

CITY OF LAKE OZARK
A Missouri Municipality of the 4th Class

BILL NO.: 2024-14

ORDINANCE NO.: 2024-14

***AN ORDINANCE APPROVING CODY'S RIDGE
PRELIMINARY PLAT & FINAL PLAT***

WHEREAS, Big Pine Real Estate Investments, LLC is the owner of a parcel of real property located within the corporate confines of the City of Lake Ozark (known as "City" hereinafter), Miller County, Missouri; and

WHEREAS, Big Pine Real Estate Investments, LLC has requested approval of a preliminary plat and final plat for Cody's Ridge Subdivision (Exhibit 1 attached hereto); and

WHEREAS, the Planning and Zoning Commission of the City has reviewed and considered said preliminary plat and final plat and has determined that the Cody's Ridge Plats are in substantial compliance with the zoning and subdivision regulations of the City; and

WHEREAS, the Planning and Zoning Commission of the City has determined that it would be in the best interest of the City and its citizens to recommend approval of said preliminary plat and final plat subject to the following conditions:

1. Review by the City Engineer for the City; and
2. Approval of the final plat by the Board of Aldermen of the City by ordinance certified on the document to be filed for record over the signature of the Mayor, City Clerk, and the seal of the City. The final plat, endorsed with the approval of the Board of Aldermen, together with a certified copy of the ordinance granting such approval shall be filed for record in the office of the Miller County Recorder of Deeds at the expense of the property owner, the exact terminology to be determined by the County Recorder. Within ten (10) days after the recording of the final plat, the property owner shall file with the City a copy of such recorded final plat and ordinance, or book and page number thereof, for the City's file; and

WHEREAS, the Board of Aldermen of the City has determined the Cody's Ridge Plats are in substantial compliance with the zoning and subdivision regulations of the City and should be approved.

NOW, THEREFORE, BE IT BE ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF LAKE OZARK, MISSOURI AS FOLLOWS:

Section 1. Approval. The Board of Aldermen hereby approves the preliminary plat and final plat for Cody's Ridge, which is legally described in Exhibit 1 attached hereto and incorporated herein by reference on the following conditions:

1. Review by the City Engineer for the City; and
2. Approval of the final plat by the Board of Aldermen of the City by ordinance certified on the document to be filed for record over the signature of the Mayor, City Clerk, and the seal of the City. The final plat, endorsed with the approval of the Board of Aldermen, together with a certified copy of the ordinance granting such approval shall be filed for record in the office of the Miller County Recorder of Deeds at the expense of the property owner, the exact terminology to be determined by the County Recorder. Within ten (10) days after the recording of the final plat, the property owner shall file with the City a copy of such recorded final plat and ordinance, or book and page number thereof, for the City's file.

Section 2. Execution. The Mayor and the City Clerk are authorized to endorse on the final plat the approval of the Board of Aldermen and to affix thereto the seal of the City.

Section 3. Severability. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one section, sentence, clause or phrase has been declared invalid.

Section 4. Effective Date. This ordinance shall take effect and be in full force immediately after its adoption by the Board of Aldermen of the City of Lake Ozark.

First Reading: April 09, 2024

Second Reading: April 23, 2024

DULY READ AND APPROVED THIS 23RD DAY OF APRIL 2024.

Alderman Denny	Aye
Alderman Franzeskos	Aye
Alderman Ridgley	Aye
Alderman Neels	Aye
Alderman Watts	Aye
Alderman Thompson	Aye

APPROVE:

ATTEST:

MAYOR:

DEPUTY CITY CLERK:

Dennis Newberry

Kim Stevens
(for City Clerk, Kathy Vance)