



*Florissant Missouri*  
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OFFICIAL SUBMITTAL  
TO ST. LOUIS COUNTY  
BOUNDARY COMMISSION  
FOR ANNEXATION  
OF AN AREA KNOWN AS PADDOCK ESTATES  
SUBDIVISIONS

(A portion of an area referred to as Area 29 primarily including all of Paddock Estates Plat 1, Plat 3, Plat 5, Plat 6, and Plat 7 Subdivisions)

JULY 2008



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**PADDOCK ESTATES AREA**

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## **SECTION 1 - EXECUTIVE SUMMARY**

### **Proposed Annexation of the Paddock Estates Subdivisions**

- a) The City of Florissant is proposing an "Annexation" of an area known as "Paddock Estates," which is a portion of Area 29 and includes Paddock Estates Plat 1, Plat 3, Plat 5, Plat 6 and Plat 7 Subdivisions in their entirety.

Hereafter, in this proposal, we will refer to the proposed annexation area as "Paddock Estates."

- b) The Paddock Estates area is located adjacent to the City of Florissant to the west and north, partially encompassed by the City's Golf Course to the north, adjacent to the City of Black Jack to the east, and adjacent to Unincorporated St. Louis County and the City of Florissant to the south. Please see the Plan of Intent, Tab 2, Attachment "A" for a more precise location map.

The Paddock Estates area is approximately 69% contiguous to the City. It is approximately 87 acres in size, having 2.43 miles of streets, 274 housing units and an estimated population of 588 people (2000 U.S. Census).

The Paddock Estates area has an estimated assessed valuation of \$9,078,857 and will generate an estimated \$209,764 in revenues yearly. It is a fully developed area consisting primarily of R-3 residential properties, two parcels zoned C-8 commercial along New Halls Ferry Road and one parcel zoned NU.

- c) We request no special considerations or exceptions from the Boundary Commission at this time.
- d) The City's designated agent authorized to act on behalf of the City of Florissant is:

Louis B. Jearls, Jr., P.E.  
Director of Public Works  
City of Florissant  
955 rue St. Francois  
Florissant, Missouri 63031-4925  
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PROPOSED ANNEXATION  
2008

PLAN OF INTENT  
FOR THE ANNEXATION  
OF AN AREA KNOWN AS PADDOCK  
ESTATES SUBDIVISIONS

(A portion of an area referred to as Area 29  
primarily including all of Paddock Estates Plat 1,  
Plat 3, Plat 5, Plat 6, and Plat 7 Subdivisions)

BY

City of Florissant, Missouri  
JULY 2008

## **SECTION 2 - PLAN OF INTENT**

### **Introduction**

The City of Florissant was founded about 1767 by French farmers and fur trappers and has existed under the flags of the French Monarchy, the Spanish Monarchy, the French Republic and presently under the United States of America.

The City of Florissant operates under a Home Rule Charter, which was adopted by a vote of the people in May of 1963. This is the fourth charter under which Florissant has existed as a municipality. Under the provisions of the present charter, Florissant is governed by a Mayor - Council form of government, with a full-time salaried Mayor and nine City Council members representing their respective wards. The City's Municipal Court is served by one full-time and one part-time Municipal Judge. All of the above positions are elected offices.

The City of Florissant is the largest municipality in St. Louis County having a population of 53,948, encompassing approximately 12.72 square miles in area, and having a current assessed value of \$684,127,277 (2007). The City operates daily under direct administration from the Office of the Mayor through the following departments:

- Senior Citizens Department
- Finance & Purchasing Departments
- Human Resources, Community Development & Housing Center Department
- City Clerk & Printing Departments
- Economic Development Department
- Information Technology Department
- Media Department
- Public Works Department
  - (Health, Streets, Engineering, Sewer Lateral & Building Divisions)
- City Attorney's Office
- Municipal Courts Department
- Parks & Recreation Departments
  - (Parks, Playground, Swimming Pool, Aquatic Center, Civic Center. Golf course and Theatre Divisions)
- Police Department
  - (Field Operations, Criminal Investigation. Communication and Records Divisions)

### **Geographic**

#### **(1) General Description**

The Paddock Estates area is generally bounded by the City of Florissant to the west and north, partially encompassed by the City and its Golf course to the north, by the City of Black Jack to the east and Unincorporated St. Louis County and the City of Florissant to the south. Please note that the legal description includes all streets' rights-of-way, including New Halls Ferry. The City plans to leave maintenance of New Halls Ferry to the Missouri Department of Transportation (MoDOT). The City will pick up street maintenance on all other streets from St. Louis County. **These are all logical and well-defined boundary lines, leaving no pockets and clearly showing the limits of services to be offered by the City of Florissant and St. Louis County.**

(2) Map

Please see Location Map - Attachment "A"

(3) Second Map

Please see the City's larger Annexation Map, Tab 5. This map shows all of the City of Florissant, the surrounding municipalities, arterial roads and neighboring subdivisions adjacent to the Paddock Estates area. This map also shows Florissant's City Hall, Fire/Police facilities, major parks and other facilities.

(4) Population/Area/Dwellings

Paddock Estates has:

<u>Population</u>	<u>Land Area</u>	<u>Dwelling Units</u>
588 (ref. 2000 Census)	87.0 Acres	274

(5) Area/Street Comparison

Comparing area and streets:

	<u>Area</u>	<u>Public Streets</u>	<u>Private Streets</u>
Paddock Estates	87.0 Acres	2.43 Miles	0.0 Miles
City of Florissant	8,140.67 Acres	165.02 Miles	25.05 Miles
Combined Total	8,227.67 Acres	167.45 Miles	25.05 Miles

(6) Community of Interest

The City is 69% contiguous to this area and by annexing this area, we hope to fulfill the following goals:

- Welcome residents who have consistently and steadfastly requested to be annexed into the City of Florissant;
- Realign City limits to natural and logical borders or boundaries;
- Provide for steady consistent growth;
- Ensure quality of life through proper community planning and zoning;
- Prevent adverse land development and improper land usage along adjacent commercial and residential areas;
- Allow County businesses and County residents the opportunity to receive City of Florissant services and the use of City facilities;
- Welcome into the City businesses and residents who share common local interests;
- Offer a more convenient, a more accessible level of government to County businesses and residents who share the City's commitment to maintain property values and to improve their quality of life.

The City of Florissant is a well-established community in which the residential neighborhoods (with affordable housing, good schools, parks, and public facilities) are the major assets of the community, both in terms of attracting new residents and retaining existing residents. We feel

this annexation will be mutually beneficial for both parties involved, and is reasonable and necessary for the proper growth and development of not only the City of Florissant but also adjacent residential areas. This annexation will benefit and strengthen existing and natural neighborhoods and our community.

Community interests in this area are very similar to ours primarily being preservation of property values through code enforcement, first-class police protection, better/closer parks/recreation facilities and a more accessible level of governmental representation. Most of the residents in this area, if not all, attend the same schools and churches in the immediate area. Further, many of the retail stores and restaurants along New Halls Ferry Road and North Highway 67 are patronized by both City & Paddock Estates residents.

(7) Subdivisions

The Paddock Estates area includes Paddock Estates Plats 1, 3, 5, 6 and 7 in their entirety. There are three (3) parcels from the Marietta subdivision, which are the two C-8 commercial lots on New Halls Ferry and one is a Day Care on Marietta Drive adjacent to the C-8 commercial lots. There are also two (2) parcels on New Halls Ferry that form the St. Ferdinand Commons subdivision. They should have been brought into the City when their subdivision was made part of the City many, many years (1965) ago. There is also one (1) parcel from Tyler Estates subdivision that is a pocket by itself and should have been annexed into the City when St. Louis County "Transferred Jurisdiction" of the Golf course to the City of Florissant. Besides these six (6) parcels, all other parcels are in one of the Paddock Estates subdivisions. There will be no existing subdivisions split by this annexation. See "Subdivision Map" - Attachment "B."

(8) Common and Adjacent to Florissant

The Paddock Estates area is 69% contiguous to the City of Florissant along the City's golf course and Florissant's city limits along residential back yards, residential front yards on New Halls Ferry and commercial areas along New Halls Ferry.

(9) Compactness

The proposed Paddock Estates area will be very accessible for City services. Being 69% contiguous to existing City boundary lines, the City can readily and routinely provide services as needed from the streets of Balmoral and Hambletonian. Access will also be from New Halls Ferry Road. This area is not and will not be stranded property "off-in-left-field" unable to routinely and regularly receive City services.

Natural barriers/borders of this new area are relatively simple, Florissant city limit boundaries to the north and west, Marietta subdivision to the south, and the City of Black Jack to the east. It is important to know that the City of Florissant can provide service to this area from several streets. This area has no rail, waterport or airport facility.

There are no natural or man-made barriers that would impede the efficient delivery of services to this area.

(10) Unincorporated Contiguous Area

Upon annexation, there would not be any unincorporated contiguous area that would be accessed only through another municipality and/or another county.

(11) Future Plans

The City of Florissant does not have any plans or arrangements with other municipalities regarding growth or expansion in this geographic area.

Again, Florissant's annexation of the Paddock Estates area is a very logical and common extension of our boundaries as backyards and streets are common to our unincorporated neighbors already. This annexation helps to square off our City boundary lines, it eliminates a "pocket area" surrounded by the City (by the City's Golf Course) and creates a logical separation of services between Florissant, the City of Black Jack and St. Louis County.

We have future annexation plans in this geographic area. Our Master Map Plan shows that we plan to annex the remaining portion of Area 29 and Area 28 upon the request of residents in these areas.

(12) Logical and Reasonable Boundaries

As stated earlier, this annexation creates logical boundaries, it will not leave any pockets (it actually eliminates a pocket area), service can be provided from surrounding streets, neighbors already share these streets, share backyards and a host of other common interests from property maintenance to police protection, mosquito fogging, street maintenance, and building and zoning issues.

It is reasonable to assume with all these common interests, the general geographic location, the immediate proximity to Florissant, and the natural extension of Florissant's boundary along major streets, that this area is a very logical and completely reasonable addition to the City of Florissant. The boundary is relatively straight and well defined so separation of services between the City and St. Louis County will be clear.

Financial

(1) Revenue/Expenditures of Annexed Area

This area proposed for annexation is primarily residential, as is the City of Florissant. Therefore, the tax base will be very compatible and mutually beneficial since the City is a "pool city." Revenues received by this area are estimated at \$209,764 and will be adequate to provide all City services to this area in a first-class fashion.

Estimated and projected revenues and expenditures for the Paddock Estates area for a three (3)-year period are as follows:



<b>Revenues (Est.)</b>	<b>FY 1</b>	<b>FY 2</b>	<b>FY 3</b>
Cigarette Tax	\$1,882	\$1,882	\$1,882
Gasoline Tax	\$16,346	\$16,346	\$16,346
Property Tax	0	0	0
Road & Bridge Tax	\$9,533	\$9,533	\$9,533
Sales Tax	\$78,057	\$78,057	\$78,057
Utility Tax	\$34,250	\$34,250	\$34,250
Capital Improvement Sales Tax	\$36,897	\$36,897	\$36,897
Business License Fees	0	0	0
Park Improvement Sales Tax	0	0	0
Motor Vehicle Sales Tax	\$4,410	\$4,410	\$4,410
Motor Vehicle Fee Increase	\$3,028	\$3,028	\$3,028
Cable TV Franchise Fee	\$5,918	\$5,918	\$5,918
Sewer Lateral Insurance Fee	\$13,563	\$13,563	\$13,563
Misc. Tax/Permits/Licenses/Fees/etc.	\$5,880	\$5,880	\$5,880
Misc. Commercial	0	0	0
<b>Total</b>	<b>\$209,764</b>	<b>\$209,764</b>	<b>\$209,764</b>

<b>Expenditures (Est.)</b>	<b>FY 1</b>	<b>FY 2</b>	<b>FY 3</b>
Administrative(IT, Housing, Legislative, Home Equity, Economic Development, Media)	\$22,000	\$22,000	\$22,000
Municipal Courts	\$4,500	\$4,500	\$4,500
Senior & Health Services	\$7,500	\$7,500	\$7,500
Parks, Recreation, Theatre, Civic/Community Centers, Pools, Golf Course	\$27,000	\$27,000	\$27,000
Public Works, Streets, Building, Engineering	\$26,000	\$26,000	\$26,000
Sewer Lateral Insurance/Repair Program	\$8,000	\$8,000	\$8,000
Police Services	\$66,500	\$66,500	\$66,500
Capital Improvements	\$26,000	\$26,000	\$26,000
Park Improvements	\$23,000	\$23,000	\$23,000
<b>Total</b>	<b>\$210,500</b>	<b>\$210,500</b>	<b>\$210,500</b>

Note: The City of Florissant will budget over a three (3) year period street repairs (estimated @ \$56,000) and sidewalk and ADA accessible curb cuts (estimated @ \$7,000) and new street lights (estimated @ \$60,000).

(2) Tax Rates

Relevant tax rates (2007) before and after annexation of the Paddock Estates area are as follows:

<u>Property Tax</u>	<u>Before</u>	<u>After</u>
City of Florissant	0.0000	0.0000
State of Missouri	0.0300	0.0300
St. Louis County General	0.1900	0.1900
St. Louis County Health Fund	0.1500	0.1500
St. Louis County Park Maintenance	0.0500	0.0500
St. Louis County Bond Retirement	0.0630	0.0630
Road & Bridge	0.1050	0.1050
St. Louis Community College	0.2003	0.2003
Special School District	0.9084	0.9084
Metro. Zoo & Museum District	0.2330	0.2330
St. Louis County Library	0.1400	0.1400
Ferguson/Florissant School District	4.1933	4.1933
St. Louis Metropolitan Sewer District	0.0667	0.0667
Sewer District, Cold Water Creek	0.0700	0.0700
Black Jack Fire District	0.9930	0.9930
Sheltered Workshop	0.0700	0.0700
Total	7.4627	7.4627

<u>Utility Tax</u>	<u>Before</u>	<u>After</u>
	0.05	0.05

<u>Sales Tax</u>	<u>Before</u>	<u>After</u>
	6.075	7.075

The sales tax rate will increase from 6.075% (St. Louis County) to 7.075% (City of Florissant), because the City has a 0.50% Capital Improvement Sales Tax and a 0.50% Park Improvement Sales Tax.

**(3) Florissant's General Operating Fund**

	<u>2006-Audited</u>	<u>2007-Audited</u>	<u>2008-Budget</u>
Revenues	\$19,604,208	\$20,741,760	\$21,123,000
Expenditures	\$20,948,007	\$21,543,730	\$22,895,623
Fund Balances	\$9,182,051	\$8,323,928	\$6,551,305

Also, please reference the City of Florissant's FY 2008 Budget (one copy submitted), which gives a little further breakdown of revenues and expenditures over these same three (3) year periods.

**(4) Proforma Financial Statement**

For Paddock Estates area and Florissant, our three- (3) year estimate is as follows:

	<u>FY 1</u>	<u>FY 2</u>	<u>FY 3</u>
Revenues	\$22,000,000	\$22,800,000	\$23,600,000
Expenditures	\$23,000,000	\$23,800,000	\$24,600,000

(5) Capital Improvement Projects

Three-year (3-year) capital improvement projects are anticipated to proceed immediately after annexation of Paddock Estates area:

	<b>FY 1</b>	<b>FY 2</b>	<b>FY 3</b>
Street repairs/improvements	\$20,000	\$20,000	\$16,000
Sidewalks & ADA Accessible Curb Cuts	\$3,000	\$3,000	\$1,000
New/additional street lighting	\$20,000	\$20,000	\$20,000

Anticipated source of income would be the 1/2¢ Capital Improvement Sales Tax estimated at \$36,897 per year for this area. Obviously, the City will need to tap additional revenues to perform all Paddock Estates area capital improvement projects.

(6) Effect on County Tax Resources

We do not presume to know in any great detail the extraordinary effect this proposed annexation will have on the distribution of tax resources in St. Louis County. St. Louis County itself can best present this information.

Since Florissant is a "pool city" and since this proposed annexation area is primarily residential, we feel the distribution of those revenues determined by population from St. Louis County to Florissant will be fair, appropriate and completely justifiable.

(7) Lost Revenue to County

Revenue sources which would no longer be available to St. Louis County (one year projection) are:

	<b>St. Louis County</b>
Cigarette Tax	\$1,882
Gasoline Tax	\$16,346
Road & Bridge Tax	\$9,533
Sales Tax	\$78,057
Utility Tax (5%)	\$34,897
<b>Total</b>	<b>\$140,715</b>

(8) Development Impact Fees

Florissant does not assess development impact fees as part of any new development.

(9) St. Louis County Traffic Generation Assessment Trust Fund

The Paddock Estates area is within St. Louis County's New Halls Ferry Road Corridor Traffic Generation Assessment Road Trust Fund (No. 702). The City will continue to require any new development to participate in this trust fund. The City does not have an ordinance or policy prohibiting participation in this trust fund.

(10) Existing Escrow Accounts

There are no City of Florissant policies or ordinances affecting existing Subdivision Escrow Accounts.

(11) Tax Base/Revenues

Since the Paddock Estates area is a very, very small area in comparison to St. Louis County and Florissant, we feel the City's annexation of Paddock Estates area will have a negligible effect on the tax base or the ability to raise revenue of:

- a) Paddock Estates and its residents
- b) The City of Florissant and surrounding residents
- c) Surrounding residents
- d) St. Louis County and its residents

Services

Services Provided by Florissant

As stated earlier, the City of Florissant is governed by a Mayor/Council form of government, a full-time salaried Mayor and nine (9) salaried Council members representing constituents in nine wards. Currently, each City Council member represents an average 5,994 residents, a much better average than current representation on the St. Louis County Council. Each St. Louis County Council member currently represents about 203,300 residents.

Boards & Commissions

There will no doubt be new opportunities for Paddock Estates' residents to serve on several Boards and Commissions, i.e., Planning & Zoning Commission, Landmarks and Historic District Commission, Minimum Building Standards Board of Appeals, BOCA Board of Appeals, Traffic Commission, Citizen Participation Committee, Personnel Commission, Park & Recreation Advisory Board, Board of Adjustment, Safety Committee, Youth Advisory Commission, Senior Citizens Advisory Commission, SALT (Seniors & Lawmen Together), Environmental Quality Commission, Fair Housing Commission, Disability Awareness Commission and Valley of Flowers Committee.

Administration

The City's Administration is headed by the Mayor who directs the operation of some 18+ departments or divisions, as listed in the Introduction. The following is a listing of the municipal services provided currently in the "Unincorporated Area" and those that will be provided after annexation into the "City of Florissant."

(1) List of Services

<u>Services</u>	<u>Current Provider</u>	<u>Proposed Provider</u>
Police, Protection-Neighborhood Watch, DARE, COPS & Other Crime Prevention Programs	St. Louis County/In-House	Florissant/In-House
Fire Protection-Includes Ambulance & Advanced Life Support	Black Jack/In-House	Black Jack/In-House
Street Improvements & Maintenance	St. Louis County/In-House & Contract	Florissant/In-House & Contract
Snow Removal	St. Louis County/In-House	Florissant/In-House
Street Lighting	Individual Cost	Florissant/In-House & Individual Cost

Sidewalk Improvement & Repair	St. Louis County/Contract	Florissant/In-House & Contract
Community Center-Recreation Activities & Classes, Theatre	St. Louis County/In-House	Florissant/In-House
Park Facilities-Recreational Activities	St. Louis County/In-House	Florissant/In-House
Ice Skating	None in area	Florissant/In-House
Swimming Pool	St. Louis County/In-House	Florissant/In-House
Aquatic Center	None in area	Florissant/In-House
Golf course	St. Louis County/In-House	Florissant/In-House
Skateboard Park	None in area	Florissant/In-House
Health Services-Rodent Infestation, Fogging & Animal Control	St. Louis County/In-House	Florissant/In-House
Senior Citizen Bus Service, FREE	None	Florissant/In-House
Financial Assistance for Home Repairs	St. Louis County/In-House	Florissant/In-House
Municipal Court	St. Louis County/In-House	Florissant/In-House
Refuse Collection	Individual Cost	Individual Cost

There will be discounted fees for the newly annexed residents of the Paddock Estates area at the Community Centers, Aquatic Center, Pools, Ice Rink and Golf course, as applicable for specific events.

#### Resident/Non-Resident Fees

There are set fees for residents and non-residents as set out in the City's Code Book. These can be briefly categorized as alcoholic beverage licensing fees (Sec. 600.050), building permit fees (Sec. 500.010), sign fees (520.030), business license fees (Sec. 605.347), parks and recreation fees (Sec. 245.180), golf course fees (Sec. 245.610), subdivision permit fees (Sec. 410.020 & 410.050) and zoning permit fees (Sec. 500.010).

Most residents and non-residents would, from time to time, be involved with building permit fees, park and recreation fees and golf course fees. Please see Attachment "C"

<b>Service</b>	<b>St. Louis County</b>	<b>Florissant</b>	<b>Fee Change</b>
Commercial & Industrial Construction Permit Fees	County Fee Schedule	Florissant Fee Schedule	Florissant adopted County's fee schedule
Residential Construction Permit Fees	County Fee Schedule	Florissant Fee Schedule	Florissant adopted County's fee schedule
Electrical Permit Fees	County Fee Schedule	Florissant Fee Schedule	Florissant adopted County's fee schedule
Mechanical Permit Fees	County Fee Schedule	Florissant Fee Schedule	Florissant adopted County's fee schedule
Plumbing & Sewer Permit Fees	County Fee Schedule	Florissant Fee Schedule	Florissant adopted County's fee schedule
Pier Permit Fees	County Fee Schedule	None	Florissant does not have additional pier charges; they are included in the initial construction permit fee
Parking Lot Permit Fees	County Fee Schedule	None	Florissant does not have this permit fee
Sign Permit Fees	County Fee Schedule	Florissant Fee Schedule	There will be a variation in charges for signs. County assesses cost according to square footage, i.e., \$127/up to 100 sq. ft. Florissant assesses cost based upon total cost of construction as submitted by the applicant, i.e. sign costing up to \$2,000/\$109.
Planning & Zoning/Rezoning	\$300-\$820	\$125	Special Use Permits and rezoning fees for Florissant are a fixed fee whereas County charges by acreage
Board of Adjustment	\$25-\$50	\$65	Florissant has a fixed fee for variance requests not dependent upon kind of structure
Subdivisions	\$100-\$500	\$100	Florissant has a fixed fee whether major/minor request is made; County has a filing fee & additional permit fee
Home Day Care License	\$50	\$50	No Change
Business License	\$5 Merchant Fee if selling a product	\$50-\$150	Florissant's business license fees are charged according to square footage of retail.
Home Occupation Business License	None	\$25	This is a flat yearly charge to operate a business out of your home.
Occupancy Inspections	<b>Residential</b> -\$80 for both inspection & occupancy permit. <b>Commercial</b> -\$50	<b>Residential</b> -\$80 for both inspection & occupancy permit <b>Commercial</b> -\$40	St. Louis County now has an occupancy program. Costs for both areas are very similar.
Ice Rink Rental	No facility	\$110/hr.	Florissant has outdoor ice rink
Ice Rink Admission	No facility	Under 5 - Free/Youth \$1.50/Adult \$2.25/Senior \$1.75	North County Recreational Center no longer has an ice skating rink
Swimming Pool Admission	North County Recreational Center - <b>Outdoor Pool</b> - Child (4 & Under) Free/Youth \$3.00/Adult \$4.00/Senior \$3.00	<b>Indoor Pool</b> - Youth \$1.50/Adult \$2.25/Senior \$1.75 <b>Outdoor Pools</b> - Child (5 & Under) \$2.00/Youth \$2.50/Adult \$3.50/Senior \$2.25	County's outdoor rates are slightly cheaper and they have no indoor pool available in the Florissant area.
Golf course	Eagle Springs Course - 18 Holes w/cart - Weekdays \$37.25 /Weekends \$48.00/Seniors \$28.50	Golf Club of Florissant - 18 Holes w/cart - Weekdays \$25.60/Weekends \$34/Seniors \$20	Greens fees at Florissant are a little cheaper

(2) Major Services

The following categories are a brief listing of the many services historically and currently available to the City residents and will be extended to the area annexed. It should be noted that the Black Jack Fire Protection District is administered by a separate taxing district and has been listed with the following categories due to the importance of the service.

Department of Public Works:

The Public Works Department consists of fifty (50) full-time employees and thirteen (13) part-time employees in four (4) divisions and providing a variety of services as follows:

- a) Engineering Division: Manages Public Works projects, street surveys, street and bridge inventory, street sign inventory, traffic control, equipment and material specifications, stormwater/sanitary sewer projects, building maintenance and energy conservation program.
- b) Street Division: Maintains and repairs approximately 165 miles of streets, bridges, street lighting, traffic control devices/signings/pavement markings, ice and snow removal and equipment maintenance.
- c) Health Division: Manages health and safety requirements involving animals, insects, rodents, trash and debris, refuse collection, weed control and mosquito fogging.
- d) Building Division: Manages the issuing of building/construction/special permits, zoning enforcement, compliance with BOCA Building, National Fire, Electric, Plumbing, and Mechanical codes, construction inspections, and acts as liaison between City Hall and various boards and commissions.

The Public Works Department will provide services to the proposed annexation area on an equal basis and level already enjoyed by City of Florissant residents and businesses. To clarify specifically for annexation area, the potable water service will be supplied by Missouri-American Water Co., and the storm/sanitary sewer service will be supplied by the St. Louis Metropolitan Sewer District (MSD).

Parks & Recreation Division:

The Division has forty-three (43) full-time and one-hundred twelve (112) part-time people who administer and maintain the Parks and Recreation activities at the following facilities:

James J. Eagan Center  
John F. Kennedy Community Center  
Florissant Theatre  
Golf Club of Florissant  
17 Parks Totaling 380± Acres  
1 Indoor Swimming Pool  
1 Outdoor Swimming Pool

1 Outdoor Aquatic Center  
1 Lake (Approximately 2 Acres)  
18 Tennis Courts (17 Lighted)  
27 Ball Fields (11 Lighted)  
4 Handball Courts  
1 Lighted & Covered Outdoor Ice Rink/Roller Rink  
1 Skateboard Park

All of the City parks contain barbecue pits, play equipment and the five- (5) larger parks have comfort stations. The lake is located in St. Ferdinand Park and is stocked each month of the summer. The parks are open to residents of Florissant and their guests and applications may be filed for picnic permits or ball field permits.

All classes and activities are advertised in the North County Journal and the City's quarterly publication, the "FOCUS." Non-residents may participate with increased fees and Senior Citizens participate at a reduced price.

The City runs a summer playground at three (3) different locations for the residents and has one (1) handicapped playground program for residents and non-residents. It is held for six (6) weeks during the summer.

Various special events include, but are not limited to: Craft Shows in the winter and spring, Breakfast with the Easter Bunny, Fishing Derby, Breakfast with Santa, Fireworks Display, the Annual Tree Lighting Ceremony, and field trips outside the City.

Rooms may be rented at the James J. Eagan Center and are free at two (2) other locations - Bangert Meeting Room and JFK Community Center - based upon 50% residency. Both centers have oversized gymnasiums, which may be rented for wedding receptions and other not-for-profit occasions.

<u>Services</u>	<u>Unincorporated Annexation Areas</u>	<u>City of Florissant</u>
Community Center Classes, Activities	None in close proximity. No. County Rec.Ctr.	Lower Resident Fee or No Fee
Park Facilities	None in close proximity. No. County Rec.Ctr.	17 Parks
Swimming Pools	None in close proximity. No. County Rec.Ctr.	2 Pools (1-Inside) (1-Outside)
Aquatic Center	None in No. County	1 @ Koch Park

Police Department:

The stated mission of the Police Department is to provide the highest quality of police services to the people of the City of Florissant by promoting a safe environment through police and citizen interaction, with an emphasis on integrity, fairness, and professionalism.

The Florissant Police Department is internationally accredited and nationally recognized. On March 24, 2001, the Commission on Accreditation for Law Enforcement Agencies (CALEA), initially awarded accreditation to the department after determining that the department had successfully demonstrated compliance with 369 standards of professionalism. The department has since been reaccredited twice, meeting the applicable of the now 460 standards. Florissant remains one of only 15 fully accredited law enforcement agencies in the state of Missouri.



The Florissant Police Department is staffed by 85 commissioned officers and 22 civilian employees responsible for providing 24 hour a day public safety services to the City of Florissant. Each police officer is highly trained and certified by the Police Officers Standards and Training Commission of the State of Missouri. Officers receive ongoing specialized training far in excess of the 16 hours minimum continuing education required annually by P.O.S.T.

The department is organized into three bureaus, the commander of each reporting to the Chief of Police, William Karabas:

The Bureau of Field Operations (BFO), under the command of a Captain, is the most visible component of the department and provides the first line police service to the community. The patrol function is carried out by uniformed officers divided among three platoons covering seven patrol sectors on three shifts each and every day. These officers are supported by traffic safety and canine officers. The BFO also participates in a federal task force of the United States Marshal's Service.

The Bureau of Investigation, under the command of Lieutenant, is responsible for the follow-up investigation of all reported crimes as well as any specialized investigations and criminal intelligence gathering. All 12 officers of the BOI are also members or supervisors of the Major Case Squad of Greater St. Louis. These investigators are specialists in the areas of crimes against persons, arson, evidence collection, polygraph, and narcotics. The BOI participates in two regional federal task forces of the Drug Enforcement Administration and the Federal Bureau of Investigation

The BOI is also responsible for the operation of the department jail facility that is staffed by five full time Corrections Officers. The facility houses prisoners held on warrants issued by the Florissant Municipal Court and prisoners arrested and awaiting transfer to other agencies or facilities.

The Bureau of Support Services, under the command of a Captain, is responsible for the operations that support the delivery of police services. These functions include the, Communications Unit, Records Unit, Information Systems Management, Professional Standards Unit, and the five D.A.R.E. and School Resource Officers.

The Florissant Police Department is a 911 public safety answering point with state of the art computerized communications capabilities. Each patrol car is equipped with global positioning satellite equipment that allows the dispatchers to identify and dispatch the closest unit to emergency situations. This insures the quickest possible response time to emergency situations.

The Police Department hosts web site with additional information and interactive services. You can access the site at [www.florissantmo.com/police](http://www.florissantmo.com/police).

### Senior Citizens Services

The City of Florissant provides many diversified services for the senior citizen over the age of 60. All services and activities are coordinated through the Office of the Mayor and the Senior Citizen Office in City Hall. The Senior Citizen Committee plays a major role in formulating the various programs.

Activities and services include:

- a) Recreational Activities - Senior citizens are entitled to discounts on all recreational activities.
- b) Golden Age Pass - Admission pass to all City-sponsored activities. Allow special discount to selected retail outlets.
- c) Bus Transportation - Two (2) F.L.E.R.T. buses (one being Handicap Accessible) provide free door-to-door transportation to medical, banking, and shopping centers within the City of Florissant. In addition, the City has two (2) 28-passenger buses to provide free transportation to social activities in and outside of the City limits.
- d) Circuit Breaker Assistance - Technical assistance on completing tax returns for property tax or rental payments.
- e) Dining Center - The City provides a dietary meal at the Dining Center located at 621 rue St. Francois. Social activities are available to the senior citizens after the meals are served.
- f) Trash Discount Tags - Special tags are available to senior citizens for discount from licensed trash haulers.
- g) Vial of Life - A plastic vial is available for the resident to place personal medical information inside the refrigerator for reference by emergency personnel.
- h) Tele-Care - Shut-ins exchange telephone numbers to check on each other on a scheduled basis.
- i) Meals on Wheels - Hot meals are provided on a daily basis and delivered to the individual's home.
- j) Arts and Craft Fair - Opportunities are provided to participate in various Arts and Craft activities.
- k) Swimming - The "Older Adult Recreational Swim" is provided for the senior citizen on a scheduled basis.

### Municipal Court

The Florissant Municipal Court is a division of the St. Louis County Circuit Court, twenty-first Judicial Circuit.

The Court has one (1) full-time Judge, one (1) full-time and one (1) part-time Prosecuting Attorneys, one (1) part-time Judge for Division #2, five (5) full-time Clerks, four (4) part-time clerks and a part-time Bailiff.

The Court meets every Wednesday evening with one night set aside for the trial docket. If this area is annexed, there will be no need for the Municipal Court Department to expand its personnel or operating budget.

### Fire Protection/LSV

The Black Jack Fire Protection District is responsible for fire protection and emergency medical service for this area. The Fire District also has mutual aid contracts with all of the surrounding Fire Districts and Departments, including the City of St. Louis.

### Existing Public Services

The proposed annexation area and the City are serviced by the same public and private entities, including the following:

#### PUBLIC SECTOR

Ferguson/Florissant School District  
U.S. Postal Service - Florissant  
North County Technical School  
Florissant Valley Public Library  
St. Louis Metropolitan Sewer District (MSD)  
Black Jack Fire Protection District  
Bi-State Bus Service

#### PRIVATE SECTOR

Missouri-American Water Company  
Laclede Gas Company  
AmerenUE  
SBC  
Northwest Health Care  
Christian Northeast Hospital  
St. Louis Post Dispatch  
North County Journal  
Florissant Valley Reporter  
Chamber of Commerce  
Various Waste Haulers

These sectors of public and private services are also a major factor, which establishes the proposed annexation as a homogeneous part of the City.

### (3) Barriers

There are no natural or man-made barriers that would impede the efficient delivery of services to the Paddock Estates area after annexation.

### (4) City Policies

The City's policy on acceptance, maintenance, new construction and installation of the following area are:

- a) Private Roads: They will remain private and the responsibility of the owner to maintain. However, they may be dedicated to the City for public use and City maintenance if agreeable to both parties.

- b) **Sidewalks:** Public sidewalks are maintained by the City. The City also installs and maintains all ADA accessible ramps between streets and sidewalks.
- c) **Driveway Approaches:** Driveway approaches are maintained by the property owner they serve.
- d) **Street Lights:** The City will install some new street lights where needed and will maintain these AmerenUE new and existing street lights, including paying the monthly AmerenUE charges and fees.
- e) **Subdivision Common Ground:** Subdivision common ground will remain the responsibility of the subdivision. However, if both parties agree, the City may accept common ground as a public park or for public use and accept all future responsibility for maintenance.
- f) **Park Land:** St. Louis County parks will remain their responsibility. Subdivision parks will also remain their responsibility unless both parties agree to dedicate the park land to the City for public use.

(5) Effective Date of Services

The City of Florissant will extend all services to the newly annexed area immediately after voter approval is certified or as established by the Boundary Commission.

Of course, residents in this new area will not see any changes in existing Public or Private Sector services referenced earlier. There will certainly be no confusion as to fire protection, since the area to be annexed will continue to receive service from Black Jack Fire Protection District.

After approval of this Annexation and during the six (6) months prior to the effective date of annexation, the City will work closely with the residents, property owners and businesses to see that they learn all they can about the City and to effect a smooth transition into the City. The City will work with the new area to establish new ward boundaries and make sure this new area is fully represented on the City Council.

Capital Improvement projects will be identified and prioritized along with other City projects. Maintenance projects will also be listed and scheduled along with other projects throughout the City.

Zoning/Land Use

(1) Current Land Use %

Commercial (C-8)	1.5%
Industrial	0.0%
Institutional/Governmental	0.0%
Single-Family Residential (R-3)	98.2%
Multi-Family Residential	0.0%
Vacant - NU	0.3%
	100.00%

(2) Current/Proposed Zonings

- a) See attached the "Current" Zoning Map for the Paddock Estates area (Attachment "D").
- b) See attached the "Proposed" Zoning Map for the Paddock Estates area (Attachment "E").

(3) Zoning and Land Use Changes

The area proposed to be annexed by the City contains three (3) zoning classifications -NU, R-3, and C-8. Outlined below are the present zoning classifications of St. Louis County and the comparable zoning classification of the City of Florissant:

<u>St. Louis County</u>		<u>Florissant</u>	
R-3	Residence (10,000 SF)	R-3	Single Family Dwelling (Minimum 10,000 SF)
C-8	Planned Commercial	B-5	Planned Commercial
NU	Non-Urban District	NU	Non-Urban District

There will be no impact from the zoning and land use changes.

(4) Non-Conforming Zoning

Generally, the setback requirements do vary between all districts; however, any newly annexed existing structures will be treated as non-conforming.

The following is a breakdown of procedures, which would be followed as properties are annexed into the City:

- a) Each property will be evaluated as to acreage and use.
- b) Each property would then be classified with a City zoning district which it most closely matches up with in St. Louis County.
- c) Any property which does not match up with a City zoning district would be classified with a zoning district that comes the closest to it. That property would then be considered a non-conforming property building or use in accordance with Section 405 of the City Zoning Code.
- d) Any use which would normally require a special use under the City zoning code would be considered a non-conforming use in accordance with Section 405 of the City Zoning Code.
- e) Properties which are in a flood plain would be subject to the requirements of Chapter 415 of the City Code, Flood Damage Prevention and Control. Existing structures which do not meet this ordinance would be treated as non-conforming in accordance with Section 415.140 of the City Code.

- f) Any property which may vary considerably from all City zoning districts would be evaluated and recommendations for a new zoning district would be made. However, buildings would still be treated as non-conforming in accordance with Section 405 of the zoning code unless, of course, all aspects of the use or property conform to the new district regulations.
- g) All non-conforming uses, properties and buildings would be documented to eliminate any conflicts in the future. This documentation will be part of the permanent property records file.

(5) Other Regulations

Upon annexation, the Paddock Estates area will be subject to all City codes and ordinances. This area is not in a 100-year floodplain, historic preservation district or neighborhood district. The most immediate regulation affecting this area will be our "Occupancy Permit" codes and inspections and our "Property Maintenance" codes.

(6) Prospective Development

Our zoning and land use ordinances and codes are similar to St. Louis County; therefore, prospective development would not adversely be affected. To the contrary, new development will find a more business-friendly and quicker process to deal with in Florissant. Consequently, new development will be directly and indirectly affected in a positive way by this annexation.

(7) Code Compliance with On-Going Developments

There are no current on-going developments. However, if there were, we would enforce development ordinances and codes as were approved by St. Louis County and treat these on-going developments as non-conforming.

(8) Future Growth/Development

The likelihood of any significant future growth or development in this area is very small since 99% of the property has already been developed.

Summary

(1) Best Interest of Florissant

As stated earlier, annexation of the Paddock Estates area is in the City's best interest for the following reasons and goals:

- We want to welcome residents in this area who have repeatedly, consistently and steadfastly requested to be annexed into the City.
- This area is very contiguous (69%) to the City of Florissant and identical neighborhoods.
- We wish to realign City boundaries to natural and logical borders.
- We are interested in steady growth of the City.
- We want to ensure the quality of life through proper community involvement, good planning and zoning, and enforcement of property maintenance codes.

- We wish to prevent adverse land development and improper land usage along adjacent commercial/residential areas.
- We wish to allow the Paddock Estates businesses/residents the opportunity to receive Florissant services and use Florissant facilities.
- Florissant wants to welcome businesses/residents into the City who share common interests.

The City of Florissant is a well-established community in which the residential neighborhoods (with affordable housing, good schools, parks, and public facilities) are the major assets of the community, both in terms of attracting new residents and retaining existing residents. We feel this annexation will be mutually beneficial for both parties involved, and is reasonable and necessary for the proper growth and development of the City of Florissant.

This area proposed for annexation is primarily residential (98.2%), as is the City of Florissant. Therefore, the tax base will be very compatible and mutually beneficial since the City is a "pool city." Revenues received by this area are estimated at \$209,764 and will be adequate to provide all City services to this area in a first-class fashion.

(2) Best Interest of County

We feel it is in the best interest of St. Louis County to support this annexation primarily because the City of Florissant can provide service to this area more easily. We can also maintain this area in a consistent manner in which adjacent properties are maintained.

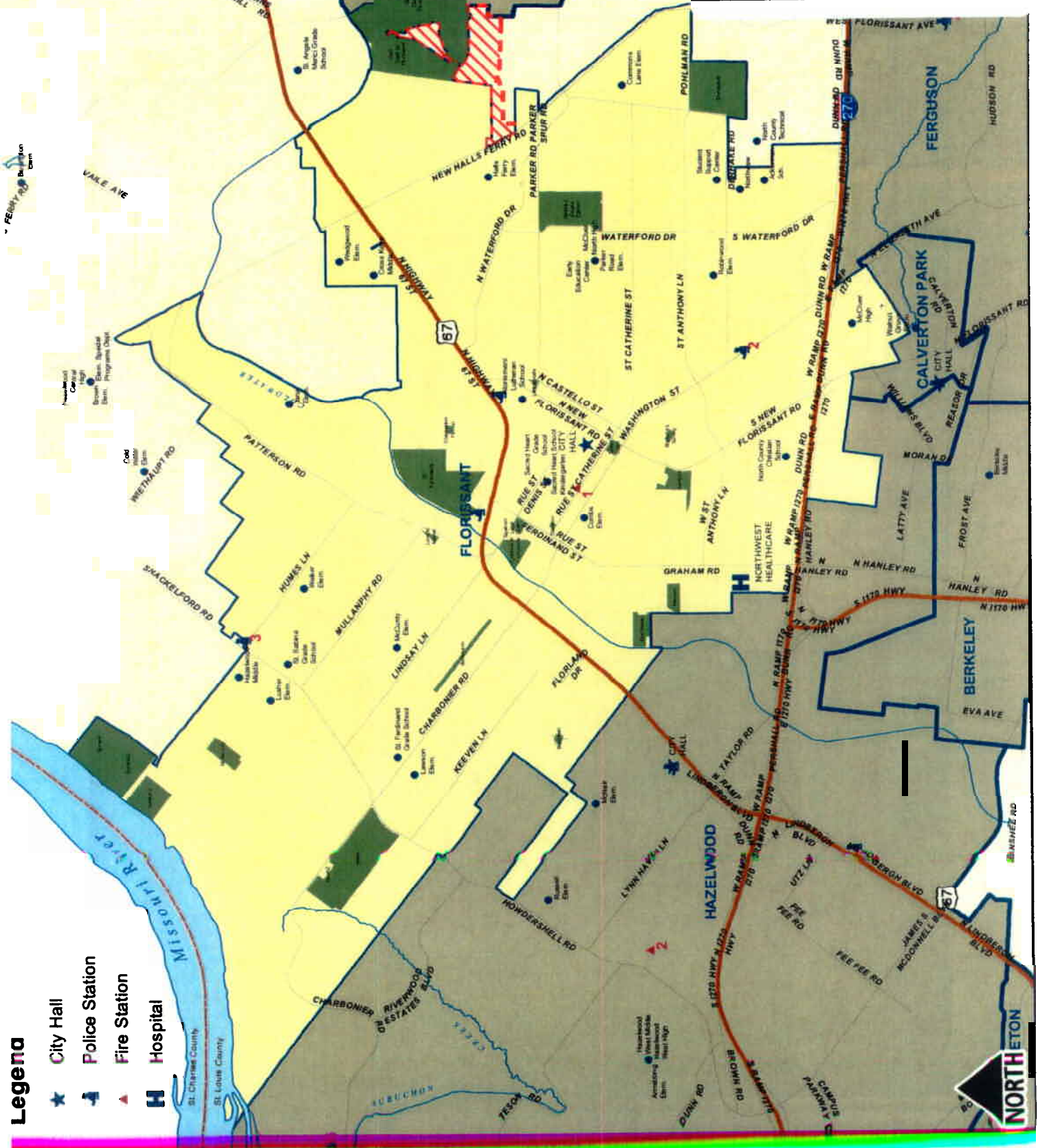
(3) Best Interest of the Paddock Estates Area

We feel it is in the best interest of the Paddock Estates area to be annexed by Florissant for all the reasons stated in (1) and (2) above. Primarily, Florissant is more accessible and more responsive, can maintain property values through our occupancy permit and property maintenance programs, can guarantee property values through our Home Equity Assurance and Housing Grant programs.

# City of Florissant Proposed Annexation

# Paddock Estates

Location - Map  
Paddock Estates Area  
Attachment "A"  
(Small map - revised)



## Legenda

- ★ City Hall
- 🚓 Police Station
- 🚒 Fire Station
- H Hospital

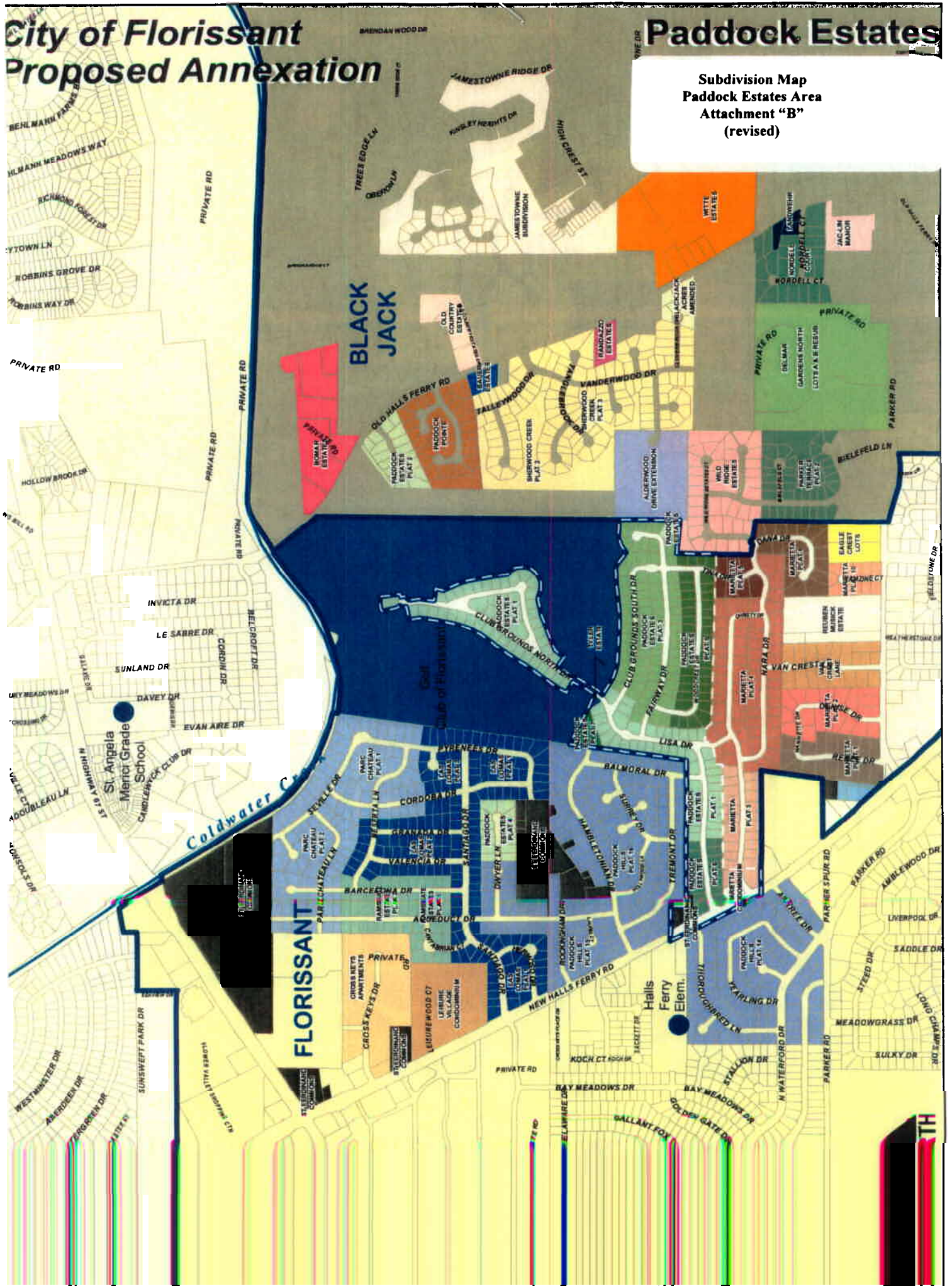




# City of Florissant Proposed Annexation

# Paddock Estates

Subdivision Map  
Paddock Estates Area  
Attachment "B"  
(revised)



QuickCode -- Municipal Code of the City of Florissant

## TITLE V. BUILDING AND CONSTRUCTION

### CHAPTER 500: BUILDING REGULATIONS

#### ARTICLE I. IN GENERAL

*Charter Reference--Power of city and council to regulate construction and maintenance of buildings, §3.10(24).*

*Cross References--Landmarks commission, §120.280; cable television regulations, ch. 610; emergency management, ch. 240; electricity, §§505.040 et seq.; fire prevention and protection, ch. 215; flood damage prevention and control, ch. 415; garbage, rubbish and litter, ch. 220; health and sanitation, ch. 225; parks and recreation, ch. 245; planning and community development, ch. 400; plumbing, §§505.060 et seq.; streets and sidewalks, ch. 530; utilities, ch. 535; subdivision regulations, ch. 410; zoning regulations, ch. 405.*

#### SECTION 500.010: BUILDING PERMIT AND OTHER FEES

- A. The permittee of any permit for the erection, alteration, enlargement, repair or removal of any structures or buildings shall pay the City a fee for such permit as set forth in paragraphs (1) and (2) below or alternatively by use of the schedule of unit prices set forth in paragraphs (3), (4) and (5) below:
1. *Commercial and industrial construction permit fees.* The fee for a building permit and inspection of commercial and industrial construction shall be determined by applying the table of fee rates as set forth below to the total estimated cost of construction as determined by Section 500.020 of this Article. Permit processing, plan review and inspection charges are included in the fee rate. However, the minimum permit fee shall be fifty-five dollars (\$55.00) where no plan review is required and eighty dollars (\$80.00) where a plan review is required.

Building and Inspection Fee Schedule from \$1,000 to \$1,000,000

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Building and Inspection Fee Schedule from \$1,000 to \$1,000,000			
Total Cost Thousand \$	Total Fee	Total Cost Thousand \$	Total Fee
Up to 31	334	Up to 155	1,100
Up to 32	334	Up to 160	1,125
Up to 33	334	Up to 165	1,161
Up to 34	346	Up to 170	1,186
Up to 35	346	Up to 175	1,224
Up to 36	358	Up to 180	1,249
Up to 37	359	Up to 185	1,273
Up to 38	371	Up to 190	1,310
Up to 39	373	Up to 195	1,334
Up to 40	384	Up to 200	1,359
Up to 42	396	Up to 210	1,421
Up to 44	408	Up to 220	1,482
Up to 46	419	Up to 230	1,539
Up to 48	434	Up to 240	1,595
Up to 50	445	Up to 250	1,656
Up to 52	458	Up to 260	1,705
Up to 54	481	Up to 270	1,768
Up to 56	482	Up to 280	1,817
Up to 58	493	Up to 290	1,879
Up to 60	508	Up to 300	1,926
Up to 62	519	Up to 310	1,950
Up to 64	532	Up to 320	2,040
Up to 66	543	Up to 330	2,086
Up to 68	557	Up to 340	2,148

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Building and Inspection Fee Schedule from \$1.1 Million to \$50,000,000			
Total Cost Per Million \$	Total Fee	Total Cost Per Million \$	Total Fee
Up to 1.1	5,879	Up to 5.2	22,449
Up to 1.2	6,334	Up to 5.4	23,185
Up to 1.3	6,790	Up to 5.6	23,924
Up to 1.4	7,232	Up to 5.8	24,661
Up to 1.5	7,675	Up to 6.0	25,386
Up to 1.6	8,117	Up to 6.2	26,124
Up to 1.7	8,549	Up to 6.4	26,851
Up to 1.8	8,979	Up to 6.6	27,550
Up to 1.9	9,410	Up to 6.8	28,289
Up to 2.0	9,839	Up to 7.0	29,003
Up to 2.1	10,257	Up to 7.2	29,716
Up to 2.2	10,675	Up to 7.4	30,428
Up to 2.3	11,095	Up to 7.6	31,143
Up to 2.4	11,513	Up to 7.8	31,843
Up to 2.5	11,931	Up to 8.0	32,545
Up to 2.6	12,338	Up to 8.2	33,247
Up to 2.7	12,741	Up to 8.4	33,947
Up to 2.8	13,146	Up to 8.6	34,649
Up to 2.9	13,554	Up to 8.8	35,338
Up to 3.0	13,961	Up to 9.0	36,026
Up to 3.1	14,366	Up to 9.2	36,716
Up to 3.2	14,760	Up to 9.4	37,404
Up to 3.3	15,154	Up to 9.6	38,092
Up to 3.4	15,561	Up to 9.8	38,781

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<b>Building and Inspection Fee Schedule from \$1.1 Million to \$50,000.000</b>			
<b>Total Cost Per Million \$</b>	<b>Total Fee</b>	<b>Total Cost Per Million \$</b>	<b>Total Fee</b>
Up to 15.5	57,900	Up to 39.5	147,016
Up to 16.0	59,767	Up to 40.0	148,624
Up to 16.5	61,633	Up to 40.5	150,484
Up to 17.0	63,501	Up to 41.0	152,338
Up to 17.5	65,367	Up to 41.5	154,199
Up to 18.0	67,234	Up to 42.0	156,053
Up to 18.5	69,102	Up to 42.5	157,913
Up to 19.0	70,969	Up to 43.0	159,769
Up to 19.5	72,835	Up to 43.5	161,630
Up to 20.0	74,577	Up to 44.0	163,484
Up to 20.5	76,443	Up to 44.5	165,344
Up to 21.0	78,305	Up to 45.0	167,198
Up to 21.5	80,172	Up to 45.5	169,060
Up to 22.0	82,031	Up to 46.0	170,913
Up to 22.5	83,898	Up to 46.5	172,775
Up to 23.0	85,759	Up to 47.0	174,629
Up to 23.5	87,626	Up to 47.5	176,490
Up to 24.0	89,487	Up to 48.0	178,345
Up to 24.5	91,354	Up to 48.5	180,204
Up to 25.0	93,215	Up to 49.0	182,059
Up to 25.5	95,082	Up to 49.5	183,920
Up to 26.0	96,942	Up to 50.0	185,458
Up to 27.0	100,669		

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<b>Residential Construction Permit Fees</b>			
<b>Total Cost Per Thousand \$</b>	<b>Total Fee</b>	<b>Total Cost Per Thousand \$</b>	<b>Total Fee</b>
Up to 1	80	Up to 32	226
Up to 2	89	Up to 33	226
Up to 3	100	Up to 34	234
Up to 4	114	Up to 35	234
Up to 5	133	Up to 36	242
Up to 6	146	Up to 37	243
Up to 7	153	Up to 38	249
Up to 8	170	Up to 39	251
Up to 9	175	Up to 40	258
Up to 10	179	Up to 42	266
Up to 11	179	Up to 44	275
Up to 12	179	Up to 46	281
Up to 13	179	Up to 48	291
Up to 14	179	Up to 50	296
Up to 15	179	Up to 52	305
Up to 16	180	Up to 54	322
Up to 17	185	Up to 56	322
Up to 18	185	Up to 58	331
Up to 19	193	Up to 60	338
Up to 20	193	Up to 62	346
Up to 21	193	Up to 64	353
Up to 22	193	Up to 66	363
Up to 23	193	Up to 68	371
Up to 24	202	Up to 70	378

QuickCode -- Municipal Code of the City of Florissant

<b>Residential Construction Permit Fees</b>			
<b>Total Cost Per Thousand \$</b>	<b>Total Fee</b>	<b>Total Cost Per Thousand \$</b>	<b>Total Fee</b>
Up to 86	441	Up to 460	1,829
Up to 88	450	Up to 480	1,888
Up to 90	468	Up to 500	1,952
Up to 92	475	Up to 520	2,016
Up to 94	482	Up to 540	2,087
Up to 96	492	Up to 560	2,154
Up to 98	499	Up to 580	2,217
Up to 100	508	Up to 600	2,280
Up to 105	522	Up to 620	2,346
Up to 110	547	Up to 640	2,410
Up to 115	562	Up to 660	2,473
Up to 120	588	Up to 680	2,540
Up to 125	602		
Up to 130	628		
Up to 135	643		
Up to 140	667		
Up to 145	683		
Up to 150	706		
Up to 155	724		
Up to 160	739		
Up to 165	764		
Up to 170	782		
Up to 175	804		
Up to 180	821		

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1st unit	\$43.00
Each unit additional	\$19.00

Service over 600 ampere

1st unit	\$55.00
Each unit additional	\$24.00

*Motors:*

Less than 5 HP

1st unit	\$7.00
Each unit additional	\$0.70

5 HP or greater

1st unit	\$7.00
Each unit additional	\$5.50

*Panel Board Switches and Switchboard Sections* (Each and every point on the electrical system where switches or protective devices are mounted or individual panel or single framework).

1st unit	\$7.00
Each unit additional	\$4.40

*Transformers* (Each and every point on the electrical system where the primary voltage is either increased or decreased).

Increased	\$9.00
Decreased	\$4.40

*Residential Rewire* (Inspection of rewiring, rehabilitation, additions and alterations to existing electrical wiring and equipment installation to residential "R-2" and "R-3" use group)

Service installed (same site)

1st service	\$37.00
Additional on same site	\$15.00

Service not installed--Reinspections (same site)

1st service	\$37.00
Additional on same site	\$9.00

*AmerenUE Service*

Install	\$37.00
Disconnected service	\$37.00



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fee may be calculated by either the cost of construction method, as set forth in paragraph (2) above or by use of the following schedule of unit prices. Items not listed below are priced on cost of construction.

Permit processing fee	\$24.00
Additional or extra inspections	\$31.00
Permit processing, plan review and inspection for first 5 of item of listed equipment	\$80.00
Each additional item	\$4.40
Broiler	
Clothes dryer	
Duct furnace	
Duct heater	
Emergency generators	
Fan	
Fire damper	
Fireplace	
Force air furnace	
Fryer, fat	
Gravity	
Griddle	
Grill	
Incinerator	
Infrared heater	
Kettle (gas-fired)	
Kiln	
Make up air heater	

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<b>GENERAL INSPECTION FEES FOR EACH INSPECTION PERFORMED</b>	
Ground rough-in	\$31.00
Stack rough-in	\$31.00
Final (finish)	\$31.00
Septic tank*	\$31.00
Septic tank cleaning	\$31.00
Absorption trench	\$31.00
Filter bed	\$31.00
Foundation drain terminus or connection	\$31.00
Sprinkler system connection	\$31.00
All domestic water heater replacements (total fee)	\$31.00
Installation of water main	\$0.16 foot
<p>Installation of Backflow Device. Initial backflow prevention device shall be \$31.00, each additional device located within the same building shall be \$19.00.</p>	
<p>*The building sewer from the building to the septic tank shall be inspected before any part of the sewer pipe is covered. All filter trenches, absorption trenches and filter beds shall be inspected as the work progresses and in accordance with the schedule outlined below. The result is a minimum permit fee for installation of a septic tank of \$171.00. (\$80.00 permit plus three (3) additional inspections).</p>	

**SOIL ABSORPTION TRENCHES**

Check layout	QuickCode -- Municipal Code of the City of Florissant
Septic tank	\$31.00
Completion of filter bed excavation	\$31.00
Completion of distribution (bottom) tile installation	\$31.00
Completion of distribution (top) pipe installation	\$31.00
<b>EXTRA OR ADDITIONAL INSPECTIONS FEES</b>	
Inspection of pipes for sewer mains--trunks, lateral and appurtenances	In addition to general inspection fee of \$31.00, \$0.19 per foot with a minimum charge of \$19.00.
Inspection of manholes, general lampholes or catch basins	In addition to general inspection fee of \$31.00, \$4.40 per manhole, lamphole or catch basin with a minimum charge of \$19.00.
Plumbing fixtures	\$5.50
Openings for future fixtures	\$5.50
Advisory or investigative inspections	\$31.00
Any additional inspection or reinspections of any work listed on the above schedule	\$31.00

The estimated amount to cover general inspection fees set forth in the above schedule shall be paid when a permit is issued. Extra or additional inspection fees shall be paid upon completion of the work. In case the estimated amount is insufficient, the balance due shall be paid upon completion of the work.

No tests or inspections shall be required where a plumbing system or part thereof is set up for exhibition purposes and is not used for toilet purposes and is not directly connected to a water supply or sewage system.

6. *Partial permits.*

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Applicants for additional permits involving previously installed rough-in installations shall produce records of payment regarding partial permit claims. Failure to produce payment and permit records shall result in the full fee being charged for any installation performed under a previously issued partial permit.

- c. The estimated amount to cover general inspection fees set forth in the above schedule shall be paid when a permit is issued. Extra or additional inspection fees shall be paid upon completion of the work. In case the estimated amount is insufficient, the balance due shall be paid upon completion of the work.
- d. No tests or inspections shall be required where a plumbing system or part thereof is set up for exhibition purposes and is not used for toilet purposes and is not directly connected to a water supply or sewage system.

7. *Miscellaneous permits.* The following fees are for the delineated miscellaneous permits:

TYPE	FEE
Demolition	\$55.00
Footing	\$55.00
Foundation	\$55.00

The above fees include cursory plan review and one (1) inspection. Each additional inspection shall be thirty-one dollars (\$31.00).

8. *Miscellaneous fees.*

- a. The following miscellaneous fees shall apply to all permits.

TYPE	FEE
Permit amendment	\$24.00
Refund service charge	\$24.00
Permit extension	\$24.00

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(his/her developer and/or agents) will be required to deposit an additional estimated amount with the City. If at the end of a particular project there are excess funds and all administration costs have been covered, then these excess funds will be returned to the owner, his/her developer and/or agents.

3. If the owner, his/her developer and/or agents(s) fails to deposit adequate funds required to cover actual (not estimated) administration costs, then an occupancy permit(s) will be withheld (where applicable) or revoked until the matter is resolved.
- D. *Shed Permit Fee.* A permit fee of thirty dollars (\$30.00) shall be assessed for sheds one hundred forty-four (144) square feet or less. Sheds over one hundred forty-four (144) square feet shall be assessed a permit fee in accordance with the building permit fee schedules set out in Subsections (A)(1) and (2) above.
- E. *Satellite Dish Permit Fee.* A permit fee of eighty dollars (\$80.00) shall be assessed for a satellite dish.
- F. *Fence Permit Fees.* The application for a permit to erect or replace a fence shall be fifteen dollars (\$15.00).
- G. *Land Disturbance Permit Fees.*

Major	\$500.00
Ordinary	\$250.00
Additional inspections	\$ 30.00 each

- H. *Plan Review Fees.* The filing fee for the review by the Planning and Zoning Commission of all plans submitted to ensure that all buildings comply with the minimum standards shall be twenty-five dollars (\$25.00) for residential buildings and fifty dollars (\$50.00) for non-residential projects.
- I. *Administrative Fees For Various Zoning Applications And Permits.*
1. The filing fee for a petition for change of zoning district, boundaries, district classification or special permit shall be one hundred twenty-five dollars (\$125.00);
  2. The application fee for a residential designed development permit shall be one hundred dollars (\$100.00);
  3. The application fee for a planned environmental unit permit shall be one hundred dollars

1. All exterior openings shall be boarded up with not less than one-quarter ( $\frac{1}{4}$ ) inch tempered masonite or three-eighths ( $\frac{3}{8}$ ) inch plywood, cut to fit within the openings, fastened in place as securely as possible and suitably coated with an appropriate neutral color harmonizing with the exterior colors of the building as inconspicuously as possible. Such work shall be performed in a neat and workmanlike manner.
  2. All signs and signposts, other than real estate signs, relating to such premises shall be removed.
  3. Every window, glazed exterior door, exterior transom or exterior sidelight of an unoccupied building shall be provided with properly installed glass or other approved glazing material and in the event of breakage the owner shall immediately remove all broken glass and temporarily board up with suitable materials.
- B. Any such building which had been used as a service station shall have all above ground pumps and pump islands removed and all underground tanks shall be filled with sand.
- C. The owner of any building or structure subject hereto who shall fail to comply with these requirements, ten (10) days after written notice thereof from the Building Commissioner, shall be deemed guilty of a misdemeanor and upon conviction thereof shall be subject to the penalties provided for violation of City ordinances.
- D. The provisions of this Section shall not apply to any building or structure designated as a landmark under the provisions of Sections 120.280 and Article XII of Chapter 405 of this Code (Sections 405.425 et seq.). (Code 1980 §6-7; CC 1990 §5-4)

**SECTION 500.040: FRAME CONSTRUCTION IN "R-6", "B-1", "B-2", "B-3", "B-4", "B-5", "M-1", "M-2" AND "M-3" ZONING DISTRICTS**

- A. Any building as defined in the Building Code, as adopted by Chapter 505, which is located in an "R-6", "B-1", "B-2", "B-3", "B-4", "B-5", "M-1", "M-2" or "M-3" zoning district shall have exterior finished walls composed of one hundred percent (100%) masonry on all sides of structure, except as otherwise permitted by this Section. There shall be no exposed non-masonry surfaces in the first (1st) three (3) feet above grade except doors and windows.

*Exceptions:*

1. Accessory buildings if otherwise permitted by ordinance and approved by the planning and zoning commission;
2. Buildings specifically excepted from such requirement under provisions of a special permit or a "B-5" zoning ordinance granted by the Council in accordance with provisions of Chapter 405 of the Code;

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- C. *Lighting--Ventilation--Plumbing.* All washroom and lavatory facilities provided by business establishments shall be adequately lighted and ventilated and shall meet all plumbing requirements of the Plumbing Code.
- D. *Penalties.* Any person violating any of the provisions of this Section shall be subject to the penalties provided for violation of City ordinances. In addition thereto the Director of Public Works shall be empowered to close such business establishment upon twenty-four (24) hours written notice of violation of such provisions and any business establishment closed pursuant thereto shall remain closed until full compliance with the terms of such provisions shall be achieved. (Code 1980 §6-9; CC 1990 §5-6)

*Cross Reference--Sewers and drains, §§535.010 et seq.*

## TITLE II. PUBLIC HEALTH, SAFETY AND WELFARE

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### CHAPTER 245: PARKS AND RECREATION

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*Charter Reference--Authority to acquire and operate facilities, §3.10(4), (14).*

*Cross References--Naming of parks and public buildings, §105.120; landmarks commission, §120.280; buildings and building regulations, ch. 500; cable television, ch. 610; flood damage prevention and control, ch. 415; motor vehicles and traffic, Title III; planning and community development, ch. 400; streets and sidewalks, ch. 530; trees and shrubs, ch. 230; subdivision regulations, ch. 410; zoning regulations, ch. 405.*

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#### ARTICLE I. IN GENERAL

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##### SECTION 245.010: APPLICABILITY OF CHAPTER

The rules and regulations set out in this Chapter shall apply to all City recreational areas and facilities. (Code 1980 §17-1; CC 1990 §17-1)

##### SECTION 245.020: DEFINITIONS

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

**DIRECTOR:** The head of the department of parks and recreation or his/her designated representative.

**PARKS:** All recreational areas and facilities, parks and park facilities owned or operated by the City.

**RESIDENT:** Any person living within the City with an intention to live within the City limits permanently or for an indefinite period of time and which shall likewise include any foreign



**SECTION 245.060: USE OF RESIDENT IDENTIFICATION CARDS**

Except as otherwise provided in this Chapter, any persons, teams, groups or organizations using the City's recreational facilities must have fifty percent (50%) or more who are residents of the City. No non-resident shall use a City resident card to gain admission to or use of City recreational facilities. No City resident shall give or lend a resident card to any person. (Code 1980 §17-6; CC 1990 §17-6)

**SECTION 245.070: ENFORCEMENT**

The park rangers of the City, in addition to the Police force, shall have the authority to issue summons charging the violation of any ordinances of the City or the rules and regulations as established by the Director of Parks and Recreation as the same apply to the use of City parks. Such summonses shall be returnable to the Municipal Court, a division of the County Circuit Court. (Code 1980 §17-7; CC 1990 §17-7; Ord. No. 4899 §1, 5-23-88)

**SECTION 245.080: ADVANCE RESERVATIONS**

No person or group of individuals will be allowed to make reservations for parks for the coming year until after the first (1st) workday of the year for which the reservation is requested. (Code 1980 §17-8; CC 1990 §17-8)

**SECTION 245.090: COMMERCIAL ACTIVITIES PROHIBITED EXCEPT BY PERMIT**

Except for a person who receives a permit to operate as a park concessionaire, which may include the food from a motor vehicle, the parks shall not be available for activities of a commercial nature. No person shall conduct an activity that is in competition with local merchants or the persons who receive permits to operate as concessionaires in City parks. (Code 1980 §17-9; CC 1990 §17-9; Ord. No. 5926, 2-10-97)

**SECTION 245.100: CITY NOT RESPONSIBLE FOR VALUABLES IN PARK OR RECEIPT OF FUNDS OTHER THAN CITY FUNDS**

The City and its employees shall not be liable for or assume any responsibility for valuables brought into the parks nor for the receipt and disbursement of any funds other than City funds. (Code 1980 §17-10; CC 1990 §17-10)

*Cross Reference--Animals and fowl, ch. 205.*

**SECTION 245.175: DUMPING PROHIBITED -- EXCEPTIONS**

No dumping shall be allowed in any park within the City or owned by the City unless authorized by the Director. In Sunset Park, no dumping shall be allowed by any individual, organization or City department unless such dumping shall be for purpose of erosion control or for a compost center so designated by the Park Director and any such fill shall constitute clean dirt only. (Code 1980 §17-19; CC 1990 §17-18)

*Cross Reference--Garbage, rubbish and litter, ch. 220.*

**SECTION 245.180: FEES FOR USE**

The following fees for the use of the recreation facilities and theatre of the City are hereby established:

POOLS		
	RESIDENT	NON-RESIDENT
<b>1. JJE Indoor Pool</b>		
Child (under 6)	Free	Free
Youth (6--17)	\$1.50	\$3.00
Adult (18+)	\$2.25	\$4.00
Florissant GAP	\$1.75	N A
<b>2. Bangert Outdoor Pool</b>		
Child (5 and under)	\$2.00	\$2.00
Youth (6--17)	\$2.50	\$4.00

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<b>POOLS</b>		
	<b>RESIDENT</b>	<b>NON-RESIDENT</b>
Youth (6--17)	\$1.00	\$2.50
Adult (18--)	\$1.50	\$3.50
Florissant GAP	\$1.00	N A
<b>4. JJE Indoor Pool Season Pass</b>		
Youth	\$50.00	\$100.00
Adult	\$75.00	\$150.00
Family	\$100.00	\$200.00
<b>5. Outdoor Pool Season Pass</b>		
Youth	\$50.00	\$100.00
Adult	\$75.00	\$150.00
Family	\$100.00	\$200.00
<b>6. Indoor/Outdoor Pool Season Pass</b>		
Youth	\$75.00	\$150.00
Adult	\$100.00	\$200.00
Family	\$125.00	\$250.00

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<b>RENTALS</b>		
	<b>RESIDENT</b>	<b>NON-RESIDENT</b>
<b>11. JJE Indoor Pool Rental</b>		
a. Rate per hour	\$40.00	\$80.00
b. Deposit	\$50.00	\$50.00
<b>12. JJE Ice Rink Rentals</b>		
a. Rate per hour	\$110.00	\$110.00
b. Damage deposit	\$150.00	\$150.00
<b>13. JJE Roller Rink Rentals</b>		
a. Rate per hour	\$50.00	\$50.00
b. Damage deposit	\$100.00	\$100.00
<b>14. JJE Rink Pavilion Area (Minimum 5 hours rental)</b>		
a. Rate per hour	\$50.00	\$65.00
b. Damage deposit	\$100.00	\$100.00
<b>15. Rink Warm Up Area (Minimum 5 hours rental)</b>		
a. Rate per hour	\$25.00	\$35.00
b. Damage deposit	\$100.00	\$100.00

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<b>RENTALS</b>		
	<b>RESIDENT</b>	<b>NON-RESIDENT</b>
a. 1--499 people	\$500.00	\$750.00
b. 500--1000 people	\$600.00	\$850.00
c. Damage deposit	\$150.00	\$150.00
<b>20. Gym (JFK)</b>		
Rental	\$500.00	\$750.00
Damage deposit	\$150.00	\$200.00
<b>21. JJE And JFK Exercise And Fitness Room Usage</b>		
Annual Fee--Individual	\$50.00	\$125.00
Annual Fee--Family	\$85.00	\$175.00
Annual Fee--GAP	\$35.00	N/A
Daily Fee--Individual	\$3.00	\$5.00
Daily Fee--Ind. GAP	\$2.00	N/A
<b>22. JFK Racquetball Court Usage</b>		
Daily--Individual	\$3.00	\$5.00
Daily--GAP	\$2.00	N/A

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RENTALS		
	RESIDENT	NON-RESIDENT
Plus twenty percent (20%) of the box office receipts above six hundred dollars (\$600.00) per performance.		
c. Deposit	\$200.00	\$200.00
d. Top ticket price for City	\$15.00	\$15.00

GUEST PASSES		
	RESIDENT	NON-RESIDENT
<b>25. Non-Resident Guest Passes</b>		
a. Adult		
One day	N/A	\$5.00
Two weeks	N/A	\$25.00
b. Under 18 years		
One day	N/A	\$2.00
Two weeks	N/A	\$10.00
<b>26. Guest Pass Replacement--Fee For Pool/Rink</b>		
a. First time	N/A	\$2.00
b. Second time	N/A	\$3.00

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MISCELLANEOUS		
	RESIDENT	NON-RESIDENT
33. Classes--JJE and JFK, per hour, per class (maximum)	\$6.00	\$6.00
34. Babysitting, per hour, per class (maximum)	\$5.00	\$5.00
35. Summer Playground--A fee for participation in the six (6) week summer playground programs for the City of Florissant shall be:		
a. First child	\$80.00	Residents only
b. Each succeeding child	\$60.00	Residents only
36. Skateboard park--yearly pass	\$10.00	\$15.00
a. Proper safety equipment to include an approved helmet, elbow pads and knee pads are required to use the skate park.		
b. Pass is required for use of the skate park.		
c. Release form is required for those under the age of eighteen (18) signed by a parent or guardian.		
37. A maximum discount of twenty-five percent (25%) off of resident rates for admission fees for the golf course, pools, skating rink and recreational classes shall be awarded to any member of a board or commission, Police reserve or Police volunteer of the City of Florissant.		

(CC 1990 §17-19; Ord. No. 4394 §1, 5-29-84; Ord. No. 4432, 8-27-84; Ord. No. 5233, 4-22-91; Ord. No. 5427, 11-23-92; Ord. No. 5441, 11-23-92; Ord. No. 5643, 9-12-94; Ord. No. 5700, 1-23-95; Ord. No. 5802, 11-27-95; Ord. No. 5873, 8-12-96; Ord. No. 5919, 1-27-97; Ord. No. 6032, 11-24-97; Ord. No. 6114, 5-26-98; Ord. No. 6144, 8-24-98; Ord. No. 6375, 2-28-00; Ord. No. 6487, 1-8-01; Ord. No. 6552, 7-9-01; Ord. No. 6582, 9-24-01; Ord. No. 6674, 3-25-02; Ord. No. 6791, 11-11-02; Ord. No. 6857, 4-28-03; Ord. No. 7029

**TITLE II. PUBLIC HEALTH, SAFETY AND WELFARE**

**CHAPTER 245: PARKS AND RECREATION**

*Charter Reference--Authority to acquire and operate facilities, §3.10(4), (14).*

*Cross References--Naming of parks and public buildings, §105.120; landmarks commission, §120.280; buildings and building regulations, ch. 500; cable television, ch. 610; flood damage prevention and control, ch. 415; motor vehicles and traffic, Title III; planning and community development, ch. 400; streets and sidewalks, ch. 530; trees and shrubs, ch. 230; subdivision regulations, ch. 410; zoning regulations, ch. 405.*

**ARTICLE XI. OLD FLEURISSANT GOLF CLUB**

**SECTION 245.610: FEES AND CHARGES**

GREEN FEES	
March 16--November 14	
Weekday--18 holes	\$18.00
Weekday--9 holes	\$12.00
November 15--March 15	
Weekday--18 holes	\$11.00
Weekday--9 holes	\$8.00
March 16--November 14	
Weekends...(as tee times are available)--18 holes	\$28.00



<b>GREEN FEES</b>	
<b>March 16--November 14</b>	
18 holes	\$12.00
9 holes	\$7.00
<b>November 15--March 15</b>	
18 holes	\$10.00
9 holes	\$7.00
<p>(Any junior twelve (12) years of age and younger must be accompanied by an adult. Before 11:00 A.M. on weekends, juniors ages fourteen (14) and younger must be accompanied by an adult.)</p>	
<b>Golf Carts (Year Round)</b>	
18 holes	\$14.00
9 holes	\$8.00
<p>(Must be sixteen (16) years of age or older to rent a golf cart and may be required to show identification).</p>	
<b>Pull-Cart</b>	
18 holes	\$3.00
9 holes	\$2.00
<b>Golf Club Rental</b>	
18 holes	\$10.00
9 holes	\$5.00
<b>Reserved Season Tee Time</b>	

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<b>BANQUET ROOM RENTAL</b>		
Full room: Off season (November 15--March 15) Anytime		
Half room: In season--anytime		
Half room: Off season--anytime		
	<b>RESIDENT</b>	<b>NON-RESIDENT</b>
Full room (up to 5 hours)	\$250.00	\$300.00
Full room (additional hourly rental)	\$50.00	\$60.00
Half room (up to 5 hours)	\$150.00	\$200.00
Half room (additional hourly rental)	\$30.00	\$40.00
Room rental fee waived for rentals of fifty (50) or more persons using Old Fleurissant Golf Course food and beverage.		
Room rentals of less than fifty (50) persons will pay room rental fee plus a-la-carte charges for food and beverages.		
All beer and liquor must be purchased from Old Fleurissant Golf Club.		
Self-catered rentals will be charged room rental fees plus five dollars (\$5.00) per person.		

(CC 1990 §17-220; Ord. No. 5955, 3-24-97; Ord. No. 5973, 6-9-97; Ord. No. 6051, 11-24-97; Ord. No. 6123, 6-22-98; Ord. No. 6180, 11-9-98; Ord. No. 6233, 2-7-99; Ord. No. 6375, 2-28-00; Ord. No. 6429, 7-24-00; Ord. No. 6487, 1-8-01; Ord. No. 6524, 4-23-01; Ord. No. 6708, 6-24-02; Ord. No. 6791, 11-25-02)

# City of Florissant Proposed Annexation

# Paddock Estates

Current Zoning Map  
Paddock Estates Area  
Attachment "D"



# City of Florissant Proposed Annexation

# Paddock Estates

Proposed Zoning Map  
Paddock Estates Area  
Attachment "E"



**Legend:**

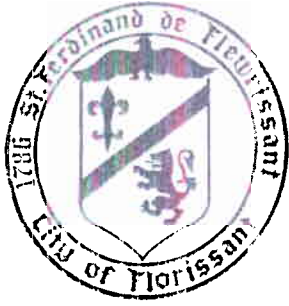
- Schools
- River and Creeks
- Parcels
- Municipal Boundary
- Annexation Area

City of Florissant and St. Louis County Department of Planning  
Map Date: 10/2017

**St. Louis COUNTY PLANNING**  
GEOGRAPHIC INFORMATION SYSTEMS

### **SECTION 3 - CERTIFICATION**

- (i) Certification that the Paddock Estates area is less than fifty percent of the combined land subject to this proposal - see attached.
- (ii) Certification that no platted subdivision is being split - see attached.
- (iii) Certification that this proposal does not overlap another proposal - see attached.
- (iv) Certification that the Paddock Estates area is at least 15% contiguous - see attached.
- (v) Certification that one copy of the most recently adopted City Budget and audit and 21 copies of the proposal have been provided to the Boundary Commission.
- (vi) Certification that the City of Florissant will bear all costs, etc. and that the City of Florissant has paid the Application Fee (\$588.00), etc. - see attached.
- (vii) Certification that copies of the proposal have been sent to the St. Louis County Clerk and the City Clerk for the City of Black Jack. There are no other municipalities with contiguous boundaries to the proposed area - see attached.
- (viii) Certification that this proposed annexation was not disapproved by the voters within two (2) years of the date of the official submittal of the newly proposed boundary change; nor does this proposed annexation contain any unincorporated area which is currently in an "established" unincorporated area.



## Florissant, Missouri

June 30, 2008

Members of the St. Louis County  
Boundary Commission  
168 North Meramec Avenue, Suite 140  
Clayton, MO 63105

RE: Annexation Proposal for "the Paddock Estates Area"  
Certifications

Dear Members:

In accordance with the St. Louis County Boundary Commission Rules and Regulations for Annexations, reference Section 3-Certifications, I do hereby certify the following:

- i) That the Paddock Estates area is less than fifty percent (50%) of the combined land subject to this proposal; and
- ii) That this annexation does not split or divide any existing platted subdivision; and
- iii) That this proposal does not overlap any other proposal presently before the Boundary Commission; and
- iv) That the Paddock Estates area is at least fifteen percent (15%) contiguous and adjacent to the City of Florissant, actually being 69% contiguous; and
- v) That one (1) copy of the most recently adopted budget, one (1) audit report and twenty-one (21) copies of this annexation proposal have been delivered to the Boundary Commission; and
- viii) That the Paddock Estates annexation area does not contain more than sixty percent (60%) of an area previously disapproved by voters within the last two (2) years, nor is this area a part of an "established Unincorporated area."

Sincerely,

Louis B. Jearls, Jr., P.E.  
Director of Public Works

Honorable  
Robert G. Lowery, Sr.  
MAYOR

### CITY HALL

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

### POLICE DEPARTMENT

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

### PARKS DEPARTMENT

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

### MUNICIPAL COURT

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

[www.florissantmo.com](http://www.florissantmo.com)



**Florissant,  
Missouri**

July 1, 2008

Honorable  
Robert G. Lowery, Sr.  
MAYOR

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

POLICE DEPARTMENT  
1700 North Highway 67  
Florissant MO 63033  
314 / 831-7000  
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PARKS DEPARTMENT  
#1 James J. Eagan Dr.  
Florissant, MO 63033  
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MUNICIPAL COURT  
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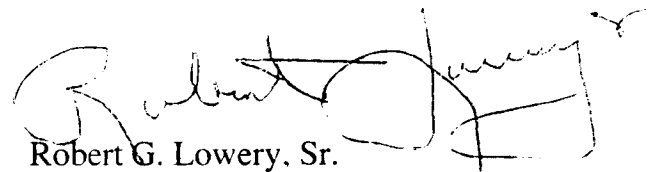
St. Louis County Boundary Commission  
168 North Meramec Avenue, Suite 140  
Clayton, MO 63105

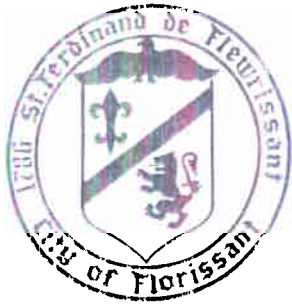
RE: Annexation Proposal of "the Paddock Estates Area"  
Certifications

Dear Members:

In accordance with the St. Louis County Boundary Commission Rules and Regulations for Annexations, reference Section 3 - Certifications, I certify that the City of Florissant will bear all costs of the Boundary Commission relating to publications, notifications, copies, etc., and that the City of Florissant has paid the Application Fee (\$588) when this annexation proposal was presented to the Boundary Commission, and that the City of Florissant will pay other attendant costs related to the annexation proposal of the Paddock Estates area submitted by the City of Florissant.

Very truly yours,

  
Robert G. Lowery, Sr.  
Mayor



## **Florissant, Missouri**

Honorable  
Robert G. Lowery, Sr.  
MAYOR

CITY HALL  
955 Rue St. Francois  
Florissant, MO 63031  
314 / 921-5700  
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POLICE DEPARTMENT  
1700 North Highway 67  
Florissant MO 63033  
314 / 831-7000  
Fax: 314 / 830-6045

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

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

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627-12

July 1, 2008

St. Louis County Boundary Commission  
168 N. Meramec Avenue, Suite 140  
Clayton, Missouri 63105

RE: Annexation Proposal for "the Paddock Estates Area"  
Certifications

Dear Members:

The undersigned, Karen Goodwin, City Clerk for the City of Florissant, certifies that on 7/1/08, an identical copy of the Official Submittal constituting the proposal by the City of Florissant to annex the Paddock Estates area has been mailed, via U.S. mail, postage prepaid, to the County Clerk of St. Louis County at 41 South Central Avenue, Clayton, Missouri 63105 and to the City Clerk of the City of Black Jack, 12500 Old Jamestown Road, Black Jack, Missouri 63033. I also certify that there are no other villages/municipalities which are contiguous to the Paddock Estates proposal area.

Sincerely,

Karen Goodwin  
City Clerk



## SECTION 4 - SUPPORTING DOCUMENTS

(i) Annexation Ordinance - Please see attached a certified copy of the ordinance adopting and providing for approval of the annexation of the Paddock Estates area.

(ii) Sites for Public Hearing

The following is a list of three sites (including address, phone number and contact person) which can accommodate a public hearing. The following sites are open to and used by the public; they are handicap accessible and are within two (2) miles of the proposal area.

The sites are as follows:

Florissant City Hall  
955 St. Francois  
Florissant, Mo. 63031  
(314) 921-5700  
Mayor Robert G. Lowery, Sr.

James J. Eagan Center  
#1 James J. Eagan Drive  
Florissant, MO 63033  
(314) 921-5700  
Mayor Robert G. Lowery, Sr.

Golf Club of Florissant  
50 Country Club Lane  
Florissant, MO 63033  
(314) 921-5700  
Mayor Robert G. Lowery, Sr.

(iii) Legal Opinion ref. Statutory Requirements - please see attached.

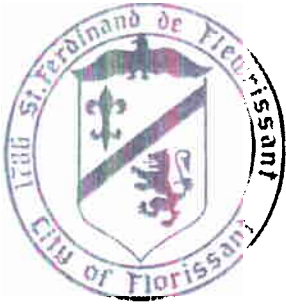
(iv) Change in Fire Protection and Emergency Medical Services - The City of Florissant is seeking no change - see attached.

(v) Proposed Language for Public Hearing Notice - see attached.

(vi) Legal Description - see attached.

(vii) Effective Annexation Date

Pending approval from the Boundary Commission, the proposed effective date for the boundary adjustment will be immediately upon certification of voter approval, or an earlier date if so established by the Boundary Commission. The City will move quickly (in conjunction with a common transition committee) to provide full City services immediately.



## **Florissant, Missouri**

July 1, 2008

St. Louis County Boundary Commission  
168 North Meramec Avenue, Suite 140  
Clayton, Missouri 63105

RE: Annexation Proposal for "the Paddock Estates Area"  
Supporting Documents

Dear Members:

In accordance with the St. Louis County Boundary Commission Rules and Regulations, Section 4-Supporting Documents, please be advised that I, Karen Goodwin, City Clerk for the City of Florissant, St. Louis County, Missouri, do hereby certify that the following constitutes a true and correct copy of Ordinance No. 7514 as the same appears of record in my office.

In Testimony Whereof, I hereunto set my hand and affix the official seal of the City of Florissant, St. Louis County, Missouri, on this 1 day of July, 2008.

Sincerely,

Karen Goodwin  
City Clerk

Honorable  
Robert G. Lowery, Sr.  
MAYOR

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

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

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

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

[www.florissantmo.com](http://www.florissantmo.com)



1 INTRODUCED BY COUNCILMAN SCHNEIDER  
2 JUNE 23, 2008

3  
4  
5 BILL NO. 8430

ORDINANCE NO.

6  
7 **AN ORDINANCE PROVIDING FOR THE ANNEXATION BY THE CITY OF**  
8 **FLORISSANT, MISSOURI OF AN AREA OF UNINCORPORATED LAND**  
9 **DESCRIBED HEREIN AND REFERRED GENERALLY AS "PADDOCK**  
10 **ESTATES" AND ALSO IDENTIFIED AS A PORTION OF "AREA 29", AND**  
11 **PROVIDING FOR APPROVAL OF AN ANNEXATION PLAN AND**  
12 **BOUNDARY CHANGE PROPOSAL TO BE SUBMITTED TO THE ST.**  
13 **LOUIS COUNTY BOUNDARY COMMISSION FOR ITS CONSIDERATION**  
14 **AND SUBSEQUENT DIRECTION OF AN ELECTION TO VOTERS OF THE**  
15 **CITY OF FLORISSANT AND OF THE AREA PROPOSED TO BE**  
16 **ANNEXED.**

7514

17  
18 WHEREAS, the City has decided to seek the annexation of a certain area of  
19 unincorporated land, lying generally to the west and north of the existing limits of the City and  
20 commonly referred to as "Paddock Estates" and also identified as a portion of "Area 29", and  
21 more fully described in Appendix I attached hereto and made a part hereof (hereinafter referred  
22 to as "Annexation Area"), and

23 WHEREAS, the Annexation Area proposed to be annexed constitutes an "unincorporated  
24 area" as that term is defined in Section 72.407.1 (2) of the Revised Statutes of Missouri, and

25 WHEREAS, the City has developed a Plan of Intent to be submitted to the St. Louis  
26 County Boundary Commission for approval of the annexation of the Annexation Area, as an  
27 unincorporated area, by the City setting forth, among other things, the various impacts of the  
28 boundary change proposal, a legal description of the Annexation Area, a proposed time schedule  
29 for the provision of the services to the Annexation Area, the current tax rates, the revenue  
30 sources, the effect of the boundary change on St. Louis County resource distribution, the  
31 proposed zoning, the compactness of the Plan of Intent, and the effective date of the proposed  
32 annexation.

33  
34 NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
35 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

36  
37 Section 1: The City will seek the inclusion of the Annexation Area within the City's  
38 limits through a boundary change proposal as being in the best interest of the City of Florissant.

39 the unincorporated area subject to the boundary change proposal and the areas adjacent to the  
40 unincorporated area subject to the proposed boundary change.

41 Section 2: The City has caused to be prepared a Plan of Intent for submission to the St.  
42 Louis County Boundary Commission, wherein the City has described and analyzed:

- 43 a) The various impacts of the boundary change proposed;
- 44 b) The ability to accommodate the orderly incorporation in the county;
- 45 c) Legal description of the Annexation Area;
- 46 d) Present level of major services provided by the City and St. Louis County  
47 and proposed to be provided to the Annexation Area;
- 48 e) Proposed time schedule for the provision of services to the Annexation  
49 Area;
- 50 f) Current tax rates;
- 51 g) Revenue sources;
- 52 h) Effect of boundary change on St. Louis County resource distribution;
- 53 i) Proposed zoning;
- 54 j) Compactness of the Annexation Area; and
- 55 k) Effective date of the proposed annexation.

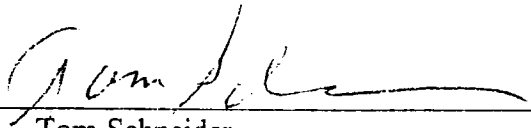
56 Section 3: The City is well prepared to effectuate the annexation of the Annexed Area as  
57 described in the Plan of Intent, which the City hereby adopts. The Plan of Intent, a certified copy  
58 of the Ordinance including Appendix I, and all other information deemed necessary to the St.  
59 Louis County Boundary Commission, shall be submitted to the St. Louis County Boundary  
60 Commission for its consideration and approval.

61 Section 4: Upon the approval of the proposed boundary change by the St. Louis County  
62 Boundary Commission, such proposal shall be submitted to the voters at an election to be held as  
63 directed by the St. Louis County Boundary Commission and St. Louis County Election Board. If  
64 the annexation proposal is approved by a majority of votes cast in the City and approved by a  
65 separate majority of votes cast in the whole City which would result from the proposed  
66 annexation and boundary change, then the annexation of such unincorporated area shall become  
67 effective six (6) months from the date of a favorable election.

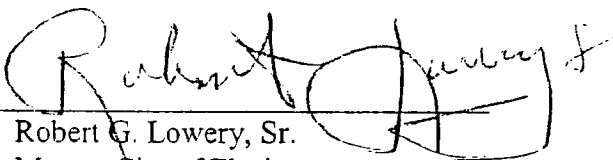
68 Section 5: This ordinance shall become in force and effect immediately upon its passage  
69 and approval.

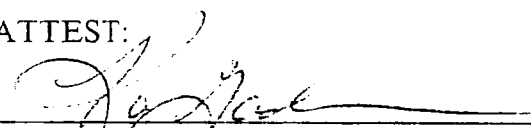
70  
71 Adopted this 27 day of June, 2008.

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\_\_\_\_\_  
Tom Schneider  
President of the Council

Approved this 23 day of July, 2008.

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

ATTEST:  
  
\_\_\_\_\_  
Karen Goodwin, MMCA/MRCC  
City Clerk

PADDOCK ESTATES  
LEGAL DESCRIPTION

7514

A tract of land located in U. S. Survey 104, fractional of Section 13 and Section 24, in Township 47N, Range 6 East, St. Louis County, Missouri. The primary subdivisions included are as follows: Paddock Estates Plat 1, Paddock Estates Plat 3, Paddock Estates Plat 5, Paddock Estates Plat 6, and Paddock Estates Plat 7.

Said tract of land is further described as follows:

Beginning at a point on the East right-of-way line of New Halls Ferry road and its intersection with the Northwest corner of John Knox Presbyterian Church subdivision;

Thence, continuing Westwardly along the prolongation of the North line of John Knox Presbyterian Church subdivision to its intersection with the West right-of-way line of New Halls Ferry road;

Thence, Northwestwardly along the West right-of-way line of New Halls Ferry road to its intersection with the Westerly prolongation of the Southwestern line of Paddock Estates Plat 6 subdivision;

Thence, continuing Northwestwardly along the West right-of-way line of New Halls Ferry road to its intersection with Westerly prolongation of the South line of Lot Pt. 1196 of Paddock Hills Plat 15 subdivision;

Thence, Eastwardly along the prolonged South line of Lot Pt. 1196 of Paddock Hills Plat 15 subdivision to its intersection with the West line of Lot No. 1250 of Paddock Hills Plat 15 subdivision;

Thence, Southwardly along the West line of Lot No. 1250 of Paddock Hills Plat 15 subdivision to the South line of Lot No. 1250 of Paddock Hills Plat 15 subdivision;

Thence, Eastwardly along the South line of Paddock Hills Plat 15 subdivision (also being the North line of Paddock Estates Plat 6 subdivision) to the South line of Paddock Hills Plat 16 subdivision;

Thence, continuing Eastwardly along the South line of Paddock Hills Plat 16 subdivision (also being the North line of Paddock Estates Plat 1 subdivision) to the Southeast corner of Lot No. 1267 of Paddock Hills Plat 16 subdivision;

Thence, Northwardly along the East line of Lot No. 1267 of Paddock Hills Plat 16 subdivision (also being the West line of Paddock Estates Plat 1 subdivision) to the Northwest corner of Lot No. 701 of Paddock Estates Plat 7 subdivision;

Thence, Southeastwardly along the Northeast line of Lot No. 701 of Paddock Estates Plat 7 subdivision to the Northernmost corner of Lot Pt. 3 of Tyler Estates subdivision;

Thence, Southeastwardly along the Northeast line of Lot Pt. 3 of Tyler Estates subdivision to its intersection with the Northwest right-of-way line of Club Grounds North road;

Thence, Northeastwardly along the Northwest right-of-way line of Club Grounds North road to its intersection with the Southernmost corner of Lot No. 129 of Paddock Estates Plat 1 subdivision;

Thence, Northwestwardly along the Southwest line of Lot No. 129 of Paddock Estates Plat 1 subdivision to its Westernmost corner;

Thence, Northeastwardly along the Northwest line of Lot No. 129 of Paddock Estates Plat 1 subdivision, and along its prolongation (also being the Northwest line of Paddock Estates Plat 1 subdivision) to the Northwest corner of Lot 147 of Paddock Estates Plat 1 subdivision;

Thence, Northeastwardly along the North line of Lot 147 of Paddock Estates Plat 1 subdivision to its intersection with the West right-of-way line of Club Grounds North road;

Thence, Northeastwardly along an arc of the West right-of-way line of Club Grounds North road to its intersection with the Southwest corner of Lot 148 of Paddock Estates Plat 1 subdivision;

Thence, Northwardly along the West line of Lot 148 of Paddock Estates Plat 1 subdivision to the Northwest corner of said Lot 148; then Eastwardly along the North line of said Lot 148 to its Northeast corner; then Southwardly along the East line of said Lot 148 to its Southeast corner; then Southwestwardly along the South line of said Lot 148 to its intersection with the East right-of-way line of Club Grounds North road;

Thence, Southwardly along the East right-of-way line of Club Grounds North road to its intersection with the Northwest corner of Lot 101 of Paddock Estates Plat 1 subdivision;

Thence, Eastwardly along the North line of Lot 101 of Paddock Estates Plat 1 subdivision to the Northeast corner of said Lot 101 (also being the East line of Paddock Estates Plat 1 subdivision);

Thence, Southwardly along the East line of Lot 101 of Paddock Estates Plat 1 subdivision, and its prolongation continuing along the East line of Paddock Estates Plat 1 subdivision to the South corner of Lot 119 of Paddock Estates Plat 1 subdivision;

Thence, Northwestwardly along the Southwest line of Lot 119 of Paddock Estates Plat 1 subdivision to its intersection with the East right-of-way line of Club Grounds North road;

Thence, Southwestwardly along the East right-of-way line of Club Grounds North road to the North corner of Lot 171 of Paddock Estates Plat 1 subdivision;

Thence, Southeastwardly along the Northeast line of Lot 171 of Paddock Estates Plat 1 subdivision and its prolongation continuing Eastwardly along the North line of Paddock Estates Plat 1 subdivision to the East corner of said Lot 171 which is also the Northwest corner of Lot 301 of Paddock Estates Plat 3 subdivision;

Thence, Southeastwardly along the Northeast line of Lot 301 of Paddock Estates Plat 3 subdivision (also being the North line of Paddock Estates Plat 3 subdivision), and continuing Eastwardly along the North line of Paddock Estates Plat 3 subdivision to the Northeast corner of Lot 380 of Paddock Estates Plat 3 subdivision;

Thence, Southwardly along the East line of Lot 380 of Paddock Estates Plat 3 subdivision (also being the East line of Paddock Estates Plat 3 subdivision) to the Southeast corner of Lot 375 of Paddock Estates Plat 3 subdivision;

Thence, West-Northwestwardly along the South line of Lot 375 of Paddock Estates Plat 3 subdivision and its prolongation along the South line of Paddock Estates Plat 3 subdivision to the Southwest corner of Lot 373 of Paddock Estates Plat 3 subdivision and its intersection with the East line of Lot 540 of Paddock Estates Plat 5 subdivision;

Thence, Southwardly along the East line of Lot 540 of Paddock Estates Plat 5 subdivision and its prolongation along the East line of Paddock Estates Plat 5 subdivision to the Southeast corner of Lot 537 of Paddock Estates Plat 5 subdivision (also being the Southeast corner of Paddock Estates Plat 5 subdivision);

Thence, Westwardly along the South line of Lot 537 of Paddock Estates Plat 5 subdivision (also being the South line of Paddock Estates Plat 5 subdivision) to the Southwest corner of said Lot 537 and its intersection with the East right-of-way line of Tina Drive;

Thence, continuing Westwardly along the South line of Paddock Estates Plat 5 subdivision to its intersection with the West right-of-way line of Tina Drive;

Thence, continuing Westwardly along the South line of Paddock Estates Plat 5 subdivision to the Southeast corner of Lot 520 of Paddock Estates Plat 5 subdivision;

Thence, continuing Westwardly and Northwestwardly along the Southwest line of Lot 520 of Paddock Estates Plat 5 subdivision to its intersection with the Southeast corner of Lot 182 of Paddock Estates Plat 1 subdivision;

Thence, Westwardly along the South line of Lot 182 of Paddock Estates Plat 1 subdivision to its Southwest corner and its intersection with the East right-of-way line of Lisa Drive;



Thence, continuing Westwardly along the prolongation of the South line of Lot 182 of Paddock Estates Plat 1 subdivision to its intersection with the West right-of-way line of Lisa Drive (also being the East line of Lot 183 of Paddock Estates Plat 1 subdivision);

Thence, Southwardly along the West right-of-way line of Lisa Drive and the East line of Lot 183 of Paddock Estates Plat 1 subdivision to the Southeast corner of Lot 183;

Thence, Southwestwardly along the South line of Lot 183 of Paddock Estates Plat 1 subdivision to its Southwest corner also being the Southeast corner of Lot 184 of Paddock Estates Plat 1 subdivision;

Thence, Southwestwardly along the South line of Lot 184 of Paddock Estates Plat 1 subdivision to its Southwest corner (also being a point on the South line of Paddock Estates Plat 1 subdivision);

Thence, Westwardly along the South line of Paddock Estates Plat 1 subdivision to the Southwest corner of Lot 193 of Paddock Estates Plat 1 subdivision, also being the Southeast corner of Lot 616 of Paddock Estates Plat 6 subdivision;

Thence, Westwardly along the South line of Lot 616 of Paddock Estates Plat 6 subdivision and the South line of Paddock Estates Plat 6 subdivision to its intersection with the Northwest corner of Lot 37 of Marietta Plat 3 subdivision;

Thence, Southwardly along the West line of Lot 37 of Marietta Plat 3 subdivision to its intersection with the North right-of-way line of Marietta Drive;

Thence, continuing Southwardly along the prolongation of the West line of Lot 37 of Marietta Plat 3 subdivision across Marietta Drive to a point on the South right-of-way line of Marietta Drive also being the Northwest corner of Lot 48 of Marietta Plat 3 subdivision;

Thence, continuing Southwardly along the West line of Lot 48 of Marietta Plat 3 subdivision to its intersection with the North line of John Knox Presbyterian Church subdivision;

Thence, Westwardly along the North line of John Knox Presbyterian Church subdivision to its intersection with the East right-of-way line of New Halls Ferry road (also being the point of beginning).

# LEWIS, RICE & FINGERSH, L.C.

ATTORNEYS AT LAW

500 N. BROADWAY, SUITE 2000  
ST. LOUIS, MISSOURI 63102-2147  
WWW.LEWISRICE.COM  
JHESSEL@LEWISRICE.COM

JOHN M. HESSEL  
DIRECT (314) 444-7735

TEL (314) 444-7600  
FAX (314) 612-7735

June 20, 2008

Mayor Robert G. Lowery, Sr.  
City of Florissant  
955 rue St. Francois  
Florissant, Missouri 63031

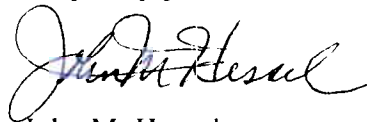
## **Re: Annexation Proposal for "the Paddock Estates Area"**

Dear Mayor Lowery:

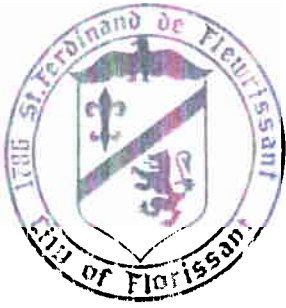
In accordance with the Rules and Regulations of the St. Louis County Boundary Commission, Section 4 - Supporting Documents, I am obligated to render an opinion with respect to the City of Florissant's proposed annexation of the "Paddock Estates" area. Based upon my review of the annexation proposal for the "Paddock Estates" area and relevant documents, it is my opinion that all statutory and Boundary Commission requirements applicable to the City of Florissant have been satisfied in connection with its Annexation proposal.

If you have any questions, please do not hesitate to contact me.

Very truly yours,



John M. Hessel



**Florissant,  
Missouri**

June 30, 2008

Honorable  
Robert G. Lowery, Sr.  
MAYOR

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

POLICE DEPARTMENT  
1700 North Highway 67  
Florissant MO 63033  
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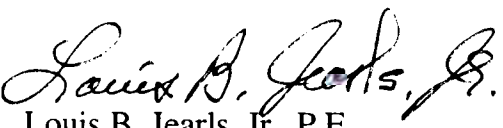
St. Louis County Boundary Commission  
168 North Meramec Avenue, Suite 140  
Clayton, Missouri 63105

RE: Annexation Proposal for "Paddock Estates Area"  
Supporting Documents

Dear Members:

In accordance with the St. Louis County Boundary Commission Rules and Regulations, Section 4-Supporting Documents, please be advised that the proposal for annexation of the "Paddock Estates" area does not seek any change in fire protection and emergency medical services.

Very truly yours,

  
Louis B. Jearls, Jr., P.E.  
Director of Public Works

**ST. LOUIS COUNTY BOUNDARY COMMISSION  
NOTICE OF RECEIPT OF ANNEXATION PROPOSAL AND PUBLIC HEARING**

Notice is hereby given that the St. Louis County Boundary Commission received a proposal for boundary change from the proposing agent, City of Florissant by and through the Mayor and City Council, Florissant, Missouri, on \_\_\_\_\_. The following legal description has been submitted by the City of Florissant for the tract to be annexed, the "Paddock Estates" area, which encompasses an area of about 87 acres. The Commission will consider the proposed boundary change by the City of Florissant. A legal description of the area to be included in the corporate limits of the City of Florissant is attached to this Notice.

Notice is hereby given that the St. Louis County Boundary Commission will hold a Public Hearing regarding the proposed boundary change at \_\_\_\_\_ p.m. on \_\_\_\_\_, 2008 at \_\_\_\_\_ in Florissant, Missouri.

The St. Louis County Boundary Commission invites public comments on the proposal submitted. Written and oral comments may be presented at the Commission in conjunction with the Public Hearing, or, in addition, may be received after the Public Hearing and will be filed for the reference of the Commission.

A copy of the map depicting the proposed annexation area is available for review at the St. Louis County Boundary Commission office, 168 North Meramec Avenue, Suite 140, Clayton, Missouri 63105 during weekdays between the hours of 9:00 a.m. and 3:00 p.m. The phone number is 314-863-3005.

\_\_\_\_\_  
Secretary of St. Louis County  
Boundary Commission

Dated: \_\_\_\_\_, 2008

**PADDOCK ESTATES**  
**LEGAL DESCRIPTION**

A tract of land located in U. S. Survey 104, fractional of Section 13 and Section 24, in Township 47N, Range 6 East, St. Louis County, Missouri. The primary subdivisions included are as follows: Paddock Estates Plat 1, Paddock Estates Plat 3, Paddock Estates Plat 5, Paddock Estates Plat 6, and Paddock Estates Plat 7.

Said tract of land is further described as follows:

Beginning at a point on the East right-of-way line of New Halls Ferry road and its intersection with the Northwest corner of John Knox Presbyterian Church subdivision;

Thence, continuing Westwardly along the prolongation of the North line of John Knox Presbyterian Church subdivision to its intersection with the West right-of-way line of New Halls Ferry road;

Thence, Northwestwardly along the West right-of-way line of New Halls Ferry road to its intersection with the Westerly prolongation of the Southwestern line of Paddock Estates Plat 6 subdivision;

Thence, continuing Northwestwardly along the West right-of-way line of New Halls Ferry road to its intersection with Westerly prolongation of the South line of Lot Pt. 1196 of Paddock Hills Plat 15 subdivision;

Thence, Eastwardly along the prolonged South line of Lot Pt. 1196 of Paddock Hills Plat 15 subdivision to its intersection with the West line of Lot No. 1250 of Paddock Hills Plat 15 subdivision;

Thence, Southwardly along the West line of Lot No. 1250 of Paddock Hills Plat 15 subdivision to the South line of Lot No. 1250 of Paddock Hills Plat 15 subdivision;

Thence, Eastwardly along the South line of Paddock Hills Plat 15 subdivision (also being the North line of Paddock Estates Plat 6 subdivision) to the South line of Paddock Hills Plat 16 subdivision;

Thence, continuing Eastwardly along the South line of Paddock Hills Plat 16 subdivision (also being the North line of Paddock Estates Plat 1 subdivision) to the Southeast corner of Lot No. 1267 of Paddock Hills Plat 16 subdivision;

Thence, Northwardly along the East line of Lot No. 1267 of Paddock Hills Plat 16 subdivision (also being the West line of Paddock Estates Plat 1 subdivision) to the Northwest corner of Lot No. 701 of Paddock Estates Plat 7 subdivision;

Thence, Southeastwardly along the Northeast line of Lot No. 701 of Paddock Estates Plat 7 subdivision to the Northernmost corner of Lot Pt. 3 of Tyler Estates subdivision;

Thence, Southeastwardly along the Northeast line of Lot Pt. 3 of Tyler Estates subdivision to its intersection with the Northwest right-of-way line of Club Grounds North road;

Thence, Northeastwardly along the Northwest right-of-way line of Club Grounds North road to its intersection with the Southernmost corner of Lot No. 129 of Paddock Estates Plat 1 subdivision;

Thence, Northwestwardly along the Southwest line of Lot No. 129 of Paddock Estates Plat 1 subdivision to its Westernmost corner;

Thence, Northeastwardly along the Northwest line of Lot No. 129 of Paddock Estates Plat 1 subdivision, and along its prolongation (also being the Northwest line of Paddock Estates Plat 1 subdivision) to the Northwest corner of Lot 147 of Paddock Estates Plat 1 subdivision;

Thence, Northeastwardly along the North line of Lot 147 of Paddock Estates Plat 1 subdivision to its intersection with the West right-of-way line of Club Grounds North road;

Thence, Northeastwardly along an arc of the West right-of-way line of Club Grounds North road to its intersection with the Southwest corner of Lot 148 of Paddock Estates Plat 1 subdivision;

Thence, Northwardly along the West line of Lot 148 of Paddock Estates Plat 1 subdivision to the Northwest corner of said Lot 148; then Eastwardly along the North line of said Lot 148 to its Northeast corner; then Southwardly along the East line of said Lot 148 to its Southeast corner; then Southwestwardly along the South line of said Lot 148 to its intersection with the East right-of-way line of Club Grounds North road;

Thence, Southwardly along the East right-of-way line of Club Grounds North road to its intersection with the Northwest corner of Lot 101 of Paddock Estates Plat 1 subdivision;

Thence, Eastwardly along the North line of Lot 101 of Paddock Estates Plat 1 subdivision to the Northeast corner of said Lot 101 (also being the East line of Paddock Estates Plat 1 subdivision);

Thence, Southwardly along the East line of Lot 101 of Paddock Estates Plat 1 subdivision, and its prolongation continuing along the East line of Paddock Estates Plat 1 subdivision to the South corner of Lot 119 of Paddock Estates Plat 1 subdivision;

Thence, Northwestwardly along the Southwest line of Lot 119 of Paddock Estates Plat 1 subdivision to its intersection with the East right-of-way line of Club Grounds North road;

Thence, Southwestwardly along the East right-of-way line of Club Grounds North road to the North corner of Lot 171 of Paddock Estates Plat 1 subdivision;

Thence, Southeastwardly along the Northeast line of Lot 171 of Paddock Estates Plat 1 subdivision and its prolongation continuing Eastwardly along the North line of Paddock Estates Plat 1 subdivision to the East corner of said Lot 171 which is also the Northwest corner of Lot 301 of Paddock Estates Plat 3 subdivision;

Thence, Southeastwardly along the Northeast line of Lot 301 of Paddock Estates Plat 3 subdivision (also being the North line of Paddock Estates Plat 3 subdivision), and continuing Eastwardly along the North line of Paddock Estates Plat 3 subdivision to the Northeast corner of Lot 380 of Paddock Estates Plat 3 subdivision;

Thence, Southwardly along the East line of Lot 380 of Paddock Estates Plat 3 subdivision (also being the East line of Paddock Estates Plat 3 subdivision) to the Southeast corner of Lot 375 of Paddock Estates Plat 3 subdivision;

Thence, West-Northwestwardly along the South line of Lot 375 of Paddock Estates Plat 3 subdivision and its prolongation along the South line of Paddock Estates Plat 3 subdivision to the Southwest corner of Lot 373 of Paddock Estates Plat 3 subdivision and its intersection with the East line of Lot 540 of Paddock Estates Plat 5 subdivision;

Thence, Southwardly along the East line of Lot 540 of Paddock Estates Plat 5 subdivision and its prolongation along the East line of Paddock Estates Plat 5 subdivision to the Southeast corner of Lot 537 of Paddock Estates Plat 5 subdivision (also being the Southeast corner of Paddock Estates Plat 5 subdivision);

Thence, Westwardly along the South line of Lot 537 of Paddock Estates Plat 5 subdivision (also being the South line of Paddock Estates Plat 5 subdivision) to the Southwest corner of said Lot 537 and its intersection with the East right-of-way line of Tina Drive;

Thence, continuing Westwardly along the South line of Paddock Estates Plat 5 subdivision to its intersection with the West right-of-way line of Tina Drive;

Thence, continuing Westwardly along the South line of Paddock Estates Plat 5 subdivision to the Southeast corner of Lot 520 of Paddock Estates Plat 5 subdivision;

Thence, continuing Westwardly and Northwestwardly along the Southwest line of Lot 520 of Paddock Estates Plat 5 subdivision to its intersection with the Southeast corner of Lot 182 of Paddock Estates Plat 1 subdivision;

Thence, Westwardly along the South line of Lot 182 of Paddock Estates Plat 1 subdivision to its Southwest corner and its intersection with the East right-of-way line of Lisa Drive;

Thence, continuing Westwardly along the prolongation of the South line of Lot 182 of Paddock Estates Plat 1 subdivision to its intersection with the West right-of-way line of Lisa Drive (also being the East line of Lot 183 of Paddock Estates Plat 1 subdivision);

Thence, Southwardly along the West right-of-way line of Lisa Drive and the East line of Lot 183 of Paddock Estates Plat 1 subdivision to the Southeast corner of Lot 183;

Thence, Southwestwardly along the South line of Lot 183 of Paddock Estates Plat 1 subdivision to its Southwest corner also being the Southeast corner of Lot 184 of Paddock Estates Plat 1 subdivision;

Thence, Southwestwardly along the South line of Lot 184 of Paddock Estates Plat 1 subdivision to its Southwest corner (also being a point on the South line of Paddock Estates Plat 1 subdivision);

Thence, Westwardly along the South line of Paddock Estates Plat 1 subdivision to the Southwest corner of Lot 193 of Paddock Estates Plat 1 subdivision, also being the Southeast corner of Lot 616 of Paddock Estates Plat 6 subdivision;

Thence, Westwardly along the South line of Lot 616 of Paddock Estates Plat 6 subdivision and the South line of Paddock Estates Plat 6 subdivision to its intersection with the Northwest corner of Lot 37 of Marietta Plat 3 subdivision;

Thence, Southwardly along the West line of Lot 37 of Marietta Plat 3 subdivision to its intersection with the North right-of-way line of Marietta Drive;

Thence, continuing Southwardly along the prolongation of the West line of Lot 37 of Marietta Plat 3 subdivision across Marietta Drive to a point on the South right-of-way line of Marietta Drive also being the Northwest corner of Lot 48 of Marietta Plat 3 subdivision;

Thence, continuing Southwardly along the West line of Lot 48 of Marietta Plat 3 subdivision to its intersection with the North line of John Knox Presbyterian Church subdivision;

Thence, Westwardly along the North line of John Knox Presbyterian Church subdivision to its intersection with the East right-of-way line of New Halls Ferry road (also being the point of beginning).