



**FLORISSANT CITY COUNCIL AGENDA**  
**City Hall**  
**955 Rue St. Francois**  
**MONDAY, MARCH 13, 2023**  
**7:00 PM**  
**Karen Goodwin, MMC/MRCC**



**I. PLEDGE OF ALLEGIANCE**

**II. ROLL CALL OF MEMBERS**

**III. APPROVAL OF MINUTES**

2-27-2023	City Council Regular Meeting Minutes	
3/27/2023	Executive Session Minutes	

**IV. SPECIAL PRESENTATIONS**

	<b>PROCLAMATIONS</b>	
*	Lamont Mitchell	

**IV. HEARING FROM CITIZENS**

**V. COMMUNICATIONS**

**VI. PUBLIC HEARINGS**

23-03-007	Request to authorize a Special Use Permit to So Diety Diner to allow for the operation of a restaurant for the property located at 35 Florissant Oaks Shopping Center. (Planning and Zoning Commission recommended approval on 2/21/23).	Revelyn Guthrie
23-03-008	Public Hearing to approve the Community Development Block Grant (CDBG) annual action plan for Fiscal Year 2023.	Staff

## VII. OLD BUSINESS

	<b>BILLS FOR SECOND READING</b>	
9862	Ordinance authorizing a transfer of Special Use Permit no. 8643 from Selena Williams to Beautiful Memories d/b/a Dela Rae Events for the operation of an event center located at 3421 N. Hwy 67.	Siam
9864	Ordinance to authorize a Special Use Permit to St. Louis Fish & Chicken to allow for the operation of a sit-down, carry-out restaurant for the property located at 472-474 Howdershell.	Eagan

## VIII. NEW BUSINESS

	<b>BOARD APPOINTMENTS</b>	
City Council	Re-appointment of Steve Siebe to the Landmark Historic District Commission.	O'Donnell
Mayor	Joyce Chancey - Appointment to the Senior Commission	
	<b>REQUESTS</b>	
Animal Permit	Request to approve a permit for Andrew Freihoff to keep 3 chickens located at 890 Clark Street. (Recommended approval by the Health Department)	O'Donnell
Liquor	Request for a Full Liquor by the Drink license for Cafe de LaSha located at 119 Florissant Oaks Shopping Center.	LaSha Simmons-Truong
	<b>BILLS FOR FIRST READING</b>	
9865	Ordinance to authorize a Special Use Permit to So Diety Diner to allow for the operation of a restaurant for the property located at 35 Florissant Oaks Shopping Center.	Manganelli
9866	An ordinance providing for the repeal of chapter 500, Article III – Residential Code, of the code of ordinances of the City of Florissant, Missouri, as amended, relating to the building code and enacting in lieu thereof a new Article III - Residential Code, on the same subject with certain modifications as hereinafter set forth.	Council as a Whole

9867	Ordinance authorizing the re-appropriation of various outstanding encumbrances and associate revenue from Fiscal year 2022 to Fiscal year 2023.	Eagan
9868	An ordinance authorizing \$600,000 of ARPA funds originally allocated for the fiber network to be re-appropriated for various park facility improvements	Eagan

**IX. COUNCIL ANNOUNCEMENTS**

**X. MESSAGE FROM THE MAYOR**

**XI. ADJOURNMENT**

***THIS AGENDA WAS POSTED ON THE BULLETING BOARD IN THE LOBBY AT CITY HALL AND ON THE CITY WEBSITE AT FLORISSANTMO.COM ON MARCH 10, 2023 BY 12:00 PM.***

***ANY ONE WISHING TO ATTEND THE COUNCIL MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK BY NOON ON MONDAY, MONDAY, MARCH 13, 2023***

# CITY OF FLORISSANT



## COUNCIL MINUTES

Monday, February 27, 2023

The Florissant City Council met in regular session at Florissant City Hall, 955 Rue St. Francois on Monday, February 27, 2023 at 7:00 PM with Council President Eagan presiding.

### **I. PLEDGE OF ALLEGIANCE**

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

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

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

### **III. APPROVAL OF MINUTES**

- \*. Executive meeting minutes of February 13, 2023  
Councilman O'Donnell made a motion to approve the Executive Session Minutes of February 13, 2023, seconded by Harris. Motion carried.
- \*. City Council Minutes 2-13-2023  
Councilman O'Donnell made a motion to approve the City Council Minutes of February 13, 2023, seconded by Harris. Motion carried.

Councilman Eagan made a motion to amend the agenda for Resolutions under Special Presentations following the Proclamation, seconded by Schildroth. Motion carried.

### **IV. SPECIAL PRESENTATIONS**

#### **PROCLAMATIONS**

- \*. Bridget Caldwell  
The City Clerk read the Proclamation for Bridget Caldwell. Mayor Lowery stated Bridget is an outstanding young lady with a bright future ahead of her. Councilman Harris congratulated Miss. Caldwell. Bridget thanked Mayor Lowery and City Council for the recognition. She noted her work with the Veterans Organizations and encouraging other teens to get involved. She asked the council to inform her of ideas on how to get more involved within her community.

#### **RESOLUTIONS**

- . 1047. A Resolution of Florissant City Council and Mayor recognizing March 12, 2023 as St. Patrick's Day in the City of Florissant.

The Council as a whole introduced Resolution 1047. Councilman Eagan made a motion for a second reading, seconded by O'Donnell. Motion carried, Resolution 1047 was read for the second time.

Councilman Schildroth made a motion for a third reading, seconded by Pagano.

On roll call the Council voted: Pagano yes, Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, and O'Donnell yes, . Motion carried, Resolution 1046 was read for the third time.

Before the final vote, all interested persons were given an opportunity to be heard. On roll call, the Council voted as follows:



**VOTING**

Motion by: Councilman Schildroth, Keith

Second by: Councilwoman Pagano, Jackie

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

Motion carried, Resolution 1047 was passed.

**V. HEARING FROM CITIZENS**

There were none.

**VI. COMMUNICATIONS**

There were none.

**VII. PUBLIC HEARINGS**

23-02-006. Request to authorize a Special Use Permit to St. Louis Fish & Chicken to allow for the operation of a sit-down, carry-out restaurant for the property located at 472-474 Howdershell. (Planning and Zoning recommended approval on 2/6/23)

The City Clerk reported that Public Hearing 23-02-006 for the Request to authorize a Speical Use Permit to St. Louis Fish & Chicken to allow for the operation of a sit-down, carry-out restaurant for the property located at 472-474 Howdershell. The Chair declared the Public Hearing open. Brian Ivy, architect, stated the existing restaurant takes about half the proposed space with the new tenant wanting to expand into the adjacent space. The new tenant will be operating primarily as a carry-out facility with about 8 chairs for the dining/waiting area. Mr. Ivy stated the business would be open 7 days a week from about 10am to 10pm with no alcohol sales. Councilman Eagan requested the owner to reach out prior to the second reading of the Bill. He noted the trash blowing around the plaza is a big concern and asked the owner to be aware of the trash and break down boxes. Being no further comments, Councilman Eagan moved to close the Public Hearing, seconded by Manganelli. Motion carried.

**VIII. OLD BUSINESS**

**BILLS FOR SECOND READING**

9858. Ordinance authorizing an amendment to B-5 Ordinance no. 8648 to allow for sit-down, carry-out restaurants located at 1616/1620 Shackelford.

Councilman Harris moved that Bill No. 9858 be read for a second time, seconded by Siam. Motion carried and Bill No. 9858 was read for a second time.

Councilman Harris moved that Bill No. 9858 be read for a third time, seconded by Parson. Motion carried and Bill No. 9858 was read for a third time and placed upon its passage.

Before the final vote was taken, all interested person were given the opportunity to be heard.

Being none, on roll call the Council voted as follows:

**VOTING**

Motion by: Councilman Harris, Andrew

Second by: Councilman Parson Jr., Robert

COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE
Councilman Eagan, Joseph	X			
Councilman Harris, Andrew	X			
Councilman Manganelli, Paul	X			

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

Whereupon the Chair declared Bill No. 9858 to have passed and become Ordinance No. 8868.

**IX. NEW BUSINESS**  
**BOARD APPOINTMENTS**

There were none.

**BILLS FOR FIRST READING**

9862. Ordinance authorizing a transfer of Special Use Permit no. 8643 from Selena Williams to Beautiful Memories d/b/a Dela Rae Events for the operation of an event center located at 3421 N. Hwy 67. Bill No. 9862 was read for the first time.

9863. Ordinance authorizing an appropriation from the General Revenue Fund to Account no. 10154200-402-000000 "Theatre Travel, Training and Certification" to allow for two theatre staff members to attend the USITT Conference in St. Louis.  
 Bill No. 9863 was read for the first time. Councilman Schildroth moved that Bill No. 9863 be read for a second time, seconded by Pagano. Motion carried and Bill No. 9863 was read for a second time. Councilman Schildroth moved that Bill No. 9863 be read for a third time, seconded by Caputa. On roll call the Council voted: Pagano yes, Parson yes, Siam yes, Harris yes, Manganeli yes, Eagan yes, Caputa yes, Schildroth yes, and O'Donnell yes.  
 Having received a unanimous vote of all members present Bill No. 9863 was read for a third and final time and placed upon its passage.  
 Before the final vote all interested persons were given an opportunity to be heard. Seeing none, on roll call the Council voted as follows:

**VOTING**

Motion by: Councilman Schildroth, Keith

Second by: Councilman Caputa, Jeff

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

Whereupon the Chair declared Bill No. 9863 to have passed and become Ordinance No. 8869.

9864. Ordinance to authorize a Special Use Pemit to St. Louis Fish & Chicken to allow for the operation of a sit-down, carry-out restaurant for the property located at 472-474 Howdershell. Bill No. 9864 was read for the first time.

**X. COUNCIL ANNOUNCEMENTS**

Councilman Schildroth noted the African American History and Culture Step Show was a terrific event on Saturday, February 25, 2023. He thanked all the groups who participated and Councilman Parson who was a wonderful emcee. Councilman Schildroth congratulated Ruddy Piazza on his 100<sup>th</sup> birthday on Thursday, March 2, 2023

Councilman Parson thanked everyone who supported the African American History and Culture Step Show Exhibition and the step teams who participated as well as everyone who donated to the TEAM food pantry. Councilman Parson recognized Dr. Shirley Jackson who is credited in developing the technology which created caller ID and call waiting. Dr. Jackson is also the first black woman to graduate with a PhD from MIT and received the National Medal of Science in 2015.

Councilman Caputa reminded residents to turn on their porch lights to deter crime, join Neighborhood Watch, and to lock up firearms inside their homes.

Councilman Eagan noted the first annual St. Ferdinand Charity Basketball Tournaments first weekend took place with a great weekend and weather. He stated the tournaments would be taking place every weekend through March except St. Patrick’s weekend.

**XI. MESSAGE FROM THE MAYOR**

Mayor Lowery noted Sunday, March 12 will be the annual St. Patrick’s Day event with the 5k beginning at 9am starting at the Knights of Columbus grounds. The parade will take place at noon beginning at Bangert Park and ending at the Knights of Columbus grounds. Ron Scanlon is the Parade Marshal, VFW President, and Veteran of the Year for 2022. The St. Patrick’s Festival begins at 11am and concludes at 6pm with live entertainment. Mayor Lowery stated April 4<sup>th</sup> is the upcoming municipal election in St. Louis County and the Election Board is still currently looking for election judges. The City of Florissant is holding a Public Hearing for the Annual Action Plan for the Community Development Block Grant Program for Fiscal Year 2022 on Monday, March 13, 2023 at 7pm.

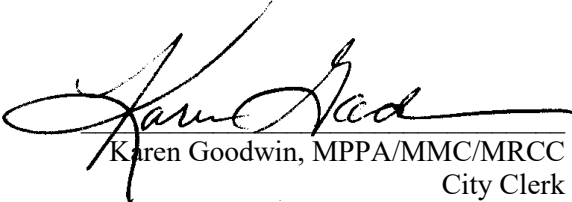
**XII. ADJOURNMENT**

The Council President stated the next regular City Council Meeting will be Monday, March 13, 2023 at 7:00 pm.

Councilman Siam moved to adjourn the meeting, seconded by O’Donnell. Motion carried.

Adjourned at 7:28 PM

Respectfully submitted,

  
Karen Goodwin, MPPA/MMC/MRCC  
City Clerk

Bill No. 9858            Ord. No. 8868  
Bill No. 9863            Ord. No. 8869  
Resolution 1047



**CITY OF FLORISSANT**  
**CITY COUNCIL**  
**OPEN EXECUTIVE SESSION**  
February 27, 2023

The City Council of the City of Florissant met in open Executive Session on Monday, February 27, 2023 at 6:00 pm. in the Council Conference room with President Eagan presiding. On Roll Call the following Council members were present: Caputa, Manganelli, O'Donnell, Schildroth, Eagan, Siam, Pagano, Parson, and Harris. Also present was Mayor Timothy Lowery, City Clerk Karen Goodwin, and City Attorney John Hessel.

Council President Eagan stated that the first item on the Executive agenda is the discussion of the proposed greenhouse by the Gardeners of Florissant.

Mayor Lowery asked the Council what they would like to do with this proposal.

Councilman Parson stated that he received a call from the club asking for direction. They said they could not move forward without the city designating the land and getting a site survey.

Councilman Eagan stated that it is nice idea but he has concerns with the financial impact as well as the work involved with building and maintaining the facility.

Councilman Harris stated that he is concerned that there is exclusive access to one group. He agrees that it is a nice idea but is not sure it should be on public property.

Councilman Eagan made a motion to not move forward with the proposal from the Gardeners of Florissant club for the greenhouse, seconded by Caputa, motion carried unanimously.

Council President Eagan stated that the next item on the agenda was the Westport Pool Contract. Mr. Hessel stated that they have reached an agreement with Westport Pools. Koch Park construction is to begin in June and Bangert Pool in September of this year.

Councilman Harris asked about the accommodation for the swim team. Mrs. Thompson-Stimage, Parks Director, stated that the swim team will be able to use the indoor pool for practice but competitions will need to be held elsewhere until construction is completed.

Councilwoman Pagan asked about the cushion between the estimates and the final cost. Mayor Lowery explained that there are some things included in the James J. Eagan center in the bid, however if there is money left after construction, they will be able to purchase furnishings. Mrs. Thompson-Stimage explained that all of these contingencies are included in the proposal.

Councilman Parson asked if there are incentives for early completion. Mr. Hessel answered no.

Council President stated that the next item on the agenda is the discussion of a proposal for a change in the use of the ARPA funds.

Steve Weiersmueller, IT Director gave a presentation regarding a change in the use of the ARPA funds because the fiber project originally planned has become cost prohibitive. Staff present to discuss a new proposal included Mr. Weiersmueller, Parks Director, Cheryl Thompson-Stimage, Theater Manager, Brian Paladin, and Senior Citizen Coordinator, Peggy Hogan. The proposal included moving the Senior Department to the JFK civic center youth lounge, renovation of the gym, lobby, and restrooms of the JFK civic center to turn it into an event space, the development of an E-Sports room at the JJE center with additional renovations of the meeting rooms. Also included in the proposal was a permanent pavilion at St. Ferdinand park for the Summer Concert series, in lieu of using the show mobile each time.

The funding for this proposal included the \$600,000 that was slated for the fiber installation and an additional \$200,000 that would need to be appropriated.

Councilman Harris asked if the ARPA funds could be used for these projects. Mr. Weiersmueller said that he was told that they could be used for this purpose.

Councilwoman Pagano asked if the sound system would be updated and they answered yes.

There being no further business to discuss, Councilman Eagan motioned to adjourn, seconded by Schildroth. Motion carried and the meeting adjourned at 6:54 p.m.



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Karen Goodwin  
City Clerk

# *Proclamation*

- WHEREAS: Lamont P Mitchell was elected the 47<sup>th</sup> Grand Master of the Most Worshipful Prince Hall Grand Lodge of Missouri in July 2020, and
- WHEREAS: during his administration, he led the organization to enhance community involvement, educational support, and charitable endeavors, and
- WHEREAS: community involvement included participation in the National Kidney Foundation walk, numerous blood drives, participation in the annual Lincoln University Homecoming Parade, the Annie Malone Parade, and Prince Hall Day Celebration Annual Parade, and
- WHEREAS: he provided educational support including scholarship endowment to Harris Stowe State University and Lincoln University, and
- WHEREAS: his charitable endeavors include supporting the Annual invitational Fraternity Softball Tournament and various food giveaway's sponsored by the Urban League, and
- WHEREAS: Mr. Mitchell has been honored by the Quint State Grand Masters Ball and the Ambassador Event Center for his impact in the community, and
- WHEREAS: he is now on his 13<sup>th</sup> year as the Director of School Safety for Hazelwood School District after serving 13 years as a Military Police Officer in the Army Reserve/Army National Guard.

NOW, THEREFORE, I Timothy J. Lowery, Mayor of the City of Florissant, MO and members of the Florissant City Council do hereby recognize Lamont Mitchell for his dedication to the community.

In Witness Whereof I hereunto set my hand and cause to be affixed the seal of the City of Florissant, Missouri, this 13<sup>th</sup> day of March, 2023

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Timothy J. Lowery, Mayor



# Agenda Request Form

**For Administration Use Only:**

Meeting Date: 3/13/2023

Open  Closed

Report No. 4/2023

**Date Submitted:**

**To:** City Council

**Title:** Request to authorize a Special Use Permit to So Diety Diner to allow for the operation of a restaurant for the property located at 35 Florissant Oaks Shopping Center. (Planning and Zoning Commission recommended approval on 2/21/23).

**Prepared by:** Administrator

**Department:** Public Works

**Justification:**

Please see Attachments

**Attachments:**

1. Public Hearing Notice
2. Application
3. Staff Report

# **CITY OF FLORISSANT**

## **Public Hearing**



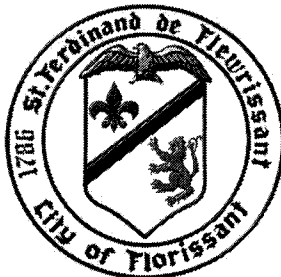
**In accordance with 405.125 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, March 13, 2023 at 7:00 p.m. on the following proposition:**

**To authorize a Special Use Permit to So Deity Diner to allow for the operation of a restaurant for the property located at 35 Florissant Oaks Shopping Center in a 'B-3' Extensive Business District. Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or email [kgoodwin@florissantmo.com](mailto:kgoodwin@florissantmo.com).**

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



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



City Of Florissant – Public Works  
314-839-7648

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

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

Council Ward 2 Zoning B-3

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

X SIGN. [Signature] DATE: 2-21-23

SPECIAL PERMIT FOR Restaurant/Diner  
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 35 Florissant Oak Shopping Center Florissant Mo. 63031  
Address of property.

1) Comes Now \_\_\_\_\_  
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 previous a restaurant 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)

Revelyn Guthrie  / fayedennis1994@yahoo.com/314-443-7259  
 PRINT NAME SIGNATURE email and phone

FOR So Deity Diner  
 (company, corporation, partnership)

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

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

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

PRESENTOR SIGNATURE \_\_\_\_\_

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

TELEPHONE / EMAIL \_\_\_\_\_ / \_\_\_\_\_  
 BUSINESS

I (we) the petitioner (s) do hereby appoint \_\_\_\_\_ as  
 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  Revelyn Guthrie 2165 Kingsford Dr. Florissant Mo. 63031

(2) Telephone numbers  314-443-7259

(3) Business address  35 Florissant Oak Shopping Center Florissant Mo. 63031

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

(5) Date of Incorporation  10-07-2022

(6) Missouri Corporate Number  LC014411244

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

(8) Name in which business is operated  So Deity Diner

(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 Revelyn Moore

Address 2165 Kingsford Dr. Florissant Mo. 63031

Property Owner Florissant Oak Shopping Center LLC/Dorothy Coleman

Location of property 35 Florissant Oak Shopping Center Florissant Mo. 63031

Dimensions of property 2400 square foot

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

Proposed Use of Property restaurant/diner

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

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

Square Footage of Building 2400 square foot Number of Curb Cuts \_\_\_\_\_

Number of Parking Spaces 29 Sidewalk Length \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

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**OFFICE USE ONLY**

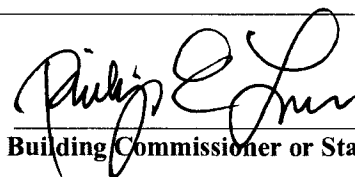
Date Application reviewed \_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

# STATE OF MISSOURI



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

## CERTIFICATE OF ORGANIZATION

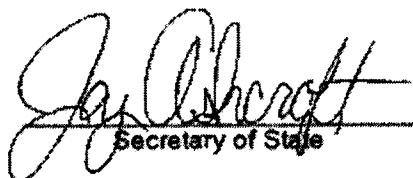
WHEREAS,

*So Deity Diner LLC*  
*LC014411244*

filed its Articles of Organization with this office on the 7th day of October, 2022, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, John R. Ashcroft, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on the 7th day of October, 2022, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

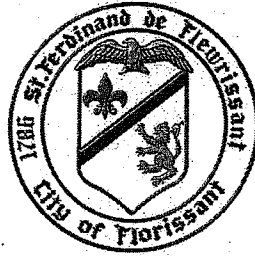
IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri.  
Done at the City of Jefferson, this 7th day of October, 2022.

  
Secretary of State



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**MEMORANDUM**



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**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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To: Planning and Zoning Commissioners      Date: February 17, 2023  
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:      **35 Florissant Oaks (So Deity Diner) Request Recommended Approval of a Special Use to allow for a Restaurant (Breakfast Café) establishment in a 'B-3' Extensive Business District.**

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**STAFF REPORT**  
**CASE NUMBER PZ-022123-2**

24

**I. PROJECT DESCRIPTION:**

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This is a request for recommended approval of a Special Use, to allow for a Restaurant (Breakfast Café) establishment in a 'B-3' Extensive Business District.

28

**II. EXISTING SITE CONDITIONS:**

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30  
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The existing property at 35 Florissant Oaks is a tenant space on a 4.16 acre site with a shopping center in a 'B-3' Extensive Business District.

32

The subject property is approximately 2400 s.f. in the shopping center which is about 37,860 s.f. per County record. There is a site plan attached which shows the location and parking. The existing building was built in 1970 per County record.

36

**III. SURROUNDING PROPERTIES:**

37  
38  
39

The property to the West is a vacant lot zoned 'R-4' Single Family Dwelling District similarly in the 'B-3' Extensive Business District. The properties to the North are houses along Ruth Dr in the 'R-4' Single Family Dwelling District. The properties to the North

40 adjacent to Patterson to the East are 2 houses, 1025 and 1045 Patterson in the 'B-1' Local  
41 Shopping District.

42

43 **IV. STAFF ANALYSIS:**

44 Plans received from the applicant include plan sealed by Abdulai Bah C1.0 dated 1/17/23  
45 of existing site with no proposed changes and a preliminary floor plan with no changes.

46

47 Comments on Drawing C1.0 from DERU and Associates, LLC:

48

49 Site Plan: A site plan was requested indicating compliance with the parking code. It  
50 appears about 291 parking spaces may exist if they are striped per plan. Average number  
51 of parking for the shopping center if 100% retail would be  $37,860/1000 \times 4 = 152$ , plan  
52 also indicates the parking required for each Use, so there appears to be adequate parking  
53 for this and other assembly spaces.

54

55 The calculations for parking for this restaurant shown is 29.

56

57 Number of occupants shown is 56 plus staff.

58

59 There appears to be a small vestibule at the entrance on the plans that may not comply  
60 with building code for doors in series distance.

61

62 An existing soffit over what used to be a bar is shown with a sink.

63

64 **III. STAFF RECOMENDATIONS:**

65

66 **Suggested Motion:**

67 I move for Recommended Approval of a Special Use to allow for a sit-down Carryout  
68 restaurant (breakfast café) establishment in a 'B-3' Extensive Business District as shown  
69 on plans attached, subject to the conditions set forth below with these conditions being  
70 part of the record:

71

- 72 1. Maximum Occupant load shall be 56 customers plus staff as shown on plan C1.0  
73 from DERU and Associates, LLC

74

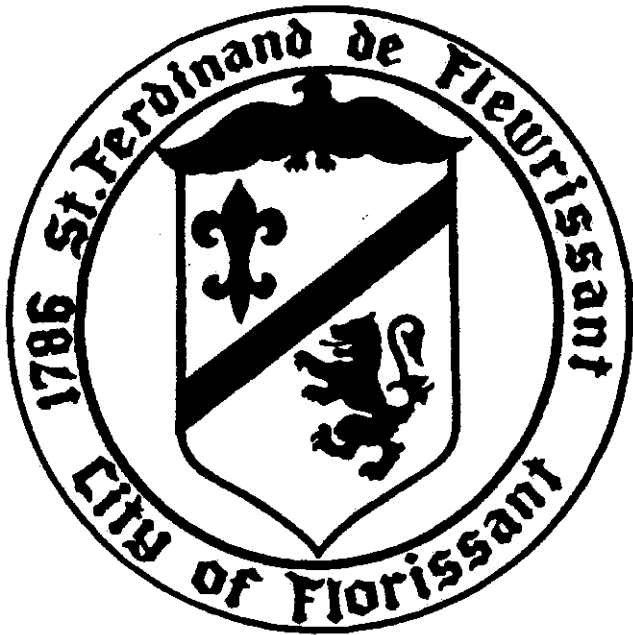
75

(End of report and suggested motion)



# CDBG

## ANNUAL ACTION PLAN FY2023



# DRAFT

## Executive Summary

### AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

The Consolidated Plan is a strategic planning instrument required by the Department of Housing and Urban Development (HUD) as part of the Community Development Block Grant (CDBG) Program. The Consolidated Plan helps the City of Florissant identify key community issues and the resources to deal with those issues.

This Annual Plan outlines the use of Community Development Block Grant (CDBG) funds for FY2023.

The Annual Action Plan process requires that the grantee outline an action plan, which addresses the priority needs and local objectives of the community over a one-year period.

#### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

As an entitlement community, the City of Florissant has determined, through a need's assessment, market analysis, and public participation process that it is in the best interest of the community to continue to concentrate limited CDBG funds in a few areas of primary concern over the next five years. Housing, Public Services, and the Removal of Architectural Barriers have been the focus in the past and will remain the focus over the next five years. There continues to be a need and concern regarding the preservation and maintenance of existing structures, homeownership, lead, and emergency repair throughout the City. The programs addressing these issues that the City currently funds have been very popular and have met a great need in the community. In addition, Public Services programs such as programs for emergency mortgage, rental, and utility assistance have been identified through the needs assessment and public participation process as important strategies for serving City residents.

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Florissant has an excellent performance record and, as of the end of 2022, is on track to far exceed performance goals for the six CDBG funded activities from the last Consolidated Plan (covering FY2021-FY2025).

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The City of Florissant has had an active Citizens Participation Committee (CPC) for many years. It is made up of Florissant residents who are appointed from their respective wards by the City Council. It serves as the official citizen advisory body for all phases of the Community Development Block Grant (CDBG) application development, program implementation, monitoring and evaluation processes. The CPC meets to review CDBG activities and to propose an annual CDBG budget to the City Council.

In accordance with our Citizen Participation Plan, our 2023 Annual Action Plan process included a public hearing. The CPC committee met on November 9, 2022 and a public hearing was held on March 13, 2023 at 7:00 p.m. in the Florissant City Council Chamber. Public hearing notices were published in the Community News on March 1, 2023 and posted on the City's cable television channel and the City's website, soliciting comments and participation in the process. Other announcements were posted across the city at community centers, City Hall, and the Independent Newspaper.

A summary of the draft plan was posted on our website and all of our other media outlets. The summary described the contents of the plan and the entire Annual Action Plan could be reviewed on line and at the City's Government Center or by written request. The plan was available for public comment for 30 days starting on March 14, 2023. The city also provides free copies of the plan to citizens and groups that request a copy in writing. The draft-action plan is made available to persons with disabilities in a format that is readily accessible upon request.

**5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

There have been no public comments beyond the discussion at the March 13, 2023 Public Hearing and Citizen Participation Committee meeting. Discussion of the FY2023 Annual Action Plan and data at that meeting revealed that the City's priority need is still single-family housing but with the continued increase in rental dwelling there is a need in this area that is currently going unmet.

**6. Summary of comments or views not accepted and the reasons for not accepting them**

N/A

**7. Summary**

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	FLORISSANT	Community Development Department

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The City of Florissant has always been proactive in its communications with residents and we have many mechanisms for public input in place. We publish and mail a quarterly newsletter directly to residents. We also produce our own cable television channel and update social media accounts with information about the City. We have had an active Citizens Participation Committee (CPC) for many years. It was developed as part of the City of Florissant's effort to include as many citizens as possible in the community development planning process. The CPC is made up of Florissant residents who are appointed from their respective wards by the City Council. It serves as the official citizen advisory body for all phases of the Community Development Block Grant (CDBG) application development, program implementation, monitoring and evaluation processes. The CPC is the major mechanism whereby the citizens of Florissant have an opportunity to express their needs as well as to be kept aware of the performance of the city's community development programs.

The CPC meets to review CDBG activities and to propose an annual CDBG budget to the City Council. The CPC:

- Conducts regular meetings on the second Thursday of each month, except June, July and August
- Evaluates and recommends priorities regarding community development needs
- Evaluates existing CDBG programs
- Evaluates and recommends programs for possible inclusion in future Annual Plans
- Evaluates any amendments to approved CDBG projects, except those for urgent need activities
- Evaluates suggested uses of any CDBG funds earmarked for contingency activities
- The CPC may recommend against such expenditures.

Annual Action Plan  
2023

- Reviews the draft Consolidated Plan prior to its being made available for public comment
- Recommends changes in the draft Consolidated Plan.
- Reviews the Citizen Participation Plan annually
- Provides assistance and information to interested individuals and/or groups within Florissant

As a Metropolitan City entitlement community, our goal is to educate the community on the Community Development Block Grant (CDBG) program and to encourage citizen participation in the local consolidated planning process. Our long-term goal is to keep the public involved in our community and to provide opportunities to participate in the consolidated planning process on an annual basis.

In accordance with our Citizen Participation Plan, our process included a public hearing. The CPC committee met and a public hearing for the FY2023 Annual Action Plan was held on March 13, 2023 at 7:00 p.m. in the Florissant City Council Chamber. Public hearing notices were posted on the City's cable television channel and the City's website, soliciting comments and participation in the process as well as published in the Community News on March 1, 2023. Other announcements were posted across the city at community centers, City Hall, and in the Independent Newspaper.

A summary of the draft plan was posted on our website, cable TV channel and social media sites. The summary described the contents of the plan and the entire Annual Plan could be reviewed on line, at the City's Government Center or by written request. The plan was available for public comment for 30 days starting on March 14, 2023. The city also provides free copies of the plan to citizens and groups that request a copy in writing. The draft-consolidated plan is made available to persons with disabilities in a format that is readily accessible upon request.

**Consolidated Plan Public Contact Information**

Mrs. M. Carol O'Mara  
 Director of Housing and Community Development  
 Florissant Government Building  
 1055 rue St. Francois  
 Florissant, Missouri 63031  
 (314) 839-7680

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The City of Florissant collaborates with a vast network of area nonprofit organizations to utilize their experience and expertise in the areas of housing, homelessness, and identifying met and unmet needs in the city and St. Louis County community. Through the participation and partnerships with Nonprofits that serve the City’s aging community, residents with disabilities, as well as health, employment and wellness-based organizations serving the city’s LMI residents, city staff has learned and identified needs, service gaps and areas for improvement, while also identifying what organizations are already serving the community well. These aspects are important when it comes to identifying city and CDBG allocation goals and priorities.

#### **Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))**

The City of Florissant’s Housing & Community Development Office works closely with area nonprofits that serve those in the community in need of housing. The City has a relationship with the Community Action Agency of St Louis County that delivers a variety of social service programs to low-income elderly, youth, individuals with disabilities and LMI individuals and families through grants and contractual agreements with federal, state, county and local governments, other not-for-profit organizations, and private businesses. They also administer the city’s Mortgage Rent and Utility Assistance Program.

There is currently no Public Housing Authority or Public Housing Developments in the City of Florissant. However, the St Louis County Housing Authority has and continues to administer the Housing Choice Voucher (formerly called Section 8) Program for all of St Louis County where Florissant is located. The waiting list for vouchers is seldom open, but communication is shared quickly and effectively when it is open for application.

Aging Ahead is the Area Agency on Aging that serves the city’s population aged sixty plus. The serve the community in several ways, including but not limited to operating senior centers, providing home delivered meals, in-home services, respite care, and information and assistance. The City of Florissant senior center staff are available by phone and email to assist Florissant senior residents in need of resources, guidance, reassurance, and support with the goal of keeping the aging resident living safely and independently in their own homes.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The City of Florissant relies on data provided by the COC to institute programs aimed at eradicating homelessness in the area and assisting those who are currently homeless in the community. The City consults with the COC regarding future plans, reporting, and identifying needs in the community, especially as it relates to homelessness. We attend regular monthly meetings where we discuss the needs of the community as well as provide them with the opportunity to have input on our services and programs during the consultation process of the annual plan. The City of Florissant does not directly offer any shelters or beds for individuals or families who have lost their homes, but the City does offer a Mortgage, Rent & Utility Assistance program to our residents, and plan to continue to do so through CDBG funding and CDBG- CV (CARES ACT) funding. This program will provide funds to one or more social service agencies to help people on the verge of homelessness.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The City of Florissant does not receive ESG funds from HUD

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities**

1	<b>Agency/Group/Organization</b>	Citizen Participation Committee
	<b>Agency/Group/Organization Type</b>	Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis



<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The City of Florissant has had an active Citizens Participation Committee (CPC) for many years. It is made up of Florissant residents who are appointed from their respective wards by the City Council. It serves as the official citizen advisory body for all phases of the Community Development Block Grant (CDBG) application development, program implementation, monitoring and evaluation processes. The CPC meets to review CDBG activities and to propose an annual CDBG budget to the City Council. In accordance with our Citizen Participation Plan, our 2023 Annual Action Plan process included a public hearing. The CPC committee met and a public hearing was held on March 13, 2023 at 7:00 p.m. in the Council Chambers. Public hearing notices were published on March 1, 2023 in the Community News and posted on the City website, cable television channel and social media sites, soliciting comments and participation in the process.</p>
<p><b>2 Agency/Group/Organization</b></p>	<p>Emergency Management Commission</p>
<p><b>Agency/Group/Organization Type</b></p>	<p>Agency-Emergency Management Other government-Local Regional Organization</p>
<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Other-Resilience</p>

<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The City of Florissant’s Emergency Management Organization is responsible for the Emergency Operations Plan that was drafted in conjunction with the Missouri Department of Public Safety State Emergency Management Agency. The plan is audited every two years by the Missouri Region C Emergency Management Coordinator. The plan outlines planned responses to natural hazards such as tornado, winter storms, floods, earthquake, drought, heat wave, and wildfire.</p> <p>As part of the preparedness planning, the Florissant Emergency Management Organization worked with the St. Louis Area Regional Response System (S.T.A.R.R.S) to have a trailer of supplies to address emergencies. They offer Community Emergency Response Team training for volunteers as a partnering effort between emergency services and the people that they serve. Over 250 residents have completed this training.</p> <p>The Florissant Office of Community Development has consulted with the Director of Emergency Management to update the plan to address the emergency preparedness of low to moderate housing.</p>
<p>3 <b>Agency/Group/Organization</b></p>	<p>Spectrum Enterprise</p>
<p><b>Agency/Group/Organization Type</b></p>	<p>Services-Broadband Internet Providers Services – Narrowing the Digital Divide</p>
<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Other: Broadband Services</p>
<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>In consultation with Spectrum about broadband opportunities available to LMI residents’ discounts are available in conjunction with the Affordable Connectivity Program</p>

4	<b>Agency/Group/Organization</b>	AT&T
	<b>Agency/Group/Organization Type</b>	Services-Broadband Internet Providers Services – Narrowing the Digital Divide
	<b>What section of the Plan was addressed by Consultation?</b>	Other: Broadband Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The city consulted with AT&T regarding narrowing the digital divide. Broadband & fiber are available to Florissant residents. Service is widely available throughout the city and discounts are available.

**Table 2 – Agencies, groups, organizations who participated**

**Identify any Agency Types not consulted and provide rationale for not consulting**

The City of Florissant aims to consult with as many agencies as possible and did not exclude any agencies or agency types from consultation

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	St Louis County Continuum of Care	The Continuum of Care (COC) provides networking opportunities for area agencies to gather to discuss the state of the community regarding their clients, programs, and assistance and leads the charge to end homelessness. Florissant networks with Continuum agencies to provide assistance in reaching their goals to assist those in need within the community.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

The City of Florissant coordinates with various St. Louis County departments and is a member of the St. Louis County Housing Consortium.

## **AP-12 Participation – 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

The City of Florissant has had an active Citizens Participation Committee (CPC) for many years. It is made up of Florissant residents who are appointed from their respective wards by the City Council. It serves as the official citizen advisory body for all phases of the Community Development Block Grant (CDBG) application development, program implementation, monitoring and evaluation processes. The CPC meets to review CDBG activities and to propose an annual CDBG budget to the City Council. In accordance with our Citizen Participation Plan, our 2023 Annual Action Plan process included a public hearing. The CPC committee met and a public hearing was held on March 13, 2023 at 7:00 p.m. in the Florissant City Council Chamber. Public hearing notices were published on March 1, 2023 in the Community News and posted on the City's cable television channel, the City's website, and social media sites soliciting comments and participation in the process. Other announcements were posted across the city at community centers, City Hall, and the Independent Newspaper.

A summary of the draft plan was posted on our website, cable TV channel and social media sites. The summary described the contents of the plan and the entire Annual Action Plan could be reviewed on line, at the City's Government Center or by written request. The plan was available for public comment for 30 days starting on March 14, 2023. The city also provides free copies of the plan to citizens and groups that request a copy in writing. The draft-annual plan is made available to persons with disabilities in a format that is readily accessible upon request.

At this point in time, there have been no public comments beyond the discussion at the March 13, 2023 Public Hearing and Citizen Participation Committee meeting. Discussion revealed that the City's priority need is still single-family housing but with the continued increase in rental dwelling there is a need in this area that is currently going unmet. In response to this unmet need, the City of Florissant will continue to fund the Mortgage, Rental and Utility Assistance Program for FY2023. The funding of this program could assist in possibly opening up more opportunities for Florissant residents.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Minorities Non-English Speaking - Specify other language: various Persons with disabilities Non-targeted/broad community Citizen Participation Committee				

<p>2</p> <p>Public Hearing</p>	<p>Minorities</p> <p>Non-English Speaking - Specify other language: various</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>In accordance with our Citizen Participation Plan, our 2023 Annual Action Plan process included a public hearing. The Citizen Participation Plan committee met and a public hearing was held on March 13, 2023 at 7:00 p.m. in the Council Chambers. Public hearing notices were published on March 1, 2023 in the Community News and posted on the City's cable television channel, the City's website and social media sites, soliciting comments and participation in the process. Other announcements were posted across the city at community</p>	<p>No comments received</p>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
			centers, City Hall, and in the Independent Newspaper.			



3.	News Release	Non-targeted/broad community	<p>In accordance with our Citizen Participation Plan, our 2023 Annual Action Plan process included a public hearing. The CPC committee met and a public hearing was held on March 13, 2023 at 7:00 p.m. Public hearing notices were published on March 13, 2023 in the Community News and posted on the City's cable television channel, the City's website and social media sites, soliciting comments and participation in the process. Other announcements were posted across the city at community centers, City Hall, and in the Independent Newspaper.</p>	No comments received	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
4	Internet Outreach	Non-targeted/broad community	Notice of CPC meeting and Public Hearing was put on the City's website, cable channel and social media for solicitation of comments, public hearing and draft plan availability	No comments received		
5	Mailing to Tribes re: Public Hearing	Minorities Indian Tribes				
6	Public Municipal Posting-Public Hearing	Non-targeted/broad community				

Table 4 – Citizen Participation Outreach

## Expected Resources

### AP-15 Expected Resources – 91.220(c) (1, 2)

#### Introduction

The City of Florissant expects an allocation of \$266,625 in CDBG funding for FY2023. During the FY2016-FY2020 Consolidated Plan period, CDBG allocations varied between \$212,059 (lowest allocation) and 257,640 (highest allocation) with an average allocation of \$296,579. The chart below assumes that same average allocation of \$296,579 for each of the five years FY2021, FY2022, FY2023, FY2024 and FY2025.

#### Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	266,625	0	0	266,625	681,235	Funds various programs throughout the City of Florissant  The City of Florissant expects a CDBG allocation of \$266,625 for FY2023 and the average allocation of \$296,579 for following years.

Table 5 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

While the City of Florissant has a small CDBG allocation, it is very highly leveraged through the Project I.M.P.A.C.T. program in order to provide additional assistance to low to moderate income Florissant residents and city spaces to purchase tools, cleaning supplies, and dumpster rentals. Using these tools, volunteers provide the labor to complete projects to improve the lives of Florissant residents.

The Project I.M.P.A.C.T. program uses CDBG funding to purchase materials, supplies, dumpster rentals. The volunteer labor allows more households to be served with limited funding.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

At the current time, no identified publicly owned land or property to be used to address the needs identified in the plan.

**Discussion**

Over the past decade The City of Florissant has become more effective at stretching CDBG dollars by creating new relationships with donors, volunteers, and other organizations to support the highly leveraged Project I.M.P.A.C.T. program.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Home Improvement Program	2021	2025	Affordable Housing	City of Florissant	Housing Repair and Improvement	CDBG: \$95,300	Homeowner Housing Rehabilitated: 13 Household Housing Unit
2	Home Improvement Program - Mechanical	2021	2025	Affordable Housing	City of Florissant	Housing Repair and Improvement	CDBG: \$90,000	Homeowner Housing Rehabilitated: 18 Household Housing Unit
3	Project I.M.P.A.C.T.	2021	2025	Public Services	City of Florissant	Housing Accessibility Services for Persons with Disabilities	CDBG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 15 Persons Assisted
4	Project IMPACT – Assist	2023	2025	ADA Modifications	City of Florissant	Housing Accessibility Services for Persons with Disabilities	CDBG: \$0	Homeowner Housing Rehabilitated: 4 Household Housing Unit
5	Project IMPACT-ADA Modification for Public Facilities	2023	2024	ADA Modification	City of Florissant	Accessibility of Public Facilities	CDBG: \$30,000	Accessibility

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Mortgage, Rental & Utility Assistance	2021	2025	Public Services	City of Florissant	Emergency Mortgage, Rental, and Utility Assistance	CDBG: \$0.00	Public service activities other than Low/Moderate Income Housing Benefit: 10 Persons Assisted
7	Administration	2021	2025	Administration	City of Florissant	Housing Repair and Improvement Housing Accessibility Services for Persons with Disabilities Emergency Mortgage, Rental, and Utility Assistance	CDBG: \$53,325	Other: 1 Other

Table 6 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Home Improvement Program
	<b>Goal Description</b>	<p>The Home Improvement Project will provide \$7,000 zero-percent interest, five-year forgivable loans to low to moderate level income households within the city limits of Florissant, MO. The loans will be provided to single-family owner-occupied residences to address code violations and perform much needed home repairs. All of the homes will be in sufficient condition to be safely occupied, but repairs are needed to ensure the continued health and safety of the residents. The program doesn't permit any additions to be made to the land or the structure.</p> <p>The project benefits the community by maintaining and increasing property values. It also helps low to moderate income residents to build equity in their home which is critical to building generational wealth. The scope of work excludes remodeling and may include the repair or replacement of existing items and/or health and safety issues.</p>
2	<b>Goal Name</b>	Home Improvement Program - Mechanical
	<b>Goal Description</b>	<p>The Home Improvement Program – Mechanical provides grants up to \$5,000 to households for the replacement of HVAC units and/or water heaters. Funds are available for single-family owner-occupied households within the city limits of Florissant. The purpose of the program is to reduce temperature-related illness and death by ensuring that low- to moderate income residents have working furnaces, air conditioners and/or water heaters.</p>
3	<b>Goal Name</b>	Project IMPACT: Initiative to Maintain Properties and Assist our Community Together
	<b>Goal Description</b>	<p>Project IMPACT is the Initiative to Maintain Properties and Assist our Community Together. Program funds are used to purchase tools, cleaning supplies, and dumpster rentals. Using these tools, volunteers provide the labor to complete projects to improve the lives of Florissant residents. Funds up to \$3,000 for each project will be used for approximately 10 clientele.</p>

4	<b>Goal Name</b>	Project IMPACT - Assist
	<b>Goal Description</b>	Project IMPACT-Assist will provide grants up to \$3,000.00 per residential property for grants to provide accessibility home modifications to help persons with disabilities. A broad range of home modifications can be considered based on a recommendation from a medical professional. Modifications may include ramps, grab bars, bathroom modifications, etc. Funds are available to assist approximately 4 Florissant residents of rental or owner-occupied homes.
5	<b>Goal Name</b>	Project IMPACT – ADA Public Facilities
	<b>Goal Description</b>	Funds will be used to modify public facilities including streets, walkways and building entrances to allow wheelchair access that is in compliance with the Americans with Disabilities Act of 1990.
6	<b>Goal Name</b>	Mortgage, Rental & Utility Assistance
	<b>Goal Description</b>	MRU Assist will provide payments up to \$1,000.00 to approximately 10 low- to moderate-income Florissant residents who have experienced severe economic hardship and are behind on payments of mortgage, rent, and/or utilities. This program is designed to reduce homelessness by helping residents stay in their homes, whether they are homeowners or renters.
7	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	Will provide salary and benefits for staff who are administering the CDBG-funded programs. Other program administrative costs include training, travel and mileage reimbursement

Table 7 – Goal Descriptions

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):**

The City of Florissant does not have a large enough allocation to provide new affordable housing units. However, The City of Florissant anticipates serving 265 households with programs to maintain affordability through home repair and mortgage and rental assistance over a five-year period.



## AP-35 Projects – 91.220(d)

### Introduction

The table below lists the six (6) projects that the City of Florissant will undertake in FY2023 in order to address the needs identified through this Consolidated Plan Process.

#	Project Name
1	Home Improvement Program
2	Home Improvement Program - Mechanical
3	Project IMPACT
4	Project IMPACT - Assist
5	Project IMPACT – ADA Public Facilities
6	Mortgage, Rental & Utility Assistance
7	Administration

Table 8 – Project Information

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The most recent Analysis of Impediments to Fair Housing identified several impediments within the City of Florissant and surrounding community, as well as offered suggestions to tackle and ameliorate them. These projects and programs are the City's attempt to meet the identified needs in the community based on the A.I. feedback, consultation with area social service agencies, nonprofit organizations, elected officials, and housing Consolidated Plan organizations. Much of the city consists of single-family homes with a growing rate of rental housing. CDBG funds will be used to ensure the existing housing stock remains safe and accessible for its residents, while also providing services for residents to access essential living functions and providing financial assistance to agencies keeping residents in their homes and off the streets. Education will continue to be a priority for the City via CDBG funding to ensure better and more comprehensive understanding of fair and affordable housing. The CDBG funds will be used to work hard for the city's aging population, disabled and/or LMI, by helping Florissant's most vulnerable populations.

# Projects

## AP-38 Projects Summary

### Project Summary Information

Table 9 – Project Summary

<b>1</b>	<b>Project Name</b>	Home Improvement Program
	<b>Target Area</b>	City of Florissant
	<b>Goals Supported</b>	Home Improvement Program
	<b>Needs Addressed</b>	Housing Repair and Improvement
	<b>Funding</b>	CDBG: \$93,300
	<b>Description</b>	<p>The Home Improvement Project will provide \$7,000 zero-percent interest, five-year forgivable loans to low-to-moderate level income households within the city limits of Florissant, MO. The loans will be provided to single-family owner-occupied residences to address code violations and perform much needed home repairs. All of the homes will be in sufficient condition to be safely occupied, but repairs are needed to ensure the continued health and safety of the residents. The program doesn't permit any additions to be made to the land or the structure.</p> <p>The project benefits the community by maintaining and increasing property values. It also helps low to moderate income residents to build equity in their home which is critical to building generational wealth. The scope of work excludes remodeling and may include the repair or replacement of existing items and/or health and safety issues.</p>
	<b>Target Date</b>	8/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City estimates assisting 13 households with the Home Improvement Loan Program
	<b>Location Description</b>	The City will accept households within the city limits
	<b>Planned Activities</b>	The Home Improvement Program provides up to \$7000 as a 0% interest forgivable loan to eligible City of Florissant residents to assist with home improvement projects.

<b>2</b>	<b>Project Name</b>	Home Improvement Program - Mechanical
	<b>Target Area</b>	City of Florissant
	<b>Goals Supported</b>	Home Improvement Program - Mechanical
	<b>Needs Addressed</b>	Housing Repair and Improvement
	<b>Funding</b>	CDBG: \$90,000
	<b>Description</b>	The Home Improvement Program – Mechanical provides grants up to \$5,000 to low-to moderate income households for the replacement of HVAC units and/or water heaters. Funds are available for single-family owner-occupied households within the city limits of Florissant. The purpose of the program is to reduce temperature-related illness and death by ensuring that low- to moderate income residents have working furnaces, air conditioners and/or water heaters.
	<b>Target Date</b>	8/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City estimates assisting 18 households with the HIP-M Program
	<b>Location Description</b>	The City will accept households within the city limits
	<b>Planned Activities</b>	The Home Improvement Program - Mechanical provides up to a \$5000 grant to low to moderate-income homeowners for the replacement of water heaters, heating and/or cooling units.
<b>3</b>	<b>Project Name</b>	Project IMPACT: Initiative to Maintain Properties and Assist our Community Together
	<b>Target Area</b>	City of Florissant
	<b>Goals Supported</b>	Project IMPACT: Initiative to Maintain Properties and Assist our Community Together
	<b>Needs Addressed</b>	Housing Accessibility / Services for Persons with Disabilities
	<b>Funding</b>	CDBG: \$0

	<b>Description</b>	Project IMPACT is the Initiative to Maintain Properties and Assist our Community Together. Program funds are used to purchase tools, cleaning supplies, and dumpster rentals. Using these tools, volunteers provide the labor to complete projects to improve the lives of Florissant residents. Funds up to \$3,000 for each project will be used for approximately 10 clientele.
	<b>Target Date</b>	8/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City estimates that 15 households will be assisted with Project IMPACT
	<b>Location Description</b>	Participants of this program will be City Wide
	<b>Planned Activities</b>	The program uses CDBG funding to purchase materials, supplies, and dumpster rentals. The volunteer labor allows more households to be served with limited funding.
4	<b>Project Name</b>	Project IMPACT - Assist
	<b>Target Area</b>	City of Florissant
	<b>Goal Supported</b>	Project IMPACT - Assist
	<b>Needs Addressed</b>	Housing Accessibility / Services for Persons with Disabilities
	<b>Funding</b>	CDBG: \$0
	<b>Description</b>	Funds up to \$3,000.00 per residential property for grants to provide accessibility home modifications to help persons with disabilities. A broad range of home modifications can be considered based on a recommendation from a medical professional. Modifications may include ramps, grab bars, bathroom modifications, etc. Funds are available to assist approximately 4 Florissant residents of rental or owner-occupied homes.
	<b>Target Date</b>	8/30/2024

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City estimates that approximately 4 individuals will be assisted with this program.
	<b>Location Description</b>	City of Florissant
	<b>Planned Activities</b>	Project IMPACT – Assist provides grants up to \$3,000 to help disabled residents to make home modifications to continue to live independently.
5	<b>Project Name</b>	Project IMPACT – ADA Public Facilities
	<b>Target Area</b>	City of Florissant
	<b>Goal Supported</b>	Project IMPACT – ADA Public Facilities
	<b>Needs Addressed</b>	Accessibility / Removal of Architectural Barriers
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	Funds up to \$30,000 will be used to modify public facilities including streets, walkways and building entrances to allow wheelchair access that is in compliance with the Americans with Disabilities Act of 1990.
	<b>Target Date</b>	8/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Everyone accessing the area improved will benefit from this improvement.
	<b>Location Description</b>	City of Florissant
	<b>Planned Activities</b>	Funds will be used to modify approximately 10 curb cuts or other public facilities
6	<b>Project Name</b>	Mortgage, Rental & Utility Assistance
	<b>Target Area</b>	City of Florissant
	<b>Goals Supported</b>	Mortgage, Rental & Utility Assistance
	<b>Needs Addressed</b>	Emergency Mortgage, Rental, and Utility Assistance
	<b>Funding</b>	CDBG: \$0

	<b>Description</b>	MRU Assist will provide a one-time payment up to \$1,000.00 to low- to moderate-income Florissant residents who have experienced severe economic hardship and are behind on payments of mortgage, rent, and/or utilities. This program is designed to reduce homelessness by helping residents stay in their homes, whether they are home owners or renters.
	<b>Target Date</b>	8/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City estimates that 10 individuals will be assisted with the MRU Assist Program
	<b>Location Description</b>	Participants will be accepted from within the City of Florissant limits
	<b>Planned Activities</b>	Mortgage, rental, and utility assistance will be provided to those who are in jeopardy of becoming homeless due to past due or late rent/mortgage and utility payments.
7	<b>Project Name</b>	Administration
	<b>Target Area</b>	City of Florissant
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Housing Repair & Improvement Housing Accessibility Services for Persons with Disabilities Emergency Mortgage, Rental, and Utility Assistance
	<b>Funding</b>	CDBG: \$53,325
	<b>Description</b>	Salary and benefits for staff who are administering the CDBG-funded programs. Other program administrative costs include training, travel and mileage reimbursement.
	<b>Target Date</b>	8/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This activity is administration and will not benefit low income families directly.
	<b>Location Description</b>	City of Florissant

<b>Planned Activities</b>	Administration of the program
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## AP-50 Geographic Distribution – 91.220(f)

### Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Florissant will not be allocating CDBG funded programs based on geographic target areas. CDBG investments are made city-wide, since low- to moderate-income persons are not concentrated in a single geographic area of the City. Instead, program funds will be distributed based on need and eligibility. Future Annual Action Plans will allow the City of Florissant to reevaluate community conditions and determine whether geographic targeting for one or more CDBG funded programs is appropriate.

### Geographic Distribution

Target Area	Percentage of Funds
City of Florissant	100

Table 10 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

The City of Florissant will not be allocating CDBG funded programs based on geographic target areas. CDBG investments are made city-wide, since low- to moderate-income persons are not concentrated in a single geographic area of the City. Instead, programs funds will be distributed based on need and eligibility.

### Discussion

Future Annual Action Plans will allow the City of Florissant to re-evaluate community conditions and determine whether geographic targeting for one or more CDBG funded programs is appropriate.

It is important to note that other City of Florissant programs not covered by the Consolidated Plan are geographically targeted. For example, the City of Florissant applied for and received a grant from the Neighborhood Stabilization Program (NSP) through the Department of Housing and Urban Development (HUD) Recovery Act funds. The City was awarded \$1.5 million dollars for the purchase, rehabilitation, and resale of foreclosed homes in order to stabilize neighborhoods and stem the decline of house values of neighboring homes. The City continues to administer this program through the original award amount and additional Program Income. No other local, state, or federal funds will be utilized for these projects. These NSP projects are geographically targeted to NSP-eligible areas within the City of Florissant.



## AP-75 Barriers to affordable housing – 91.220(j)

### Introduction

The Analysis of Impediments to Fair Housing Choice (AI) is a comprehensive review of a jurisdiction's laws, regulations, and administrative policies, procedures and practices affecting the location, availability, and accessibility of housing, as well as an assessment of conditions, both public and private, affecting fair housing choice. Impediments to fair housing choice are any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status, or national origin. Policies, practices, or procedures that appear neutral on their face, but which operate to deny or adversely the provision of housing to persons of a particular race, color, religion, sex, disability, familial status, or national origin may constitute such impediments.

The City of Florissant, along with the other members of the St. Louis HOME Consortium (St. Louis County, St. Charles County, Jefferson County and the City of O'Fallon) and the Housing Authority of St. Louis County during 2020 retained Mosaic Community Planning, LLC to conduct and prepare a Regional Analysis of Impediments to Fair Housing Choice study. This study, while regional, has specific recommendations for each of the consortium members. The City of Florissant will address any and all barriers identified within its jurisdiction and act accordingly.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

Many of the Impediments to Fair Housing that have been identified in the 2020 Analysis of Impediments to Fair Housing report are also Barriers to Affordable Housing. These barriers are largely systemic & will require effort from both private & public sectors across the entire regional area to correct. Florissant will strive to undertake the stated strategies recommended in the report in collaboration with St. Louis County, other local jurisdictions, agencies, & private entities. The Impediments/Barriers that were identified as applicable to the City of Florissant include: **Barrier:** Low labor market engagement & limited incomes restrict housing choice & access to opportunity among protected classes **Strategies:** Increase access to workforce development & employment opportunities **Barrier:** Lack of access to transportation services in some areas of the region limits housing choices & resources **Strategies:** Expand transportation services & connections to other areas of the region **Barrier:** Insufficient housing for people with disabilities **Strategies:** Consider opportunities to encourage or incentivize the construction of new accessible housing units for people with disabilities. Continue to partner with organizations to identify areas where the city can improve accessibility. **Barrier:** Limited access to quality schools disproportionately impacts residents of color **Strategies:** Support development of workforce housing in areas with high-performing school districts to reduce affordability barriers to accessing these districts. Partner with school districts, youth- and community development-focused organizations, community institutions, businesses, & residents to identify youth education, mentoring, recreation, & family support needs. **Barrier:** Lack of affordable housing prevents members of protected classes from living in areas of opportunity **Strategies:** Develop

& deliver community education around the need for affordable housing & its cultural and economic value to the community. Consider & adopt zoning codes amendments that could increase possibilities for the development of affordable multifamily housing **Barrier:** Ongoing need for fair housing outreach, education, & enforcement **Strategies:** Continued education regarding fair housing rights, recognizing discrimination, & how & where to file a housing discrimination for the community and housing professionals. Continued funding commitment to fair housing enforcement measures **Barrier:** Continued need for neighborhood investment & expanding opportunity in North St Louis County **Strategies:** Expand community engagement efforts focused on community needs & priorities in low-moderate income census tracts, including working with residents & community groups to shape the approach to community engagement. Implement targeted outreach to engage with residents to identify areas for investment. **Barrier:** NIMBYism and prejudice reduce housing choice for protected classes **Strategies:** Develop-deliver community education around the need for affordable housing & its cultural & economic value to the community. Explore-promote community events & programming such as cultural celebrations & food fairs that celebrate the regions diversity & encourage interaction among diverse participants in neighborhoods throughout the region

While these barriers affect Florissant, many are regional issues that the City of Florissant cannot address on its own. In the AI Study, none of the impediments listed were related to public policies that would or could hinder the development, maintenance or rehabilitation of affordable housing or add to the cost of existing affordable units within the city, so there is no need, at this point in time to develop a strategy to address such policies.

## Discussion

As a member of the St. Louis HOME Consortium, the City of Florissant is served by several local fair housing, affordable housing, and homeless service organizations (EHOC-Equal Housing Opportunity Council, Beyond Housing, Community Action Agency of St Louis County, Better Family Life, The Housing Partnership, and Catholic Charities). Activities include fair housing testing, complaint investigation, fair housing education, transitional housing, rent and mortgage assistance, and other housing-related assistance.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction**

The City of Florissant has a record of strong performance in meeting underserved needs through the CDBG program.

### **Actions planned to address obstacles to meeting underserved needs**

The largest obstacle to meeting underserved needs is funding. City staff will investigate creative leveraging strategies, such as the leveraging of volunteers in the existing Project I.M.P.A.C.T. program, to continue to make a larger community impact with limited resources.

### **Actions planned to foster and maintain affordable housing**

The City of Florissant will strive to undertake the following strategies recommended in the Analysis of Impediments to Fair Housing to remove or ameliorate the barriers to fair/affordable housing. For any of these strategies to move forward, the City of Florissant will need to collaborate with St. Louis County and/or other local jurisdictions, agencies, and private entities. Therefore, specific action items are dependent on further community engagement, planning, and coordination. However, these proposed strategies give a rough idea of where the City of Florissant might focus its efforts. More detailed explanations of all the barriers and proposed strategies can be found in the Analysis of Impediments to Fair Housing.

### **Actions planned to reduce lead-based paint hazards**

The City of Florissant continues to pursue an active role in eliminating the hazards of the lead-based paint in its housing stock. Staff successfully completed HUD's Office of Lead Hazard Control's Visual Assessment course pursuant to 24 CFR Part 35. All homeowners in the Home Improvement Program Loan Program with houses built before 1978 are given the "Protect Your Family from Lead In Your Home" Pamphlet and the Lead Renovation Guide and must sign a "Confirmation of Receipt" for documentation purposes. In addition, the homes must undergo Lead Based Paint Testing on the areas of the home where a visual inspection is made for flaking and peeling paint does not pass. Bid packages containing work specifications will be bid out to pre-approved licensed lead abatement contractors. Dust and soil clearance tests will be performed after the work has been completed.

The City will continue to work with the St. Louis County Lead Surveillance Program to screen and evaluate children for lead absorption, and initiate treatment when needed. The Community Development Office will continue to be responsible for networking with appropriate City and County departments and other service providers in this area. In addition, the Community Development Office will maintain its close contact with the St. Louis Office of Community Development's Home Improvement staff and the designated lead coordinator, in

order to comply with the lead-based paint regulations that went into effect in September 2000.

### **Actions planned to reduce the number of poverty-level families**

While poverty is a complex issue and not solvable with CDBG funding alone, the City of Florissant has designed existing CDBG programs and policies with the goal of contributing to the reduction of the number of poverty-level families in the jurisdiction. The City of Florissant housing rehabilitation programs (the Home Improvement Program, Home Improvement Program – Mechanical and the Project IMPACT Program) provides a way for low income persons to maintain their existing homes without investing their own resources into repairs and rehabilitation. The emergency mortgage, rental, and utility assistance program provides a similar safety net for both owner and renter households.

A great deal of national research has been done on the importance of “housing as a platform” to improve quality of life. Access to safe, stable, and affordable housing has been linked to higher educational achievement for children, better economic prospects for parents, and improved health and well-being. Given that the City of Florissant’s Analysis of Impediments to Fair Housing identifies Florissant as an area of high opportunity (low poverty, high school proficiency, and high labor market engagement) relative to many areas in north St. Louis County, safe, stable, and affordable housing options within the City of Florissant are especially likely to contribute to positive outcomes for individuals and families and ultimately reduce poverty. Therefore, City of Florissant CDBG programs around housing repair and assistance are important tools for long term poverty reduction.

### **Actions planned to develop institutional structure**

The institutional structure to carry out the programs referenced in this Annual Action Plan is already strong. The City of Florissant Department of Housing and Community Development administer the programs funded by the Community Development Block Grant. Private contractors do the actual work of rehabilitation services. The City staff is able to adequately monitor these contractors to assure that services are provided as promised.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

City staff will continue to attend meetings involving a wide spectrum of agencies and groups involved in issues such as housing, homelessness, foreclosures, community services, AIDS, persons with disabilities, and environmental concerns. City staff will also continue to attend regular meetings to coordinate with the St. Louis County Continuum of Care.

### **Discussion**

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

#### Introduction

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100%

#### Discussion

Annual Action Plan 2023	36
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**PROPOSED USE OF CDBG FUNDS**

**2023 ACTUAL Financial Summary**

FY2023 CDBG Program

**Community Development Block Grant Resources**

Entitlement Amount Estimate	\$266,625.00
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<b>Total FY2023 Funding</b>	<b>\$268,625.00</b>
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Proposed Uses of CDBG Funds

**Housing Programs**

Home Improvement Program	\$ 93,300.00
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Home Improvement Program – Mechanical	\$ 90,000.00
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Project IMPACT – Assist	\$ 0.00
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**Public Services**

Mortgage, Rental & Utility Assistance	\$ 0.00
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Project IMPACT – ADA Public Facilities	\$ 30,000.00
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Project IMPACT	\$ 0.00
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Grant Administration	\$ 53,753.00
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<b>Total</b>	<b>\$266,625.00</b>
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# Agenda Request Form

**For Administration Use Only:**

Meeting Date: 2/27/2023

Open  Closed

Report No. 13/2023

**Date Submitted:**

**To:** City Council

**Title:** Ordinance authorizing a transfer of Special Use Permit no. 8643 from Selena Williams to Beautiful Memories d/b/a Dela Rae Events for the operation of an event center located at 3421 N. Hwy 67.

**Prepared by:** Ms. City Clerk Karen Goodwin

**Department:** City Clerk

**Justification:****Attachments:**

1. Transfer application





**TRANSFER OF SPECIAL PERMIT**

AUTHORIZED BY ORDINANCE NUMBER (S) 8643

FROM Event Visions by Selena, LLC

TO Beautiful Memories db/a Dela Rae Events

FOR Event Center


ADDRESS 3421 N. Hwy 67

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

**TRANSFER OF SPECIAL USE PERMIT PETITION**

TO THE CITY COUNCIL OF THE CITY OF FLORISSANT:

1. Comes now Kim Allen and states to the City Council that he (she) (they) has (have) the following legal interest in the property located at 3421 N. Hwy 67 Florissant MO in the City of Florissant, Missouri. Legal interest: ( ) Lease or ( ) Simple Title 63033  
(Attach signed copy of lease or deed)
2. The petitioner(s) further state that he (she) (they) has (have) not made any arrangement to pay any commission, gratuity, or consideration, directly or indirectly to any official, employee, or appointee of the City of Florissant, with respect to this petition.
3. The applicant will operate the business in the same manner and under the same conditions as set out in the original ordinance granting the special permit or any amendments thereto, except for any proposed change in sign face of an authorized sign.

PETITIONER SIGNATURE   
Individual's Name

FOR: Beautiful Memories DBA Dela Rae Events  
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

11307 Cadogan Dr. St. Louis mo 63138

Telephone No.

314-408-3327

Email address

Declaracoevents@yahoo.com

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

  
PETITIONER SIGNATURE

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

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

  
SIGNATURE OF OWNER

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

Type of Operation: (Select One)

Individual

Partnership

Corporation

LLC

**INDIVIDUAL:**

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

Telephone number & email address 314-283-3161 Delaraevents@yahoo.com

Business name/address/phone DeLa Rae Events 3421 N. Hwy 67, Florissant MO 63033

Copy of fictitious name registration, if applicable Attached

**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 Kim Allen

11307 Cadigan Dr. St. Louis MO 63138

Telephone numbers & email addresses 314-409-3327 Delaracevents@yahoo.com

Business name/address/phone Beautiful Memories DBA DeLa Rae Events

Date of incorporation/LLC 8/2/2011

Copy of fictitious name registration, if applicable

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

Photocopy of Corporation/LLC Articles and Certificate

## TRANSFER OF SPECIAL USE PERMIT

The undersigned hereby acknowledges receipt of a copy of Ordinance  
Number 8043 which authorized a Special Permit:

TO: Kim Allen

FOR: Event Space

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.

Kim Allen  
PRINT - NAME OF APPLICANT

[Signature]  
SIGNATURE OF APPLICANT

# State of Missouri



Robin Carnahan  
Secretary of State

## CERTIFICATE OF ORGANIZATION

WHEREAS,

*Beautiful Memories Linen & Event Services, LLC*  
*LC1159950*

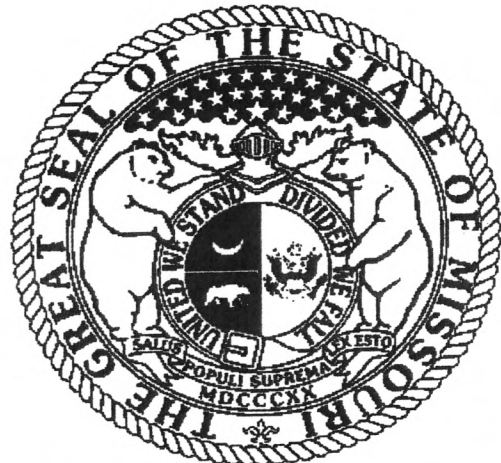
filed its Articles of Organization with this office on the August 2, 2011, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, ROBIN CARNAHAN, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on the August 2, 2011, 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 August 2, 2011.

*Robin Carnahan*

Secretary of State







of said Lease or to collect any sums due Landlord from Tenant shall constitute an election of remedies by Landlord or result in a diminution or restriction of Landlord's rights under this Guaranty.

5. Guarantor hereby waives all right to any notice of default or non-performance by Tenant under said Lease. All notices which are required to be sent between the parties shall be delivered by United States registered or certified mail, postage prepaid, addressed to the parties at their respective addresses below:

**LANDLORD**

DEP Properties LLC  
41 Rio Vista Dr.  
St. Louis MO 63124

**GUARANTOR(s)**

Kim Allen  
11307 Cardigan Dr.  
St. Louis, MO 63138

Either Landlord or Guarantor may designate a different address by giving notice to the other party of same at the address set forth above.

6. Landlord's waiver of the performance of any obligation of Tenant under said Lease, or any other forbearance on the part of Landlord, or any failure by Landlord to enforce any of its rights under said Lease, or any modification of any lease term by Landlord and Tenant, shall in no way release Guarantor from liability hereunder or terminate or diminish the validity of this Guaranty; and all notices to Guarantor of any such modification, waiver, or forbearance or failure by Landlord under the terms of said Lease are hereby waived.

7. Guarantor agrees that, in the event Tenant shall become insolvent or shall be adjudicated bankrupt, or in the event Tenant shall file a petition for reorganization or similar relief under any present or future provision of the Federal Bankruptcy Act, or if such a petition filed by any creditors of Tenant shall be approved by a court, or if Tenant shall seek a judicial re adjustment of the rights of its creditors under any present or future Federal or State law, or if a receiver of all or part of Tenant's property and assets is appointed by a State or Federal Court, and in any such proceeding said Lease shall be terminated or rejected or the obligations of the Tenant thereunder shall be abated, reduced, or modified, Guarantor shall immediately pay to Landlord, or Landlord's successors or assigns, an amount equal to all Base Rent and Additional Rent due Landlord under said Lease which was accrued through the date of such termination, rejection or modification. In addition thereto, Guarantor agrees to pay to Landlord, each month, commencing after such termination, rejection or modification, as applicable, through the expiration date of the then current term of this Lease, at the time, place and in the manner set forth in said Lease, an amount equal to the difference between the monthly obligations of Tenant under said Lease and the actual monthly amount of rent and other charges, if any, received by Landlord during and for such month, whether as a result of any reorganization of Tenant or the rejection or termination of said Lease and the reletting of the Premises by Landlord. Guarantor's obligation to make payment in accordance with the terms of this Guaranty shall not be impaired, modified, changed, released or limited in any manner whatsoever by any impairment, modification, change, release or limitation of the liability of Tenant or its estate in bankruptcy resulting from the operation of any present or future provision of the Federal Bankruptcy Act or other statute, or from the decision of any court.

8. Guarantor shall not be subrogated to any of the rights of Landlord under said Lease, or in or to the premises demised thereby, or to any other rights of Landlord by reason of any of the provisions of this Guaranty, or by reason of the performance by Guarantor of any of its obligations hereunder; and Guarantor shall look solely to Tenant for any recoupment of any losses or damages suffered by Guarantor as a result of Landlord enforcing this Guaranty.

T KA  
L KA

9. This Guaranty shall extend to and be binding upon the parties' respective heirs, representatives, administrators, successors, and assigns.

This Guaranty, consisting of 3 pages including the page on which these signatures appear, and the notarial acknowledgement(s) thereof, is entered into by the undersigned Guarantor(s), acting jointly and severally, as of the 27 day of December 2022.

**GUARANTOR:**

**Kim Allen**

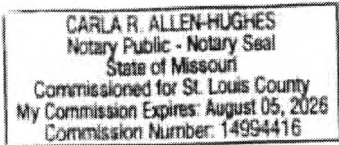
By: [Signature] (sign)

STATE OF MISSOURI )  
COUNTY OF St Louis ) SS

On this 28<sup>th</sup> day of December 2022, before me personally appeared, Kim Allen, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they have executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written)

(SEAL)



[Signature]  
Notary Public

Print Name: Carla R. Allen-Hughes

My Commission Expires: 08/05/26

T [Signature]  
L [Signature]



1 INTRODUCED BY COUNCILMAN SIAM  
2 OCTOBER 12, 2020

3  
4 BILL NO. 9628

ORDINANCE NO. 8643

5  
6 **ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO ALLOW**  
7 **FOR AN EVENT CENTER ESTABLISHMENT IN A B-3 EXTENSIVE**  
8 **COMMERCIAL DISTRICT FOR THE PROPERTY LOCATED AT 3421**  
9 **N. HWY 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 and operation  
13 of event centers in the City of Florissant; and

14 WHEREAS, an application has been filed by Event Visions by Selena LLC for the  
15 operation of an event center located at 3421 N. Hwy 67; and

16 WHEREAS, the Planning and Zoning Commission at their meeting September 21, 2020,  
17 recommended that a Special Permit be granted; and

18 WHEREAS, due notice of public hearing no. 20-10-030 on said application to be held on  
19 the 12<sup>th</sup> of October, 2020 at 7:30 P.M. by the Council of the City of Florissant was duly  
20 published, held and concluded; and

21 WHEREAS, the Council, following said public hearing, and after due and careful  
22 consideration, has concluded that the issuance of a Special Permit for an event center would be  
23 in the best interest of the City of Florissant.

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

27  
28 Section 1: A Special Use Permit is hereby granted to Event Visions By Selena, LLC for  
29 an event center located at 3421 N. Highway 67 as shown in the plans attached hereto.

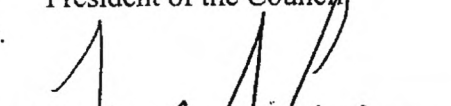
30  
31 Section 2: This ordinance shall become in force and effect immediately upon its passage  
32 and approval.

33 Adopted this 26<sup>th</sup> day of October 2020.



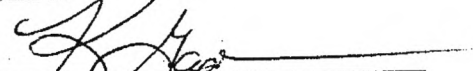
Keith Schildroth  
President of the Council

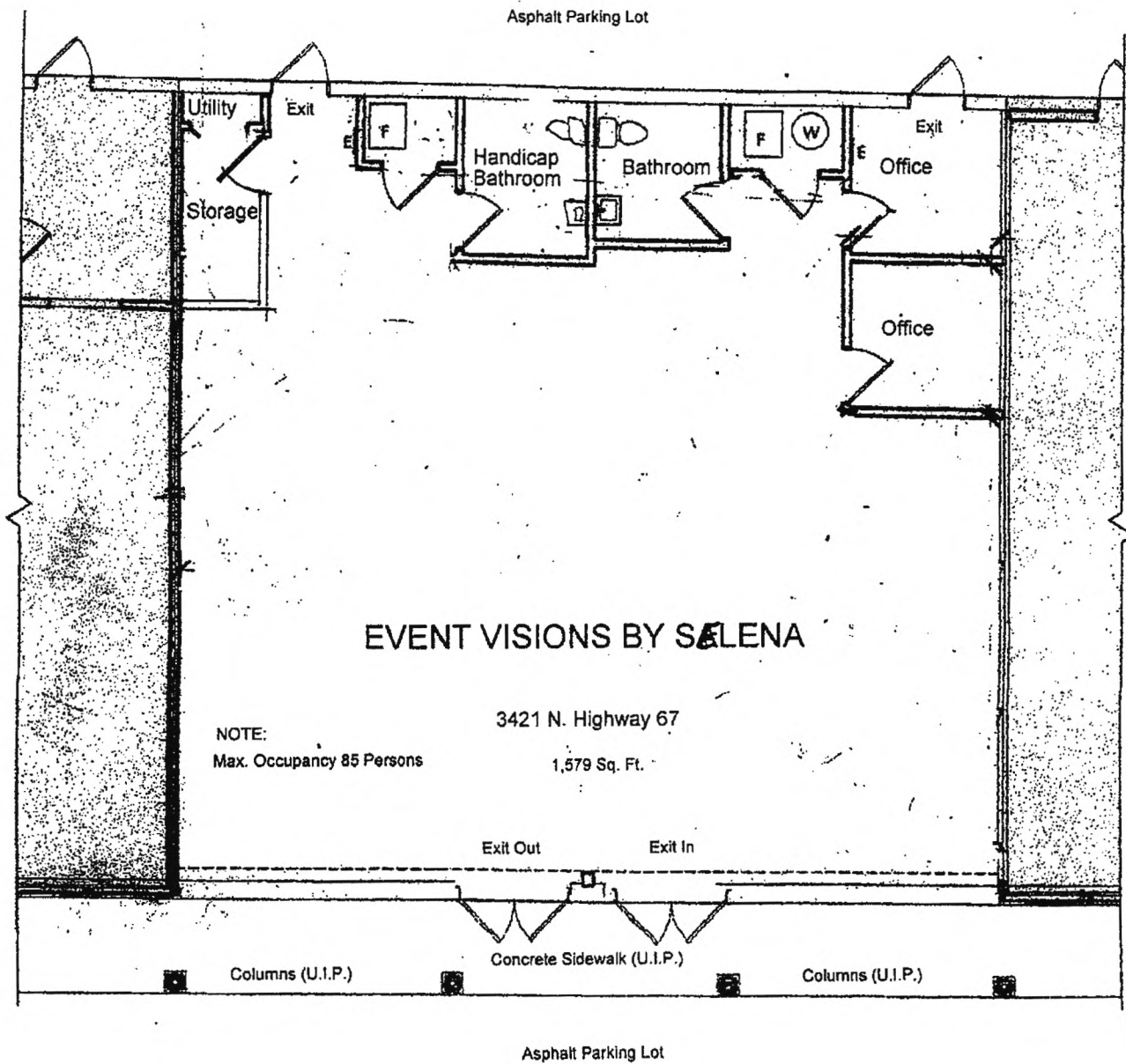
36 Approved this 26<sup>th</sup> day of Oct, 2020.



Timothy J. Lowery  
Mayor, City of Florissant

41  
42 ATTEST:

43   
44  
45 Karen Goodwin, MPPA/MMC/MRCC  
46 City Clerk



LINBERCH PLAZA

Highway 67



# Agenda Request Form

**For Administration Use Only:**

Meeting Date: 2/27/2023

Open  Closed

Report No. 15/2023

**Date Submitted:**

**To:** City Council

**Title:** Ordinance to authorize a Special Use Permit to St. Louis Fish & Chicken to allow for the operation of a sit-down, carry-out restaurant for the property located at 472-474 Howdershell.

**Prepared by:** Ms. City Clerk Karen Goodwin

**Department:** Public Works

**Justification:**

Please see attached documents

**Attachments:**

1. Public Hearing notice
2. Application
3. Staff Report
4. Plans

INTRODUCED BY COUNCILMAN EAGAN  
FEBRUARY 27, 2023

BILL NO.

ORDINANCE NO.

**ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO ST. LOUIS FISH & CHICKEN TO ALLOW FOR THE OPERATION OF A SIT-DOWN, CARRY-OUT RESTAURANT FOR THE PROPERTY LOCATED AT 472-474 HOWDERSHELL.**

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

WHEREAS, an application has been filed by Howdershell Food, LLC d/b/a St. Louis Fish and Chicken to allow for the operation of restaurant located at 472-474 Howdershell Road, and

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

WHEREAS, due notice of public hearing no. 23-02-006 on said application to be held on the 27<sup>th</sup> of February, 2023 at 7:00 P.M. by the Council of the City of Florissant was duly published, held and concluded; and

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

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

Section 1: A Special Use Permit is hereby granted to Howdershell Food, LLC d/b/a St. Louis Fish and Chicken to allow for the operation of restaurant located at 472-474 Howdershell Road.

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

Section 3: When the named permittee discontinues the operation of said business for longer than one hundred and eighty days (180) days, the Special Use Permit herein granted shall no longer be in force and effect.

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

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2023.

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

Approved this \_\_\_\_ day of \_\_\_\_\_, 2023.

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

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

# **CITY OF FLORISSANT**

## **Public Hearing**

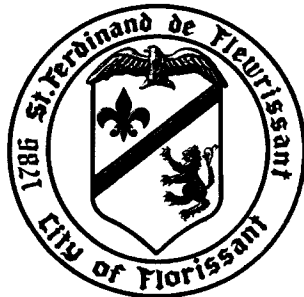


**In accordance with 405.125 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, February 27, 2023 at 7:00 p.m. on the following proposition:**

**To authorize a Special Use Permit to St. Louis Fish & Chicken to allow for the operation of a sit-down, carry-out restaurant for the property located at 472-474 Howdershell in a 'B-3' Extensive Business District. Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or email [kgoodwin@florissantmo.com](mailto:kgoodwin@florissantmo.com).**

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

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



*1/30/23  
25603*

**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 3 Zoning B-3'

RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN

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

SIGN [Signature] DATE: 2-6-23

SPECIAL PERMIT FOR operation of a new restaurant (sit down carry-out)  
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).

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

LOCATION 472-474 Howdershell Rd. Florissant, MO 63031  
Address of property.

1) Comes Now Howdershell Food LLC  
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As)

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

Legal interest in the Property) Tenant  
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 restaurant uses 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)

Rezqallah, Yasser Yasser Rezqallah / design.j@yahoo.com /314.817.7316  
 PRINT NAME SIGNATURE email and phone

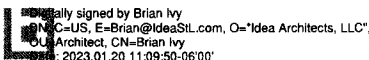
FOR Howdershell Food LLC  
 (company, corporation, partnership)

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 Brian Ivy   
 ADDRESS 130 West Lockwood Ave. Webster Groves, MO 63119  
 STREET CITY STATE ZIP CODE  
 TELEPHONE / EMAIL 314.801.8601 / brian@ldeastl.com  
 BUSINESS

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

Yasser Rezqallah Digitally signed by Yasser Rezqallah  
 Date: 2023.01.27 16:35:14 -06'00'  
 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 14 Rivermeadows Dr Florissant, MO 63031-6586 Rezqallah, Yasser

(2) Telephone numbers 314.817.7316

(3) Business address 472 Howdershell Rd Florissant, MO 63031

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

(5) Date of Incorporation 1/17/2023

(6) Missouri Corporate Number LC014433218

(7) If operating under fictitious name, provide the name and date registered with the State of Missouri,  
and a copy of registration. St. Louis Fish Chicken Grill

(8) Name in which business is operated Howdershell Food LLC

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



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

Name St. Louis Fish Chicken Grill

Address 472-474 Howdershell Rd. Florissant, MO 63031

Property Owner Mo Mangal - Kabul Properties

Location of property 428-490 Howdershell Rd. Florissant, MO 63031

Dimensions of property 3.723 ac

Property is presently zoned C-2 Requests Rezoning To \_\_\_\_\_

Proposed Use of Property restaurant tenant in an existing retail center

Type of Sign Building standard - vinyl letters Height TBD

Type of Construction IIB Number Of Stories 1

Square Footage of Building 35,967sf Number of Curb Cuts 4

Number of Parking Spaces 170 Sidewalk Length n/a

Landscaping: No. of Trees n/a Diameter n/a

No. of Shrubs n/a Size n/a

Fence: Type n/a Length n/a Height n/a

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

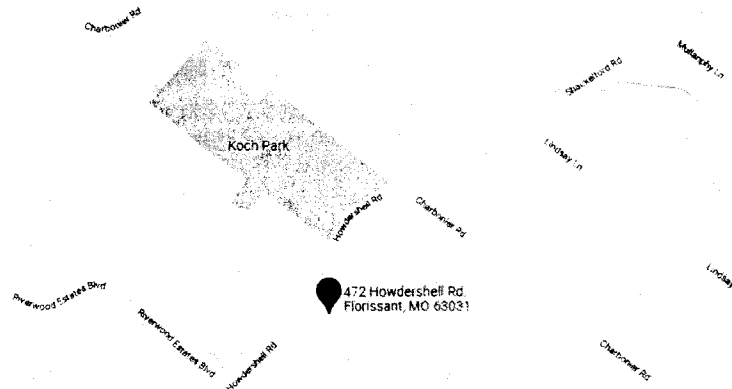
1. Zoning of adjoining properties.
2. Show location of property in relation to major streets and all adjoining properties.
3. Show measurement of tract and overall area of tract.
4. Proposed parking layout and count, parking lighting.
5. Landscaping and trash screening.
5. Location, sizes and elevations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

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

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

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

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



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**OFFICE USE ONLY**

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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**Building Commissioner or Staff Signature**

# STATE OF MISSOURI



**John R. Ashcroft  
Secretary of State**

## CERTIFICATE OF ORGANIZATION

WHEREAS,

***HOWDERSHELL FOOD LLC  
LC014433218***

filed its Articles of Organization with this office on the 17th day of January, 2023, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, John R. Ashcroft, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on the 17th day of January, 2023, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri.  
Done at the City of Jefferson, this 17th day of January, 2023.

  
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

**LC014433218**  
**Date Filed: 1/17/2023**  
**John R. Ashcroft**  
**Missouri Secretary of State**

**Articles of Organization**

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

1. The name of the limited liability company is

HOWDERSHELL FOOD LLC

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

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

The Purpose of the Limited Liability Company is to engage in any lawful business for which Limited Liability Company may be organized in Missouri

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

<u>Yasser Rezqallah</u>	<u>14 Rivermeadows Dr</u>	<u>Florissant, MO 63031-6586</u>
<i>Name</i>	<i>Street Address: May not use PO Box unless street address also provided</i>	<i>City/State/Zip</i>

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

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

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

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

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

<i>Name</i>	<i>Address</i>	<i>City/State/Zip</i>
<u>Rezqallah, Yasser</u>	<u>14 Rivermeadows Dr</u>	<u>Florissant MO 63031-6586</u>

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

New Series:

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

New Series:

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

New Series:

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

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

Name and address to return filed document:	
Name:	<u>Muath Salameh</u>
Address:	<u>Email: ptservices314@gmail.com</u>
City, State, and Zip Code:	_____

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

472 Howdershell Rd

Florissant, MO 63031-6419

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

*City/State/Zip*

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

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

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

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

**All organizers must sign:**

Yasser Rezgallah

YASSER REZQALLAH

01/17/2023

*Organizer Signature*

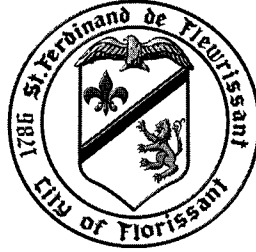
*Printed Name*

*Date of Signature*



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**MEMORANDUM**



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**CITY OF FLORISSANT**

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To: Planning and Zoning Commissioners

Date: February 1, 2023

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From: Philip E. Lum, AIA-Building Commissioner

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

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Subject: Request Recommended Approval of a Special Use Permit at a shopping center to allow for a sit down and carry out restaurant at 472-474 Howdershell (St Louis Fish & Chicken) in a 'B-3' Extensive Business District.

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**STAFF REPORT**

18

**CASE NUMBER PZ-020623-1**

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**I. PROJECT DESCRIPTION:**

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This is a request for 'recommended approval' of a Special Use to allow for a sit down and carry out restaurant at 472-474 Howdershell (St Louis Fish & Chicken) in a 'B-3' Extensive Business District.

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**II. EXISTING SITE CONDITIONS:**

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The existing property at 472-474 Howdershell is in a 'B-3' Zoning District. The site is a formerly Villa Del Cresta- Shopping Center and has multiple tenants. The site is predominantly paved.

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The subject property contains a strip center of 35,580 square feet and has separation walls between tenants. The U-shaped strip center building is aluminum and glass storefront with recent façade improvements. The tenants are allowed canopy mounted vinyl letter signage areas above the canopy fascia.

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The tenant sign will be subject to a wall sign area limitation of 40 s.f. or 40-100 s.f. with P&Z approval. Sign area with glazing and backlighting was approved by P&Z for a previous remodel petition.

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There are 151 parking spaces off street parking in front of the shopping center, with a parking ratio of 4 spaces per 1000 s.f., the parking requirement to be in compliance to code is  $35,580/1000 \times 4 = 142$  required. Therefore the number of parking is compliant.

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**III. SURROUNDING PROPERTIES:**

The properties to the East are residences in an 'R-4' District, it is also bounded by the street to the South and North also in a 'B-3' District along Howdershell. The property across Howdershell is in a 'B-3' District.

**III. STAFF ANALYSIS:**

The application is accompanied by Idea Architects Site Plan dated 1/27/23 and A201 dated 9/30/22. Comments on plans submitted are as follows:

**Site Plan Comments:**

This drawing shows general site plan, indicating the location within the Shopping and the proposed restaurant doubles the size of a previous restaurant and is situated in the highlighted area of the plan.

**A201 Comments:**

The submission of plans for construction on 10/6/22 precipitated a zoning review and request for Special Use Permit application.

The proposed restaurant expansion will be doubling the size of the space. The previous tenant space was very narrow.

Eight seats are shown in the dining area. The space is predominantly kitchen and prep space.

**VI. STAFF RECOMMENDATIONS:**

If the Commission recommends approval, staff recommends the attached suggested motion:

**Suggested Motion for a Special Use at 472-474 Howdershell**

I move to Recommend Approval of a Special Use, to allow for a sit down and carry out restaurant at **472-474 Howdershell (St Louis Fish & Chicken)** in a 'B-3' Extensive Business District.

With the following restrictions to become part of the record

(end of Suggested Motion and Memo)





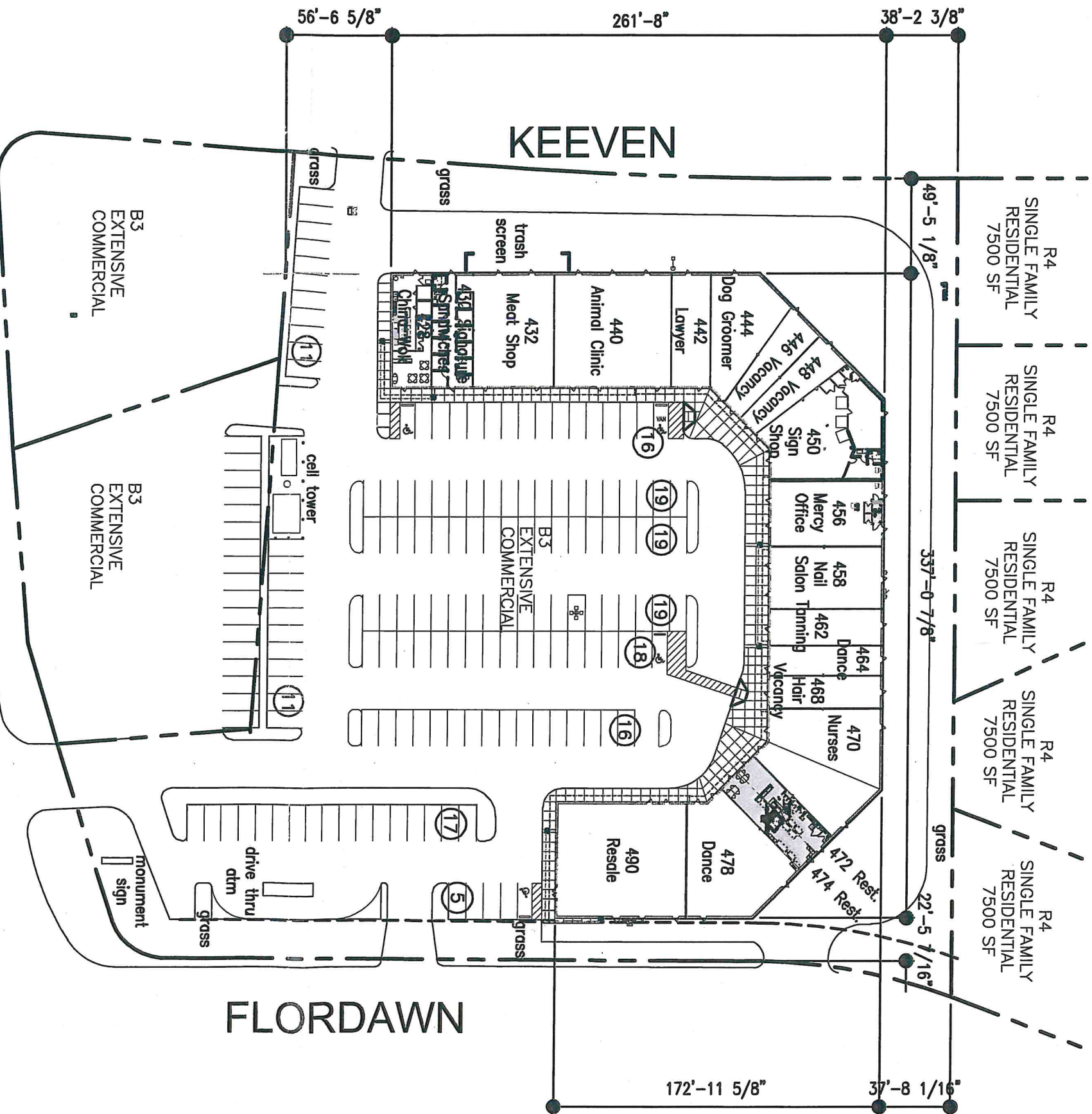
**ARCHITECTS**

130 W. Lockwood Ave. Ste. 2  
Webster Groves, MO 63119  
314.801.8601 o.  
www.YourIdeaArchitects.com

Certificate of Authority # 2011006331

# VILLA DEL CRESTA

428 HOWDERSHELL RD. FLORISSANT, MO 63031



LOT AREA: 3.72 AC  
TOTAL PROVIDED  
PARKING - 151 P.S.

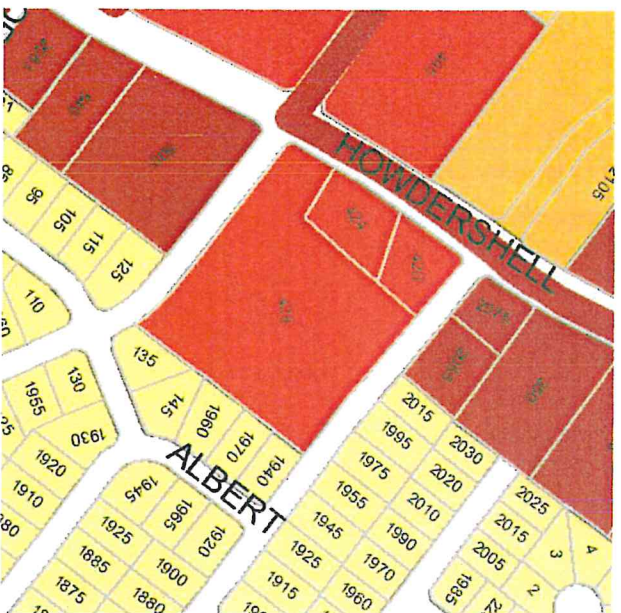


**MKT**

## SITEPLAN

SCALE: NOT TO SCALE

DATE: 01.27.2023



	B3 Extensive Commercial
	R4 Single Family 7500 sq ft

RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN

SIGN: *[Signature]*

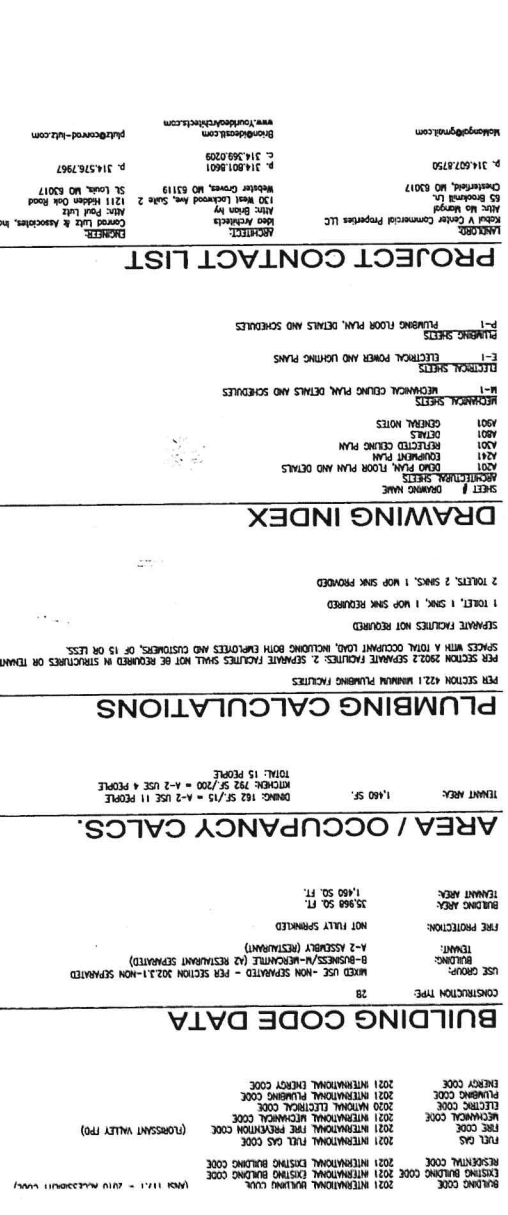
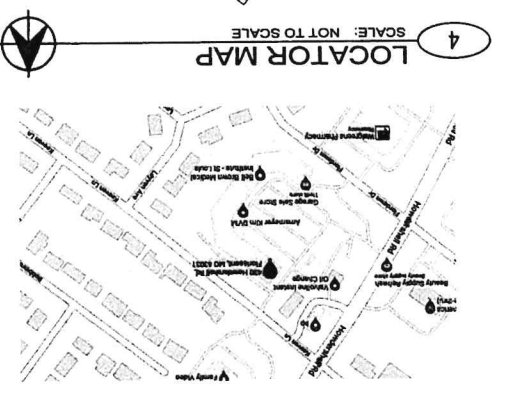
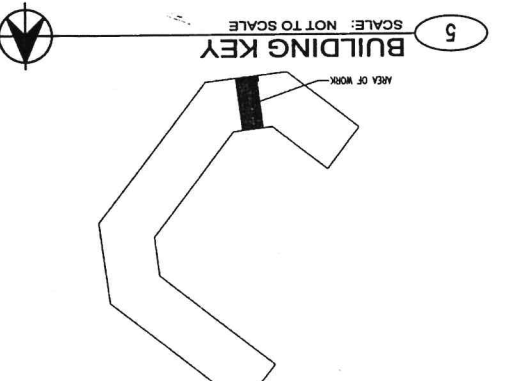
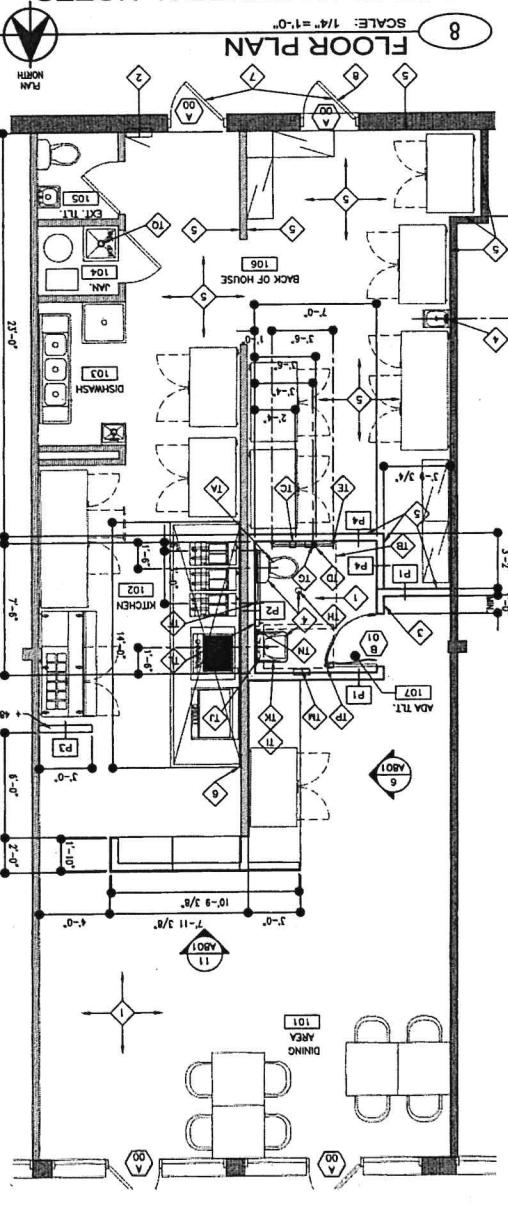
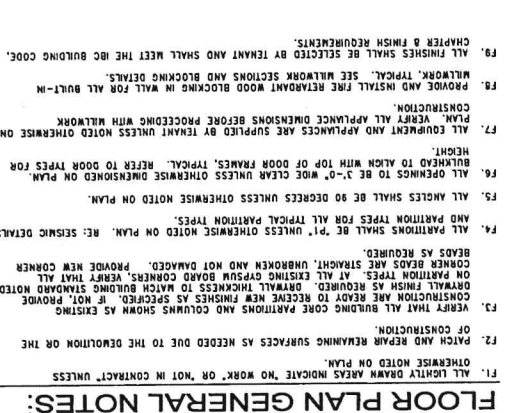
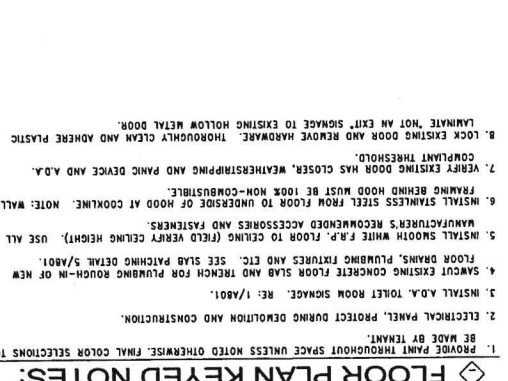
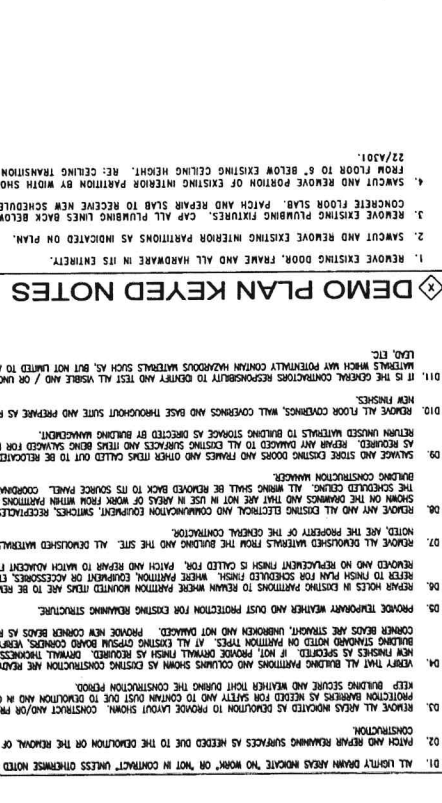
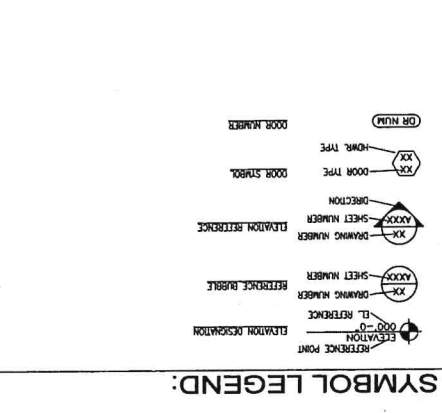
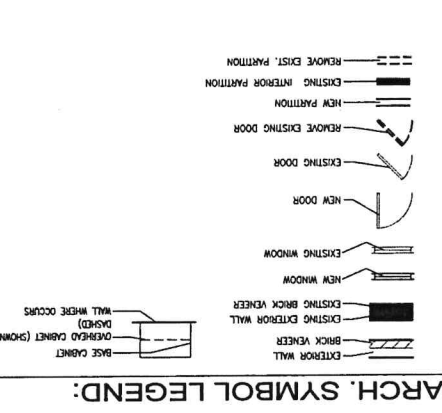
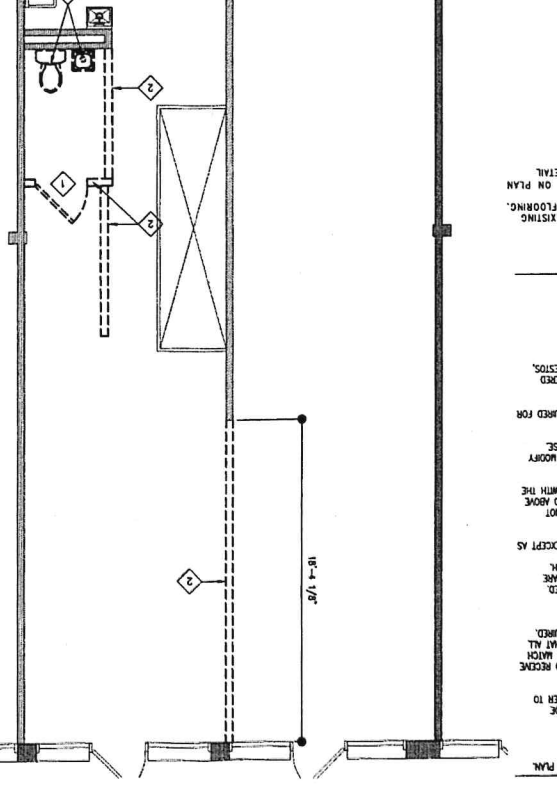
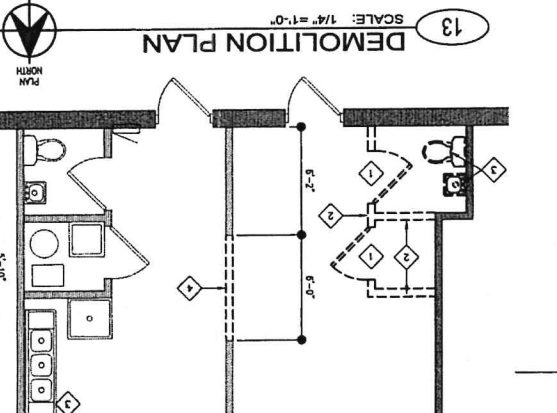
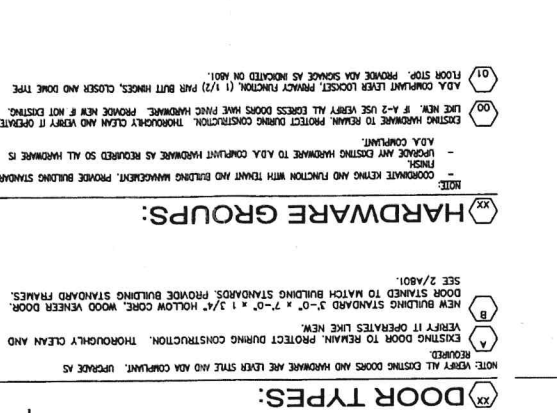
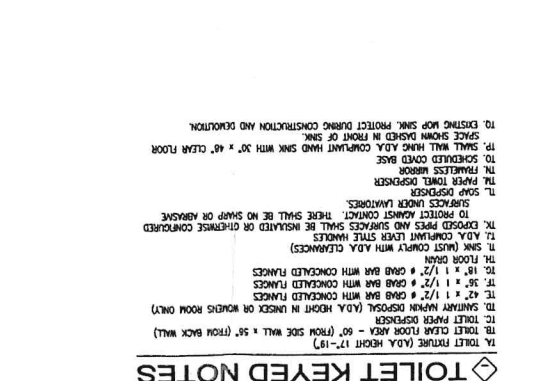
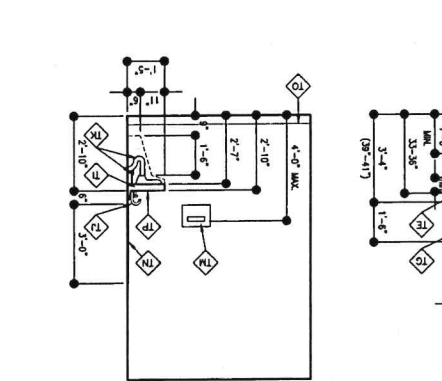
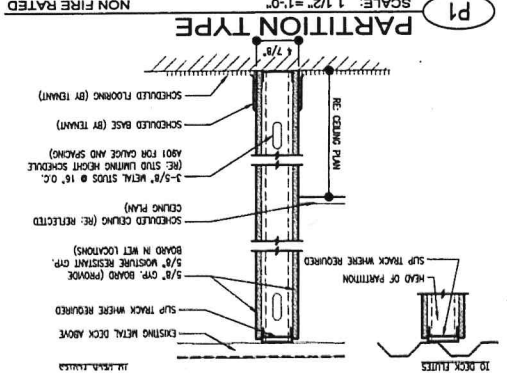
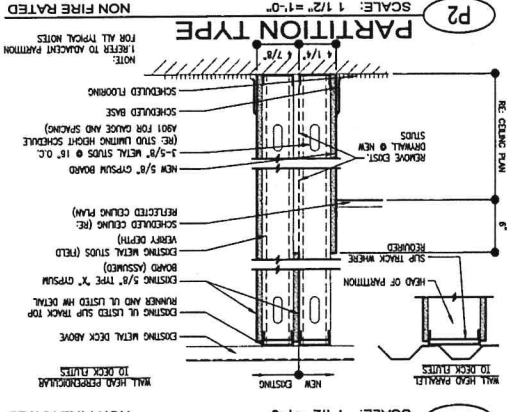
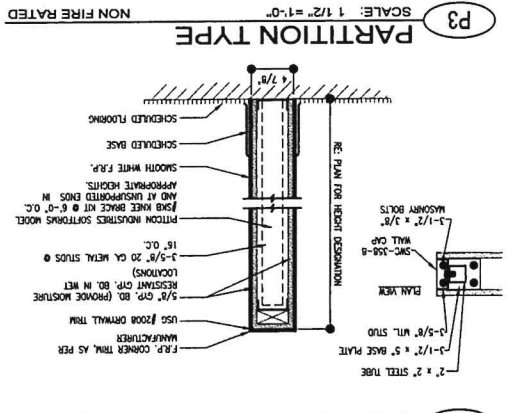
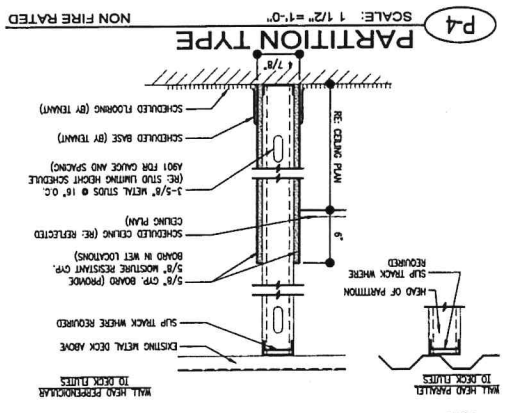
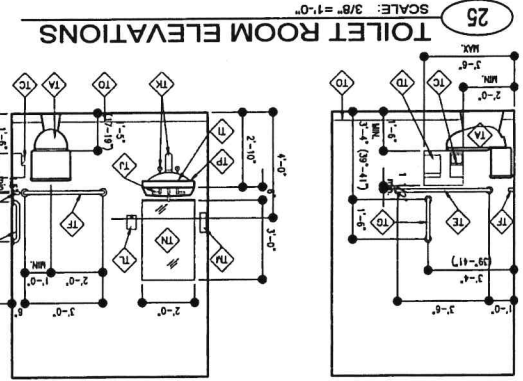
DATE: 2-6-23

**ZMAP**

## ZONING MAP / LEGEND

SCALE: NOT TO SCALE





**A201**  
SHEET NUMBER:  
DRAWING BY:  
DATE: PERMIT SET 9.30.2022

**PROJECT CONTACT LIST**  
OWNER: ...  
ARCHITECT: ...  
ENGINEER: ...

**DRAWING INDEX**  
SHEET # ...  
SECTION ...

**BUILDING CODE DATA**  
BUILDING CODE: ...  
FLOOR AREA: ...  
PERMIT SET 9.30.2022

Construction Documents For:  
**Villa Del Cresta Plaza**  
**St. Louis Fish & Chicken**  
472 Howdershell Rd. Florissant, MO 63031



# Agenda Request Form

**For Administration Use Only:**

Meeting Date: 3/13/2023

Open  Closed

Report No. 5/2023

**Date Submitted:**

**To:** City Council

**Title:** Request to approve a permit for Andrew Freihoff to keep 3 chickens located at 890 Clark Street.  
(Recommended approval by the Health Department)

**Prepared by:** Administrator

**Department:** Public Works

**Justification:**

Please see Application

**Attachments:**

1. Application





CITY OF FLORISSANT – Health Department 07H130315

Application for keeping domestic animals, fowl or bees

Applicant Name: Andrew Freibhoff Address: 890 Clark Street

Home Phone: N/A Freibhoff@yahoo.com Cell Phone: 314-425-9976/223-7702

Designate number & type of animal(s) to be kept: Chickens (3)

Designate where animal(s), fowl or bees will be kept: Backyard

Facilities/shelter to be provided (PLEASE ATTACH DETAIL PHOTOS/PLANS):

1 Coop

Size of applicant's property: 9,583 sqft

Are the animals being requested on the application going to be bred or used for a home business in any way?

NO

What other animals are being kept on the premises? (NO MORE THAN 4 TOTAL)

1 Dog

24567 - Hobie (Chihuahua Mix) 3yr tag

Has the applicant spoken with adjoining property owners concerning this application? [X] YES [ ] NO

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

- [X] Plot plan/drawings showing property and location of animal housing, pen or cage ...
[ ] Veterinarian statement of Health risks and vaccination requirements ...
[ ] State and/or Missouri construction documentation/permits...

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

Applicant Signature: [Signature] Date: 2/24/23

Health Department Action & Recommendation:

Approved

Health Representative: Fred Schaljo #055 Date: 2-28-23

Director of Public Works: [Signature] Date: 3/1/23





# CITY OF FLORISSANT HEALTH DEPARTMENT

## Animal Permit Application – Neighbor Approval Form

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

APPLICANT NAME: Freihoff

SITE ADDRESS: 890 Clark Street

TYPE OF ANIMAL BEING APPLIED FOR: Chickens

\*\*\*\*\*

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

Abutting Property Owner Name & Signature	Address	Phone	Date
DAVID J HEWKE, <i>[Signature]</i>	885 BOGNE ST	314 255-7947	2/17/23

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



# CITY OF FLORISSANT HEALTH DEPARTMENT

## Animal Permit Application – Neighbor Approval Form

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

APPLICANT NAME: Freihoff

SITE ADDRESS: 890 Clark St.

TYPE OF ANIMAL BEING APPLIED FOR: Chickens

\*\*\*\*\*

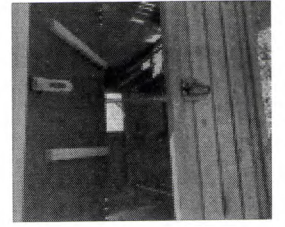
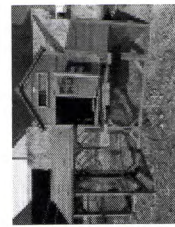
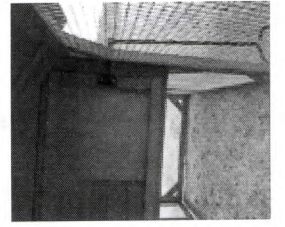
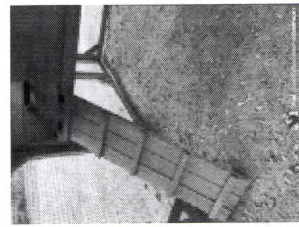
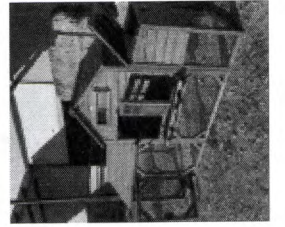
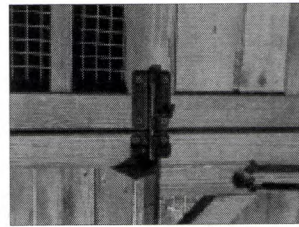
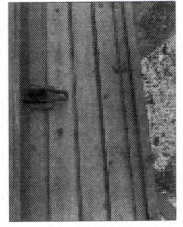
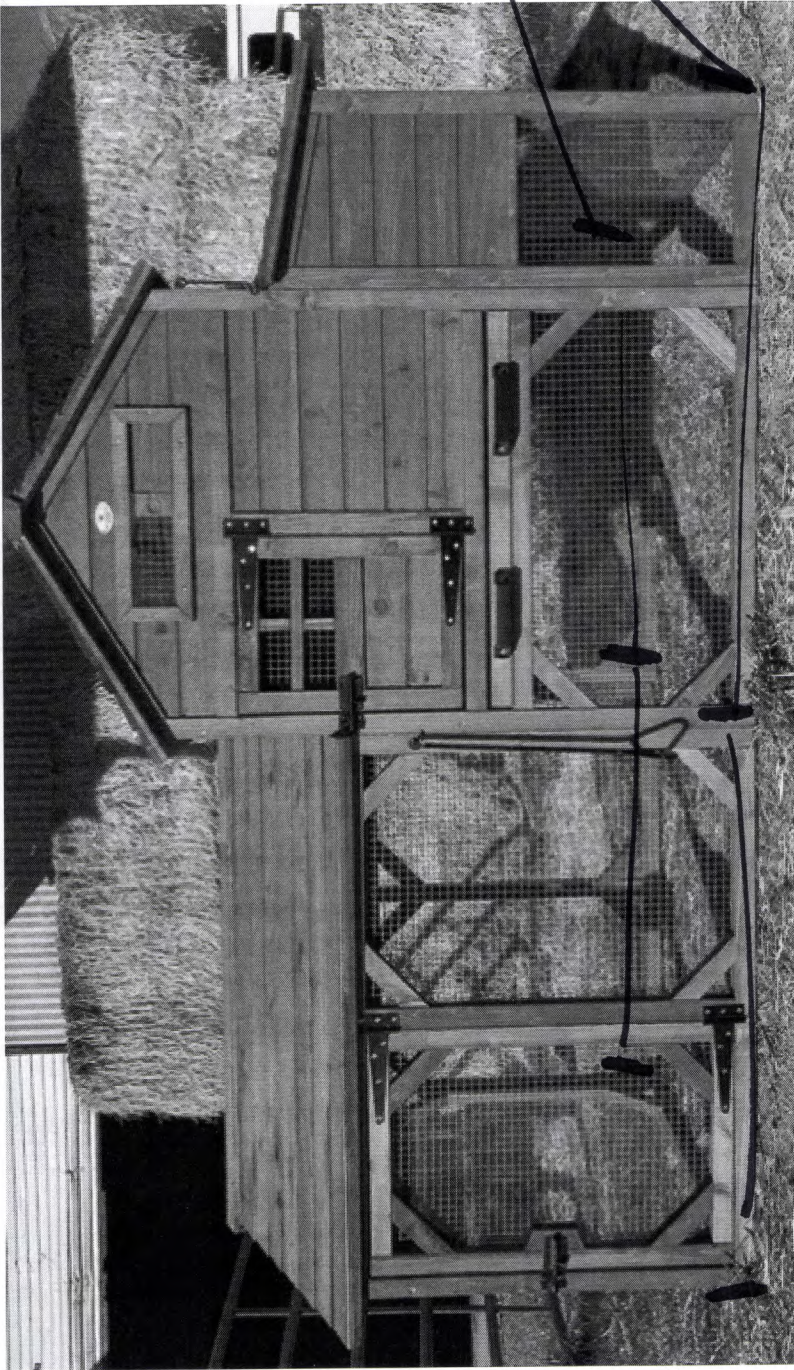
I/we, being the abutting property owner(s), have no objections to the above named property owner keeping the animal(s) described above in accordance with Florissant City Code.

Abutting Property Owner Name & Signature	Address	Phone	Date
LAUREL REGLER <i>[Signature]</i>	865 BOONE STR	314-791 5834	2/24/23

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



Anchor  
Units





Our coop is a perfect starter coop and Measures: **76" long x 31.5" wide.**











890 Clark St



coop  
St. Louis County Map

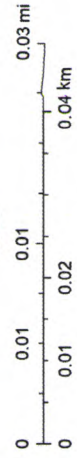


2/28/2023, 1:18:44 PM

Image

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

1:600



St. Louis County GIS Service Center





# Agenda Request Form

**For Administration Use Only:**

Meeting Date: 3/13/2023

Open  Closed

Report No. 6/2023

**Date Submitted:**

**To:** City Council

**Title:** Request for a Full Liquor by the Drink license for Cafe de LaSha located at 119 Florissant Oaks Shopping Center.

**Prepared by:** Ms. Deputy City Clerk Savanna Burton

**Department:** City Clerk

**Justification:**

Please see attached application

**Attachments:**

1. Cafe de LaSha application



**APPLICATION FOR LIQUOR LICENSE**

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

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

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

Type of License Requested:

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

Name of **Business**: Cafe de Lasha Phone: 314-477-0216

Business Address: 119 Florissant Oak Shopping Center Email: Ktruong48@gmail.com

Names of **Applicant, Corp., or LLC**: Lasha Enterprise, LLC, Lasha Simpson-Truong

Address of Owner: 12761 Castlebar Dr. St. Louis, MO Phone: 8972-822-1336  
Street City State Zip

Name of **Managing Officer**: Lasha Simpson-Truong  
63146

Home Address: 12761 Castlebar Dr. St. Louis, MO Years at Address: 5  
Street City State Zip

**Managing Officer**: Date of Birth: 9-27-86 Cell Phone: 972-822-1336

Driver's License No. \_\_\_\_\_  
(Provide photo copy)

Social Security No. \* [REDACTED]  
\*for identification in running record check

Email: Ktruong48@gmail.com

**Managing Officer**: Personal Property Taxes 20\_\_\_ Paid? (Yes) No (Attached recent)

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

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

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

Citizen of U.S.A.?  Yes  No Naturalized? Yes Date \_\_\_\_\_  No

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

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

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

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

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

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

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

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

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

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

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

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

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

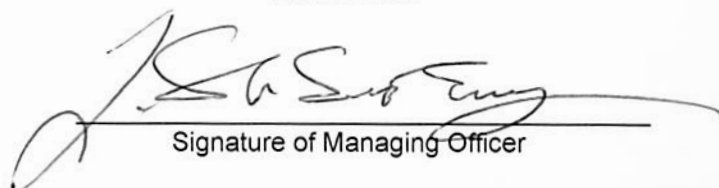
Is the location within 200 feet of property used for church, school, or public playground? Yes  No

If Individual Applicant:

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

\_\_\_\_\_

Lasha Enterprise, LLC  
Trade Name

  
Signature of Managing Officer

STATE OF MO )SS

COUNTY OF St. Louis )

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

Lasha Simpson-Truony  
Signature of Individual or Managing Officer

Subscribed and sworn to before me this 2<sup>nd</sup> day of November, 2022

Janet Thompson  
Notary Public

My Commission Expires: August 19, 2023



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



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

Copy of Certification of Incorporation/Registration &  
Articles of Organization papers must be attached  
To the Florissant City Council, Florissant, St. Louis County, Missouri.

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

1. FULL NAME: Lasha Denise Simpson-Truong  
SOC. SEC. NO. [REDACTED] SEX: F  
DATE OF BIRTH: 9-27-86 PLACE OF BIRTH: St. Louis, MO  
PHONE NUMBER: 972-822-1336  
ADDRESS: 12761 ~~East~~ Castlebar Drive  
LAST PREV. ADDRESS: \_\_\_\_\_  
NO. OF YEARS AT ADDRESS: 5
  
2. FULL NAME: \_\_\_\_\_  
SOC. SEC. NO. \_\_\_\_\_ SEX: \_\_\_\_\_  
DATE OF BIRTH: \_\_\_\_\_ PLACE OF BIRTH: \_\_\_\_\_  
PHONE NUMBER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
LAST PREV. ADDRESS: \_\_\_\_\_  
NO. OF YEARS AT ADDRESS: \_\_\_\_\_
  
3. FULL NAME: \_\_\_\_\_  
SOC. SEC. NO. \_\_\_\_\_ SEX: \_\_\_\_\_  
DATE OF BIRTH: \_\_\_\_\_ PLACE OF BIRTH: \_\_\_\_\_  
PHONE NUMBER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
LAST PREV. ADDRESS: \_\_\_\_\_  
NO. OF YEARS AT ADDRESS: \_\_\_\_\_

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

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

**EMERGENCY CONTACT INFORMATION**

OWNER OF PROPERTY Florissant Oaks Shopping Center LLC PHONE 573-429-8336  
ADDRESS 3709 Bluff Spring Drive St. Charles, MO 63303  
NAME OF BUSINESS Cafe De LaSha PHONE 314-477-0216  
ADDRESS 119 Florissant Oaks Shopping Center  
BUSINESS HOURS 11am - 8pm Tues - Sun  
OWNER/MANAGER LaSha Simpson-Truong PHONE 972-822-1336  
HOME ADDRESS 12761 ~~Lastb~~ Castlebar Dr. St. Louis, MO

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

63146

CONTACT #1

HAS KEY?  YES  NO

NAME Kenny Truong ADDRESS 12761 Castlebar Dr.

CITY & STATE St. Louis, MO PHONE 314-477-0216

CONTACT #2

HAS KEY? YES  NO

NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_

CITY & STATE \_\_\_\_\_ PHONE \_\_\_\_\_

ARE THERE LIGHTS LEFT ON AFTER HOURS?  YES  NO

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

IF YES, WHO? \_\_\_\_\_

ARE ANY VEHICLES PARKED AT YOUR BUSINESS AFTER HOURS?  YES  NO

DESCRIBE: 2021 Cadillac Escalade White 7KF X70  
(YEAR) (MAKE/MODEL) (COLOR) (LICENSE NO.)

DO YOU HAVE A SAFE OF ANY KIND? YES  NO

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

CAN IT BE SEEN FROM THE OUTSIDE? YES  NO

IS YOUR BUSINESS PROTECTED WITH AN ALARM SYSTEM?  YES  NO

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

CITY OF FLORISSANT



FLORISSANT, MISSOURI

WAIVER

Authorization to complete record check

I, La'Sha Simpson, RESIDING AT IN THE

CITY OF St. Louis County

STATE OF Missouri

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

[Signature]  
Witness

[Signature]  
Signature

3-5-23  
Date

9/27/86  
Date of Birth

[Redacted]  
Social Security Number\*\*

[Redacted] - MO  
Driver's License No. & State

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



## No Match Notification

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

Date of Search: 03/08/2023

Name (1): LA SHA SIMPSON

Name (2):

Name (3):

Date Of Birth: 09/27/1986

SSN: xxx-xx-4712

Control Number: 6308867

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



**APPLICATION FOR SUNDAY LIQUOR LICENSE**

**TO THE CITY CLERK, CITY OF FLORISSANT, SAINT LOUIS COUNTY, MISSOURI**

Authorizing the sale of retail liquor by the drink or package in the City of Florissant on **SUNDAY** from 9:00 am to midnight. (\$300)

**TYPE OF OPERATION:**

Individual

Partnership

Corporation

Limited Liability Corp

NAME OF BUSINESS Cafe De LaSha

LOCATION 119 Florissant Oaks Shopping Center PHONE 314-477-0216

EXACT TRADE NAME, LLC, OR CORP LaSha Enterprise, 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 am to midnight for the period beginning on 11-01-22 and expiring on June 30, 2023, 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 )

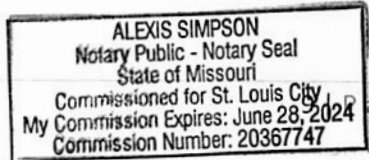
Lasha Simpson-Truong, of lawful age, being first duly sworn upon my oath deposes and states that he/she is the (applicant) (the managing officer of the corporation or partnership seeing the license hereunder), that he/she has read this application and fully understands same, that said license will be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

Lasha Simpson-Truong  
Signature of Managing Officer

Subscribed and sworn to before me this 2nd day of 2022.

My Commission Expires: 6/28/2024

Alexis Simpson  
Notary Public



**City of Florissant**  
**Florissant, Missouri 63031**

Memo To: Director of Public Works

Date: 10/26/2022

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:

**Cafe De Lasha**

**119 Florissant Oaks S/C**

Name of Business

Address of Business

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

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

Jackson Hewitt

123 Florissant Oaks SC

✓ Blossom Beauty

111 Florissant Oaks SC

✓ BK Podiatry

~~99~~ 91 " " "

✓ AAA Nail Spa

99 " " "

✓ Brown Optometry

85A " " "

*No more in business*  
✓ Quest Diagnostics

85 " " "

✓ Old St Louis Chop Seley

83 " " "

*Moved to St. Charles, Mo*  
✓ Fischers Uniforms

69 " " "

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PETITION**

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

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

Cafe De Lasha

NAME OF BUSINESS

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

119 Florissant Oaks Shopping Center

BUSINESS ADDRESS

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>
Bridget Caradine	111 Florissant Oaks	314 806-8859
Sijin Chang	99 Florissant Oaks	314 838 212
Brian Broadhead	91 Florissant Oaks	314-837-8477
Marc R. Brown	85A Florissant Oaks	314-831-2520
MERRYLYN DANN	83 FLORISSANT OAKS	314 831 7377

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

\_\_\_\_\_  
Signature of Applicant  
(Individual or Managing Officer)

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

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



MEMORANDUM  
CITY OF FLORISSANT



**TO:** Director of Public Works **DATE:** 10/26/2022  
**FROM:** Savanna B Burton, City Clerk's Office  
**SUBJECT:** Liquor License Application

---

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

<u>Café De Lasha</u>	<u>119 Florissant Oaks Shopping Center</u>
Name of Business	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.

Per Section 600.035





# Agenda Request Form

**For Administration Use Only:**

Meeting Date: 3/13/2023

Open  Closed

Report No. 16/2023

**Date Submitted:**

**To:** City Council

**Title:** Ordinance to authorize a Special Use Permit to So Diety Diner to allow for the operation of a restaurant for the property located at 35 Florissant Oaks Shopping Center.

**Prepared by:** Administrator

**Department:** Public Works

**Justification:**

Please see Attachments

**Attachments:**

1. Public Hearing Notice
2. Application
3. Staff Report
4. Plans

INTRODUCED BY COUNCILMAN MANGANELLI  
MARCH 13, 2023

BILL NO. 9865

ORDINANCE NO.

**ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO SO DEITY DINER TO ALLOW FOR THE OPERATION OF A RESTAURANT FOR THE PROPERTY LOCATED AT 35 FLORISSANT OAKS SHOPPING CENTER.**

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

WHEREAS, an application has been filed by Revelyn Guthrie d/b/a So Deity Diner to allow for the operation of restaurant located at **35** Florissant Oaks Shopping Center, and

WHEREAS, the Planning and Zoning Commission at their meeting on February 21, 2023 recommended that a Special Permit be granted; and

WHEREAS, due notice of public hearing no. 23-03-007 on said application to be held on the 13<sup>th</sup> day of March, 2023 at 7:00 P.M. by the Council of the City of Florissant was duly published, held and concluded; and

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

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

Section 1: A Special Use Permit is hereby granted Revelyn Guthrie d/b/a So Deity Diner to allow for the operation of restaurant located at **35** Florissant Oaks Shopping Center as shown on plans attached, subject to the conditions set forth below with these conditions being part of the record:

1. Maximum Occupant load shall be 56 customers plus staff as shown on plan C1.0 from DERU and Associates, LLC.

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

Section 3: When the named permittee discontinues the operation of said business for longer than one hundred and eighty days (180) days, the Special Use Permit herein granted shall no longer be in force and effect.

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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

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

# **CITY OF FLORISSANT**

## **Public Hearing**

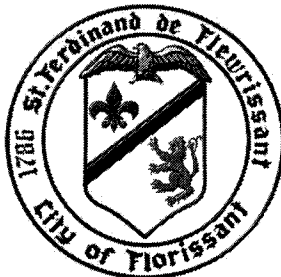


**In accordance with 405.125 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, March 13, 2023 at 7:00 p.m. on the following proposition:**

**To authorize a Special Use Permit to So Deity Diner to allow for the operation of a restaurant for the property located at 35 Florissant Oaks Shopping Center in a 'B-3' Extensive Business District. Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or email [kgoodwin@florissantmo.com](mailto:kgoodwin@florissantmo.com).**

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

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



City Of Florissant – Public Works  
314-839-7648

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

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

Council Ward 2 Zoning B-3

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

X SIGN. [Signature] DATE: 2-21-23

SPECIAL PERMIT FOR Restaurant/Diner  
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 35 Florissant Oak Shopping Center Florissant Mo. 63031  
Address of property.

1) Comes Now \_\_\_\_\_  
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 previous a restaurant 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)

Revelyn Guthrie  / fayedennis1994@yahoo.com/314-443-7259  
 PRINT NAME SIGNATURE email and phone

FOR So Deity Diner  
 (company, corporation, partnership)

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

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

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

PRESENTOR SIGNATURE \_\_\_\_\_

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

TELEPHONE / EMAIL \_\_\_\_\_ / \_\_\_\_\_  
 BUSINESS

I (we) the petitioner (s) do hereby appoint \_\_\_\_\_ as  
 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  Revelyn Guthrie 2165 Kingsford Dr. Florissant Mo. 63031

(2) Telephone numbers  314-443-7259

(3) Business address  35 Florissant Oak Shopping Center Florissant Mo. 63031

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

(5) Date of Incorporation  10-07-2022

(6) Missouri Corporate Number  LC014411244

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

(8) Name in which business is operated  So Deity Diner

(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 Revelyn Moore

Address 2165 Kingsford Dr. Florissant Mo. 63031

Property Owner Florissant Oak Shopping Center LLC/Dorothy Coleman

Location of property 35 Florissant Oak Shopping Center Florissant Mo. 63031

Dimensions of property 2400 square foot

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

Proposed Use of Property restaurant/diner

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

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

Square Footage of Building 2400 square foot Number of Curb Cuts \_\_\_\_\_

Number of Parking Spaces 29 Sidewalk Length \_\_\_\_\_

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

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

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

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

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



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

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

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

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

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

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**OFFICE USE ONLY**

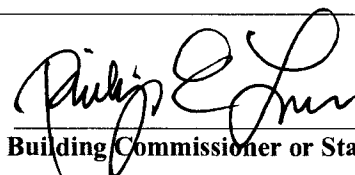
Date Application reviewed \_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

# STATE OF MISSOURI



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

## CERTIFICATE OF ORGANIZATION

WHEREAS,

*So Deity Diner LLC*  
*LC014411244*

filed its Articles of Organization with this office on the 7th day of October, 2022, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, John R. Ashcroft, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on the 7th day of October, 2022, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

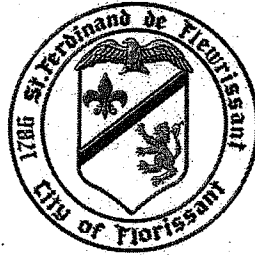
IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri.  
Done at the City of Jefferson, this 7th day of October, 2022.

  
Secretary of State



1  
2  
3

**MEMORANDUM**



4  
5  
6  
7  
8

**CITY OF FLORISSANT- Building Division**

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

9  
10  
11  
12  
13  
14  
15  
16

To: Planning and Zoning Commissioners      Date: February 17, 2023  
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:      **35 Florissant Oaks (So Deity Diner) Request Recommended Approval of a Special Use to allow for a Restaurant (Breakfast Café) establishment in a 'B-3' Extensive Business District.**

21  
22  
23

**STAFF REPORT**  
**CASE NUMBER PZ-022123-2**

24

**I. PROJECT DESCRIPTION:**

25  
26  
27

This is a request for recommended approval of a Special Use, to allow for a Restaurant (Breakfast Café) establishment in a 'B-3' Extensive Business District.

28

**II. EXISTING SITE CONDITIONS:**

29  
30  
31

The existing property at 35 Florissant Oaks is a tenant space on a 4.16 acre site with a shopping center in a 'B-3' Extensive Business District.

32

The subject property is approximately 2400 s.f. in the shopping center which is about 37,860 s.f. per County record. There is a site plan attached which shows the location and parking. The existing building was built in 1970 per County record.

36

**III. SURROUNDING PROPERTIES:**

37  
38  
39

The property to the West is a vacant lot zoned 'R-4' Single Family Dwelling District similarly in the 'B-3' Extensive Business District. The properties to the North are houses along Ruth Dr in the 'R-4' Single Family Dwelling District. The properties to the North

40 adjacent to Patterson to the East are 2 houses, 1025 and 1045 Patterson in the 'B-1' Local  
41 Shopping District.

42

43 **IV. STAFF ANALYSIS:**

44 Plans received from the applicant include plan sealed by Abdulai Bah C1.0 dated 1/17/23  
45 of existing site with no proposed changes and a preliminary floor plan with no changes.

46

47 Comments on Drawing C1.0 from DERU and Associates, LLC:

48

49 Site Plan: A site plan was requested indicating compliance with the parking code. It  
50 appears about 291 parking spaces may exist if they are striped per plan. Average number  
51 of parking for the shopping center if 100% retail would be  $37,860/1000 \times 4 = 152$ , plan  
52 also indicates the parking required for each Use, so there appears to be adequate parking  
53 for this and other assembly spaces.

54

55 The calculations for parking for this restaurant shown is 29.

56

57 Number of occupants shown is 56 plus staff.

58

59 There appears to be a small vestibule at the entrance on the plans that may not comply  
60 with building code for doors in series distance.

61

62 An existing soffit over what used to be a bar is shown with a sink.

63

64 **III. STAFF RECOMENDATIONS:**

65

66 **Suggested Motion:**

67 I move for Recommended Approval of a Special Use to allow for a sit-down Carryout  
68 restaurant (breakfast café) establishment in a 'B-3' Extensive Business District as shown  
69 on plans attached, subject to the conditions set forth below with these conditions being  
70 part of the record:

71

- 72 1. Maximum Occupant load shall be 56 customers plus staff as shown on plan C1.0  
73 from DERU and Associates, LLC

74

75

(End of report and suggested motion)





**EXISTING PARKING LOT PLAN**

1"=50'

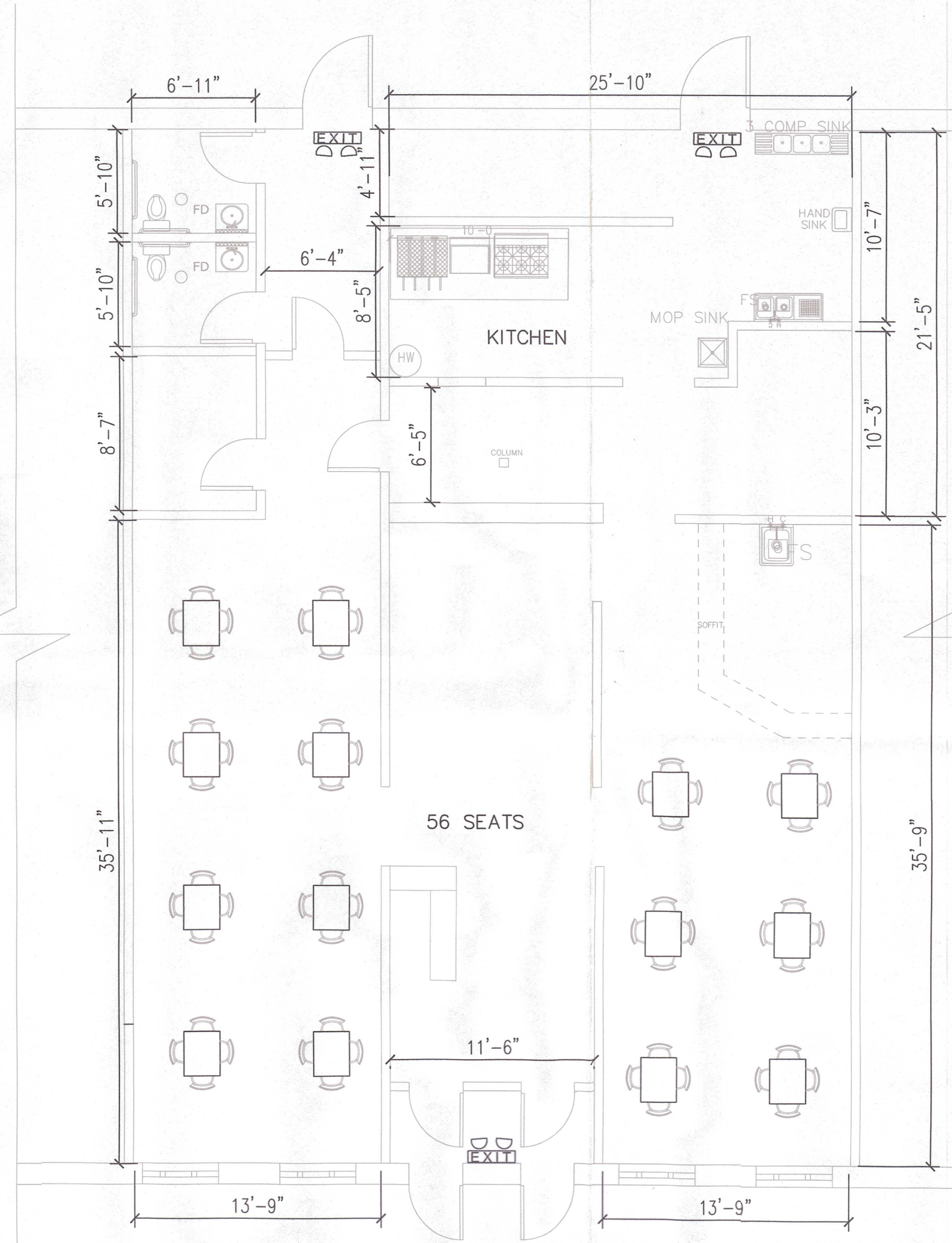


**PARKING CALCULATIONS:**

ADDRESS	BUSINESS	ZONING REQUIREMENT	UNIT SF	PARKING SPACE REQUIRED
27	SIGNATURE LOAN	3.0 PER 1,000SF	2400	8
27	JOE'S MAMA'S BAR	4.5 PER 1,000SF	1200	5
35	NEW RESTAURANT	4.5 PER 1,000SF	2400	SEE CALCULATION BELOW
39	DC FOOD AND CONVENIENCE	3.0 PER 1,000SF	1200	4
39	GROOM THEORY	4.0 PER 1,000SF	1200	3
35	COLEMAN REALTY CO.	3.0 PER 1,000SF	1200	4
69	A & W PRINTING	4.0 PER 1,000SF	1200	5
69	FISCHER'S UNIFORMS	4.0 PER 1,000SF	2400	10
71	VACANT	3.0 PER 1,000SF	1200	4
69	SHOP SUEY	4.5 PER 1,000SF	1200	5
85A	BROWN OPTICAL	4.5 PER 1,000SF	4400	20
97	MERCY	4.5 PER 1,000SF	4800	22
99	AAA NAILS	4.0 PER 1,000SF	1200	5
111	PK PODIATRY	4.5 PER 1,000SF	2400	11
119	VACANT	4.0 PER 1,000SF	2400	10
123	JACKSON HEWITT	3.0 PER 1,000SF	1200	8
				137
35	NEW RESTAURANT	Restaurants 1 space for every 3 seats plus 2 spaces for every 3 employees on the maximum shift, or 12.0 per 1,000 GFA. Parking spaces required, 29		
NOTE: 12 SPACES PER 1000 GFA 2400SF / 83.33SF=28.8 SPACES OR 29		TOTAL SPACES USED:	137	
		NEW RESTAURANT:	29	
		TOTAL SPACES NEEDED:	166	
		TOTAL SPACES PROVIDED:	291	
		TOTAL REMAINING SPACES:	125	

**GENERAL NOTES:**

1. THE IS RESTAURANT THE CLOSED LAST YEAR
2. THE RESTROOMS, KITCHEN, DINING AREA, DISH AREA, AND PREP AREA ARE ALL EXISTING.
3. THE EXISTING LAY-IN CEILING IN THE DINING AND KITCHEN SHALL REMAIN.
4. ALL EXISTING CEILING AND WALL MOUNTED LIGHTING SHALL REMAIN.
5. ALL EXISTING FLOORING SHALL REMAIN.



**EXISTING FLOOR PLAN**

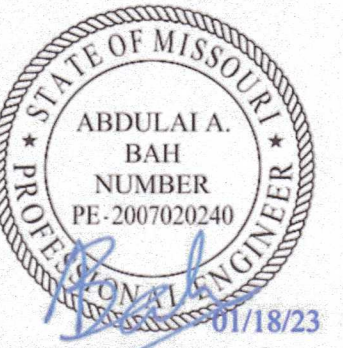
3/16"=1'



RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN

X SIGN. DATE: 2-21-2025

FOR CONDITIONAL  
USE REVIEW



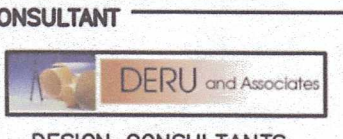
ABDULAH BAH - ENGINEER  
801 RUE ST. FRANCIS, SUITE C  
FLORISSANT, MO 63031  
qualitycivil@gmail.com



MISSOURI STATE  
CERTIFICATE OF AUTHORITY  
ABDULAH BAH - ENGINEER  
MOJE-2020161078

I hereby specify, pursuant to  
RSMo 327.411 that this drawing  
sheet is authenticated by my  
seal, the Engineer of Record  
whose seal appears on this sheet  
disclaims any responsibility for all  
other plans, specifications,  
estimates, reports and other  
documents or instruments not  
sealed by the Engineer of Record.

CONSULTANT  
DERU and Associates



DESIGN CONSULTANTS:  
DERU & ASSOCIATES, LLC  
801 RUE ST. FRANCIS, SUITE C  
FLORISSANT, MO 63031  
CONTACT: JEROME LOGAN  
(314) 574-5770 CELL  
jlogan@deruassociates.com

PROJECT

PROPOSED NEW RESTAURANT  
35 FLORISSANT OAK SHOPPING CENTER  
FLORISSANT, MO 63031

FOR	
REVISION	

DATE: JANUARY 17, 2023  
JOB NUMBER: DERU0203  
DRAWING TITLE:

DRAWN BY/ CHECKED BY:  
DRAWING NUMBER: C1.0  
COMMENTS:





# Agenda Request Form

**For Administration Use Only:**

Meeting Date: 3/13/2023

Open  Closed

Report No. 18/2023

**Date Submitted:**

**To:** City Council

**Title:** An ordinance providing for the repeal of chapter 500, Article III – Residential Code, of the code of ordinances of the City of Florissant, Missouri, as amended, relating to the building code and enacting in lieu thereof a new Article III - Residential Code, on the same subject with certain modifications as hereinafter set forth.

**Prepared by:** Todd Hughes

**Department:** Public Works

**Justification:**

Amending the 2021 International Residential Code with amendments requested by the Home Builders Association.

INTRODUCED BY COUNCIL AS A WHOLE  
MARCH 13, 2023

BILL NO. 9866

ORDINANCE NO.

**AN ORDINANCE PROVIDING FOR THE REPEAL OF CHAPTER 500, ARTICLE III – RESIDENTIAL CODE, OF THE CODE OF ORDINANCES OF THE CITY OF FLORISSANT, MISSOURI, AS AMENDED, RELATING TO THE BUILDING CODE AND ENACTING IN LIEU THEREOF A NEW ARTICLE III - RESIDENTIAL CODE, ON THE SAME SUBJECT WITH CERTAIN MODIFICATIONS AS HEREINAFTER SET FORTH.**

WHEREAS, certain documents, three (3) copies of which have been placed on file in the office of the City Clerk ninety (90) days prior to this adoption, and said copies being marked and designated as the Residential Code of the City of Florissant are hereby adopted for the control, maintenance, and construction of structures as herein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of the Residential Code of the City of Florissant are hereby referred to, adopted and made a part hereof, as if fully set out in these Chapters, with the additions, insertions, deletions and changes prescribed in this Chapter.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FLORISSANT, MISSOURI,**

Section 1: Chapter 500, Article III, of the Code of Ordinances of the City of Florissant, Missouri (the “City”) are hereby repealed and a new Chapter 500, Article III, of the Municipal Code of the City are hereby enacted in lieu thereof, all to read as follows:

**Article III - Residential Code**

**Section 500.060 International Residential Code Adopted.**

The International Residential Code, 2021 Edition, including appendixes AA, AB, AC, AD, AE, AG, AH, AJ and AK as published by the International Code Council, Inc., one (1) copy of which was on file in the office of the City Clerk for a period of ninety (90) days prior to the adoption of this Chapter and available for public use, inspection and examination, and a copy of which is attached hereto and incorporated by this reference as if fully set forth herein, is hereby adopted as the Residential Code of the City of Florissant, Missouri, subject to the amendments, additions, insertions, deletions and changes set out in **Section 500.070** of this Chapter.

**Section 500.070 Additions, Insertions, Deletions and Amendments.**

A. The following numbered Sections and Subsections of the International Residential Code, 2021 Edition, including appendixes AA, AB, AC, AD, AE, AG, AH, AJ and AK as published by the International Code Council, Inc., are hereby amended by additions, insertions, deletions and amendments so that such Sections and Subsections shall read as follows:

1. **Section R101.1 Title.** (Amended) These provisions shall be known as the Residential Code for One- and Two-Family Dwellings of the City of Florissant and shall be cited as such and will be referred to herein as "this code".

2. **Section R105.2 Work exempt from permit.** (Amended) Exemption from permit requirements of this code shall not be deemed to grand authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

**Building:**

1. (Deleted)
2. (Amended) Fence repairs if total linear feet of repair is 25% or less than the total cumulative fence length on the parcel.
3. (Amended) Retaining walls that are not over two (2) feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge load.
4. (Unchanged from code text)
5. (Amended) Sidewalks and driveways not more than thirty (30) inches above grade and not over any basement or story above. However, any excavation in a public right-of-way requires an approval and/or excavation permit from the City of Florissant.
6. (Amended) Painting, papering, tiling, carpeting, cabinets, countertops and similar finish work, unless it interferes with another required system, component, safety condition or requirement.
7. (Amended) Swimming pools that are less than twenty-four (24) inches deep. (See International Swimming Pool and Spa Code as adopted)
8. (Amended) Swings, playground equipment and other recreational structures or equipment accessory to detached one- and two-family dwellings.
9. (Unchanged from code text)
10. (Deleted)
11. (Added) Removal and installation of exterior coverings provided the work does not interfere with other required systems or components. All newly installed exterior coverings and roofing materials must match the existing in appearance and color, texture and profile so as not to promote visual blight and shall be constructed in a workmanlike manner.

**Electrical:**

1. (Unchanged from code text)
2. (Unchanged from code text)
3. (Unchanged from code text)
4. (Unchanged from code text)
5. (Unchanged from code text)

**Gas:**

1. (Unchanged from code text)
2. (Unchanged from code text)
3. (Unchanged from code text)



**Mechanical:**

1. (Unchanged from code text)
2. (Unchanged from code text)
3. (Unchanged from code text)
4. (Unchanged from code text)
5. (Unchanged from code text)
6. (Unchanged from code text)
7. (Unchanged from code text)
8. (Unchanged from code text)

**Plumbing:**

1. (Unchanged from code text)
  2. (Unchanged from code text)
  3. (Added) Installation of fixtures if water supply valve does not fall within the scope of work.
  4. (Added) Installation, modification or replacement of under sink tailpiece, trap or drain if not concealed behind finished surfaces.
3. **Section R105.2.1 Emergency Repairs.** (Amended) Where equipment or system replacements and/or repairs must be performed in an emergency situation, the permit application shall be submitted within the next two (2) business days to the building official.
  4. **Section R105.3.3 Integrated permits.** (Added) The Code Official shall be permitted to issue integrated building, plumbing, electrical and/or mechanical permits on a single permit application. The integrated permit primary applicant shall be responsible for providing the Department of Public Works copies of the plumbing, electrical and/or mechanical permit form with the name, signature and license number of the appropriate subcontractor. Any change in the identity of the named subcontractor after issuance of the permit shall result in the assessment of a transfer or revision fee in the amount specified in this Code.
  5. **Section R105.7 Placement of Permit.** (Amended) The building permit authorization card and stamped approved plans shall be kept on the construction site until completion of the work. The authorization card shall be placed in a window visible from the street upon which the structure or structures face or located on the exterior of the structure facing the street in a clear waterproof container.
  6. **Section R106.3.1 Approval of construction documents.** (Amended) Where the building official issues a permit, the construction documents shall be approved in writing or by a stamp that states "REVIEWED FOR CODE COMPLIANCE." One set of construction documents so reviewed shall be retained by the building official. The other set shall be returned to the applicant, may be kept at the site of work or made available at the time of inspection and shall be open to inspection by the building official or a duly authorized representative.
  7. **Section R108.6 Work commencing before permit issuance.** (Amended) Any person who commences work requiring a permit on a building, structure, electrical, gas, mechanical or

plumbing system before obtaining the necessary permits shall be subject to a fee established by the applicable governing authority that shall be in addition to the required permit fees.

**Exceptions:**

1. Earthwork
  2. Stakeouts and other necessary planning procedures
8. **Section R112.1 General.** (Deleted and replaced) In order to hear and decide appeals of orders, decisions, or determinations made by the building official relative to the application and interpretation of this code, The Board of Appeals shall be the Planning and Zoning Commission as established by the Code of Ordinances of the City of Florissant in **Section 11.1**. The building official shall be an ex officio member of the board when hearing building code appeals but shall not have a vote on any matter before the board.
  9. **Section R113.4 Violation penalties.** (Amended) Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building g official, or of a permit or certificate issued under the provisions of this code, shall be subject to the penalties of **Section 100.080** of the Code of Ordinances of the City of Florissant. Each day that a violation continues after due notice has been served shall be deemed a separate offense.
  10. **Section R113.5 Method of Service.** (Added) Such notice shall be deemed to be properly served upon the owner, owner's agent or upon the person responsible for the structure if a copy thereof is:
    1. Delivered personally by leaving the notice with a responsible party of suitable age and discretion;
    2. Delivered by regular mail, certified mail, first class mail, registered mail, courier service, UPS, FedEx, Amazon, or any similar service with delivery confirmation, to the most recent known address or the mailing address according to the real estate property records of St. Louis County Missouri.
    3. A copy thereof may be posted in a conspicuous place in or about the structure affected by such notice.
  11. **Section 202 DEFINITIONS, STORY ABOVE GRADE PLANE.** (Amended) Any story having its finished floor surface entirely above grade plane, or in which the finished surface of the floor next above is:
    1. More than 6 feet (1829 mm) above grade plane, and
    2. more than 6 feet (1829 mm) above the finished ground level for more than 50 percent of the total building perimeter, and
    3. more than 12 feet (3658 mm) above the finished ground level at any point.

**12. Table R301.2 CLIMACTIC AND GEOGRAPHIC DESIGN CRITERIA.** (Amended)

Ground Snow Load <sup>o</sup>	Wind Design				Seismic Design Category <sup>f</sup>	Subject to Damage From			Ice Barrier Underlayment Required <sup>h</sup>
	Speed <sup>d</sup> (mph)	Topographic effects <sup>k</sup>	Speical wind region <sup>l</sup>	Wind-borne debris		Weathering <sup>a</sup>	Frost line depth <sup>b</sup>	Termite <sup>c</sup>	

				<b>zone<sup>m</sup></b>					
20	115 (51)	NO	NO	NO	C	SEVERE	30	NO	NO

Ground Snow Load – **Twenty (20) Pounds Per Square Foot**

Wind Speeds – **One Hundred Fifteen (115) Miles Per Hour**

Topographic Effects - **NO**

Special Wind Region - **NO**

Wind-Borne Debris Zone – **NO**

Seismic Design Category – **C**

Weathering – **Severe**

Frost Line Depth – **Thirty (30) Inches**

Termite – **NO**

Ice Shield Underlayment Required – **NO**

Flood Hazard – See **Chapter** regulating Floodplain Management in the Florissant Code of Ordinances

Air Freezing Index – **1000**

Mean Annual Temperature – **55.2 Degrees Fahrenheit**

For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.

- a. Where weathering requires a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code, the frost line depth strength required for weathering shall govern. The weathering column shall be filled in with the weathering index, “negligible,” “moderate” or “severe” for concrete as determined from Figure R301.2(1). The grade of masonry units shall be determined from ASTM C34, ASTM C55, ASTM C62, ASTM C73, ASTM C90, ASTM C129, ASTM C145, ASTM C216 or ASTM C652.
- b. Where the frost line depth requires deeper footings than indicated in Figure R403.1(1), the frost line depth strength required for weathering shall govern. The jurisdiction shall fill in the frost line depth column with 30, the minimum depth of footing below finish grade.
- c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
- d. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(2). Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- e. The jurisdiction shall fill in this part of the table to establish the design criteria using table 10A from ACCA Manual J or established criteria determined by the jurisdiction.
- f. The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.

- g. The jurisdiction shall fill in this part of the table with: the date of the jurisdiction’s entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas); and the title and date of the currently effective Flood Insurance Study or other flood hazard study.
- h. The jurisdiction shall fill in this part of the table with “NO.”
- i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99 percent) value on the National Climatic Data Center data table “Air Freezing Index–USA Method (Base 32°F).”
- j. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table “Air Freezing Index–USA Method (Base 32°F).”
- k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with “YES.” Otherwise, the jurisdiction shall indicate “NO” in this part of the table.
- l. In accordance with Figure R301.2(2), where there is local historical data documenting unusual wind conditions, the jurisdiction shall fill in this part of the table with “YES” and identify any specific requirements. Otherwise, the jurisdiction shall indicate “NO” in this part of the table.
- m. In accordance with Section R301.2.1.2, the jurisdiction shall indicate the wind-borne debris wind zone(s). Otherwise the jurisdiction shall indicate “NO” in this part of the table.
- n. The jurisdiction shall fill in these sections of the table to establish the design criteria using Table 1a or 1b from ACCA Manual J or established criteria determined by the jurisdiction.
- o. The jurisdiction shall fill in this section of the table using the Ground Snow Loads in Figure R301.2(3) and R301.2(4).

13. **Section R302.1 Exterior walls.** (Amended) Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1(1) as amended; or dwellings equipped throughout with an automatic sprinkler system installed in accordance with Section P2904 shall comply with Table R302.1(2).

**Exceptions:**

- 1. Walls, projections, openings or penetrations in walls perpendicular to the line used to determine the fire separation distance.
- 2. Walls of individual dwelling units and their accessory structures located on the same lot.
- 3. Detached tool sheds and storage sheds, playhouses and similar structures exempted from permits are not required to provide wall protection based on location on the lot. Projections beyond the exterior wall shall not extend over the lot line.
- 4. Detached garages accessory to a dwelling located within 2 feet (610 mm) of a lot line are permitted to have roof eave projections not exceeding 4 inches (102 mm).
- 5. Foundation vents installed in compliance with this code are permitted.

6. Cantilevered manufactured fireplaces.
  7. Roof eave overhangs.
  8. Uncovered decks.
14. **Section R302.5.1 Opening protection.** (Amended) Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 1 3/8 inches (35 mm) thick, or 20-minute fire-rated doors and door shall be self-latching.
15. **Section R302.5.2 Duct penetration.** (Amended) Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 28 gage (0.378 mm) sheet steel or other approved material and shall not have openings into the garage.
16. **Section R302.13 Fire protection of floors.** (Amended) Floor assemblies that are not required elsewhere in this code to be fire-resistance rated, shall be provided with a 1/2-inch (12.7 mm) gypsum wallboard membrane, 5/8-inch (16 mm) wood structural panel membrane, or equivalent on the underside of the floor framing member. Penetrations or openings for ducts, vents, electrical outlets, lighting, devices, luminaires, wires, speakers, drainage, piping and similar openings or penetrations shall be permitted. Fire blocking, draft stopping, fire taping, and/or additional framing is not required.

**Exceptions:**

1. Floor assemblies located directly over a space protected by an automatic sprinkler system in accordance with Section P2904, NFPA 13D, or other approved equivalent sprinkler system.
  2. Floor assemblies located directly over a crawl space not intended for storage or for the installation of fuel-fired or electric-powered heating appliances.
  3. Portions of floor assemblies shall be permitted to be unprotected where complying with the following:
    - 3.1 The aggregate area of the unprotected floor assembly does not exceed 100 square feet per HVAC zone.
    - 3.2 Areas of the floor assembly covered by HVAC metal plenum, trunk lines, and steel structural beams shall be considered protected. Gypsum wallboard membrane shall be within 2 inches of all previously listed items.
  4. Wood floor assemblies using dimension lumber or structural composite lumber equal to or greater than 2-inch by 10-inch (50.8 mm by 254 mm) nominal dimension, or other approved floor assemblies demonstrating equivalent fire performance.
17. **Section R303.5.2 Exhaust openings.** (Amended) Exhaust air shall not be directed below 6 feet and 8 inches onto public walkways.
18. **Section R309.5 Fire sprinklers.** (Amended) Private garages shall be protected by fire sprinklers where the garage wall has been designed based on Table 302.1(2), Note a., and the homeowner has opted to purchase a fire sprinkler system for their residence, as per Missouri Revised Statutes 67.281. Sprinklers in garages shall be connected to an automatic sprinkler system that complies

with Section P2904. Garage sprinklers shall be residential sprinklers or quick-response sprinklers, designed to provide a density of 0.05 gpm/ft<sup>2</sup>. Garage doors shall not be considered obstructions with respect to sprinkler placement.

19. **Section R311.3 Floors and landings at exterior doors.** (Amended) There shall be a landing or floor at each required egress exterior door. The width of each landing shall not be less than the door served. Landings shall have a dimension of not less than 36 inches (914 mm) measured in the direction of travel. The slope at exterior landings shall not exceed 1/4 unit vertical in 12 units horizontal (2 percent).

**Exception:** Exterior balconies less than 60 square feet (5.6 m<sup>2</sup>) and only accessed from a door are permitted to have a landing that is less than 36 inches (914 mm) measured in the direction of travel.

20. **Section R311.3.2 Floor elevations at other exterior doors.** (Amended) Doors other than the required egress door shall be provided with landings or floors not more than 7 3/4 inches (196 mm) below the top of the threshold.

**Exception:** A top landing is not required where a stairway of four or fewer risers is located on the exterior side of the door, provided that door does not swing over the stairway.

21. **Section R311.7.5.2 Treads.** (Amended) The tread depth shall be not less than 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).

**Exceptions:**

1. For remodeling projects, such as in existing homes, homes in urban, infill or high-density developments, or historical buildings or dwellings, riser height of not more than 8 1/4 inches (210 mm) and tread depth of not more than 9 inches (229 mm) will be allowed.
2. For remodeling projects in existing homes, stair tread and riser will be allowed to mimic previous or existing conditions.

22. **Section R312.1.1 Where required.** (Amended) Guards shall be provided for those portions of open-sided walking surfaces, including floors, stairs, ramps and landings that are located more than 30 inches (762 mm) measured vertically to the floor or grade below. Insect screening shall not be considered as a guard.

23. **Section R312.1.5 Retaining wall protection** (Added). Guards shall be provided where retaining walls with differences in grade level on either side of the wall in excess of 30 inches are located closer than 2 feet to a walk, path, parking lot or driveway on the high side of the retaining wall.

24. **Section R312.2 Window fall protection.** (Deleted)

25. **Section R313.1 Townhouse automatic fire sprinkler systems.** (Amended) An automatic sprinkler system shall be installed in townhouses, in accordance with §67.281 of the Missouri Revised Statutes.

**Exception:** An automatic sprinkler system shall not be required where additions or alterations are made to existing townhouses that do not have an automatic sprinkler system installed.



26. **Section R313.2 One- and two-family dwellings automatic sprinkler systems.** (Amended) A builder of a single-family dwelling or residence or multi-unit dwellings of four or fewer units shall offer to any purchaser on or before the time of entering into the purchase contract the option, at the purchaser's cost, to install or equip fire sprinklers in the dwelling, residence, or unit. Notwithstanding any other provision of law to the contrary, no purchaser of such a single-family dwelling, residence, or multi-unit dwelling shall be denied the right to choose or decline to install a fire sprinkler system in such dwelling or residence being purchased by any code, ordinance, rule, regulation, order, or resolution by any county or other political subdivision. Any county or other political subdivision shall provide in any such code, ordinance, rule, regulation, order, or resolution the mandatory option for purchasers to have the right to choose and the requirement that builders offer to purchasers the option to purchase fire sprinklers in connection with the purchase of any single-family dwelling, residence, or multi-unit dwelling of four or fewer units.

**Exception:** An automatic sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with a sprinkler system.

27. **Section R313.2 One- and two-family dwellings automatic fire systems** (Amended). Any builder of single-family dwellings or residences or multifamily dwellings of four or fewer units shall offer, in writing, to any purchaser the option to install or equip such dwellings or residences with a fire sprinkler system at the purchaser's cost in accord with the requirements of State of Missouri law, Section 67.281, RSMo. Supp. 2009.

28. **Section R323.1 General.** (Amended) This section applies to storm shelters where, constructed as separate detached buildings or where, constructed as safe rooms within buildings for the purpose of providing refuge from storms that produce high winds, such as tornadoes and hurricanes. In addition to other applicable requirements in this code, storm shelters shall be constructed in accordance with ICC 500, except when located below grade or if basement walls are fully constructed with concrete.

29. **Section R331 FENCES WALLS AND SCREENS** (Added).

30. **Section R331.1 Fences general** (Added). All fences, walls and screens must be constructed in accordance with the zoning code of the City of Florissant. It shall be unlawful to erect any division, fence or screen, in whole or in part, of cloth, canvas or similar non-durable material.

31. **Section R331.2 Finished side** (Added). The finished side of fences shall face all neighboring properties including streets and alleys so as to prohibit the view of fence posts and support rails from adjoining properties.

**Exception:** In cases where both sides of a fence are intended to be finished, i.e. shadowbox or basket weave construction, etc.

32. **Section R401.1 Application** (Amended). The provisions of this chapter shall control the design and construction of the foundation and foundation spaces for buildings. In addition to the provisions of this chapter, the design and construction of foundations in flood hazard areas as established by Table R301.2(1) shall meet the provisions of Section R322. Wood foundations shall be designed and installed in accordance with AWC PWF.

**Exceptions:** The provisions of this chapter shall be permitted to be used for wood foundations only in the following situations:

1. In buildings that have not more than two floors and a roof.

2. Where interior basement and foundation walls are constructed at intervals not exceeding 50 feet (15240mm).
3. (Added) The provisions of this chapter shall not be required for detached accessory structure foundations under two hundred (200) square feet.

Wood foundations in Seismic Design Category D<sub>0</sub>, D<sub>1</sub> or D<sub>2</sub> shall be designed in accordance with accepted engineering practice.

**33. R403.1.7 Footings on or adjacent to slopes.** (Amended) The placement of buildings and structures on or adjacent to slopes steeper than 1 unit vertical in 3 units horizontal (33.3-percent slope) shall conform to Sections R403.1.7.1 through R403.1.7.4 or plans as signed and sealed by a registered engineer / design professional licensed in the State of Missouri.

**34. Section R404.1.3.2 Reinforcement for foundation walls.** (Amended) Concrete foundation walls shall be laterally supported at the top and bottom. Horizontal reinforcement shall be provided in accordance with Table R404.1.2(1). Vertical reinforcement shall be provided in accordance with Table R404.1.2(2), R404.1.2(3), R404.1.2(4), R404.1.2(5), R404.1.2(6), R404.1.2(7) or R404.1.2(8). Vertical reinforcement for flat basement walls retaining 4 feet (1219 mm) or more of unbalanced backfill is permitted to be determined in accordance with Table R404.1.2(9). For basement walls supporting above-grade concrete walls, vertical reinforcement shall be the greater of that required by Tables R404.1.2(2) through R404.1.2(8) or by Section R608.6 for the above-grade wall. In buildings assigned to Seismic Design Category D<sub>0</sub>, D<sub>1</sub> or D<sub>2</sub>, concrete foundation walls shall also comply with Section R404.1.4.2.

**Exception:** Where unstable soil or ground water conditions do not exist, concrete foundation walls may be constructed in accordance with Table R404.1.2(10).

**35. Table R404.1.2(10) CONCRETE FOUNDATION WALLS** (Added)

Maximum Wall Height	Maximum Depth of Unbalanced Backfill	Minimum Nominal Wall Thickness
8'-0"	7'-6" or less	8" (Note a)
9'-0"	8'-6" or less	10" (Note b)
10'0"	9'-6" or less	12" (Note c)

Note a: Concrete foundation walls may be constructed a minimum of nominal 8 inches thick where the wall height from the top of the footing to the top of the wall does not exceed 8 feet. A minimum of two #4 reinforcing bars shall be placed horizontally in the top and bottom of the foundation wall. A minimum of two #5 reinforcing bars shall be provided around all window and door openings in concrete foundation and basement walls; bars shall extend a minimum of 24 inches beyond the corners of the openings.

Note b: Concrete foundation walls may be constructed a minimum of nominal 10 inches thick. A minimum of two #5 reinforcing bars shall be placed horizontally in the top, middle, and bottom of the foundation wall. A minimum of two #5 reinforcing bars shall be provided

around all window and door openings in concrete foundation and basement walls; bars shall extend a minimum of 24 inches beyond the corners of the openings.

Note c: Concrete foundation walls may be constructed a minimum of nominal 12 inches thick. A minimum of three #5 reinforcing bars shall be placed horizontally in the top, middle, and bottom of the foundation wall. A minimum of two #5 reinforcing bars shall be provided around all window and door openings in concrete foundation and basement walls; bars shall extend a minimum of 24 inches beyond the corners of the openings.

Note d: The concrete minimum wall thickness shall be 8 inches for foundation walls in soil classes SC, MH, ML-CL and inorganic CL when maximum wall height is 8 feet.

Note e: The concrete minimum wall thickness shall be 10 inches for foundation walls in soil classes SC, MH, ML-CL and inorganic CL when the maximum wall height is 9 feet.

Note f: The concrete minimum wall thickness shall be 12 inches for foundation walls in soil classes SC, MH, ML-CL and inorganic CL when the maximum wall height is 10 feet.

**36. Section 405.1 Concrete or masonry foundations.** (Amended) Drains shall be provided around concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the top of the footing or below the bottom of the slab and shall discharge by gravity or mechanical means into an approved drainage system. Gravel or crushed stone drains shall extend not less than 1 foot (305 mm) beyond the outside edge of the footing and 6 inches (152 mm) above the top of the footing and be covered with an approved filter membrane material. The top of open joints of drain tiles shall be protected with strips of building paper. Except where otherwise recommended by the drain manufacturer, perforated drains shall be surrounded with an approved filter membrane or the filter membrane shall cover the washed gravel or crushed rock covering the drain. Drainage tiles or perforated pipe shall be placed on not less than 2 inches (51 mm) of washed gravel or crushed rock not less than one sieve size larger than the tile joint opening or perforation and covered with not less than 6 inches (152 mm) of the same material.

**Exceptions:**

1. A drainage system is not required where the foundation is installed on well-drained ground or sand-gravel mixture soils according to the Unified Soil Classification System, Group I soils, as detailed in Table R405.1.
2. Drains provided as detailed in Section R405.1.2 are approved as an alternative method to meet the requirements of this section.

**37. Section R405.1.2 Soil evaluations.** (Added) An evaluation of the soil for the presence or absence of groundwater is required. The evaluation report shall be based on either a subsurface soil investigation or satisfactory data from adjacent areas together with an inspection of the excavation prior to pouring concrete.

**38. Section R405.1.2.1 Groundwater present.** (Added) Provide drain tile, perforated pipe or other approved foundation drainage systems (such as water channel system) around perimeter of the outside of the foundation and inside the foundation. Drain discharge shall be by gravity to daylight or be connected to a basement floor sump.

**39. Section R405.1.2.2 No groundwater present.** (Added) Provide drain tile, perforated pipe or other approved foundation drainage systems (such as water channel system) around perimeter of the

outside of the foundation or inside the foundation. Drain discharge shall be by gravity to daylight or be connected to a basement floor sump.

40. **Section R405.1.2.3 Filter membranes.** (Added) An approved filter membrane shall be placed over the top of the joints/pipe perforations. The tile/pipe shall be placed on 2 inches minimum of gravel or crushed stone and have 6 inches of minimum cover.
41. **Section R405.1.2.4 Drainage system.** (Added) A drainage system shall discharge by gravity to daylight or be connected to an approved sump (15 inches in diameter x 18 inches deep with fitted cover). A sump pump shall be provided if the basement is finished or partially finished with pump discharge by an approved method.
42. **Section R506.2.3 Vapor retarder.** (Amended) A minimum 6 mil (0.006 inch; 0.152 mm) vapor retarder conforming to ASTM E1745 Class A requirements with joints lapped not less than 6 inches (152 mm) shall be placed between the concrete floor slab and the base course or the prepared subgrade where a base course does not exist
43. **Section R602.12 Simplified wall bracing.** (Amended) Buildings meeting all of the following conditions shall be permitted to be braced in accordance with this section as an alternative to the requirements of Section R602.10. The entire building shall be braced in accordance with this section; the use of other bracing provisions of Section R602.10, except as specified herein, shall not be permitted.
  1. There shall be not more than three stories above the top of a concrete or masonry foundation or basement wall. Permanent wood foundations shall not be permitted.
  2. Floors shall not cantilever more than 24 inches (607 mm) beyond the foundation or bearing wall below.
  3. Wall height shall not be greater than a nominal 12 feet when using the minimum required bracing lengths specified in Table 602.12.4.

**Exception:** Structural calculations and details are not required when there are no braced wall panels in that portion of a wall where the height exceeds a nominal 12 feet and that greater wall height segment is part of a prescriptive braced wall line on each of the adjacent stories.
  4. The building shall have a roof eave-to-ridge height of 15 feet (4572 mm) or less.
  5. Exterior walls shall have gypsum board with a minimum thickness of ½ inch (12.7 mm) installed on the interior side fastened in accordance with Table R702.3.5.

**Exception:** Gypsum board is not required for wall bracing on exterior walls in garages.
  6. The structure shall be located where the ultimate design wind speed is less than or equal to 130 mph (58 m/s), and the exposure category is B or C.
  7. The structure shall be located in Seismic Design Category A, B or C for detached one- and two-family dwellings or Seismic Design Category A, B or C for townhouses.
  8. Cripple walls shall not be permitted in three-story buildings.
44. **Section R602.12.2 Sheathing materials.** (Amended) The following sheathing materials installed on the exterior side of exterior walls shall be used to construct a bracing unit as defined in Section R602.12.3. Mixing materials is prohibited.

1. Wood structural panels with a minimum thickness of 7/16 inch fastened in accordance with Table R602.3(3).
  2. Structural fiberboard sheathing with a minimum thickness of 1/2 inch (12.7 mm) fastened in accordance with Table R602.3(1).
45. **Section R602.12.3 Bracing unit.** (Amended) A bracing unit shall be a full-height sheathed segment of the exterior wall without openings or vertical or horizontal offsets and a minimum length as specified herein. Interior walls shall not contribute toward the amount of required bracing. Mixing of Items 1 and 2 is prohibited on the same story.
1. Where all framed portions of all exterior walls are sheathed in accordance with Section R602.12.2, including wall areas between bracing units, above and below openings and on gable end walls, the minimum length of a bracing unit shall be 3 feet (914 mm). For walls with heights greater than a nominal 10 feet, the minimum length of a bracing unit shall be 4 feet (1219 mm).
  2. Where the exterior walls are braced with sheathing panels in accordance with Section R602.12.2 and areas between bracing units are covered with other materials, the minimum length of a bracing unit shall be 4 feet (1219 mm).
46. **Section R602.13 Alternate simplified bracing method for one- and two-family dwellings when the entire structure is sheathed with wood structural panels and located in wind exposure A or B.** (Added) The construction documents shall detail the locations and widths of all braced wall panels in accordance with this section.
47. **Section R602.13.1 Wood structural sheathing.** (Added) The building exterior walls shall be sheathed with 7/16 inch (11.1 mm) or thicker plywood or OSB wood structural panels. The wood structural panels shall be applied to all exterior walls, gable ends and band boards. All vertical joints between panels shall be blocked. Horizontal joints in braced wall panels shall be blocked.
48. **Section R602.13.2 Braced wall panel locations.** (Added) Braced wall panels shall be located in every exterior braced wall line in accordance with the following criteria:
1. The outside edge of the first braced wall panel meeting the width established in Table R602.13.3 shall be a maximum of 12.5 feet (3810 mm) or less from each end of the braced wall line. The outside stud of the first braced wall panels closest to the end of the braced wall line shall be secured with a hold-down device securing the end stud to the foundation with a minimum uplift design value of 800 pounds.
 

**Exception:** The 800 pound hold-down device is not required when the braced wall panel is placed at the end of the braced wall line and there is a 24 inch (610 mm) wide full height sheathed wall placed 90 degrees to the end of the braced wall line and panel.
  2. The centerline spacing of braced wall panels in a braced wall line may not exceed 25 feet (7620 mm).
49. **Section R602.13.3 Braced wall panel widths.** (Added) Braced wall panel locations shall be shown on the floor plans or elevation views and meet the widths established in Table R602.13.3.
50. **Table 602.13.3 SIMPLIFIED BRACING PANEL WIDTHS** (Added)

	<b>Width of Solid Panel</b> <sup>a, b</sup>
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		8' wall height	9' wall height	10' wall height	12' wall height
Plywood/OSB Panel	3:1	32"	36"	40"	48"
Simplified Portal Wall <sup>c</sup>	6:1	16" <sup>d</sup>	18" <sup>d</sup>	20" <sup>d</sup>	24" <sup>d</sup>

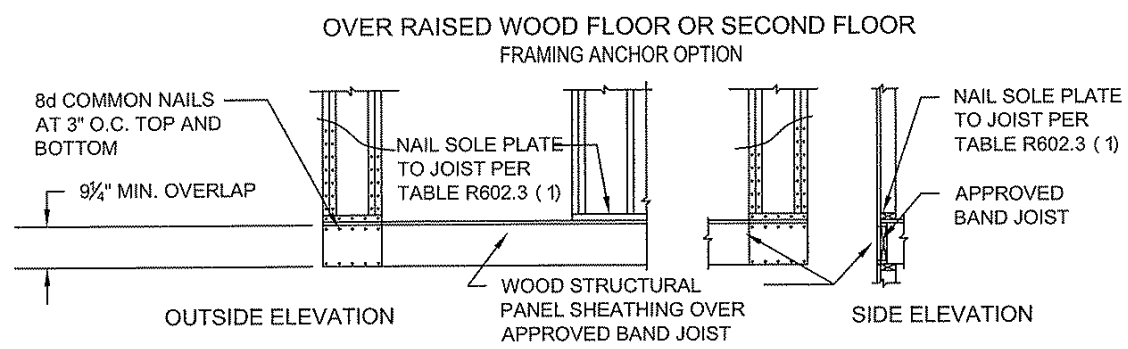
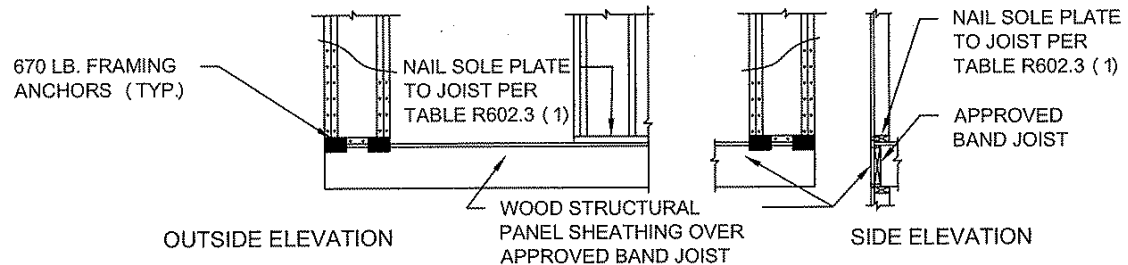
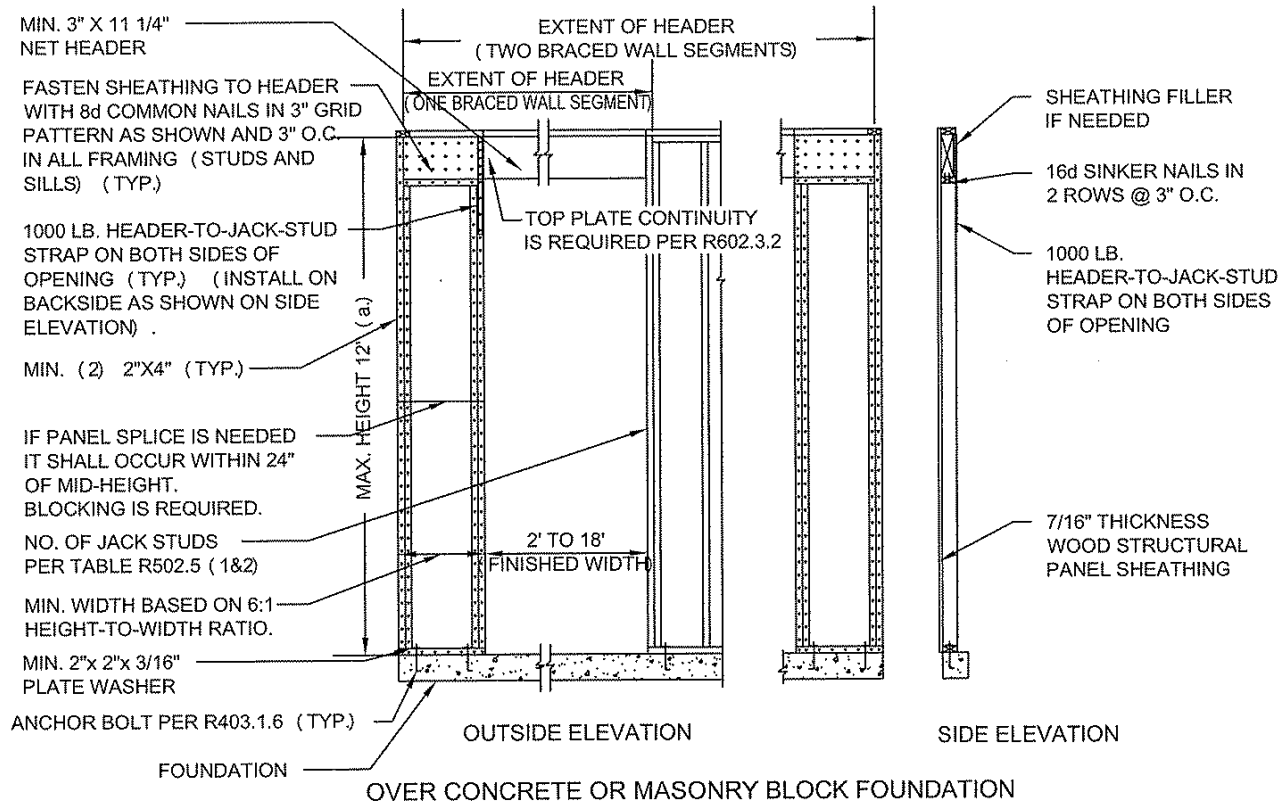
- a. Linear interpolation is permitted.
- b. Wall height is the vertical distance from the bottom of the sole/sill plate to the top of the double top plate. An additional 2 inch (50.8 mm) variation in height is allowed for pre-cut stud framing.
- c. The Simplified Portal Wall, if applicable, shall be constructed in accordance with the applicable detail in Figure R602.13.3. The designer shall provide this detail on the construction documents.
- d. The Simplified Portal Wall width assumes the beam is placed under the top plate of the wall. A smaller width may be calculated for a lower top of beam height using the 6:1 height to width ratio.

51. **Section R602.13.4 Corner framing.** (Added) The exterior wall corners shall be constructed in accordance with the applicable detail in Figure R602.10.10.4.

**Exception:** Braced wall panels located in accordance with Section R602.13.2.

52. **Section R602.13.5 Braced wall line spacing.** (Added) When the perpendicular distance between the exterior braced wall lines exceeds 50 feet (15240 mm), the registered design professional shall include the following certification on the drawings: The interior and exterior wall configuration braces for the structure in accordance with or equivalent to the lateral bracing provisions of Section R602.10 of the International Residential Code, 2009 edition or Section 2305 of the International Building Code, 2009 edition.

53. **Section R602.13.6 Maximum wall height.** (Added) Walls greater than 12 feet (3658 mm) (12 feet 2 inches (3708 mm) actual) in height and 12 feet (3658 mm) in width shall be designed and detailed by the registered design professional to resist wind loads in both the longitudinal and transverse directions



**FIGURE R602.10.10.3**  
**SIMPLIFIED PORTAL WALL**

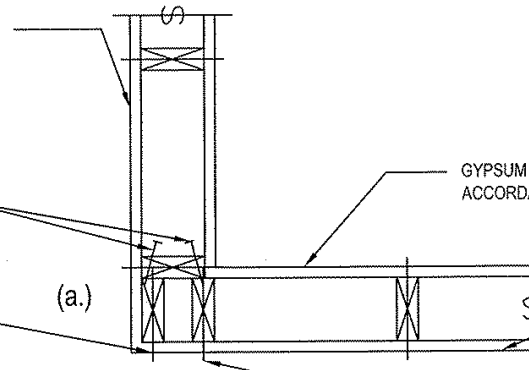
a. CRIPPLE WALL FRAMING CONSISTING OF STUD FRAMING, SINGLE BOTTOM PLATE, AND DOUBLE TOP PLATE MAY BE ADDED TO THE TOP OF THE NARROW PORTAL WALL AS LONG AS THE COMBINED HEIGHT OF THE TWO WALLS IS LESS THAN OR EQUAL TO 12 FEET AND THE TWO WALLS ARE STRAPPED TOGETHER ON THE INTERIOR SIDE WITH A 16 GAUGE METAL 1 1/2 INCH WIDE BY 21 INCH LONG STRAP. A MINIMUM 10 INCHES OF THE STRAP SHALL BE CONNECTED TO EACH WALL OR GABLE TRUSS WITH 9 - 16D NAILS FOR A TOTAL OF 18-16D NAILS IN THE ENTIRE STRAP. STRAPS SHALL BE LOCATED AT EACH END OF THE CONNECTED WALLS OR WALL AND GABLE TRUSS WHERE SPACE ALLOWS FOR THE 10 INCH LENGTH OF STRAP. THE SPACING BETWEEN THE STRAPS MAY NOT EXCEED 4 FEET ON CENTER. THE STRAPS SHALL NOT BE BENT HORIZONTALLY TO ACCOMMODATE WOOD FRAMING. IF APPLICABLE, NAILERS SHALL BE ADDED TO ONE OF THE WALLS OR GABLE END USING A MINIMUM OF 9-16D NAILS TO CREATE THE VERTICAL PLANE NEEDED TO MOUNT THE STRAP.



MINIMUM 24" WIDE FULL HEIGHT  
7/16" WOOD STRUCTURAL PANEL  
8d NAIL AT 6" O.C. ON ALL  
FRAMING MEMBERS AT PANEL EDGES  
AND 12" O.C. ON ALL FRAMING  
MEMBERS NOT AT PANEL EDGES

2-16d NAILS AT 24" O.C.

8d NAIL AT 6" O.C.  
(ALL PANEL EDGES)



GYPSUM WALL BOARD INSTALLED IN  
ACCORDANCE WITH TABLE R602.3(1)

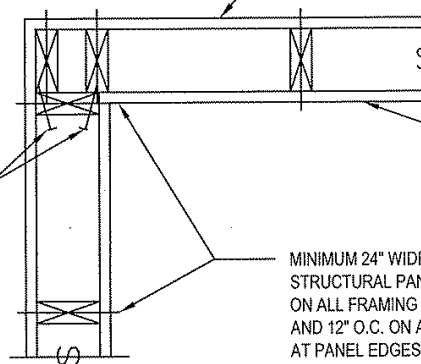
WOOD STRUCTURAL  
PANEL INSTALLED IN  
ACCORDANCE WITH  
TABLE 602.10.10.3

8d NAIL AT 12" O.C. ON ALL  
FRAMING MEMBERS NOT AT PANEL EDGES

**OUTSIDE CORNER DETAIL**

GYPSUM WALL BOARD INSTALLED IN  
ACCORDANCE WITH TABLE R602.3(1)

2-16d NAILS AT 24" O.C.



WOOD STRUCTURAL  
PANEL INSTALLED IN  
ACCORDANCE WITH  
TABLE 602.10.10.3

MINIMUM 24" WIDE FULL HEIGHT 7/16" WOOD  
STRUCTURAL PANEL 8d NAIL AT 6" O.C.  
ON ALL FRAMING MEMBERS AT PANEL EDGES  
AND 12" O.C. ON ALL FRAMING MEMBERS  
NOT AT PANEL EDGES

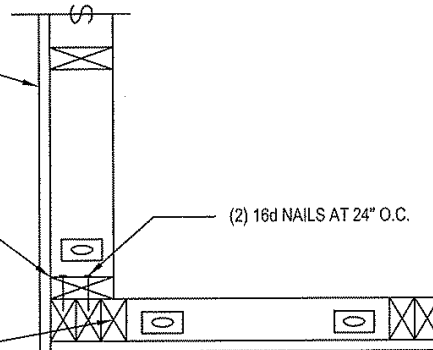
**INSIDE CORNER DETAIL**

MINIMUM 24" WIDE FULL  
HEIGHT 7/16" WOOD  
STRUCTURAL PANEL

8d NAIL AT 6" O.C. IN ALL  
PANEL EDGES AND 12" O.C.  
ON ALL FRAMING MEMBERS  
NOT AT PANEL EDGES THAT  
IS NOT PART OF PORTAL FRAME

(2) 16d NAILS AT 24" O.C.

(a.)



FRAMING BOARD FOR GYPSUM  
WALL BOARD (OPTIONAL), THIS  
STUD MAY BE ROTATED 90°

SIMPLIFIED PORTAL FRAME  
WALL SEE FIGURE R602.10.10(3)

**CORNER DETAIL**

USED IN CONJUNCTION WITH SIMPLIFIED PORTAL WALL

**FIGURE R602.10.10.4  
SIMPLIFIED BRACING EXTERIOR CORNER FRAMING**

a. END STUD INDICATED ON THE ABOVE DETAILS MAY BE SHIFTED 7/16" TO ALLOW STUD FACE TO BE ALIGNED WITH SHEATHING, OR AN OPTIONAL NON-STRUCTURAL FILLER PANEL MAY BE USED.

54. **Section R905.2.8.2 Valleys.** (Amended) Valley linings shall be installed in accordance with the manufacturer's instructions before applying shingles. Valley linings of the following types shall be permitted:

1. For open valleys (valley lining exposed) lined with metal, the valley lining shall be not less than 24 inches (610 mm) wide and of any of the corrosion-resistant metals in Table R905.2.8.2.
2. For open valleys, valley lining of two plies of mineral-surfaced roll roofing, complying with ASTM D3909 or ASTM D6380 Class M, shall be permitted. The bottom layer shall be 18 inches (457 mm) and the top layer not less than 36 inches (914 mm) wide.
3. For closed valleys (valley covered with shingles), valley lining of two-ply No.15 felt complying with ASTM D226 Type I, ASTM D4869 Type I, or ASTM D6757, or valley lining as described in Item 1 and 2 shall be permitted. Self-adhering polymer modified bitumen underlayment complying with ASTM D1970 shall be permitted in lieu of the lining material.

55. **Section R905.2.8.5 Drip Edge.** (Amended) A drip edge shall be provided at eaves of shingle roofs. Adjacent segments of drip edge shall be overlapped not less than 2 inches (51 mm). Drip edges shall extend not less than 1/4 inch (6.4 mm) below the roof sheathing and extend up back onto the roof deck not less than 2 inches (51 mm). Drip edges shall be mechanically fastened to the roof deck at not more than 12 inches (305 mm) o.c. with fasteners as specified in Section R905.2.5. Underlayment shall be installed over the drip edge along eaves and under the drip edge along rake edges.

**Exception:** Unless the drip edge is specifically required by the manufacturer's installation instructions, metal wrapped fascia extending 1 inch under the roof covering with the underlayment installed over it shall be deemed to meet the requirements of this section.

56. **Section R1005.7 Factory-built chimney offsets.** (Amended) Where a factory-built chimney assembly incorporates offsets, no part of the chimney shall be at an angle of more than 30 degrees (0.52 rad) from vertical at any point in the assembly and the chimney assembly shall not include more than four elbows.

**Exception:** When chimneys are installed per manufacturer's installation instructions.

57. **R1006.1.1 Factory-built fireplaces.** Exterior combustion air ducts for factory-built fireplaces shall be a listed component of the fireplace or equivalent and shall be installed according to the fireplace manufacturer's instructions.

58. **R1006.2 Exterior air intake.** The exterior air intake on masonry fireplaces shall be capable of supplying combustion air from the exterior of the dwelling or from spaces within the dwelling ventilated with outdoor air such as nonmechanically ventilated crawl or attic spaces. The exterior air intake shall not be located within the garage or basement of the dwelling. The exterior air intake, for other than listed factory-built fireplaces, shall not be located at an elevation higher than the firebox. The exterior air intake shall be covered with a corrosion-resistant screen of 1/4-inch (6.4 mm) mesh.

59. **Section N1101.5 (R103.2) Information on construction documents.** (Deleted)

60. **Section N1101.6 (R202) Defined terms.** (Added) **PROJECTION FACTOR.** The ratio of the horizontal depth of an overhang, eave, or permanently attached shading device, divided by the distance measured vertically from the bottom of the fenestration glazing to the underside of the overhang, eave, or permanently attached shading device.



61. **Section N1101.13 (R401.2) Application.** (Amended) Residential buildings shall comply with Section N1101.13.1, N1101.13.2, N1101.13.3 or N1101.13.4.
62. **Section N1101.13.5 (R401.2.5) Additional energy efficiency.** (Deleted)
63. **Section N1101.14 (R401.3) Certificate.** (Deleted)
64. **Table N1102.1.3 (R402.1.3) INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENT<sup>a</sup>** (Amended)

Climate Zone	Fenestration U-Factor <sup>b, i</sup>	Skylight <sup>b</sup> U-Factor	Glazed Fenestration SHGC <sup>b, e</sup>	Ceiling R-Value	Wood Frame Wall R-Value <sup>g</sup>	Mass Wall R-Value <sup>h</sup>	Floor R-Value	Basement <sup>c, g</sup> Wall R-Value	Slab <sup>d</sup> R-Value & Depth	Crawl Space <sup>c, g</sup> Wall R-Value
0	NR	0.75	0.25	30	13 or 0 + 10	3/4	13	0	0	0
1	NR	0.75	0.25	30	13 or 0 + 10	3/4	13	0	0	0
2	0.40	0.65	0.25	49	13 or 0 + 10	4/6	13	0	0	0
3	0.30	0.55	0.25	49	20 or 13 + 5ci or 0 + 15	8/13	19	5ci or 13 <sup>f</sup>	10ci, 2 ft	5ci or 13 <sup>f</sup>
4 except Marine	0.40	0.55	NR	38	13	8/13	19	0 - unfinished 13 - finished	10ci, 4 ft	10ci or 13
5 and Marine 4	0.30	0.55	0.40	60	20 + 5 or 13 + 10ci or 0 + 15	13/17	30	15ci or 19 or 13 + 5ci	10ci, 4 ft	15ci or 19 or 13 + 5ci
6	0.30	0.55	NR	60	20 + 5ci or 13 + 10ci or 0 + 20	15/20	30	15ci or 19 or 13 + 5ci	10ci, 4 ft	15ci or 19 or 13 + 5ci
7 and 8	0.30	0.55	NR	60	20 + 5ci or 13 + 10ci or 0 + 20	19/21	38	15ci or 19 or 13 + 5ci	10ci, 4 ft	15ci or 19 or 13 + 5ci

For SI: 1 foot = 304.8mm.

NR = Not Required.

ci = continuous insulation.

- a. R-values are minimums. U-factors and SHGC are maximums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed R-value of the insulation shall be not less than the R-value specified in the table.
- b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.  
**Exception:** In Climate Zones 0 through 3, skylights shall be permitted to be excluded from glazed fenestration SHGC requirements provided that the SHGC for such skylights does not exceed 0.30.
- c. “5ci or 13” means R-5 continuous insulation (ci) on the interior or exterior surface of the wall or R-13 cavity insulation on the interior side of the wall. “10ci or 13” means R-10 continuous insulation (ci) on the interior or exterior surface of the wall or R-13 cavity insulation on the interior side of the wall. “15ci or 19 or 13 + 5ci” means R-15 continuous insulation (ci) on the interior or exterior surface of the wall; or R-19 cavity insulation on the interior side of the wall; or R-13 cavity insulation on the interior of the wall in addition to R-5 continuous insulation on the interior or exterior surface of the wall.
- d. R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation R-value for slabs, as indicated in the table. The slab edge insulation for heated slabs shall not be required to extend below the slab.
- e. There are no SHGC requirements in the Marine Zone.
- f. Basement wall insulation shall not be required in Warm Humid locations as defined by Figure N1101.7 and Table N1101.7.
- g. The first value is cavity insulation; the second value is continuous insulation. Therefore, as an example, “13 + 5” means R-13 cavity insulation plus R-5 continuous insulation.
- h. Mass walls shall be in accordance with Section N1102.2.5. The second R-value applies where more than half of the insulation is on the interior of the mass wall.
- i. A maximum U-factor of 0.32 shall apply in Climate Zones 3 through 8 to vertical fenestration products installed in buildings located either:
  1. Above 4,000 feet in elevation, or
  2. In windborne debris regions where protection of openings is required by Section R301.2.1.2.

**65. Section N1102.1.4 (R402.1.4) R-value computation.** (Amended) Cavity insulation alone shall be used to determine compliance with the cavity insulation R-value requirements in Table N1102.1.3. Where cavity insulation is installed in multiple layers, the R-values of the cavity insulation layers shall be summed to determine compliance with the cavity insulation R-value requirements. The manufacturer’s settled R-value shall be used for blown-in insulation. Continuous insulation (ci) alone shall be used to determine compliance with the continuous insulation R-value requirements in Table N1102.1.3. Where continuous insulation is installed in multiple layers, the R-values of the continuous insulation layers shall be summed to determine compliance with the continuous

insulation R-value requirements. Cavity insulation R-values shall not be used to determine compliance with the continuous insulation R-value requirements in Table N1102.1.3. Computed R-values may include an R-value for other building materials or air films. Where insulated siding is used for the purpose of complying with the continuous insulation requirements of Table N1102.1.3, the manufacturer's labeled R-Value for insulated siding shall be reduced by R-0.6.

66. **Section N1102.1.5 (R402.1.5) Total UA alternative.** (Amended) Where the total building thermal envelope UA, the sum of U-factor times assembly area, is less than or equal to the Total UA resulting from multiplying the U-factors in Table N1102.1.2 by the same assembly area as in the proposed building, the building shall be considered to be in compliance with Table N1102.1.2. The UA calculation shall be performed using a method consistent with the ASHRAE Handbook of Fundamentals and shall include the thermal bridging effects of framing materials. In addition to UA compliance, the SHGC requirements of Table N1102.1.2 and the maximum fenestration U-factors of Section N1102.5 shall be met.

**Exception: Glazed fenestration SHGC.** In Climate Zone 4, permanently shaded vertical fenestration shall be permitted to satisfy SHGC requirements. The projection factor of an overhang, eave, or permanently attached shading device shall be greater than or equal to the value listed in Table N1102.2.2.1 for the appropriate orientation. The minimum projection shall extend beyond each side of the glazing a minimum of 12 inches. Each orientation shall be rounded to the nearest cardinal orientation (+/- 45 degrees or 0.79 rad) for purposes of calculations and demonstrating compliance.

67. **Table N1102.1.5 MINIMUM PROJECTION FACTOR REQUIRED BY ORIENTATION BOR SHGC EXEPTION.** (Added)

Orientation	Projection Factor
North	$\geq 0.40^a$
South	$\geq 0.20$
East	$\geq 0.50$
West	$\geq 0.50$

- a. For the north orientation, a vertical projection located on the west-edge of the fenestration with the equivalent of  $PF \geq 0.15$  shall also satisfy the minimum projection factor requirement.

68. **Section N1102.2.4 (R402.2.4) Access hatches and doors.** (Amended) Access hatches and doors from conditioned to unconditioned spaces such as attics and crawl spaces shall be insulated to R-38.

**Exceptions:**

1. Vertical doors providing access from conditioned spaces to unconditioned spaces that comply with the fenestration requirements of Table N1102.1.3 based on the applicable climate zone specified in Chapter 3.
2. Horizontal pull-down, stair-type access hatches in ceiling assemblies that provide access from conditioned to unconditioned spaces in Climate Zones 0 through 4 shall not

be required to comply with the insulation level of the surrounding surfaces provided that the hatch meets all of the following:

- 2.1. The average U-factor of the hatch shall be less than or equal to U-0.10 or have an average insulation R-value of R-10 or greater.
- 2.2. Not less than 75 percent of the panel area shall have an insulation R-value of R-13 or greater.
- 2.3. The net area of the framed opening shall be less than or equal to 13.5 square feet (1.25 m<sup>2</sup>).
- 2.4. The perimeter of the hatch edge shall be weatherstripped.

69. **Section N1102.4 (R402.4) Air leakage.** (Amended) The building thermal envelope may be designed and constructed to limit air leakage in accordance with the requirements of Sections N1102.4.1 through N1102.4.5.

70. **Section N1102.4.1.2 (R402.4.1.2) Testing.** (Amended) Any building or dwelling unit may be tested for air leakage. The maximum design air leakage rate for any building or dwelling unit under any compliance path shall not exceed 5.0 air changes per hour or 0.28 cubic feet per minute (CFM) per square foot [0.0079 m<sup>3</sup>/(s x m<sup>2</sup>)] of dwelling unit enclosure area. For any building or dwelling unit designed for 3.0 or less air changes per hour, testing shall be conducted in accordance with ANSI/RESNET/ICC 380, ASTM E779 or ASTM E1827 and reported at a pressure of 0.2 inch w.g. (50 Pascals). Where required by the code official, testing shall be conducted by an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the code official. Testing shall be performed at any time after creation of all penetrations of the building thermal envelope have been sealed.

**Exception:** For heated, attached private garages and heated, detached private garages accessory to one-and two-family dwelling and townhouses not more than three stories above grade plane in height, building envelope tightness and insulation installation shall be considered acceptable where the items in Table N1102.4.1.1, applicable to the method of construction, are field verified. Where required by the code official, an approved third party, independent from the installer shall inspect both the air barrier and insulation installation criteria. Heated, attached private garage space shall be thermally isolated from all other conditioned spaces in accordance with Sections N1102.2.12 and N1102.3.5, as applicable.

During testing:

1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weatherstripping or other infiltration control measures.
2. Dampers including exhaust, intake, makeup air, backdraft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures.
3. Interior doors, where installed at the time of the test, shall be open.
4. Exterior or interior terminations for continuous ventilation systems shall be sealed.
5. Heating and cooling systems, where installed at the time of the test, shall be turned off.
6. Supply and return registers, where installed at the time of the test, shall be fully open.



**Exception:** When testing individual dwelling units, an air leakage rate not exceeding 0.30 cubic feet per minute per square foot [0.008m<sup>3</sup>/(s x m<sup>2</sup>)] of the dwelling unit enclosure area, tested in accordance with ANSI/RESNET/ICC 380, ASTM E779 or ASTM E1827 and reported at a pressure of 0.2 inch water gauge (50 Pa), shall be permitted in all climate zones for:

1. Attached single- and multiple-family building dwelling units.
2. Buildings or dwelling units that are 1,500 square feet (139.4m<sup>2</sup>) or smaller.

Mechanical ventilation shall be provided in accordance with Section M1505 of this code or Section 403.3.2 of the International Mechanical Code, as applicable, or with other approved means of ventilation.

71. **Section N1102.4.1.3 (R402.4.1.3) Leakage rate.** (Amended) Where complying with Section N1101.13.1. the building or dwelling unit shall have a design air leakage rate not exceeding 5.0 air changes per hour.

72. **Table N1102.4.1.1 (402.4.1.1)<sup>a</sup> AIR BARRIER AND INSULATION INSTALLATION.** (Amended)

Component	Air Barrier Criteria	Insulation Installation Criteria
General Requirements	<p>A continuous air barrier shall be installed in the building envelope.</p> <p>Breaks or joints in the air barrier shall be sealed.</p>	<p>Air-permeable insulation shall not be used as a sealing material.</p>
Ceiling/attic	<p>The air barrier in any dropped ceiling or soffit shall be aligned with the insulation and any gaps in the air barrier sealed.</p> <p>Access openings, drop-down stairs or knee wall doors to unconditioned attic spaces shall be weatherstripped.</p>	<p>The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.</p>
Walls	<p>The junction of the foundation and sill plate shall be sealed.</p>	<p>Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance, R-value, of not less than R-3 per inch.</p> <p>Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.</p>
Windows, skylights and	<p>The space between framing and skylights, and the jambs of windows and doors, shall</p>	

doors	be sealed.	
Rim joists	Rim joists shall include an exterior air barrier. <sup>b</sup>	Rim joists shall be insulated.
Floors, including cantilevered floors and floors above garages	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking. Alternatively, floor framing cavity insulation shall be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extending from the bottom to the top of all perimeter floor framing members.
Basement crawl space, and slab foundations	Exposed earth in unvented crawl spaces shall be covered with Class I vapor retarder/air barrier in accordance with Section R402.2.10.  Penetrations through concrete foundation walls and slabs shall be air sealed.  Class 1 vapor retarders shall not be used as an air barrier on below-grade walls and shall be installed in accordance with Section R702.7	Crawl space insulation, where provided instead of floor insulation, shall be installed in accordance with Section R402.2.10.
Shafts, penetrations	Duct and flue shafts and other similar penetrations to exterior or unconditioned space shall be sealed to allow for expansion, contraction and mechanical vibration.  Utility penetrations of the air barrier shall be caulked, gasketed or otherwise sealed and shall allow for expansion, contraction of materials and mechanical vibration.	Insulation shall be fitted tightly around utilities passing through shafts and penetrations in the building thermal envelope to maintain required R-value.
Narrow cavities	Narrow cavities of 1 inch or less that are not able to be insulated shall be air sealed.	Batts to be installed in narrow cavities shall be cut to fit or narrow cavities shall be filled with insulation that on installation readily conforms to the available

		cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	Insulated portions of the garage separation assembly shall be installed in accordance with Sections R303 and R402.2.7.
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed in accordance with Section R402.4.5.	Recessed light fixtures installed in the building thermal envelope shall be airtight and IC rated, and shall be buried or surrounded with insulation.
Plumbing, wiring or other obstructions	All holes created by wiring, plumbing or other obstructions in the air barrier assembly shall be air sealed.	Insulation shall be installed to fill the available space and surround wiring, plumbing, or other obstructions, unless the required R-value can be met by installing insulation and air barrier systems completely to the exterior side of the obstructions.
Shower/tub on exterior wall		Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical and communication boxes. Alternatively, air-sealed boxes shall be installed.	
HVAC register boots	HVAC supply and return register boots that penetrate building thermal envelope shall be sealed to the subfloor, wall covering or ceiling penetrated by the boot.	
Concealed sprinklers	Where required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	

For SI: 1 inch = 25.4 mm.

- a. Inspection of log walls shall be in accordance with the provisions of ICC 400.
- b. Air barrier and insulation full enclosure is not required in unconditioned/ventilated attic spaces and at rim joists.

73. **Section N1102.4.4 (R402.4.4) Rooms containing fuel-burning appliances.** (Amended) In Climate Zones 3 through 8, where open combustion airducts provide combustion air to open combustion fuel-burning appliances, the appliances and combustion air opening shall be located

outside the building thermal envelope or enclosed in a room that is isolated from inside the thermal envelope. Such rooms shall be sealed and insulated in accordance with the envelope requirements of Table N1102.1.3, where the walls, floors and ceilings shall meet a minimum of the basement wall R-value requirement. The door into the room shall be fully gasketed and any water lines and ducts in the room insulated in accordance with Section N1103. The combustion air duct shall be insulated where it passes through conditioned space to an R-value of not less than R-8.

**Exceptions:**

1. Direct vent appliances with both intake and exhaust pipes installed continuous to the outside.
2. Fireplaces and stoves complying with Sections N1102.4.2 and R1006.
3. Mechanical equipment in an unfinished space.

74. **Section N1103.3.4 (R403.3.4) Sealing.** (Amended) Ducts, air handlers and filter boxes shall be sealed. Joints and seams shall comply with either the International Mechanical Code or Section M1601.4.1 of this code, as applicable.

**Exceptions:**

1. Air-impermeable spray foam products shall be permitted to be applied without additional joint seals.
2. Continuously welded and locking-type longitudinal joints and seams in ducts operating at static pressure less than 2 inches of water column (500 Pa) pressure classification shall not require additional closure systems.
3. A duct air leakage test shall not be required where the ducts and air handlers are located entirely within the building thermal envelope.

75. **Section N1103.3.5 (R403.3.5) Duct testing.** (Amended) Ducts shall be pressure tested in accordance with ANSI/RESNET/ICC 380 or ASTM E1554 to determine air leakage by one of the following methods:

1. Rough-in test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the system, including the manufacturer's air handler enclosure if installed at the time of the test. Registers shall be taped or otherwise sealed during the test.
2. Postconstruction test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the entire system, including the manufacturer's air handler enclosure. Registers shall be taped or otherwise sealed during the test.

**Exceptions:**

1. A duct air-leakage test shall not be required where the ducts and air handlers are located entirely within the building thermal envelope.
2. A duct air-leakage test shall not be required for ducts serving heating, cooling or ventilation systems that are not integrated with ducts serving heating or cooling systems.

76. **Section N1103.3.7 (R403.3.7) Building cavities.** (Deleted)

77. **Section N1103.5.2 (R403.5.2) Hot water pipe insulation.** (Amended) Insulation for service hot water piping with a thermal resistance, R-value, of not less than R-3 shall be applied to the following:

1. Piping larger than ¾ inch (19 mm) in nominal diameter located inside the conditioned space.
2. Piping serving more than one dwelling unit.
3. Piping located outside the conditioned space.
4. Piping from the water heater to a distribution manifold.
5. Piping located under a floor slab.
6. Buried piping.
7. Supply and return piping in circulation and recirculation systems other than cold water pipe return demand recirculation systems.

78. **Section N1103.6 (R403.6) Mechanical ventilation.** (Deleted)

79. **Section N1104.2 (R404.2) Interior lighting controls.** (Amended) Permanently installed lighting fixtures may be controlled with a dimmer, an occupant sensor control or another control that is installed or built into the fixture.

**Exceptions:** Lighting controls shall not be required for the following:

1. Bathrooms.
2. Hallways.
3. Exterior lighting fixtures.
4. Lighting designed for safety or security.

80. **Section N1104.3 (R404.3) Exterior lighting controls.** (Deleted)

81. **Section M1301.2 Identification.** (Deleted)

82. **Section M1305.1.3.3 Electrical requirements.** (Amended) A luminaire controlled by a switch located at the required passageway opening and a receptacle outlet shall be installed at or near the appliance location in accordance with Chapter 39. Exposed lamps shall be protected from damage by location or lamp guards.

**Exception:** Basements

83. **Section M1307.2 Anchorage of appliances.** (Amended) Appliances designed to be fixed in position shall be fastened or anchored in an approved manner. In Seismic Design Categories D<sub>0</sub>, D<sub>1</sub> and D<sub>2</sub>, water heaters and thermal storage units shall be anchored or strapped to resist horizontal displacement caused by earthquake motion in accordance with one of the following:

1. Anchorage and strapping shall be designed to resist a horizontal force equal to one-third of the operating weight of the water heater storage tank, acting in any horizontal direction. Strapping shall be at points within the upper one-third and lower one-third of the appliance's vertical dimensions. At the lower point, the strapping shall maintain a minimum distance of 4 inches (102 mm) above the controls.
2. The anchorage strapping shall be in accordance with the appliance manufacturer's recommendations.



84. **Section M1411.3.1.2 Appliance, equipment and insulation in pans.** (Deleted)
85. **Section M1502.4.2 Duct installation.** (Amended) Exhaust ducts shall be supported at intervals not to exceed 12 feet (3658 mm) and shall be secured in place. The insert end of the duct shall extend into the adjoining duct or fitting in the direction of airflow. Exhaust duct joints shall be sealed in accordance with Section M1601.4.1.
86. **Section M1502.4.5 Booster fans.** (Amended) All dryer exhaust system booster fans must be UL listed and labeled.
87. **Section M1502.4.6.1 Specified length.** (Amended) The maximum length of the exhaust duct shall be 35 feet (10 688 mm) from the connection to the transition duct from the dryer to the outlet terminal. Where fittings are used, the maximum length of the exhaust duct shall be reduced in accordance with Table M1502.4.6.1. The maximum length of the exhaust duct does not include the transition duct.
- Exception:** The maximum developed length may be extended to 55 feet if clearly labeled cleanouts are provided within 12 inches of the second elbow, at every elbow thereafter, and at least every 15 feet of developed length thereafter.
88. **Section M1503.6 Makeup air required.** (Amended) Where one or more gas, liquid or solid fuel-burning appliance that is neither direct-vent nor uses a mechanical draft venting system is located within a dwelling unit's air barrier, each exhaust system capable of exhausting in excess of 600 cubic feet per minute shall be mechanically or passively provided with makeup air at a rate approximately equal to the exhaust air rate. Such makeup air systems shall be equipped with not fewer than one damper complying with Section M1503.6.2.
- Exception:** Makeup air is not required for exhaust systems installed for the exclusive purpose of space cooling and intended to be operated only when windows or other air inlets are open.
89. **Section M1504.3 Exhaust openings.** (Amended) Air exhaust openings shall terminate as follows:
1. Not less than 3 feet (914 mm) from gravity air intake openings, operable windows and doors.
  2. Not less than 10 feet (3048 mm) from mechanical air intake openings except where the exhaust opening is located not less than 3 feet (914 mm) above the air intake opening. Openings shall comply with Sections R303.5.2 and R303.6.
90. **Section M1601.1.1 Above-ground duct systems.** (Amended) Above-ground duct systems shall conform to the following:
1. Equipment connected to duct systems shall be designed to limit discharge air temperature to not greater than 250°F (121°C).
  2. Fibrous glass duct construction shall conform to the SMACNA Fibrous Glass Duct Construction Standards or NAIMA Fibrous Glass Duct Construction Standards.
  3. Field-fabricated and shop-fabricated metal and flexible duct constructions shall conform to the SMACNA HVAC Duct Construction Standards – Metal and Flexible except as allowed by Table M1601.1.1. Galvanized steel shall conform to ASTM A 653.
  4. The use of gypsum products to construct return air ducts or plenums is permitted, provided that the air temperature does not exceed 125°F (52°C) and exposed surfaces are not subject to condensation.

5. Duct systems shall be constructed of materials having a flame spread index of not greater than 200.
6. Stud wall cavities and the spaces between solid floor joists to be used as non-ducted air plenums shall comply with the following conditions:
  - 6.1. These cavities or spaces shall not be used as a plenum for air supply.
  - 6.2. These cavities or spaces shall not be a part of required fire-resistance-rated assembly.
  - 6.3. Stud wall cavities shall not convey air from more than one floor level.
  - 6.4. Stud wall cavities and joist-space plenums shall be isolated from adjacent concealed spaces by tight-fitting fireblocking in accordance with Section R302.11. Fire-blocking materials used for isolation shall comply with Section R302.11.1.
  - 6.5. Stud wall cavities in the outside walls of building envelope assemblies shall not be utilized as air plenums.
  - 6.6. Building cavities used as plenums shall be sealed.
7. Volume dampers, equipment and other means of supply, return and exhaust air adjustment used in system balancing may be provided with access.

**91. Table M1601.1.1 DUCT CONSTRUCTION MINIMUM SHEET METAL THICKNESS FOR SINGLE DWELLING UNITS<sup>a</sup> (Amended)**

Round Duct Diameter (inches)	Static Pressure			
	½ inch water gage		1 inch water gage	
	Thickness (inches)		Thickness (inches)	
	Galvanized	Aluminum	Galvanized	Aluminum
≤ 12	0.013	0.018	0.013	0.018
12 to 14	0.013	0.018	0.016	0.023
15 to 17	0.016	0.023	0.019	0.027
18	0.016	0.023	0.024	0.034
19 to 20	0.019	0.027	0.024	0.034
Rectangular Duct Dimension (largest dimension)	Static Pressure			
	½ inch water gage		1 inch water gage	
	Thickness (inches)		Thickness (inches)	

	Galvanized	Aluminum	Galvanized	Aluminum
≤ 8	0.013	0.018	0.013	0.018
9 to 10	0.013	0.018	0.016	0.023
11 to 12	0.016	0.023	0.019	0.027
13 to 16	0.016	0.027	0.019	0.027
17 to 18	0.019	0.027	0.024	0.034
19 to 20	0.019	0.034	0.024	0.034

For SI: 1 inch = 25.4 mm, 1 inch water gage = 249 Pa.

- a. Ductwork that exceeds 20 inches by dimension or exceeds a pressure of 1 inch water gage shall be constructed in accordance with SMACNA HVAC Duct Construction Standards - Metal and Flexible.
92. **Section M1601.4.1 Joints, seams and connections.** (Amended) Joints of duct systems shall be made substantially airtight in an unconditioned area by means of tapes, mastics, liquid sealants, gasketing or other approved closure systems. Closure systems used with rigid fibrous glass ducts shall comply with UL 181A and shall be marked 181A-P for pressure-sensitive tape, 181A-M for mastic or 181A-H for heat-sensitive tape. Closure systems used with flexible air ducts and flexible air connectors shall comply with UL 181B and shall be marked 181B-FX for pressure-sensitive tape or 181B-M for mastic. Duct connections to flanges of air distribution system equipment or sheet metal fittings shall be mechanically fastened. Mechanical fasteners for use with flexible nonmetallic air ducts shall comply with UL 181B and shall be marked 181B-C. Crimp joints for round metal ducts shall have a contact lap of at least 1 inch and shall be mechanically fastened with at least three sheet metal screws or rivets equally spaced around the joint. Closure systems used to seal metal ductwork shall be installed in accordance with the manufacturer's installation instructions.

**Exceptions:**

1. Spray polyurethane foam shall be permitted to be applied without additional joint seals.
  2. Where a duct connection is made that is partially without access, three screws or rivets shall be equally spaced on the exposed portion of the joint so as to prevent a hinge effect.
  3. Continuously welded and locking-type longitudinal joints and seams in ducts operating at static pressure less than 2 inches of water column (500 Pa) pressure classification shall not require additional closure systems.
93. **M1602.2 Return air openings.** Return air openings for heating, ventilation and air conditioning systems shall comply with all of the following:
1. Openings shall not be located less than 10 feet (3048 mm) measured in any direction from an open combustion chamber or draft hood of another appliance located in the same room or space.

2. Return and transfer openings shall be sized in accordance with the appliance or equipment manufacturers' installation instructions, Manual D or the design of the registered design professional.
3. Return air shall not be taken from a closet less than 64 square feet, bathroom, toilet room, kitchen, garage, mechanical room, boiler room, furnace room or unconditioned attic.

**Exceptions:**

1. Taking return air from a kitchen is not prohibited where such return air openings serve the kitchen only, and are located not less than 10 feet (3048 mm) from the cooking appliances.
  2. Dedicated forced-air systems serving only the garage shall not be prohibited from obtaining return air from the garage.
  4. For other than dedicated HVAC systems, return air shall not be taken from indoor swimming pool enclosures and associated deck areas except where the air in such spaces is dehumidified.
  5. Taking return air from an unconditioned crawl space shall not be accomplished through a direct connection to the return side of a forced-air furnace. Transfer openings in the crawl space enclosure shall not be prohibited.
  6. Return air from one dwelling unit shall not be discharged into another dwelling unit.
94. **Section M2101.16 CPVC plastic pipe.** (Deleted)
  95. **Section M2101.22.6 Expansion tanks.** (Deleted)
  96. **Section M2101.26 Pipe penetrations.** (Amended) Openings for pipe penetrations in walls, floors and ceilings shall be larger than the penetrating pipe. Openings in the foundation wall underground shall be sealed to not allow groundwater into a building.
  97. **Section M2105.4 Piping and tubing materials standards.** (Amended) Ground-source heat-pump ground-loop pipe and tubing shall conform to the standards listed in Table M2105.4. However, polyvinyl chloride (PVC) and chlorinated polyvinyl chloride (CPVC) shall not be used on geothermal ground loops both inside and underground.
  98. **Section M2105.9 CPVC plastic pipe.** (Deleted)
  99. **Section G2408.4 (305.7) Clearances from grade.** (Amended) Equipment and appliances installed at grade level shall be supported on a level concrete slab or other approved material extending not less than 2 inches (50.8 mm) above adjoining grade or shall be suspended not less than 6 inches (152 mm) above adjoining grade. Such supports shall be installed in accordance with the manufacturer's installation instructions.
  100. **Section G2409.1 (308.1) Scope.** (Amended) This section shall govern the reduction in required clearances to combustible materials and combustible assemblies for chimneys, vents, appliances, devices and equipment. Clearance requirements for air-conditioning equipment and central heating boilers and furnaces shall comply with Sections G2409.3 and G2409.4.
  101. **Section G2412.9 (401.9) Identification.** (Deleted)
  102. **Section G2412.10 (401.10) Piping materials standards.** (Deleted)

103. **Section G2415.3 (404.3) Prohibited locations.** (Amended) Pipe fittings shall not be installed in or through a ducted supply, return or exhaust, or a clothes chute, chimney or gas vent, dumbwaiter or elevator shaft. Piping installed downstream of the point of delivery shall not extend through any townhouse unit other than the unit served by such piping.

**Exception:** Or installed as approved by the Authority Having Jurisdiction (AHJ), such as Ameren or Spire.

104. **Section G2439.7.4.1 (614.9.4.1) Specified length.** (Amended) The maximum length of the exhaust duct shall be 35 feet (10 688 mm) from the connection to the transition duct from the dryer to the outlet terminal. Where fittings are used, the maximum length of the exhaust duct shall be reduced in accordance with Table G2439.7.4.1. The maximum length of the exhaust duct does not include the transition duct.

**Exception:** The maximum developed length may be extended to 55 feet if clearly labeled cleanouts are provided within 12 inches of the second elbow, at every elbow thereafter, and at least every 15 feet of developed length thereafter.

105. **Section G2442.3 (618.3) Prohibited sources.** (Amended) Outdoor or return air for forced-air heating and cooling systems shall not be taken from the following locations:

1. Closer than 10 feet (3048 mm) from an appliance vent outlet, a vent opening from a plumbing drainage system or the discharge outlet of an exhaust fan, unless the outlet is 3 feet (914 mm) above the outside air inlet.
2. Where there is the presence of objectionable odors, fumes or flammable vapors; or where located less than 10 feet (3048 mm) above the surface of any abutting public way or driveway; or where located at grade level by a sidewalk, street, alley or driveway.
3. A hazardous or insanitary location or a refrigeration machinery room as identified in the International Mechanical Code.
4. A room or space, the volume of which is less than 25 percent of the entire volume served by such system. Where connected by a permanent opening having an area sized in accordance with this code, adjoining rooms or spaces shall be considered as a single room or space for the purpose of determining the volume of such rooms or spaces.

**Exception:** The minimum volume requirement shall not apply where the amount of return air taken from a room or space is less than or equal to the amount of supply air delivered to such room or space.

5. A room or space containing an appliance where such a room or space serves as the sole source of return air.

**Exception:** This shall not apply where:

1. The appliance is a direct-vent appliance or an appliance not requiring a vent in accordance with Section G2425.8.
2. The room or space complies with the following requirements:
  - 2.1. The return air shall be taken from a room or space having a volume exceeding 1 cubic foot for each 10 Btu/h (9.6L/W) of combined input rating of all fuel-burning appliances therein.

- 2.2. The volume of supply air discharged back into the same space shall be approximately equal to the volume of return air taken from the space.
- 2.3. Return-air inlets shall not be located within 10 feet (3048 mm) of a draft hood in the same room or space or the combustion chamber of any atmospheric burner appliance in the same room or space.
3. Rooms or spaces containing solid fuel-burning appliances, provided that return-air inlets are located not less than 10 feet (3048 mm) from the firebox of such appliances.
6. A closet, bathroom, toilet room, kitchen, garage, boiler room, furnace room or unconditioned attic.

**Exceptions:**

1. Where return air intakes are located not less than 10 feet (3048 mm) from cooking appliances and serve only the kitchen area, taking return air from a kitchen area shall not be prohibited.
2. Dedicated forced air systems serving only a garage shall not be prohibited from obtaining return air from the garage
3. Where a closet 64 square feet or greater in size is provided with a supply register, taking return air from the closet shall not be prohibited.
7. A crawl space by means of direct connection to the return side of a forced-air system. Transfer openings in the crawl space enclosure shall not be prohibited.
106. **Section P2609.1 Identification.** (Deleted)
107. **Section P2609.2 Installation of materials.** (Deleted)
108. **Section P2609.3 Plastic pipe, fittings and components.** (Deleted)
109. **Section P2609.4 Third-party certification.** (Deleted)
110. **Section P2609.5 Water Supply Systems.** (Deleted)
111. **Section P2706.2 Prohibited waste receptors.** (Amended) Plumbing fixtures that are used for washing or bathing shall not be used to receive the discharge of indirect waste piping.

**Exceptions:**

1. A kitchen sink trap is acceptable for use as a receptor for a dishwasher.
2. A laundry tray is acceptable for use as a receptor for a clothes washing machine.
3. A drain or waste pipe above a trap is acceptable for use as a receptor for mechanical equipment condensate drains.
112. **Section P2801.8 Water heater seismic bracing.** (Amended) In Seismic Design Categories D<sub>0</sub>, D<sub>1</sub> and D<sub>2</sub> water heaters shall be anchored or strapped in the upper one-third and in the lower one-third of the appliance to resist a horizontal force equal to one-third of the operating weight of the water heater, acting in any horizontal direction, or in accordance with the appliance manufacturer's recommendations.
113. **Section P3201.2.1 Trap seal protection.** (Amended) Traps seals of emergency floor drain traps and traps subject to evaporation shall be protected by one of the methods in Sections P3201.2.1.1 through P3201.2.1.4.



**Exception:** Basement floor drains with a condensate line draining to it.

- 114. **Section E3601.8 Emergency disconnects.** (Deleted)
- 115. **Section E3606.5 Surge protection.** (Amended)
- 116. **Section E3701.5.1 Disconnecting means.** (Amended) Each multiwire branch circuit may be provided with a means that will simultaneously disconnect all ungrounded conductors at the point where the branch circuit originates. [210.4(B)]
- 117. **Section E3902.2 Garage and accessory building receptacles.** (Amended) 125-volt through 250-volt receptacles installed in garages and grade-level portions of unfinished accessory buildings used for storage or work areas and supplied by single-phase branch circuits rated 150 volts or less to ground shall have ground-fault circuit-interrupter protection for personnel. [210.8(A)(2)]

**Exception:** Fastened in place appliances or outlets designated for refrigerators/freezers.

- 118. **Section E3902.5 Basement receptacles.** (Amended) 125-volt through 250-volt receptacles installed in basements and supplied by single-phase branch circuits rated 150 volts or less to ground shall have ground-fault circuit-interrupter protection for personnel. [210.8(A)(5)]

**Exceptions:**

- 1. A receptacle supplying only a permanently installed fire alarm or burglar alarm system. A receptacle installed in accordance with this exception shall not be considered as meeting the requirements of Section E3901.9. Receptacles installed in accordance with this exception shall not be considered as meeting the requirement of Section E3901.9. [210.8(A)(5) Exception]
  - 2. Fastened in place appliances or outlets designated for refrigerators/freezers.
- 119. **Section E3902.6 Kitchen receptacles.** (Amended) 125-volt through 250-volt receptacles that serve countertop surfaces and are supplied by single-phase branch circuits rated 150 volts or less to ground shall have ground-fault circuit-interrupter protection for personnel. [210.8(A)(6)]

**Exception:** Fastened in place appliances or outlets designated for refrigerators/freezers.

- 120. **Section E3902.9 Laundry areas.** (Deleted)
- 121. **Section E3902.11 Kitchen dishwasher branch circuit.** (Deleted)
- 122. **Section E3902.15 Location of ground-fault circuit interrupters.** (Amended) Ground-fault circuit interrupters shall be installed only in a readily accessible location. [210.8(A)]
- 123. **E3902.17 Arc-fault circuit-interrupter protection.** (Amended) Branch circuits that supply 120-volt, single phase, 15- and 20-ampere outlets installed in bedrooms shall be protected by any of following: [210.12(A)]
  - 1. A listed combination-type arc-fault circuit interrupter, installed to provide protection of the entire branch circuit. [210.12(A)(1)]
  - 2. A listed branch/feeder-type AFCI installed at the origin of the branch-circuit in combination with a listed outlet branch-circuit type arc-fault circuit interrupter installed at the first outlet box on the branch circuit. The first outlet box in the branch circuit shall be marked to indicate that it is the first outlet of the circuit. [210.12(A)(2)]

3. A listed supplemental arc-protection circuit breaker installed at the origin of the branch circuit in combination with a listed outlet branch-circuit type arc-fault circuit-interrupter installed at the first outlet box on the branch circuit where all of the following conditions are met:
    - 3.1. The branch-circuit wiring shall be continuous from the branch-circuit overcurrent device to the outlet branch-circuit arc-fault circuit interrupter.
    - 3.2. The maximum length of the branch-circuit wiring from the branch-circuit overcurrent device to the first outlet shall not exceed 50 feet (15.2 m) for 14 AWG conductors and 70 feet (21.3 m) for 12 AWG conductors
    - 3.3. The first outlet box in the branch circuit shall be marked to indicate that it is the first outlet on the circuit. [210.12(A)(3)]
  4. A listed outlet branch-circuit-type arc-fault circuit interrupter installed at the first outlet on the branch circuit in combination with a listed branch-circuit overcurrent protective device where all of the following conditions are met:
    - 4.1 The branch-circuit wiring shall be continuous from the branch-circuit overcurrent device to the outlet branch-circuit arc-fault circuit interrupter.
    - 4.2 The maximum length of the branch-circuit wiring from the branch-circuit overcurrent device to the first outlet shall not exceed 50 feet (15.2 m) for 14 AWG conductors and 70 feet (21.3 m) for 12 AWG conductors.
    - 4.3 The first outlet box in the branch circuit shall be marked to indicate that it is the first outlet on the circuit.
    - 4.4 The combination of the branch-circuit overcurrent device and outlet branch-circuit AFCI shall be identified as meeting the requirements for a system combination-type AFCI and shall be listed as such. [210.12(A)(4)]
  1. Where metal raceways, metal wireways, metal auxiliary gutters or Type MC or Type AC cable meeting the applicable requirements of Section E3908.9 with metal boxes, metal conduit bodies and metal enclosures are installed for the portion of the branch circuit between the branch-circuit overcurrent device and the first outlet, a listed outlet branch-circuit type AFCI installed at the first outlet shall be considered as providing protection for the remaining portion of the branch circuit. [210.12(A)(5)]
  2. Where a listed metal or nonmetallic conduit or tubing or Type MC cable is encased in not less than 2 inches (50.8 mm) of concrete for the portion of the branch circuit between the branch-circuit overcurrent device and the first outlet, a listed outlet branch-circuit type AFCI installed at the first outlet shall be considered as providing protection for the remaining portion of the branch circuit. [210.12(A)(6)]
- Exception:** AFCI protection shall not be required for an individual branch circuit supplying a fire alarm system where the branch circuit is installed in a metal raceway, metal auxiliary gutter, steel-armored cable, Type MC or Type AC, meeting the requirements of Section E3908.9, with metal boxes, conduit bodies and enclosures.

124. **Section E3902.18 Arc-fault circuit interrupter protection for branch circuit extensions or modifications.** (Amended) Where branch-circuit wiring is modified, replaced, or extended in

any of the areas specified in Section E3902.17, the branch circuit shall be protected by one of the following:

1. A combination-type AFCI located at the origin of the branch circuit.
2. An outlet branch-circuit type AFCI located at the first receptacle outlet of the existing branch circuit. [210.12(B)]

**Exception:** AFCI protection shall not be required where the extension of the existing branch circuit conductors is not more than 30 feet (9.5 m) in length and does not include any additional outlets or devices other than splicing devices. This measurement shall not include the conductors inside an enclosure, cabinet or junction box. [210.12(B) Exception]

125. **Section E4002.8 Damp locations.** (Amended) A receptacle installed outdoors in a location protected from the weather or in other damp locations shall have an enclosure for the receptacle that is weatherproof when the receptacle cover(s) is closed and an attachment plug cap is not inserted. An installation suitable for wet locations shall also be considered suitable for damp locations. A receptacle shall be considered to be in a location protected from the weather where located under roofed open porches, canopies and similar structures and not subject to rain or water runoff. [406.9(A)]
126. **Section E4002.14 Tamper resistant receptacles.** (Deleted)

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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

ATTEST:

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



# Agenda Request Form

**For Administration Use Only:**

Meeting Date: 3/13/2023

Open  Closed

Report No. 19/2023

**Date Submitted:**

**To:** City Council

**Title:** Ordinance authorizing the re-appropriation of various outstanding encumbrances and associate revenue from Fiscal year 2022 to Fiscal year 2023.

**Prepared by:** Administrator

**Department:** Finance

**Justification:**

Please see attached memo

**Attachments:**

1. Memo

INTRODUCED BY COUNCILMAN EAGAN  
MARCH 13, 2023

BILL NO. 9865

ORDINANCE NO.

**AN ORDINANCE AUTHORIZING RE-APPROPRIATIONS TO ROLL OVER FISCAL YEAR 2022 OUTSTANDING ENCUMBRANCES IN VARIOUS FUNDS TO FISCAL YEAR 2023.**

WHEREAS the City's year end process for FY2022 appropriations not completed by November 30<sup>th</sup>, 2022 to roll over into FY23, requires a re-appropriation into FY23; and

WHEREAS these re-appropriations have no impact on the fund balance

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

Section 1: There is hereby authorized various re-appropriations as follows:

**General Fund Total \$ 14,469**

101-56001-201-000000	Police Forfeiture Expenditures	\$ 14,469
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**Park Improvement Fund Total \$ 30,885**

209-56100-401-2200xx	Capital Add's – Fitness Equipment	\$ 30,885
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**Capital Improvement Fund Total \$ 393,518**

403-52905-000-000000	Building Maint-Repair Garage Lift	\$ 3,029
403-56603-000-000000	Prof Serv – St. Denis Eng	\$ 51,972
403-56100-301-0000xx	Capital Additions	
	2022 Dump Truck	\$ 169,148
	2022 Tandem Dump Truck	\$ 134,454
	Dump Truck	\$ 8,678
	Storage Tank	\$ 13,265



**Grant Revenue Capital Improvement Fund Total \$ 41,578**

403-47305-000-00000                      Grant Revenue – St. Denis Engineering                      \$    41,578

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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

ATTEST:

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

# FLORISSANT CITY COUNCIL

## AGENDA REQUEST FORM

Date: 3/07/23

**Mayor's Approval:**

Agenda Date Requested: 3/13/2023

Description of request:

FY23 Supplemental Budget to roll over FY22 outstanding appropriations and associated revenue at 11/30/22.

Department: Finance

Recommending Board or Commission:

Type of request:

Ordinances	X	Other	X
Appropriation	x	Liquor License	
Transfer		Hotel License	
Zoning Amendment		Special Presentations	
Amendment		Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment			

Y/N Y/N

Public Hearing needed: **Yes / No**

3 readings? : **Yes / No**

N

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

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

For City Clerk Use Only:

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

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

*City of Florissant, Missouri*  
*Memorandum*

To: City Council Date: 3/7/23  
Thru: Mayor Timothy Lowery  
From: Kimberlee Johnson  
Director of Finance  
Subject: FY23 re-appropriation of FY22 encumbrance rollover

Per our year end processes, FY22 appropriations not completed by November 30, 2022 are to roll over into FY23 and require re-appropriation for FY23. These are not new appropriations, they merely move out of FY22 and into FY23 and have no effect on the fund balance.

This memorandum is to request the council to approve the appropriation of the following FY23 outstanding encumbrances and associated revenue:

**General Fund Total \$ 14,469**

101-56001-201-000000	Police Forfeiture Expenditures	\$ 14,469
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**Park Improvement Fund Total \$ 30,885**

209-56100-401-2200xx	Capital Add's – Fitness Equipment	\$ 30,885
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**Capital Improvement Fund Total \$ 380,546**

403-52905-000-000000	Building Maint-Repair Garage Lift	\$ 3,029
403-56603-000-000000	Prof Serv – St. Denis Eng	\$ 51,972
403-56100-301-0000xx	Capital Additions	
	2022 Dump Truck	\$ 169,148
	2022 Tandem Dump Truck	\$ 134,454
	Dump Truck	\$ 8,678
	Storage Tank	\$ 13,265

**Grant Revenue Capital Improvement Fund Total \$ 41,578**

403-47305-000-000000	Grant Revenue – St. Denis Engineering	\$ 41,578
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# Agenda Request Form

**For Administration Use Only:**

Meeting Date: 3/13/2023

Open  Closed

Report No. 21/2023

**Date Submitted:**

**To:** City Council

**Title:** An ordinance authorizing \$600,000 of ARPA funds originally allocated for the fiber network to be re-appropriated for various park facility improvements

**Prepared by:** Administrator

**Department:** Finance

**Justification:**

Please see attachments

**Attachments:**

1. Agenda Request
2. Memo

INTRODUCED BY COUNCILMAN EAGAN  
MARCH 13, 2023

BILL NO. 9868

ORDINANCE NO.

**AN ORDINANCE AUTHORIZING \$600,000 OF ARPA FUNDS ORIGINALLY ALLOCATED FOR THE FIBER NETWORK TO BE RE-APPROPRIATED FOR VARIOUS PARK FACILITY IMPROVEMENTS.**

WHEREAS the Network Fiber Project has come in substantially higher than the original estimates; and  
WHEREAS staff has recommended that the funds originally allocated from the ARPA funds for a fiber network project be re-allocated for park facility improvements; and

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

Section 1: There is hereby authorized various re-appropriations as follows:

**GENERAL FUND:**

**FROM IT:**

255-56200 FIBER NETWORK \$ 600,000

**TO JJE RENOVATIONS \$214,200:**

255-56234-000-2300XX JJE RENOVATIONS - E-SPORTS FACILITY \$ 203,300  
255-56234-000-2300XX JJE RENOVATIONS - MTG ROOMS \$ 10,900

**TO JFK RENOVATIONS \$385,800:**

255-56270-000-2300XX JFK RENOVATIONS - CONVERT LOUNGE TO SR DEPT \$ 68,020  
255-56270-000-2300XX JFK RENOVATIONS - CONVERT GYM TO MULTI-USE \$ 241,000  
255-56270-000-2300XX JFK RENOVATIONS - RESTROOMS \$ 30,530  
255-56270-000-2300XX JFK RENOVATIONS - LOBBY & MTG RMS \$ 46,250

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

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2023.

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

Approved this \_\_\_\_ day of \_\_\_\_\_, 2023.

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

ATTEST:

\_\_\_\_\_

Karen Goodwin, MPPA/MMC/MRCC,  
City Clerk



# FLORISSANT CITY COUNCIL

## AGENDA REQUEST FORM

Date: 3/09/23

**Mayor's Approval:**

Agenda Date Requested: 3/13/2023

Description of request:

ARPA - Re-appropriate Funds from Fiber Network to JJE & JFK renovations

Department: IT

Recommending Board or Commission:

Type of request:

Ordinances	X	Other	X
Appropriation	x	Liquor License	
Transfer		Hotel License	
Zoning Amendment		Special Presentations	
Amendment		Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment			

Public Hearing needed: **Yes / No**      Y/N      3 readings? : **Yes / No**      Y/N      N

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

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

For City Clerk Use Only:  
 Introduced by: \_\_\_\_\_  
 PH Speaker: \_\_\_\_\_



Memo To: City Council  
Thru Mayor Timothy Lowery

Date: March 9, 2023

From: Steve Weiersmueller  
Director of IT

Subject: ARPA Funds – Re-appropriate funds from the Fiber Network Project and re-allocate funds to create an E-Sports Facility and renovate Meeting Rooms at JJE.  
Also re-allocate funds to renovate JFK; youth lounge for the purpose of relocating the Senior Services, gymnasium into a multi-purpose facility, restrooms, lobby and meeting rooms.

**GENERAL FUND:**

FROM IT:		
255-56200	FIBER NETWORK	\$ 600,000
TO JJE RENOVATIONS \$214,200:		
255-56233-000-230001	JJE RENOVATIONS - E-SPORTS FACILITY	\$ 203,300
255-56233-000-230002	JJE RENOVATIONS - MTG ROOMS	\$ 10,900
TO JFK RENOVATIONS \$385,800:		
255-56270-000-230001	JFK RENOVATIONS - CONVERT LOUNGE TO SR DEPT	\$ 68,020
255-56270-000-230002	JFK RENOVATIONS - CONVERT GYM TO MULTI-USE	\$ 241,000
255-56270-000-230003	JFK RENOVATIONS - RESTROOMS	\$ 30,530
255-56270-000-230004	JFK RENOVATIONS - LOBBY & MTG RMS	\$ 46,250

Respectfully submitted,