSFER OF SPECIAL PERMIT**

AUTHORIZED BY ORDINANCE NUMBER (S) 0853

FROM ZU YANG D/B/A CHIN'S WOK  
TO SARAH ZHANG Enterprises LLC D/B/A CHIN'S WOK  
FOR Restaurant  
ADDRESS 70A Grandview Plaza S/C

Ward \_\_\_\_\_ Zoning \_\_\_\_\_ Date Filed \_\_\_\_\_ Accepted By \_\_\_\_\_

**TRANSFER OF SPECIAL USE PERMIT PETITION**

TO THE CITY COUNCIL OF THE CITY OF FLORISSANT:

1. Comes now Sarah Zhang and states to the City Council that he (she) (they) has (have) the following legal interest in the property located at 70A Grandview Plaza S/C in the City of Florissant, Missouri. Legal interest: ( ) Lease or ( ) Simple Title  
(Attach signed copy of lease or deed)
2. The petitioner(s) further state that he (she) (they) has (have) not made any arrangement to pay any commission, gratuity, or consideration, directly or indirectly to any official, employee, or appointee of the City of Florissant, with respect to this petition.
3. The applicant will operate the business in the same manner and under the same conditions as set out in the original ordinance granting the special permit or any amendments thereto, except for any proposed change in sign face of an authorized sign.

PETITIONER SIGNATURE Sarah Zhang  
Individual's Name

FOR: Sarah Zhang Enterprises LLC  
Company, Corporation, Partnership

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

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

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

SIGNATURE

Sarah L. Slinn

ADDRESS

1178 Cantina Dr. St. Louis Mo 63141

Telephone No.

314 648 9477

Email address

slinn\_2000@yahoo.com

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

Sarah L. Slinn  
PETITIONER SIGNATURE

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

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

Zulfang  
SIGNATURE OF OWNER

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

Type of Operation: (Select One)

Individual       Partnership       Corporation       LLC

**INDIVIDUAL:**

Name & address \_\_\_\_\_

Telephone number & email address \_\_\_\_\_

Business name/address/phone \_\_\_\_\_

Copy of fictitious name registration, if applicable \_\_\_\_\_

**PARTNERSHIP:**

Name & address of partner (s) \_\_\_\_\_

Telephone number(s) and email address (s) \_\_\_\_\_

Business name/ address /phone \_\_\_\_\_

Copy of fictitious name registration, if applicable \_\_\_\_\_

**CORPORATION OR LLC:**

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

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

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

Photocopy of Corporation/LLC Articles and Certificate \_\_\_\_\_

Date of incorporation/LLC \_\_\_\_\_

Copy of fictitious name registration, if applicable

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

## TRANSFER OF SPECIAL USE PERMIT

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

TO: Sarah Zhang Enterprises LLC

FOR: Restaurant (Chin's Wok)

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

Sarah Zhang

PRINT - NAME OF APPLICANT

Sarah L. Zhang

SIGNATURE OF APPLICANT



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

**LC014388682**  
**Date Filed: 6/28/2022**  
**John R. Ashcroft**  
**Missouri Secretary of State**

**Articles of Organization**

*(Submit with filing fee of \$105.00)*

1. The name of the limited liability company is

Sarah Zhang Enterprises LLC

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

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

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

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

<u>Sarah Xiao Lin Zhang</u>	<u>70 Grandview Plaza Shopping Ctr Ste A</u>	<u>Florissant, MO 63033-6165</u>
<i>Name</i>	<i>Street Address: May not use PO Box unless street address also provided</i>	<i>City/State/Zip</i>

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

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

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

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

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

<i>Name</i>	<i>Address</i>	<i>City/State/Zip</i>
<u>Zhang, Sarah Xiao Lin</u>	<u>1178 Cantina Dr</u>	<u>Saint Louis MO 63141-6041</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>Jian Su LI</u>
Address:	<u>Email: jg.acct.tax@gmail.com</u>
City, State, and Zip Code:	_____

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

70 Grandview Plaza Shopping Ctr Ste A

Florissant, MO 63033-6165

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

*City/State/Zip*

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

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

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

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

**All organizers must sign:**

Sarah Xiao Lin Zhang

*Organizer Signature*

SARAH XIAO LIN ZHANG

*Printed Name*

06/28/2022

*Date of Signature*



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

**X001733423**  
**Date Filed: 6/28/2022**  
**Expiration Date: 6/28/2027**  
**John R. Ashcroft**  
**Missouri Secretary of State**

**Registration of Fictitious Name**

*(Submit with filing fee of \$7.00)*  
*(Must be typed or printed)*

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

**Please check one box:**

New Registration     Renewal \_\_\_\_\_ Charter number \_\_\_\_\_  
 Amendment \_\_\_\_\_ Charter number \_\_\_\_\_  
 Correction \_\_\_\_\_ Charter number \_\_\_\_\_

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

Business name to be registered: China King  
 Business Address: 70 Grandview Plaza Shopping Ctr Ste A  
*(PO Box may only be used in addition to a physical street address)*  
 City, State and Zip Code: Florissant, MO 63033-6165

**Owner Information:**

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

Name of Owners, Individual or Business Entity	Charter # Required If Business Entity	Street and Number	City and State	Zip Code	If Listed, Percentage of Ownership Must Equal 100%
Sarah Zhang Enterprises LLC	LC014388682	70 Grandview Plaza Shopping Ctr Ste A	Florissant, MO	63033 - 6165	100.00

**All owners must affirm by signing below**

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

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

Sarah Zhang Enterprises LLC - Sarah Xiao Lin Zhang    SARAH ZHANG ENTERPRISES LLC - SARAH XIAO LIN ZHANG    06/28/2022  
*Owner's Signature or Authorized Signature of Business Entity*    *Printed Name*    *Date*

Name and address to return filed document:

Name: Jian Su LI

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

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

# STATE OF MISSOURI



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

## CERTIFICATE OF ORGANIZATION

WHEREAS,

*Sarah Zhang Enterprises LLC*  
*LC014388682*

filed its Articles of Organization with this office on the 28th day of June, 2022, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, John R. Ashcroft, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on the 28th day of June, 2022, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri.  
Done at the City of Jefferson, this 28th day of June, 2022.

  
Secretary of State



INTRODUCED BY COUNCILMAN  
APRIL 14, 2003

BILL NO. 7756

ORDINANCE NO. 6853

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

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

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

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

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

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

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

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

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

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

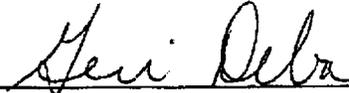
Section 3: When the named permittee discontinues the operation of said business, the Special Use Permit herein granted shall no longer be in force and effect.

BILL NO. 7756

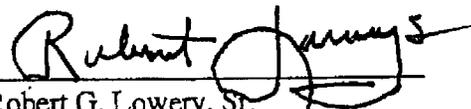
ORDINANCE NO. 6853

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

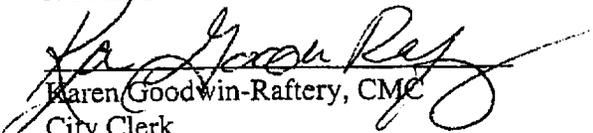
Adopted this 19 day of April, 2003.

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

Approved this 16<sup>th</sup> day of March, 2003.

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

ATTEST:

  
\_\_\_\_\_  
Karen Goodwin-Raftery, CMC  
City Clerk

**APPLICATION FOR LIQUOR LICENSE**

- Full Liquor by the Drink \$450
- Malt Liquor & Wine by the Drink \$75.00
- Full Package Liquor \$150
- Malt Liquor & Wine Package \$75
- Full Liquor by Drink (Non-Profit) \$300
- Tasting \$37.50

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

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

Type of License Requested:

- Individual
- Corporation (Attach list of Officers, Addresses, & Phone Numbers)
- Limited Liability
- Partnership (Attach list of partners)

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

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

Names of Applicant, Corp., or LLC: \_\_\_\_\_

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

Name of Managing Officer: Frankie Villanis - Cortin

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

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

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

Email: KittVillanis@kittvillanis.com

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

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

Have you ever been arrested? NO What Charge? \_\_\_\_\_

Where? \_\_\_\_\_ Disposition? \_\_\_\_\_

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

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

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

Give details: \_\_\_\_\_

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

If so, when & where? \_\_\_\_\_

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

Give details: \_\_\_\_\_

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

Give details: \_\_\_\_\_

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

Give details: \_\_\_\_\_

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

Provide name: \_\_\_\_\_

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

If Individual Applicant:

*Frankie Villanov - Corbin*

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

\_\_\_\_\_  
Trade Name

\_\_\_\_\_  
Signature of Managing Officer

STATE OF MISSOURI ) SS  
COUNTY OF ST. LOUIS )

MARIKIT VILLASIS-CORBIN, of lawful age, being first duly sworn upon \_\_\_\_\_  
(Individual or Managing Officer)

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

*Marikit Villas-Corbin*  
Signature of Individual or Managing Officer

Subscribed and sworn to before me this 15<sup>th</sup> day of August, 2027.



*Nancy Holzum*  
Notary Public

My Commission Expires: \_\_\_\_\_

**APPLICATION MUST BE SWORN TO BEFORE A PUBLIC NOTARY.**

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

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

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

Date \_\_\_\_\_

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

1. FULL NAME: Frankie Hillman-Curtis  
SOC. SEC. NO. [REDACTED] SEX: female  
DATE OF BIRTH: 05-26-1971 PLACE OF BIRTH: Philippines  
PHONE NUMBER: (314) 518 3337  
ADDRESS: 3710 Av de Paris, Florissant, MO 63034  
LAST PREV. ADDRESS: 247 Behlman Meadows Way,  
NO. OF YEARS AT ADDRESS: 4
  
2. FULL NAME: \_\_\_\_\_  
SOC. SEC. NO. \_\_\_\_\_ SEX: \_\_\_\_\_  
DATE OF BIRTH: \_\_\_\_\_ PLACE OF BIRTH: \_\_\_\_\_  
PHONE NUMBER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
LAST PREV. ADDRESS: \_\_\_\_\_  
NO. OF YEARS AT ADDRESS: \_\_\_\_\_
  
3. FULL NAME: \_\_\_\_\_  
SOC. SEC. NO. \_\_\_\_\_ SEX: \_\_\_\_\_  
DATE OF BIRTH: \_\_\_\_\_ PLACE OF BIRTH: \_\_\_\_\_  
PHONE NUMBER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
LAST PREV. ADDRESS: \_\_\_\_\_  
NO. OF YEARS AT ADDRESS: \_\_\_\_\_

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

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

**EMERGENCY CONTACT INFORMATION**

OWNER OF PROPERTY Bill Q Jr PHONE (314) 243 9555  
ADDRESS 919 Bellevue Manor Drive, St. Louis, MO 63141  
NAME OF BUSINESS La Patisserie PHONE (314) 222 1342  
ADDRESS 119 Flower Valley Shopping Center, Florissant, MO.  
BUSINESS HOURS Thursday to Saturday 11am - 5pm Sunday 9am - 1pm (93033)  
OWNER/MANAGER Frank Villain - Curtis PHONE (314) 518 3337  
HOME ADDRESS 3710 N de Paris Florissant, MO 63024

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

CONTACT #1 HAS KEY  YES  NO  
NAME Kit Villain-Curtis ADDRESS 3710 N de Paris  
CITY & STATE Florissant, MO PHONE (314) 518 3337

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

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

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

DESCRIBE: 2011 BMW Z4 Black K#71  
(YEAR) (MAKE/MODEL) (COLOR) (LICENSE NO.)

DO YOU HAVE A SAFE OF ANY KIND?  YES  NO

WHERE IS IT LOCATED? \_\_\_\_\_

CAN IT BE SEEN FROM THE OUTSIDE?  YES  NO

IS YOUR BUSINESS PROTECTED WITH AN ALARM SYSTEM?  YES  NO

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

CITY OF FLORISSANT



FLORISSANT, MISSOURI

WAIVER

Authorization to complete record check

I, Frankie Villanis - Cobbin, RESIDING AT

3710 Av de Paris, Florissant, MO 63034 IN THE

CITY OF Florissant STATE OF  
Missouri

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

[Signature]  
Witness

[Signature: Frankie Villanis Cobbin]  
Signature

8/15/2022  
Date

05-26-1971  
Date of Birth

[Redacted]  
Social Security Number\*\*

[Redacted]  
Driver's License No. & State

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

\$300.

**APPLICATION FOR SUNDAY LIQUOR LICENSE**  
TO THE CITY CLERK, CITY OF FLORISSANT, SAINT LOUIS COUNTY, MISSOURI

Authorizing the sale of retail liquor by the drink or package in the City of Florissant on **SUNDAY** from 9:00 am to midnight.

**TYPE OF OPERATION:**

Individual       Partnership       Corporation       Limited Liability Corp

NAME OF BUSINESS La Patisserie

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

EXACT TRADE NAME, LLC, OR CORP \_\_\_\_\_

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

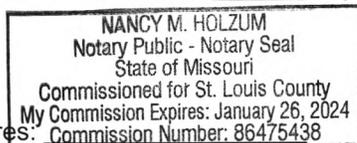
- 1. I/WE presently hold Florissant License Number \_\_\_\_\_ authorizing the sale of retail liquor by the drink or package in Florissant for premises described in this application.

STATE OF MISSOURI )SS  
COUNTY OF ST. LOUIS )

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

MariKit Villars-Correia  
Signature of Individual or Managing Officer

Subscribed and sworn to before me this 15<sup>th</sup> day of 20 22.



My Commission Expires:

Nancy Holzum  
Notary Public



## No Match Notification

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

Date of Search: 08/17/2022

Name (1): MARIQUIT VILLASIS

Name (2):

Name (3):

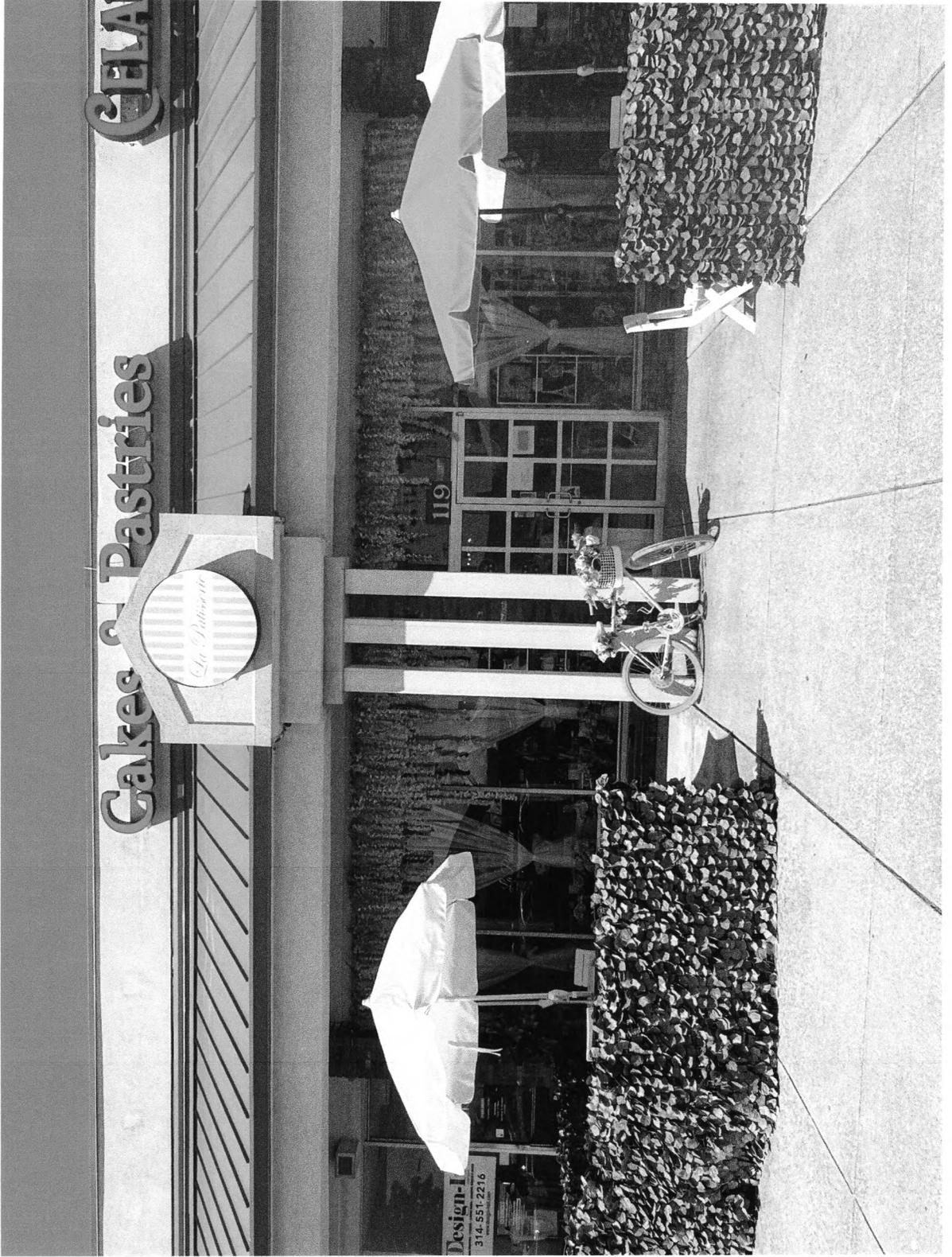
Date Of Birth: 05/26/1971

SSN: xxx-xx-7790

Control Number: 6078339

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

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



# St. Louis County, Missouri

## Saint Louis County Personal Property Tax Receipt

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

No Taxes Are Due

8/15/2022

**Tax Year:** 2021

**Account Number:** B00682576

**Account Status:** Active

**Name:** La Patisserie

**Doing Business As:** La Patisserie

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

**School Sub Code:** 111XD

**City Code:** 024

**Site Code:** 1583

**Total Assessed Value:** 2,570

**Tax Rate:** 10.0021

**Personal Property Declaration:** 2021 declaration has been received.

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

21 21 B00682576 LA

### Personal Property Tax Paid: B00682576

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

### Vehicles: B00682576 - 2021

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

There are no details available.

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



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

**X001259684**  
**Date Filed: 8/11/2016**  
**Expiration Date: 8/11/2021**  
**Jason Kander**  
**Missouri Secretary of State**

**Registration of Fictitious Name**

*(Submit with filing fee of \$7.00)*  
*(Must be typed or printed)*

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

**Please check one box:**

New Registration  Renewal \_\_\_\_\_  Amendment \_\_\_\_\_  Correction \_\_\_\_\_  
Charter number Charter number Charter number

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

Business name to be registered: La Patisserie  
 Business Address: 14042 New Halls Ferry Rd.  
(PO Box may only be used in addition to a physical street address)  
 City, State and Zip Code: Florissant, MO 63034

**Owner Information:**

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

Name of Owners, Individual or Business Entity	Charter # Required If Business Entity	Street and Number	City and State	Zip Code	If Listed, Percentage of Ownership Must Equal 100%
Villasis, Mariquit FelUr Castro		247 Behlman Meadows Way	Florissant, MO	63034	100.00

**All owners must affirm by signing below**

In Affirmation thereof, the facts stated above are true and correct:  
 (The undersigned understands that false statements made in this filing are subject to the penalties of a false declaration under Section 575.060 RSMo)

Mariquit FelUr Castro Villasis MARIQUIT FELUR CASTRO VILLASIS 08/11/2016  
Owner's Signature or Authorized Signature of Business Entity Printed Name Date

Name and address to return filed document:  
 Name: Mariquit FelUr Castro Villasis  
 Address: Email: LaPatisserie@KittVillasis.com  
 City, State, and Zip Code: \_\_\_\_\_



1 INTRODUCED BY COUNCILMAN SCHILDROTH  
2 AUGUST 22, 2022

3  
4 BILL NO. 9809

ORDINANCE NO.

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

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

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

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

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

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

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

28  
29 Section I: A Special Use Permit is hereby granted to Dalind J. Enterprises LLC to allow  
30 for the operation of car sales business located **1735 S. New Florissant Road** with the  
31 following stipulations:

- 32  
33 1. No more than 4 cars are to be stored on the lot at a time and are only approved to be  
34 parked in clearly marked and designated spots.  
35  
36  
37  
38  
39

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

42  
43 Adopted this \_\_\_\_ day of \_\_\_\_\_, 2022.

44 \_\_\_\_\_  
45 Joseph Eagan  
46 President of the Council

47  
48 Approved this \_\_\_\_ day of \_\_\_\_\_, 2022.

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

53  
54 ATTEST: \_\_\_\_

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

# **CITY OF FLORISSANT**

## **Public Hearing**



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

**To authorize a Special Use Permit to Dalind J Enterprises to allow for a Car Sales business located at 1735 S New Florissant Rd in a 'B-3' Extensive Business District. Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or email [kgoodwin@florissantmo.com](mailto:kgoodwin@florissantmo.com).**

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

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



**City Of Florissant – Public Works  
314-839-7648**

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

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

Council Ward 5 Zoning 'B-3'

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

SIGN \_\_\_\_\_

DATE: 7-18-2022

SPECIAL PERMIT FOR CAR DEALERSHIP

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

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

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

1) Comes Now DAVID LINDSEY DBA DALIND J ENTERPRISES, LLC  
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As)

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

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

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

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

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

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

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

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

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

FOR DALIND J ENTERPRISES, LLC  
(company, corporation, partnership)

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

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

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

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

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

PRESENTOR SIGNATURE Dwandra Palmer

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

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

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

David Lindsey  
Signature of Petitioner authorizing an agent

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

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

## REQUIRED INFORMATION

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

1) Type of Operation:  
Individual XXXX Partnership \_\_\_\_\_ Corporation \_\_\_\_\_

(a) If an individual:

- (1) Name and Address DAVID LINDSEY 7161 LONE OAK TRACE LITHONIA, GA 30058
- (2) Telephone Number 678-525-5719
- (3) Business Address 1735 S. NEW FLORISSANT ROAD, FLORISSANT, MO 63031
- (4) Date started in business 08/03/2020
- (5) Name in which business is operated if different from (1) DALIND ENTERPRISES, LLC
- (6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a partnership:

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

(c) If a corporation:

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

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

Name DAVID LINDSEY DBA DALIND ENTERPRISES, LLC

Address 7161 LONE OAK TRACE, LITHONIA, GA 30058

Property Owner BOBBY SIMON

Location of property 1735 S. NEW FLORISSANT

Dimensions of property 18731 IS TOTAL AND SPACE FOR LICENSE IS

Property is presently zoned OFFICE SPACES Requests Rezoning To DEALERSHIP

Proposed Use of Property DEALERSHIP

Type of Sign REGULAR BUSINESS SIGN Height 36" X 36

Type of Construction \_\_\_\_\_ Number Of Stories 1

Square Footage of Building 18,731 SQ FT Number of Curb Cuts 2

Number of Parking Spaces 10 Sidewalk Length \_\_\_\_\_

Landscaping: No. of Trees 0 Diameter \_\_\_\_\_

No. of Shrubs 0 Size \_\_\_\_\_

Fence: Type CHAIN LINK Length \_\_\_\_\_ Height \_\_\_\_\_

**PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:**

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

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

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

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

Florissant Heights Lot PTS 1  
Thru 3 Block 1

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

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

---

---

**OFFICE USE ONLY**

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

1

**MEMORANDUM**



2

**CITY OF FLORISSANT**

3

4

5

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

6

7

8

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

9

10

11

12

13

14

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

15

16

17

**STAFF REPORT**

18

**CASE NUMBER PZ-071822-2**

19

20

**I. PROJECT DESCRIPTION:**

21

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

22

23

24

25

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

26

27

28

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

29

30

31

32

33

34

35

36

37

38

**PARKING AND DRIVEWAYS:**

39

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

40

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

43  
44 The parking ordinance requires 3 spaces per 1000 s.f. There is a cross access easement,  
45 copy of which has been provided to staff that appears to be reciprocal for both properties.  
46 Cross access, however, is not cross parking, so if one property is sold, the 4 spaces that  
47 overlap the property line would need to be relocated.

48  
49 **WALKWAYS:**

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

52  
53 **LANDSCAPING:**

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

- 56 1 landscaped island for every 15 parking spaces
- 57 Frontage trees on 3 sides every 50 lf and
- 58 51 shrubs for this building at 1735

59  
60 **SITE LIGHTING:**

61 There appears to be no site lighting for the property.

62  
63 **SIGNAGE:**

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

66  
67 **II. EXISTING SITE CONDITIONS:**

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

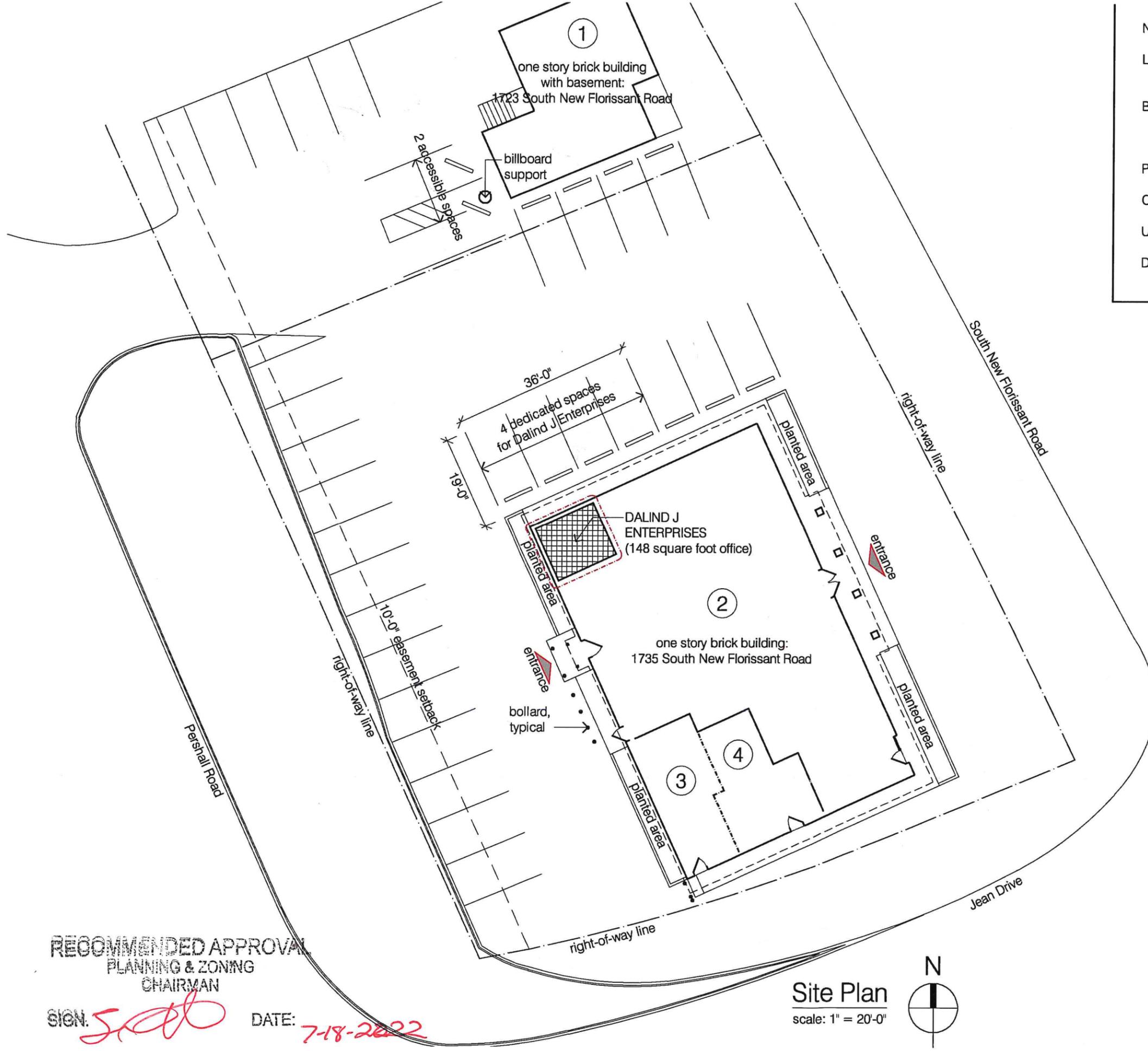
70  
71 **III. STAFF ANALYSIS:**

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

76  
77 **SUGGESTED MOTION**

78 I move for Recommended Approval of a Special Use to allow for a car sales (dealer)  
79 establishment in a 'B-3' Extensive Business District as shown on plans attached: 1 dated  
80 7/13/22 and 2 dated 7/01/22 by Metropolitan Works, Architects, subject to the conditions set  
81 forth below with these conditions being part of the record:

82  
83  
84  
85 (End of report and suggested motion)



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

### BUILDING DATA

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

### TENANT & PARKING DATA

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

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

RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN

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

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



508 NORTH EUGENE AVENUE SUITE 206  
ST. LOUIS, MISSOURI 63108  
614.367.2327 VOICE/FAX  
WWW.METROPOLITANWORKS.COM

METROPOLITAN  
**WORKS**  
*architecture*

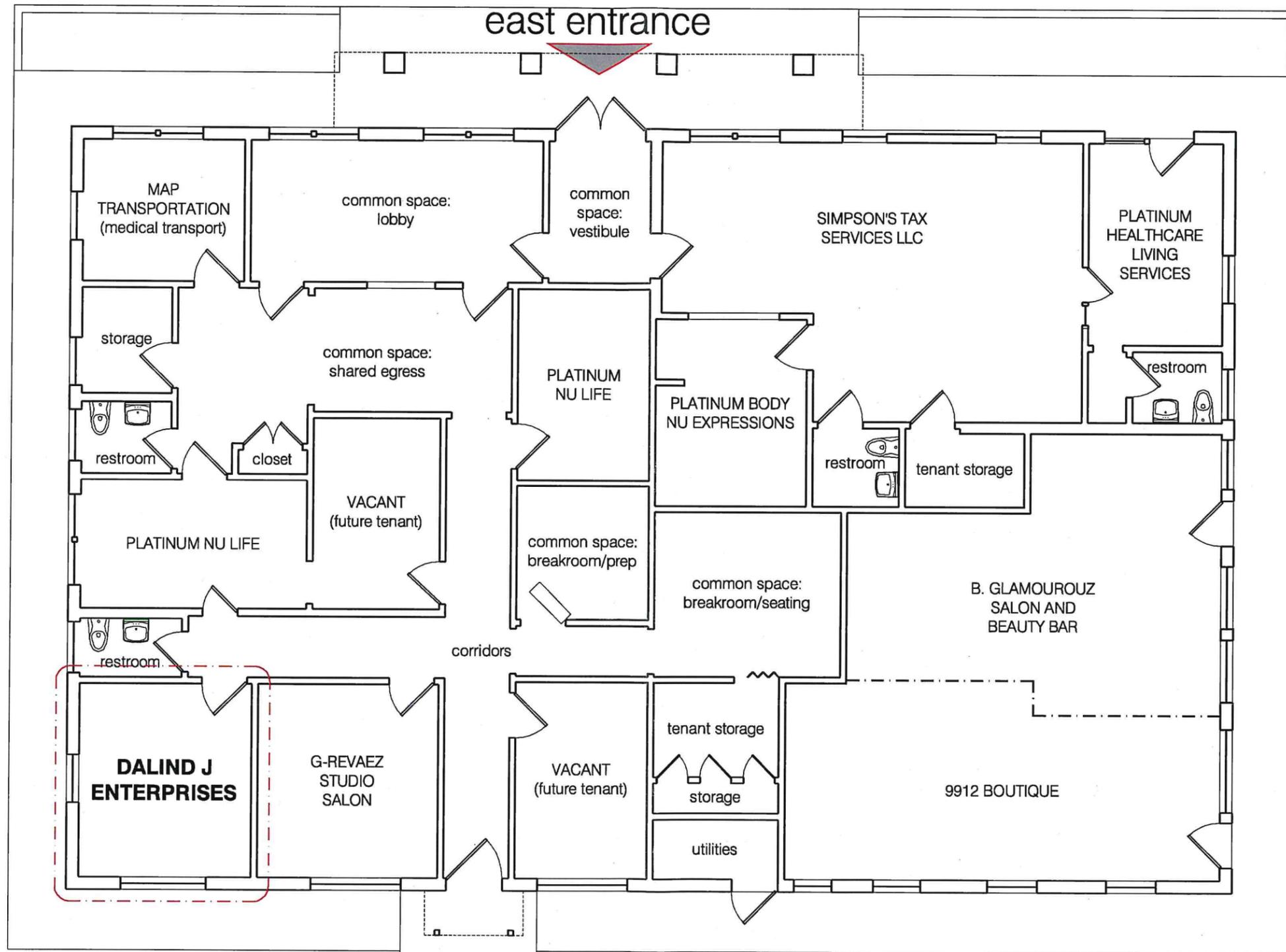
Ida C. Sieglified  
Registered Architect  
License # A-8658  
dba MetropolitanWorks  
architecture  
Charter No. X00196634

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

Revisions:

Garage  
Section -  
Existing

Date: 7/13/2022  
Job No: 0622



Floor Plan  
scale: 1/8" = 1'-0"



west entrance

408 NORTH EUCLID AVENUE SUITE 206  
 SAINT LOUIS MISSOURI 63108  
 314.387.4527 VOICE-FAX  
 WWW.METROPOLITANWORKS.COM

**METROPOLITAN WORKS**  
*architecture*

Ida C. Stigfried  
 Registered Architect  
 License # A-4838  
 dba MetropolitanWorks  
 architecture  
 Charter No. X001366394

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

Revisions:

Garage  
 Section -  
 Existing

Date: 7/01/2022  
 Job No: 0622

1 INTRODUCED BY COUNCILWOMAN PAGANO  
2 AUGUST 22, 2022

3  
4 BILL NO. 9810

ORDINANCE NO.

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

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

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

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

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

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

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

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

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

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

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

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

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Joseph Eagan  
President of the Council

Approved this \_\_\_\_ day of \_\_\_\_\_, 2022.

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

ATTEST: \_\_\_\_

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

# **CITY OF FLORISSANT**

## **Public Hearing**



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

**To authorize a Special Use Permit to Imo's Pizza for the operation of a carry-out, drive-thru restaurant located at 1725 Washington in a 'B-3' Extensive Business District. Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or email [kgoodwin@florissantmo.com](mailto:kgoodwin@florissantmo.com).**

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

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

Receipt  
18433



City Of Florissant – Public Works  
314-839-7648

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

PLANNING & ZONING ACTION  
RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN

Council Ward 7 Zoning B3

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

SIGN [Signature] DATE: 7-18-2022

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

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

LOCATION 1725 WASHINGTON AVE.  
Address of property.

1) Comes Now Parker Inc Real Estate LLC DBA Ino's Pizza  
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As)

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

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

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

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

## REQUIRED INFORMATION

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

1) Type of Operation:

Individual \_\_\_\_\_ Partnership \_\_\_\_\_ Corporation   X  

(a) If an individual:

(1) Name and Address \_\_\_\_\_

(2) Telephone Number \_\_\_\_\_

(3) Business Address \_\_\_\_\_

(4) Date started in business \_\_\_\_\_

(5) Name in which business is operated if different from (1) \_\_\_\_\_

(6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a partnership:

(1) Names & addresses of all partners \_\_\_\_\_

(2) Telephone numbers \_\_\_\_\_

(3) Business address \_\_\_\_\_

(4) Name under which business is operated \_\_\_\_\_

(5) If operating under fictitious name, provide date the name was registered with the State of Missouri, and a copy of the registration.

(c) If a corporation:

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

(2) Telephone numbers 314-623-6009

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

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

(5) Date of Incorporation 5.11.2021

(6) Missouri Corporate Number SR 326339

(7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. \_\_\_\_\_

(8) Name in which business is operated Tom's Pizza

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

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

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

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

*see attached*

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

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

*see attached*

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**OFFICE USE ONLY**

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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



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

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

## Articles of Organization

Reference Number SR326339

Receipt Number TR1328324

1. The name of the limited liability company is: Parker IMG Real Estate, LLC

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

To hold real estate and conduct any lawful business

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

Name Kim Myers

Address 800 N. 17th Street, Saint Louis, Missouri, 63106, United States

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

800 N 17th St, Saint Louis, Missouri, 63106, United States

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

Member

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

5/11/2021

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

Perpetual

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

Name John Imo

Address 1317 Topping Rd, Saint Louis, Missouri, 63131, United States

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

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

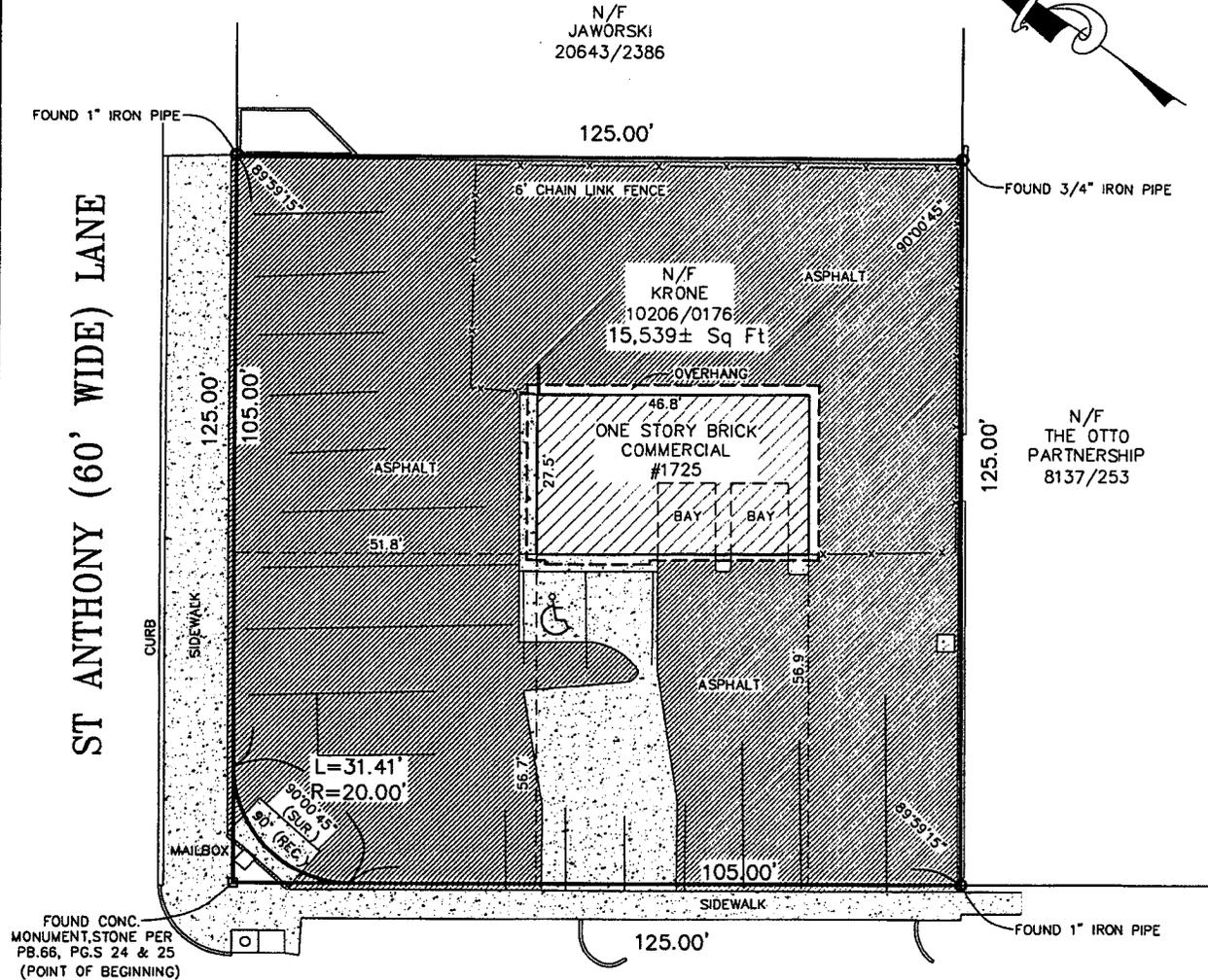
The undersigned agrees and represents that he/she is authorized to execute this document

Name John Imo

Title Organizer

Date 05/11/2021

# "PROPERTY BOUNDARY SURVEY"



## WASHINGTON (60' WIDE) STREET

### PROPERTY DESCRIPTION:

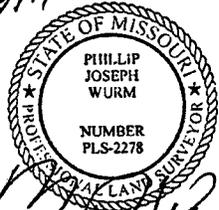
A part of Parcel "B" of DUCHESNE HILLS PLAT NO. 2, a subdivision in St. Louis County, Missouri, as per plat thereof recorded in Plat Book 66 on Page 24 and 25 of St. Louis County Records, and described as: Beginning at the intersection of the South line of St. Anthony Lane, 60 feet wide, and the East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

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

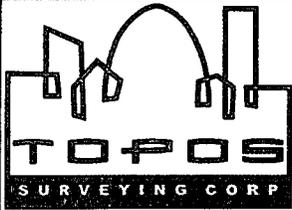
This is to certify that we, Topos Surveying Corporation, at the request and for the exclusive use of David Gore have on the 25th day of August, 2021, executed a Property Boundary Survey in accordance with the current Missouri Standards for Property Boundary Surveys as established by the Missouri Board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

EXPIRES: DECEMBER 31, 2021

9/1/2021



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



PROJECT NAME: PROPERTY BOUNDARY SURVEY		PROJECT ADDRESS: #1725 Washington Street Florissant, 63033		TOPOS SURVEYING CORP. ORIGINAL CERTIFICATE NUMBER 000105	
790 RUE ST. FRANCOIS FLORISSANT, MISSOURI 63031 Phone (314) 838-5806 Fax (314) 838-8141		Revision: DATE: 09/01/2021		Scale: 1" = 20'	
		Sur. by: V.F.		Drawn by: H.P.D.	
		Survey No. 0821-0043			

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**MEMORANDUM**



**CITY OF FLORISSANT- Building Division**

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

To: Planning and Zoning Commissioners                      Date: June 1, 2022

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

Subject: **1725 Washington (Imo's) Request recommended approval** of a Special Use to allow for a carryout and drive-thru restaurant, in a 'B-3' Extensive Business District.

**STAFF REPORT**  
**CASE NUMBER PZ-060621-3**

**I. PROJECT DESCRIPTION:**

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

**II. EXISTING SITE CONDITIONS:**

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

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

- Site Plan
- Elevations
- Floor Plan

The existing building was built in 1957 per County record.

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**III. SURROUNDING PROPERTIES:**

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

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

**IV. STAFF ANALYSIS:**

Plan received from the applicant include an engineer's report that indicates the building was originally was concrete block clad with thin brick of about 1/2" thickness.

**Comments on Drawings:**

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

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

Materials need further explanation by the petitioner/architect.

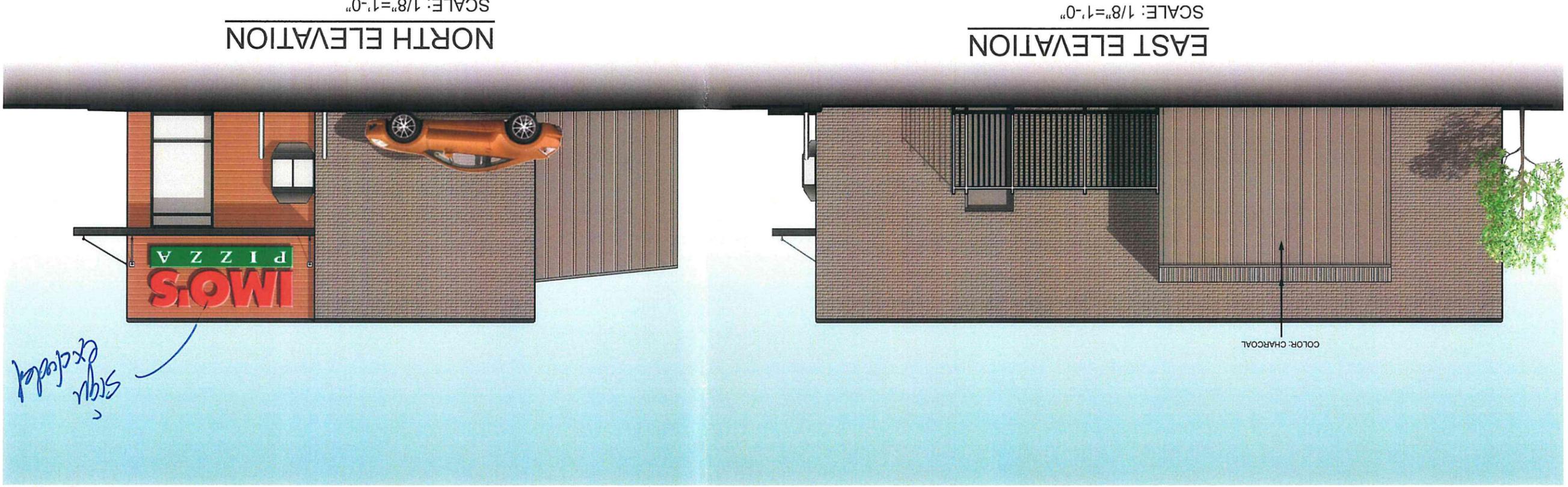
About 15 parking spaces currently exist, shown reduced to 10 proposed. Parking requirement is only 5 spaces for restaurants of less than 1500 s.f. Drive-thru shows adequate stacking of 6 minimum.

**III. STAFF RECOMENDATIONS:**

**Suggested Motion:**

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

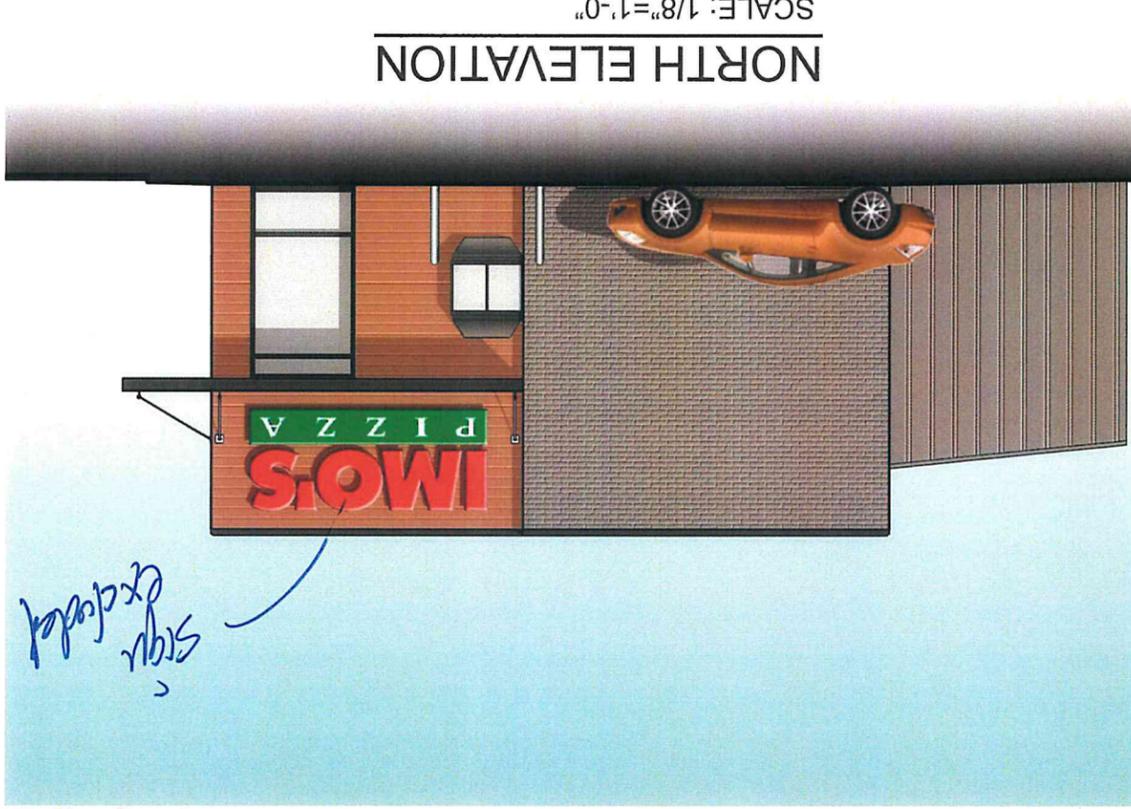
(End of report and suggested motion)



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

EAST ELEVATION

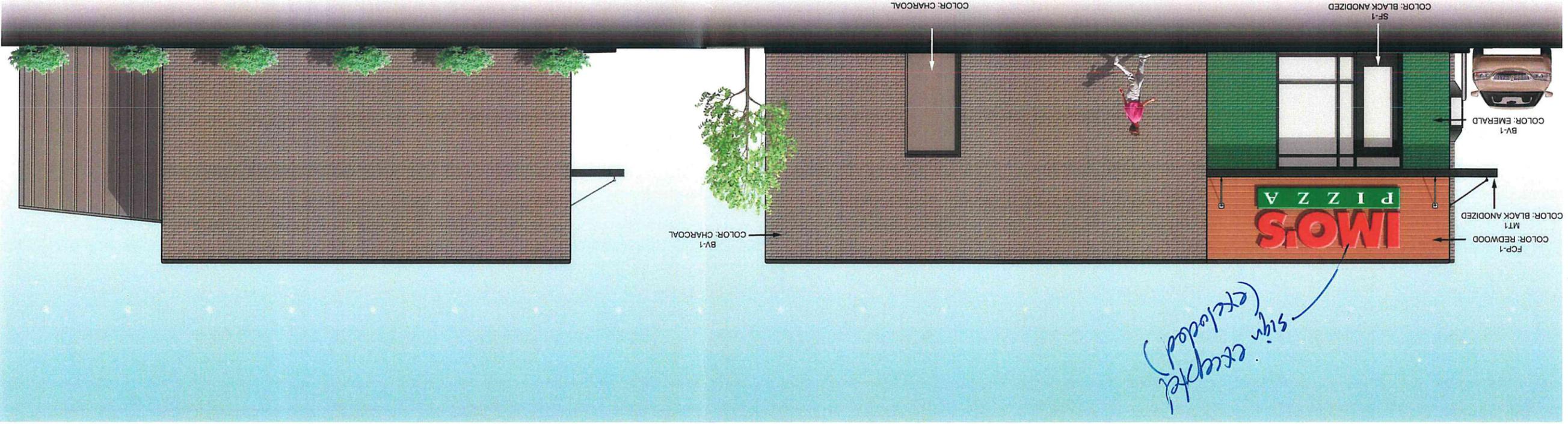
COLOR: CHARCOAL



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

NORTH ELEVATION

*sign excluded*



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

WEST ELEVATION

COLOR: BLACK ANODIZED

BV-1  
COLOR: EMERALD

FP-1  
COLOR: REDWOOD

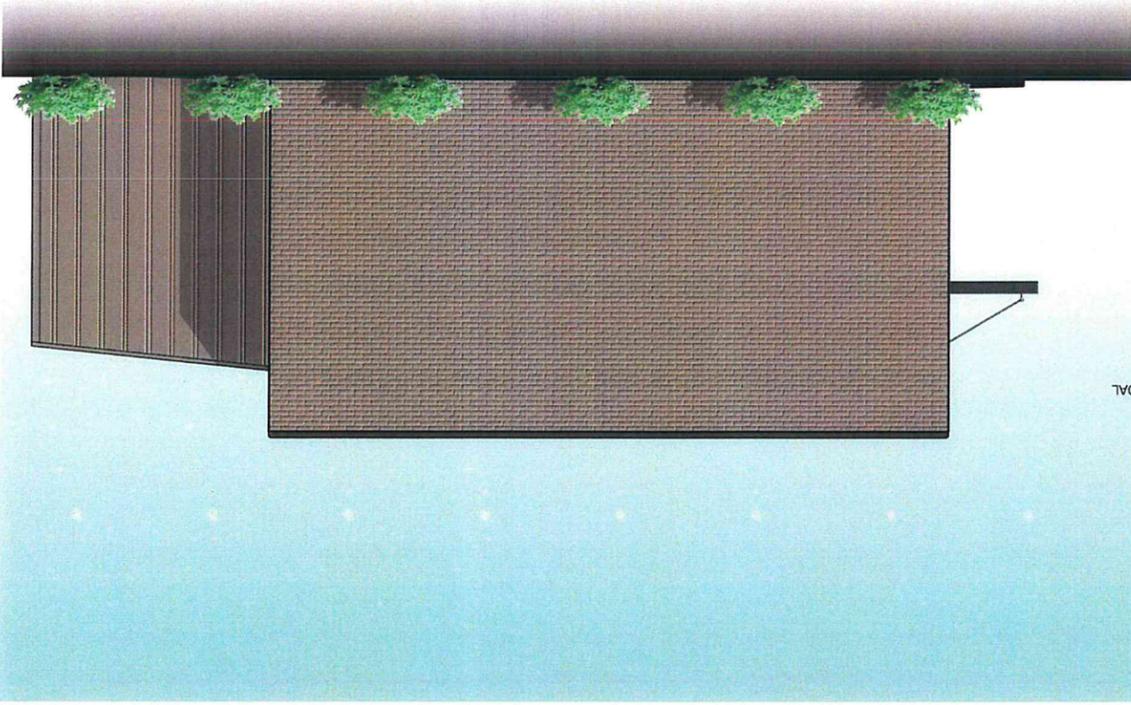
MT1  
COLOR: BLACK ANODIZED

SF-1

BV-1  
COLOR: CHARCOAL

COLOR: CHARCOAL

*sign excluded (excluded)*



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

SOUTH ELEVATION

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

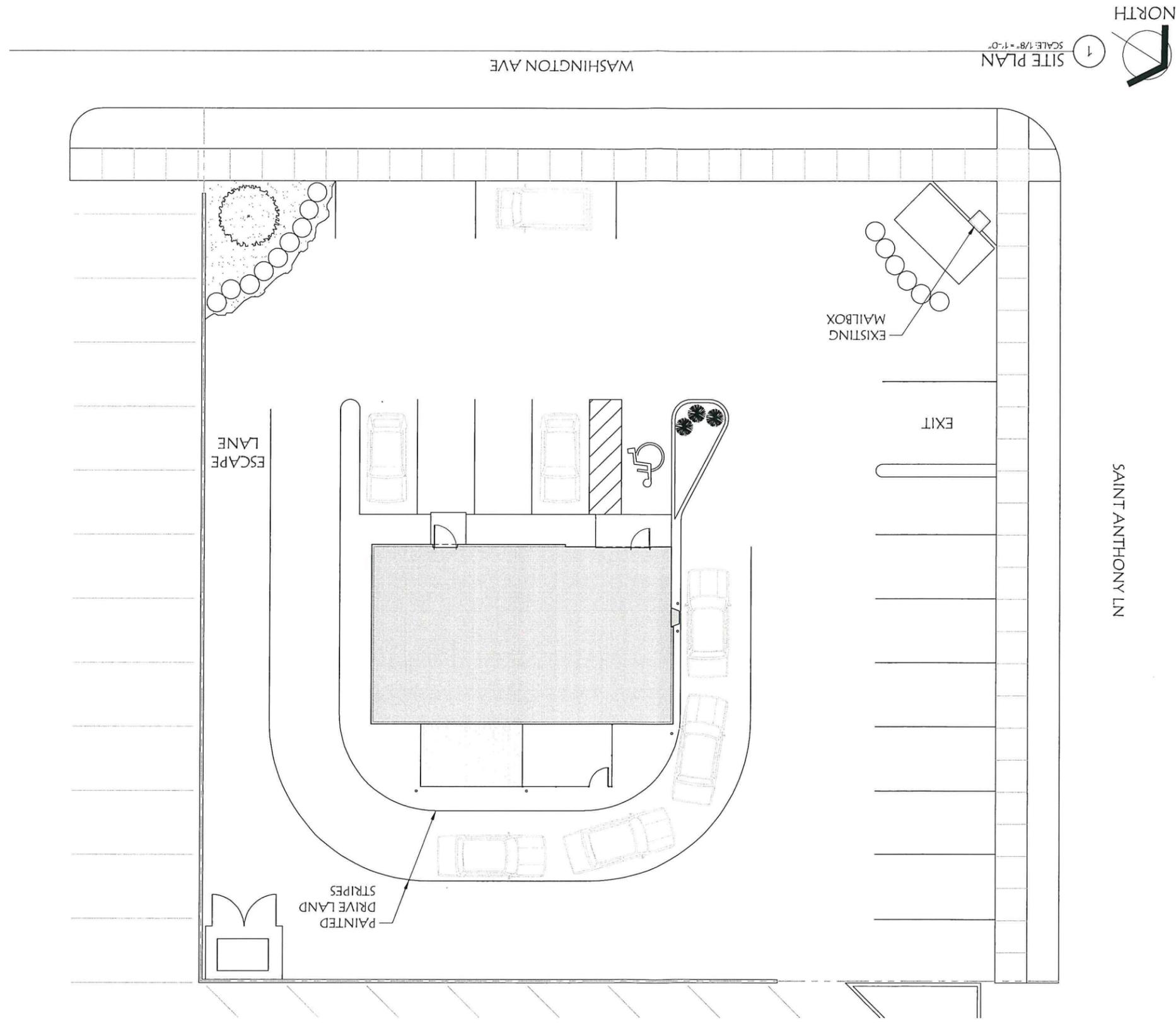
**FoxArchitects**

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

Project: IMOS PIZZA  
Sheet: ELEVATIONS  
Project #: M2260.01  
Phase:

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

Issue Date: 07-15-2022  
Drawing Excerpt:



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

WASHINGTON AVE

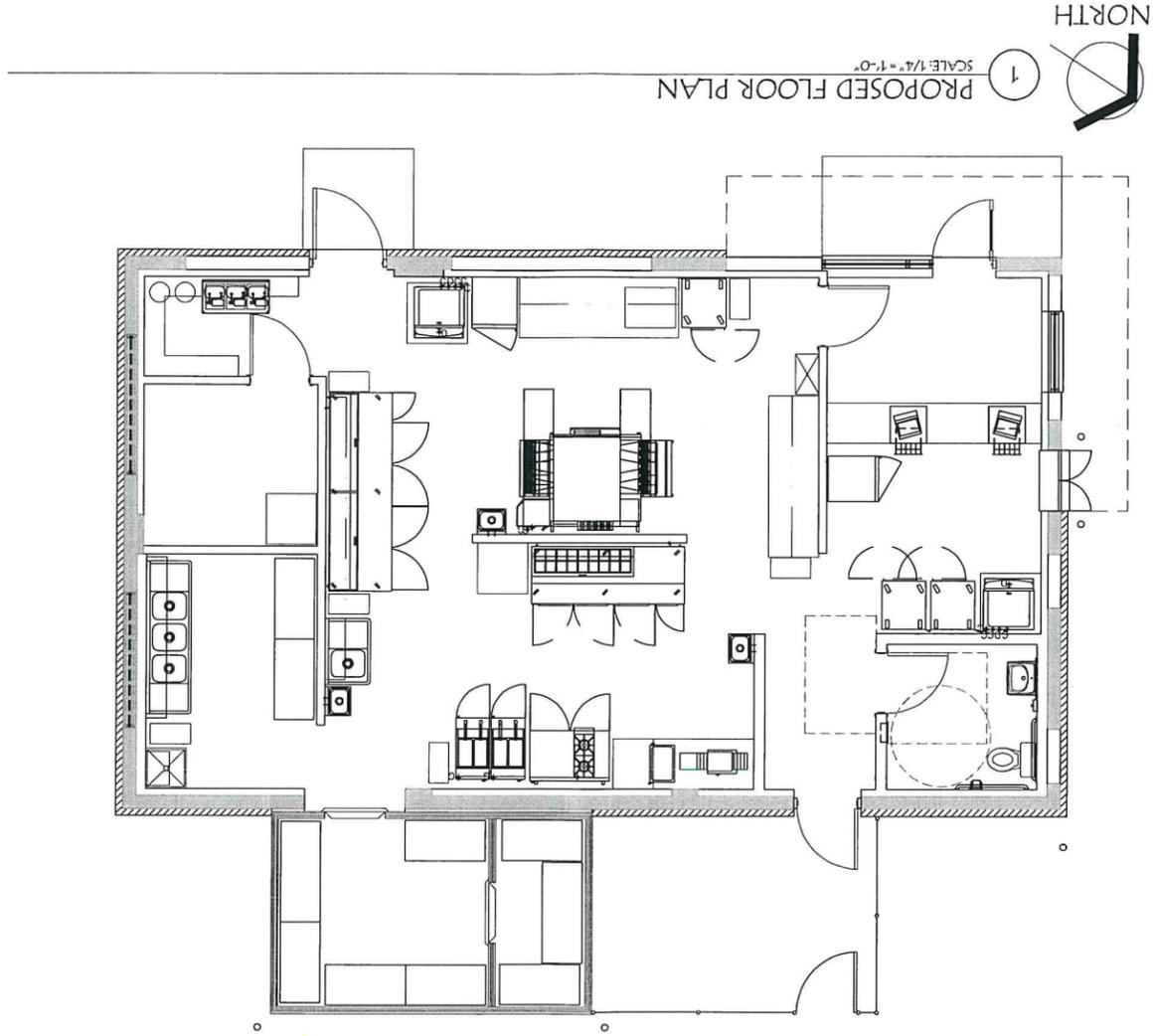
SAINT ANTHONY LN

ESCAPE LANE

EXISTING MAILBOX

EXIT

PAINTED DRIVE LAND STRIPES



1 INTRODUCED BY COUNCILMAN EAGAN  
 2 AUGUST 22, 2022

4 BILL NO. 9811

ORDINANCE NO.

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

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

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

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

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

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

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Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Joseph Eagan, Council President

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Mayor Timothy J. Lowery

ATTEST:

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



## MEMORANDUM

---

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

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

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

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

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

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

1 INTRODUCED BY COUNCILWOMAN PAGANO  
2 AUGUST 22, 2022

3  
4 BILL NO. 9812

ORDINANCE NO.

5

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

11

12

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

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

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

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

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

26

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

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

32

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



1 INTRODUCED BY COUNCILMAN EAGAN  
2 AUGUST 22, 2022

3  
4 BILL NO. 9813 ORDINANCE NO.

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

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

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

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

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

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

22  
23  
24 Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

25  
26  
27  
28 \_\_\_\_\_  
29 Joseph Eagan  
30 President of the Council  
31 City of Florissant

32  
33 Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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

40 ATTEST:

41  
42 \_\_\_\_\_  
43 Karen Goodwin, MPPA/MMC/MRCC  
City Clerk

# FLORISSANT CITY COUNCIL

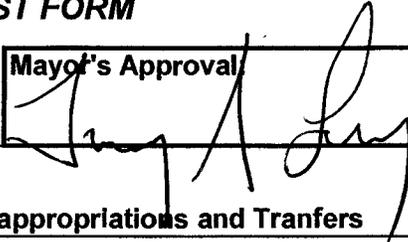
## AGENDA REQUEST FORM

Date: 8/3/22

Mayor's Approval

Agenda Date Requested:

8/8/2022



**Description of request:** General Fund Mid Year appropriations and Tranfers

Appropriate the following:

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

Transfer the following:

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

Department: Various

Recommending Board or Commission:

Type of request:

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

Back up materials attached:		Back up materials needed:	
Minutes		Minutes	
Maps		Maps	
Memo	x	Memo	
Draft Ord.		Draft Ord.	

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

For City Clerk Use Only:  
 Introduced by: \_\_\_\_\_  
 PH Speaker: \_\_\_\_\_



Memo To: City Council

Date: August 3, 2022

Thru Mayor Lowery

From: Kimberlee Johnson

*M. Johnson*

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

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

**Appropriations:**

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

**Transfers:**

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

1 INTRODUCED BY COUNCILMAN EAGAN  
2 AUGUST 22, 2022

3  
4 BILL NO. 9814

ORDINANCE NO.

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

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

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

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

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

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

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

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

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

30 Adopted this \_\_\_\_ day of \_\_\_\_\_, 2022.

31  
32 \_\_\_\_\_  
33 Joseph Eagan, Council President

34  
35 Approved this \_\_\_\_ day of \_\_\_\_\_, 2022.

36  
37 \_\_\_\_\_  
38 Mayor Timothy J. Lowery

39 ATTEST:

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



## MEMORANDUM

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

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

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

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

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