

# **St. Louis County Boundary Commission**

Public Hearing on the  
Proposed Florissant Annexation Of  
**Paddock Estates Subdivision**  
**Plats 1,3,5,6,7**

September 23, 2008

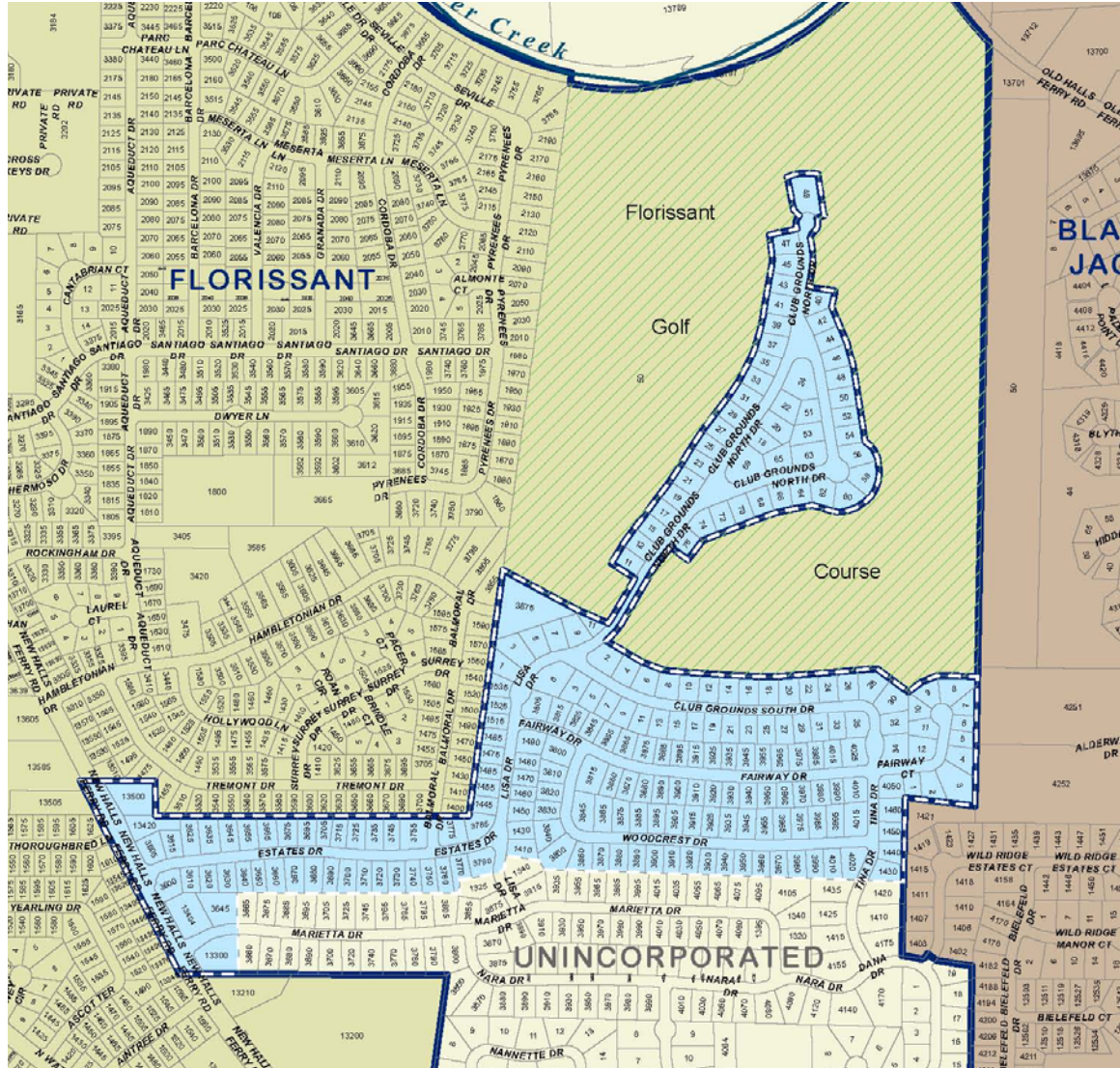
# PROPOSED ANNEXATION AREA

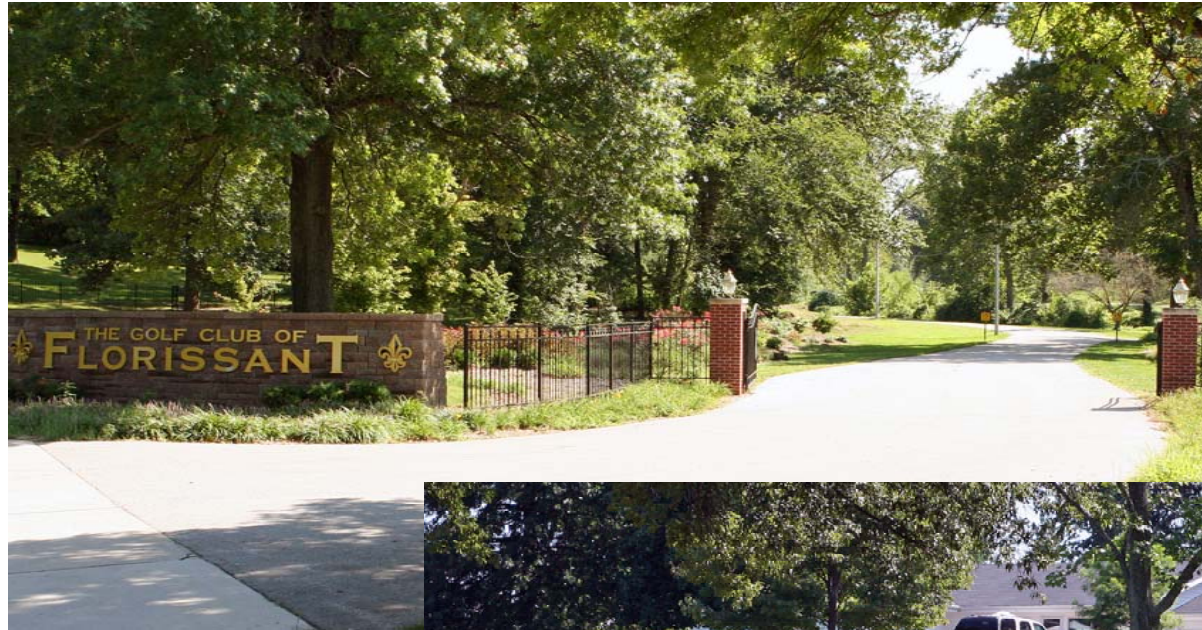


**PADDOCK  
ESTATES**

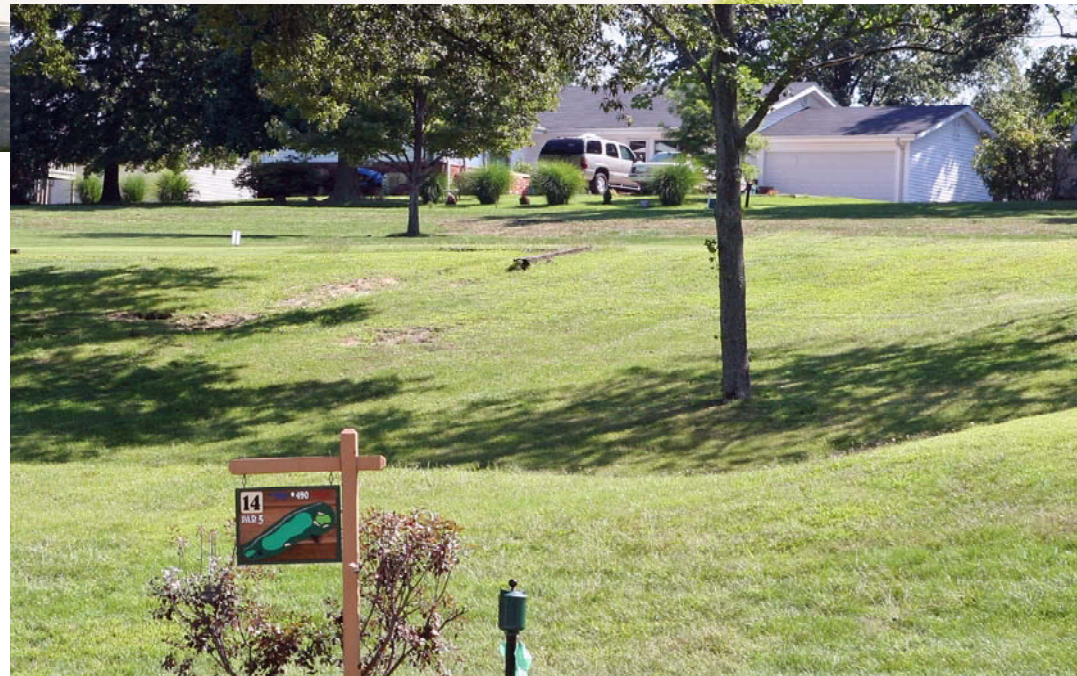
# PADDOCK ESTATES SUBDIVISION

# Paddock Estates is Clearly Identified with the Golf Club of Florissant





**The Golf Club  
of Florissant  
surrounds  
much of  
Paddock  
Estates**

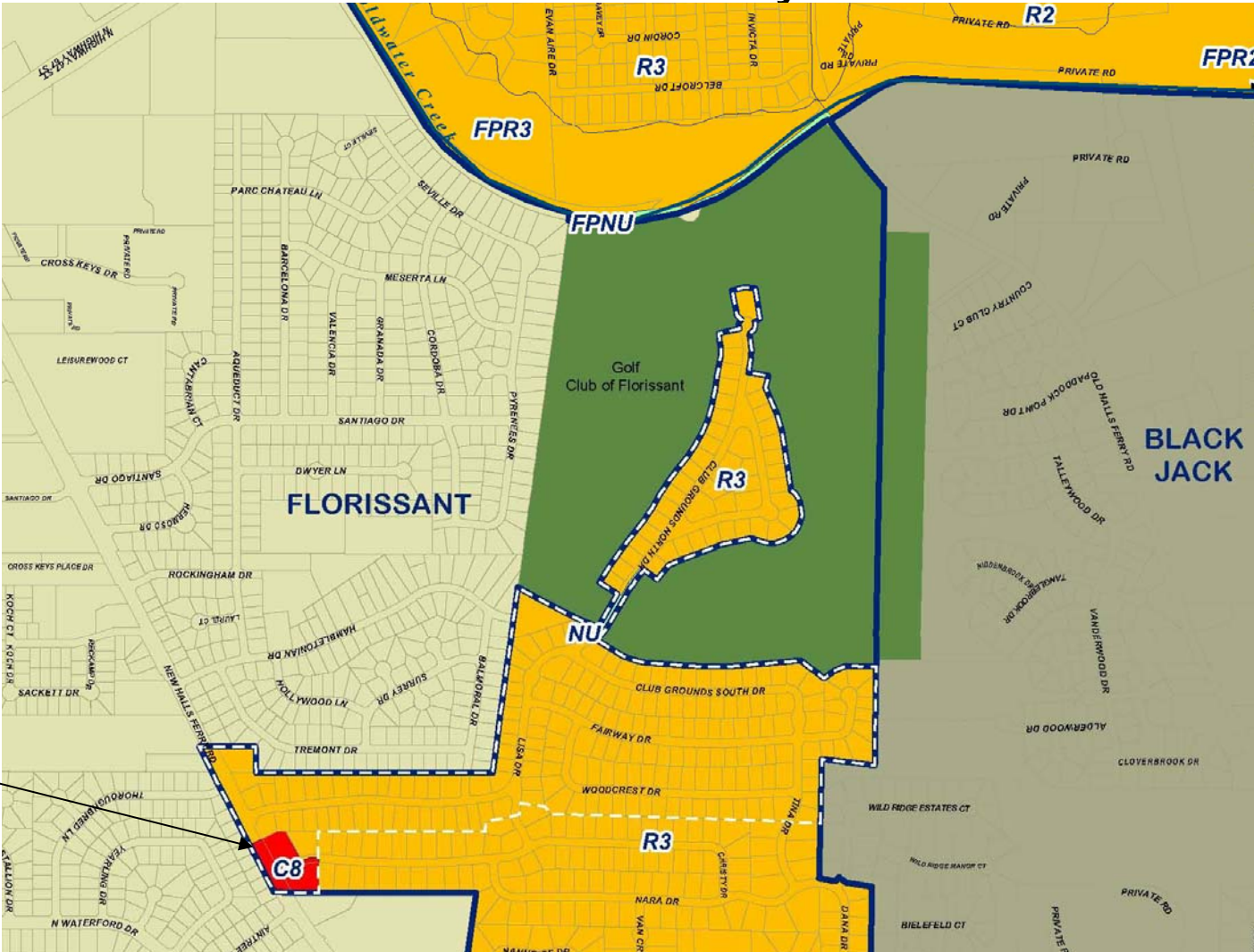


**Paddock  
Estates Homes  
adjacent to Golf  
Course**

# CURRENT ZONING IN PADDOCK ESTATES

PRIMARILY R3

Small C8 on New Halls Ferry Road

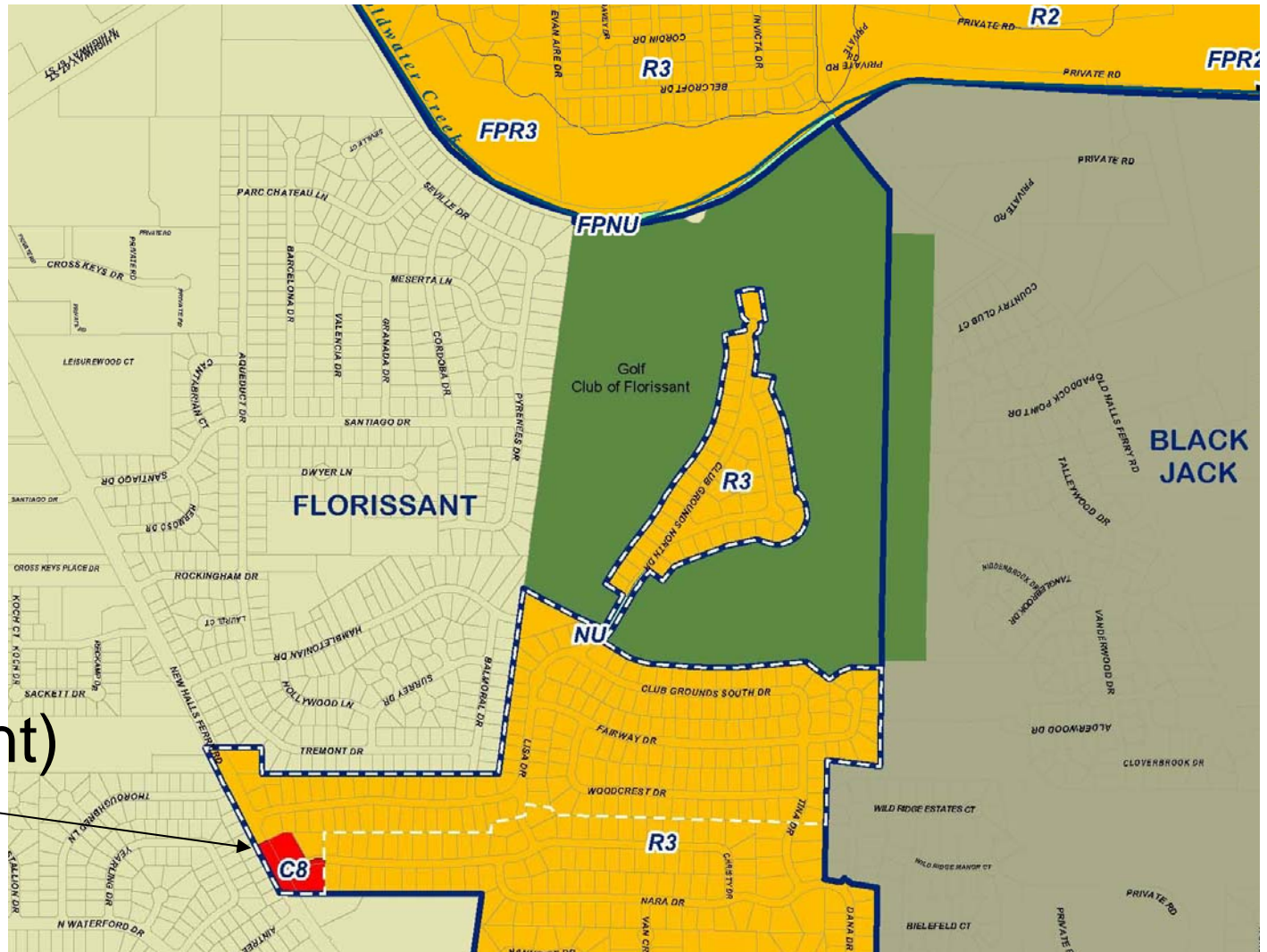


C8

# PROPOSED ZONING IF ANNEXED

PRIMARILY R3

Small C8 converts to B5



C8 (County)  
converts to  
B5 (Florissant)

# COMPARABLE REAL ESTATE

## Paddock Estates Residence



## Nearby Florissant Residence



# FLORISSANT MUNICIPAL SERVICES

## Senior Services



# FLORISSANT MUNICIPAL SERVICES

## Police Services



**88 Sworn Police Officers**  
**21 Civilian Support Personnel**  
**9-1-1 Public Safety Answering Point**  
**24/7 police patrol**  
**Complete investigative services**



**Internationally accredited by the Commission on Accreditation for Law Enforcement Agencies**

**Lead role in the Major Case Squad of Greater St. Louis**

**Participation in federal tasks forces**

# FLORISSANT MUNICIPAL SERVICES

## Parks & Recreation



# FLORISSANT MUNICIPAL SERVICES

## Public Works

4 Divisions: Health – Building – Street – Engineering  
50+ Personnel



# FLORISSANT MUNICIPAL SERVICES

## Sewer Lateral Program



# HOME EQUITY PROGRAM

## For Example:

- Mr. & Mrs. Jones register their home in the program in September 2008 and their home appraises at \$120,000.
- They decide to sell the home in September 2013 and, after following all program guidelines, the best offer they receive is \$115,000.
- In this case the city would pay Mr. & Mrs. Jones the \$5,000 difference between the original appraisal and the actual selling price.

# CITY OF FLORISSANT

## ***NO REAL ESTATE TAX*** and ***NO PERSONAL PROPERTY TAX***

A typical 2007 Real Estate Tax bill on a \$100,000 home in Florissant includes taxes from various taxing districts, [not from the City of Florissant](#):

<b>2007 REAL ESTATE TAX BILL</b>		
TAXING DISTRICT	TAX RATE	TAX AMOUNT
Hazelwood School District	5.1240	\$973.56
Florissant Valley Fire Protection District	1.1170	\$212.23
Special School District of St. Louis County	0.9084	\$172.60
St. Louis County Government	0.4530	\$86.07
St. Louis Zoo & Museum District	0.2330	\$44.27
St. Louis Community College District	0.2003	\$38.06
St. Louis County Library District	0.1400	\$26.60
St. Louis County Roads and Bridges	0.1050	\$19.95
Sheltered Workshops	0.0700	\$13.30
Sewers, Coldwater District	0.0700	\$13.30
Metropolitan Sewer District	0.0667	\$12.67
State of Missouri	0.0300	\$5.70
<b>City of Florissant</b>	<b>0.0000</b>	<b>\$0.00</b>
<b>Total 2007 Real Estate Tax</b>		<b>\$1,618.31</b>