



FLORISSANT CITY COUNCIL AGENDA
City Hall
955 rue St. Francois
Monday February 24, 2020
7:30 PM
Karen Goodwin, MMC/MRCC



I. PLEDGE OF ALLEGIANCE

II. MOMENT OF SILENCE

- Richard “Dick” Kellett
- Mike Smoot

III. ROLL CALL OF MEMBERS

IV. APPROVAL OF MINUTES

- Meeting minutes and Executive Meeting Minutes of February 10, 2020
- Work Session minutes of February 12, 2020

V. HEARING FROM CITIZENS

(Speaker cards are available at the entrance to the Council Chambers)

VI. COMMUNICATIONS

VII. PUBLIC HEARINGS

None		
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VIII. OLD BUSINESS

A. BILLS FOR SECOND READING

9584	Ordinance to authorize a Special Use Permit to Florissant Brewing LLC d/b/a Narrow Gauge Brewing Company for the operation of a Brewpub located at 1545 N. Highway 67.	2 nd Reading Henke
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9585	Ordinance to authorize a Special Use Permit to Marikit Villasis-Corbin d/b/a La Patisserie to allow for the operation of a sit-down, carry-out restaurant located at 119 Flower Valley Shopping Center.	2 nd Reading Siam
9586	Ordinance to authorize a Special Use Permit to Avis Budget Car Rental, LLC for the operation of a Car Leasing Facility located at 730 N. Highway 67.	2 nd Reading Henke

IX. NEW BUSINESS

A. BOARD APPOINTMENTS

B. REQUESTS

SPU Xfr Ward 9 Application	Request to transfer Special Use Permit no. 8407 from Hwy 67 BBQ to Shade Partners, LLC d/b/a Shade Restaurant and bar for the property located at 1752-1754 N. New Florissant Road. (postponed to this day on 2/10/20)	Gerald Rankin/ Princeton Dew
Liquor Ward 9 Application	Request for a Full Liquor by the Drink License for Shade Partners, LLC d/b/a Shade Restaurant and Bar located at 1752-1754 N. New Florissant Road. (postponed to this day on 2/10/20)	Gerald Rankin/ Princeton Dew
Spu Xfr Ward 2 Application	Request to transfer Special Use Permit no. 7621 from Dogs N Frys to House of Jollof, LLC for the operation of a sit-down, carry-out restaurant located at 503 Paul Avenue.	Agyeman Manu- Dapaah
Liquor Ward 5 Application	Request for a Malt Liquor and Wine Package Liquor license for Family Dollar Store #30875 located at 750 S. New Florissant Road.	Michael Mullooly
Liquor Ward 9 Application	Request for a Malt Liquor and Wine Package Liquor license for Family Dollar Store #28743 located at 2568 N. Highway 67.	Michael Mullooly

C. BILLS FOR FIRST READING

9587	Ordinance authorizing a transfer Special of Use Permit no. 8407 from Hwy 67 BBQ to Shade Partners, LLC d/b/a Shade Restaurant and bar for the property located at 1752-1754 N. New Florissant Road.	Siam
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9589	Ordinance authorizing a transfer of Special Use Permit no. 7621 from AMMA Inc. d/b/a Dogs N Frys to House of Jollof, LLC for the operation of a sit-down, carry-out restaurant located at 503 Paul Avenue.	Manganelli
9590	Ordinance authorizing an amendment to Article III, "Dance Halls and Similar Businesses" by deleting it in its entirety and replacing it with a new section.	Caputa

X. COUNCIL ANNOUNCEMENTS

XI. MESSAGE FROM THE MAYOR

XII. ADJOURNMENT

<p>THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL ON FEBRUARY 21, 2020 AT 12:00 PM ON THE BULLETIN BOARD OUTSIDE THE COUNCIL CHAMBERS. ANY ONE WISHING TO ATTEND THE COUNCIL MEETING WHO HAS SPECIAL NEEDS FEBRUARY 24, 2020.</p>
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CITY OF FLORISSANT



COUNCIL MINUTES

February 10, 2020

The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on Monday, February 10, 2020 at 7:30 p.m. with Council President Caputa presiding. The Chair asked everyone in attendance to stand and join Troop 186 in reciting the Pledge of Allegiance.

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

Councilman Eagan moved to approve the Executive Minutes and Meeting Minutes of January 27, 2020, seconded by Caputa. Motion carried.

The next item on the Agenda was *a Special Presentation* by Kelly McGowan & Phedra Nelson, Missouri Foundation for Health, regarding the importance of the 2020 Census.

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

Chuck Barcom, Gateway Disposal, updated the Council and residents on changes to recycling.

The next item on the Agenda was *Communications* of which there was none.

The next item on the Agenda was *Public Hearings*.

The City Clerk reported that Public Hearing #20-02-008 **to authorize a Special Use Permit to Florissant Brewing, LLC d/b/a Narrow Gauge Brewing Company for the operation of a brewpub located at 1545 N. Highway 67**. The Chair declared the Public Hearing to be open and invited those who wished to be heard to come forward.

Gabe McKee, architect, presented full scale drawings to the Council for review. Narrow Gauge Brewing would like to expand their space. There will be a new brewing area, tasting space and offices. No brewing will be done at the current location once the construction at the new location is complete. The hours of operation will be 8 to 5 Monday through Friday for the production staff. The tasting room will be closed on Mondays and hours will vary through the week. Actual construction will be

33 approximately 12-18 weeks, depending upon financing and weather. They hope to have outdoor patio
34 seating in the future, but at this point no definite plans have been made. Any music they decide upon
35 would be inside.

36 The Chair asked if there were any citizens who would like to speak on said public hearing.
37 Being no citizens who wished to speak, Councilman Pagano moved to close P.H. #20-02-008, seconded
38 by Schildroth. Motion carried.

39 The City Clerk reported that Public Hearing #20-02-009 **to authorize a Special Use Permit to**
40 **Marikit Villasis-Corbin d/b/a La Patisserie to allow for the operation of a sit-down, carry-out**
41 **restaurant located at 119 Flower Valley Shopping Center.** The Chair declared the Public Hearing
42 to be open and invited those who wished to be heard to come forward.

43 Marikit Villasis-Corbin, petitioner and chef, explained that the shop will be a French Asian
44 pastry shop. She originally worked out of her home, but out grew it and moved to Surry Plaza. Her
45 business has continued to grow and she has had numerous requests from customers to be able to sit
46 down and have tea. Ms. Corbin would like to have seating for thirty. She is attempting to use local
47 suppliers, including Goekes and Dierberg's, and she uses the finest ingredients. She might have up to
48 five employees.

49 The Chair asked if there were any citizens who would like to speak on said public hearing.
50 Being no other citizens who wished to speak, Councilman Siam moved to close P.H. #20-02-009,
51 seconded by Eagan. Motion carried.

52 The City Clerk reported that Public Hearing #20-02-010 **to authorize a Special Use Permit to**
53 **Avis Budget Car Rental, LLC, to allow for the operation of a car leasing facility located at 730 N.**
54 **Hwy 67.** The Chair declared the Public Hearing to be open and invited those who wished to be heard
55 to come forward.

56 Jeff Wagner, petitioner, stated that Avis would like to open a car rental facility in Florissant.
57 The proposed site is in the Florissant Meadows Shopping Center and was previously a tire center. The
58 site has been vacant for over five years. The five bays will be utilized for parking only because the cars
59 will not be maintained at this location. They will only be cleaned on site. Typically they will have an
60 average of 10 cars on site and there is an abundance of customer parking. Due to safety concerns, they
61 have decided to designate five parking spaces for drop-off and pick-up of vehicles. Customers will not
62 drive the cars from the bays.

63 The Chair asked if there were any citizens who would like to speak on said public hearing.
64 Being no citizens who wished to speak, Councilman Siam moved to close P.H. #20-02-010, seconded
65 by Manganelli. Motion carried.

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

67 Councilman Siam moved that Bill No. 9580 Ordinance to authorize a Special Use Permit to
68 Nyshawn Harvey d/b/a Latte Lounge to allow for the operation of a coffee shop located at 2190 N.
69 Waterford, be read for a second time, seconded by Caputa. Motion carried and Bill No. 9580 was read
70 for a second time. Councilman Siam moved that Bill No. 9580 be read for a third time, seconded by
71 Pagano. Motion carried and Bill No. 9580 was read for a third and final time and placed upon its
72 passage.

73 Before the final vote all interested persons were given an opportunity to be heard. Being no
74 citizens who wished to speak, on roll call the Council voted: Harris yes, Manganelli yes, Eagan yes,
75 Caputa yes, Schildroth yes, Henke absent, Pagano yes, Parson yes and Siam yes. Whereupon the Chair
76 declared Bill No. 9580 to have passed and became Ordinance No. 8595.

77 Councilman Parson moved that Bill No. 9581 Ordinance to approve a final subdivision plat of
78 Plaza de Seville for the property located at 13015 New Halls Ferry Road be read for a second time,
79 seconded by Siam. Motion carried and Bill No. 9581 was read for a second time. Councilman Parson
80 moved that Bill No. 9581 be read for a third time, seconded by Caputa. Motion carried and Bill No.
81 9581 was read for a third and final time and placed upon its passage.

82 Before the final vote all interested persons were given an opportunity to be heard. Being no
83 citizens who wished to speak, on roll call the Council voted: Harris yes, Manganelli yes, Eagan yes,
84 Caputa yes, Schildroth yes, Henke absent, Pagano yes, Parson yes and Siam yes. Whereupon the Chair
85 declared Bill No. 9581 to have passed and became Ordinance No. 8596.

86 Councilman Schildroth moved that Bill No. 9582 Ordinance to authorize a Special Use Permit
87 to RL Hunter, LLC d/b/a Dent KO to allow for the operation of a paintless dent removal and window
88 tinting business located at 507 Dunn Road be read for a second time, seconded by Caputa. Motion
89 carried and Bill No. 9582 was read for a second time. Councilman Schildroth moved that Bill No.
90 9582 be read for a third time, seconded by Eagan. Motion carried and Bill No. 9582 was read for a
91 third and final time and placed upon its passage.

92 Before the final vote all interested persons were given an opportunity to be heard. Being no
93 citizens who wished to speak, on roll call the Council voted: Harris yes, Manganelli yes, Eagan yes,

94 Caputa yes, Schildroth yes, Henke absent, Pagano yes, Parson yes and Siam yes. Whereupon the Chair
95 declared Bill No. 9582 to have passed and became Ordinance No. 8597.

96 Councilman Caputa moved that Bill No. 9583 Ordinance to authorize an appropriation of
97 \$14,676.33 from the Park Improvement Fund to account no. 09-5-09-61470 “Capital Additions-Park
98 Improvements” for the repair of the Sunset Trail fence at Cold Water Creek be read for a second time,
99 seconded by Pagano. Motion carried and Bill No. 9583 was read for a second time. Councilman
100 Caputa moved that Bill No. 9583 be read for a third time, seconded by Schildroth. Motion carried and
101 Bill No. 9583 was read for a third and final time and placed upon its passage. Before the final vote all
102 interested persons were given an opportunity to be heard.

103 Robert Smith, resident, questioned the moving and depositing of the funds in 2016 and 2020.
104 Councilman Caputa stated that he would respond to Mr. Smith’s question after talking to the Finance
105 Director.

106 Being no other citizens who wished to speak, on roll call the Council voted: Harris yes,
107 Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Henke absent, Pagano yes, Parson yes and Siam
108 yes. Whereupon the Chair declared Bill No. 9583 to have passed and became Ordinance No. 8598.

109 Councilwoman Pagano moved that Bill No. 9588 Ordinance amending Section 125.065A “Job
110 Classification and Grade Level” by adding and deleting certain job classifications was passed be read
111 for a second time, seconded by Schildroth. Motion carried and Bill No. 9588 was read for a second
112 time. Councilwoman Pagano moved that Bill No. 9588 be read for a third time, seconded by Henke.
113 Motion carried and Bill No. 9588 was read for a third and final time and placed upon its passage.

114 Before the final vote all interested persons were given an opportunity to be heard. Being no
115 citizens who wished to speak, on roll call the Council voted: Siam yes, Harris yes, Manganelli yes,
116 Eagan yes, Caputa yes, Schildroth yes, Henke absent, Pagano yes and Parson yes. Whereupon the
117 Chair declared Bill No. 9588 to have passed and became Ordinance No. 8598.

118 The next item on the agenda was new business.

119 The first item under new business was board appointments.

120 Councilwoman Pagano moved to reappoint Linda Rose, 1080 Wycomb, to the Parks and
121 Recreation Advisory Commission, seconded by Schildroth. Motion carried. She thanked Ms. Rose for
122 her service to the city.

123 Councilman Siam introduced the Request to transfer Special Use Permit No. 8407 from Hwy.
124 67 BBQ to Shade Partners, LLC d/b/a Shade Restaurant & Bar for the property located at 1752-1754 N.
125 New Florissant Rd.

126 Councilman Siam asked to suspend the rules in order to hear from the petitioner, seconded by
127 Schildroth. Motion carried.

128 Gerald Rankin and Princeton Dew, petitioners, appeared before the Council.

129 Mr. Rankin stated that Shade Restaurant will be having the same business as Hwy 67 BBQ,
130 with the same menu. They would like to upscale the restaurant by “white plating” it. He would also
131 like to add a comedy club to the business. No kitchen will be needed, just the BBQ bit for cooking.
132 The petitioners hope to be open for lunch from 10:30 and close at 9:00 pm. The weekends will have
133 more extended hours.

134 Councilman Siam expressed some concerns. He noticed on social media that the restaurant
135 might be more like a night club or tavern. Mr. Dew stated that his graphic designer misunderstood and
136 he brought along a revised flyer. He added that the comedy stage would be in the same location as it
137 is now. Although he wanted primarily to add a comedy club, there might be, on occasion, a band
138 performance. Councilman Siam noted that this particular transfer of special use permit did not allow
139 for the selling of tickets. A new special use permit would be necessary.

140 Councilman Eagan asked Mr. Hessel if the introduction of a comedy show substantially
141 changed the operation of the business. Mr. Hessel responded that this special use request was solely for
142 a restaurant. The introduction of a “comedy show” changed the use beyond the restaurant. They could
143 transfer the Special Use Permit tonight and operate as a restaurant only, then come back before
144 Planning & Zoning and request a special use for comedy club/events.

145 In response to Councilwoman Pagano’s question, the petitioners stated that they will have 3
146 comedy shows a year, with the possibility of more. She also suggested that if they were serving food
147 on “white plates,” a dish washer would be needed for sanity purposes.

148 Councilman Eagan suggested postponing this request until the details could get be sorted out
149 with the Building Commissioner and staff.

150 Councilman Schildroth moved to postpone the request for a Transfer of Special Use Permit No.
151 8407 from Hwy. 67 BBQ to Shade Partners, LLC d/b/a Shade Restaurant & Bar for the property
152 located at 1752-1754 N. New Florissant Rd. for the operation of a restaurant until 2/24/2020,
153 seconded by Eagan. Motion carried.

154 Councilman Eagan moved to postpone the request for a Full Liquor by the Drink License for
155 Shade Partners, LLC d/b/a Shade Restaurant & Bar located at 1752-1754 N. New Florissant Rd until
156 2/24/2020, seconded by Schildroth. Motion carried.

157 Councilman Caputa introduced Resolution No. 1013 supporting the City of Florissant grant
158 application to the East-West Gateway Council of Government Transportation Improvement Program
159 FY 21-24 for the St. Denis Street reconstruction Phase II and said Resolution was read for the first
160 time. Councilman Caputa moved that Resolution No. 1013 be read for a second time, seconded by
161 Schildroth. Motion carried and Resolution No. 1013 was read for a second time. Councilman Caputa
162 moved that Resolution No. 1013 be read for a third time, seconded by Pagano. On roll call the
163 Council voted: Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Henke absent,
164 Pagano yes, Parson yes and Siam yes. Having received the unanimous vote of all members present
165 Resolution No. 1013 was read for a third and final time and placed upon its passage. Before the final
166 vote all interested persons were given an opportunity to be heard. Being no persons who wished to
167 speak, on roll call the Council voted: Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth
168 yes, Henke absent, Pagano yes, Parson yes, and Siam yes. Whereupon the Chair declared Resolution
169 No. 1013 to have been adopted.

170 The next item on the agenda was First Readings.

171 Councilman Henke introduced Bill No. 9584 Ordinance to authorize a Special Use Permit to
172 Florissant Brewing Company, LLC, d/b/a Narrow Gauge Brewing Company for the operation of a
173 brewpub located at 1545 N. Highway 67 and said Bill was read for the first time by title only.

174 Council as a whole introduced Bill No. 9585 Ordinance to authorize a Special Use Permit to
175 Marikit Villasis-Corbin d/b/a La Patisserie to allow for the operation of a sit-down, carry-out restaurant
176 located at 119 Flower Valley Shopping Center and said Bill was read for the first time by title only.

177 Councilman Henke introduced Bill No. 9586 Ordinance to authorize a Special Use Permit to
178 Avis Budget Car Rental, LLC for the operation of a car leasing facility located at 730 N. Hwy. 67 and
179 said Bill was read for the first time by title only.

180 Councilman Eagan moved to amend the agenda in order to remove Bill No. 9587, seconded by
181 Pagano. Motion carried.

182 Councilman Caputa introduced Bill No. 9588 Ordinance amending Section 125.065 A “Job
183 Classification and Grade Level” by adding and deleting certain job classifications and said Bill was
184 read for the first time. Councilman Caputa moved that Bill No. 9588 be read for a second time,

185 seconded by Pagano. Motion carried and Bill No. 9588 was read for a second time. Councilwoman
186 Pagano moved that Bill No. 9588 be read for a third time, seconded by Manganelli. On roll call the
187 Council voted: Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Henke absent,
188 Pagano yes, Parson yes and Siam yes. Having received the unanimous vote of all members present
189 Bill No. 9588 was read for a third and final time and placed upon its passage. Before the final vote all
190 interested persons were given an opportunity to be heard.

191 Being no persons who wished to speak, on roll call the Council voted: Harris yes, Manganelli
192 yes, Eagan yes, Caputa yes, Schildroth yes, Henke absent, Pagano yes, Parson yes and Siam yes.
193 Whereupon the Chair declared Bill No. 9588 to have passed and became Ordinance No. 8599.

194 The next item on the Agenda was Council Announcements.

195 Councilman Eagan reminded everyone to donate to the TEAM food pantry. There will be a pub
196 crawl on 4/25 to benefit the Valley of Flowers Committee. He announced the St. Ferdinand annual
197 charity basketball tournament will benefit Natalie Pessimenti and will be held the end of February.

198 Councilman Harris announced that a postcard is coming to the residents of Ward 1 inviting
199 everyone to a Ward meeting on Tuesday, February 18th at the JFK Community Center as well as a
200 Ward 1 litter clean up on Saturday, March 21st.

201 Councilman Parson cautioned residents about warming up their cars and leaving them
202 unattended. Car theft is a crime of opportunity and residents need to monitor their vehicles. He stated
203 that February was Black History Month and in 1964 the Civil Rights Act was passed and signed into
204 law by President Lyndon Johnson.

205 Councilwoman Pagano announced that St. Mark's Methodist Church will be holding their
206 annual chili cook-off on February 22.

207 Councilman Caputa reminded everyone to secure their firearms and not leave them in their cars.
208 He reminded anyone not to leave their cars running when warming them up. It creates a crime of
209 opportunity.

210 The next item on the Agenda was Mayor Announcements.

211 Mayor Lowery announced the Mardi Gras Party sponsored by Old Town Partners will be held
212 on Saturday, February 15th. The money raised goes back into the community. On March 12th from 4-
213 8 will be a public hearing for the Hwy 270 project at the Florissant Valley Community College.

214 The Council President announced that the next regular City Council Meeting was scheduled for
215 Monday, February 24, 2020 at 7:30 pm.

216 Councilwoman Pagano moved to adjourn the meeting, seconded by Manganelli. Motion
217 carried. The meeting was adjourned at 9:11 p.m.

218

219

220

Karen Goodwin, MPPA/MMC/MRCC

221

City Clerk

222 The following Bills were signed by the Mayor:

223

224 Bill No. 9580 Ord. 8595

225 Bill No. 9581 Ord. 8596

226 Bill No. 9582 Ord. 8597

227 Bill No. 9583 Ord. 8598

228 Bill No. 9588 Ord. 8599



CITY OF FLORISSANT
CITY COUNCIL
OPEN-CLOSED EXECUTIVE SESSION

February 10, 2020

The City Council of the City of Florissant met in open Executive Session on Monday, February 10, 2020 at 6:30 pm. in the Council Conference room at 955 rue St. Francois, with President Caputa presiding. On Roll Call the following Council members were present: Schildroth, Pagano, Parson, Siam, Harris, Manganelli, Eagan, Caputa. Councilman Henke was excused. Also present was Mayor Timothy Lowery, City Clerk Karen Goodwin and City Attorney John Hessel.

Councilwoman Pagano moved to call for a closed meeting to discuss personnel matters and confer with the City Attorney pursuant to Section 610.021(3) of the Revised Statutes of Missouri, seconded by Schildroth. On Roll Call the Council voted: Parson yes, Schildroth yes, Henke absent, Eagan yes, Caputa yes, Pagano yes, Jones yes, Harris yes, Siam yes. Motion carried.

The Council discussed personnel issues and conferred with the City Attorney.

Councilwoman Eagan moved to open the closed executive session, seconded by Pagano. On roll call the Council voted: Parson yes, Schildroth yes, Henke absent, Eagan yes, Caputa yes, Pagano yes, Jones yes, Harris yes, Siam yes. Motion carried.

The council proceeded to the Council Chambers for the open session at 7:00 pm.

Council President Caputa stated that the item for the open executive session was the discussion of the I-270 Project presented by Justin Wolf from MoDOT.

Mr. Wolf stated that the I-270 project would extend from Lindbergh to Hwy 367 with significant improvements planned for the roads and bridges in the scope of the project. He discussed the project location, needs and goals including; project done on time and within budget, to maximize the viability of the roadways in that area, provide durable transportation and grow the workforce. He discussed the budget and the schedule and reviewed the details of the project. He stated that there is a Public Hearing on March 12th at Florissant Valley Community College from 4-8 pm.

There being no further business to discuss, Councilman Eagan motioned to adjourn, seconded by Manganelli. Motion carried and the meeting adjourned at 7:28 p.m.

Karen Goodwin
City Clerk

CITY OF FLORISSANT



WORK SESSION MEETING MINUTES

February 12, 2020

The City Council met on Wednesday, February 12, 2020 at 6:30 pm for a work session in the Council Chambers at 955 rue St. Francois, Florissant, Missouri. Council members in attendance included: Eagan, Caputa, Schildroth, Pagano, Parson, Siam, Harris, Manganelli. Henke was excused. Also in attendance were Mayor Timothy Lowery and City Clerk Karen Goodwin. Council President Jeff Caputa stated that a quorum was present and the meeting was brought to order at 6:30 pm.

Business License Fee Increase:

Kimberlee Johnson and Chris Keisker.

Mrs. Johnson explained the history of attempts to increase the business license fees and what the finance department is recommending.

Councilwoman Pagano clarified the issues with why the increase in business license fees did not pass in 2009.

Mrs. Johnson gave an overview of some of the proposed increases. She outlined the amount of revenue that would be produced from the increases if passed by the voters. Mrs. Johnson discussed Article XII, fee Schedule Generally. The discussion involved deleting this section and whether or not it could be added back to the code without a vote of the people.

Councilman Harris asked what the impact of removing Article XII.

Councilwoman Pagano feels that the license fees need to be increase to a level that is appropriate for the current time as compared to other cities.

Councilman Manganelli asked about travel agencies. Mrs. Johnson explained the proposed changes and stated that she would need to do more research.

Mrs. Johnson explained the licensing of professional businesses as opposed to an individual professional person. She discussed the business license increases and calculation for car sales.

** Mayor Lowery asked about the removal of the license fee for organizations. Mrs. Johnson stated that they need to look at closer at that category.

** A question was raised regarding the licensing of Uber and left drivers. Mrs. Johnson stated that she would need to research how those issues are handled.

Economic Development Sales tax

Travis Wilson, Economic Development Director, provided an overview of the Economic Development Sales tax. He presented a list of other cities that have the tax and their total tax rates. He stated that an oversight board that needs to be appointed for this tax. He discussed potential uses for the funds.

Councilman Siam asked about the definition of retail... development of retail.

Council discussed what other cities have used their tax for. Mr. Wilson stated that Hazelwood has a loan program and they are using funds for the Power Plex.

Council discussed other possible uses for the tax revenues.

Discussion of when the Economic Development tax would make sense to put the tax on the ballot.

Use Tax:

The use tax allows the city to collect taxes for out of state purchases. Council discussed whether or not they would like the \$2000 cap.

Council discussed the benefits of having the use tax. They discussed the Wayfair bills that are being considered in Jefferson City currently. Councilwoman Pagano stressed that this issue should go on the next available election ballot.

Update on A&R:

Kimberlee Johnson and Todd Hughes

Mrs. Johnson explained the revenues and expenses for the proposition A & R funds.

Councilman Caputa asked about the numbers of property owners who are participating in the. Crime free program. Officer Perry stated that 95% of the property owners are in the program.

Mr. Hughes stated that the number of vacant properties has gone down.

Councilwoman Pagano questioned the expenses being taken out of the rental property funds.

Councilman Caputa stated that at one time there was a discussion of hiring a handyman to fix up houses.

Mayor asked what the council feels is not being done in the program.

Officer Perry stated that now that most of the property owners have gone through the program, they are having classes quarterly and other cities are looking to start programs of their own.

Councilwoman Pagano asked if some property owners are ready to go to Phase II and Phase III. Officer Perry answered, stating that they do have an apartment complex that will be in phase II.

Mayor asked Mr. Hughes if some things are not being done for lack of funds. Mr. Hughes answered that they do prioritize but the projects are getting done when funds become available.

Mr. Hughes stated that residential rental is at about 30%. He presented a map and graphs with rental properties vs. owner occupied.

Mr. Hughes stated that they have built a good relationship with the owners.

Mr. Robert Smith asked about handouts at the meeting and where the numbers are for the A & R funds.

There being no further business to discuss Councilwoman Pagano moved to adjourn the meeting at 8:21 pm, seconded by Manganelli, motion carried.

Karen Goodwin, MPPA/ MMC/MRCC
City Clerk

1 INTRODUCED BY COUNCILMAN HENKE

2 FEBRUARY 10, 2020

3

4 BILL NO. 9584

ORDINANCE NO.

5

6 **ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO**
7 **FLORISSANT BREWING LLC D/B/A NARROW GAUGE BREWING**
8 **COMPANY FOR THE OPERATION OF A BREWPUB LOCATED AT**
9 **1545 N. HIGHWAY 67.**

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 of Brewpub in
13 the City of Florissant; and

14 WHEREAS, an application has been filed by Florissant Brewing LLC d/b/a Narrow
15 Gauge Brewing Company for the operation of a Brewpub for the property located at 1545 N.
16 Highway 67; and

17 WHEREAS, the Planning and Zoning Commission at their meeting on January 21, 2020
18 has recommended that a Special Permit be granted; and

19 WHEREAS, due notice of public hearing no. 20-02-008 on said application to be held on
20 the 10th of February, 2020 at 7:30 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 Use Permit for a restaurant would be
24 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 1: Special Use Permit is hereby approved for Florissant Brewing LLC d/b/a
30 Narrow Gauge Brewing Company for the operation of a Brewpub located at 1545 N. Highway
31 67, located in a “B-1” local shopping district as depicted by the attached sight plan dated
32 1/15/2020 SK02 and floor plan SK01 dated 1/15/2020 by V3 Studios.

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

35

36 Adopted this ____ day of _____, 2020.

37

Jeff Caputa, Council President

38

39

40 Approved this ____ day of _____, 2020.

41

Timothy J. Lowery, Mayor

42

43 ATTEST:

44

Karen Goodwin, MPPA/MMC/MRCC
City Clerk

45

46

1/29/2020
JMP

CITY OF FLORISSANT

Public Hearing



In accordance with 405.310 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, February 10th, 2020 at 7:30 P.M. on the following proposition:

To authorize a Special Use Permit to Florissant Brewing LLC d/b/a Narrow Gauge Brewing Company for the operation of a Brewpub located at 1545 N. Highway 67(legal description to govern). 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 TDD 839-5142.

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

Council Ward 6 Zoning 'B-1'

**RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN**

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

SIGN. [Signature] DATE: 1-21-2020

SPECIAL PERMIT FOR Operation of a Brewpub

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

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

LOCATION 1545 N Hwy 67, Florissant, MO 63031
Address of property.

1) Comes Now Florissant Brewing LLC dba Narrow Gauge Brewing Company
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As)

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

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


2) The petitioner(s) further state(s) that the property herein described is presently being used for retail 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.

*Attached
1/28/20*

- 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)

Heather Hardesty  heather@narrowgaugestl.com
 PRINT NAME SIGNATURE email and phone

FOR Florissant Brewing 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 GABE MCKEE Digitally signed by GABE MCKEE
 Date: 2019.12.20 16:19:23 -06'00'

ADDRESS 2717 Sutton Blvd St. Louis MO 63143
 STREET CITY STATE ZIP CODE

TELEPHONE / EMAIL 314-922-7212 gabriel.mckee@v3-studios.com
 BUSINESS

I (we) the petitioner (s) do hereby appoint Gabe McKee 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 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 See Attached
- (2) Telephone numbers See Attached
- (3) Business address 1595 N Hwy 67, Florissant, MO 63031
- (4) State of Incorporation & a photocopy of incorporation papers MO
- (5) Date of Incorporation 11/14/2014
- (6) Missouri Corporate Number LC001425389 / EIN 47-2365176
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. Narrow Gauge Brewing Company
- (8) Name in which business is operated Narrow Gauge Brewing Company
- (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 Heather Hardesty / Gabe McKee, Pool King Property
Address 1545 N Hwy 67, Florissant, MO 63031

Property Owner Jon & Joan Repking (under contrat SHB Enterprises LLC)

Location of property Florissant MO, St Louis County

Dimensions of property 240' x 184'

Property is presently zoned B-1' Local Shopping District Requests Rezoning To Special Use: Brewpub

Proposed Use of Property Brewpub

Type of Sign Monument and Building Height Existing

Type of Construction CMU and Metal Frame Number Of Stories 1

Square Footage of Building 8,194 Number of Curb Cuts 2

Number of Parking Spaces 34 Sidewalk Length _____

Landscaping: No. of Trees _____ Diameter _____

No. of Shrubs _____ Size _____

Fence: Type NA Length _____ Height _____

PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:

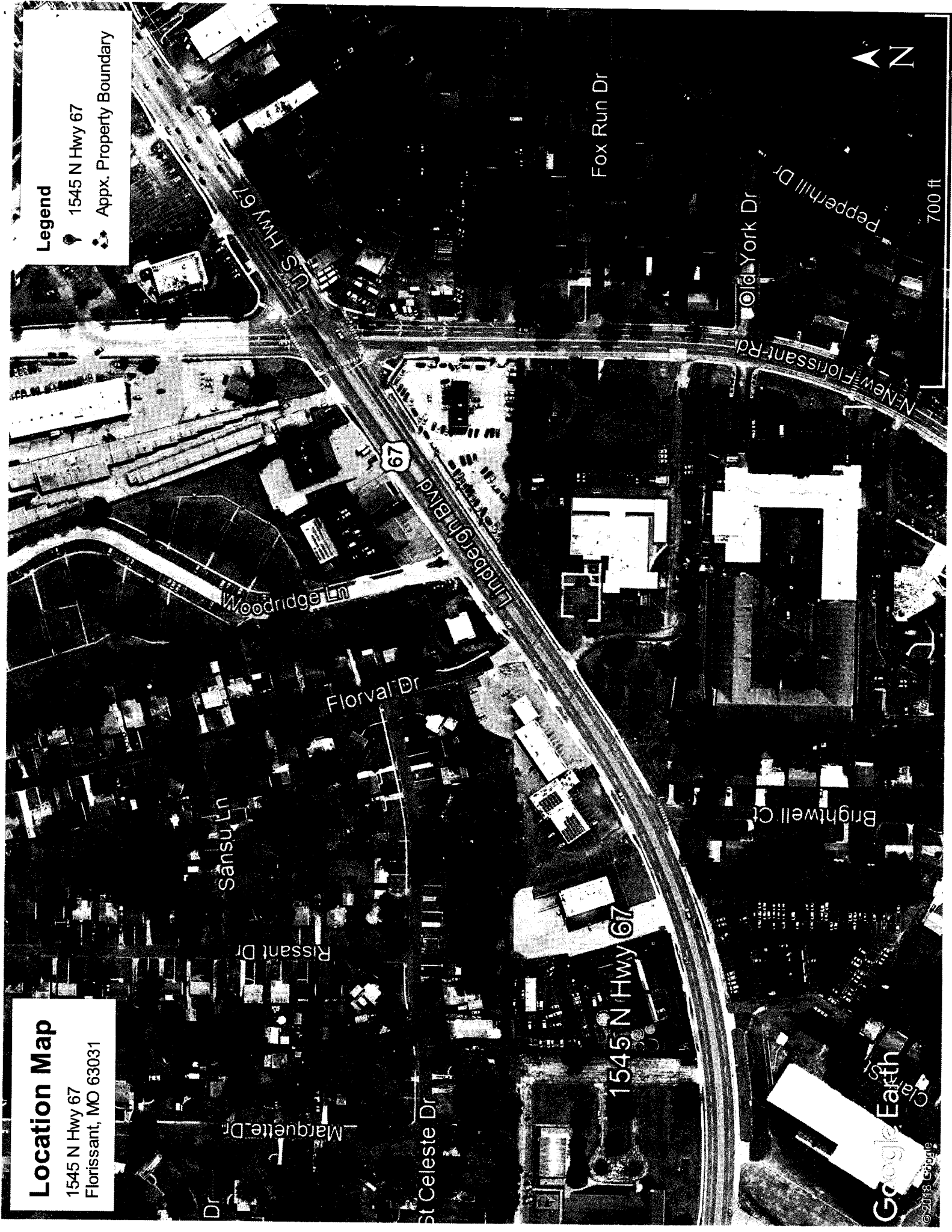
1. Zoning of adjoining properties.
2. Show location of property in relation to major streets and all adjoining properties.
3. Show measurement of tract and overall area of tract.
4. Proposed parking layout and count, parking lighting.
5. Landscaping and trash screening.
5. Location, sizes and elevations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

Location Map

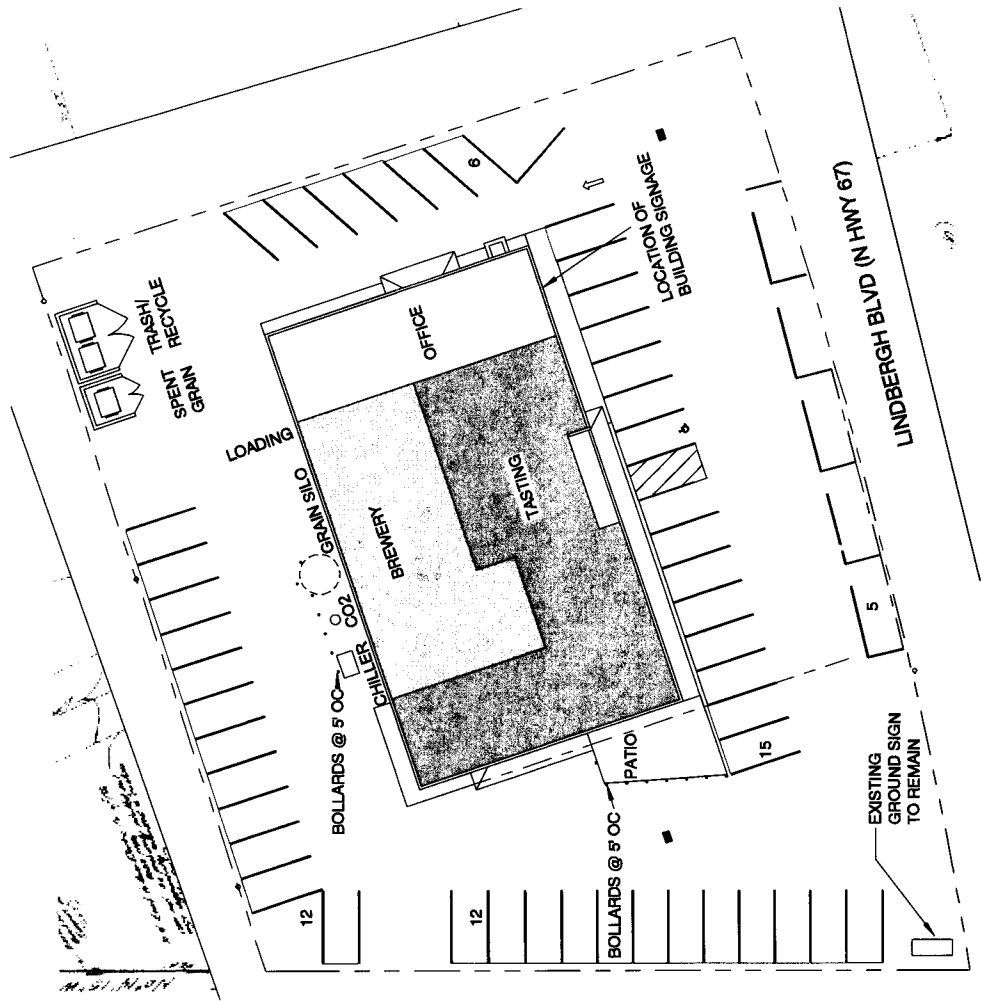
1545 N Hwy 67
Florissant, MO 63031

Legend

- 1545 N Hwy 67
- Appx. Property Boundary



700 ft



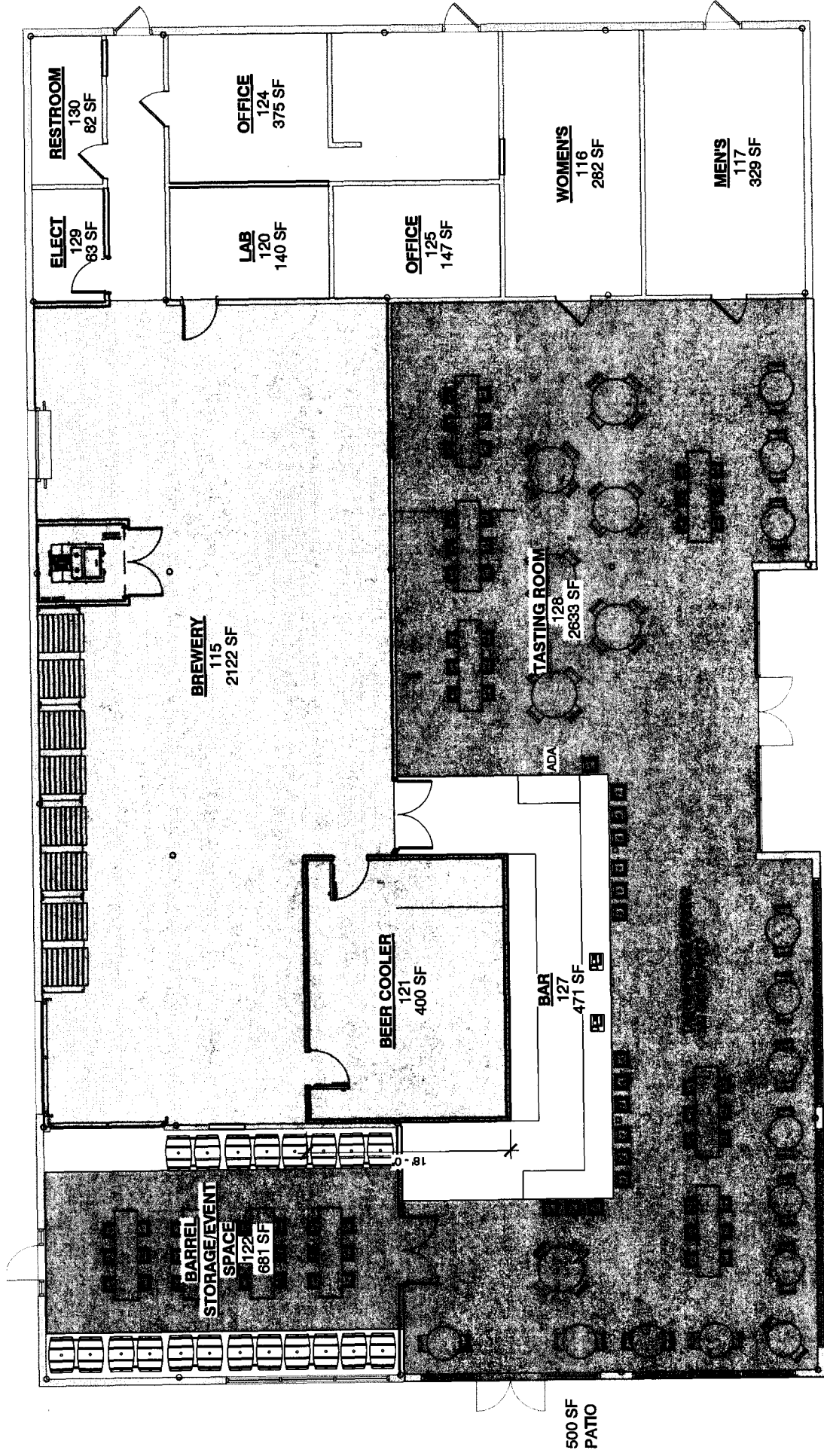
TASTING ROOM & PATIO + STAFF:	3,600 SF @ 12/1,000 GSF	= 44
OFFICE:		= 3
BREWERY/MANUFACTURING:		= 3
TOTAL:		= 60
LOADING BREWERY/MANUF:		= 1

PARKING COUNT	27
EXIST	50
REQUIRED	50
PROVIDED	50

V THREE STUDIOS LLC
 2717 Sulton Boulevard
 St. Louis, Missouri 63143
 888.896.2942

NARROW GAUGE BREWERY
 TENANT BUILD-OUT
 1545 US-67 HWY, Florissant, MO 63031

1 ARCHITECTURAL SITE PLAN- EXISTING
 SK02 | 1" = 30'-0"



Sketch/Page No. **SK01**

FLOOR PLAN
01-15-2020
0 1/4 1/2

OCCUPANCY	
TASTING RM	214
OFFICE	3
MANF	4
TOTAL	221

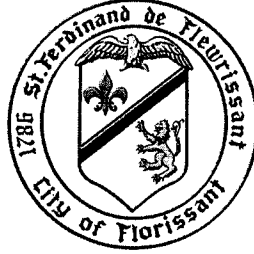
V THREE STUDIOS LLC
2717 Sutton Boulevard
St. Louis, Missouri 63143
888.896.2842

NARROW GAUGE BREWERY
TENANT BUILD-OUT
1545 US-67 HWY, Florissant, MO 63031



1

MEMORANDUM



CITY OF FLORISSANT

2

3

4

5

6

To: Planning and Zoning Commissioners Date: January 15, 2020

7

8

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

9

10

11

12

13

Subject: Request recommended approval of Special Use to allow for Brewpub at
1545 N. Highway 67 in a 'B-3' Zoning District.

14

15

16

STAFF REPORT

17

CASE NUMBER PZ-102120-2

18

19

20

I. PROJECT DESCRIPTION:

21

This is a request for recommended approval of Special Use to allow for a Brewpub at
1545 N. Highway 67 in a 'B-1' Local Shopping District.

22

23

24

25

II. EXISTING SITE CONDITIONS:

26

The existing property is formerly known as Pool King. The tenant proposes to change
the Use of the property. Per County records, the property involved is about 0.9 acres and
contains about 8280 s.f.

27

28

29

30

III. SURROUNDING PROPERTIES:

31

The properties behind and on either side adjacent are located in a 'B-3' District and
include 1325 N Hwy 67 a church, and 1555 N Hwy 67 (paint store) and 1555B N Hwy
67 under Special Use as a parking facility.

32

33

34

35

IV. STAFF ANALYSIS:

36

The application is accompanied by Site and Preliminary floor plans. The front facing
(West) wall of the building has a mixture of concrete block, masonry and glass storefront
with shingle mansard.

37

38

39

- 40 1. Signage. There is no new signage proposed and existing signs to be re-faced.
41 2. Parking: Parking spaces will determine the maximum occupancy. The architect
42 has determined max. occupant load per the IBC, but will be limited to a lower
43 number based upon staff size and number of parking possible on-site.
44 3. Site comments: Trash containers need not be screened from the rear since the rear
45 property is zoned 'B-3', but need to be screened from the right-of-way.
46

47 **VI. STAFF RECOMMENDATIONS:**
48

49 **Suggested Motion for SUP 1545 N. Highway 67:**
50

51 I move to recommend approval of Special Use to allow for a Brewpub at 1545 N.
52 Highway 67 in a 'B-1' Local Shopping District as depicted by attached site plan dated
53 1/15/2020 SK02 and floor plan ~~dated 2017~~ SK01 dated 2017 by V3 Studios LLC, along
54 with the following restrictions to become part of the record: ^ 1/16/2020
55

56
57 (End of suggested motion)

1 INTRODUCED BY COUNCILMAN SIAM

2 FEBRUARY 10, 2020

3

4 BILL NO. 9585

ORDINANCE NO.

5

6 **ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO**
7 **MARIKIT VILLASIS-CORBIN D/B/A LA PATISSERIE TO ALLOW**
8 **FOR THE OPERATION OF A SIT-DOWN, CARRY-OUT**
9 **RESTAURANT LOCATED AT 119 FLOWER VALLEY SHOPPING**
10 **CENTER.**

11

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

15 WHEREAS, an application has been filed by Marikit Villasis-Corbin d/b/a La Patisserie
16 for the operation of a restaurant for the property located at 119 Flower Valley Shopping Center;
17 and

18 WHEREAS, the Planning and Zoning Commission at their meeting on January 21, 2020
19 has recommended that a Special Permit be granted; and

20 WHEREAS, due notice of public hearing no. 20-02-009 on said application to be held on
21 the 10th of February, 2020 at 7:30 P.M. by the Council of the City of Florissant was duly
22 published, held and concluded; and

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

26

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

29

30 Section 1: Special Use Permit is hereby approved for Marikit Villasis-Corbin d/b/a La
31 Patisserie to allow for the operation of a sit down, carry-out Restaurant (Bakery/Café/Tea
32 Room/Bistro) at 119 Flower Valley Shopping Center.

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

35

36 Adopted this ____ day of _____, 2020.

37

38

39

Jeff Caputa, President

40

41 Approved this ____ day of _____, 2020.

42

43

Timothy J. Lowery, Mayor

44

45

ATTEST:

46 Karen Goodwin, MPPA/MMC/MRCC
47 City Clerk

CITY OF FLORISSANT

Public Hearing



In accordance with 405.310 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, February 10th, 2020 at 7:30 P.M. on the following proposition:

To authorize a Special Use Permit to Marikit Villasis-Corbin d/b/a La Patisserie to allow for the operation of a sit-down, carry-out restaurant located at 119 Flower Valley Shopping Center (legal description to govern). 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 TDD 839-5142.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant – Public Works
314-839-7648

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

Please Print or Type The Following Information

Property Address: 119 Flower Valley, Florissant, MO 63033

Property Owners Name: Bill Q. Yu Phone #: _____

Property Owners Address: 919 Bellevue Dr., St. Louis, MO 63141

Business Owners Name: Frank Villaris - Cobos Phone #: (314) 518 3337

Business Owners Address: 3710 Av. de Paris, Florissant, MO 63034

DBA (Doing Business As) La Boutique

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

Agents Address: _____ Phone #: _____

Request _____

State complete request (print or type only).

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

Frank Villaris - Cobos
Applicant's Signature

12-21-2019
Date

Received by: JES Receipt # 018538 Amount Paid: 300 Date: 12-30-19

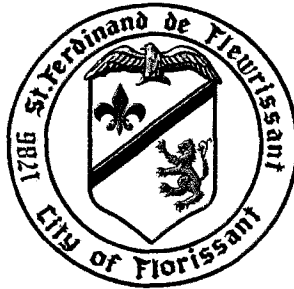
STAFF REMARKS: _____

DATE APPLICATION REVIEWED: _____

SIGNATURE OF STAFF WHO REVIEWED APPLICATION

COMMISSION ACTION TAKEN:
RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN
[Signature]
SIGN. 1-21-2020 DATE: _____
See the Council 1/28/20

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



City Of Florissant – Public Works
314-839-7648


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

PLANNING & ZONING ACTION

Council Ward 9 Zoning R-3

**RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN**

Initial Date Petitioner Filed 12/21/19
Building Commissioner to complete
ward, zone & date filed

SIGN.  DATE: 1-21-2020

SPECIAL PERMIT FOR Special permit for Bakeshop/ Café/ Tea room with seasonal outdoor patio
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 119 Flower Valley, Florissant, MO 63033
Address of property.

1) Comes Now Marikit Villasis - Corbin
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
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 Bakery 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)

 PRINT NAME SIGNATURE / email and phone
 FOR **La Patisserie**

 (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 **119 Flower Valley, Florissant, MO 63033**
 STREET CITY STATE ZIP CODE
 TELEPHONE / EMAIL **314-5183337** / _____
 BUSINESS

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

Signature of Petitioner authorizing an agent

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

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

REQUIRED INFORMATION

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

1) Type of Operation:

Individual Partnership _____ Corporation _____

(a) If an individual:

- (1) Name and Address Marikit Villasis- Corbin 3710 Av de Paris
- (2) Telephone Number 314-5183337
- (3) Business Address 119 Flower Valley
- (4) Date started in business March 17 2017
- (5) Name in which business is operated if different from (1) La Patisserie
- (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 Marikit Villasis - Corbin
Address 119 Flower Valley
Property Owner Bill Q Yu
Location of property 119 Flower Valley, Florissant, MO 63033
Dimensions of property 36'.9 x 53'.5
Property is presently zoned 9 Requests Rezoning To _____
Proposed Use of Property Bakery/ Café/ Tearoom with seasonal outdoor
Type of Sign Pylon Height 10'
Type of Construction Type 1 Number Of Stories 1
Square Footage of Building 1920 Number of Curb Cuts _____
Number of Parking Spaces 246 Sidewalk Length 20'
Landscaping: No. of Trees less than 10 Diameter 2'
No. of Shrubs less than 10 Size small
Fence: Type _____ Length _____ Height _____

PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:

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

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

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

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


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

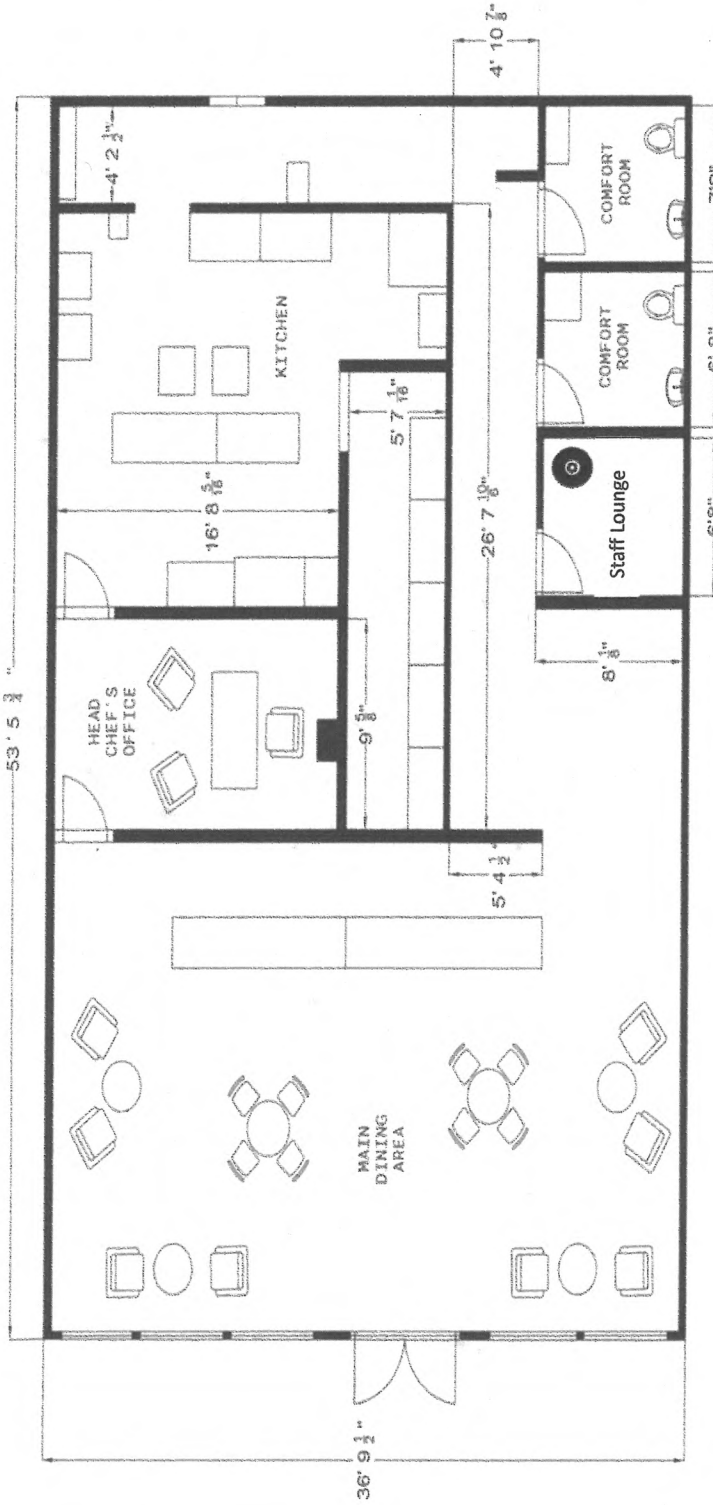
OFFICE USE ONLY

Date Application reviewed _____


STAFF REMARKS: _____

Building Commissioner or Staff Signature

Project Title: La Patisserie HQ
Owner/Developer: Mrs. Marikit Vilbas-Corbis
Architect: Stephanie V. Legaspi
PRC No. 0000435
Interiors: 
Sheet Contents: Interior Base Plan
Sheet Number: A-01
Remarks: <small>THIS PLAN AND SPECIFICATIONS ARE THE PROPERTY OF MOLA INTERIORS. ANY REPRODUCTION OR DISTRIBUTION OF THIS PLAN AND SPECIFICATIONS WITHOUT THE WRITTEN PERMISSION OF MOLA INTERIORS IS STRICTLY PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR THE CONSTRUCTION OF THIS PROJECT OR FOR THE QUALITY OF THE PRODUCTS OR MATERIALS USED THEREIN.</small>



A INTERIOR BASE PLAN A-01



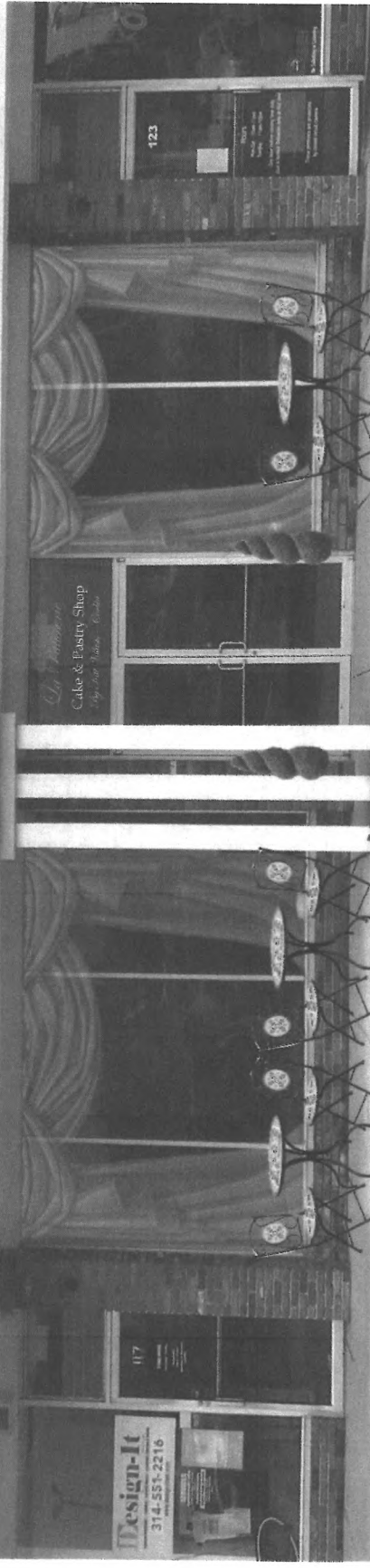
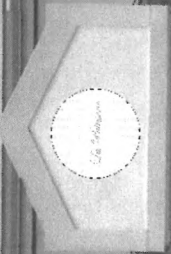
Interior Base Plan - Flower Valley

Unit 119 Flower Valley Shopping Center
Highway 67, Florissant, Mo 63033



CECIL
WILTAKERS

La Patisserie Cake & Pastry Shop

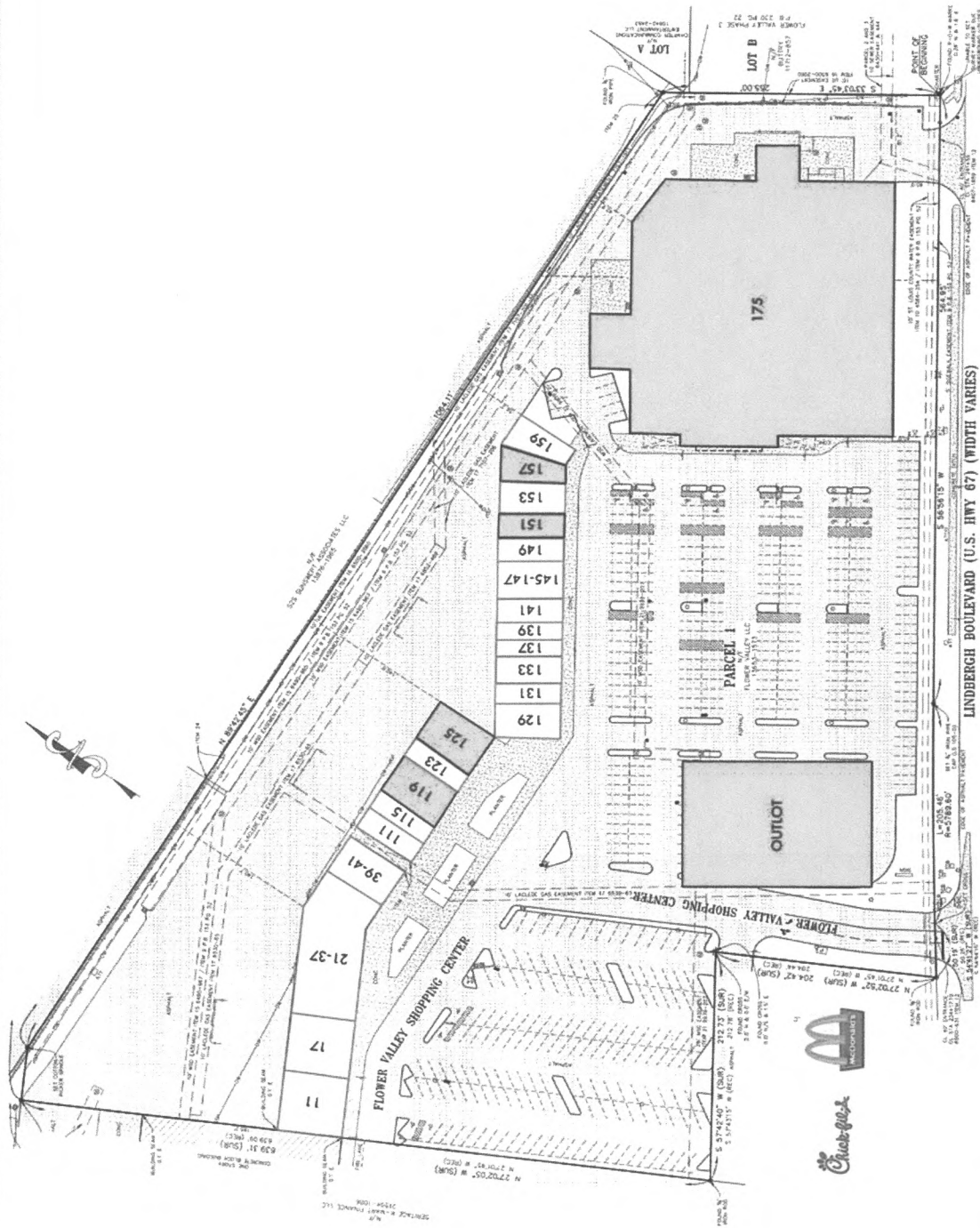


FLOWER VALLEY SHOPPING CENTER

SITE PLAN

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

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



Suite	Tenant	SF
11	St. Louis Community Credit Union	2,280
17	Old St. Louis Chop Suey	2,400
21-37	Maxi Beauty	9,780
39-41	New York Grill	1,980
111	The Cave Anime Outlet & Smoke Shop	1,200
115	One Dish Wonders	1,080
117	Design It	1,020
119	AVAILABLE	1,920
123	Cecil Whittaker's Pizza	900
125	AVAILABLE	2,280
129	Privilege Lounge	2,280
131	Pet Planet	1,020
133	Gross Keys Vacuum	1,920
137	Pyramid Home Health Services	900
139	Sid's Eyebrow Threading	1,080
141	Angie's Pro Nails	1,200
145-47	Pyramid Home Health Services	1,920
149	C Fit Fitness	960
151	AVAILABLE	1,080
153	Master Cleaners	2,040
157	AVAILABLE	1,416
159	Studio Cutz Barber & Beauty Salon	1,416
175	AVAILABLE	60,000

LOCATION.
commercial real estate



www.LocationCRE.com

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

FLOWER VALLEY SHOPPING CENTER

MARKET AERIAL

ALEX APTER

314.818.1562 (DIRECT)

314.488.5900 (MOBILE)

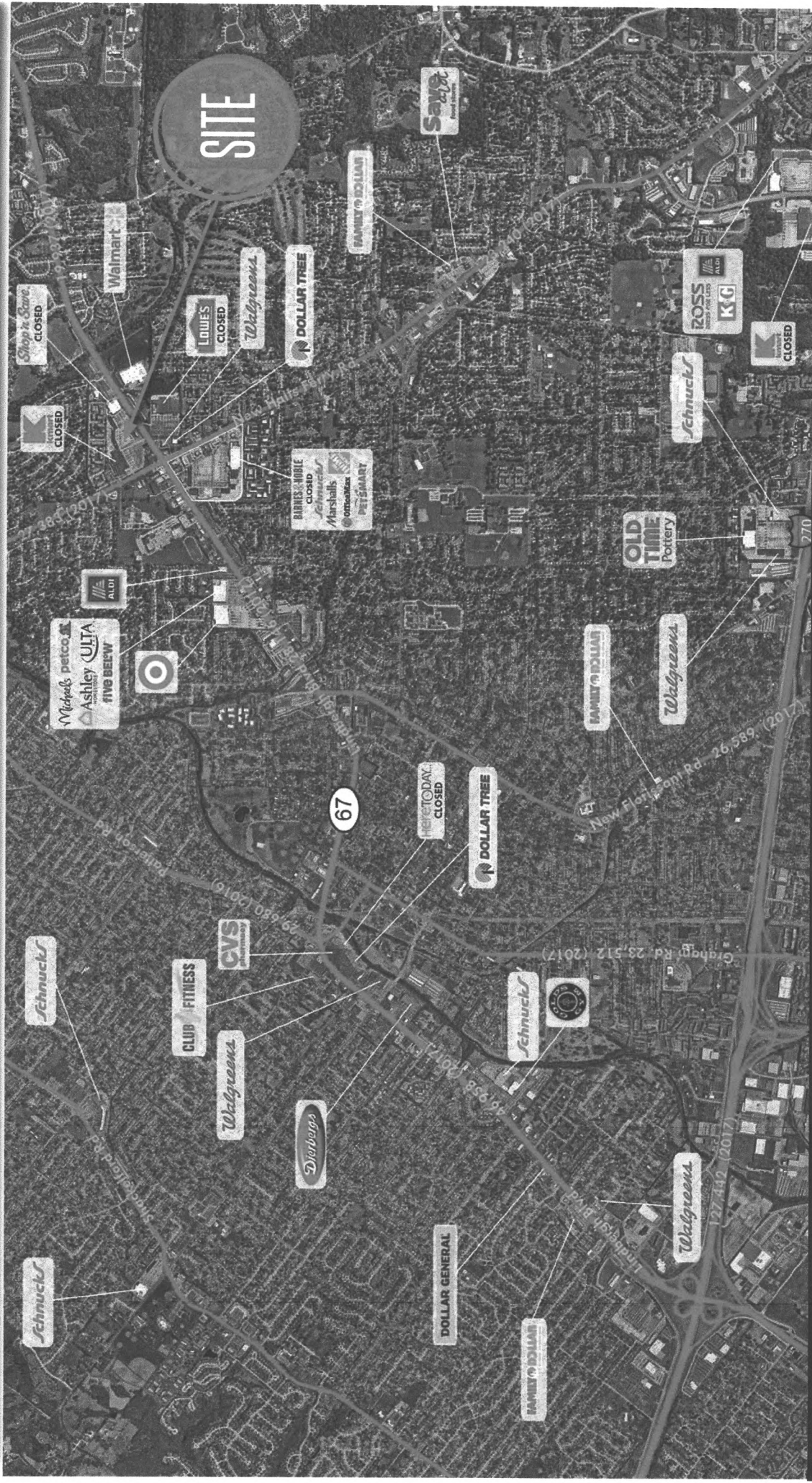
Alex@LocationCRE.com

SCOTT BITNEY

314.818.1550 (OFFICE)

314.276.4673 (MOBILE)

Scott@LocationCRE.com



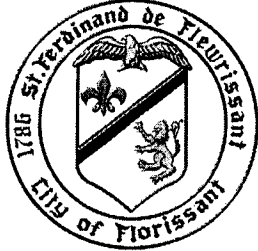
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3

MEMORANDUM



4
5
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8

CITY OF FLORISSANT- Building Division

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

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16

To: Planning and Zoning Commissioners Date: January 15, 2020

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

17
18
19
20

Subject: Request recommended approval for a Special Use to allow for a Bakery/Café/Tea Room/Bistro at 119 Flower Valley Shopping Center (La Patisserie) in an existing 'B-3' Zoning District.

21
22

STAFF REPORT
CASE NUMBER PZ-012120-3

23
24

I. PROJECT DESCRIPTION:

This is a request for recommended approval to allow for a Bakery/Café/Tea Room/Bistro at 119 Flower Valley Shopping Center (La Patisserie) in an existing 'B-3' Zoning District. Refer to Plans submitted: drawing: A-01 by MOLA Interiors- Architect, attached.

25
26
27
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30

II. SITE CONDITIONS:

The existing property at 3-155 Flower Valley is a Shopping Center of 10.38 acres and 16,470 s.f. built in 1971 according to County records. The original tenant space was 36'-8" x 57'-7" gross s.f. The site contains 454 parking spaces for both Shop & Save and the Shopping Center, accounting for cart corral spaces used by the grocer.

31
32
33
34
35
36

III. SURROUNDING PROPERTIES:

The property to the West side is 1 Flower Valley in a 'B-3' Zoning District and an Outlot near the highway is the McDonald's restaurant at 3165 N Highway 67, in the 'B-3' Extensive Business District. The property is adjacent to a small section to the north of 14300 New Halls Ferry, a bank in the 'B-3' Extensive Business District and surrounds

41 the Shop & Save building at 175 Flower Valley Shopping Center in a 'B-5' Planned
42 Commercial District. The property to the North is an Apartment complex in the County.

43
44 **IV. STAFF ANALYSIS:**

45 **Site comments:**

46 The Site locators indicate this is proposed in a strip building within Flower Valley
47 Shopping Center. It appears that unit 119 Flower Valley is in between 115 and
48 123 Flower Valley SC and is a space that is 53'-5 3/4" x 36'-9 1/2" per plan, or 1966
49 s.f. The definition of Restaurant fits these proposed Uses best, as the definition of
50 "Bistro" is a small restaurant.

51
52 Parking conditions have changed over the years. The approved Shop & Save
53 Development Plan indicates 741 parking for both the grocery of 60,903 s.f. and
54 the strip center of 16, 470 s.f., however, the area behind the building was striped
55 for parking to meet the 1990 requirement.

56 Per today's parking code, the following would be the calculation:

57 Food markets over 5000 s.f. at 4.5/1000 s.f. x 60,903= 274

58 Commercial Retail centers under 100,000 s.f. at 4/1000 s.f. x 16, 470 s.f. = 65*

59 Total spaces at current ratios = 339

60 Spaces currently striped = 454

61
62 The calculations for parking at this address are:

63
64 119 Flower Valley SC

65 Cocktail Lounge 1 space for every 3 seats 16/3= 5

66 2 spaces for every 3 employees max. shift, say 2

67 Total required = 7

68
69 Retail requirement would be 1966 s.f. x 4/1000 = 7.8 Therefore, this use neither
70 increases or decreases parking required for the shopping center. Uses such as
71 bars, restaurants in the shopping center sometimes affect the required parking
72 total.

73
74 **A-01 Comments:** This is a schematic plan indicating café, office, break room kitchen
75 and 2 Comfort Rooms as they are sometimes called.

76
77 **VI. STAFF RECOMMENDATIONS:**

78 **Suggested Motion for Recommended Approval** to allow for a "restaurant" at **119**
79 **Flower Valley Shopping Center (Privilege Cocktail Lounge)** in an existing 'B-3'
80 Zoning District.

81
82 I move to **Recommended Approval** for a Special Use Permit to allow for a sit down,
83 carry-out Restaurant (Bakery/Café/Tea Room/Bistro) at **119 Flower Valley Shopping**
84 **Center (La Patisserie)** in an existing 'B-3' Zoning District, subject to the restrictions of
85 the 'B-3' Extensive Business District, and following stipulations:

86 (end of Suggested Motion and report)

1 INTRODUCED BY COUNCILMAN HENKE
2 FEBRUARY 10, 2020

3
4 BILL NO. 9586

ORDINANCE NO.

5
6
7 **ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO AVIS**
8 **BUDGET CAR RENTAL, LLC FOR THE OPERATION OF A CAR**
9 **LEASING FACILITY LOCATED AT 730 N. HIGHWAY 67.**

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 of car leasing
14 facility in the City of Florissant; and

15 WHEREAS, an application has been filed by Avis Budget Car Rental, LLC for the
16 operation of a car leasing facility for the property located at 730 N. Highway 67; and

17 WHEREAS, the Planning and Zoning Commission at their meeting on January 21, 2020
18 has recommended that a Special Permit be granted; and

19 WHEREAS, due notice of public hearing no. 20-02-010 on said application to be held on
20 the 10th of February, 2020 at 7:30 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 Use Permit for a restaurant would be
24 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 1: Special Use Permit is hereby approved for Avis Budget Car Rental, LLC for
30 the operation of a Car Leasing establishment in a ‘B-3’ Zoning District, as proposed by the
31 attached plan A1 and A2 by Avis Budget Group, subject to the regulations of the ‘B-3’
32 “Extensive Business District” with the following additional requirements the included sign
33 package page 5 dated 12/13/2019 for a 64 sq. ft. wall sign on page 5.

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

37
38 Adopted this _____ day of _____, 2020.

39
40
41 _____
42 Jeff Caputa
43 President of the Council

44 Approved this _____ day of _____, 2020.

45

46

47

Timothy J. Lowery
Mayor, City of Florissant

48 ATTEST:

49

50 _____
Karen Goodwin, MPPA/MMC/MRCC

51 City Clerk

1/29/2020
Emp

CITY OF FLORISSANT

Public Hearing



In accordance with 405.310 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, February 10th, 2020 at 7:30 P.M. on the following proposition:

To authorize a Special Use Permit to Avis Budget Car Rental, LLC for the operation of a Car Leasing Facility located at 730 N. Highway 67 (legal description to govern). 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 TDD 839-5142.

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

Council Ward 4 Zoning _____

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

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

SIGN. [Signature] DATE: 1-21-2020
SPECIAL PERMIT FOR operation of a car rental facility
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 730 N Highway 67
Address of property.

1) Comes Now Avis Rent a Car, Budget Rent a Car
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 Vacant store within the shopping center 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.

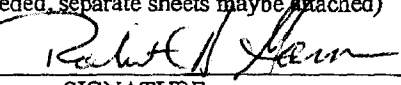
*cc to [unclear]
1/29/20*

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)

Robert Gorman  / robert.gorman@avisbudget.com 973-496-4896
PRINT NAME SIGNATURE email and phone

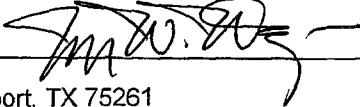
FOR Avis Budget Car Rental, LLC ASST SECRETARY'S CORPORATE COUNSEL
(company, corporation, partnership)

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.

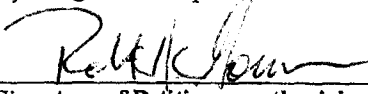
8) I (we) hereby certify that, as applicant (circle one of the following):

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 P.O. Box 612707 DFW Airport, TX 75261
STREET CITY STATE ZIP CODE
TELEPHONE / EMAIL 972-453-4051 / jeff.wagner@avisbudget.com
BUSINESS

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


Signature of Petitioner authorizing an agent

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

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

REQUIRED INFORMATION

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

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

(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 Avis Budget Car Rental, LLC
- (2) Telephone numbers 973-496-4896
- (3) Business address 6 Sylvan Way, Parsippany, NJ 07054
- (4) State of Incorporation & a photocopy of incorporation papers Delaware
- (5) Date of Incorporation April 29, 1996
- (6) Missouri Corporate Number FL0730663
- (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 Avis and Budget Car Rental
- (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 Avis Budget Car Rental, LLC

Address P.O. Box 612707, DFW Airport, TX 75261

Property Owner FM3 BP Associates, LLC

Location of property 730 N Highway 67

Dimensions of property Approximately 569' x 1,025' = 12.40 acres

Property is presently zoned B-3 Requests Rezoning To N/A - SUP only

Proposed Use of Property Car rental office

Type of Sign Existing Height _____

Type of Construction Existing Number Of Stories One

Square Footage of Building 5,875 Number of Curb Cuts Five (5)

Number of Parking Spaces 582 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.

LEGAL DESCRIPTION

492-790 N Highway 67 part of Florissant Meadows Shopping Center

EXHIBIT A

A tract of land in Surveys 172, 173 and 174 of ST. FERDINAND COMMON FIELDS in Township 47 North, Range 6 East and in Lots D, E, F, G, and 106 of the New Town of St. Ferdinand and being more particularly described as follows:

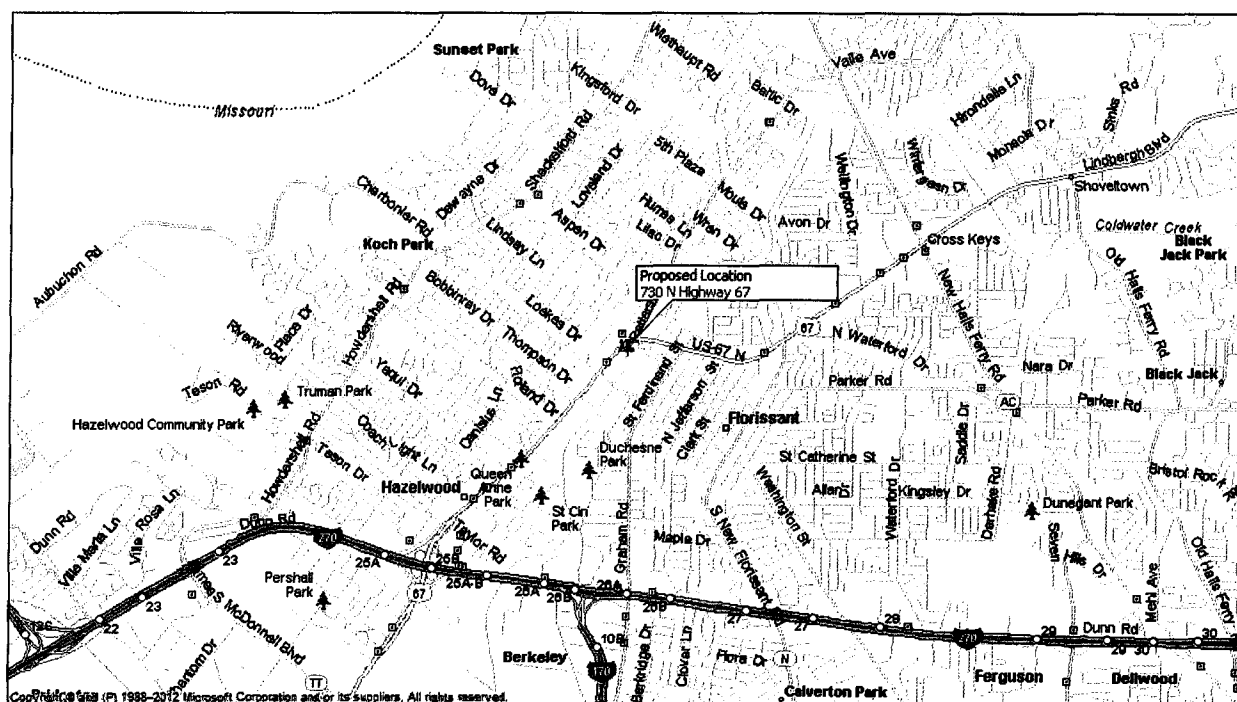
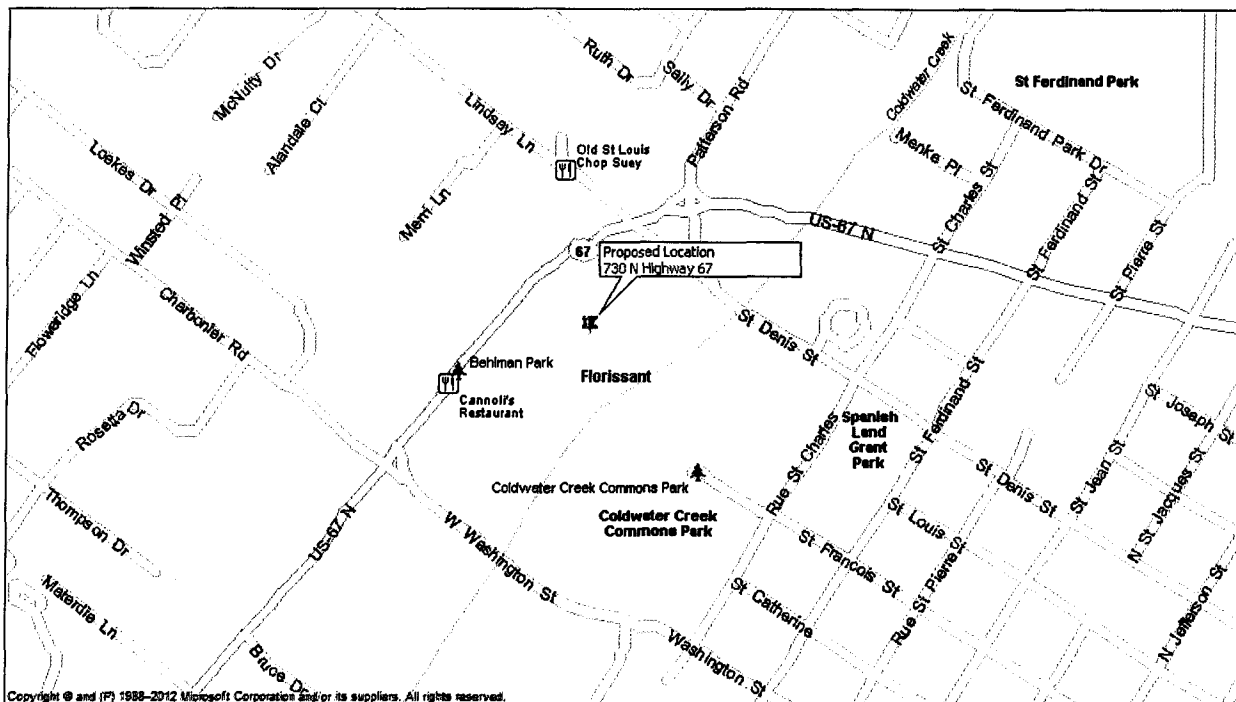
Beginning at an iron pipe in the Southwestern line of tract conveyed to Joseph Niehoff and wife by deed recorded in Book 876 page 554 of the St. Louis County Records, at its intersection with the Southeastern line of Lindbergh Blvd. 60 feet wide; thence along the Southeastern line of Lindbergh Blvd. North 37 degrees 45 minutes East 325.17 feet to an old stone at a point of curve in said highway line; thence continuing North-eastwardly along said highway line along a curve to the right having a radius of 1243.57 feet a distance of 712.50 feet to a point in the Northeastern line of tract conveyed to Joseph Niehoff and wife by above mentioned deed; thence along said Northeastern line South 53 degrees 12 minutes East 620.19 feet to the center line of Cold Water Creek Drainage Ditch (new location); thence Southwestwardly along said center line along a curve to the right, the chord of which bears South 49 degrees 08 minutes West 378.12 feet to a point; thence continuing along said center line South 62 degrees 11 minutes West 267.0 feet to a point and thence Southwestwardly along said center line along a curve to the left the chord of which bears South 46 degrees 47 minutes West 393.43 feet to a point in the Southwestern line of tract conveyed to Joseph Niehoff by above mentioned deed; thence along said Southwestern line North 53 degrees 59 minutes West 571.92 feet to the place of beginning, EXCEPTING THEREFROM that portion thereof conveyed to the State of Missouri, acting by and through the State Highway Commission of Missouri, by instrument recorded in Book 5734 page 441 to the St. Louis County Records.

Florissant Meadows Shopping Center

730 N Highway 67

Florissant, MO 63031

Avis Budget Car Rental



Avis Budget Car Rental, LLC
Special Use Permit Application

730 N Highway 67
Florissant, MO 63031

Project Narrative

Avis Budget Car Rental, LLC is the parent company of Avis Rent a Car System, LLC and Budget Rent a Car System, Inc. We operate both the Avis and Budget car rental brands throughout the United States and worldwide. We are expanding our greater St. Louis, MO footprint and we're seeking to re-enter the Florissant market having been absent from it for over a decade.

The space selected was a former automotive tire shop but has been vacant for over 5 years. Given that the space was originally designed as an automotive service facility, it provides us with an excellent template from which to operate. Not only is there sufficient space for the rental lobby/customer service office, but ample indoor parking that will allow us to clean vehicle interiors. The shopping center also has adequate parking in the front parking lot, and potentially an additional 190 +/- spaces in the rear parking area.

We are proposing to have no more than 15 rental vehicles parked in the parking lot at any given time. We will typically have less than 10 cars idle at any given time. The bays would be utilized for parking as well thereby limiting the number of cars in marked spaces in front of the shopping center. Our fleet is shared throughout the greater St. Louis area and is shuttled in/out based on reservation demand. Idle vehicles having been returned from weekend or holiday rentals will likely be parked in the rear of the shopping center while awaiting the shuttle crews from STL Lambert.

This will be a full-service car rental facility, servicing both commercial accounts and leisure customers from the surrounding area. We offer daily, weekly, and monthly rates, along with one-way rentals to and from any of our other rental locations within the lower 48 states. Our hours of operation will be Monday through Friday – 7:30 AM to 6:00 PM, Saturday 8:00 AM to 2:00 PM, and Sunday 10:00 AM to 1:00 PM or something very similar.

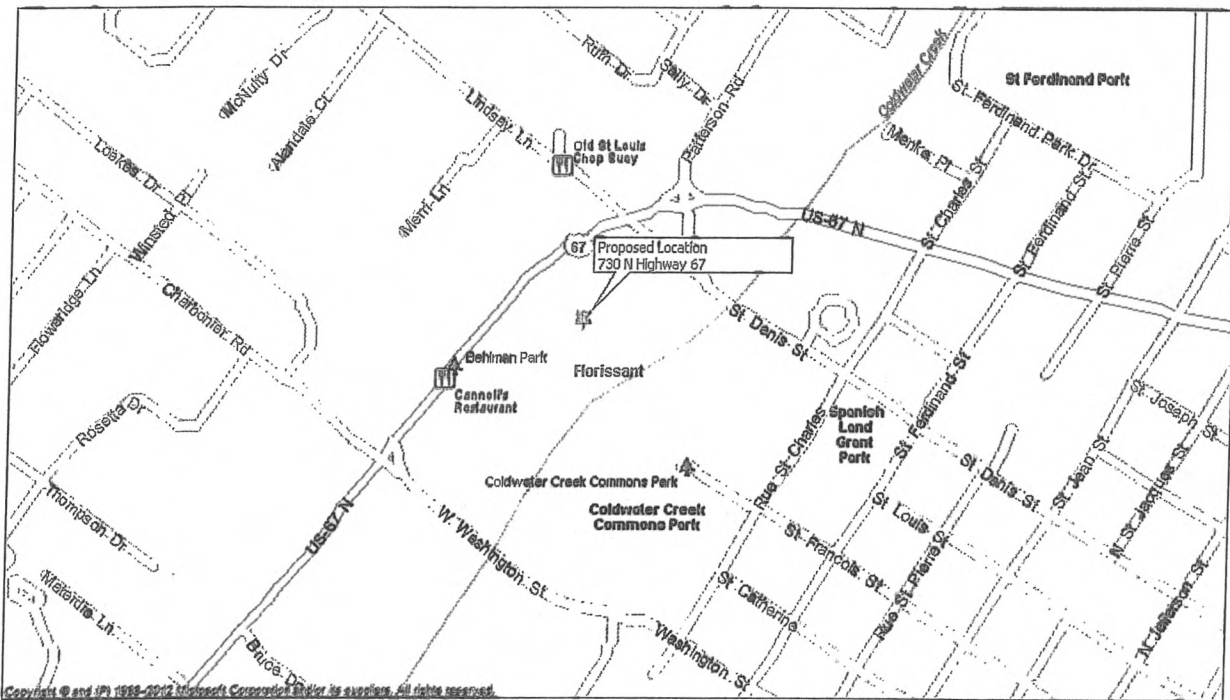
The location is minimally staffed with an independent agency operator. At this particular location, there would be a maximum of two staff members on duty at any time.

Florissant Meadows Shopping Center

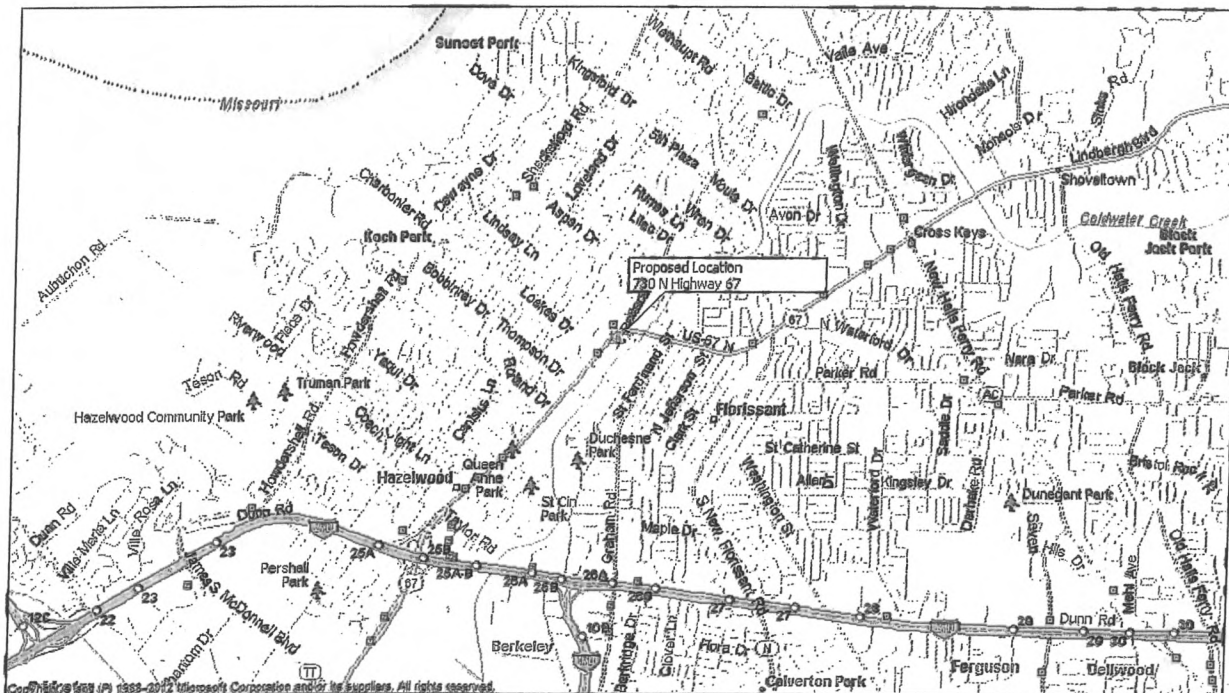
730 N Highway 67

Florissant, MO 63031

Avis Budget Car Rental



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Florissant Meadows

Z = B-3

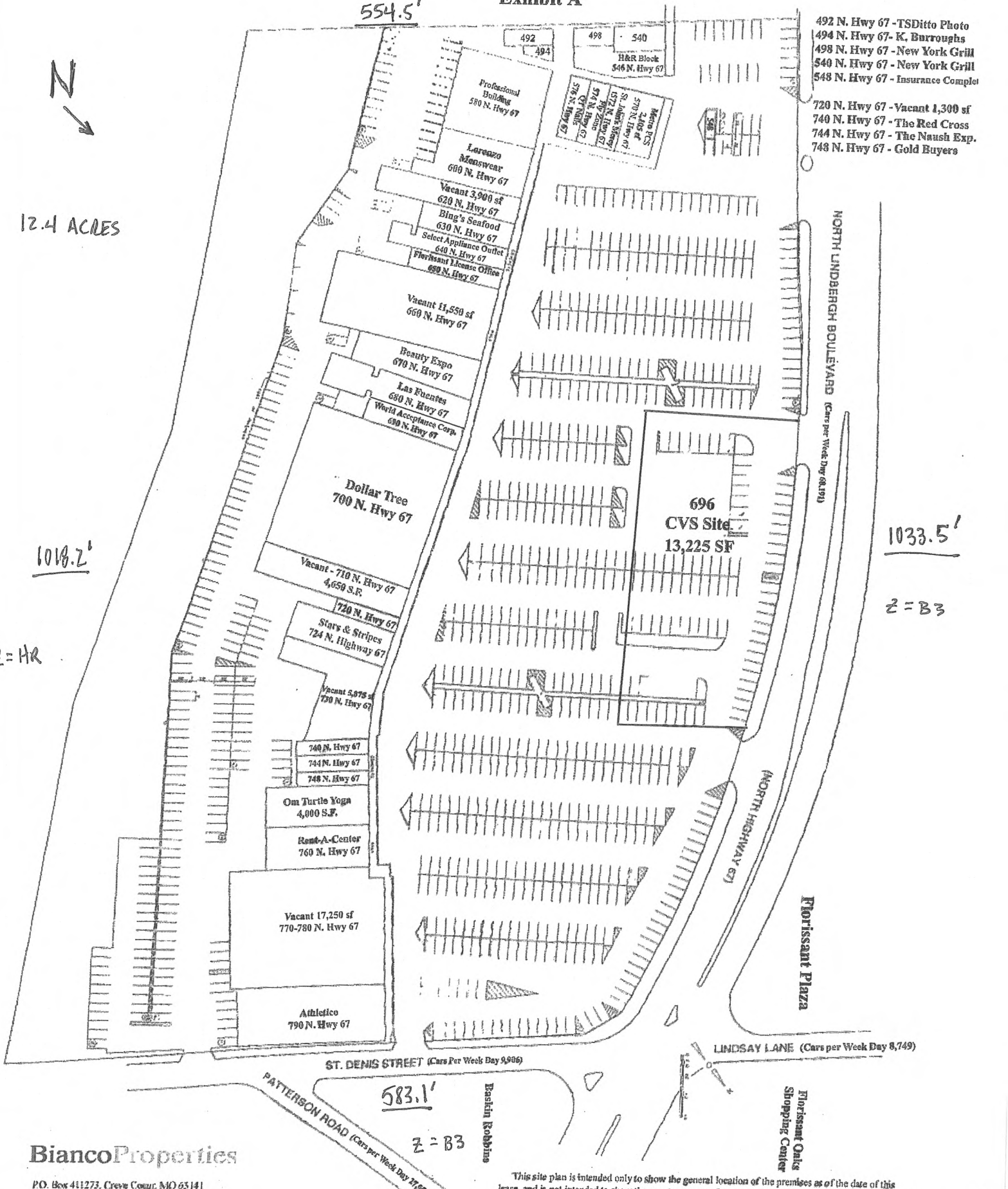
Exhibit A

554.5'



12.4 ACRES

- 492 N. Hwy 67 - TSDitto Photo
- 494 N. Hwy 67 - K. Burroughs
- 498 N. Hwy 67 - New York Grill
- 540 N. Hwy 67 - New York Grill
- 548 N. Hwy 67 - Insurance Comple
- 720 N. Hwy 67 - Vacant 1,300 sf
- 740 N. Hwy 67 - The Red Cross
- 744 N. Hwy 67 - The Naush Exp.
- 748 N. Hwy 67 - Gold Buyers



1018.2'

1033.5'

Z = B3

HR

583.1'

Z = B3

BiancoProperties

P.O. Box 411273, Creve Coeur, MO 63141
Phone: 314.872.8509 www.biancoproperties.com

This site plan is intended only to show the general location of the premises as of the date of this lease, and is not intended to show the exact current or future configuration, number, location, and size of the tenants, occupants, improvements, buildings or common areas of the shopping center. This plan is subject to change at Landlord's discretion.

Avis Budget Car Rental, LLC
 730 N. Highway 67
 Florissant, MO 63031

January 2020

Florissant Meadows Shopping Center
490-790 N Highway 67
Parking Calculations

<u>Address</u>	<u>Tenant</u>	<u>SF</u>	<u>Code/Ratio</u>	<u>Parking Required</u>
492	TS Ditto Photo	1,000	4:1000	4
494	Hair, Mind & Spirit	490	4:1000	2
498	New York Grill Office	690	3:1000	2
540	New York Grill	1,300	1:2 seats + 2 per 3 employees	16
546	H&R Block	2,400	3:1000	8
548	Insuarance Complete	450	3:1000	2
570	Metro PCS	2,105	4:1000	9
572	Mercy	1,100	3:1000	4
574	Fly Zone	1,200	4:1000	5
576	QT Nails	1,200	4:1000	5
580-1	Couch Side Community	480	3:1000	2
580-2	Naumann & Assoc	600	3:1000	2
580-3A	Robyn Lawrence	207	3:1000	1
580-3B	Naumann & Assoc	172	3:1000	1
580-3C	Naumann & Assoc	236	3:1000	1
580-4	Naumann & Assoc	750	3:1000	3
580-5	Robyn Lawrence	609	3:1000	2
580-6	Teague & Assoc	493	3:1000	2
580-6A	TKB Home Care	511	3:1000	2
580-7	Robyn Lawrence	609	3:1000	2
580-9	Lash U	600	3:1000	2
600	Lorenzo's Menswear	5,420	4:1000	22
620	Vacant	3,900	4:1000	16
630	Cajun Crab	2,600	1:2 seats + 2 per 3 employees	22
640	Select Appliance Outlet	2,730	2.5:1000	7
650	License Office	2,000	3:1000	6
660	Vacant	11,550	4:1000	47
670	Beauty Expo	4,748	4:1000	19
680	Las Fuentes	4,320	1:3 seats + 2: per 3 employees	52
690	World Finance	2,000	3:1000	6
700	Dollar Tree	21,000	4:1000	84
710	Vacant	4,650	4:1000	19
720	Vacant	1,300	4:1000	6
724	Stars and Stripes	3,075	4:1000	13
730	Avis Budget Car Rental	5,875	3:1000 Sales + 3 per bay + idle fleet	24
740	Red Cross	1,050	3:1000	4
744	Naush	1,050	4:1000	5
748	A&A Jewelry Repair	1,050	4:1000	5
750	OM Turtle	4,000	3.33:1000	14
760	Rent a Center	4,000	2.5:1000	10
770	Vacant	17,250	4:1000	69
790	Athletico	7,480	4.5:1000	34
Total SF		128,250	Required Parking	561

Total parking in front lot of the shopping center = 582 spaces. Surplus of 21 parking spaces.

Florissant Meadows Shopping Center

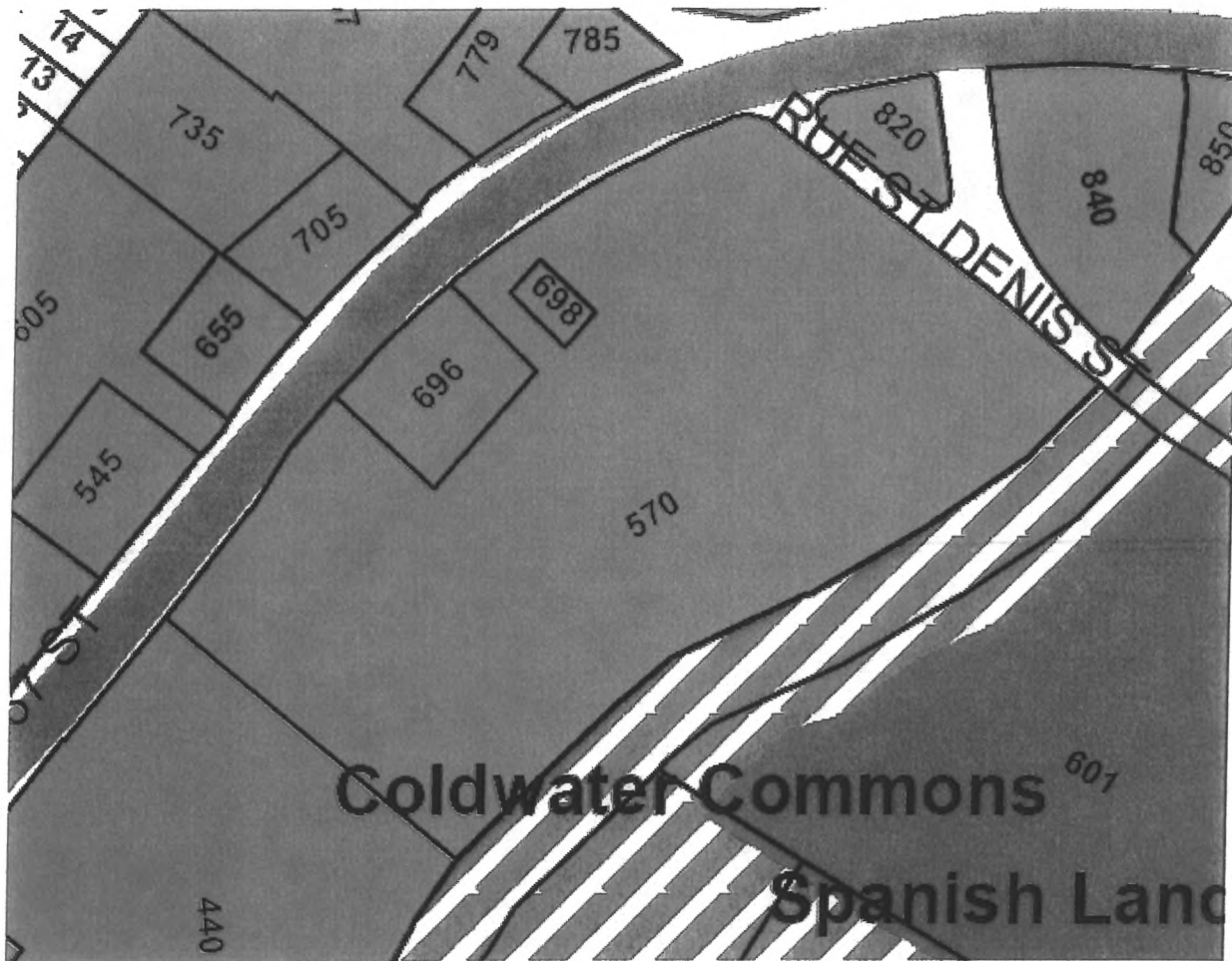
730 N Highway 67

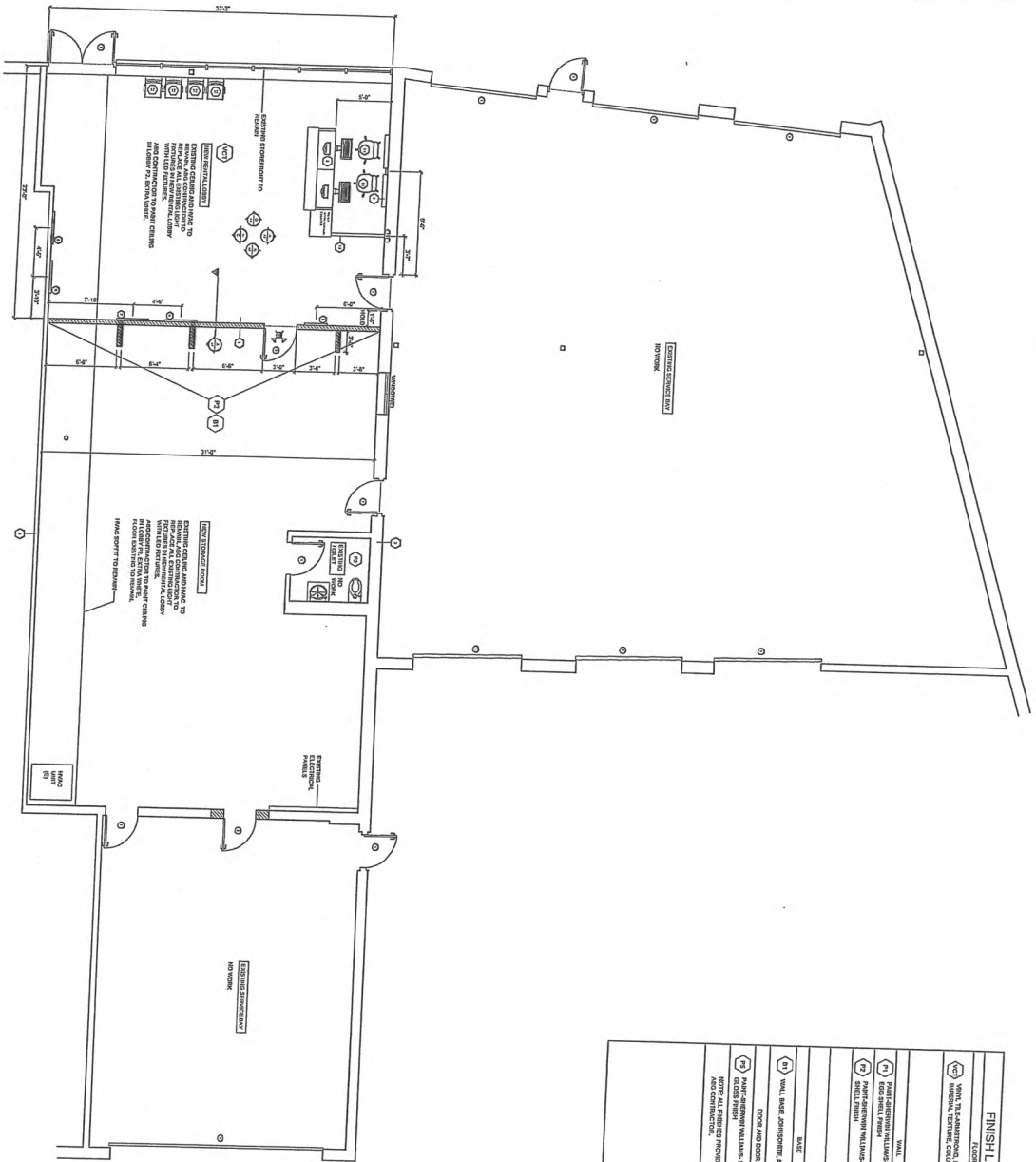
Florissant, MO 63031

Avis Budget Car Rental

Additional information for the zoning of the adjacent properties.

All properties to the northwest, northeast, and southwest are zoned B-3 or B-5. The property to the southeast is zoned HR.

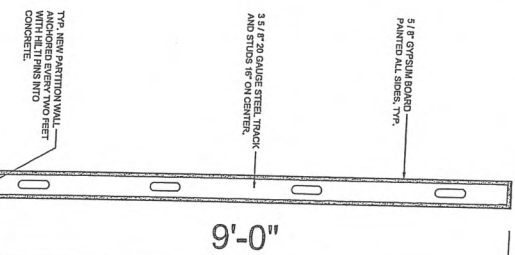




1
 AI SCALE: 1/8"=1'-0"
PROPOSED FLOOR PLAN



FINISH LEGEND		FLOOR PLAN KEYNOTES	
LOCATION	FINISH	KEYNOTE	DESCRIPTION
10	WALL, CEILING, FLOORING, EXTERIOR FINISH, INTERIORS, VERTICAL, CORNERWORK, STAIRS	1	INTERIOR WALL, 7/8" GF AND CONSTRUCTION
11	WALL, CEILING, FLOORING, EXTERIOR FINISH, INTERIORS, VERTICAL, CORNERWORK, STAIRS	2	EXISTING INTERIOR WALL
12	WALL, CEILING, FLOORING, EXTERIOR FINISH, INTERIORS, VERTICAL, CORNERWORK, STAIRS	3	NEW PARTITION WALL, CONSTRUCTION
13	WALL, CEILING, FLOORING, EXTERIOR FINISH, INTERIORS, VERTICAL, CORNERWORK, STAIRS	4	NEW PARTITION WALL, CONSTRUCTION
14	WALL, CEILING, FLOORING, EXTERIOR FINISH, INTERIORS, VERTICAL, CORNERWORK, STAIRS	5	NEW PARTITION WALL, CONSTRUCTION
15	WALL, CEILING, FLOORING, EXTERIOR FINISH, INTERIORS, VERTICAL, CORNERWORK, STAIRS	6	NEW PARTITION WALL, CONSTRUCTION
16	WALL, CEILING, FLOORING, EXTERIOR FINISH, INTERIORS, VERTICAL, CORNERWORK, STAIRS	7	NEW PARTITION WALL, CONSTRUCTION
17	WALL, CEILING, FLOORING, EXTERIOR FINISH, INTERIORS, VERTICAL, CORNERWORK, STAIRS	8	NEW PARTITION WALL, CONSTRUCTION
18	WALL, CEILING, FLOORING, EXTERIOR FINISH, INTERIORS, VERTICAL, CORNERWORK, STAIRS	9	NEW PARTITION WALL, CONSTRUCTION
19	WALL, CEILING, FLOORING, EXTERIOR FINISH, INTERIORS, VERTICAL, CORNERWORK, STAIRS	10	NEW PARTITION WALL, CONSTRUCTION
20	WALL, CEILING, FLOORING, EXTERIOR FINISH, INTERIORS, VERTICAL, CORNERWORK, STAIRS	11	NEW PARTITION WALL, CONSTRUCTION
21	WALL, CEILING, FLOORING, EXTERIOR FINISH, INTERIORS, VERTICAL, CORNERWORK, STAIRS	12	NEW PARTITION WALL, CONSTRUCTION
22	WALL, CEILING, FLOORING, EXTERIOR FINISH, INTERIORS, VERTICAL, CORNERWORK, STAIRS	13	NEW PARTITION WALL, CONSTRUCTION
23	WALL, CEILING, FLOORING, EXTERIOR FINISH, INTERIORS, VERTICAL, CORNERWORK, STAIRS	14	NEW PARTITION WALL, CONSTRUCTION
24	WALL, CEILING, FLOORING, EXTERIOR FINISH, INTERIORS, VERTICAL, CORNERWORK, STAIRS	15	NEW PARTITION WALL, CONSTRUCTION
25	WALL, CEILING, FLOORING, EXTERIOR FINISH, INTERIORS, VERTICAL, CORNERWORK, STAIRS	16	NEW PARTITION WALL, CONSTRUCTION



A
 AI SCALE:
PROPOSED WALL SECTION

NO.	REVISION DESCRIPTION	REV. DATE	BY

avis budget group

DATE:	11 NOV 2019
PROJECT NO.:	
OPERATION:	CENTRAL SOUTHERN REGION
DRAWN BY:	P.DUNLAP
PROJECT MGR.:	JWAGNER
CHECKED BY:	

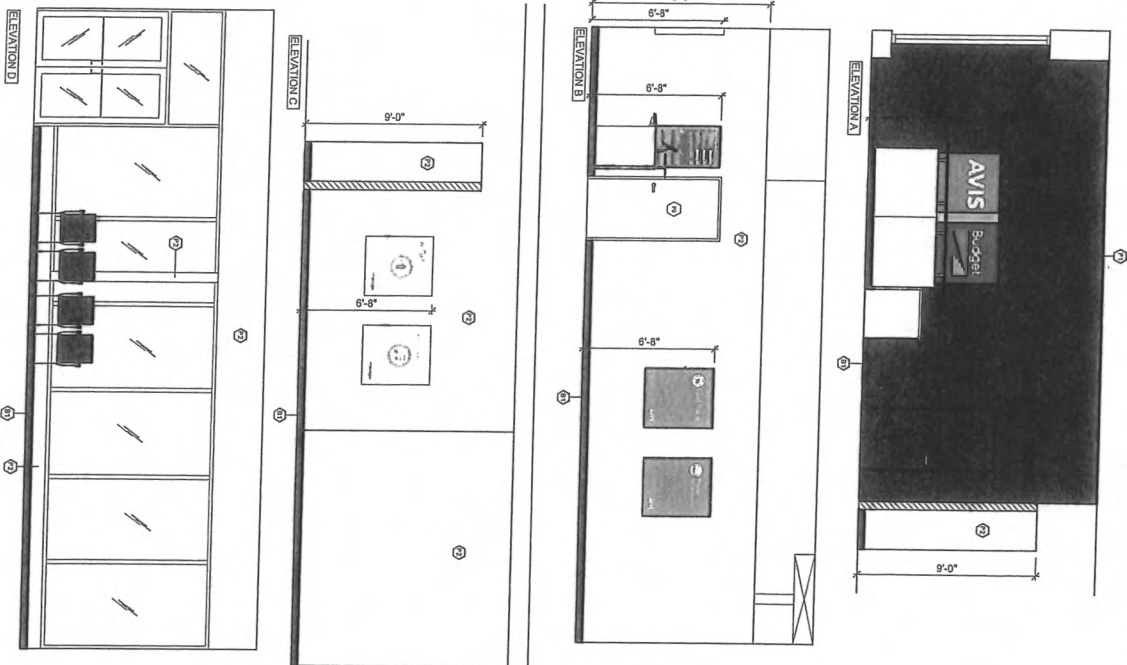
LOCATION	AVIS BUDGET GROUP 730 N HIGHWAY 42 FLORISSANT, MD
PROJECT TITLE	NEW RENTAL STORE
SHEET TITLE	PROPOSED FLOOR PLAN

A1

SHEET NO. 2 OF 2

1
A2

PROPOSED ELEVATIONS
SCALE: 1/2"=1'-0"



FINISH LEGEND	
FLOOR	(K07) VINYL TILE/ELECTRONIC STANDARD EXCELLEN, HIGH SHELL TEXTURE, COLOR: CHOCOLATE, R91915
WALL	(F1) PAINT-SHERWIN WILLIAMS - SYMPOS OVERSPACE, EGG SHELL FINISH
	(F2) PAINT-SHERWIN WILLIAMS - SYMPOS EXTRA WHITE, EGG SHELL FINISH
BASE	(B1) WALL BASE, JOHNSONITE AND BLACK DOOR AND DOOR FRAME
	(F5) PAINT-SHERWIN WILLIAMS - SYMPOS EXTRA WHITE, SEMI GLOSS FINISH
NOTE: ALL FINISHES PROVIDED AND INSTALLED BY ABB CONTRACTOR.	

<p>OF 2</p> <p style="font-size: 2em; font-weight: bold;">A2</p>	<p>LOCATION: AVIS BUDGET GROUP 730 N HIGHWAY 67 FLOESSANT, MO</p>	<p>DATE: 11 NOV 2019</p>	<p>NO. REVISION DESCRIPTION</p>	<p>REV. DATE</p>	<p>BY</p>
	<p>PROJECT TITLE: NEW RENTAL STORE</p>	<p>PROJECT NO:</p>	<p>OPERATION: CENTRAL SOUTHERN REGION</p>		
	<p>SHEET TITLE: PROPOSED ELEVATIONS</p>	<p>DRAWN BY: P.DUNLAP</p>	<p>PROJECT MGR: J.WAGNER</p>		
		<p>CHECKED BY:</p>			



MEMORANDUM



CITY OF FLORISSANT

To: Planning and Zoning Commissioners

Date: January 15, 2020

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

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

Subject: Request recommended approval for a Special Use to allow for a Car Rental establishment at **730 N Highway 67 (Avis Budget)** in an existing 'B-3' Zoning District.

STAFF REPORT **CASE NUMBER PZ-012120-4**

I. PROJECT DESCRIPTION:

This is a request for 'recommended approval' of a Special Use Permit to allow for a Car Rental establishment in a 'B-3' Zoning District. Included with the application are the completed Application, Project Narrative, Site Plan, Parking Calc. Sheet, Zoning Map, Floor Plan.

II. EXISTING SITE CONDITIONS:

The existing property at 730 N Hwy 67 was occupied by Auto Tire. A new business Use precipitates a need for a Special Use Permit to comply with the City Zoning Ordinance.

The subject tenant space on the property contains 5875 square feet part of Florissant Meadows Shopping Center which has 129,111 s.f. The space has a separation wall between it and the tenants in 724 and 740 N Highway 67. The front facing (West) wall of the building is brick veneer and Exterior Insulation and Finish System (EIFS) continuous canopy.

There are adequate parking spaces in front of this tenant space within the Shopping Center as illustrated by the parking calculation sheet presented by the petitioner.

III. SURROUNDING PROPERTIES:

The property to the east is an easement for the Coldwater Creek, the property to the South is an immediately adjacent Florissant Square Shopping Center. The property is bounded by St. Denis and N. Highway 67 with a variety of properties in a 'B-3' District.

IV. STAFF ANALYSIS:

The Project Narrative proposes no more than 15 on-site vehicles, that there would be max. 2 on-staff employees at any one time. Hours of delivery and hours of operation are listed in the application: Monday through Saturday 7:30 a.m. to 7 p.m., closed Sunday.

Signs: There are 2 rental companies that will utilize the one facility, Avis and Budget. A sign package by icon dated 12/19/19 is included.

- A wall sign proposed at 26'-8" x 2'-6" is calculated as $26.67' \times 2.5' \times 2/3 = 64$ s.f. The wall signs could be calculated separately if under separate management or ownership.
- Shopping Center signs on the site are proposed to receive tenant ID face changes.

Zoning Map indicates adjacency to other 'B-3' and 'B-5' Districts and 'HR' Historic Residential across the creek to the rear.

Parking Calculation sheet is included indicating 24 spaces required which includes Sales, 3 per bay and Idle fleet parking, therefore there is minimal impact to the shopping center parking ratio.

Floor Plan A1 comments: Plan indicates new lighting and paint in the office and storage area. Existing bays have no work noted.

A2 comments: Indicates interior finishes and signs in the Rental Lobby.

Site plan shows all existing parking.

VI. STAFF RECOMENDATIONS:

Parking should be clearly marked and striped for this business in front and rear of site for customer pickup and drop off as well as idle vehicle parking in rear.

Suggested Motion for 730 N Highway 67 (Avis Budget):

I move to recommend approval of a Special Use Permit for a Car Leasing establishment in a 'B-3' Zoning District, as proposed by the attached plan A1 and A2 by Avis Budget Group, subject to the regulations of the 'B-3' "Extensive Business District" with the following additional requirements:

- ~~Parking shall be clearly marked and striped for this business in front and rear of site for customer pickup and drop off as well as idle vehicle parking in rear.~~
(end report)

Included is a wall sign 64 s.f. per attached sign package page 5 dated 12/13/19.

TRANSFER OF SPECIAL PERMIT

AUTHORIZED BY ORDINANCE NUMBER (S) 8407

FROM CA44 LLC
671330
TO DIBLA Shade Partners, LLC DIBLA Shade Restaurant + Bar
FOR Restaurant
ADDRESS 1752-54 N. New Florissant Rd
Ward 9 Zoning _____ Date Filed _____ Accepted By [Signature]

TRANSFER OF SPECIAL USE PERMIT PETITION

TO THE CITY COUNCIL OF THE CITY OF FLORISSANT:

1. Comes now Shade Partners, LLC and states to the City Council that he (she) (they) has (have) the following legal interest in the property located at 1752-1754 N. New Florissant Rd 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 Gerald Rankin
Individual's Name

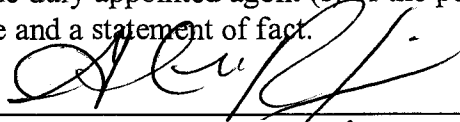
FOR: Shade Partners, LLC
Company, Corporation, Partnership

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

5179 Cabanne Ave. St Louis, MO. 63113

Telephone No.

314-348-1884

Email address

g.Maurice1911@gmail.com

I (we) the petitioner(s) do hereby appoint _____ 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 owner to Transfer Special Permit Petition.



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 Gerald Rankin 5179 Cabanne Ave. STL, Mo 63113

Princeton Dew

Telephone numbers & email addresses 314-348-1884 g.maurice1911@gmail.com

Business name/address/phone Shade Partners, LLC 1752-1754 N. New Florissant Rd 314-403-2094

Photocopy of Corporation/LLC Articles and Certificate _____

Date of incorporation/LLC Jan 2020

Copy of fictitious name registration, if applicable

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



CITY OF FLORISSANT

Honorable Thomas P. Schneider, Mayor

TRANSFER OF SPECIAL USE PERMIT

The undersigned hereby acknowledges receipt of a copy of Ordinance Number 8467.0 which authorized a Special Permit:

TO: Five Acres BBQ / Hwy 67 BBQ

FOR: Restaurant

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.

Princeton Dew

PRINT - NAME OF APPLICANT

[Handwritten Signature]

SIGNATURE OF APPLICANT

CITY HALL
955 Rue St. Francois
Florissant, MO 63031
314 / 921-5700
Fax: 314 / 921-7111
TDD: 314 / 839-5142

POLICE DEPARTMENT
1700 North Highway 67
Florissant, MO 63033
314 / 831-7000
Fax: 314 / 830-6045

PARKS DEPARTMENT
#1 James J. Eagan Drive
Florissant, MO 63033
314 / 921-4466
Fax: 314 / 839-7672

HEALTH DEPARTMENT
#1 St. Ferdinand Drive
Florissant, MO 63031
314 / 839-7654
Fax: 314 / 839-7656

MUNICIPAL COURT
1055 Rue St. Francois
Florissant, MO 63031
314 / 921-3322
Fax: 314 / 839-7663

www.florissantmo.com

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.

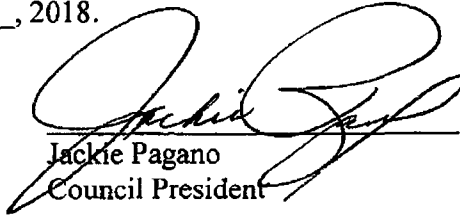
32 Section 3: The Special Use Permit herein authorized shall terminate if the said business
33 ceases operation for a period of more than ninety (90) days.

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

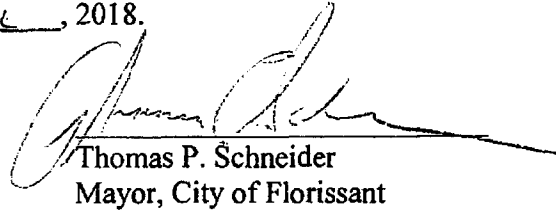
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Adopted this 23 day of April, 2018.


Jackie Pagano
Council President

Approved this 24 day of April, 2018.


Thomas P. Schneider
Mayor, City of Florissant

ATTEST:


Karen Goodwin, MMC/MRCC
City Clerk

CITY OF FLORISSANT

955 rue St. Francois
Phone: 314-921-5700

APPLICATION FOR LIQUOR LICENSE

TYPE OF LICENSE REQUESTED:

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

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

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

TYPE OF OPERATION:

- Individual
- Partnership (Attach list of Partners)
- Corporation - Attach list of officers, addresses, phone no.
- Limited Liability Corp

Name of Business Shade Restaurant and Bar

Business Address 1752-1750 N. New Florissant Rd Phone _____

Names of Applicant, Corporation, or LLC Shade Partners, LLC

Address of Owner 5404 Michigan St. Louis MO 63111 Phone 314-356-5075
Street City State Zip

Name of Managing Officer Princeton Dew

Home Address 5404 Michigan St. Louis MO 63111 Years at address 3
Street City/State Zip Home Phone _____

Managing Officer Date & Place of Birth March 5, 1984 Cell Phone 314-356-5075

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

Managing Officer Personal Property Taxes 20__ 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?: Yes What Charge? Assault
Where? St. Louis Disposition? Dismissed

Citizen of U.S.A.? Yes No Naturalized? Yes No Date _____ () No
If Naturalized, Give Number: _____ Dist. _____
(Provide naturalization documentation)

Do you have an interest in any liquor license which is now in force? NO
If so, give details _____

Have you previously held a liquor license of any type? NO
If so, when and where _____

*cc to case of [unclear]
2/1/20*

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~~ 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? _____
If so, give details _____

Has the location previously been occupied as a liquor establishment, liquor store or tavern? Yes
If so, state name _____

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

If Individual Applicant, sign below:

If Partnership, corporation or LLC complete the following:

Shade Partners, LLC
Trade Name
[Signature]
Signature of Managing Officer

STATE OF MISSOURI) SS
COUNTY OF ST. LOUIS)

Princeton Dew, 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 respects qualified in law to receive such license, and that the answers and statements set out in the above application are true.



BRITTANY PETTET
My Commission Expires
March 27, 2023
St. Louis County
Commission #19534349

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

Subscribed and sworn to before me this 31 day of January, 2020.

[Signature]
Notary Public

My Commission Expires: 03/27/2023

NOTE: APPLICATION MUST BE SWORN TO BEFORE A NOTARY PUBLIC

TO THE CITY CLERK, CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI

APPLICATION FOR SUNDAY LIQUOR LICENSE

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

TYPE OF OPERATION: Individual _____ Partnership _____ Corporation _____ LLC

NAME OF BUSINESS: Shade Partners LLC S/B/A Shade RESTAURANT & BAR

LOCATION: 1752-1756 N. New Florissant RD Telephone: _____

NAME OF APPLICANT (partnership or corporation, give exact trade, LLC or corporate name):
Shade Partners LLC

TRADE NAME IF DIFFERENT: _____

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 _____, and expiring 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 Florissant City 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 License No. _____ authorizing the sale of retail liquor by the drink/package in Florissant for premises described in this application.

STATE OF MISSOURI)SS
COUNTY OF _____)

I/WE _____ of lawful age, being first duly sworn upon (my) (our) oath(s), name of managing officer (or owner or partner)

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

[Signature]
Signature of managing officer (or owner or partner)



BRITTANY PETTET
My Commission Expires
March 27, 2023
St. Louis County
Commission #19534349

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4 DAY OF February 2020

MY COMMISSION EXPIRES 03/27/2023

[Signature]
Notary Public

SUPPLEMENT TO APPLICATION FOR LIQUOR LICENSE

CORPORATION & LIMITED LIABILITY COMPANY:

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

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

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

1. FULL NAME Princeton Dew
SOC. SEC. NO. _____ PLACE OF BIRTH Indianapolis Indiana
DATE OF BIRTH March 5, 1984 SEX _____
PHONE NUMBER 314 - 356-5075
ADDRESS 5404 Michigan St. Louis MO 63117
LAST PREVIOUS ADDRESS _____
NO. OF YRS. 3

2. FULL NAME Gerald M. Rankin
SOC. SEC. NO. _____ PLACE OF BIRTH _____
DATE OF BIRTH June 24, 1970 SEX _____
PHONE NUMBER 314-348-1884
ADDRESS 5179 Cabson Ave St. Louis, MO, 63113
LAST PREVIOUS ADDRESS _____
NO. OF YRS. 8

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

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

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 Wapost Properties PHONE 314-567-1221
ADDRESS 12295 Olive Blvd CITY St Louis STATE MO ZIP 63141

NAME OF BUSINESS Shade Restaurant & Bar PHONE 314-403-2094
ADDRESS 1752-1756 W. New Florentine CITY Flairmont STATE MO ZIP _____

BUSINESS HOURS 11am-1300am
OWNER/MANAGER Princeton Dew PHONE 314-356-5075
HOME ADDRESS 5404 Michigan CITY St Louis STATE MO ZIP 63113

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 Princeton Dew ADDRESS 5404 Michigan Ave
CITY & STATE St Louis MO ZIP 63111 PHONE 314-356-5075
HAS KEY: YES () NO ()

CONTACT #2
NAME Gerald Rankin ADDRESS 5179 Cabanne Ave
CITY & STATE St Louis, MO ZIP 63113 PHONE 314-348-1884
HAS KEY: YES () NO ()

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

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

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

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

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

CITY OF FLORISSANT



FLORISSANT, MISSOURI

WAIVER

Authorization to complete record check

I, Princeton Dew
RESIDING AT 5404 Michigan Ave
IN THE CITY OF St Louis
STATE MO

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

Witness

Signature

Date

Date of Birth

** Social Security Number

**Driver's License Number & State

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



Check Your Voter Registratio

Yes, Princeton Dew is registered at 5404
MICHIGAN AVE ST LOUIS, 63111

Your precinct is 11.05. To view your polling
place and a listing of candidates and issues
on the next ballot, please visit our Voter
Outreach Portal

sos.mo.gov
Internet Privacy Policy
Bid Opportunities
Proposed Rules
Missouri State Government
Employment
Directions
Site Map
Employee Access

Contact Us:
600 West Main Street
Jefferson City, MO 65101
Main Office: (573) 751-4936
Info@sos.mo.gov
Branch Offices



**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: 01/29/2020

Name (1): PRINCETON DEW

Name (2):

Name (3):

Date Of Birth: 03/05/1984

SSN:

Control Number: 4998332

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

PETITION

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

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

Hwy 67 BBO

NAME OF BUSINESS

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

1752-54 N. New Florissant Rd

BUSINESS ADDRESS

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>
<u>Ardmore Finance</u>	<u>1758 N. New Florissant Road</u>	<u>(314) 838-6414</u>
<u>ADMINCARE / REGAL REALTY</u>	<u>1760 N. NEW FLORISSANT Rd</u>	<u>(314) 921-4800</u>
<u>Stephen Bridges / Retro Active</u>	<u>1762 N. New Florissant Rd</u>	<u>(314) 455-9078</u>
<u>HAREN McELROY</u>	<u>1772 N. NEW FLORISSANT</u>	<u>(314) 921-1900</u>

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

[Signature]

Signature of Applicant
(Individual or **Managing Officer**)

Subscribed and sworn to before me this 4 day of February, 2020.

[Signature]

Notary Public

My Commission Expires: 03/27/2023



BRITTANY PETTET
My Commission Expires
March 27, 2023
St. Louis County
Commission #19534349

City of Florissant
Florissant, Missouri 63031

Memo To: Director of Public Works

Date: 1/27/20

From: City Clerk's Office

Re: Liquor License Application

Please furnish to the City Clerk's Office a list of addresses of the assessed taxpaying citizens *owning* property **AND** also the addresses of persons *occupying*, owning or conducting any business on the main or ground floor of buildings within 200 feet of the following business:

HWY 67 BBQ
 Name of Business

1752-54 N. NEW FLORISSANT
 Address of Business

Addresses of assessed tax-paying citizens **owning** property within 200 feet:

Addresses of persons **occupying** or conducting businesses within 200 feet:

KAREN McElroy

CELL PHONE GENIUS
1774 N. NEW FLORISSANT

[Signature]

1772 STATE BEAUTY Supply

Bozalind Peterson

1768-1766 STL LIFESTYLE FITNESS

1764-1762 RETRO ACTIVE

1760 ADMINICARE + REGAL REALTY

1758 ARDMORE FINANCE

TRANSFER OF SPECIAL PERMIT

AUTHORIZED BY ORDINANCE NUMBER (S) 7621

FROM DOSP n Frys

TO House of Jollof

FOR Operation of a sit down, carry-out restaurant

ADDRESS 503 Paul Avenue, Florissant, MO 63031 ^{+catering}

Ward 2 Zoning _____ Date Filed _____ Accepted By _____

TRANSFER OF SPECIAL USE PERMIT PETITION

TO THE CITY COUNCIL OF THE CITY OF FLORISSANT:

1. Comes now Agyeman Manu-Dapaah and states to the City Council that he (she) (they) has (have) the following legal interest in the property located at 503 Paul 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 Dapaah Agyeman Manu-Dapaah
Individual's Name

FOR: House of Jollof LLC
Company, Corporation, Partnership

2/18/2020
cc to Council
Hessul + Mayor

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 Dapcal

ADDRESS 503 Paul Avenue, Florissant, MO 63031

Telephone No. 3146809471 Email address JollgSunday@gmail.com

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

Dapcal
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.

Mo Mangal
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:~~ LLC

Name & address Agyeman Manu-Dapaah, 161 Boardwalk Gardens Dr. Fallon

Telephone number & email address 314 680 9471 jollofSunday@gmail.com

Business name/address/phone House of Jollof

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 _____

Telephone numbers & email addresses _____

Business name/address/phone _____

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)

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CERTIFICATE OF ORGANIZATION

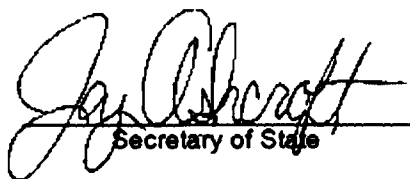
WHEREAS,

House of Jollof LLC
LC001547746

filed its Articles of Organization with this office on the 18th day of July, 2017, 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 18th day of July, 2017, 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 18th day of July, 2017.


Secretary of State





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

LC001547746
Date Filed: 7/18/2017
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

House of Jollof 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:

Food Service

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

AGYEMAN MANU-
DAPAAH

161 BOARDWALK GARDENS DR

O'FALLON MO 63368

Name

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

City/State/Zip

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

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

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

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

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

Name

Address

City/State/Zip

Manu-Dapaah, Agyeman

161 Boardwalk Gardens Drive

Ofallon MO 63368

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>AGYEMAN MANU-DAPAAH</u>
Address:	<u>Email: manudapaah@gmail.com</u>
City, State, and Zip Code:	_____

8. 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:

Agyeman Manu-Dapaah
Organizer Signature

AGYEMAN MANU-DAPAAH
Printed Name

07/18/2017
Date of Signature



CITY OF FLORISSANT

Honorable Thomas P. Schneider, Mayor

TRANSFER OF SPECIAL USE PERMIT

The undersigned hereby acknowledges receipt of a copy of Ordinance Number 7621 which authorized a Special Permit:

TO: Agyeman Manu-Dapaah / House of Jolly LLC

FOR: restaurant

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.

Agyeman Manu-Dapaah

PRINT - NAME OF APPLICANT

Dapaah

SIGNATURE OF APPLICANT

CITY HALL
955 Rue St. Francois
Florissant, MO 63031
314 / 921-5700
Fax: 314 / 921-7111
TDD: 314 / 839-5142

POLICE DEPARTMENT
1700 North Highway 67
Florissant, MO 63033
314 / 831-7000
Fax: 314 / 830-6045

PARKS DEPARTMENT
#1 James J. Eagan Drive
Florissant, MO 63033
314 / 921-4466
Fax: 314 / 839-7672

HEALTH DEPARTMENT
#1 St. Ferdinand Drive
Florissant, MO 63031
314 / 839-7654
Fax: 314 / 839-7656

MUNICIPAL COURT
1055 Rue St. Francois
Florissant, MO 63031
314 / 921-3322
Fax: 314 / 839-7663

www.florissantmo.com

1
2
3
4 INTRODUCED BY COUNCILMAN GRIB
5 AUGUST 10 2009

6
7 BILL NO 8537

ORDINANCE NO 7621

8
9 **AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO AMMA, LLC**
10 **FOR THE LOCATION AND OPERATION OF A SIT DOWN CARRY OUT**
11 **AND CATERING RESTAURANT AT 503 PAUL**
12

13 WHEREAS the Florissant Zoning Ordinance authorizes the City Council of the City of
14 Florissant by Special Use Permit after public hearing thereon to permit the location and operation of a
15 carry out restaurant with catering and

16 WHEREAS an application has been filed by AMMA Inc for the location and operation of a
17 sit down carry out restaurant with catering on the property known as 503 Paul and

18 WHEREAS the Planning and Zoning Commission of the City of Florissant at their meeting of
19 July 20 2009 has recommended that the said Special Use Permit be granted and

20 WHEREAS due notice of a public hearing on said application to be held on the 10 day of
21 August 2009 at 8 00 P M by the Council of the City of Florissant was duly published held and
22 concluded and

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

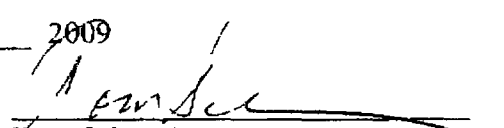
26 NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
27 FLORISSANT ST LOUIS COUNTY MISSOURI AS FOLLOWS
28

29 Section 1 A Special Use Permit is hereby granted to AMMA Inc for the location and operation
30 of a sit down carry out catering restaurant on the property known as 503 Paul

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

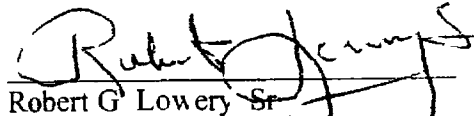
33 Section 3 This ordinance shall become in force and effect immediately upon its passage and
34 approval

35 Adopted this 21 day of August 2009

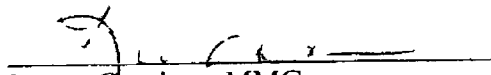
36
37
38 
39 Tom Schneider
40 President of the Council
41 City of Florissant
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Approved this 25th day of August 2009

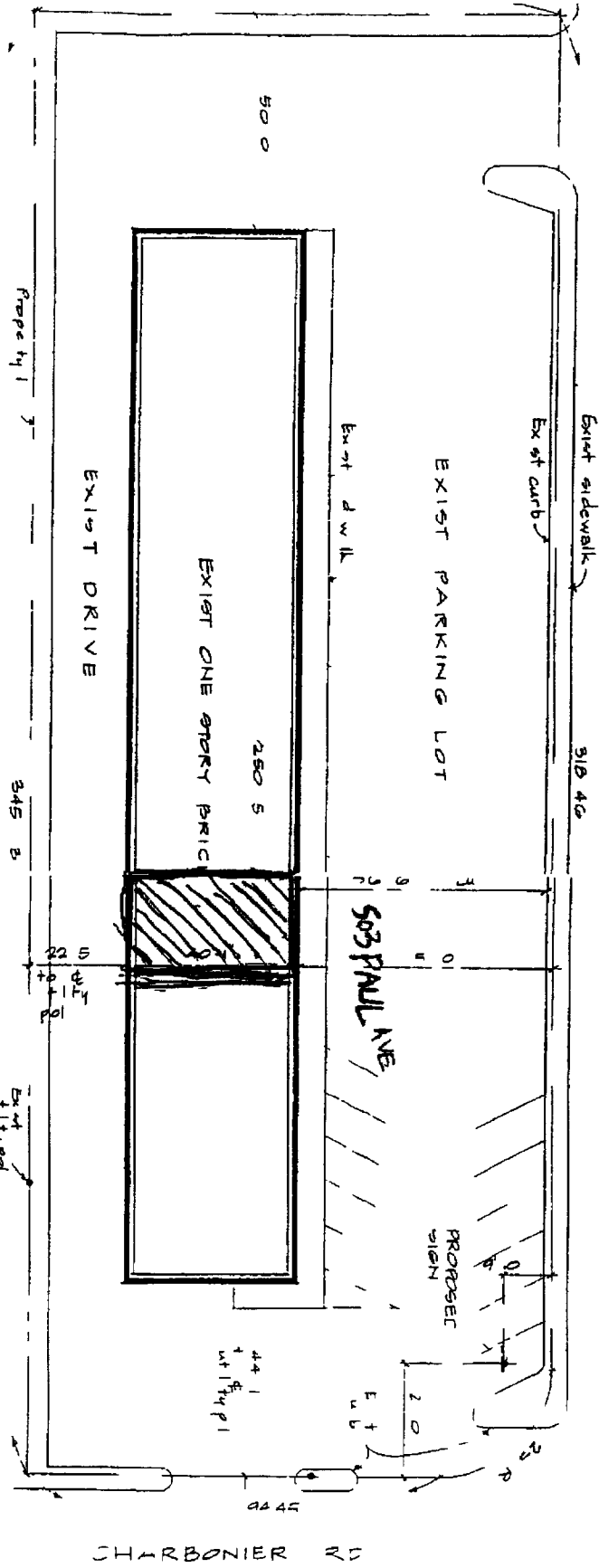

Robert G Lowery Sr
Mayor City of Florissant

ATTEST


Karen Goodwin MMC
City Clerk

7621

PAUL AVE



SITE PLAN

GENERAL NOTES
THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

EXHIBIT 'B' Reduced Drawing See
original attached to Bill No 6619
Ord No _____

RECOMMENDED APPROVAL
 [Signature]
 [Title]

SIGN LOCATION DRAWING FOR
PAUL, PI A7A



Merrick A. Felder

ISSUE
 AUG
 95
 PROJE
 SHEE
 A

7621

R.R

Back Door

mop Drain

Grease Trap

mop sink

Three chamber sink

Exhaust Hood

Sink

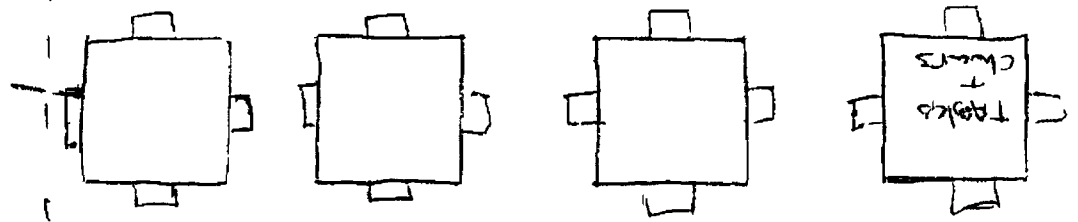
Sink

STORAGE AREA

39'

Ordering + customer center

503 Paul Ave
1131 sqft 1 [] = 1 x 1'



29'

CITY OF FLORISSANT

955 rue St. Francois
314-921-5700

APPLICATION FOR LIQUOR LICENSE

TYPE OF LICENSE REQUESTED:

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

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 Family Dollar Store #28743

Business Address 2568 N. Highway 67, Florissant MO 63033 **Phone** (314)830-3839

Names of Applicant, Corporation, or LLC Family Dollar Stores of Missouri, LLC

Address of Owner 500 Volvo Parkway Chesapeake VA 23320 **Phone** _____
Street City State Zip

Name of Managing Officer Michael Mullooly

Home Address 441 Woodbine CT Arnold, MO 63010 (757) 698-7539 **Years at address** 2 years
Street City/State Zip Home Phone

Managing Officer **Date & Place of Birth** Pittsburgh, PA **Cell Phone** _____

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

Managing Officer **Personal Property Taxes 2018** Paid? (xx) Yes () No (Attach most recent copy)

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

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

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

Do you have an interest in any liquor license which is now in force? No
If so, give details _____

Have you previously held a liquor license of any type? No
If so, when and where _____

Have you ever had a liquor license suspended or revoked?

*2/20/20
cc to cc
Hensel & Mayo*

If so, give details _____

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

If so, give details _____

Have you ever been convicted of any municipal or county ordinance violation? No

If so, give details _____

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

If so, give details _____

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

If so, state name _____

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

If Individual Applicant, sign below:

If Partnership, corporation or LLC complete the following:

Family Dollar Store #28743

Trade Name

Michael Mullooly 12/19/19 Michael Mullooly
Signature of Managing Officer

STATE OF MISSOURI) SS
COUNTY OF ST. LOUIS)

Michael Mullooly _____, 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.

Michael Mullooly 12/19/19 Michael Mullooly
Signature of Individual or **Managing Officer**

Subscribed and sworn to before me this 19th day of December, 2019.

Daniel Wichern
Notary Public

My Commission Expires: June 18, 2023

NOTE: APPLICATION MUST BE SWORN TO BEFORE A NOTARY PUBLIC

DANIEL WICHERN
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis County
My Commission Expires: June 18, 2023
19518689

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 Family Dollar Stores of Missouri, LLC D.B.A. Family Dollar Store #28743

Location 2568 N. Highway 67, Florissant MO 63033 **Phone** (314)725-8263

Exact Trade Name, LLC or Corporation Family Dollar Stores of Missouri, LLC

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

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

STATE OF MISSOURI) SS
COUNTY OF ST. LOUIS)

I Michael Mullooly 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.

Michael Mullooly 12/19/19
Signature of Individual or **Managing Officer**

Subscribed and sworn to before me this 19th day of December, 2019.

Daniel Wichern
Notary Public

My Commission Expires: June 18, 2023

DANIEL WICHERN
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis County
My Commission Expires: June 18, 2023
19518689

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 Please See Attached Lease PHONE _____
ADDRESS _____ CITY _____ STATE _____ ZIP _____

NAME OF BUSINESS _____ PHONE _____
ADDRESS _____ CITY _____ STATE _____ ZIP _____

BUSINESS HOURS _____
OWNER/MANAGER _____ PHONE _____
HOME ADDRESS _____ CITY _____ STATE _____ ZIP _____

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

CONTACT #1

NAME Michael Mullooly ADDRESS 441 Woodbine CT
CITY & STATE Arnold, MO ZIP 63010 PHONE (757) 698-7539
HAS KEY: YES (x) NO ()

CONTACT #2

NAME _____ ADDRESS _____
CITY & STATE _____ ZIP _____ PHONE _____
HAS KEY: YES () NO ()

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

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

IF YES, WHO: _____

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

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

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

IF YES, WHERE IS IT LOCATED: Near checkout

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.



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: 10/09/2019

Name (1): MICHAEL MULLOOLY

Name (2):

Name (3):

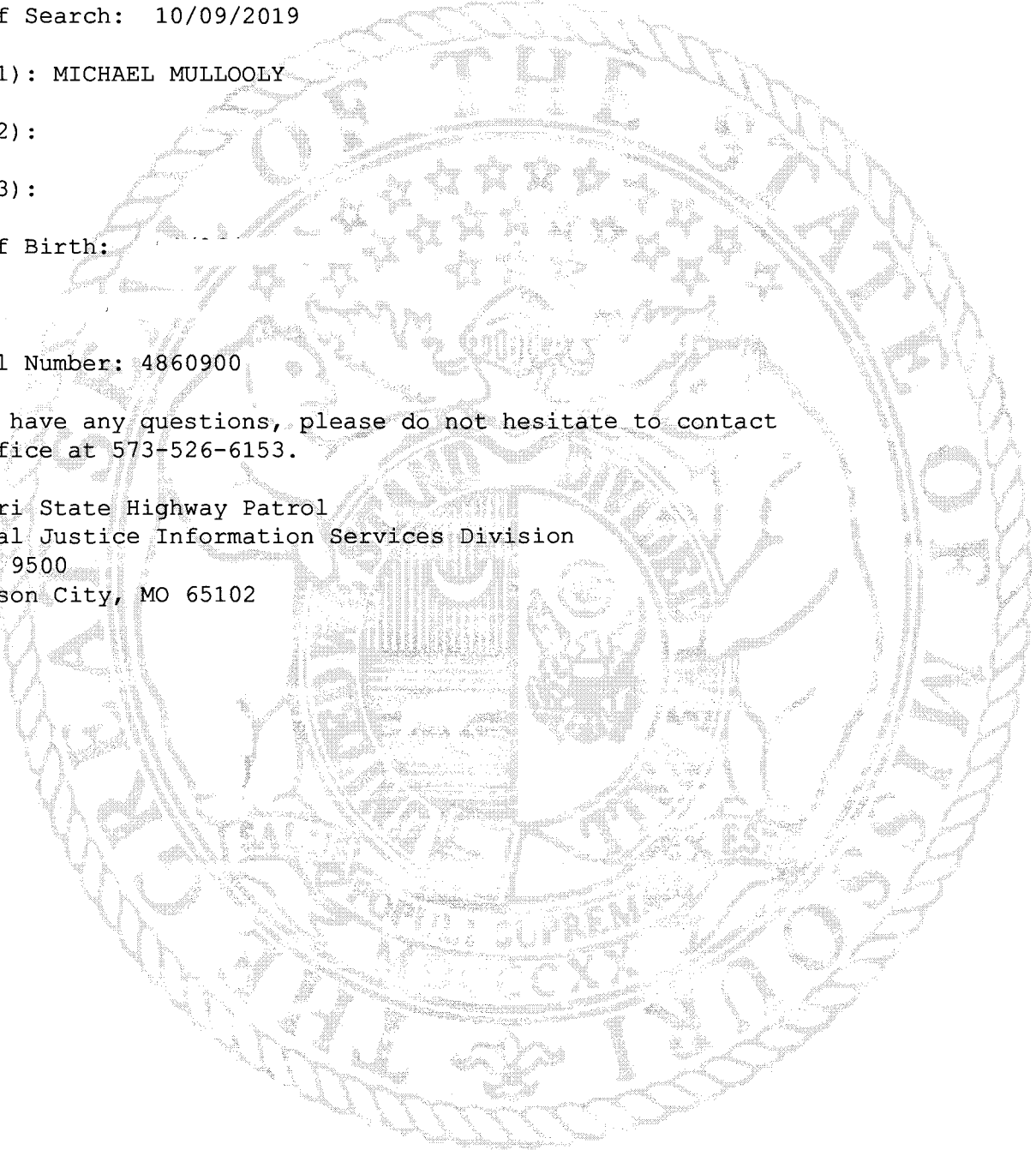
Date Of Birth:

SSN:

Control Number: 4860900

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



CITY OF FLORISSANT



FLORISSANT, MISSOURI

WAIVER

Authorization to complete record check

I, Michael Mullooly

RESIDING AT 441 Woodbine Ct

IN THE CITY OF Arnold

STATE Missouri

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

[Handwritten Signature]
Witness

[Handwritten Signature]
Signature

12/19/19
Date

Date of Birth

** Social Security Number

**Driver's License Number & State

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

STATE OF MISSOURI



Jason Kander
Secretary of State

CERTIFICATE OF REGISTRATION


WHEREAS,

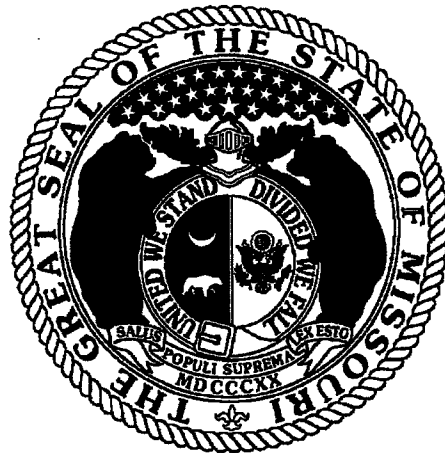
Family Dollar Stores of Missouri, LLC
FL001415679

existing under the laws of the State of Virginia has filed with this state its Application of Registration and whereas this Application of Registration conforms to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, JASON KANDER, Secretary of State of the State of Missouri, by virtue of the authority vested in me by law, do hereby certify and declare that on the 23rd day of February, 2016, the above Foreign Limited Liability Company is duly authorized to transact business in the State of Missouri and is entitled to any rights granted 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 23rd day of February, 2016.


Secretary of State



Family Dollar Stores of Missouri, LLC

Position	Name	Address	D.O.B.	S.S./FEIN	Ownership
Managing Officer	Michael Mullooly	441 Woodbine Ct Arnold, MO 63010	09/26/1955	204-42-5470	0%
President	Lonnie McCaffety	313 Cawdor Crossing Chesapeake, VA 23322	01/30/1970	459-49-0395	0%
Secretary	William Old Jr.	111-B 84 th Street Virginia Beach, VA 23451	08/14/1953	228-80-2298	0%
Assistant Secretary	Sandra Boscia	127 Meadow Brook Road Charlotte, NC 28221	09/20/1970	240-47-4041	0%
Vice President Treasure	Roger Dean	2904 Ryan Court Virginia Beach, VA 23456	10/17/1971	224-35-8278	0%
Vice President-Tax	Johnathan Elder	808 Forest Glade Drive Chesapeake, VA 23322	07/14/1964	259-08-7451	0%
Vice President	Deborah Miller	428 58 th Street Virginia Beach, VA 23451	11/28/1957	200-36-7683	0%
Vice President- General Counsel	Thomas Schoenheit	1305 Brittle Creek Dr. Matthews, NC 28105	04/29/1953	128-42-0693	0%
Vice President	Bruce Walters	2693 Nestlebrook Trail, Virginia Beach, VA 23456	04/03/1957	552-90-8042	0%
Assistant Secretary	Clinton York	423 Wisdom Path Chesapeake, VA 23322	10/14/1970	507-88-9571	0%
Member	Family Dollar Stores, Inc.	500 Volvo Parkway Chesapeake, VA 23320		56-1744955	100%

MEMORANDUM
CITY OF FLORISSANT



TO: Director of Public Works
FROM: Anita Moore, City Clerk's Office
SUBJECT: Liquor License Application

DATE: 2/18/20

Please furnish to the City Clerk's Office information on the following liquor applicant:

Family Dollar
Name of Business

2568 N. Hwy 67
Address of Business

- A school, free standing church or place of worship, public playground **is located** within 100 feet of the liquor applicant's place of business.
- A school, free standing church or place of worship, public playground **is not located** within 100 feet of the liquor applicant's place of business.

Check Your Voter Registration

Yes, Michael Mullooly is registered at 441 WOODBINE CT ARNOLD, 63010

Your precinct is 42.A.01. To view your polling place and a listing of candidates and issues on the next ballot, please visit our [Voter Outreach Portal](#)

8743

Florissant#700121.doc

STATE OF MISSOURI

LEASE AGREEMENT

COUNTY OF ST. LOUIS

THIS LEASE AGREEMENT ("Lease") is made and entered into this 9th day of February, 2011, by and between BRIDLE DEVELOPMENT CORP., a Missouri corporation ("Landlord"), and FAMILY DOLLAR STORES OF MISSOURI, INC., a Missouri corporation ("Tenant").

W I T N E S S E T H

In consideration of the covenants set forth in this Lease, to all of which Landlord and Tenant agree, Landlord demises to Tenant, and Tenant leases from Landlord, that certain premises situated in the Landlord's Shopping Center known as Surrey Plaza I located on the southwest corner of the intersection of North Lindbergh Boulevard (North U.S. Highway 67) and Trotter Way, in the City of Florissant, County of St. Louis, State of Missouri, and being that space including the roof and exterior walls containing approximately 8,583 (150' x 60') interior square feet with a street address of 2548-2576 North Lindbergh Boulevard (North U.S. Highway 67) (the "Demised Premises"), immediately adjacent to Subway and on the same front building line with Subway and other tenants in the Shopping Center. The Demised Premises are shown hatched and the Shopping Center is shown outlined in bold on Exhibit A - Site Plan. Tenant and its employees and invitees are also granted the non-exclusive right to use the parking, service and access areas shown on Exhibit A - Site Plan. Landlord warrants that no part of the Demised Premises, including the addition to be constructed by Landlord pursuant to Exhibit B - Landlord's Improvements so that the Demised Premises will be as shown on Exhibit A - Site Plan, will be located within an existing gas easement, which will be relocated prior to Landlord delivering possession of the Demised Premises to Tenant.

Tenant will have and hold the Demised Premises together with all appurtenances, rights, privileges and easements belonging or appertaining to the Demised Premises for an initial term commencing as set forth in Paragraph 5 and ending on the 31st day of March, 2017.

1. RENT. Tenant will pay to Landlord fixed rent of SIX THOUSAND ONE HUNDRED EIGHTY-SEVEN AND 50/100 DOLLARS per month (\$74,250.00/annum) payable on or before the first day of each month beginning on the rent commencement date set forth in Paragraph 5. Tenant will not be deemed late in making a fixed rent payment unless Landlord does not receive the payment on or before the tenth day of the month. In the event that Tenant fails to make its fixed rent payment by the tenth day of the month more than two times in any 12 month period, and Tenant promptly received notice of each late payment from Landlord, then any subsequent late payment of fixed





I. HEATING VENTILATION AND AIR CONDITIONING:

- 1 Install new Gas Heater in Receiving Room.
- 2 Provide Remote Temperature Sensor for each thermostat if required to meet ADA mounting height requirements. Provide Manufacturer's protective enclosures, if necessary.
- 3 Furnish and install ductwork and diffuser for air distribution to Sales Area, Manager's Office, and Receiving room.

J. ELECTRICAL:

- 1 Furnish and install duplex convenience electrical receptacles on interior Sales Area columns for floor care equipment.
- 2 Furnish and install wiring and hookup for Refrigerated Drink Box(es). Circuit shall be terminated at a junction box above Sales Area ceiling with final connection made to special Plug-in 'Brown Pigtail' connector on 3-foot whip.
- 3 Furnish and install wiring and hookup for Promotional Outlet(s). Circuit shall be terminated at a junction box above Sales Area ceiling with final connection made to special Plug-in 'Brown Pigtail' connector on 3-foot whip.
- 4 Furnish and install wiring and hookup for each cashier's module including convenience circuit and dedicated circuit with isolated ground. Circuits shall be terminated at a junction box above the ceiling with final connection made to special Plug-in 'Green and Brown Pigtail' connectors on 3-foot whips.
- 5 Furnish and install duplex convenience electrical receptacle in ceiling at storefront over entrance door.
- 6 Furnish and install wiring and hookup for one (1) dedicated circuit with isolated ground above ceiling at Storefront Doors for future security system. Circuit shall be terminated at a junction box above Sales Area ceiling with final connection made to special Plug-in 'Green Pigtail' connector on 3-foot whip.
- 7 Furnish and install wiring and hookup for three (3) dedicated 120/208-volt circuit above the ceiling for Freezer. Circuit shall be terminated at a junction box above Sales Area ceiling with final connection made to special Plug-in 'Brown Pigtail' connector on 3-foot whip.
- 8 Furnish and install wiring and hookup for two (2) dedicated 115-volt circuits above the ceiling for Coolers. Circuits shall be terminated at a junction box above Sales Area ceiling with final connection made to special Plug-in 'Brown Pigtail' connector.
- 9 Furnish and install wiring and hookup for Unicru at storefront. Circuit shall be terminated at a junction box above Sales Area ceiling with final connection made to special Plug-in 'Green Pigtail' connector on a 3-foot whip.
- 10 Furnish and install **Quad** 20amp convenience electrical receptacle for employee break area.
- 11 Furnish and install duplex convenience electrical receptacle at existing/new electrical panel.
- 12 Furnish and install duplex IG electrical receptacle at new Communication Board.
- 13 Furnish and install one (1) convenience circuit, one (1) dedicated circuit with isolated ground and one (1) 2-gang phone box in Manager's Office.
- 14 Furnish and install duplex convenience electrical receptacle for Security Monitor.

EXHIBIT C – TENANT'S ANTICIPATED SCOPE OF WORK
LEASE AGREEMENT DATED: FEBRUARY 9, 2011
PROJECT NO. 700121
LOCATION: FLORISSANT, MO
LANDLORD:  TENANT: 



- Run wires as required.
- 15 Furnish and install duplex convenience electrical receptacle for electric water cooler.
 - 16 Furnish and install duplex convenience electrical receptacle for Security Panel.
 - 17 Furnish and Install a Weatherproof door button at freight receiving door, with bell / buzzer above ceiling near storefront on salesfloor.
 - 18 Furnish wiring and hookup for **Building** sign(s), including photocell controls.
 - 19 Furnish wiring and hookup for **under canopy** sign, including photocell controls.
 - 20 Furnish wiring and hookup for **road sign**(s), including photocell controls.
 - 21 Provide one (1) blank duplex receptacle box with 1" conduit run up through wall to above the ceiling. If the office is located in the Receiving Room run conduit up wall and penetrate through receiving room wall. Provide proper Fire Sealant as required.
 - 22 Provide a (1') one foot piece of 3" conduit running through the Receiving Room wall at (3) three locations.
 - 23 Install Venstar system to control Lighting and HVAC units. Run wiring as required.
 - 24 Furnish and install circuit breaker(s) for Receiving Room heater.

K. LIGHTING:

- 1 Install and make final connection to light fixtures to provide a new Sales Area lighting system consisting of fluorescent light tandem fixtures.
- 2 Install and make final connection to one fluorescent strip light fixture controlled by an Occupancy Sensor in **Manager's Office**.
- 3 Install and make final connection to one (1) fluorescent strip light fixture controlled by a Occupancy Sensor in each **Toilet Room**.
- 4 Install and make final connection to fluorescent lighting in **Receiving Room** controlled by a Occupancy Sensor.
- 5 Install wiring and make final connection to illuminated exit sign(s) as required.
- 6 Install and provide power for in-line emergency light fixtures as required.
- 7 Furnish and install wall pack type emergency light(s) if in-line lights are not permitted, or if required in addition..
- 8 Install metal halide vapor (rear of Demised Premises) exterior wall pack. Tenant's Representative shall determine location of the security lights.
- 9 For lighting replacements / upgrades, provide seismic bracing as required and new fixture hangers if required.

L. EXTERIOR:

Fill, patch, repair, seal penetrations, openings, ducts, etc., in exterior walls.

EXHIBIT C – TENANT'S ANTICIPATED SCOPE OF WORK
 LEASE AGREEMENT DATED: FEBRUARY 9, 2011
 PROJECT NO. 700121
 LOCATION: FLORISSANT, MO
 LANDLORD:  TENANT: 

CITY OF FLORISSANT

955 rue St. Francois
314-921-5700

APPLICATION FOR LIQUOR LICENSE

TYPE OF LICENSE REQUESTED:

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

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 Family Dollar Store #30875

Business Address 750 S. New Florissant Road, Florissant, MO 63031 **Phone** (314)839-5397

Names of Applicant, Corporation, or LLC Family Dollar Stores of Missouri, LLC

Address of Owner 500 Volvo Parkway Chesapeake VA 23320 **Phone** 757-321-5000
Street City State Zip

Name of Managing Officer Michael Mullooly

Home Address 441 Woodbine CT Arnold MO 757-698-7539 **Years at address** 1.5
Street City/State Zip Home Phone

Managing Officer **Date & Place of Birth** September 26, 1955 **Cell Phone** _____

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

Managing Officer **Personal Property Taxes 2018** Paid? Yes No (Attach most recent copy)

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

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

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

Do you have an interest in any liquor license which is now in force? No
If so, give details _____

Have you previously held a liquor license of any type? No
If so, when and where _____

Have you ever had a liquor license suspended or revoked?

*2/20/20
cc to CC,
Hessel + Mayor*

If so, give details N/A

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

If so, give details _____

Have you ever been convicted of any municipal or county ordinance violation? No

If so, give details _____

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

If so, give details _____

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

If so, state name _____

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

If Individual Applicant, sign below:

If Partnership, corporation or LLC complete the following:

Family Dollar Store #30875

Trade Name

Michael Mullooly 12/19/19
Signature of Managing Officer

STATE OF MISSOURI) SS
COUNTY OF ST. LOUIS)

Michael Mullooly, 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.

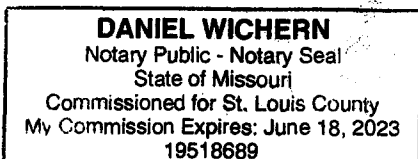
Michael Mullooly 12/19/19
Signature of Individual or **Managing Officer**

Subscribed and sworn to before me this 19th day of December, 2019.

Daniel Wichern
Notary Public

My Commission Expires: June 18, 2023

NOTE: APPLICATION MUST BE SWORN TO BEFORE A NOTARY PUBLIC



#30875

APPLICATION FOR SUNDAY LIQUOR LICENSE

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

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

TYPE OF OPERATION:

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

Name of Business Family Dollar Store 30875

Location 750 S. New Florissant Road **Phone** 314-839-5397

Exact Trade Name, LLC or Corporation Family Dollar Stores of Missouri, LLC

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

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

STATE OF MISSOURI) SS
COUNTY OF ST. LOUIS)

I Michael Mullooly 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.

Michael Mullooly 12/19/19
Signature of Individual or Managing Officer

Subscribed and sworn to before me this 19th day of December, 2019.

Daniel Wichern
Notary Public

My Commission Expires: June 18, 2023



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 See lease attached PHONE _____
ADDRESS _____ CITY _____ STATE _____ ZIP _____

NAME OF BUSINESS _____ PHONE _____
ADDRESS _____ CITY _____ STATE _____ ZIP _____

BUSINESS HOURS 7 days/week 8:00am-10:00pm
OWNER/MANAGER Michael Mullooly PHONE 757-698-7539
HOME ADDRESS 441 Woodbine CT CITY Arnold STATE MO ZIP 63010

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

CONTACT #1

NAME Michael Mullooly ADDRESS 441 Woodbine CT
CITY & STATE Arnold, MO ZIP 63010 PHONE 757-698-7539
HAS KEY: YES NO ()

CONTACT #2

NAME _____ ADDRESS _____
CITY & STATE _____ ZIP _____ PHONE _____
HAS KEY: YES () NO ()

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

IS ANYONE AUTHORIZED TO BE ON THE PREMISES AFTER BUSINESS HOURS: YES () NO (☑)
IF YES, WHO: _____

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

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

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

IF YES, WHERE IS IT LOCATED: Near checkout

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.



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: 10/09/2019

Name (1): MICHAEL MULLOOLY

Name (2):

Name (3):

Date Of Birth:

SSN:

Control Number: 4860900

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

CITY OF FLORISSANT



FLORISSANT, MISSOURI

WAIVER

Authorization to complete record check

I, Michael Mullooly

RESIDING AT 441 Woodbine Ct.

IN THE CITY OF Arnold

STATE Missouri

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

[Handwritten Signature]
Witness

[Handwritten Signature]
Signature

12/19/19
Date

Date of Birth

** Social Security Number

**Driver's License Number & State

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

STATE OF MISSOURI



Jason Kander
Secretary of State

CERTIFICATE OF REGISTRATION

WHEREAS,

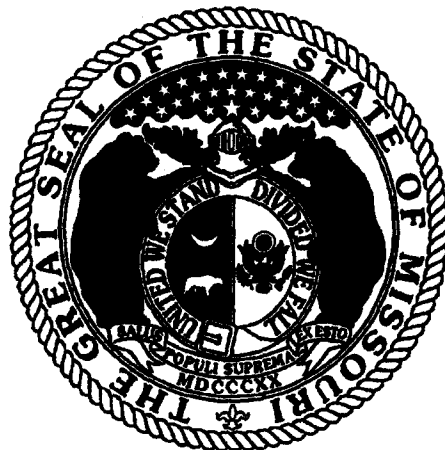
Family Dollar Stores of Missouri, LLC
FL001415679

existing under the laws of the State of Virginia has filed with this state its Application of Registration and whereas this Application of Registration conforms to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, JASON KANDER, Secretary of State of the State of Missouri, by virtue of the authority vested in me by law, do hereby certify and declare that on the 23rd day of February, 2016, the above Foreign Limited Liability Company is duly authorized to transact business in the State of Missouri and is entitled to any rights granted 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 23rd day of February, 2016.


Secretary of State



Family Dollar Stores of Missouri, LLC

Position	Name	Address	D.O.B.	S.S./FEIN	Ownership
Managing Officer	Michael Mullooly	441 Woodbine Ct Arnold, MO 63010	09/26/1955	204-42-5470	0%
President	Lonnie McCaffety	313 Cawdor Crossing Chesapeake, VA 23322	01/30/1970	459-49-0395	0%
Secretary	William Old Jr.	111-B 84 th Street Virginia Beach, VA 23451	08/14/1953	228-80-2298	0%
Assistant Secretary	Sandra Boscia	127 Meadow Brook Road Charlotte, NC 28221	09/20/1970	240-47-4041	0%
Vice President Treasure	Roger Dean	2904 Ryan Court Virginia Beach, VA 23456	10/17/1971	224-35-8278	0%
Vice President-Tax	Johnathan Elder	808 Forest Glade Drive Chesapeake, VA 23322	07/14/1964	259-08-7451	0%
Vice President	Deborah Miller	428 58 th Street Virginia Beach, VA 23451	11/28/1957	200-36-7683	0%
Vice President- General Counsel	Thomas Schoenheit	1305 Brittle Creek Dr. Matthews, NC 28105	04/29/1953	128-42-0693	0%
Vice President	Bruce Walters	2693 Nestlebrook Trail, Virginia Beach, VA 23456	04/03/1957	552-90-8042	0%
Assistant Secretary	Clinton York	423 Wisdom Path Chesapeake, VA 23322	10/14/1970	507-88-9571	0%
Member	Family Dollar Stores, Inc.	500 Volvo Parkway Chesapeake, VA 23320		56-1744955	100%

MEMORANDUM
CITY OF FLORISSANT



TO: Director of Public Works
FROM: Anita Moore, City Clerk's Office
SUBJECT: Liquor License Application

DATE: 2/18/20

Please furnish to the City Clerk's Office information on the following liquor applicant:

Family Dollar
Name of Business

750 S. New Florissant Rd.
Address of Business

- A school, free standing church or place of worship, public playground **is located** within 100 feet of the liquor applicant's place of business.
- A school, free standing church or place of worship, public playground **is not located** within 100 feet of the liquor applicant's place of business.

Check Your Voter Registration

Yes, Michael Mullooly is registered at 441 WOODBINE CT ARNOLD, 63010

Your precinct is 42.A.01. To view your polling place and a listing of candidates and issues on the next ballot, please visit our [Voter Outreach Portal](#)

Florissant #708131

STATE OF MISSOURI

LEASE AGREEMENT

COUNTY OF ST. LOUIS

THIS LEASE AGREEMENT ("Lease") is made and entered into this 28th day of May, 2013, by and between JOE'S SPH, LLC, a Missouri limited liability company ("Landlord"), and FAMILY DOLLAR STORES OF MISSOURI, INC., a Missouri corporation ("Tenant").

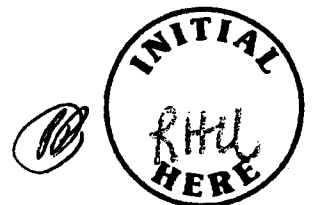
WITNESSETH

In consideration of the covenants set forth in this Lease, to all of which Landlord and Tenant agree, Landlord demises to Tenant, and Tenant leases from Landlord, that certain premises situated in the Landlord's Shopping Center known as Alp's Shopping Center located at the northeastern corner of the intersection of South New Florissant Road and Derhake Street, in the City of Florissant, County of St. Louis, State of Missouri, and being that space including the roof and exterior walls that contains approximately 9,950 (102' x 98') interior square feet (the "Demised Premises"). The Demised Premises are shown cross-hatched on Exhibit A - Site Plan. The Shopping Center is shown outlined by a bold white line on Exhibit A - Site Plan. Tenant and its employees and invitees are also granted the non-exclusive right to use the parking, service and access areas shown on Exhibit A - Site Plan.

Tenant will have and hold the Demised Premises together with all appurtenances, rights, privileges and easements belonging or appertaining to the Demised Premises for an initial term commencing as set forth in Paragraph 5 and ending on the 30th day of September, 2018.

1. RENT. Tenant will pay to Landlord fixed rent of TEN THOUSAND AND 00/100 DOLLARS per month (\$120,000.00/annum) payable on or before the first day of each month beginning on the Rent Commencement Date set forth in Paragraph 5. Tenant will not be deemed late in making a fixed rent payment unless Landlord does not receive the payment on or before the tenth day of the month. In the event that Tenant fails to make its fixed rent payments by the tenth day of the month more than two times in any 12 month period, and Tenant promptly received notice of each late payment from Landlord, then any subsequent late payment of fixed rent, until Tenant has made its fixed rent payments on a timely basis for a 12 consecutive month period, will incur a late payment charge equal to two percent of the payment amount.

2. COVENANT OF TITLE AND AUTHORITY. Landlord covenants and warrants that Landlord has full right and lawful authority to enter into this Lease for the full initial term and all extensions; that Landlord owns fee simple title to the entire Shopping Center,



including the Demised Premises; that the Shopping Center, including the Demised Premises, is free and clear of all encumbrances that could adversely affect Tenant's rights under this Lease and is free and clear of all mortgages and liens except a first mortgage or deed of trust with First Community Bank; that there are no laws, ordinances, government requirements or regulations, title restrictions, restrictions in other leases or zoning or other matters that will restrict Tenant's rights under this Lease or limit or prevent the Demised Premises from being used for the retail sale of merchandise typically sold by variety stores, discount stores, dollar stores or variety discount stores; and that there are no restrictive covenants or restrictions in other leases that limit the types of products that may be sold from the Demised Premises.

3. USE OF PREMISES. Landlord agrees that the Demised Premises may be used for the conduct of a variety store, discount store, dollar store or variety discount store. Tenant will not change its use to a business other than a variety store, discount store, dollar store, variety discount store or discount clothing store if (i) such other use would be substantially the same as another business being operated in the Shopping Center at the time Tenant gives notice of its intent to change its use of the Demised Premises, or (ii) such other use would violate any exclusive use rights granted to any tenant who has an existing lease with Landlord and is open for business at the time Tenant notifies Landlord that Tenant desires to change its use, provided and only on condition that within 15 days after Tenant notifies Landlord of Tenant's intent to change its use of the Demised Premises Landlord furnishes to Tenant copies of all such exclusive use rights.

Tenant agrees that there will not be operated in the Demised Premises any restaurant, theater (motion picture or legitimate), health spa, gym or fitness center, skating rink, bingo parlor, bowling alley, or other recreational or entertainment-type business, automobile or motorcycle sales establishment, school or training facility, non-retail or non-service-type activities, or any establishment which sells alcoholic beverages for on-premises consumption, or business or professional offices in excess of 2,000 square feet.

Tenant will not be obligated to continuously occupy or operate a business in the Demised Premises. Whether or not Tenant is occupying or conducting business in the Demised Premises, Tenant will be responsible for paying the rent and other sums due Landlord under this Lease and for performing Tenant's other obligations subject to and in accordance with the provisions of this Lease. In the event that no business is conducted in the Demised Premises for six consecutive months for reasons other than strikes, lock-outs, labor troubles, failure of power or other utilities, fire or other casualty, restrictive governmental laws or regulations, riots, insurrection, war or other reason not the fault of Tenant or for any cause beyond Tenant's reasonable control or for remodeling or renovations, and other businesses in the Shopping Center continue to operate, then Landlord will have the option, to be exercised if ever within 30 days after the expiration of said six month period, to terminate this Lease upon 30 days' prior written notice to



38. CONFIDENTIALITY OF LEASE TERMS AND SALES INFORMATION.

Landlord agrees that all terms of this Lease as well as any information provided to Landlord pertaining to Tenant's gross sales are confidential and will not be divulged by Landlord without the written consent of Tenant to anyone other than Landlord's accountants, attorneys, mortgagees or prospective mortgagees and to bona fide prospective purchasers of the Shopping Center.

39. BROKERAGE. Landlord agrees to pay to Josh Hibbits with NAI DESCO a commission resulting from this Lease, pursuant to a separate written agreement.

Landlord and Tenant each represents and warrants to the other that, in connection with the leasing of the Demised Premises hereunder, the party so representing and warranting has not dealt with any real estate broker, agent or finder, and there is no commission, charge or other compensation due on account of this Lease other than as stated above. Each party will defend, indemnify and hold the other party harmless against and from any breach of this warranty or representation.

40. ENTIRE AGREEMENT; BINDING ON SUCCESSORS. This Lease constitutes

the entire agreement between Landlord and Tenant and all understandings and agreements between Landlord and Tenant are merged into this Lease. This Lease may not be modified, amended or supplemented except by an agreement in writing signed by Landlord and Tenant. All covenants and agreements of this Lease will extend to and be binding upon the heirs, devisees, executors, administrators, successors in interest and assigns of both Landlord and Tenant.

Landlord and Tenant have caused this Lease to be duly signed and sealed.

Witnesses [or ATTEST]:

LANDLORD
JOE'S SPH, LLC

By: [Signature]

Title: Member

ATTEST:

[Signature]
Thomas E. Schoenheit
Assistant Secretary

TENANT
FAMILY DOLLAR STORES OF MISSOURI, INC.

By: [Signature]
Robert L. Rogers
Vice President
Real Estate Development



STATE OF Missouri
COUNTY OF St. Louis

NOTARY

I, Janis S. LaVelle, a Notary Public in and for the aforesaid State and County, do hereby certify that Paul Patel, personally appeared before me this day and that by the authority duly given and on behalf of JOE'S SPH, LLC, the foregoing instrument was signed and executed by him for the purposes therein expressed.

WITNESS my hand and notarial seal this the 4 day of May, 2013.



My Commission Expires:

Janis S. LaVelle
Printed Name: Janis S. LaVelle
Notary Public

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

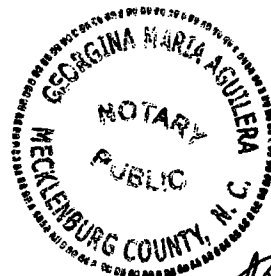
NOTARY

I, Georgina Maria Aguilera, a Notary Public in and for the aforesaid State and County, do hereby certify that ROBERT L. ROGERS and THOMAS E. SCHOENHEIT, Vice President-Real Estate Development and Assistant Secretary, respectively, of FAMILY DOLLAR STORES OF MISSOURI, INC., personally appeared before me this day and that by the authority duly given and as the act of the corporation, the foregoing instrument was signed and executed by them for the purposes therein expressed.

WITNESS my hand and notarial seal this the 28th day of May, 2013.

Georgina Maria Aguilera
Georgina Maria Aguilera
Notary Public

My Commission Expires: July 7, 2015



1 INTRODUCED BY COUNCILMAN SIAM
2 FEBRUARY 24, 2020

3
4 BILL NO. 9587

ORDINANCE NO.

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:

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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 ____ day of _____, 2020.

Jeff Caputa
Council President

Approved this ____ day of _____, 2020.

Timothy J. Lowery
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MPPA/MMC/MRCC
City Clerk

1 INTRODUCED BY COUNCILMAN MANGANELLI
2 FEBRUARY 24, 2020

3
4 BILL NO. 9589

ORDINANCE NO.

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6 **ORDINANCE AUTHORIZING A TRANSFER OF SPECIAL USE**
7 **PERMIT NO. 7621 FROM AMMA INC. D/B/A DOGS N FRY'S TO**
8 **HOUSE OF JOLLOF, LLC FOR THE OPERATION OF A SIT-DOWN,**
9 **CARRY-OUT RESTAURANT LOCATED AT 503 PAUL AVENUE.**

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, AMMA, Inc. d/b/a Dogs N. Frys, was granted Special Use Permit no. 7621
15 for the location of a restaurant located at 503 Paul, and

16 WHEREAS, an application has been filed by House of Jollof, LLC to transfer the
17 Special Use Permit authorized by Ordinance No. 7621 to its name; and

18 WHEREAS, the City Council of the City of Florissant determined at its meeting on
19 February 24, 2020 that the business would be operated in substantially identical fashion as set
20 out herein; and

21 WHEREAS, House of Jollof, LLC has accepted the terms and conditions set out in
22 Ordinance No. 7621.

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

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27
28 Section 1: The Special Use Permit authorized by Ordinance No. 7621 is hereby
29 transferred from AMMA Inc. d/b/a Dogs N Frys to House of Jollof, LLC for the operation of a
30 sit-down, carry-out restaurant located at 503 Paul Avenue.

31 Section 2: The terms and conditions of said Special Permit authorized by Ordinance No.
32 7621 shall remain in full force and effect.

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

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

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Adopted this ____ day of _____, 2020.

Jeff Caputa
Council President

Approved this ____ day of _____, 2020.

Timothy J. Lowery
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MPPA/MMC/MRCC
City Clerk

1 INTRODUCED BY COUNCILMAN CAPUTA
2 FEBRUARY 24, 2020

3
4 BILL NO. 9590 ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING AN AMENDMENT TO ARTICLE III,**
7 **“DANCE HALLS AND SIMILAR BUSINESSES” BY DELETING IT IN ITS**
8 **ENTIRETY AND REPLACING IT WITH A NEW SECTION.**
9

10 WHEREAS, the City Council feels it is in the best interest of the City to amend the Dance
11 Hall License section of the code to include entertainment venues.

12
13 **BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST.**
14 **LOUIS COUNTY, MISSOURI, AS FOLLOWS:**

15
16 Section 1: Article III, “Dance Halls and Similar Businesses” is hereby
17 amended by deleting it in its entirety and replacing it with a new section as follows :
18

19 **ARTICLEARTICLE III**
20 **Dance Halls and Similar Businesses**

21 Division 1
22 **Generally**

23 **Section 605.105 Definitions.**
24

25 The following words, terms and phrases, when used in this Article, shall have the meanings
26 ascribed to them in this Section, except where the context clearly indicates a different meaning:

27 **PUBLIC DANCE HALLS, BALLROOMS OR ENTERTAINMENT VENUE**

28 A place or room where the public generally is invited or permitted to listen to music; engage
29 in dancing or other forms of entertainment, including but not limited to a comedy club and
30 pay-for-view events for the payment of a fee or other consideration and is held out to the
31 public as a place where forms of entertainment will be provided.

32 **Division 2**
33 **License**

34 **Section 605.110 License Required.**
35

36 It shall be unlawful to charge a fee for providing forms of entertainment without a license.
37

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

40

41 A. All applications for a license to operate a public dance hall, ballroom or entertainment shall
42 be made to the Director of Finance on such forms as he/she may prescribe giving such
43 information as may be required.

44 B. All such applications shall be referred to the Chief of Police for investigation. The Chief of
45 Police shall, with the assistance of the Chief of the Fire Department, investigate the hall or
46 premises where it is proposed to conduct such form of entertainment having particular
47 regard to its provisions for safeguarding the patrons and the public. The Chief of Police
48 shall also investigate the person and a report of such investigations shall be made to the
49 Director of Finance. The application and report shall thereupon be referred to the Council.

50 C. The Council shall direct the issuance of such license or deny the license as the public
51 interest may require.

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

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

Per day \$10.00

55

56 Section 605.130 **Renewal.**

57 Any license issued pursuant to Section **605.120** shall be limited to a single day as set out in
58 Section **605.120**.

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

61 Adopted this _____ day of _____, 2019.

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Jeff Caputa,
President of the Council

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Approved this _____ day of _____, 2019.

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Timothy J. Lowery
Mayor, City of Florissant

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72 ATTEST:

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74 _____
Karen Goodwin, MPPA/MMC/MRCC

75 City Clerk