

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

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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 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**

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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. <b>Summer Playground</b> --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. <b>Skateboard park</b> --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>	



QuickCode -- Municipal Code of the City of Florissant

<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"



**Legend:**

- Schools
- Rivers and Creeks
- Parks
- Municipal Boundary
- Annexation Area
- 660 Feet Buffer

**City of Florissant**  
 Planning and Development Department  
 1100 S. Highway 314, Florissant, MO 63031  
 Phone: 636-326-1000

**St. Louis County**  
 Planning  
 Geographic Information Systems

# City of Florissant Proposed Annexation

# Paddock Estates

Proposed Zoning Map  
Paddock Estates Area  
Attachment "E"



**Legend:**

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

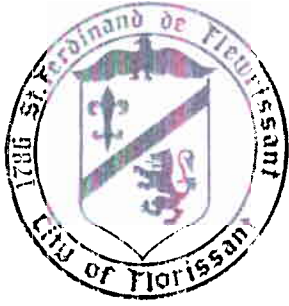
**Scale:** 1 inch = 100 feet

**Map Information:** Prepared by the City of Florissant and St. Louis County Department of Planning, 2014. All rights reserved.

**Logographic 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  
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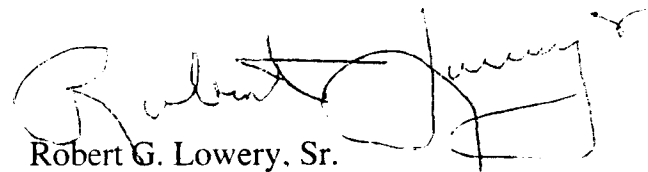
St. Louis County Boundary Commission  
168 North Meramec Avenue, Suite 140  
Clayton, MO 63105

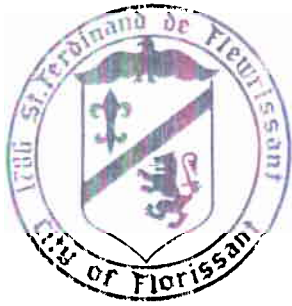
RE: Annexation Proposal of "the Paddock Estates Area"  
Certifications

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  
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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.

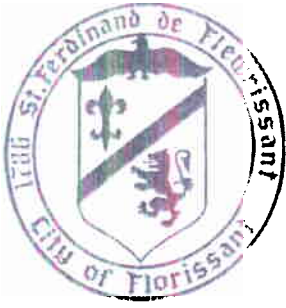
(v) Proposed Language for Public Hearing Notice - see attached.

(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  
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Fax: 314 / 839-7663

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.

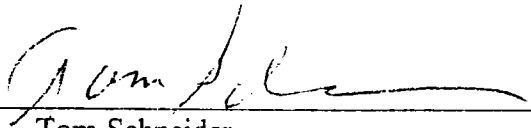
56 Section 3: The City is well prepared to effectuate the annexation of the Annexed Area as  
57 described in the Plan of Intent, which the City hereby adopts. The Plan of Intent, a certified copy  
58 of the Ordinance including Appendix I, and all other information deemed necessary to the St.  
59 Louis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

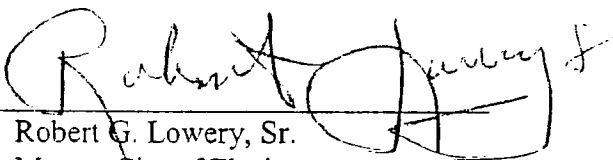
68 Section 5: This ordinance shall become in force and effect immediately upon its passage  
69 and approval.

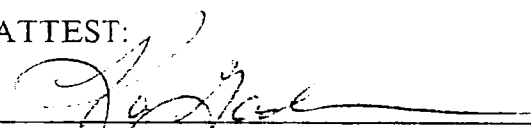
70  
71 Adopted this 27 day of June, 2008.

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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

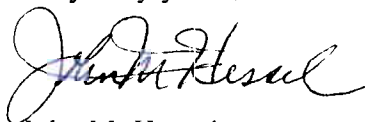
## **Re: Annexation Proposal for "the Paddock Estates Area"**

Dear Mayor Lowery:

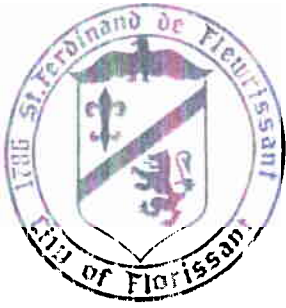
In accordance with the Rules and Regulations of the St. Louis County Boundary Commission, Section 4 - Supporting Documents, I am obligated to render an opinion with respect to the City of Florissant's proposed annexation of the "Paddock Estates" area. Based upon my review of the annexation proposal for 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  
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)

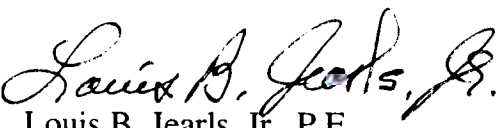
St. Louis County Boundary Commission  
168 North Meramec Avenue, Suite 140  
Clayton, Missouri 63105

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).