



FLORISSANT CITY COUNCIL AGENDA
City Hall
955 Rue St. Francois
MONDAY, DECEMBER 11, 2023
7:00 PM
Karen Goodwin, MMC/MRCC



I. PLEDGE OF ALLEGIANCE

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

11-27-2023	City Council Minutes 11-27-2023	
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IV. SPECIAL PRESENTATIONS

	COMMENDATIONS	
	Officer Owen Willtrout Officer Michael Anello Officer Bradley Beeman Officer Jacob Heisserer Dispatcher Lindsey Nelke Officer Christopher Daub Officer Mobin Malik Officer Anthony Pagano Officer Mariah Edwards	

IV. HEARING FROM CITIZENS

V. COMMUNICATIONS

VI. PUBLIC HEARINGS

VII. OLD BUSINESS

	BILLS FOR SECOND READING	
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S9928	Ordinance authorizing a Special Use Permit for R&B LLC d/b/a Taste LLC to allow for a Sit-Down and Carry-out Restaurant in an existing 'B-3' Extensive Business District located at 1169 N. Highway 67.	O'Donnell
9929	Ordinance to authorize the Rezoning of 8333 N. Lindbergh for Tamara Properties from 'B-1' Local Shopping District to a 'B-3' Extensive Business District.	Eagan
9937	Ordinance to authorize an amendment to 'B-5' ordinance no. 8362 for Brew Crew, LLC d/b/a 7 Brew to allow for a drive thru only coffee shop located at 8180 N Lindbergh.	Eagan

VIII. NEW BUSINESS

	BOARD APPOINTMENTS	
Council	Ward 9 - Lawrence Sylvester, Planning and Zoning Commission	
	REQUESTS	
SUP Transfer	Request to transfer an existing Special Use and Special Use No. 4993 for a pole sign from Small Business Acquisitions, LLC d/b/a Meineke Discount Mufflers and Brakes to Stillman Brothers Automotive d/b/a Meineke Car Care located at 545 N. Highway 67 for the operation of an automotive repair shop.	
Liquor	Request for a Full Liquor by the Drink Liquor License for Taste by R&B LLC d/b/a Taste LLC located at 1169 N Highway 67.	
	BILLS FOR FIRST READING	
9940	Ordinance to transfer an existing Special Use and Special Use No. 4993 for a pole sign from Small Business Acquisitions, LLC d/b/a Meineke Discount Mufflers and Brakes to Stillman Brothers Automotive d/b/a Meineke Car Care located at 545 N. Highway 67 for the operation of an automotive repair shop.	Caputa
9941	Ordinance to amend the budget for the Public Works Department 301 to remove a Part time Custodian Position and add a Full-Time Custodian Position.	Eagan

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IX. COUNCIL ANNOUNCEMENTS

X. MESSAGE FROM THE MAYOR

XI. ADJOURNMENT

***HAPPY HOLIDAYS FROM THE
CITY OF FLORISSANT!***

THIS AGENDA WAS POSTED ON THE BULLETING BOARD IN THE LOBBY AT CITY HALL AND ON THE CITY WEBSITE AT FLORISSANTMO.COM ON DECEMBER 8, 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, DECEMBER 11, 2023

CITY OF FLORISSANT



COUNCIL MINUTES

Monday, November 27, 2023

The Florissant City Council met in regular session at Florissant City Hall, 955 Rue St. Francois on Monday, November 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

11-13-2023. City Council Minutes

Councilman Parson made a motion to approve the City Council Minutes of November 13, 2023, seconded by Manganelli. Motion carried.

Councilman Eagan made a motion to amend the agenda to add Bill No. 9936 to first readings, seconded by Schildroth. Motion carried.

IV. SPECIAL PRESENTATIONS

1053. Resolution of the City Council of the City of Florissant recognizing City Attorney John M. Hessel for his outstanding dedication to the City of Florissant and significant professional achievements in the St. Louis Region

The Council as a whole introduced Resolution 1053.

Councilwoman Pagano made a motion for a second reading, seconded by Schildroth. Motion carried; Resolution 1053 was read for a second time.

Councilman Parson made a motion for a third reading, seconded by Caputa. 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 1053 was read for the third time in its entirety.

Councilwoman Pagano thanked Mr. Hessel for all his help over the last 12 years, his kindness, and patience.

Councilman O'Donnell thanked Mr. Hessel for his service to the community. He noted Mr. Hessel is a person of knowledge and integrity as well as recognized his strength and courage in tragic situations.

Councilman Caputa congratulated Mr. Hessel on his retirement. He thanked Mr. Hessel for his direction and dedication to the City of Florissant.

Councilman Manganelli noted he watched the meetings from home before he joined the Council and always respected his guidance before and during his tenure as City Attorney.

Councilman Parson congratulated Mr. Hessel on his retirement. He thanked him for his advice and calm demeanor through the years. Councilman Parson noted his and other jobs were made easier with John Hessel on their side.

Councilman Harris noted his appreciation for Mr. Hessel's honesty, respect, and humor.

Councilman Siam thanked Mr. Hessel for his expertise over the last 34 years and pleasure it was to work together.

Councilman Eagan stated he would willingly lie to others or take their advice, but never to Mr. Hessel. He thanked Mr. Hessel for all he's done for the city, council, and residents. Councilman Eagan wished him the best of luck in his retirement and noted he is a true hero.

Councilman Schildroth congratulated Mr. Hessel on a historic career. He noted how amazing it was to have a Florissant-raised counselor in the Council Chambers. Councilman Schildroth noted how he will miss Mr. Hessel and his guidance through many difficult situations.

Mayor Lowery thanked Mr. Hessel for his years of service to the City of Florissant. He stated he always appreciated the advice given and the dedication to Florissant. Mayor Lowery thanked everyone for showing up for Mr. Hessel to celebrate his dedication and retirement.

Don Zykan noted he has known Mr. Hessel since they were little and commented on how wonderful Mr. Hessel has always been as a friend and colleague. Mr. Zykan stated he was present at John Hessel's first and last meeting with the City of Florissant. He congratulated John Hessel on his retirement.

Mark Behlmann stated the Council picked the best attorney they could and will have big shoes to fill. Mr. Behlmann, noted as a petitioner, it was amazing to see him talk to petitioners and residents during the meetings. He thanked John for his dedication and kind, gentle, and respectful demeanor.

Kim Besserman stated he has known John Hessel for a long time. He noted he has served as a committee person for Guns and Hoses and received a collectible coin from the event and presented his coin to John Hessel for his support of the organization.

Robert Garrett noted he was privileged to sit on the City Council while John Hessel was City Attorney and when the city voted to approve his appointment. He thanked John for all his hard work and dedication.

Mark Schmidt noted he served 21 years as a Councilman which were all with Mr. Hessel. He thanked Mr. Hessel for his guidance through the years. Mr. Schmidt recognized Mr. Hessel as a friend since his time on the Council.

Patrick Mulcahy noted he worked with Mr. Hessel as a Councilman and a member of city staff. He thanked Mr. Hessel for his guidance and help through difficult situations as well as always providing information in the best interest of the city. Mr. Mulcahy noted how much Mr. Hessel truly cared about the city of Florissant. He stated he would miss working with John Hessel.

John Hessel thanked everyone for the warm send-off. He noted it has been an honor and privilege to work with everyone. Mr. Hessel thanked his wife, Pat, for all she has done and recognized his children and grandchild. He stated Florissant has been part of every fiber of his being since 1958. Mr. Hessel noted he is a lawyer because of Officer Noser who told him if he wanted to know more

about the whole legal process. Officer Noser was injured in the line of duty in June of 1979 and succumbed to his injuries in October 2008. Mr. Hessel was asked to be the keynote speaker at a breakfast in 2009 where Jay Noser was recognized. He noted he has been with the city for more than 55 years through his seasonal and full-time work. Mr. Hessel began his full-time career as the Assistant Prosecuting Attorney and Assistant City Attorney after former Mayor Eagan sponsored him in law school and offered him a job upon graduation. He stated after the previous attorney's contract was not renewed; John Hessel was offered the job as City Attorney for the City of Florissant. Mr. Hessel stated his time spent with the City of Florissant has been wonderful and the current council and mayor have made his last few years unlike any other due to their camaraderie together. Mr. Hessel congratulated Mayor Lowery on taking the time to make sure everyone works together for the best interests of the City of Florissant. John Hessel thanked Karen Goodwin for her friendship and noted he will miss working with her. Mr. Hessel noted he is leaving Florissant in the best hands of Jackie Graves. He finished with noting his career has been "the local kid gets to be city attorney for 34 years."

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

VOTING

Motion by: Councilman Parson Jr., Robert

Second by: Councilman Caputa, Jeff

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 1053 was passed.

V. HEARING FROM CITIZENS

There were none.

VI. COMMUNICATIONS

There were none.

VII. PUBLIC HEARINGS

23-11-029. Request to authorize the Rezoning of 8333 N. Lindbergh from 'B-1' Local Shopping District to a 'B-3' Extensive Business District.

The City Clerk reported that Public Hearing 23-11-029 for the Request to authorize the Rezoning of 8333 N. Lindbergh from 'B-1' Local Shopping District to a 'B-3' Extensive Business District. The Chair declared the Public Hearing to be open.

Lisa Becker, petitioner, stated she is hoping for zoning change the property to a 'B-3' and has worked very hard to determine which type of business to bring to Florissant. She noted they decided on a laundromat. The business will have an app on the phone to notify people when their laundry is completed, which machines are available, as well as delivery and drop off services. Ms. Becker noted they plan to have a well-maintained business. She stated she is gearing this business towards professionals and young people to allow them to multi-task. The business is hoping to branch out to 10 to 15 businesses in the area with the Florissant location being the first. The location will be occupied by an employee full-time from 6am to 10pm and will additionally be occupied overnight with an employee with a starting date on April 1st.

Councilman Eagan noted the public hearing is only regarding the zoning change and not approving the use for the property. He stated there are 16 'B-1' properties and listed various permitted uses which would be allowed in a 'B-3' Extensive Business District if the change were to be made. He noted once the change is made, the property cannot be changed back and there are some concerns with the possibility of the business being changed to a different use. Councilman Eagan stated his concerns with various elements of the changes being made to the zoning.

Michael Swarski, Florland Dr Resident, noted the business in question uses Florland Drive for one of the entrances of the property. He stated many residents use Florland Drive to get onto Lindbergh and a portion of one side of Florland Drive allows for parking due to the traffic. He noted he is not opposed to the business but wonders if there are possible improvements to be made to the area turning onto Florland Drive or the extension of Keeven Lane to help with traffic.

Being no further comments, Councilman Eagan made a motion to close the public hearing, seconded by Schildroth. Motion carried.

- 23-11-031.** Request to authorize a Special Use Permit for Serenity Renewal Massage, LLC for the operation of a Massage Business located at 760 St Francois Suite C in a 'HB' Historic Business Zoning District.

The City Clerk reported that Public Hearing 23-11-031 for the Request to authorize a Special Use Permit for Serenity Renewal Massage, LLC for the operation of a Massage Business located at 760 St Francois Suite C in a 'HB' Historic Business Zoning District. The Chair declared the Public Hearing to be open.

Councilman Manganelli recused himself from the Public Hearing.

Melissa Bufalo, petitioner, stated she would be renting out one office in the building to allow for an appointment only massage business. Ms. Bufalo stated there is a separate entrance into her suite for the business and parking in the rear for clients. She noted the clients can make appointments online with hours from 10am to 7pm Monday through Friday with a maximum of 4 appointments per day.

Being no further comments, Councilman Harris made a motion to close the public hearing, seconded by O'Donnell. Motion carried.

- 23-11-032.** Request to authorize an amendment to 'B-5' ordinance no. 8362 for Brew Crew, LLC d/b/a 7 Brew to allow for a drive thru only coffee shop located at 8180 N Lindbergh.

The City Clerk reported that Public Hearing 23-11-032 for the Request to authorize an amendment to 'B-5' ordinance no. 8362 for Brew Crew, LLC d/b/a 7

Brew to allow for a drive thru only coffee shop located at 8180 N. Lindbergh. The Chair declared the Public Hearing to be open.

Griffin Bobbit, petitioner, stated the request is to allow for a 7 Brew drive-thru only coffee shop. He noted the building which is currently on the property would be removed and replaced with a new structure and exterior cooler at 790 square feet total.

Councilman Eagan noted a Planning and Zoning member had issue with a failure to comply with the masonry ordinance for the proposed structure.

Mr. Bobbit stated the business primarily uses a nichiha panel which has a masonry appearance and a life expectancy of 30 to 40 years.

Joe Rafferty, petitioner, noted the hours of operation would be Sunday through Thursday 5:30am to 10pm and Friday and Saturday 5:30am to 11pm.

Mr. Bobbit noted the building is a prefabricated building with the nichiha fixed to the building with their own contractors to build the building. He stated all the sitework is completed by a local contractor. Mr. Bobbit noted the building would be different from the current 7 Brew locations to follow along with the masonry code rather than the metal paneling which other locations have. The 7 Brew locations in O'Fallon, Cottleville, and Wentzville Missouri are all similar to the building in Florissant.

Councilman Eagan stated many concerns which were brought to the council's attention by a resident.

Mr. Bobbit stated delamination of the material is very rare.

Being no further comments, Councilwoman Pagano made a motion to close the public hearing, seconded by Siam. Motion carried.

VIII. OLD BUSINESS

BILLS FOR SECOND READING

- 9927.** Ordinance to amend Title II, Chapter 245 "Parks & Recreation" of the Florissant City Code, section 245.180 "Fees for Use", to adjust fees for use of various park facilities.

Councilman Schildroth moved that Bill No. 9927 be read for a second time, seconded by Manganelli. Motion carried and Bill No. 9927 was read for a second time.

Councilman Schildroth moved that Bill No. 9927 be read for a third time, seconded by Caputa. Motion carried and Bill No. 9927 was read for a third time. Motion carried and Bill No. 9927 was read for a third time and placed upon its passage.

Before the final vote was taken, all interested persons were given the opportunity to be heard. Being no further comments, 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 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. 9927 to have passed and become Ordinance No. 8935.

9928. Ordinance authorizing a Special Use Permit for Taste LLC to allow for a Sit-Down and Carry-out Restaurant in an existing 'B-3' Extensive Business District located at 1169 N. Highway 67.

Councilman Eagan made a motion for a second reading, seconded by O'Donnell.

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

Councilman Eagan noted the Planning and Zoning Minutes did not mention any sale of alcohol for the business and no plans were shown with a bar, but plans have now been submitted with a bar shown as well as no mention of entertainment or music.

Tequila Clark, petitioner, noted she would like to have a small amount of entertainment for special times of the year, but would not be selling parking, tickets, or cover charges. She stated she does have a cook who will be working with her in the business, but she is the sole owner of the business. She noted she has no intentions of running a nightclub. Ms. Clark noted her home care business will be located in the same building as an office for Taste, LLC as well, but will not be located inside the restaurant. She stated she would have either a mirror window or a window you can clearly see through and not block out the windows and will have a 24-hour surveillance system which will be accessible to the Police Department.

Councilwoman Pagano noted she received information about various violations on the property and in the past businesses have not been allowed to receive approval if there are open violations. She stated she would like the property owner to correct the violations prior to the business receiving approval as is the normal practice for the Council.

Ms. Clark clarified the liquor license will be on the agenda for the next meeting as well.

Councilwoman Pagano made a motion to postpone Bill No. 9928 to the City Council Meeting on December 11, 2023, seconded by Caputa. Motion carried.

VOTING

Motion by: Councilwoman Pagano, Jackie

Second by: Councilman Caputa, Jeff

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			

9930. Ordinance to authorize a Special Use Permit for Tea N Tea located at 8192 N Lindbergh to allow for the operation of a carry-out restaurant.

Councilman Eagan moved that Bill No. 9930 be read for a second time, seconded by Harris. Motion carried and Bill No. 9930 was read for a second time.

Councilman Eagan moved that Bill No. 9930 be read for a third time, seconded by O'Donnell. Motion carried and Bill No. 9930 was read for a third time. Motion carried and Bill No. 9930 was read for a third time and placed upon its passage.

Before the final vote was taken, all interested persons were given the opportunity to be heard. Being no further comments, on roll call, the Council voted as follows:

VOTING

Motion by: Councilman Eagan, Joseph

Second by: Councilman O'Donnell, Thomas

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. 9930 to have passed and become Ordinance No. 8936.

9931. Ordinance amending ordinance no. 8843 establishing a new compensation plan for seasonal employees of the City of Florissant and containing an effective date clause.

Councilman Schildroth moved that Bill No. 9931 be read for a second time, seconded by Parson. Motion carried and Bill No. 9931 was read for a second time.

Councilman Siam moved that Bill No. 9931 be read for a third time, seconded by Pagano. Motion carried and Bill No. 9931 was read for a third time. Motion carried and Bill No. 9931 was read for a third time and placed upon its passage.

Before the final vote was taken, all interested persons were given the opportunity to be heard. Being no further comments, on roll call, the Council voted as follows:

VOTING

Motion by: Councilman Siam, Tommy

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			

Whereupon the Chair declared Bill No. 9931 to have passed and become Ordinance No. 8937.

IX. NEW BUSINESS

BOARD APPOINTMENTS

There were none.

REQUESTS

Liquor. Request for a Beer and Wine by the Drink Liquor License for Narrow Gauge located at 1545 N Highway 67.

Councilman O'Donnell made a motion to approve the Request for a Beer and Wine by the Drink Liquor License for Narrow Gauge located at 1545 N. Highway 67, seconded by Eagan.

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

Heather Hardesty, owner, stated the business is opening a new space, will be operating out of this building, and all production will be taking place at the new facility. She noted they will have a liquor license to sell beer and wine by the drink with a bar. She noted Cugino's will still be selling their drinks. Ms. Hardesty stated they would be open until 10pm or 11pm at the latest and the windows are wide open with no window coverings. She noted the surveillance cameras will be accessible to police as needed.

On roll call, the council voted as follows:

VOTING

Motion by: Councilman O'Donnell, Thomas

Second by: Councilman Eagan, Joseph

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			

The liquor license was approved.

RESOLUTIONS

1054. Resolution of the City of Florissant City Council endorsing St. Louis County's grant program for the City's waste reduction efforts

The Council as a whole introduced Resolution 1054.

Councilman Caputa made a motion for a second reading, seconded by Parson. Motion carried, Resolution 1054 was read for the second time.

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

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. Motion carried, Resolution 1054 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: Councilman Harris, Andrew

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			

Motion carried, Resolution 1054 was passed.

BILLS FOR FIRST READING

9929. Ordinance to authorize the Rezoning of 8333 N. Lindbergh for Tamara Properties from 'B-1' Local Shopping District to a 'B-3' Extensive Business District to allow for a Laundromat.

Bill No. 9929 was read for the first time.

9937. Ordinance to authorize an amendment to 'B-5' ordinance no. 8362 for Brew Crew, LLC d/b/a 7 Brew to allow for a drive thru only coffee shop located at 8180 N Lindbergh.

Bill No. 9937 was read for the first time.

9938. Ordinance to authorize a Special Use Permit for Serenity Renewal Massage, LLC for the operation of a Massage Business located at 760 St Francois Suite C in a 'HB' Historic Business Zoning District.

Bill No. 9938 was read for the first time.

Councilman O'Donnell moved that Bill No. 9938 be read for a second time, seconded by Schildroth. Motion carried and Bill No. 9938 was read for a second time.

Councilman O'Donnell moved that Bill No. 9938 be read for a third time, seconded by Siam.

On roll call, the Council voted: Pagano yes, Parson yes, Siam yes, Harris yes, Manganeli abstain, Eagan yes, Caputa yes, Schildroth yes, and O'Donnell yes.

Having received a unanimous vote of all members present Bill No. 9938 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 O'Donnell, Thomas

Second by: Councilman Siam, Tommy

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. 9938 to have passed and become Ordinance No. 8938.

E9939. Ordinance authorizing a transfer in the Capital Improvement Fund of \$180,000.00 from Account 403-56100-301-230047 Capital Additions Public Works to account 403-53101-000-000000 Vehicle Leases - PW.

Bill No. 9939 was read for the first time.

Councilman Schildroth moved that Bill No. 9939 be read for a second time, seconded by Caputa. Motion carried and Bill No. 9939 was read for a second time.

Councilman Caputa moved that Bill No. 9939 be read for a third time, seconded by Parson.

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. 9939 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 Caputa, Jeff

Second by: Councilman Parson Jr., Robert

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. 9939 to have passed and become Ordinance No. 8939.

9936. Ordinance authorizing the naming of the Florissant City Council Chambers in City Hall located at 955 rue St. Francois the “John M. Hessel City Council Chambers”.

Bill No. 9936 was read for the first time.

Councilman Caputa moved that Bill No. 9936 be read for a second time, seconded by Schildroth. Motion carried and Bill No. 9936 was read for a second time.

Councilman Parson moved that Bill No. 9936 be read for a third time, seconded by Manganelli.

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.

Having received a unanimous vote of all members present Bill No. 9936 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 Caputa, Jeff

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. 9936 to have passed and become Ordinance No. 8940.

Motion to Cancel the December 25, 2023 meeting.

Councilman Eagan made a motion to cancel the December 25, 2023 meeting, seconded by Caputa. Motion carried.

X. COUNCIL ANNOUNCEMENTS

There were none.

XI. MESSAGE FROM THE MAYOR

Mayor Lowery noted the Miracle on St. Francois Street and tree lighting were beautiful events and acknowledge the Valley of Flowers Committee and those who worked the St. Ferdinand Shrine.

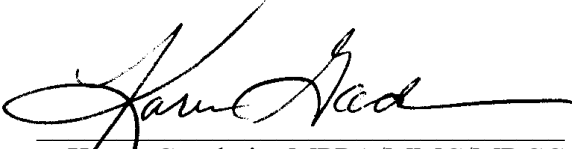
XII. ADJOURNMENT

The Council President stated the next regular City Council Meeting will be Monday, December 11, 2023, at 7:00 pm.

Councilman Eagan moved to adjourn the meeting, seconded by Manganelli. Motion carried.

Adjourned at 8:33 PM

Respectfully submitted,



Karen Goodwin, MPPA/MMC/MRCC
City Clerk

Bill No. 9927	Ord. No. 8935
Bill No. 9930	Ord. No. 8936
Bill No. 8931	Ord. No. 8937
Bill No. 8938	Ord. No. 8938
Bill No. 8939	Ord. No. 8939
Bill No. 8936	Ord. No. 8940

Commendation to be read:

Dispatcher Lindsey Nelke, Officer Owen Willtrout, Officer Michael Anello, Officer Bradley Beeman and Officer Jacob Heisserer

On August 10th dispatcher Nelke was receiving numerous calls of “shots fired” on Manor Dr. Dispatcher Nelke was able to collect information from multiple callers and dispatch officers to the area. Dispatcher Nelke was able to provide information on a vehicle and a suspect involved to the responding officers. When officer Beeman arrived on the scene it was determined that one of the occupants of the vehicle was the subject that had been firing a weapon. Officer Beeman then secured the weapon and took the subject into custody for Unlawful Use of a Weapon. It was determined that the two subjects in the vehicle had been in the area to meet up with a subject to sell him three pairs of shoes. When that subject arrived to see the shoes he then displayed the firearm and took the shoes and ran off. The subject from the vehicle then fired at the suspect as he was running away. Officer Willtrout and Officer Anello were able to locate a witness who had seen the suspect in the area of an address on Rhonda. Officer Heisserer then assisted a Hazelwood K-9 officer who was able to perform a K-9 trail and locate the exact address where the suspect was believed to be. The officers were then able to locate the homeowner and determine that the suspect was in the residence and was taken into custody. The weapon and shoes were recovered from the residence. When your investigation was completed, you presented the cases to the St. Louis County Prosecuting Attorney who issued felony warrants for Robbery 1st Degree and Armed Criminal Action. The charges against the sellers from the grey car were taken under advisement. Due to your excellent police work you are hereby officially commended for your actions.

Officer Chris Daub, Officer Mobin Malik, Officer Anthony Pagano, Officer Owen Willtrout and Officer Bradley Beeman.

During the past two months these officers came in on their days off and completed 14 Saturation Details. These details consist of addressing problems in certain areas such as Narcotic Violations, Loitering, Traffic Violations and Vagrants. The actions implemented by these officers were a multi-pronged approach using a variety of aspects. By refocusing their police efforts to face-to-face interactions in a smaller patrol area with an emphasized goal of preventing criminal activity instead of responding to it. While participating in this detail the officers were able to make numerous Traffic Stops and write summons for Traffic Violations. They were also able to make six Misdemeanor Arrests and 12 Felony Arrests. These officers have demonstrated exceptional community involvement, the ability to work with others, dependability, and outstanding work ethic. Their dedication and contributions have made a significant impact on the safety and well-being for the citizens of Florissant.

Officer Owen Willtrout, Officer Bradley Beeman and Officer Mariah Edwards

On September 30, 2023 Officer Willtrout was dispatched to check on a missing/possibly suicidal female subject from Clinton County, Illinois. The subject's phone GPS was located in the Bangert Park area and upon Officer Willtrout's arrival he located her vehicle. As officer Willtrout approached the vehicle she exited the vehicle and pointed a handgun at him. As the woman was pointing the handgun at Officer Willtrout she pulled the trigger, but the weapon misfired. She then attempted to recharge the weapon and put it in her mouth. Officer Willtrout knowing that the woman had already tried to fire the gun at him, and was actively trying to shoot herself made the decision to deploy his department issue taser, which knocked the woman to the ground where Officer Willtrout was able to take the gun away from her. Officers Beeman and Edwards had responded to the call also and had arrived as Officer Willtrout was deploying his taser. Officer Edwards and Beeman were able to quickly exit their vehicles and assist Officer Willtrout in securing the woman in handcuffs. Officer Edwards recognized that the woman was having a mental health crisis and with care and dignity, she ensured that the woman got the mental health treatment that she needed. Officer Beeman assisted Officer Willtrout with the investigation which resulted in the St. Louis County Prosecuting Attorney's Office issuing warrants for Assault 1st and Armed Criminal Action. Officer Willtrout's excellent handling of this dangerous situation resulted in no injuries and a mentally ill person getting admitted for the psychiatric care she needed. Because of these officer's expert handling of a life-threatening situation, they are hereby commended.



Agenda Request Form

For Administration Use Only:

Meeting Date: 10/2/2023

Open Closed

Report No. 72/2023

Date Submitted:

To: City Council

Title: Ordinance authorizing a Special Use Permit for Taste LLC to allow for a Sit-Down and Carry-out Restuarant in an existing 'B-3' Extensive Business District located at 1169 N. Highway 67.

Prepared by: Administrator

Department: Public Works

Justification:

Please see attachments

Attachments:

1. signed motion
2. Plans
3. Application
4. Articles of Organization

INTRODUCED BY COUNCILMAN O'DONNELL
NOVEMBER 13, 2023

BILL NO. 9928

ORDINANCE NO.

ORDINANCE AUTHORIZING A SPECIAL USE PERMIT FOR TASTE LLC TO ALLOW FOR A SIT-DOWN AND CARRY-OUT RESTUARANT IN AN EXISTING 'B-3' EXTENSIVE BUSINESS DISTRICT LOCATED AT 1169 N. HIGHWAY 67.

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 Taste LLC to allow for the operation of sit down, carry out restaurant located at 1169 N. Highway 67, and

WHEREAS, the Planning and Zoning Commission at their meeting on October 16, 2023, recommended that a Special Permit be granted; and

WHEREAS, due notice of public hearing no. 23-11-028 on said application to be held on the 13th day of November, 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 Taste LLC to allow for the operation of sit down, carry out restaurant located 1169 N. Highway 67 as shown on drawings attached, site plan A0-1 and Floor Plan A-1 dated 8/4/23 by Nova Group Inc. and subject to the following stipulation:

1. Existing Parking and Access easement to remain in full force and effect.

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.

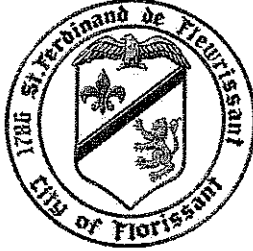
Mayor Timothy J. Lowery

ATTEST: __

Karen Goodwin, MPPA/MMC/MRCC
City Clerk

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MEMORANDUM



CITY OF FLORISSANT- Building Division

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

To: Planning and Zoning Commissioners Date: August 16, 2023

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

Subject: 1169 N Highway 67 (Taste LLC) Request recommended approval for a Special Use Permit to allow for a Sit down carry out restaurant, in a 'B-3' Extensive Business District.

STAFF REPORT
CASE NUMBER PZ-082123-4

I. PROJECT DESCRIPTION:

This is a request for recommended approval for a Special Use. Restaurants are listed as a Special Use under 405.125, para. K, 11 in the 'B-3' Extensive Business District.

II. EXISTING SITE CONDITIONS:

The existing property at 1169 N. Highway 67 is a vacant tenant space on a 1.69 acre site with a shopping center and 2 other rear buildings in a 'B-3' Extensive Business District.

The subject property is approximately 57'x 60'-1"= 3425 s.f., within the shopping center which is about 12,800s.f.. There is a site plan attached which shows the boundary limits and existing parking. The existing building was built in 1975 per County record.

III. SURROUNDING PROPERTIES:

The property to the West is Rallo Plaza at 1101 N. Highway 67, zoned similarly in the 'B-3' Extensive Business District. The properties to the North are houses along St Celeste in the 'R-4' Single Family Dwelling District. The properties to the East are a car lot at 1285 N. Highway 67 and a church at 1325 N. Highway 67 in the 'B-3' Extensive Business District.

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IV. STAFF ANALYSIS:

Plans received from the applicant include a floor plan and an architect's site plan of existing location with some proposed changes of the interior, including 2 toilet rooms:

- Site Plan A0.1 dated 10/24/22 by Nova Group:
 - Parking complies for the main building with 53 spaces shown.
 - Note indicates there is not adequate existing parking for the two smaller buildings in the rear to be occupied per the parking code.
 - There are 2 extra accessible spaces shown.
 - A 6' screen, consisting of a 6' vinyl fence as required by the zoning code has been recently installed along the North Property line.
 - There is no additional landscaping shown or planned.
- Floor Plan comments:
 - Plan shows standard tables 50 seats and booths with 40 seats.
 - Two toilet rooms in the rear are shown.
 - Storage and Office labeled.
 - Rear exit door shown. There are other existing doors through the rear wall that exit onto asphalt paving.

III. STAFF RECOMENDATIONS:

Suggested Motion:

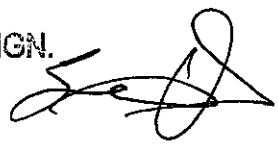
I move for **recommended approval** of a Special Use Permit allow for a Sit down carry out restaurant, in a 'B-3' Extensive Business District as shown on drawings attached, site plan A0-1 and Floor Plan A-1 dated 8/4/23 by Nova Group Inc., subject to the conditions set forth below with these conditions being part of the record:

1. Existing Parking & Access easement to remain in full force & effect.

(End of report and suggested motion)

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

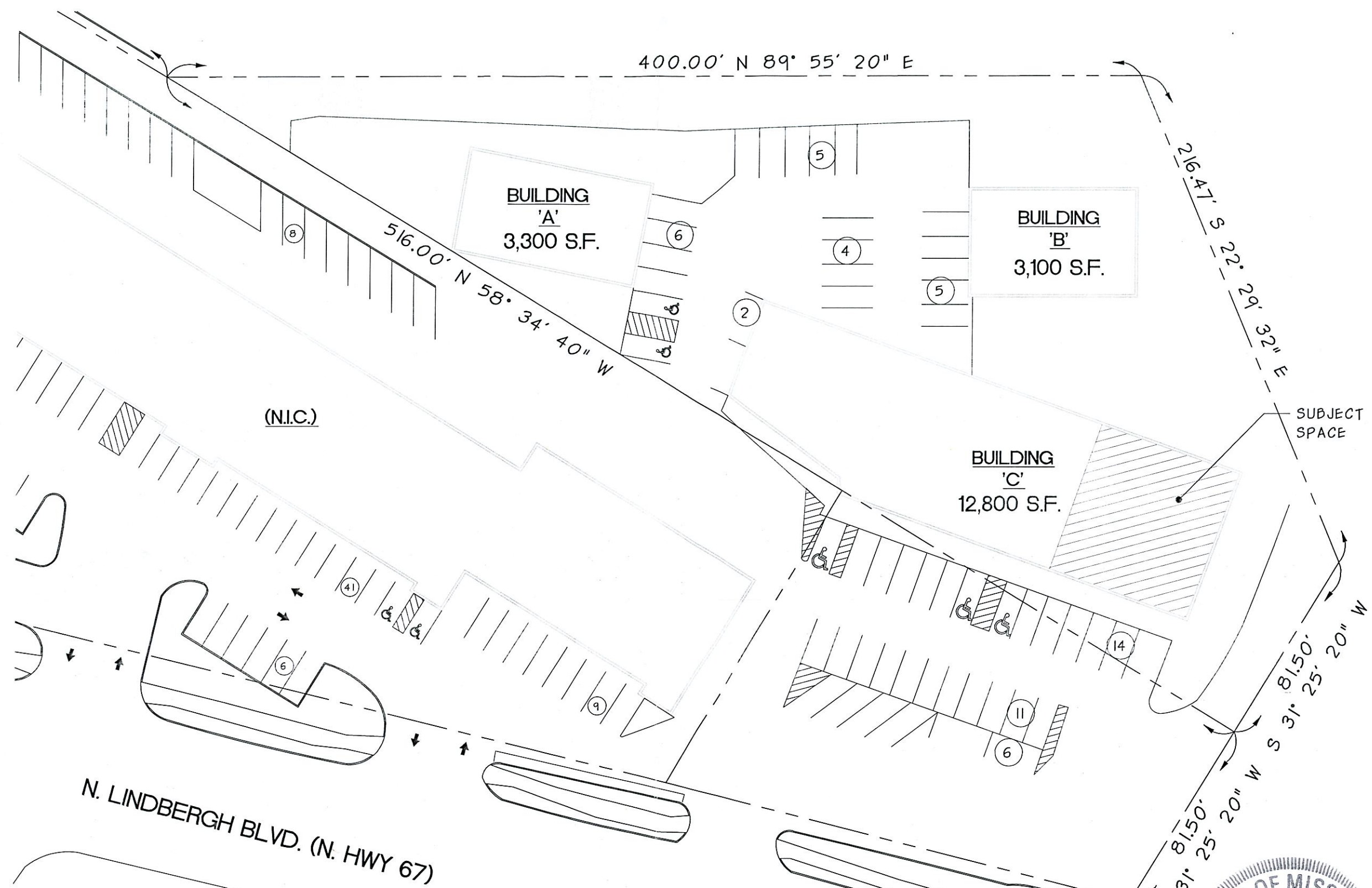
SECRETARY

SIGN. 

DATE: *10-16-2023*

SIGN. *J. Batanowski*

DATE: *10-16-2023*



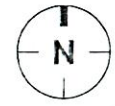
N. LINDBERGH BLVD. (N. HWY 67)

PARKING CALC.	
BUILDING SQUARE FOOTAGE	12,800 S.F.
PARKING REQUIRED @ 4 CARS PER 1,000 S.F.	
$12,800 / 1,000 = 12.8$	
$12.8 \times 4 = 52$ SPACES REQUIRED	
PARKING SHOWN - 53 SPACES SHOWN	
3 HANDICAP SPACES REQUIRED - 5 SPACES SHOWN	
NOTE: BUILDING 'A' AND BUILDING 'B' CANNOT BE OCCUPIED PER PARKING CALCULATION TO COMPLY.	

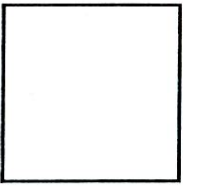
SITE ANALYSIS		
RETAIL SITE AREA	APPROXIMATELY	81,963 S.F.
BUILDING AREA		12,800 S.F.
PARKING STALL SIZE (BY ZONING)		9' X 19' MIN.
SITE ZONING		COMMERCIAL
PARKING SHOWN		53 CARS
THE INFORMATION ON THIS SITE PLAN WAS TAKEN FROM AVAILABLE REAL ESTATE TAX MAPS. DIMENSION AND PROPERTY LINE LOCATIONS ARE APPROXIMATE AND SUBJECT TO FINAL SURVEY. FINAL ANGLES OF PROPERTY LINES ON THIS SITE COULD DRASTICALLY CHANGE THE PLAN SHOWN.		

SITE PLAN

SCALE: 1" = 20'-0"

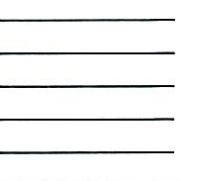


TASTE, LLC.
1169 HWY 67
FLORISSANT, MISSOURI



NOVAGROUP, INC.
ARCHITECTS
6413 Lacleave Ct, Suite 102
St. Louis, MO 63114
(314) 715-9353

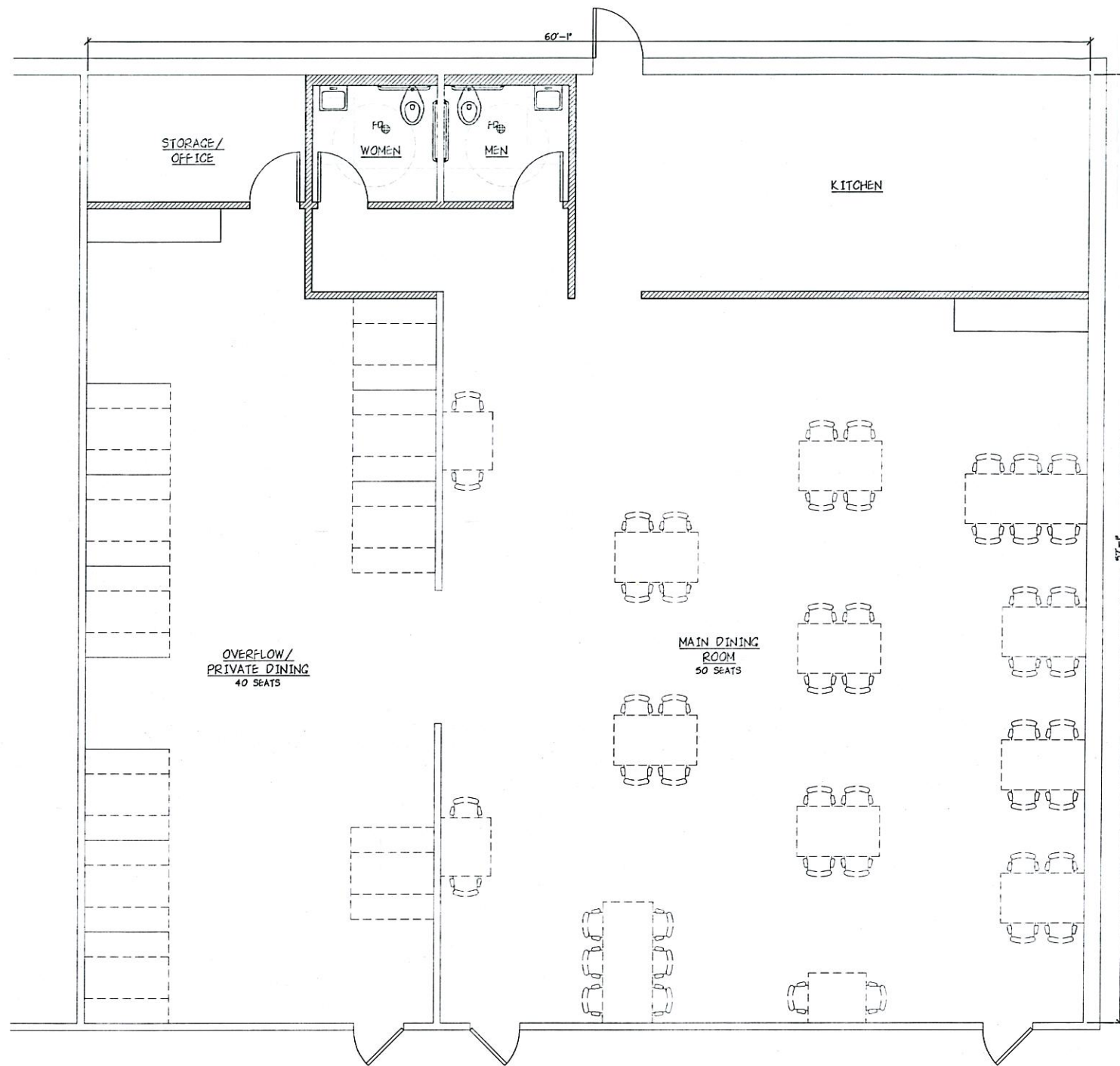
project no. 223065A
drawn by CKP
date 07/28/23
revision 08/04/23



SITE PLAN

A0-1
sheet 1 of 2

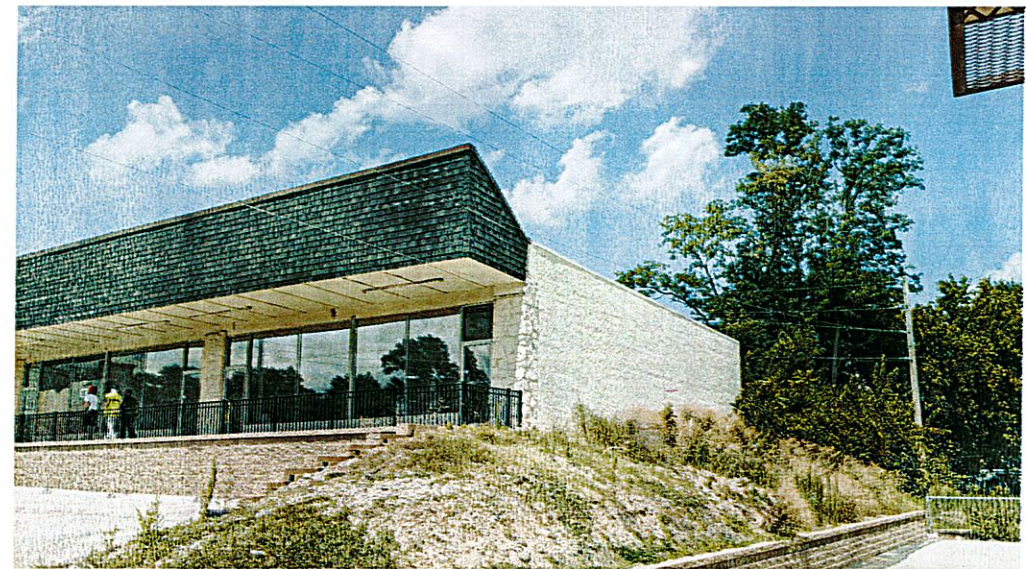
Copyright © 2023 Nova Group, Inc. All Rights Reserved



SCHEMATIC FLOOR PLAN
 3,400 SF. +/- SCALE: 1/4" = 1'-0"
 90 SEATS TOTAL



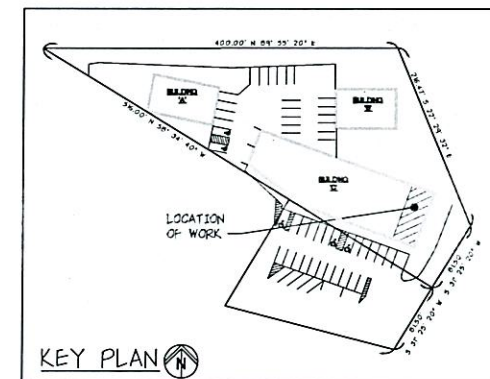
FRONT ELEVATION



SIDE ELEVATION



SITE PLAN



KEY PLAN

TASTE, LLC.
 1169 HWY 67
 FLORISSANT, MISSOURI

NOVAGROUP, INC.
 ARCHITECTS
 6372 HAWTHORNE CL. Suite 102
 FLORISSANT, MO 63031
 (314) 731-9332

project no. 223065A
 drawn by CKP
 date 07/28/23
 revision 08/04/23

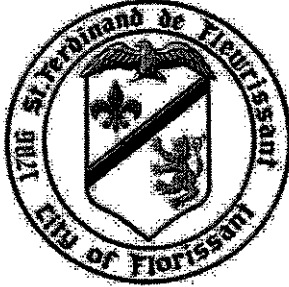
FLOOR PLAN
 & DETAILS

A-1

sheet 2 of 2

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



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

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

PLANNING & ZONING ACTION

Council Ward 6 Zoning B-3'

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

SPECIAL PERMIT FOR Full Service Restaurant
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 1167-1171 N. Hwy 67 63031
Address of property.

1) Comes Now Tequila Clark (Taste 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) Socha LLC - Vince Patel
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 _____ 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)

Tequila D. Clark *Tequila Clark* (314) 766-1273
 PRINT NAME SIGNATURE email and phone
1. Solesistah@yahoo.com

FOR TASTE 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 *Tequila D. Clark*
 ADDRESS 2460 Center Ave Jennings, MO 63136
 STREET CITY STATE ZIP CODE

TELEPHONE / EMAIL (314) 766-1273 1. Solesistah@yahoo.com
 BUSINESS

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

Tequila Clark
 Signature of Petitioner authorizing an agent

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

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

REQUIRED INFORMATION

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

1) Type of Operation: Individual Partnership _____ Corporation _____

(a) If an individual:

- (1) Name and Address Tequila Clark
- (2) Telephone Number (314) 766-1273
- (3) Business Address 1167-1171 N. Hwy 67 63031
- (4) Date started in business 7/11/2023
- (5) Name in which business is operated if different from (1) TASTE LLC

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

(b) If a partnership:

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

(c) If a corporation:

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

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

Name Tequila D. Clark Taste LLC
Address 1167-1171 N. Highway 67 Florissant, MO 63031
Property Owner Socha LLC - Vince Patel
Location of property _____
Dimensions of property _____
Property is presently zoned _____ Requests Rezoning To _____
Proposed Use of Property _____
Type of Sign _____ Height _____
Type of Construction _____ Number Of Stories. 1
Square Footage of Building 3200 sqft Number of Curb Cuts _____
Number of Parking Spaces _____ Sidewalk Length _____
Landscaping: No. of Trees _____ Diameter _____
No. of Shrubs _____ Size _____
Fence: Type _____ Length _____ Height _____

PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:

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

PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS PETITION

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

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

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

OFFICE USE ONLY

Date Application reviewed _____

STAFF REMARKS: _____

Building Commissioner or Staff Signature



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

LC014477457
Date Filed: 7/11/2023
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

TASTE BY R&B 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:

Full-service restaurant providing southern cuisine.

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

<u>Tequila D Clark</u>	<u>1169 N Highway 67 St</u>	<u>Florissant, MO 63031-4701</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>Clark, Tequila D</u>	<u>1169 N Highway 67 St</u>	<u>Florissant MO 63031-4701</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>Bundles Of Love In Home Services Inc</u>
Address:	<u>Email: bundlesofloveinc@yahoo.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):

1169 N Highway 67 St

Florissant, MO 63031-4701

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:

Tequila D Clark

TEQUILA D CLARK

07/11/2023

Organizer Signature

Printed Name

Date of Signature

STATE OF MISSOURI



**John R. Ashcroft
Secretary of State**

CERTIFICATE OF ORGANIZATION


WHEREAS,

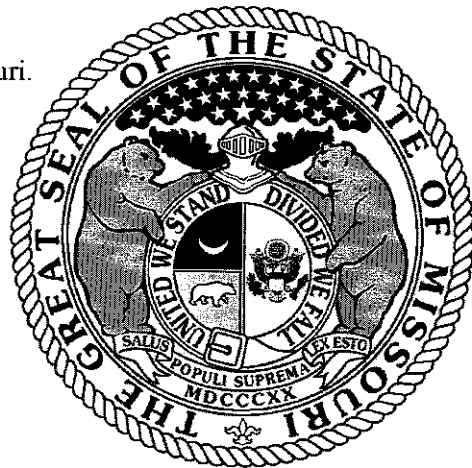
***TASTE BY R&B LLC
LC014477457***

filed its Articles of Organization with this office on the 11th day of July, 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 11th day of July, 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 11th day of July, 2023.


Secretary of State





Agenda Request Form

For Administration Use Only:

Meeting Date: 10/16/2023

Open Closed

Report No. 73/2023

Date Submitted:

To: City Council

Title: Ordinance to authorize the Rezoning of 8333 N. Lindbergh for Tamara Properties from 'B-1' Local Shopping District to a 'B-3' Extensive Business District to allow for a Laundromat.

Prepared by: Administrator

Department: Public Works

Justification:

Please see attachments

Attachments:

1. Signed Motion
2. Application
3. Plans
4. ownership

INTRODUCED BY COUNCILMAN EAGAN
NOVEMBER 13, 2023

BILL NO. 9929

ORDINANCE NO.

ORDINANCE TO AUTHORIZE THE REZONING OF 8333 N. LINDBERGH FOR TAMARA PROPERTIES FROM 'B-1' LOCAL SHOPPING DISTRICT TO A 'B-3' EXTENSIVE BUSINESS DISTRICT TO ALLOW FOR A LAUNDROMAT.

WHEREAS, Ordinance No. 1625, as amended, establishes within the City of Florissant district classifications for the purpose of regulating their construction and use of land, buildings and property within the said various districts, and said Ordinance provides the nature, kind and character of buildings that may be erected in each of the said districts and the use to which the land and buildings may be put; and

WHEREAS, the Planning and Zoning Commission of the City of Florissant at their October 16, 2023 meeting, has recommended to the City Council that Ordinance No. 1625 be amended to change the classification of certain property identified as 8333 N. Lindbergh from B-1 “Local Shopping District” to B-3 Extensive Commercial District to allow for a laundromat; and

WHEREAS, due and lawful notice of public hearing no. 23-11-029 on said proposed zoning change to be held on Monday, November 13, 2023 at 7:00 P.M. by the Council of the City of Florissant was duly published; and

WHEREAS, said public hearing was duly and properly held by the Council of the City of Florissant at the time and place provided in said notice at which time said public hearing was concluded, and all comments, statements and suggestions made by those present and concerning the proposed change were heard and considered by the Council; and

WHEREAS, the Council, following said public hearing, and after due and careful deliberation, has concluded that the amendment of Ordinance No. 1625, as amended, as hereinafter set forth, to be in the best interest of the public health, safety and welfare 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: Ordinance No. 1625, as amended, is hereby further amended by changing the classification of the following described property and according to the survey attached from B-1 “Local Shopping District” to B-3 “Extensive Commercial District” to allow for a laundromat.

1169 N. Lindbergh

Section 2: Except for the change of classification of the property hereinabove described, Ordinance No. 1625, as amended, shall remain in full force and effect and shall apply in all of its terms and provisions to the property herein described according to the new classification thereof.

Section 3: This ordinance shall become in force and effect upon its passage and approval as provided by law.

Adopted this _____ day of _____, 2023.

Joseph Eagan
President of the Council

Approved this _____ day of _____, 2023.

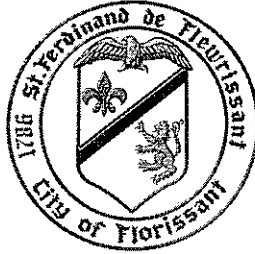
Mayor Timothy J. Lowery

ATTEST:

Karen Goodwin, MPPA/MMC/MRCC
City Clerk

1

MEMORANDUM



2

CITY OF FLORISSANT

3

"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: October 12, 2023

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From: Todd Hughes, Director of Public Works cc: Applicant
Deputy City Clerk
File

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Subject: 8333 North Lindbergh (Tamara Properties, LLC.) Request
Recommended approval of a Rezoning from a 'B-1' Local Shopping
District to a 'B-3' Extensive Business District.

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STAFF REPORT

CASE NUMBER PZ-101623-1

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I. PROJECT DESCRIPTION:

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This is a request for Recommended approval of a Rezoning from 'B-1' Local Shopping
District to a 'B-3' Extensive Business District.

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II. EXISTING SITE CONDITIONS:

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The existing property at 8333 North Lindbergh has been vacant for several months
following the closing of Napa Auto Parts. The petitioner requested the re-zoning of the
property to allow other uses and move forward with a self service laundry facility.

25

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The subject building on the property is approximately 5960 square feet. The building is
one-story frame with some brick construction with 2 double wide driveways off Florland.

29

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The parking on the property is 28 parking spaces. Parking is existing. Required parking
for the proposed use is 40.

32

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There is trash enclosure that is screened.

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36

The existing landscape is to remain.

37

38

III. SURROUNDING PROPERTIES:

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40 The properties to the West, are zoned 'R-4' Single Family Dwelling District. The
41 property to the North is zoned "R-6" multi family. The property across Florland Dr, is
42 zoned 'B-3' District.
43

44 **IV. STAFF ANALYSIS:**

45 Upon review, it would seem appropriate to re-zone the property to 'B-3' to match
46 properties along N Lindbergh, currently all zoned 'B-3' or 'B-5. The petitioner wishes to
47 open a Self Serve laundry facility which would be a permitted use.
48

49 **V. STAFF RECOMENDATIONS:**

50 The Commission is to weigh their recommendation against the following issues:

- 51 A. Re-zoning, if established as 'B-3', would allow any of the permitted uses in a 'B'-
52 3' available for this site.
- 53 B. Side yard setback will continue to be non-conforming if re-zoned due to the 35
54 foot requirement toward the property adjacent to the North and West.
- 55 C. Screening requirement would need to be met by existing privacy fences between
56 this property and adjacent properties.
57

58 **Suggested Motion:**

59 I move to recommend approval for the Re-zoning of 8333 North Lindbergh **from**
60 **an 'R-4' Single Family Dwelling District to a 'B-3' Extensive Business**
61 **District**, subject to the conditions set forth below with these conditions being part
62 of the record.
63
64

(End of report)

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN.

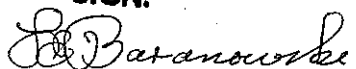


DATE:

10-16-2023

SECRETARY

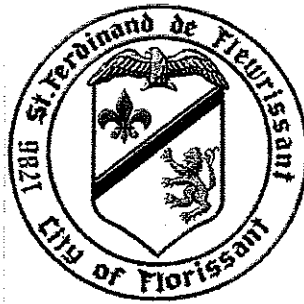
SIGN.



DATE:

10-16-2023

**RE-ZONING APPLICATION TO THE PLANNING AND ZONING
COMMISSION CITY OF FLORISSANT, MISSOURI**



PLANNING & ZONING ACTION:

Address of Property:

8333 N. Lindbergh

Council Ward 3 Zoning B1

Initial Date Petitioner Filed _____
(Building Commissioner complete)

PETITION FOR REZONING FROM A CURRENTLY ZONED B1 DISTRICT TO
A B3 ZONING DISTRICT IN COUNCIL WARD 3
Enter zoning classification request Enter current zoning district

1) Comes Now Tamara Properties, LLC
(Individual's name, corporation, partnership, etc.)
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As).

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

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

If other than title, give date of contract _____ and expiration date of Contract _____

- A. The petitioner(s) hereby state that he (she) (they) is (are) hereby submitting a description of the entire parcel or tract of land owned by the holder of the fee simple title, giving bearing and distances.
- B. The petitioner (s) hereby states that he (she) (they) is (are) submitting a description of the property for which the Permit is petitioned, giving bearings & distances (metes and bounds). Not required if description is identical to "A".
- C. The petitioner (s) hereby states that he (she) (they) is (are) submitting a survey or plat of the property described in "A" above, drawn to scale of 100 feet or less to the inch, referenced to point easily located on the ground as street intersection, centerline of creek having a generally known name, etc., showing dimensions (bearings and distances) of property, north point and scale. If property is being described in "A" above, designate said property and show dimensions of same.

D. Acreage to nearest tenth of an acre of the property for which rezoning is petitioned . 56 acre

2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in a B1, Local Shopping District and is presently being used for Vacant
Enter current zoning district.
State current use of property, (or, state: vacant).

3. The petitioner(s) hereby state(s) that the following factors justify the rezoning of the property hereby described in this petition: (If more space is needed, separate sheets may be attached).

Upon looking at the zoning map this is the only property in a 3 mile stretch of Lindbergh zoned B1 - all other properties are zoned B3 or B5 so we'd like to update the zoning map which will allow us to move forward with making this property a landmark
List factor's to justify the re-zoning.

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

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

PRINT PETITIONER'S NAME Lisa Becker Zuhaimmed Alaid
Print Name

PETITIONER(S) SIGNATURE (S) [Signature]

FOR Tamara Properties, LLC
(company, corporation, partnership)

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

6. I (we) hereby certify that (indicate one of the following):
 I (we) have a legal interest in the herein above described property.
 I am (we are) the duly appointed agent(s) of the petitioner (s), and that all information given here is true and a statement of fact.
Petitioner may assign an agent to present petition to the Commission and Council. The agent must sign the petition in this section, and provide address and telephone number

SIGNATURE [Signature]

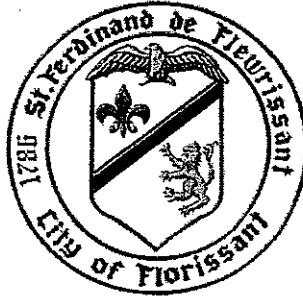
ADDRESS 501 Country Circle Dr. Lake St. Louis, MO 63367
STREET CITY STATE ZIP CODE

TELEPHONE NUMBER 636-679-0175
BUSINESS

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

[Signature]
Signature of Petitioner(s) or Authorized Agent

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant – Public Works
314-839-7648

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

Please Print or Type The Following Information

Property Address: 8333 N. Lindbergh Florissant, MO 63031

Property Owners Name: Tamara Properties, LLC Phone #: 636-541-0424

Property Owners Address: 442 Shadowridge Ct Wildwood, MO 63031

Business Owners Name: Tamara Properties, LLC Phone #: 636-541-0424

Business Owners Address: 442 Shadowridge Ct Wildwood, MO 63031

DBA (Doing Business As) _____

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

Agents Address: 501 Country Circle Dr Lake St. Louis MO 63367 Phone #: 636-679-0175

Request We request a zoning change from B1, Local Shopping to B3, Extensive Commercial
State complete request (print or type only).

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

[Signature]
Applicant's Signature

10/10/23
Date

OFFICE USE ONLY

Received by: _____ Receipt # _____ Amount Paid: _____ Date: _____

STAFF REMARKS: _____

COMMISSION ACTION TAKEN:

DATE APPLICATION REVIEWED: _____

SIGNATURE OF STAFF WHO REVIEWED APPLICATION

Section d Part 3 Response

Upon looking at the zoning map this is the only property in a three mile stretch of Lindbergh zoned B1. All other properties are zoned B3 or B5, so we would like to update the zoning map which will allow us to move forward in developing this property as a Laundromat. The footprint for this property is ideal for this type of business and would well serve the residents of Florissant.

NOTE: Be advised when the petitioner and/or his duly authorized agent appears before the Planning and Zoning Commission and make the presentation, the same individuals must also appear before the City Council for that presentation. Also if the descriptions of plats or surveys are incorrect, or if the petition form is not correctly and completely filled out it will be returned for corrections and may have to be re-submitted.

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

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

(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: *See attached*

(1) Names & addresses of all partners _____

(2) Telephone numbers _____

(3) Business address *442 Shadowridge Court Wildwood, MO 63011*

(4) Name under which business is operated *Tamara Properties, LLC*

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

(c) If a corporation:

(1) Names & addresses of all partners _____

(2) Telephone numbers _____

(3) Business address _____

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

(5) Date of Incorporation _____

(6) Missouri Corporate Number _____

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

(8) Name in which business is operated _____

(9) Copy of latest Missouri Anti-Trust. (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.

REZONING APPLICATION PARTNERSHIP INFORMATION:

Haytham Aydi

16639 Clayton Road

Wildwood, MO 63011

(636) 448-8441

Mohammed Al-Aidi

442 Shadowridge Court

Wildwood, MO 63011

(636) 541-0424

Gus Aydi

16705 Clayton Road

Wildwood, MO 63011

(636) 448-5141

STAFF CHECK LIST –PLAT REVIEW SHEET

ADDRESS OF PROPERTY _____ CURRENT ZONING _____

PROPERTY OWNER OF RECORD _____ PHONE NO. _____

AUTHORIZED AGENT _____ PHONE NO. _____

PROPOSAL _____

INFORMATION REQUIRED ON PLATS

A. Preliminary Plat. The preliminary plat shall show:

- 1. The location of present property, U.S. survey, section, township and range lines of incorporated areas.
- 2. The location and width of streets, alleys, lots, building and setback lines and easements.
- 3. Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract or immediately adjacent thereto. The location and size of the nearest water main and sewer or outlet are to be indicated upon the plat.
- 4. The title under which the proposed subdivision is to be recorded and the name of the subdivider platting the tract.
- 5. The names and adjoining boundaries of all adjoining subdivisions and the names of owners of adjoining parcels of unsubdivided land as shown on public records.
- 6. Existing contours with intervals of not more than five (5) feet referred to sea level datum.
- 7. North point, scale and date.
- 8. Location of parks and other public or semi-public area.
- 9. Statement of type of sanitary sewers or other sewage disposal facilities.

B. Final Plat. The final plat shall show:

- 1. The boundary lines of the area being subdivided with accurate distances and bearings; all U.S. survey, section, township and range lines.
- 2. All proposed and existing streets and alleys with their widths and names.
- 3. The outboundary dimensions of any property which is offered for dedication for public use.
- 4. The boundaries of all adjoining lands and all adjacent streets and alleys with their widths and names.
- 5. All lot lines and an identification system for all lots and blocks.
- 6. Building lines and easements provided for public use, services or utilities with figures showing their dimensions.
- 7. All dimensions, both linear and angular, necessary for locating boundaries of subdivisions, lots, streets, alleys, easements for building lines and of any other areas for public or private use; the linear dimensions are to be expressed in feet and decimals of a foot.
- 8. Radii, arcs, points of tangency and radii for all rounded corners.
- 9. All survey monuments and bench marks, together with their descriptions.
- 10. Name of subdivision and location of property subdivided with regard to township, range and section, U.S. survey; points of compass, scale of plan and name of owner or owners.
- 11. Certification by a registered land surveyor that the plat represents a survey made by him/her; that all the necessary survey monuments are correctly shown thereon; and that all lots shown have the required minimum area. Also impressed thereon, and affixed thereto, the personal seal and signature of the registered land surveyor by whom, or under whose authority and direction, the plat was prepared in conformance with Missouri Revised Statutes.

Please provide a Plat with the following information requested:

1. The location of present property, U.S. survey, section, township and range lines of incorporated areas.
2. The proposed location and width of streets, alleys, lots, building and setback lines and easements.
3. Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract or immediately adjacent thereto. The location and size of the nearest water main and sewer or outlet are to be indicated upon the plat.
4. The title under which the proposed subdivision is to be recorded and the name of the petitioner platting the tract.
5. The names and adjoining boundaries of all adjoining subdivisions and the names of owners of adjoining parcels of un-subdivided land as shown on public records.
6. Existing contours with intervals of not more than five (5) feet referred to sea level datum.
7. North point, scale and date.
8. Location of parks and other public or semi-public area.
9. Statement of type of sanitary sewers or other sewage disposal facilities.

PLEASE SUBMIT NINE (9) FOLDED COPIES OF THE FOLLOWING:

1. Plan or drawing showing zoning of adjoining properties.
2. Plan or drawing showing location of property in relation to major streets and all adjoining properties.
3. Drawing showing measurement of tract and overall area of tract.
4. Plan or drawing showing existing/proposed structures, parking layout, landscaping, parking lighting, signage and trash container screening.

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, list full written legal description with bearings and distances.

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

Provide a drawing of a location map showing the nearest major intersection or include on plans.

The seal and signature should be in substantially the following form:

I, _____, Missouri Land Surveyor, do hereby certify that this plat is a correct representation of a survey made by me on the ____ day of _____, 20 ____, at the request of _____ for the purpose of subdividing said tract into lots as shown.

LAND
SURVEYOR'S
SEAL

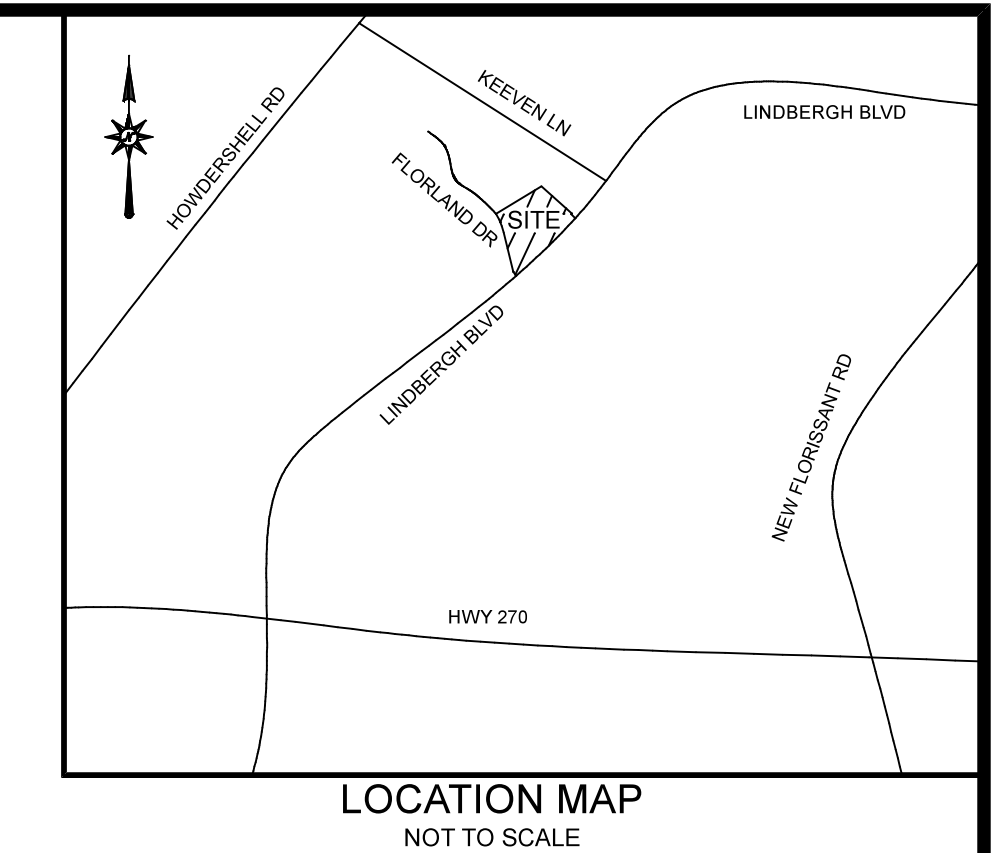
Surveyor's Name. L.S. Number

12. Private restrictions and trusteeships and their periods of existence. Should such restrictions and trusteeships be filed as a separate instrument, reference to such instrument shall be made on the plat. Plats shall contain proper acknowledgments of owners and holders of deeds of trust.

Staff recommendations for site development plans: _____

General Staff Comments: _____

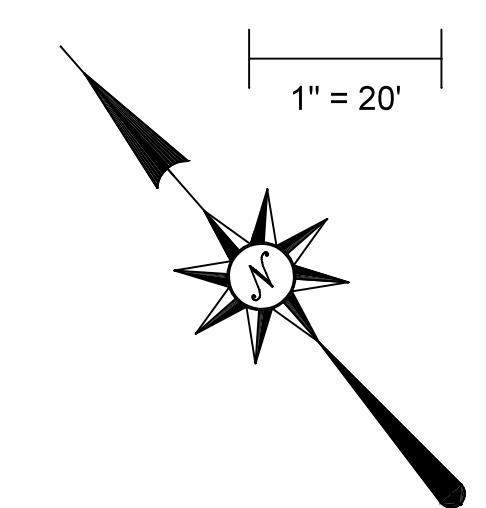
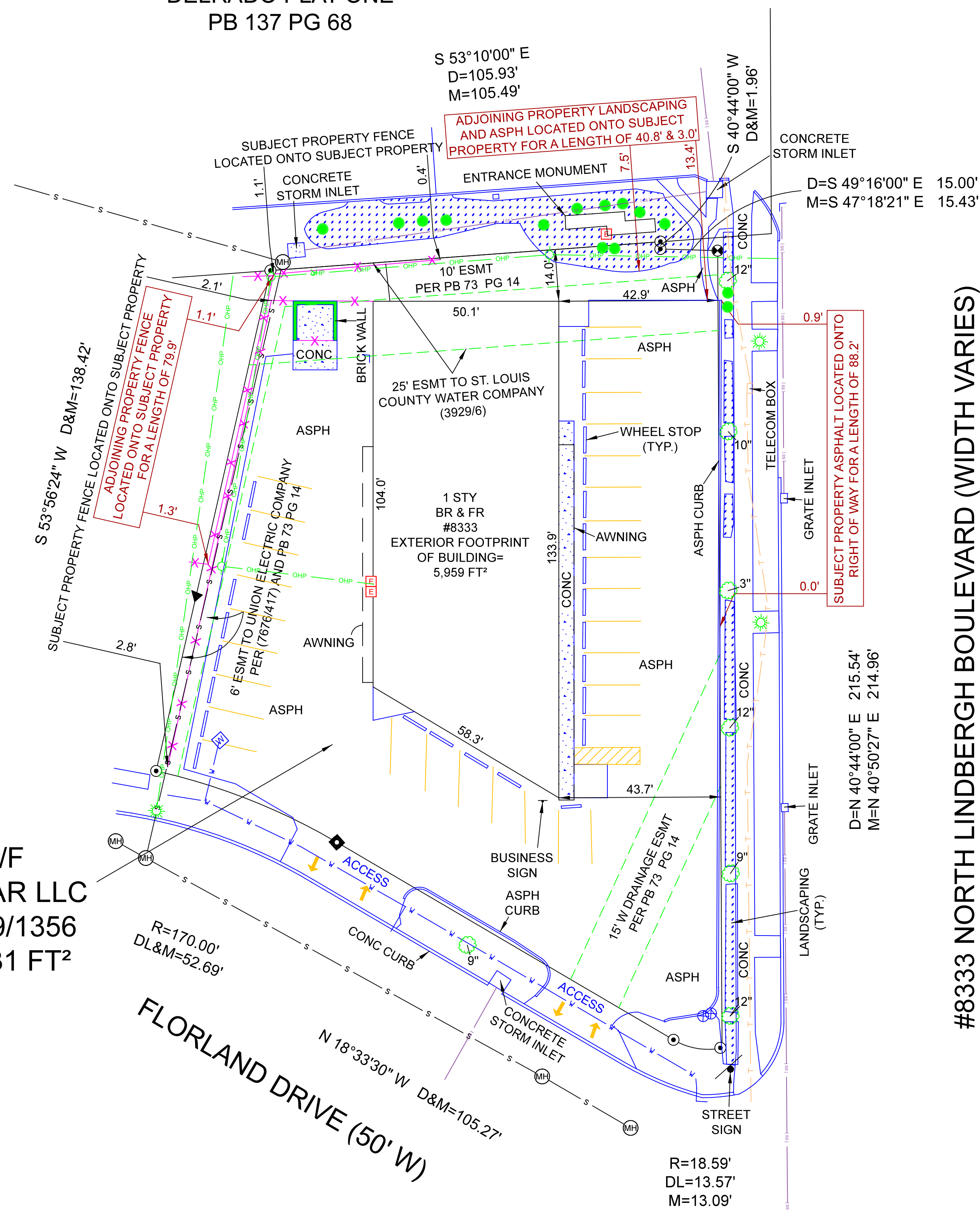
A TRACT OF LAND IN SURVEY 162 OF ST FERDINAND COMMON FIELDS DB 20509 PG 1356, ST LOUIS COUNTY, MISSOURI



DELRADO PLAT ONE
PB 137 PG 68

FLORLAND
PLAT NO. 1
PB 73 PG 14

N/F
BESTAR LLC
20509/1356
24,431 FT²



#8333 NORTH LINDBERGH BOULEVARD (WIDTH VARIES)

- X— FENCE
- ⊙ MANHOLE
- D DEEDED DISTANCE
- L PLATTED LENGTH
- P PLATTED DISTANCE
- M MEASURED DISTANCE
- ▲ SET POINT ON LINE
- SET COTTON SPINDLE
- FOUND REBAR
- ⊙ FOUND IRON PIPE
- FOUND RIGHT OF WAY MARKER
- UTILITY POLE
- ⊙ BOLLARD
- ⊙ MANHOLE
- ⊙ WATER VALVE
- ⊙ GAS VALVE
- ⊙ LIGHT POLE
- ⊙ FIRE HYDRANT
- ⊙ WATER METER
- ⊙ ELECTRIC METER
- ⊙ GAS METER
- ⊙ TELECOM BOX
- ⊙ DECIDUOUS TREE
- BUSH
- X— FENCE
- E— ELECTRIC LINE
- OH— OVERHEAD UTILITY
- W— UNDERGROUND WATER LINE
- G— UNDERGROUND GAS LINE
- S— SANITARY SEWER LINE
- T— TELECOMMUNICATION LINE
- [SS]— STORM SEWER LINE

TITLE DESCRIPTION:

A TRACT OF LAND IN SURVEY 162 OF ST. FERDINAND COMMON FIELDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE MOST EASTERLY CORNER OF LOT 13 IN BLOCK 1 OF FLORLAND PLAT NO. 1, A SUBDIVISION AS RECORDED IN PLAT BOOK 73 PAGE 41 IN THE ST. LOUIS COUNTY, MISSOURI, RECORDER'S RECORDS; THENCE SOUTH 53 DEGREES 10 MINUTES 00 SECONDS EAST (ASSUMED BEARING) A DISTANCE OF 105.93 FEET; THENCE SOUTH 40 DEGREES 44 MINUTES 00 SECONDS WEST, PARALLEL WITH AND 50.00 FEET DISTANT FROM (AS MEASURED NORMALLY TO) THE CENTER LINE OF NORTH LINDBERGH BOULEVARD (ALSO KNOWN AS STATE HIGHWAY M. 140) A DISTANCE OF 1.96 FEET; THENCE SOUTH 49 DEGREES 16 MINUTES 00 SECONDS EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 40 DEGREES 44 MINUTES 00 SECONDS WEST, PARALLEL WITH AND 45.00 FEET DISTANT FROM SAID CENTER LINE OF NORTH LINDBERGH BOULEVARD (AS MEASURED NORMALLY TO) A DISTANCE OF 215.54 FEET TO THE BEGINNING OF A 18.59 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT HAVING A CHORD 13.27 FEET IN LENGTH BEARING NORTH 39 DEGREES 29 MINUTES 06 SECONDS WEST; THENCE NORTHWESTERLY ALONG SAID CURVE BEING ALSO THE EASTERLY RIGHT-OF-WAY LINE OF FLORLAND (50 FEET WIDE) DRIVE, AN ARC DISTANCE OF 13.57 FEET; THENCE NORTH 18 DEGREES 33 MINUTES 30 SECONDS WEST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 105.27 FEET TO THE BEGINNING OF A 170.00 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG SAID CURVE AND RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 52.69 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 13; THENCE NORTH 53 DEGREES 56 MINUTES 24 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 13, A DISTANCE OF 138.42 FEET TO THE POINT OF BEGINNING.

SURVEYORS NOTES:

- BASIS OF BEARING ADOPTED FROM DEED BOOK 20509 PAGE 1356 OF THE ST LOUIS COUNTY RECORDS.
- UTILITY LINES AS SHOWN ON THIS DRAWING ARE THOSE LINES THAT WERE VISIBLY IDENTIFIED AT THE TIME OF FIELD WORK AND LOCATED PER MISSOURI ONE CALL TICKET NUMBER 232771084. ADDITIONAL LINES AND UTILITIES MAY BE LOCATED ON THE SUBJECT PROPERTY.
- PARKING SPACE: 28 REGULAR SPACES, 0 HANDICAP SPACES, 28 TOTAL SPACES
- NO BUILDING LINES ARE SHOWN GRAPHICALLY ON THE RECORD PLAT. SETBACK AND SIDEYARD REQUIREMENTS MAY EXIST ACCORDING TO CURRENT ORDINANCE AND ZONING STANDARDS AND ARE NOT SHOWN ON THIS DRAWING.
- NO RESEARCH PERTAINING TO EASEMENTS WAS COMPLETED BY CARDINAL SURVEYING & MAPPING AND THE PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS. ITEMS LOCATED INTO EASEMENT AREAS MAY OR MAY NOT BE AT RISK. SEEK LEGAL ADVICE IF YOU HAVE QUESTIONS. THE EASEMENTS SHOWN ON THIS DRAWING ARE THOSE THAT ARE SHOWN GRAPHICALLY ON THE RECORD PLAT AND THOSE LISTED IN THE TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, REVISION #3 ON OCTOBER 6, 2022, COMMITMENT NO 16029ATG. PROPERTY SUBJECT TO FOLLOWING EXCEPTIONS PER TITLE COMMITMENT SCHEDULE B-II AS FOLLOWS:
ITEMS 1 & 2 - STANDARD EXCEPTIONS
ITEM 3 - ALL ASSESSMENTS AND TAXES FOR THE YEAR 2022 AND ALL SUBSEQUENT YEARS FOR THE COUNTY OF ST LOUIS AND THE CITY OF FLORISSANT
ITEM 4 - INTENTIONALLY DELETED (BUILDING LINES, EASEMENTS, COVENANTS, RESTRICTIONS, AND SET BACKS WHICH ARE SHOWN ON THE PLAT RECORDED IN PLAT BOOK 73 PAGE 14. PROPERTY NOT IN SUB)
ITEM 5 - EASEMENT TO THE METROPOLITAN ST LOUIS SEWER DISTRICT RECORDED IN BOOK 3904 PAGE 544. DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY.
ITEM 6 - EASEMENT TO ST LOUIS COUNTY WATER COMPANY RECORDED IN BOOK 3929 PAGE 6. PLOTTED AND NOTED.
ITEM 7 - EASEMENT TO STATE OF MISSOURI RECORDED IN BOOK 6217 PAGE 402. TEMPORARY CONSTRUCTION EASEMENT DATED 3/15/1967, ASSUMED EXPIRED.
ITEM 8 - EASEMENT TO UNION ELECTRIC COMPANY RECORDED IN BOOK 7676 PAGE 417. PLOTTED AND NOTED.
ITEMS 9 - 11 - STANDARD EXCEPTIONS

SURVEYORS CERTIFICATE

To: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ALLIANCE TITLE GROUP, TAMARA PROPERTIES INC
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 7(a), 7(b)(1), 8, 9, 11(a), 11(b), & 13 OF TABLE A THEREOF. FIELDWORK WAS PERFORMED ON OCT 6, 2023. THIS SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS (20 CSR 2030-16) OF THE MISSOURI CODE OF STATE REGULATIONS. THIS SURVEY MEETS THE ACCURACY STANDARDS SET FORTH FOR AN URBAN PROPERTY.
DATE OF PLAT OR MAP: 10/9/2023

Signature: *William Jacob Clark* DATE: 10/9/2023

REVISIONS: NONE	
WILLIAM JACOB CLARK CLARK NUMBER PLS-2002014101 10/9/2023	

WILLIAM JACOB CLARK PLS 2002014101
STATE OF MISSOURI
CARDINAL SURVEYING AND MAPPING INCORPORATED
CORPORATE #2005000229

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DRAWN BY: TAO,ARS,VAS CHECKED BY: WJC
FIELDWORK BY: PND/JAC/MBM
JOB #2310058 FB 726:18
8333 N LINDBERGH BLVD, FLORISSANT, MO 63031



2022112300015

CERTIFIED-FILED FOR RECORD

11/23/2022 7:01:38AM

GERALD E. SMITH
RECORDER OF DEEDS
COUNTY OF ST. LOUIS, MISSOURI

PAGES: 28
RECORDING FEE: \$102.00

THIS DOCUMENT WAS RECORDED

GERALD E. SMITH, RECORDER OF DEEDS
ST. LOUIS COUNTY MISSOURI
41 S. CENTRAL AVE., CLAYTON, MO 63105-1799

Type of Instrument: DEED OF TRUST
Grantor: TAMARA PROPERTIES LLC
Grantee: CADENCE BANK

NOTE: I, the undersigned Recorder of Deeds, do hereby certify that the information shown on this Certification Sheet as to the **TYPE OF INSTRUMENT**, the **NAMES of the GRANTOR and GRANTEE** as well as the **DESCRIPTION of the REAL PROPERTY** affected is furnished merely as a convenience only, and in the case of any discrepancy of such information between this Certification Sheet and the attached Document, the **ATTACHED DOCUMENT** governs. Only the **DOCUMENT NUMBER**, the **DATE** and **TIME** of filing for record of the recorded Document is taken from this **CERTIFICATION SHEET**.

RECORDER OF DEEDS DOCUMENT CERTIFICATION

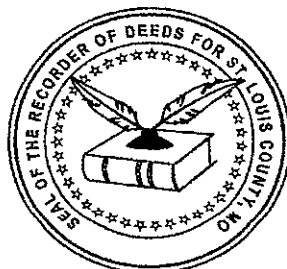
STATE OF MISSOURI)
 SS.
COUNTY OF ST. LOUIS)

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of 28 pages, (this page inclusive), was filed for record in my office on the 23 day of November 2022 at 7:01 am and is truly recorded as the document number printed above.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.

JDK

Deputy Recorder



Gerald E. Smith

Recorder of Deeds
St. Louis County, Missouri

Form 201
 Secretary of State
 P.O. Box 13697
 Austin, TX 78711-3697
 FAX: 512/463-5709
 Filing Fee: \$300



**Certificate of Formation
 For-Profit Corporation**

**Filed in the Office of the
 Secretary of State of Texas
 Filing #: 804355125 12/18/2021
 Document #: 1103773200002
 Image Generated Electronically
 for Web Filing**

Article 1 - Entity Name and Type

The filing entity being formed is a for-profit corporation. The name of the entity is:

Camino ML Two Corporation

The name must contain the word "corporation," "company," "incorporated," "limited," or an abbreviation of one of these terms. The name must not be the same as, deceptively similar to or similar to that of an existing corporate, limited liability company, or limited partnership name on file with the secretary of state. A preliminary check for "name availability" is recommended.

Article 2 - Registered Agent and Registered Office

A. The initial registered agent is an organization (cannot be corporation named above) by the name of:

LegalCorp Solutions, LLC

OR

B. The initial registered agent is an individual resident of the state whose name is set forth below:

C. The business address of the registered agent and the registered office address is:

Street Address:

3 Greenway Plaza #1320 Houston TX 77046

Consent of Registered Agent

A. A copy of the consent of registered agent is attached.

OR

B. The consent of the registered agent is maintained by the entity.

Article 3 - Directors

The number of directors constituting the initial board of directors and the names and addresses of the person or persons who are to serve as directors until the first annual meeting of shareholders or until their successors are elected and qualified are set forth below:

Director 1: **Khalid Ramadan**

Address: **18018 Overlook Loop #106 San Antonio TX, USA 78259**

Article 4 - Authorized Shares

The total number of shares the corporation is authorized to issue and the par value of each of such shares, or a statement that such shares are without par value, is set forth below.

Number of Shares	Par Value (must choose and complete either A or B)	Class	Series
10,000	<input checked="" type="checkbox"/> A. has a par value of \$0.001 <input type="checkbox"/> B. without par value.	Common	

If the shares are to be divided into classes, you must set forth the designation of each class, the number of shares of each class, and the par value (or statement of no par value), of each class. If shares of a class are to be issued in series, you must provide the designation of each series. The preferences, limitations, and relative rights of each class or series must be stated in space provided for supplemental information.

Article 5 - Purpose

The purpose for which the corporation is organized is for the transaction of any and all lawful business for which corporations may be organized under the Texas Business Organizations Code.

Supplemental Provisions / Information

[The attached addendum, if any, is incorporated herein by reference.]

Effectiveness of Filing

A. This document becomes effective when the document is filed by the secretary of state.

OR

B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its signing. The delayed effective date is:

Organizer

The name and address of the organizer is set forth below.

Sonia Becerra 1000 N. West St. Suite 1200, Wilmington, DE 19801

Execution

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Sonia Becerra

Signature of organizer

FILING OFFICE COPY



TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

Comptroller.Texas.Gov

January 14, 2022

CAMINO ML TWO CORPORATION
3 GREENWAY PLZ STE 1320
HOUSTON TX 77046-0305

Table with 2 columns: Field Name, Value. Rows: Taxpayer number (32082351365), File number (0804355125), WebFile number (FQ607428)

Dear Taxpayer:

Congratulations on registering your business with the Texas Secretary of State. In addition to being the state's chief financial officer and tax collector, I am a strong advocate for growth in our economy, and my office plays an important role in ensuring businesses like yours continue to thrive in the state of Texas. Part of that responsibility is to be a resource when your business needs assistance.

Customer service is my top priority, and my staff is ready to help you with questions related to your business' state tax responsibilities. The agency website, www.comptroller.texas.gov, contains a wealth of resources about the various taxes we administer. There you can find publications, answers to frequently asked questions, tax rules, electronic reporting options and more. In the right hand corner of each page, there is a link to "contact us," where you will find information on how to reach us if you do not find your answer online.

The Secretary of State notified us that your company was recently registered with their office. The company you registered is subject to the franchise tax, which my office administers. Accordingly, we have created a franchise tax account based on the information you provided at the time of registration.

Please review and update your account information at your earliest convenience. Most important is to ensure the address we have on file is the address where your company wants to receive tax mailings from us.

To view and correct your account information, go to www.comptroller.texas.gov/taxes/file-pay/. If you have not used WebFile before, you will register as a new user, and there is a video to assist you with that process. When you are ready to get started, select the Franchise Tax Accountability Questionnaire under Other Electronic Reporting Tools. Select "continue to log in" at the bottom of the page to sign in. You will need the WebFile number located at the top of this letter.

The company's first franchise tax report is due on 05/16/2022 . We will send you a reminder letter with filing instructions well before the due date. You can contact our office for assistance at 1-800-252-1381.

I appreciate the work you do and the contributions you make to Texas. I wish you the best of luck in all your business endeavors.

Sincerely,

Handwritten signature of Glenn Hegar
Glenn Hegar



EIN Assistant

Your Progress: 1. Identity ✓ 2. Authenticate ✓ 3. Addresses ✓ 4. Details ✓ **5. EIN Confirmation**

Congratulations! The EIN has been successfully assigned.

EIN Assigned: **87-4270336**

Legal Name: **CAMINO ML TWO CORPORATION**

The confirmation letter will be mailed to the applicant. This letter will be the applicant's official IRS notice and will contain important information regarding the EIN. Allow up to 4 weeks for the letter to arrive by mail.

We strongly recommend you print this page for your records.

Click "Continue" to get additional information about using the new EIN.

[Continue >>](#)

Help Topics

? [Can the EIN be used before the confirmation letter is received?](#)



Agenda Request Form

For Administration Use Only:

Meeting Date: 10/16/2023

Open Closed

Report No. 81/2023

Date Submitted:

To: City Council

Title: Ordinance to authorize an amendment to 'B-5' ordinance no. 8362 for Brew Crew, LLC d/b/a 7 Brew to allow for a drive thru only coffee shop located at 8180 N Lindbergh.

Prepared by: Administrator

Department: Public Works

Justification:

Please see attachments

Attachments:

1. Staff report
2. Application
3. 2017 Ordinance
4. Color Elevation
5. Signage
6. Memo

INTRODUCED BY COUNCILMAN EAGAN
NOVEMBER 27, 2023

BILL NO. 9937
ORDINANCE NO.

ORDINANCE TO AUTHORIZE AN AMENDMENT TO 'B-5' ORDINANCE NO. 8362 FOR BREW CREW, LLC D/B/A 7 BREW TO ALLOW FOR A DRIVE THRU ONLY COFFEE SHOP LOCATED AT 8180 N LINDBERGH.

WHEREAS, ordinance no. 6555 was passed in July of 2001 to establish a B-5 “Planned Commercial District” for the properties known as 8120, 8140, 8200 and 8240 N. Lindbergh; and

WHEREAS B-5 ordinance no. 6555 was amended by ordinance no. 6830 to allow for a Del Taco restaurant with drive through located at 8180 N. Lindbergh, and

WHEREAS ordinance no. 6830 was amended by ordinance no. 8362 to allow for a restaurant with outside dining for Bonzai Express of St. Louis d/b/a Crazy Bowls and Wraps; and

WHEREAS Brew Crew LLC has applied for an amendment to the development plan authorized by ordinance 6830 to allow for a drive-thru coffee shop; and

WHEREAS, the Planning and Zoning Commission of the City of Florissant has recommended to the City Council at their meeting of November 6, 2023 that an amendment to B-5 ordinance no. 8362, as to allow for the drive-thru only coffee shop located at 8180 N. Lindbergh; and

WHEREAS, due and lawful notice of a public hearing no. 23-11-032 on said proposed change was duly published, held and concluded on 27th day of November, 2023 by the Council of the City of Florissant; and

WHEREAS, the Council, following said public hearing, and after due and careful deliberation, has concluded that that an amendment to B-5 ordinance no. 8362 to allow for drive-thru coffee shop located at 8180 N. Lindbergh is in the best interest of the public health, safety and welfare of the City of Florissant; and

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

Section 1: B-5 ord. no. 8362, is hereby amended for Brew Crew, LLC d/b/a 7 Brew to allow for a drive-thru coffee shop located at 8180 N. Lindbergh as depicted in the attached plans and subject to the following conditions:

1. PERMITTED USES

The use permitted in this 'B-5' Planned Commercial District shall be amended to replace restaurant with drive thru with drive thru only coffee shop.

2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

The building shall be limited to a building with a square footage of approximately 510 square feet with a cooler of approximately 280 square feet.

3. PERFORMANCE STANDARDS

Uses within this 'B-5' Planned Commercial District identified herein shall conform to the most restrictive performance standards as set forth in Article VII of the Florissant Zoning Code.

4. FINAL SITE DEVELOPMENT PLAN GENERAL CRITERIA

The Final Site Development Plan shall include the following:

- a. Location and size, including height of building, landscaping and general use of the building.
- b. Gross square footage of building.
- c. Existing and proposed roadways, drives, and sidewalks on and adjacent to the property in question.
- d. Location and size of parking areas and internal drives.
- e. Building and parking setbacks.
- f. Curb cut locations.
- g. Existing proposed contours at intervals of not more than two (2) feet.
- h. Preliminary storm water and sanitary sewer facilities.
- i. Identification of all applicable cross-access and cross-parking agreements.
- j. Documentation of a 25-year lifespan of all materials prior to issuance of building permit.

5. FINAL SITE DEVELOPMENT PLAN CRITERIA

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

- a. Structure Setbacks.
 - (1) No building, excluding retaining walls and light standards shall be located within forty (40) feet of the right-of-way of North Highway 67.
 - (2) The setbacks shall be as approved by the Planning and Zoning Commission.
- b. Parking, Loading and Internal Drives Setbacks.
 - (1) Parking, loading spaces, internal drives and roadways shall be located in accordance with the Site Development Plan attached.
 - (2) All of the setbacks depicted on the Preliminary Development Plan are approved but may be modified with the approval of the Planning and Zoning Commission.
- c. Minimum Parking/Loading Space Requirements.
 - (1) Parking regulations shall be as required by 405.225 of the Florissant Zoning Code, except as otherwise varied herein. There shall be a minimum of 8 parking spaces. Parking spaces shall comply with the Florissant parking requirements.
- d. Road Improvements, Access and Sidewalks.
 - (1) The Director of Public Works, the Missouri Department of Transportation (MODOT) and St. Louis County Department of Highways shall approve any new work in the North Highway 67 right-of-way. The property owner shall comply with all requirements for roadway improvements as specified by the Director of Public Works and MODOT in approving new work.
- e. Lighting Requirements.

Lighting of the property shall comply with the following standards and requirements:

(1) All site lighting shall be directed downward and inward to reduce glare onto the adjacent properties and roads.

f. Sign Requirements.

(1) All signage shall comply with the City of Florissant sign ordinance.

g. Landscaping and Fencing.

(1) Landscaping shall be in accordance with the Site Development Plan attached, except as amended herein.

(2) Any modifications to the landscaping plan shall be reviewed and approved by the Planning and Zoning Commission.

h. Storm Water.

Storm Water designs and drainage facilities shall comply with the following standards and requirements:

(1) Written approval of any required below ground storm water detention by the Metropolitan St. Louis Sewer District shall be filed with the Department of Public Works.

(2) The Director of Public Works shall have reviewed storm water plans to assure that storm water flow will have no adverse effect the neighboring properties or roads.

i. Miscellaneous Design Criteria.

(1) All applicable parking, circulation, sidewalks, and all other site design features shall comply with the Florissant City Code.

(2) The minimum yard requirements shall be as shown on the Site Development Plan attached.

(3) All dumpsters shall be contained within a trash enclosure constructed of material to match the building with gates that are solid metal, metal reinforced vinyl or metal picket type with a maximum spacing of the pickets of 2 inches.

(4) All storm water and drainage facilities shall be constructed, and all landscaping shall be installed, prior to occupancy of the building, unless remitted by the Director of Public Works due to weather related factors.

(5) All mechanical equipment shall be roof mounted and screened from view by the building parapet walls. All electrical equipment shall be properly screened with landscaping as required by section 405.245 of the Florissant Municipal Code.

(6) Unless and except to the extent otherwise specifically provided herein, the Final Site Development Plan shall comply and be in accordance with all other ordinances of the City of Florissant.

6. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:

Any changes to the approved plans attached hereto must be reviewed by the Building Commissioner. The Building Commissioner must make a determination as to the extent of the changes per the following procedure:

1. The property owner or designate representative shall submit in writing a request for an amendment to the approved plans. The building commissioner shall review the plans for consistency with the purpose and content of the proposal as originally or previously advertised for public hearing and shall make an advisory determination.

2. If the building commissioner determines that the requested amendment is not consistent in purpose and content with the nature of the purpose as originally proposed or previously advertised for the public hearing, then an amendment to the special use permit shall be required and a review and recommendation by the planning and zoning commission shall be required and a new public hearing shall be required before the City Council.

3. If the building commissioner determines that the proposed revisions are consistent with the purpose and content with the nature of the public hearing then a determination of non-necessity of a public hearing shall be made.
4. Determination of minor changes: If the building commissioner determines that an amendment to the special use permit is not required and that the changes to the plans are minor in nature the Building Commissioner may approve said changes.
5. Determination of major changes: If the Building Commissioner determines that an amendment to the 'B-5' is not required but the changes are major in nature, then the owner shall submit an application for review and approval by the Planning and Zoning commission.

7. VERIFICATION PRIOR TO OCCUPANCY PERMIT

Submit Final Development Plan for approval prior to recording per City Code Section 405.135.

8. GENERAL DEVELOPMENT CONDITIONS.

- a. Unless, and except to the extent, otherwise specifically provided herein, development shall be affected only in accordance with all ordinances of the City of Florissant.
- b. The Department of Public Works shall enforce the conditions of this ordinance in accordance with the Final Site Development Plan approved by the Planning & Zoning Commission and all other ordinances of the City of Florissant.
- c. Drawings C2.1, C5.1, C 6.1, and A 6.1 to be part of the record.

9. PROJECT COMPLETION.

Any new Construction shall start within 120 days of the issuance of building permits, and the development shall be completed in accordance of the final development plan within 180 days from start of construction.

Section 2: This ordinance shall become in full 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

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MEMORANDUM



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CITY OF FLORISSANT

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To: Planning and Zoning Commissioners Date: October 12, 2023

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From: Todd Hughes, P.E. Director of Public Works cc: Applicant
Deputy City Clerk
File

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Subject: Request **recommended approval** of an amendment to 'B-5' located at 8180 N
Lindbergh to include the change of use from restaurant with drive through to drive thru only
coffee shop.

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STAFF REPORT
CASE NUMBER PZ-101623-4

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I. PROJECT DESCRIPTION:

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This is a request for **recommended approval** of an amendment to 'B-5' located at 8180 N
Lindbergh to include the change of use from restaurant with drive through to drive thru only
coffee shop.

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BUILDING: The proposed buildings are a 510 S.F building for the coffee shop and a
280 S.F cooler.

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PARKING AND DRIVEWAYS:

There are 10 parking spaces shown on the development plan, including one accessible
space and loading zone. The parking ordinance requires 3 spaces.

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LANDSCAPING:

Existing landscape plan is shown on the Site Development Plan.

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STORMWATER AND SEWER CONCEPT:

Existing.

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SITE LIGHTING:

Shown on plans.

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SIGNAGE:

The proposal did not include a submission of the sign package.

II. EXISTING SITE CONDITIONS:

The property is occupied by restaurant. The parking is proposed to remain.

III. SURROUNDING PROPERTIES:

The property to the East is a B-5 District, it is also bounded by Lindbergh to the West and the property to the south is a B-5 District. The property across Lindbergh are zoned B-3 District.

IV. STAFF ANALYSIS:

Some basic explanation for this amendment B-5 is that the petitioner has proposed a replacement of the existing building to build a Drive thru only coffee shop.

All signs must meet the City Sign Code, other than the post sign.

SUGGESTED MOTION
8180 N Lindbergh

I move for recommended approval of a drive thru coffee shop located at 8180 N Lindbergh, subject to the conditions set forth below with these conditions being part of the record:

1. PERMITTED USES

The use permitted in this ‘B-5’ Planned Commercial District shall be amended to replace restaurant with drive thru with drive thru only coffee shop.

2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

The building shall be limited to a building with a square footage of approximately 510 square feet with a cooler of approximately 280 square feet.

3. PERFORMANCE STANDARDS

Uses within this ‘B-5’ Planned Commercial District identified herein shall conform to the most restrictive performance standards as set forth in Article VII of the Florissant Zoning Code.

5. FINAL SITE DEVELOPMENT PLAN GENERAL CRITERIA

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c. Minimum Parking/Loading Space Requirements.

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d. Road Improvements, Access and Sidewalks.

- (1) The Director of Public Works, the Missouri Department of Transportation (MODOT) and St. Louis County Department of Highways shall approve any new work in the North Highway 67 right-of-way. The property owner shall comply with all requirements for roadway improvements as specified by the Director of Public Works and MODOT in approving new work.

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g. Landscaping and Fencing.

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- (1) Written approval of any required below ground storm water detention by the Metropolitan St. Louis Sewer District shall be filed with the Department of Public Works.

176 (2) The Director of Public Works shall have reviewed storm water plans to
177 assure that storm water flow will have no adverse affect the
178 neighboring properties or roads.

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183 features shall comply with the Florissant City Code.

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186 Development Plan attached.

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190 reinforced vinyl or metal picket type with a maximum spacing of the
191 pickets of 2 inches.

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193 (5) All storm water and drainage facilities shall be constructed, and all
194 landscaping shall be installed, prior to occupancy of the building,
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196 factors.

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198 (6) All mechanical equipment shall be roof mounted and screened from
199 view by the building parapet walls. All electrical equipment shall be
200 properly screened with landscaping as required by section 405.245 of
201 the Florissant Municipal Code.

202
203 (7) Unless and except to the extent otherwise specifically provided herein,
204 the Final Site Development Plan shall comply and be in accordance
205 with all other ordinances of the City of Florissant.

206
207 **7. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:**

208 Any changes to the approved plans attached hereto must be reviewed by the
209 Building Commissioner. The Building Commissioner must make a determination
210 as to the extent of the changes per the following procedure:

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212 1. The property owner or designate representative shall submit in writing a
213 request for an amendment to the approved plans. The building
214 commissioner shall review the plans for consistency with the purpose and
215 content of the proposal as originally or previously advertised for public
216 hearing and shall make an advisory determination.

217 2. If the building commissioner determines that the requested amendment is
218 not consistent in purpose and content with the nature of the purpose as
219 originally proposed or previously advertised for the public hearing, then
220 an amendment to the special use permit shall be required and a review

221 and recommendation by the planning and zoning commission shall be
222 required and a new public hearing shall be required before the City
223 Council.

224 3. If the building commissioner determines that the proposed revisions are
225 consistent with the purpose and content with the nature of the public
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228 4. Determination of minor changes: If the building commissioner determines
229 that an amendment to the special use permit is not required and that the
230 changes to the plans are minor in nature the Building Commissioner may
231 approve said changes.

232 5. Determination of major changes: If the Building Commissioner
233 determines that an amendment to the 'B-5' is not required but the changes
234 are major in nature, then the owner shall submit an application for review
235 and approval by the Planning and Zoning commission.

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237 **12. VERIFICATION PRIOR TO OCCUPANCY PERMIT**

238 Submit Final Development Plan for approval prior to recording per City Code
239 Section 405.135.

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241 **13. GENERAL DEVELOPMENT CONDITIONS.**

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

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246 b. The Department of Public Works shall enforce the conditions of this
247 ordinance in accordance with the Final Site Development Plan approved
248 by the Planning & Zoning Commission and all other ordinances of the
249 City of Florissant.

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251 c. Drawings C2.1, C5.1, C 6.1, and A 6.1 to be part of the record.

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254 **7. PROJECT COMPLETION.**

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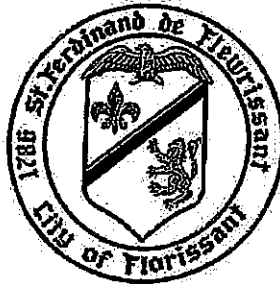
256 Any new Construction shall start within 120 days of the issuance of building
257 permits, and the development shall be completed in accordance of the final
258 development plan within 180 days from start of construction.

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261 (End of report and suggested motion)

**APPLICATION TO THE CITY OF FLORISSANT PLANNING AND ZONING
COMMISSION TO ESTABLISH A B-5 PLANNED COMMERCIAL
DEVELOPMENT OR TO AMEND AN EXISTING B-5 COMMERCIAL
DEVELOPMENT**



City Of Florissant – Public Works
314-839-7648

PLANNING & ZONING ACTION:

Address of Property: 8180 N Lindberg Blvd.

Council Ward _____ Zoning _____

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

Petition to Establish a B-5 Ordinance: _____ Petition to Amend Existing B-5 Ordinance # 8362

1) Comes Now Brew Crew, LLC (7 Brew)

(Individual's name, corporation, partnership, etc.)

Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As).

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

Legal interest in the Property Lease

State legal interest in the property. (i.e., owner of property, lease); also submit copy of deed or lease or letter of authorization from owner to seek a special use.

- A. The petitioner (s) hereby states that he (she) (they) is (are) submitting a description of the property for which the Permit is petitioned by giving bearings & distances (metes and bounds). Not required if description is identical to "B".
- B. The petitioner (s) hereby states that he (she) (they) is (are) submitting a survey or plat of the property drawn to a scale of 100 feet or less to the inch, referenced to a point easily located on the ground as street intersection, centerline of creek having a generally known name, etc., showing dimensions, bearings and distances of the property, north arrow and scale.
- C. Acreage to nearest tenth of an acre of the property for which rezoning is petitioned .61 acres
2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in a B-5 District and is presently being used for restaurant with drive thru
State current use of property, (or, state: vacant).

3. The petitioner(s) hereby state(s) the following reasons to justify the amendment to the existing B-5 ordinance:

The amendment is to request a drive thru only coffee shop instead of the current restaurant with drive thru.

List reason for the amendment request.

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

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

PRINT PETITIONER'S NAME Brandon Sebald

PETITIONER(S) SIGNATURE (S) *Brandon Sebald*
Print Name

FOR Brew Crew, LLC (7 Brew)

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

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

Petitioner may assign an agent to present petition to the Commission and Council. The agent must sign the petition in this section, and provide address and telephone number

SIGNATURE _____

ADDRESS _____
STREET CITY STATE ZIP CODE

TELEPHONE NUMBER _____
BUSINESS

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

Signature of Petitioner(s) or Authorized Agent _____

NOTE: Be advised when the petitioner and/or his duly authorized agent appears before the Planning and Zoning Commission and make the presentation, the same individuals must also appear before the City Council for that presentation. Also if the descriptions of plats or surveys are incorrect, or if the petition form is not correctly and completely filled out it will be returned for corrections and may have to be re-submitted.

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

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

(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:

- | | |
|--|---|
| <p>(1) Names & addresses of all partners
 BRANDON SEBALD
 3931 N DOGWOOD CANYON LP
 FAYETTEVILLE, AR 72704</p> | <p>LARRY WILSON
 3125 SALLY DRIVE
 VESTAL, NY 13850</p> |
| (2) Telephone numbers | (914) 384-1998 (607) 427-3221 |
| (3) Business address | 3538 N HWY 112/STE 1, FAYETTEVILLE AR 72704 |
| (4) State of Incorporation & a photocopy of incorporation papers | ARKANSAS |
| (5) Date of Incorporation | AUGUST 9, 2021 |
| (6) Missouri Corporate Number | NA |
| (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 | 7 BREW |
| (9) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information. | |

Please fill in applicable information requested.

Name Brew Crew LLC

Address 3608 N Steele Blvd Ste 104 Fayetteville, AR 72704

Property Owner 400 North Lindberg LLC

Location of property 8180 N. Lindberg Blvd. Florissant, MO 63031

Dimensions of property 116' x 231'

Property is presently zoned B-5 per ordinance #

Current & Proposed Use of Property Currently restaurant w/ Drive thru. Proposed Drive Thru only Coffee Shop

Type of Sign freestanding pylon sign on existing sign base Height 19' 8"

Type of Construction Pre Fabricated Metal building Number Of Stories 1

Square Footage of Building 510 sf building + 280 sf cooler Number of Curb Cuts 2
= total 790sf

Number of Parking Spaces 12 spaces Sidewalk Length _____

Landscaping: No. of Trees 1 Diameter 2.5" CAL. B&B / Approx Mature 40'x30'

No. of Shrubs 27 Size 18" minimum

Fence: Type _____ Length _____ Height _____

PLEASE SUBMIT NINE (9) FOLDED COPIES OF THE FOLLOWING:

1. Plan or drawing showing zoning of adjoining properties.
2. Plan or drawing showing location of property in relation to major streets and all adjoining properties.
3. Drawing showing measurement of tract and overall area of tract.
4. Plan or drawing showing proposed parking layout, landscaping, parking lighting, signage and trash enclosure.

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

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

Provide a legal description of the property. If part of a shopping center list address and state 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 bearings and distances.

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

Provide a drawing of a location map showing the nearest major intersection or include on plans.

Location Map provided under separate document.

STATE OF ARKANSAS



John Thurston

ARKANSAS SECRETARY OF STATE

To All to Whom These Presents Shall Come, Greetings:

I, John Thurston, Arkansas Secretary of State of Arkansas, do hereby certify that the following and hereto attached instrument of writing is a true and perfect copy of


Articles of Organization

of

BREW CREW, LLC

filed in this office
August 09, 2021

In Testimony Whereof, I have hereunto set my hand and affixed my official Seal. Done at my office in the City of Little Rock, this 9th day of August 2021.


John Thurston
Secretary of State

Online Certificate Authorization Code: 45748361129ae98224a
To verify the Authorization Code, visit sos.arkansas.gov

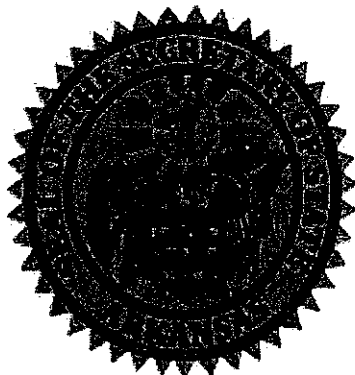


EXHIBIT A-2

Legal Description of FMLLC Parcel

Lots 1A and 1B of Florissant Market Place Plat 2 according to the plat thereof recorded in Plat Book 354 Page 821 of the St. Louis County Records.

1 INTRODUCED BY COUNCILMAN EAGAN
2 NOVEMBER 13, 2017

3
4 BILL NO. 9322 ORDINANCE NO. **8362**

5
6 **REQUEST TO ISSUE AN AMENDMENT TO ORDINANCE NO. 6830 TO**
7 **ALLOW FOR A RESTAURANT WITH OUTDOOR DINING FOR THE**
8 **PROPERTY LOCATED AT 8180 N. LINDBERGH.**
9

10 WHEREAS, the City Council passed and approved B-5 Ordinance No. 6555 which
11 authorized a proposed development at 3120 N. Hwy 67; and

12 WHEREAS, B-5 ordinance no. 6555 was amended by ordinance no. 6830 to allow for a
13 Del Taco Restaurant with a drive thru facilities located at 8180 N. Lindbergh; and

14 WHEREAS, Bonzai Express of St. Louis d/b/a Crazy Bowls and Wraps has applied for a
15 restaurant with outside dining at 8180 N. Lindbergh prompting the amendment to ordinance no.
16 6830; and

17 WHEREAS, the Planning and Zoning Commission of the City of Florissant has
18 recommended to the City Council at their meeting of October 16, 2017 that Ordinance No. 6830
19 be amended to allow for a restaurant with outside dining; and

20 WHEREAS, due and lawful notice of public hearing no. 17-11-026 on said proposed
21 change was duly published, held and concluded on 13th day of November, 2017 by the Council
22 of the City of Florissant; and

23 WHEREAS, the Council, following said public hearing, and after due and careful
24 deliberation, has concluded that the amendment of Ordinance No. 6830, as hereinafter set forth,
25 to be in the best interest of the public health, safety and welfare of the City of Florissant; and

26
27 **NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF**
28 **FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:**
29

30 Section 1: Ordinance No. 6930 is hereby amended to allow for the a restaurant with outdoor
31 dining located at 8180 N. Lindbergh with the following stipulations:
32

33 Section 1, Subsection 2, paragraph (d) shall be changed to read:
34

35 (d) The floor area of lot 3(B) shall be **2200 square feet**, with a maximum height of 23
36 feet. The facility shall be stained masonry using PPG Perma-crete masonry stain in dark grey,
37 with same color over EIFS areas. Signage, canopies, and Hardie siding over front and side
38 elevations as shown on A3.0A attached with trespa.

39

Add the following: Section 1, Subsection 2, paragraph e.
(e) Outdoor dining shall be protected with bollards as shown on A1.0, attached.

Section 2, Subsection 2, paragraph f, (2) shall be changed to read:

Lot 2 shall have no freestanding sign; lot 3B shall have a freestanding sign as shown on Warren sign package dated 9/13/17, attached.

Section 3, Subsection i, paragraphs (5) and (8) shall be changed to read:

(5) "... The trash areas on Lots 2 and 3(B) shall be enclosed with brick and steel gates. Enclosure on lot 3(B) shall be stained to match building stain."

(8) All exterior building walls for buildings on outlot parcels shall be of unpainted standard brick, unpainted standard brick veneer, natural building stone or EIFS. Building walls of outlot 3(B) shall be stained as shown on A3.0A attached with trespas.

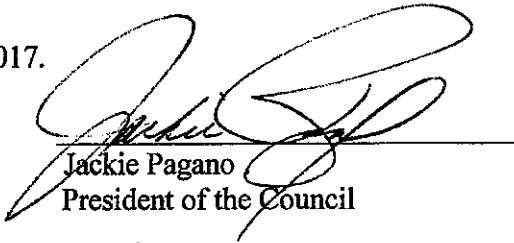
2. PROJECT COMPLETION.

Construction shall start within 60 days of the issuance of building permits and the project shall be developed in accordance of the approved amendments to the final development plans within 180 days of start of construction.

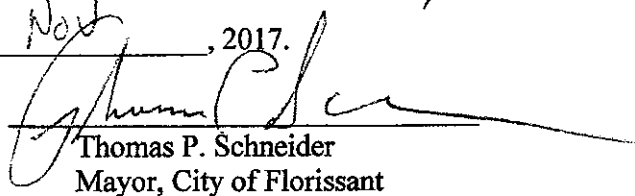
Section 2: Except as herein amended Ordinance No.6830 shall remain in full force and effect.

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

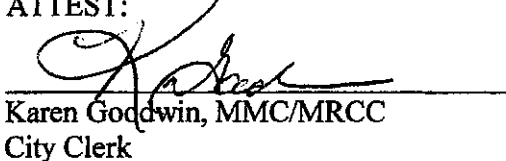
Adopted this 27 day of NOV, 2017.


Jackie Pagano
President of the Council

Approved this 28 day of Nov, 2017.

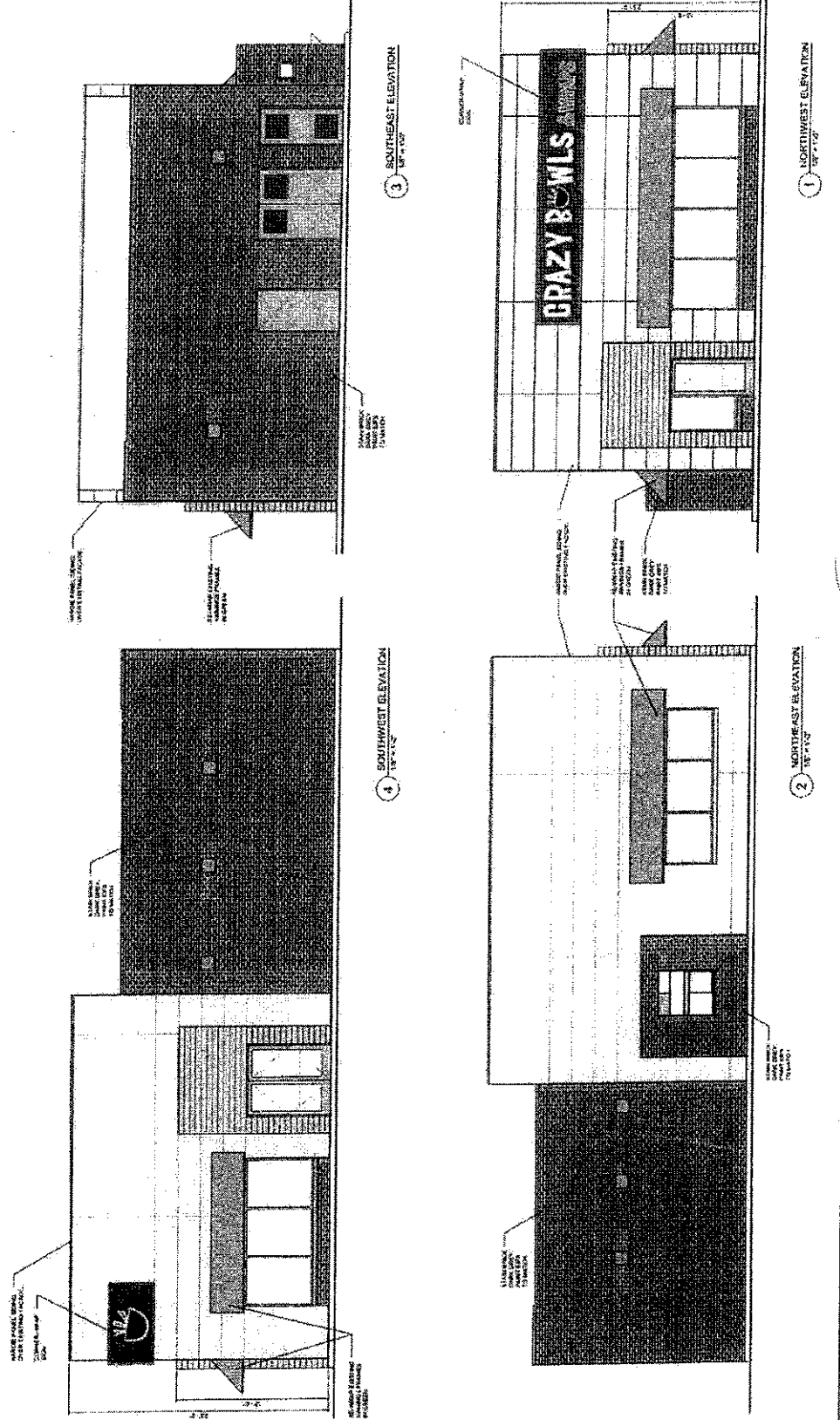

Thomas P. Schneider
Mayor, City of Florissant

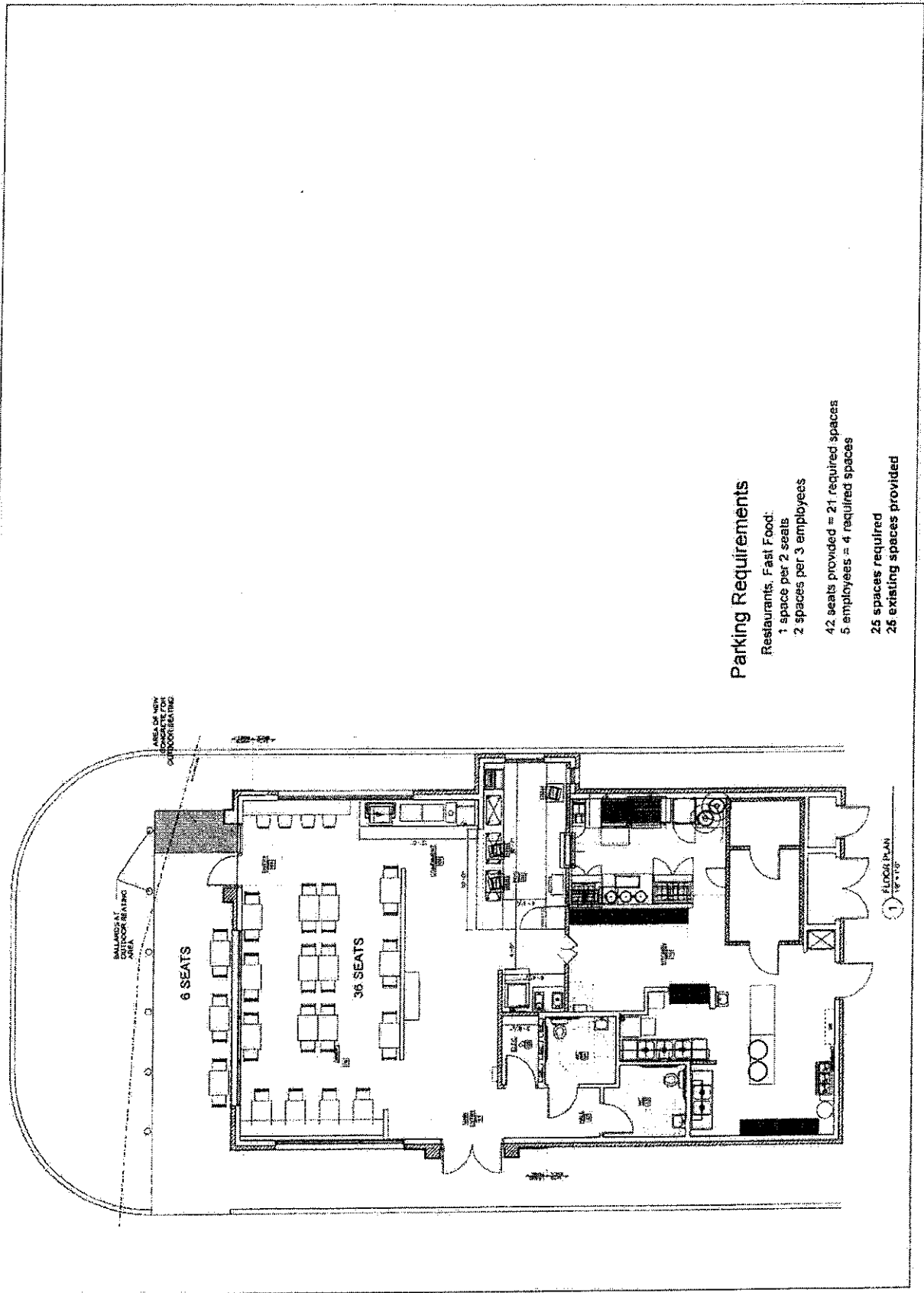
ATTEST:


Karen Goddwin, MMC/MRCC
City Clerk

Elevation Calculations:

Existing Building: Building Coverage:
Brick = 2227 sf Brick = 608 sf or 27%
EIFS = 1173 sf EIFS = 886 sf or 84%
Total = 3400 sf





Parking Requirements

- Restaurants, Fast Food:
 1 space per 2 seats
 2 spaces per 3 employees
- 42 seats provided = 21 required spaces
 5 employees = 4 required spaces
- 25 spaces required
 26 existing spaces provided

1 FLOOR PLAN
 5/20/10

TAO LEE ASSOCIATES
1111 N. W. 10th Ave., Suite 100
Fort Lauderdale, FL 33304
Tel: (954) 573-1111
Fax: (954) 573-1112
www.taolee.com

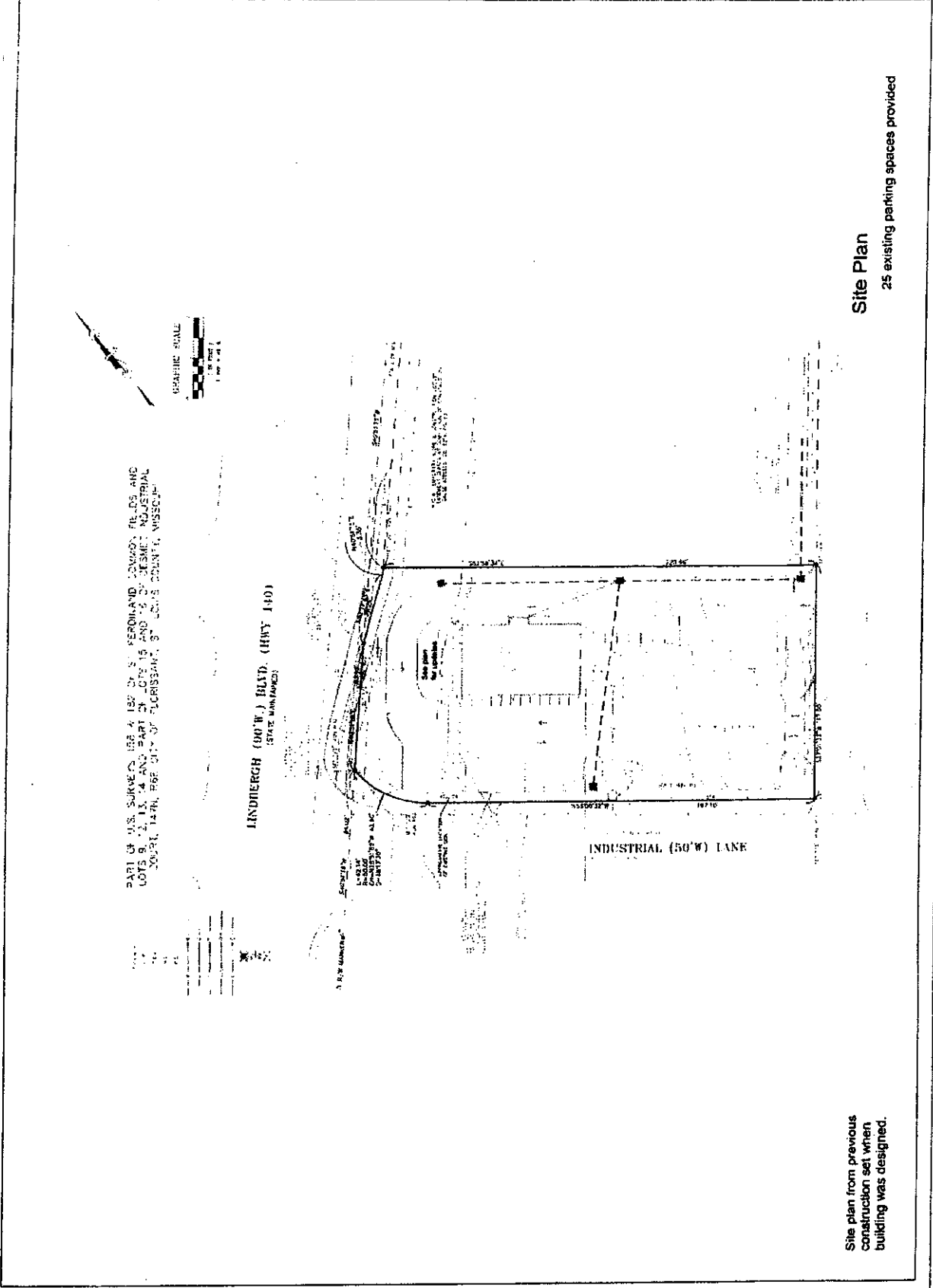
Client:
CBW - Florissant
Tenant Fit Out
8180 N Lindergh Blvd
Fort Lauderdale, FL 33301

Project:

Site Plan
Date: 11/15/11

A0.0

Sheet No. A0.0 of 14
Project No. 11-00-00017
Drawing No. 11-00-00017
Scale: AS NOTED



PART OF U.S. SURVEYS 1884, 1892 BY S. FERDINAND JOHNSON, FIELDS AND
LOTS 9, 11, 13, 14 AND PART OF LOTS 15 AND 16 DESMET INDUSTRIAL
SOUTH 1/4, 1884, 1892 CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI

GRAPHIC SCALE
1" = 100' ±

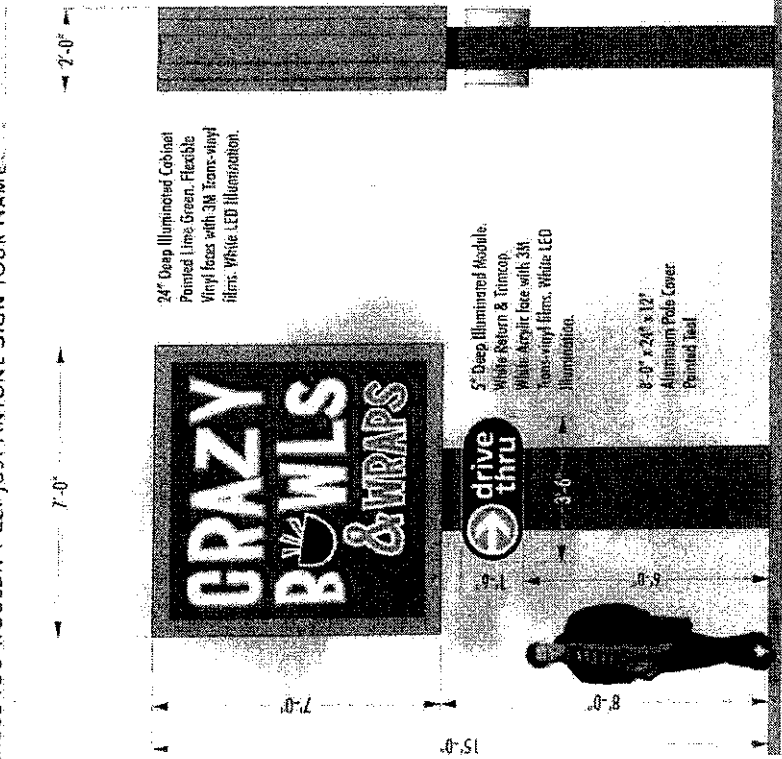
LINDERGH (100' W) BLVD. (HWY 140)
(STATE MAINTAINED)

INDUSTRIAL (50' W) LANE

Site plan from previous
construction set when
building was designed.

Site Plan
25 existing parking spaces provided

BECAUSE YOU WOULDN'T LET JUST ANYONE SIGN YOUR NAME



24" Deep Illuminated Cabinet
Pointed Lime Green. Flexible
Vinyl faces with 3M Trans-vinyl
films. White LED illumination.

5" Deep Illuminated Module.
White Return & Trimcap.
White acrylic face with 3M
trans-vinyl films. White LED
illumination.

8'-0" x 2'-0" x 12"
Aluminum Pole Cover
Painted teal

D/F Pylon Sign: 3/8" = 1'-0" (54.25sf)

FABRICATE AND INSTALL ONE DOUBLE SIDED INTERNALLY ILLUMINATED PYLON SIGN. ALUMINUM SIGN OVER ANGLE FRAME CONSTRUCTION PAINTED WITH ACRYLIC POLYURETHANE FINISHES (LIME GREEN & TEAL). INTERNAL ILLUMINATION SHALL BE BY WHITE LEDS POWERED BY LOW VOLTAGE POWER SUPPLIES. SIGN SUPPORTED BY AN STEEL POLE WHICH SHALL BE CONCEALED BY AN ALUMINUM POLE COVER WHICH FEATURES ILLUMINATED DRIVE THRU DIRECTIONAL MODULES. MAIN ID (FLEX FACE) AND MODULE FACES (ACRYLIC) SHALL BE DECORATED WITH 3M TRANS VINYL FILMS (TEAL, DARK EMERALD GREEN & LIME GREEN). SIGN BUILT WITH UL LISTED ELECTRICAL COMPONENTS AND SHALL HAVE A UL LISTED DISCONNECT SWITCH AND BEAR A UL LABEL. CONNECT TO EXISTING PRIMARY ELECTRICAL CIRCUIT AT SIGN POLE.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. | COPYRIGHT © 2014 WARREN SIGN COMPANY. ALL RIGHTS RESERVED.



WARREN SIGN

7955 Arnold Timberbrook Road, St. Louis, MO 63111
P. 636.287.1200 F. 636.287.3388
warrensigs.com

CLIENT: **CAZYS BOWLS & WRAPS**
PROJECT: **PYLON SIGN**
LOCATION:

DATE: 01/20/17
REVISED AS: **CAZYS BOWLS & WRAPS PYLON SIGN**
DRAWN BY: **J. K. BISHOP**
REVISIONS:

DESIGNED BY: **Keith Henning | WSP**
CHECKED BY: **KEITH HENNING | WSP**

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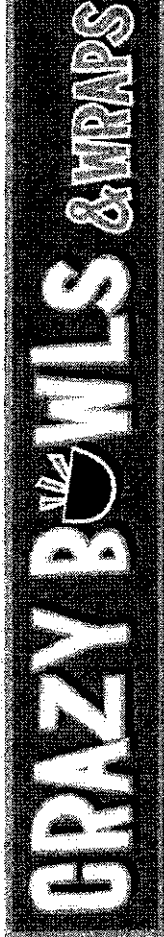
WORRYFREE WARRENTY

CELEBRATING MORE THAN



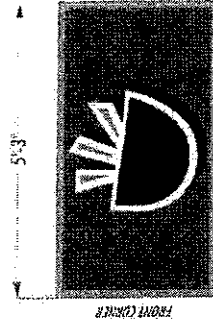
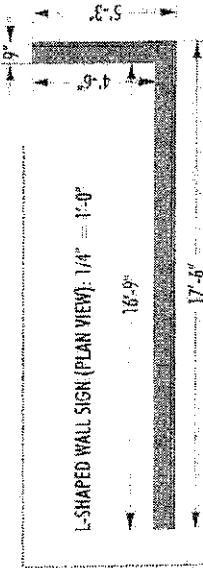
BECAUSE YOU WOULDN'T LET JUST ANYONE SIGN YOUR NAME

17'-6"

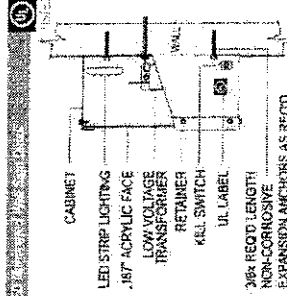


L-SHAPED WALL SIGN ELEVATION: 1/2" = 1'-0" (NORTH FACE) 2' x 16.5' COPY AREA = 33sf

FABRICATE AND INSTALL ONE INTERNALLY ILLUMINATED WALL SIGN. ALUMINUM SIGN OVER ANGLE FRAME CONSTRUCTION PAINTED TO MATCH JIMLINE GREEN. 3/16" THICK WHITE LEVAY FACES DECORATED WITH 3M TRANSLUCENT VINYL FILMS (TEAL, DARK EMERALD GREEN & LIME GREEN) ILLUMINATION SHALL BE BY WHITE LED MODULES POWERED BY LOW VOLTAGE POWER SUPPLIES. SIGN SHALL BE INSTALLED AT CORNER OF BUILDING USING NON-CORROSIVE ANCHORS AS REQUIRED. A 120V PRIMARY ELECTRICAL CIRCUIT TO SIGN AREA SHALL BE PROVIDED BY OTHERS. SIGN INSTALLER SHALL MAKE FINAL CONNECTION AT TIME OF INSTALLATION. SIGN BUILT WITH UL LISTED ELECTRICAL COMPONENTS PER UL SPECIFICATIONS AND SHALL BEAR A UL LABEL.



(WEST FACE) 2.5' X 2.33' COPY AREA = 5.82sf



WARREN SIGN

2955 Arnold Industrial Road, St. Louis, MO 63101
P. 636.292.1200 F. 636.292.2386
warrensigs.com

CLIENT
CRAFT BOWLS & WRAPS
PROJECT
EXTERIOR SIGN
LOCATION

DATE
PROJECT
DRAWN BY
CHECKED BY
REVISIONS

DESIGNED BY
Michael J. O'Neil

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WORRYFREE WARRENTY

CELEBRATING MORE THAN



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 609 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. | COPYRIGHT © 2016 WARREN SIGN COMPANY. ALL RIGHTS RESERVED.

DETAILS

CUSTOMER:
Crazy Bowls and Wraps

DATE:
9/29/2017

REVISION:
1

QUOTED PRICE:
\$

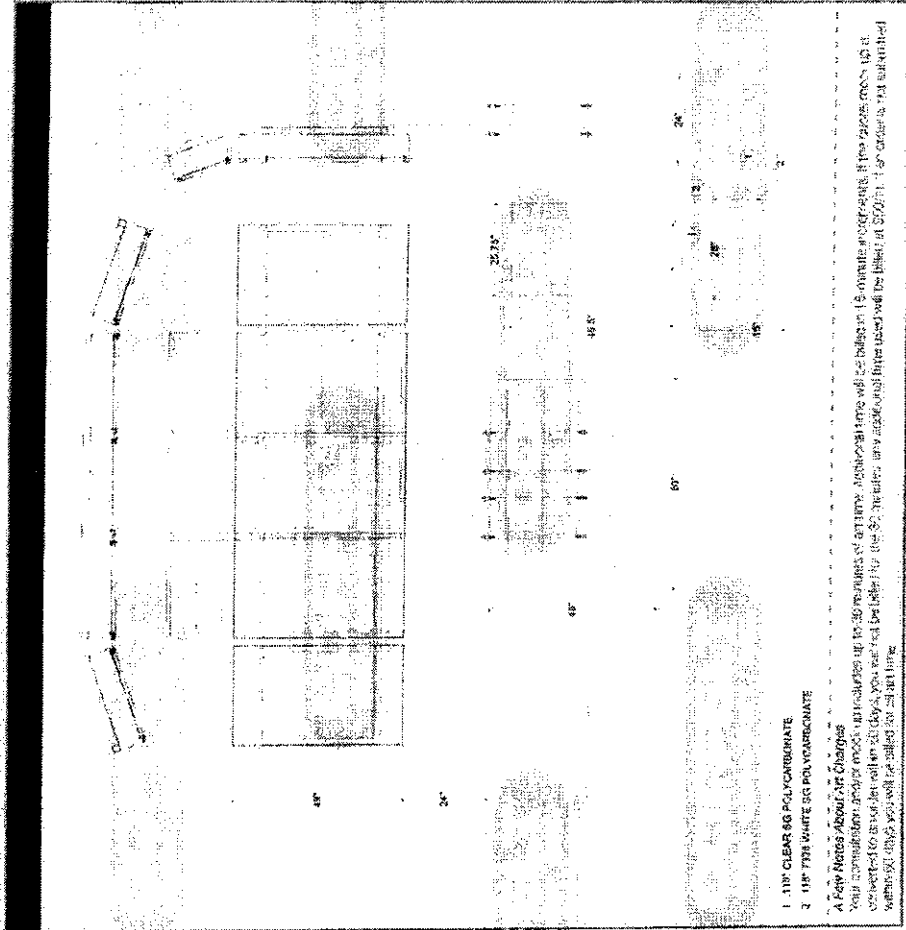
- Approved as is
- Approved with changes
- Revise and resend

Note: changes to be made

PROJECT:

Computer generated colors may not exactly match finished colors. Tax and permits not included. This drawing is property of Coffelt Signs Company, Inc., and shall not be reproduced, copied, or used without written permission.

Date:



John Collins
 18 South Commercial | Emporia, KS 66801
 620.343.6411 | 800.443.6411 | Fax: 620.343.9233
 www.coffelt signs.com

COFFELT
 SIGN COMPANY, INC.



START YOUR FISH

CUCUZO WRAP \$4.95
 Cucuazo (Cucurbit) is a traditional Mexican vegetable. It is a type of squash that is often used in soups and stews. It is a good source of fiber and antioxidants.

Sardito Wrap
 Sardines, tomato, onion, and cheese.

Carrot Wrap
 Carrots, cucumber, and hummus.

Pesto Wrap
 Pesto, chicken, and cheese.

BBQ Wrap
 BBQ chicken, onion, and cheese.

Thai Wrap
 Thai chicken, cucumber, and rice.

Turkey Wrap
 Turkey, cheese, and lettuce.

Mediterranean Wrap
 Hummus, cucumber, and olive oil.

Traditional Wrap
 Chicken, cheese, and lettuce.

CRAZY BOWLS

Salad \$4.95
 Mediterranean vegetables, tomatoes, and feta cheese.

3 Different Salads
 Choose from 3 different salad options.

Hot & Cold Sandwich
 Choose from hot or cold sandwich options.

CUCUZO CRAB
 Cucuazo, crab, and cheese.

Chicken Bowl
 Chicken, rice, and vegetables.

Beef Bowl
 Beef, rice, and vegetables.

Salmon Bowl
 Salmon, rice, and vegetables.

Shrimp Bowl
 Shrimp, rice, and vegetables.

Vegetarian Bowl
 Vegetables, rice, and cheese.

START YOUR FISH

Salad \$4.95
 Mediterranean vegetables, tomatoes, and feta cheese.

Hot & Cold Sandwich
 Choose from hot or cold sandwich options.



PERMA-CRETE®

MASONRY SYSTEMS

PERMA-CRETE Vertical Concrete Stain

LP200503

PERMA-CRETE Vertical Concrete Stain LP200503 is a water repellent coating that provides superior protection and beauty for a variety of exterior masonry surfaces. PERMA-CRETE Vertical Concrete Stain LP200503 will not peel, crack or blister from a properly prepared masonry surface. It is alkali resistant and can be applied to a surface with a pH of 6 to 13.

USED FOR	FEATURES
<ul style="list-style-type: none"> Tilt-up, precast and poured in place concrete Concrete block (CMU) Brick Stucco Sound barrier walls Bridges and supports 	<ul style="list-style-type: none"> Excellent weather resistance Alkali resistant Resists blistering & peeling Water repellent Excellent adhesion & penetration

RECOMMENDED SYSTEMS
Finish the following with two coats of **PERMA-CRETE Vertical Concrete Stain LP200503**:

SUBSTRATE

- Masonry
- Brick
- Stucco
- Concrete
- Concrete Block (CMU)*

*Perma-Crete Vertical Concrete Stain is not designed to waterproof concrete block or other porous substrates.

LIMITATIONS
Do not apply in direct sunlight or when air or surface temperature is below 50°F or above 110°F. Do not apply in late afternoon if condensation or fog is likely to occur, nor when rain is expected within 12 hours. Surface temperature must be at least 5°F above dew point. For optimum application properties, bring material to 65-85°F (18-29°C) temperature range prior to application. Use for services below 150°F. Do not use on horizontal surfaces. **Protect from freezing.**

TECHNICAL DATA

Data below is based on White base.
Product Type: Acrylic Latex
Bases/Colors: LP200503 White/Tinting White
Sheen, 85°: Flat
Percent Solids:
 Weight: 52 ± 2%
 Volume: 39 ± 2%
Weight/Gallon: 10.9 lb
Thinner: Do not thin
Clean-up: Warm, soapy water.

Spread Rate (Theoretical): Per coat/two coats required
 60 -150 sq. ft./gal. depending on surface texture and porosity
Dry time (70°F @ 50% R.H.):
 To Touch: 15 minutes
 To Recoat: 15 minute
(Expect longer dry times at lower temperatures and higher relative humidity.)
Flash Point: >200°F (>93°C)
Flame Spread Rating: Class A (0-25)

REGULATORY DATA
 VOC based on white base. See labels for other bases.
VOC (theoretical):
 As supplied (untinted) - 1.02 lbs/gal (85 g/l)

WALL SIGN

Type: LED Illuminated Wall Sign

Size: 72" x 72"

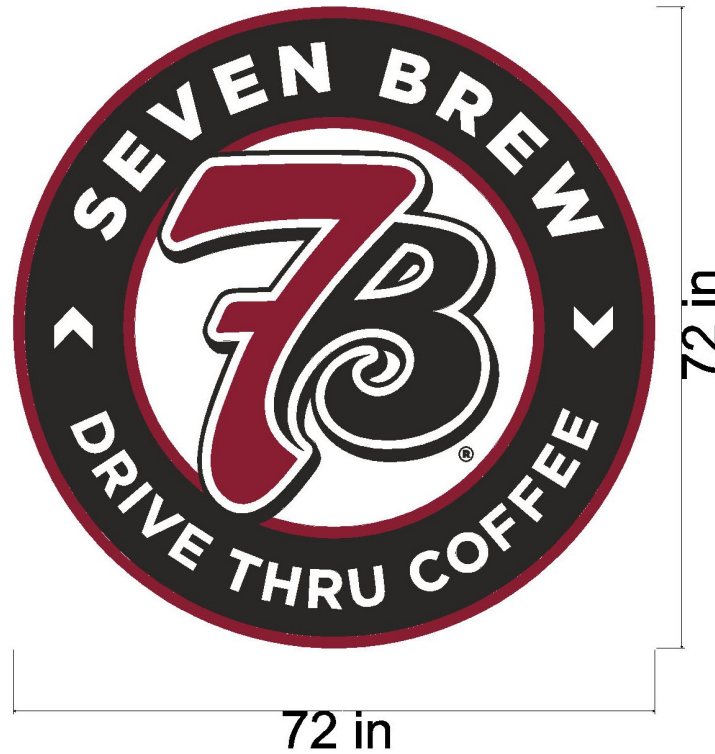
Material: aluminum, acrylic/lexan, LEDs

Color: full color

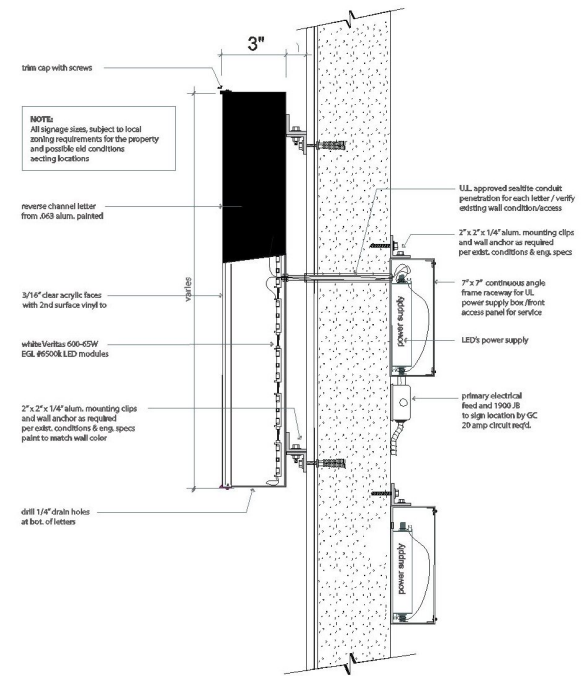
Sides: 1

Quantity: 1

Notes: 28.27 sq ft

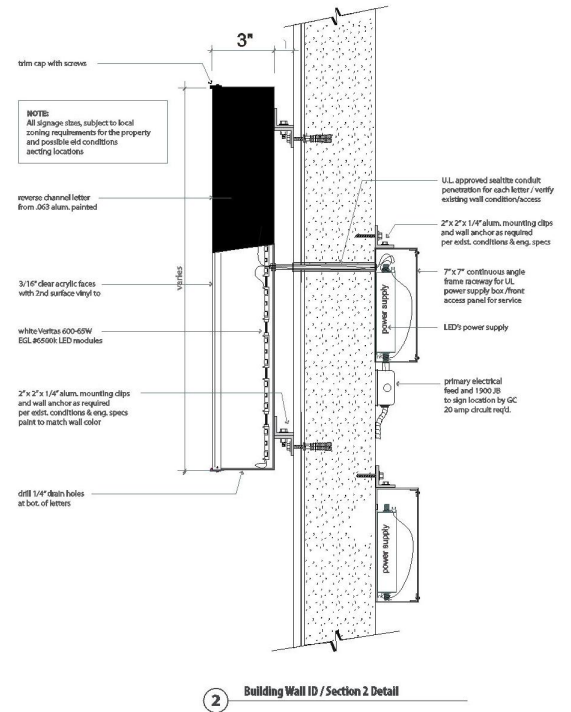


28.27 sq ft



2 Building Wall ID / Section 2 Detail

WALL SIGN



Type: LED Channel Letters

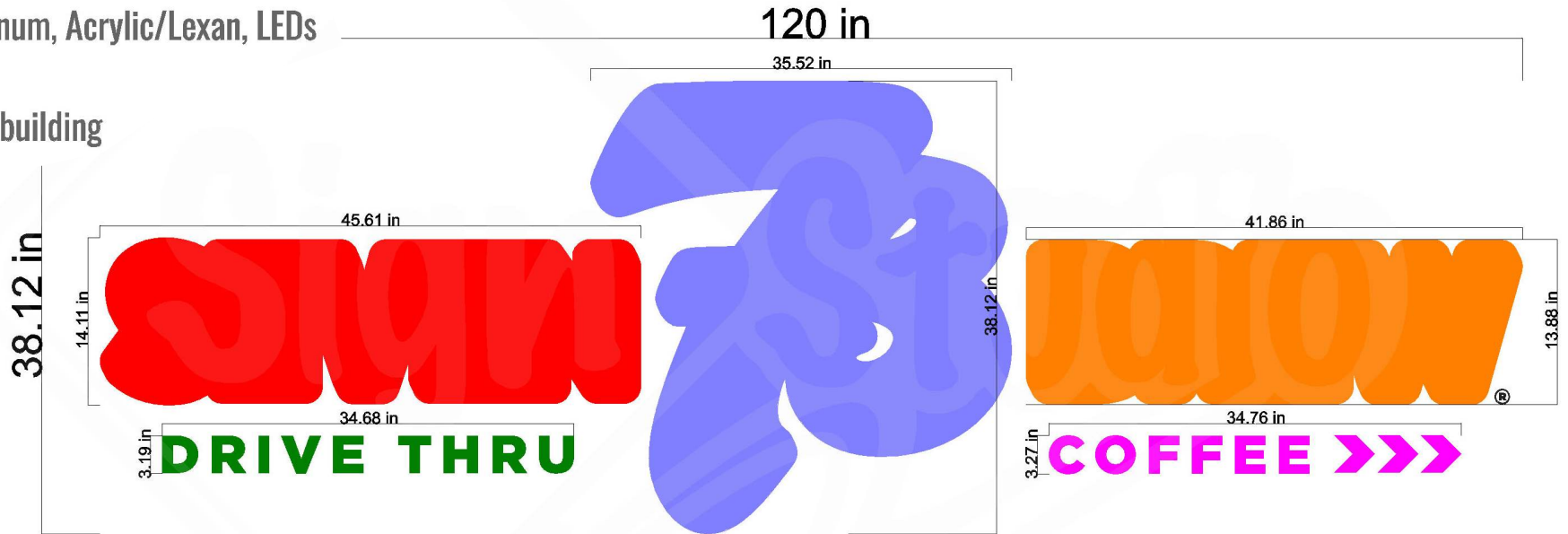
Size: 38.12" x 120"

Material: Aluminum, Acrylic/Lexan, LEDs

Sides: 1

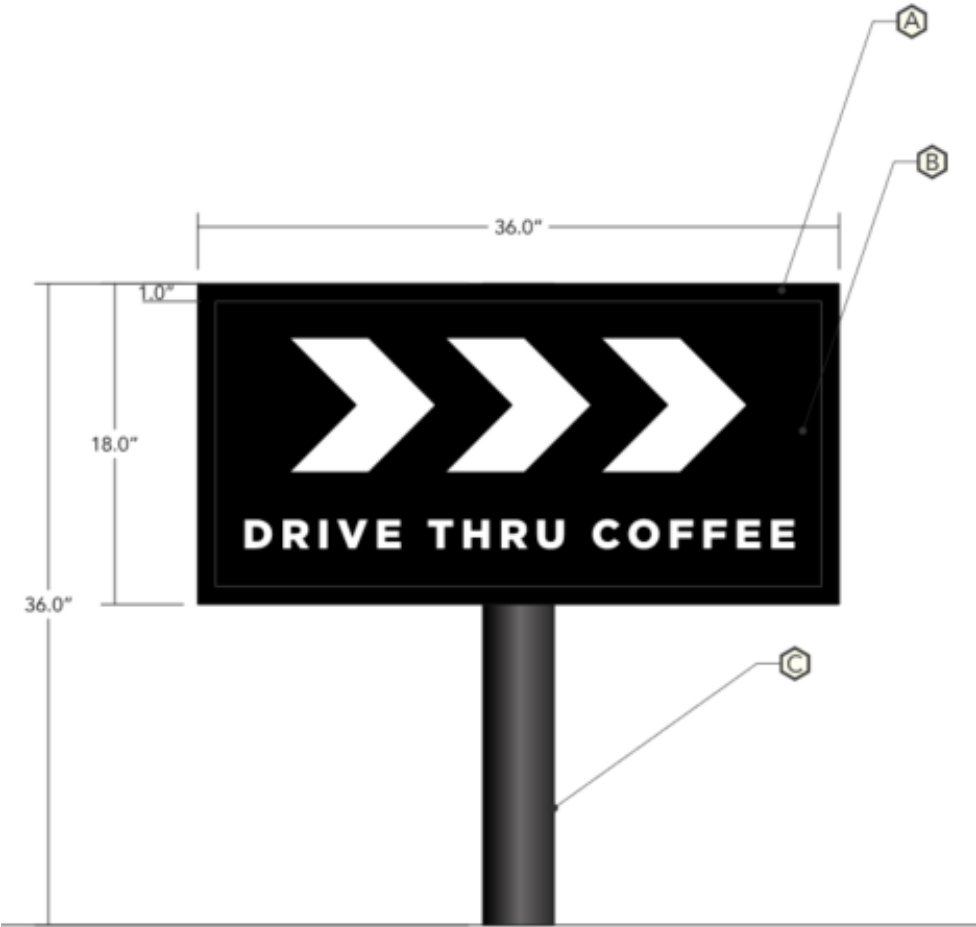
Quantity: 2 per building

Notes:



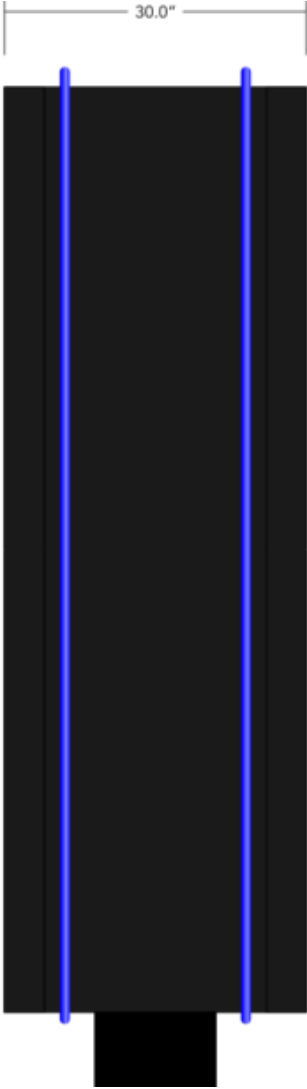
■ 4.2 sq ft ■ .35 sq ft ■ 6.21 sq ft ■ 3.8 sq ft ■ .36 sq ft

DIRECTIONAL SIGN



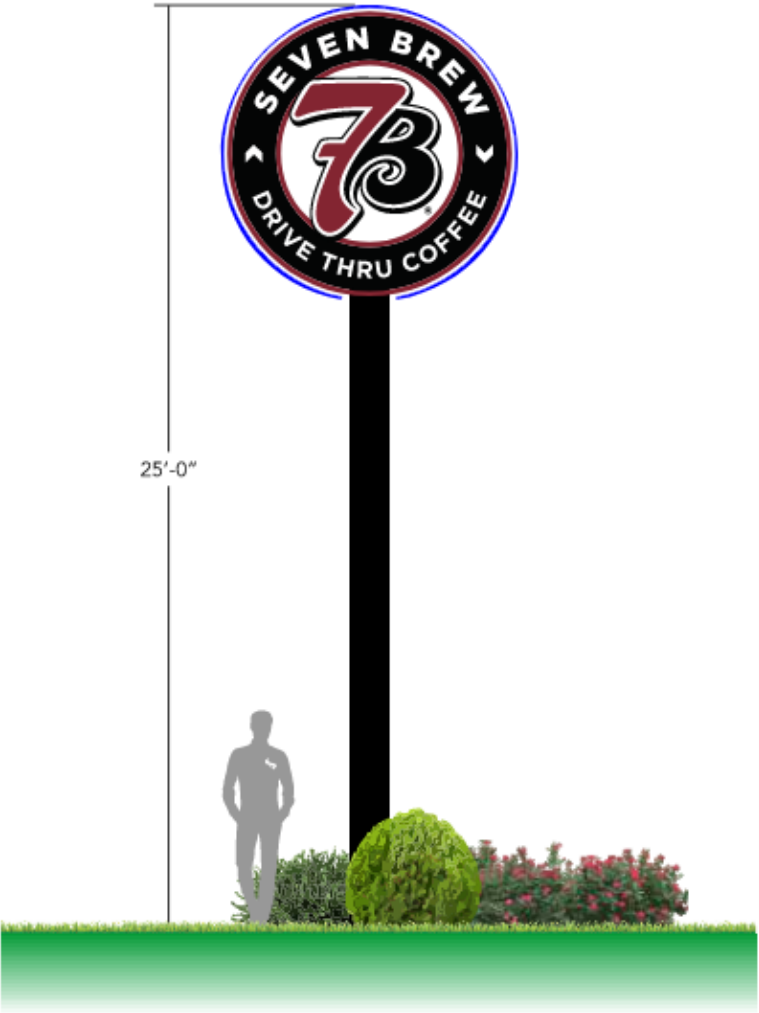
- A D/F INTERNALLY LED ILLUMINATED ALUMINUM CABINET WITH BLACK PAINTED TRIM AND RETURNS
- B REVERSE CUT BLACK VINYL AND TRANSPARENT GRAPHICS APPLIED TO ACRYLIC FACES
- C BLACK PAINTED PIPE

POLE SIGN



- A** D/F ALUMINUM FLEX FACE PYLON CABINET
 - Black PAINTED CABINET AND SIDE TRIM
 - BLUE FAUX NEON AROUND OUTSIDE OF CABINET
 - INTERNAL LED ILLUMINATION
- B** FLUSH FACE FLEX FACES
 - ARTWORK CREATED WITH TRANSLUCENT VINYL
- C** STRUCTURAL PIPE
 - 12" DIAMETER
 - PAINTED BLACK
 - 25' OVERALL SIGN HEIGHT TO GRADE

POLE SIGN





October 17, 2023

City of Florissant,

We're very proud of the Modular Buildings that we manufacture!

They are constructed of premium, technologically advanced materials that are intended to offer durability in all ranges of applications, both indoors and outdoors across the United States.

Our buildings are comprised of these main materials:

- **G90**
 - (Galvanized Steel)
 - G90 is .748031 Thousandths of an Inch thick Galvanized Coating, or .8 mils.
 - The .8 mil Galvanized Steel Coating itself will last a minimum of 17 years, prior to rust forming.
 - The steel itself will last as many as 70 years without the presence of a galvanized coating (or paint)
- **PAC CLAD**
 - Coated Steel Panels, Typically Exterior
 - 30-Year Plus Life Expectancy.
- **NICHIHA**
 - Fiber Cement Panels, Brick Appearance, *for Exterior*.
 - Nichiha architectural wall panels have a 50-year life expectancy.

Thanks!!

Michael Lannon

Project Coordinator

Creative Modular Construction

michael.lannon@cmcmo.com

TRANSFER OF SPECIAL PERMIT

AUTHORIZED BY ORDINANCE NUMBER (S) _____

FROM Small business acquisitions, LLC
TO ^{DBA:} Meineke Car Care (Stillman Brothers Automotive)
FOR _____
ADDRESS 545 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 DARYL STILLMAN and states to the City Council that he (she) (they) has (have) the following legal interest in the property located at 545 N Hwy 67 in the City of Florissant, Missouri. Legal interest: Lease or () Simple Title
(Attach signed copy of lease or deed)
2. The petitioner(s) further state that he (she) (they) has (have) not made any arrangement to pay any commission, gratuity, or consideration, directly or indirectly to any official, employee, or appointee of the City of Florissant, with respect to this petition.
3. The applicant will operate the business in the same manner and under the same conditions as set out in the original ordinance granting the special permit or any amendments thereto, except for any proposed change in sign face of an authorized sign.

PETITIONER SIGNATURE Daryl Stillman
Individual's Name

FOR: ^{DBA:} Meineke Car Care (Stillman Brothers Automotive)
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 Daryl Stillman

ADDRESS 4245 North St. Peters Parkway St. Peters Mo 63304

Telephone No. 314-913-0748 Email address DARYLSTILLMAN@YAHOO

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

Daryl Stillman
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]
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 Meineke CAR CARE - DARYL STILLMAN

Telephone number & email address 314-913-0748 / DARYLSTILLMAN@YAHOO

Business name/address/phone Meineke CAR CARE, 545 N Hwy 67, 314-266-4151

Copy of fictitious name registration, if applicable _____

PARTNERSHIP:

Name & address of partner (s) DARYL STILLMAN, 4245 North St. Peters Parkway St. Peters MO 63304

Telephone number(s) and email address (s) 314-913-0748, DARYLSTILLMAN@YAHOO

Business name/ address /phone _____

Copy of fictitious name registration, if applicable _____

CORPORATION OR LLC:

Name & address of all corporate officers DARYL STILLMAN, STILLMAN BROTHERS AUTOMOTIVE LLC, 4245 North St. Peters Parkway St. Peters MO 63304

Telephone numbers & email addresses 314-913-0748, DARYLSTILLMAN@YAHOO

Business name/address/phone _____

Photocopy of Corporation/LLC Articles and Certificate _____

Date of incorporation/LLC 1-26-2010

Copy of fictitious name registration, if applicable

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

TRANSFER OF SPECIAL USE PERMIT

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

TO: _____

FOR: _____

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.

DARYL STILMAN

PRINT - NAME OF APPLICANT

Daryl Stilman

SIGNATURE OF APPLICANT

TAXATION DIVISION
PO BOX 3666
JEFFERSON CITY, MO 65105-3666



Missouri
DEPARTMENT OF REVENUE

Telephone: 573-751-9268
Fax: 573-522-1265
E-mail: taxclearance@dor.mo.gov

MEINEKE CAR CARE CENTER 376
4245 N SAINT PETERS PKWY
SAINT PETERS, MO 63304-7384

DATE: 10/30/2023
VALID THROUGH: 01/29/2024
ST LOUIS COUNTY

CERTIFICATE OF NO TAX DUE

MISSOURI ID: 20810601
Notice Number 2043500097

To Whom It May Concern: The Department of Revenue, State of Missouri, certifies the above listed taxpayer has filed all required returns and paid all sales or withholding tax due, including penalties and interest, and does not owe any sales and withholding tax, as of October 29, 2023. This review does not include returns that are not required to be filed as of this date or that have been filed but not yet processed by the Department.

This statement only applies to sales and withholding tax due and is not to be construed as limiting the authority of the Director of Revenue to assess, or pursue collection of liabilities resulting from final litigation, default in payment of any installment agreement entered into with the Director of Revenue, any successor liability that may become due in the future, or audits or reviews of the taxpayer's records as provided by law.

THIS CERTIFICATE REMAINS VALID FOR 90 DAYS FROM THE ISSUANCE DATE.

TAXATION DIVISION

State of Missouri



Robin Carnahan
Secretary of State

CERTIFICATE OF ORGANIZATION

WHEREAS,

STILLMAN BROTHERS AUTOMOTIVE LLC
LC1030213

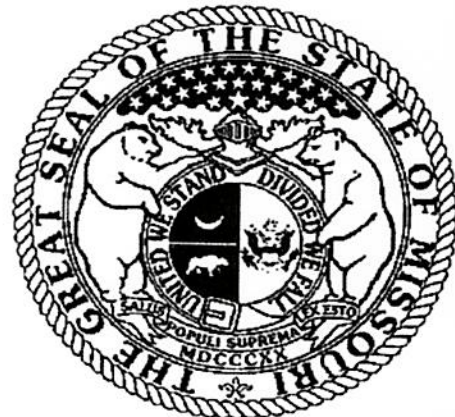
filed its Articles of Organization with this office on the January 26, 2010, and that filing was found to conform to the Missouri Limited Liability Company Act.

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 January 26, 2010, 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 January 26, 2010.

Robin Carnahan

Secretary of State





State of Missouri
Robin Carnahan, Secretary of State

File Number: 201002690520
LC1030213
Date Filed: 01/26/2010
Robin Carnahan
Secretary of State

Articles of Organization

1. The name of the limited liability company is:

STILLMAN BROTHERS AUTOMOTIVE LLC

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

The transaction of any lawful business for which a limited liability company may be organized under the Missouri Limited Liability Company Act, Chapter 347 RSMo.

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

DARYL D STILLMAN

Name

7403 SIELOFF DRIVE, APT A, HAZELWOOD MO 63042

Address

4. The management of the limited liability company is:

Manager

Member

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

Perpetual

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

DARYL D STILLMAN, 7403 SIELOFF DRIVE, APT A, HAZELWOOD MO 63042

7. The effective date of this document is:

01/26/2010

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)

DARYL D STILLMAN

(Organizer Name)

INTRODUCED BY COUNCILMAN MENKE
February 13, 1989

BILL NO. 5755

ORDINANCE NO. 4993

AN ORDINANCE TRANSFERRING THE SPECIAL PERMIT FOR THE LOCATION OF A POST SIGN ON THE PROPERTY LOCATED AT 545 NORTH HIGHWAY 67 TO SMALL BUSINESS ACQUISITION AND MANAGEMENT COMPANY, INC. D/B/A MEINEKE DISCOUNT MUFFLERS & BRAKES.

WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of Florissant to transfer a Special Permit after an application has been filed indicating that the Special Permit would be operated under the same terms and conditions as the original ordinance; and

WHEREAS, an application has been filed by Small Business Acquisition and Management Company, Inc. d/b/a Meineke Discount Mufflers & Brakes to transfer the Special Permit authorized by Ordinance No. 4939 to its name; and

WHEREAS, the City Council of the City of Florissant determined at its meeting on January 23, 1989 that the sign granted under Ordinance No. 4939 will be identical as the sign set out in Ordinance No. 4939; and

WHEREAS, Small Business Acquisition and Management Company, Inc. d/b/a Meineke Discount Mufflers & Brakes has filed a written acceptance of all the terms and conditions of Ordinance No. 4939.

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

Section 1: The Special Permit authorized by Ordinance No. 4939 is transferred from the name of Sound Exhaust, Inc. d/b/a Meineke Discount Mufflers to Small Business Acquisition and Management Company, Inc. d/b/a Meineke Discount Mufflers & Brakes.

Section 2: The conditions of the Special Permit shall remain as follows:

- 1) That the sign be located in line with the first pole of the Commerce Bank sign as set out in the Site Plan attached to Ordinance No. 4939.
- 2) That at any time when a business located within the same building on the real estate described in Ordinance No. 4939 requests a sign, that the named permittee herein shall authorize said sign to be located on the post as herein approved.
- 3) That the named permittee herein shall remove the existing roof sign pertaining to this business at the time of the installation of the post sign.

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

Adopted this 27th day of February, 1989.



President of the Council
City of Florissant

Approved this 1 day of March, 1989.



Mayor, City of Florissant

ATTEST:



City Clerk

INTRODUCED BY COUNCILMAN MENKE
September 26, 1988

BILL NO. 5699

ORDINANCE NO. 4939

AN ORDINANCE GRANTING A SPECIAL PERMIT TO SOUND
EXHAUST, INC. D/B/A MEINEKE DISCOUNT MUFFLER FOR
A POST SIGN ON THE PROPERTY LOCATED AT 545 NO.
HIGHWAY 67 UNDER CERTAIN CONDITIONS.

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 of a post sign which would otherwise be prohibited by ordinance; and

WHEREAS, an application has been filed by Sound Exhaust, Inc. d/b/a Meineke Discount Muffler for the location of a post sign on the property hereinafter described; and

WHEREAS, the Planning and Zoning Commission of the City of Florissant has recommended that said Special Permit be granted under certain conditions; and

WHEREAS, due notice of a public hearing on said application to be held on the 22nd day of August, 1988 was duly published, held and continued until the 12th day of September, 1988, at which time the public hearing was reconvened 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 as hereinafter provided would be in the best interest of the City of Florissant, that said post sign does alleviate a hardship and is not simply for the convenience of the applicant, that said sign is consistent with good planning practices, that said post sign can be maintained in a manner that is visibly compatible with the use of the property in the surrounding area and other sign structures in the surrounding area, and said location is not within the historic district.

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

Section 1: A Special Permit is hereby granted to Sound Exhaust, Inc. d/b/a Meineke Discount Muffler for the location of a post sign on the following described property:

A parcel of land in Surveys 172 and 173 of St. Ferdinand Common Fields, fronting 200 feet on the Northwest line of Lindbergh Boulevard by a depth Northwestwardly of 160 feet between parallel lines; bounded Southwest by the Southwest line of tract of 2.50 acres described in deed to James S. Kelly and wife recorded in Book 3544 page 508, said 2.50 acre tract being Parcel 2 described in said deed; EXCEPTING THEREFROM that part condemned for widening of State Highway

M (140) in Cause #267203 of the St. Louis County Circuit Court,
Decree recorded in Book 5775 page 494 of the St. Louis County
Records.


Section 2: Said Special Permit shall be conditioned on
and shall remain in full force and effect only under the follow-
ing terms and conditions:

- (1) That the sign be located in line with the first pole of the Commerce Bank sign as set out in the Site Plan attached hereto and made a part hereof as if fully set out herein and marked Exhibit "A".
- (2) That at any time when a business located within the same building on the above described real estate requests a sign, that the named permittee herein shall authorize said sign to be located on the post as herein approved.
- (3) That the named permittee herein shall remove the existing roof sign pertaining to her business at the time of the installation of the post sign.

Section 3: The Special Permit herein authorized shall cease when the named permittee shall discontinue the operation of said business.

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

Adopted this 26th day of September, 1988.



President of the Council
City of Florissant

Approved this 27 day of September, 1988.



Mayor, City of Florissant

ATTEST:



City Clerk

APPLICATION FOR LIQUOR LICENSE

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

To the City Clerk, City of Florissant, St. Louis County, Missouri:
The undersigned hereby makes application for the 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)

Business Name: Taste By R:BUUC ^{cl/b/a Taste LLC} Phone: (314) 766-1273
Business Address: 1169 N Hwy 67 Florissant, MO 63021 Email: solesistahse@yahoo.com
Name of Applicant, Corp., or LLC: Tequila D. Clark
Address of Owner: 2460 Center Ave St. Louis, MO 63136 Phone: (314) 766-1273
Street City State Zip

Managing Officer Name: Tequila D. Clark

Home Address: 2460 Center Ave St. Louis MO 63136 Years at Address:
Street City State Zip

Managing Officer: Date of Birth: 12/19/1978 Cell Phone: (314) 393-7395

Driver's License No. [REDACTED] Social Security No. [REDACTED]
(Provide photo copy) *for identification in running record check
Email: solesistahse@yahoo.com Phone: (314) 393-7395

Managing Officer: Personal Property Taxes 20_____ Paid? Yes No (Attached)

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

Have you ever been arrested? NO What Charge? _____

Where? N/A Disposition? N/A

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:
below:

If Partnership, Corp., or LLC, complete

TASTE BY R²B LLC
Trade Name

Jepule D Clark
Signature of Managing Officer

STATE OF Missouri)SS

COUNTY OF St. Louis)

Tepuda D. Clark, 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.

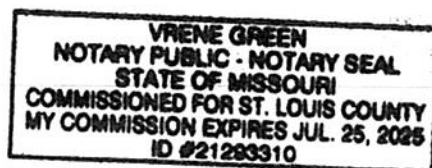
Jepule D. Clark
Signature of Managing Officer

Subscribed and sworn to before me this 7th day of November, 2023

My Commission Expires: July 25, 2025

Vrene Green
Notary Public

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: Tequila D. Clark
SOC. SEC. NO. [REDACTED] SEX: FEMALE
DATE OF BIRTH: 12/19/1978 PLACE OF BIRTH: Missouri
PHONE NUMBER: (314) 343-7395
ADDRESS: 2460 Center ave St. Louis, MO 63136
LAST PREV. ADDRESS: _____
NO. OF YEARS AT ADDRESS: _____

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

PROPERTY OWNER Tequila D. Clark PHONE (314) 766-1273

ADDRESS 2460 Center Ave St Louis MO 63136

NAME OF BUSINESS TASTE BY R:B LLC PHONE (314) 766-1273

ADDRESS 1169 N Hwy 67 Florissant, MO 63031

BUSINESS HOURS 11am - 10pm - Tues - Sunday

OWNER/MANAGER Tequila D. Clark PHONE (314) 766-1273

HOME ADDRESS 2460 Center Ave Saint Louis, MO 63136

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

CONTACT #1 HAS KEY? YES NO

NAME Felicia Ricks ADDRESS 6919 Florian Ave

CITY & STATE St Louis, MO PHONE (314) 601-4688

CONTACT #2 HAS KEY? YES NO

NAME Carrie Sanders ADDRESS 511 Olive Street # 407

CITY & STATE Saint Louis MO 63110 PHONE (314) 494-9837

ARE THERE LIGHTS LEFT ON AFTER HOURS? YES NO

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

IF YES, WHO? _____

ARE ANY VEHICLES PARKED AT YOUR BUSINESS AFTER HOURS?

YES

NO

DESCRIBE:

(YEAR)

(MAKE/MODEL)

(COLOR)

(LICENSE NO.)

DO YOU HAVE A SAFE OF ANY KIND?

YES

NO

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 EMERGENCY 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, Tequila D. Clark, RESIDING AT IN THE

CITY OF St. Louis

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.

Savanna BR
Witness

Tequila D. Clark
Signature

11/9/2023
Date

12/19/1978
Date of Birth

[Redacted]

Social Security Number**

[Redacted]

Driver's License No. & State

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

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 6:00 am to midnight. **(\$300)**

TYPE OF OPERATION:

Individual Partnership Corporation Limited Liability Corp

BUSINESS NAME TASTE BY R²B LLC

LOCATION 1169 N Hwy 67 Florissant, mo 63031 **PHONE** (314) 766-1273

EXACT TRADE NAME, LLC, OR CORP TASTE BY R²B LLC

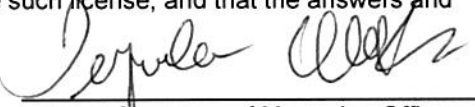
The undersigned (Individual, Partnership, Corporation, LLC), hereby makes application to the City Clerk, City of Florissant, St. Louis County, Missouri for a "By the Drink/Package Liquor License" authorizing the sale of retail liquor on Sundays from 9:00 am to midnight for the period beginning on _____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

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

STATE OF MISSOURI)SS

COUNTY OF ST LOUIS)

TEQUILA D CLARK, 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.


Signature of Managing Officer

Subscribed and sworn to before me this Nov 9th day of 20 23.

My Commission Expires: Nov 25, 2023


Notary Public





No Match Notification

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

Date of Search: 12/04/2023

Name (1): TEQUILA CLARK

Name (2):

Name (3):

Date Of Birth: 12/19/1978

SSN: xxx-xx-2313

Control Number: 6611252

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

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CERTIFICATE OF ORGANIZATION

WHEREAS,

TASTE BY R&B LLC
LC014477457

filed its Articles of Organization with this office on the 11th day of July, 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 11th day of July, 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 11th day of July, 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

LC014477457
Date Filed: 7/11/2023
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

TASTE BY R&B LLC

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

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

Full-service restaurant providing southern cuisine.

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

<u>Tequila D Clark</u>	<u>1169 N Highway 67 St</u>	<u>Florissant, MO 63031-4701</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>Clark, Tequila D</u>	<u>1169 N Highway 67 St</u>	<u>Florissant MO 63031-4701</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>Bundles Of Love In Home Services Inc</u>
Address:	<u>Email: bundlesofloveinc@yahoo.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):

1169 N Highway 67 St

Florissant, MO 63031-4701

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:

Tequila D Clark

TEQUILA D CLARK

07/11/2023

Organizer Signature

Printed Name

Date of Signature

COLLECTOR OF REVENUE
41 S CENTRAL AVE
ST LOUIS MO 63105
(314) 615-5500

ST LOUIS COUNTY, MISSOURI PERSONAL PROPERTY TAX BILL

DUPLICATE
10/10/2023

TAX YEAR
2022

ACCOUNT NUMBER	I00218848	TAXING NAME	CLARK TEQUILA D	PIN	
		LOCATION	2460 CENTER AVE	SCHOOL/SUB	114A

Taxes are based on ownership on January 1 of tax year, and become delinquent at 12:00 midnight December 31.
A paid tax receipt for previous year(s) is needed to license or renew registration on any motor vehicle.

CLARK TEQUILA D
2460 CENTER AVE
SAINT LOUIS MO 63136

TAX DISTRIBUTION	
ST. OF MISSOURI	2.17
COUNTY HEALTH FUND	10.12
CO. PARK MAINT.	3.62
COUNTY BOND RETIRE	1.37
ROAD & BRIDGE	7.59
ST L COMM COLL	20.15
SPEC SCH DIST	75.88
MET ZOO MUS DIST	18.28
COUNTY LIBRARY	18.80
SCH-JENNINGS	418.86
METRO SEWER DIST	7.61
FIRE-NORTH COUNTY FI	226.90
CTY-JENNINGS	99.05
DEV. DISABILITY-PROD	6.51
COUNTY GENERAL	15.11
ASSMT PENALTY VEHICLE FEE	85.00
ASSMT PENALTY VEHICLE FEE	3.50

ASSESSED VALUE	TYPE	TAX RATE	SPECIAL ASSESSMENTS
7,230	PERSONAL	12.8910	ASSMT PENALTY 85.00 VEHICLE FEE 3.50
<p>MO law 139.100, 52.290 mandates the assessment of interest of 2% per month or any part thereof, plus a 2% penalty for all taxes unpaid by 12 midnight December 31 of tax year.</p> <p>In compliance with State statute 139.100 payments by mail require "postmark" by United States Postal Service on or before December 31.</p>			
TAX AMOUNTS			
CURRENT TAX AMOUNT		\$932.02	
CURRENT INT/PEN AMOUNT		\$94.69	
MISC. FEES		\$98.50	
CREDITS		-\$1,115.21	
TOTAL DUE		\$0.00	

Pay taxes online at: <https://stlouiscountymo.gov> by authorizing direct debit to your checking/savings account or by credit card. Credit card payments can also be made by calling 1-877-309-9306. A "convenience fee" may apply.

TEAR HERE. REMIT PAYMENT WITH LOWER PORTION OF THIS TAX BILL. NO TAPE, NO STAPLES.

ACCOUNT NUMBER	SCHOOL/SUB	CITY CODE	SITE CODE	ST LOUIS COUNTY, MISSOURI				DUPLICATE	TAX YEAR
I00218848	114A	031	0760	EST PERSONAL PROPERTY TAX BILL				10/10/2023	2022
VALUATION	TYPE	RATE PER \$100 =	CURRENT TAX +	INTEREST +	PENALTIES +	TOTAL FEES =	PIN		
7,230	PERSONAL	12.8910	932.02	74.56	20.13	3.50			
			85.00	ASSMT PENALTY			PAY THIS AMOUNT		
			-1,115.21	CREDITS			\$0.00		

Make checks payable to: **COLLECTOR OF REVENUE**

	DESCRIPTION OF PROPERTY	VEHICLE FEE	VALUATION
933801	A 21 KIA K5 VIN 5XXG64J23MG034961	3.50	7,230

PRINT MAILING ADDRESS CHANGE

CLARK TEQUILA D
2460 CENTER AVE
SAINT LOUIS MO 63136

DUPLICATE RECEIPT PAID DATE: 04/18/2023

Current Voter Registration Information

TEQUILA CLARK
4258 LABADIE AVE
ST LOUIS, MO 63115

If any of the voter information is not accurate, you will need to [update your voter registration](#).

NOTICE: Polling location information is provided and updated by [local election authorities](#). It is recommended you confirm your polling place with your county clerk or board of election. Contact information for your local election authority may be found in the box on the right.

Election Resources

Your county's election is not available at this time. Please try again later or contact your Local Election Authority.

Jurisdiction Information

County: St. Louis City
Precinct: 12.06
Split: 06



[View My Districts](#)

Have Questions?

Contact your Local Election Authority:

St. Louis City Board of Elections

300 N. Tucker Blvd.
St. Louis, MO 63101

Phone: 314-622-4336

Fax: 314-589-6625

Email:

electionboard@stlouis-mo.gov

Website:

[LEA Website](#)

Need to update your registration?

Visit the [Missouri Secretary of State Elections page](#) for more information.

PETITION

WHEREAS, Section 600.060.C 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 (2/3) of the assessed taxpaying citizens owning property and also two-thirds (2/3) 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:


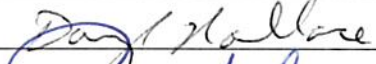
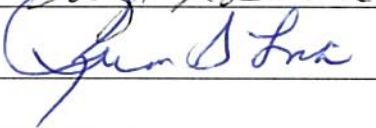
Taste LLC

Name of Business

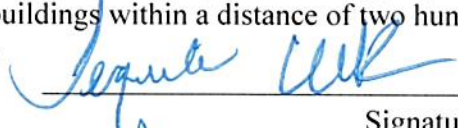
to sell intoxicating liquors of all kinds by the drink and for the consumption on the premises located at:

1169 N Hwy 67

Business Address

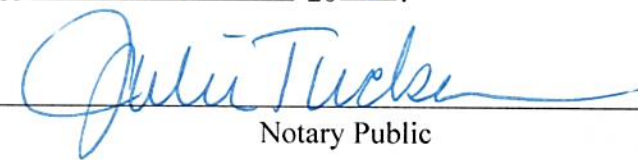
Owner Name	Address	Signature	Phone
iCARE Home Health Care	1155 N Hwy 67		
Kingston 10	1159 N Hwy 67		314 458 6005
Behind the 8 Ball LLC	1165 N Hwy 67		(314) 695-5764
Travellink	1147 N Hwy 67		(314) 831-5465
Phillips Studio	1145 N Hwy 67		
Vacant	1149 N Hwy 67		
Vacant	1167 N Hwy 67		
Vacant	1285 N Hwy 67		

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

Subscribed and sworn to me before this 4 day of Dec. 2023.



Notary Public





Agenda Request Form

For Administration Use Only:

Meeting Date: 12/11/2023

Open Closed

Report No. 85/2023

Date Submitted:

To: City Council

Title: Ordinance to transfer an existing Special Use and Special Use No. 4993 for a pole sign from Small Business Acquisitions, LLC d/b/a Meineke Discount Mufflers and Brakes to Stillman Brothers Automotive d/b/a Meineke Car Care located at 545 N. Highway 67 for the operation of an automotive repair shop.

Prepared by: Administrator

Department: City Clerk

Justification:

Meineke was established before a Special Use was required, since the new ownership is required to transfer the Special Use for the pole sign, we are transferring the "existing non-conforming" Special Use for the business along with the pole sign to be more consistent and easier to track.

Attachments:

1. Meineke SPU Xfer

INTRODUCED BY COUNCILMAN CAPUTA
DECEMBER 11, 2023

BILL NO. 9940

ORDINANCE NO.

ORDINANCE TO TRANSFER AN EXISTING SPECIAL USE AND SPECIAL USE NO. 4993 FOR A POLE SIGN FROM SMALL BUSINESS ACQUISITIONS, LLC D/B/A MEINEKE DISCOUNT MUFFLERS AND BRAKES TO STILLMAN BROTHERS AUTOMOTIVE D/B/A MEINEKE CAR CARE LOCATED AT 545 N. HIGHWAY 67 FOR THE OPERATION OF AN AUTOMOTIVE REPAIR SHOP.

WHEREAS, the Florissant Zoning Ordinance authorizes the Council of the City of Florissant, by Special Use Permit, after public hearing thereon, to permit the location of an automotive repair shop with a pole sign; and

WHEREAS Small Business Acquisitions, LLC acquired the existing non-conforming business and was issued Special Use Permit no. 4993 for the operation of an automotive repair shop located at 545 N. Highway 67; and

WHEREAS Stillman Brothers Automotive d/b/a Meineke Car Care has filed an application to transfer the existing non-conforming use and Special use Permit no. 4993 authorizing the location and operation of an automotive repair shop located at 545 N. Highway 67 to its name; and

WHEREAS, the City Council of the City of Florissant determined at its meeting on December 11, 2023 that the business would be operated in substantially identical fashion as set out herein; and

WHEREAS, Stillman Brothers Automotive d/b/a Meineke Car Care has accepted the terms and conditions as they apply to a special use permit for an automotive repair business.

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

Section 1: The existing non-conforming use and Special Use Permit no. 4993 is hereby transferred from Small Business Acquisitions, LLC d/b/a Meineke Discount Mufflers and Brakes to Stillman Brothers Automotive d/b/a Meineke Car Care located at 545 N. Highway 67 for the operation of an automotive repair shop.

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, Council President

Approved this ____ day of _____, 2023.

Mayor Timothy J. Lowery

ATTEST:

Karen Goodwin, MPPA/MMC/MRCC
City Clerk

TRANSFER OF SPECIAL PERMIT

AUTHORIZED BY ORDINANCE NUMBER (S) _____

FROM Small business acquisitions, LLC
TO ^{DBA:} Meineke Car Care (Stillman Brothers Automotive)
FOR _____
ADDRESS 545 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 DARYL STILLMAN and states to the City Council that he (she) (they) has (have) the following legal interest in the property located at 545 N Hwy 67 in the City of Florissant, Missouri. Legal interest: Lease or () Simple Title
(Attach signed copy of lease or deed)
2. The petitioner(s) further state that he (she) (they) has (have) not made any arrangement to pay any commission, gratuity, or consideration, directly or indirectly to any official, employee, or appointee of the City of Florissant, with respect to this petition.
3. The applicant will operate the business in the same manner and under the same conditions as set out in the original ordinance granting the special permit or any amendments thereto, except for any proposed change in sign face of an authorized sign.

PETITIONER SIGNATURE Daryl Stillman
Individual's Name

FOR: ^{DBA:} Meineke Car Care (Stillman Brothers Automotive)
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 Daryl Stillman

ADDRESS 4245 North St. Peters Parkway St. Peters Mo 63304

Telephone No. 314-913-0748 Email address DARYLSTILLMAN@YAHOO

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

Daryl Stillman
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]
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 Meineke CAR CARE - DARYL STILLMAN

Telephone number & email address 314-913-0748 / DARYLSTILLMAN@YAHOO

Business name/address/phone Meineke CAR CARE, 545 N Hwy 67, 314-266-4151

Copy of fictitious name registration, if applicable _____

PARTNERSHIP:

Name & address of partner (s) DARYL STILLMAN, 4245 North St. Peters Parkway St. Peters MO 63304

Telephone number(s) and email address (s) 314-913-0748, DARYLSTILLMAN@YAHOO

Business name/ address /phone _____

Copy of fictitious name registration, if applicable _____

CORPORATION OR LLC:

Name & address of all corporate officers DARYL STILLMAN, STILLMAN BROTHERS AUTOMOTIVE LLC, 4245 North St. Peters Parkway St. Peters MO 63304

Telephone numbers & email addresses 314-913-0748, DARYLSTILLMAN@YAHOO

Business name/address/phone _____

Photocopy of Corporation/LLC Articles and Certificate _____

Date of incorporation/LLC 1-26-2010

Copy of fictitious name registration, if applicable

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

TRANSFER OF SPECIAL USE PERMIT

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

TO: _____

FOR: _____

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.

DARYL STILMAN

PRINT - NAME OF APPLICANT

Daryl Stilman

SIGNATURE OF APPLICANT

TAXATION DIVISION
PO BOX 3666
JEFFERSON CITY, MO 65105-3666



Missouri
DEPARTMENT OF REVENUE

Telephone: 573-751-9268
Fax: 573-522-1265
E-mail: taxclearance@dor.mo.gov

MEINEKE CAR CARE CENTER 376
4245 N SAINT PETERS PKWY
SAINT PETERS, MO 63304-7384

DATE: 10/30/2023
VALID THROUGH: 01/29/2024
ST LOUIS COUNTY

CERTIFICATE OF NO TAX DUE

MISSOURI ID: 20810601
Notice Number 2043500097

To Whom It May Concern: The Department of Revenue, State of Missouri, certifies the above listed taxpayer has filed all required returns and paid all sales or withholding tax due, including penalties and interest, and does not owe any sales and withholding tax, as of October 29, 2023. This review does not include returns that are not required to be filed as of this date or that have been filed but not yet processed by the Department.

This statement only applies to sales and withholding tax due and is not to be construed as limiting the authority of the Director of Revenue to assess, or pursue collection of liabilities resulting from final litigation, default in payment of any installment agreement entered into with the Director of Revenue, any successor liability that may become due in the future, or audits or reviews of the taxpayer's records as provided by law.

THIS CERTIFICATE REMAINS VALID FOR 90 DAYS FROM THE ISSUANCE DATE.

TAXATION DIVISION

State of Missouri



Robin Carnahan
Secretary of State

CERTIFICATE OF ORGANIZATION

WHEREAS,

STILLMAN BROTHERS AUTOMOTIVE LLC
LC1030213

filed its Articles of Organization with this office on the January 26, 2010, 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 January 26, 2010, 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 January 26, 2010.

Robin Carnahan

Secretary of State





State of Missouri
Robin Carnahan, Secretary of State

File Number: 201002690520
LC1030213
Date Filed: 01/26/2010
Robin Carnahan
Secretary of State

Articles of Organization

1. The name of the limited liability company is:

STILLMAN BROTHERS AUTOMOTIVE LLC

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

The transaction of any lawful business for which a limited liability company may be organized under the Missouri Limited Liability Company Act, Chapter 347 RSMo.

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

DARYL D STILLMAN

Name

7403 SIELOFF DRIVE, APT A, HAZELWOOD MO 63042

Address

4. The management of the limited liability company is:

Manager

Member

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

Perpetual

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

DARYL D STILLMAN, 7403 SIELOFF DRIVE, APT A, HAZELWOOD MO 63042

7. The effective date of this document is:

01/26/2010

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)

DARYL D STILLMAN

(Organizer Name)

INTRODUCED BY COUNCILMAN MENKE
February 13, 1989

BILL NO. 5755

ORDINANCE NO. 4993

AN ORDINANCE TRANSFERRING THE SPECIAL PERMIT FOR THE LOCATION OF A POST SIGN ON THE PROPERTY LOCATED AT 545 NORTH HIGHWAY 67 TO SMALL BUSINESS ACQUISITION AND MANAGEMENT COMPANY, INC. D/B/A MEINEKE DISCOUNT MUFFLERS & BRAKES.

WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of Florissant to transfer a Special Permit after an application has been filed indicating that the Special Permit would be operated under the same terms and conditions as the original ordinance; and

WHEREAS, an application has been filed by Small Business Acquisition and Management Company, Inc. d/b/a Meineke Discount Mufflers & Brakes to transfer the Special Permit authorized by Ordinance No. 4939 to its name; and

WHEREAS, the City Council of the City of Florissant determined at its meeting on January 23, 1989 that the sign granted under Ordinance No. 4939 will be identical as the sign set out in Ordinance No. 4939; and

WHEREAS, Small Business Acquisition and Management Company, Inc. d/b/a Meineke Discount Mufflers & Brakes has filed a written acceptance of all the terms and conditions of Ordinance No. 4939.

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

Section 1: The Special Permit authorized by Ordinance No. 4939 is transferred from the name of Sound Exhaust, Inc. d/b/a Meineke Discount Mufflers to Small Business Acquisition and Management Company, Inc. d/b/a Meineke Discount Mufflers & Brakes.

Section 2: The conditions of the Special Permit shall remain as follows:

- 1) That the sign be located in line with the first pole of the Commerce Bank sign as set out in the Site Plan attached to Ordinance No. 4939.
- 2) That at any time when a business located within the same building on the real estate described in Ordinance No. 4939 requests a sign, that the named permittee herein shall authorize said sign to be located on the post as herein approved.
- 3) That the named permittee herein shall remove the existing roof sign pertaining to this business at the time of the installation of the post sign.


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

Adopted this 27th day of February, 1989.



President of the Council
City of Florissant

Approved this 1 day of March, 1989.



Mayor, City of Florissant

ATTEST:



City Clerk

INTRODUCED BY COUNCILMAN MENKE
September 26, 1988

BILL NO. 5699

ORDINANCE NO. 4939

AN ORDINANCE GRANTING A SPECIAL PERMIT TO SOUND EXHAUST, INC. D/B/A MEINEKE DISCOUNT MUFFLER FOR A POST SIGN ON THE PROPERTY LOCATED AT 545 NO. HIGHWAY 67 UNDER CERTAIN CONDITIONS.

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 of a post sign which would otherwise be prohibited by ordinance; and

WHEREAS, an application has been filed by Sound Exhaust, Inc. d/b/a Meineke Discount Muffler for the location of a post sign on the property hereinafter described; and

WHEREAS, the Planning and Zoning Commission of the City of Florissant has recommended that said Special Permit be granted under certain conditions; and

WHEREAS, due notice of a public hearing on said application to be held on the 22nd day of August, 1988 was duly published, held and continued until the 12th day of September, 1988, at which time the public hearing was reconvened 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 as hereinafter provided would be in the best interest of the City of Florissant, that said post sign does alleviate a hardship and is not simply for the convenience of the applicant, that said sign is consistent with good planning practices, that said post sign can be maintained in a manner that is visibly compatible with the use of the property in the surrounding area and other sign structures in the surrounding area, and said location is not within the historic district.

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

Section 1: A Special Permit is hereby granted to Sound Exhaust, Inc. d/b/a Meineke Discount Muffler for the location of a post sign on the following described property:

A parcel of land in Surveys 172 and 173 of St. Ferdinand Common Fields, fronting 200 feet on the Northwest line of Lindbergh Boulevard by a depth Northwestwardly of 160 feet between parallel lines; bounded Southwest by the Southwest line of tract of 2.50 acres described in deed to James S. Kelly and wife recorded in Book 3544 page 508, said 2.50 acre tract being Parcel 2 described in said deed; EXCEPTING THEREFROM that part condemned for widening of State Highway

M (140) in Cause #267203 of the St. Louis County Circuit Court, Decree recorded in Book 5775 page 494 of the St. Louis County Records.


Section 2: Said Special Permit shall be conditioned on and shall remain in full force and effect only under the following terms and conditions:

- (1) That the sign be located in line with the first pole of the Commerce Bank sign as set out in the Site Plan attached hereto and made a part hereof as if fully set out herein and marked Exhibit "A".
- (2) That at any time when a business located within the same building on the above described real estate requests a sign, that the named permittee herein shall authorize said sign to be located on the post as herein approved.
- (3) That the named permittee herein shall remove the existing roof sign pertaining to her business at the time of the installation of the post sign.

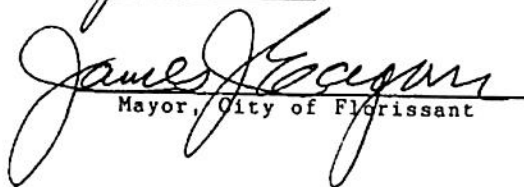
Section 3: The Special Permit herein authorized shall cease when the named permittee shall discontinue the operation of said business.

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

Adopted this 26th day of September, 1988.


President of the Council
City of Florissant

Approved this 27 day of September, 1988.


Mayor, City of Florissant

ATTEST:


City Clerk



Agenda Request Form

For Administration Use Only:

Meeting Date: 12/11/2023

Open Closed

Report No. 86/2023

Date Submitted:

To: City Council

Title: Ordinance to amend the budget for the Public Works Department 301 to remove a Part time Custodian Position and add a Full-Time Custodian Position.

Prepared by: Public Works Director Todd Hughes

Department: Public Works

Justification:

Replace part time custodian with Full time Custodian at City Hall/ Senior Center / Government annex.

INTRODUCED BY COUNCILMAN EAGAN
DECEMBER 11, 2023

BILL NO. 8941

ORDINANCE NO.

ORDINANCE TO AMEND THE BUDGET FOR THE PUBLIC WORKS DEPARTMENT 301 TO REMOVE A PART TIME CUSTODIAN POSITION AND ADD A FULL-TIME CUSTODIAN POSITION.

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

Section 1: The Budget for the City of Florissant commencing on December 1, 2023, and ending November 30, 2024, is hereby amended to remove a Part-Time Custodian position and add a Full-Time Custodian position in Department 301 “Public Works”.

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