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5 CITY OF CUYAHOGA FALLS, OHIO

6  
7 ORDINANCE NO. 18 - 2021

8  
9 AN ORDINANCE AUTHORIZING AND APPROVING THE FINAL  
10 SUBDIVISION PLAT AND IMPROVEMENT PLANS FOR THE LEDGES  
11 OF PINE RIDGE ON PARCEL 37-00221 ALSO KNOWN AS 5008 STATE  
12 RD. AND DECLARING AN EMERGENCY.

13  
14 WHEREAS, the Charter of the City of Cuyahoga Falls requires that all decisions made by the Planning  
15 Commission be submitted to Council; and

16  
17 WHEREAS, the Planning Commission is required to review and provide a recommendation for all  
18 Final Subdivision Plans in the City of Cuyahoga Falls, Ohio, and

19  
20 WHEREAS, on April 6, 2021, the Planning Commission approved The Ledges of Pine Ridge Final  
21 Subdivision Plat and Improvement Plans for the construction of 49 residential lots for single-family  
22 attached dwellings, associated public rights-of-way, landscaping, stormwater management, and open  
23 space, on parcel no. 37-00221 also known as 5008 State Rd. within the City of Cuyahoga Falls, Ohio.

24  
25 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County of  
26 Summit, and State of Ohio that:

27  
28 Section 1. The City Council approves The Ledges of Pine Ridge Final Subdivision Plat and  
29 Improvement Plans in Cuyahoga Falls, Ohio, in accordance with all Cuyahoga Falls General Development  
30 Code regulations and as stipulated in the Codified Ordinances of the City of Cuyahoga Falls as approved  
31 by the Planning Commission as per all plans and stipulations contained in Project File FMP-21-00008  
32 and recommended by the Planning Commission.

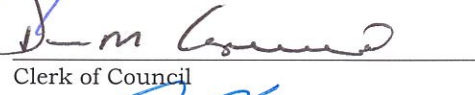
33  
34 Section 2. Any other ordinances or resolutions or portions of ordinances and resolutions  
35 inconsistent herewith be and the same are hereby repealed, but any ordinances and resolutions not  
36 inconsistent herewith and which have not previously been repealed are hereby ratified and confirmed.

37  
38 Section 3. It is found and determined that all formal actions of this Council concerning and  
39 relating to the adoption of this ordinance were adopted in an open meeting of this Council, and that all  
40 deliberations of this Council and of any of its committees that resulted in such formal action, were in  
41 meetings open to the public, in compliance with all legal requirements, to the extent applicable, including  
42 Chapter 107 of the Codified Ordinances.

43  
44 Section 4. This ordinance is hereby declared to be an emergency measure necessary for the  
45 preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga Falls  
46 and the inhabitants thereof, for the reason that it is immediately necessary to permit timely and  
47 appropriate development of this property, and provided it receives the affirmative vote of two thirds of the  
48 members elected or appointed to Council, it shall take effect and be in force immediately upon its passage  
49 and approval by the Mayor; otherwise it shall take effect and be in force at the earliest period allowed by  
50 law.

51  
52 Passed: 4-26-2021

  
\_\_\_\_\_  
President of Council

  
\_\_\_\_\_  
Clerk of Council

53  
54  
55  
56  
57  
58  
59  
60 Approved: 4-27-2021

  
\_\_\_\_\_  
Mayor

**THE LEDGES OF PINNACLES**

THE LEDGES OF PINNACLES  
 10000 S.W. 10th Street  
 Miami, Florida 33155

David G. Johnson & Associates, Inc.

10000 S.W. 10th Street  
 Miami, Florida 33155

Project Name: \_\_\_\_\_  
 Project No.: \_\_\_\_\_  
 Date: \_\_\_\_\_

Site No.: \_\_\_\_\_

Block No.: \_\_\_\_\_

Section No.: \_\_\_\_\_

Map No.: \_\_\_\_\_

Scale: \_\_\_\_\_

North Arrow: \_\_\_\_\_

Survey No.: \_\_\_\_\_

Survey Date: \_\_\_\_\_

Surveyor: \_\_\_\_\_

Recorder: \_\_\_\_\_

Recorder No.: \_\_\_\_\_

Recorder Date: \_\_\_\_\_

Recorder Title: \_\_\_\_\_

Recorder License No.: \_\_\_\_\_

Recorder State: \_\_\_\_\_

Recorder Exp. Date: \_\_\_\_\_

Recorder Address: \_\_\_\_\_

Recorder Phone: \_\_\_\_\_

Recorder Fax: \_\_\_\_\_

Recorder E-mail: \_\_\_\_\_

Recorder Website: \_\_\_\_\_

**GENERAL NOTES**

1. THIS PLAN IS TO BE CONSIDERED AS A PART OF THE SUBMITTAL TO THE CITY OF MIAMI FOR THE PURPOSE OF OBTAINING A PERMIT TO CONSTRUCT.

2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MIAMI AND THE STATE OF FLORIDA.

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**PROPOSED CONSTRUCTION**

1. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI ZONING ORDINANCES AND THE STATE OF FLORIDA CONSTITUTION AND STATUTES.

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**PROVISIONS**

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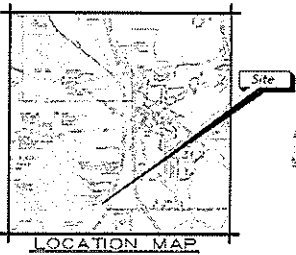
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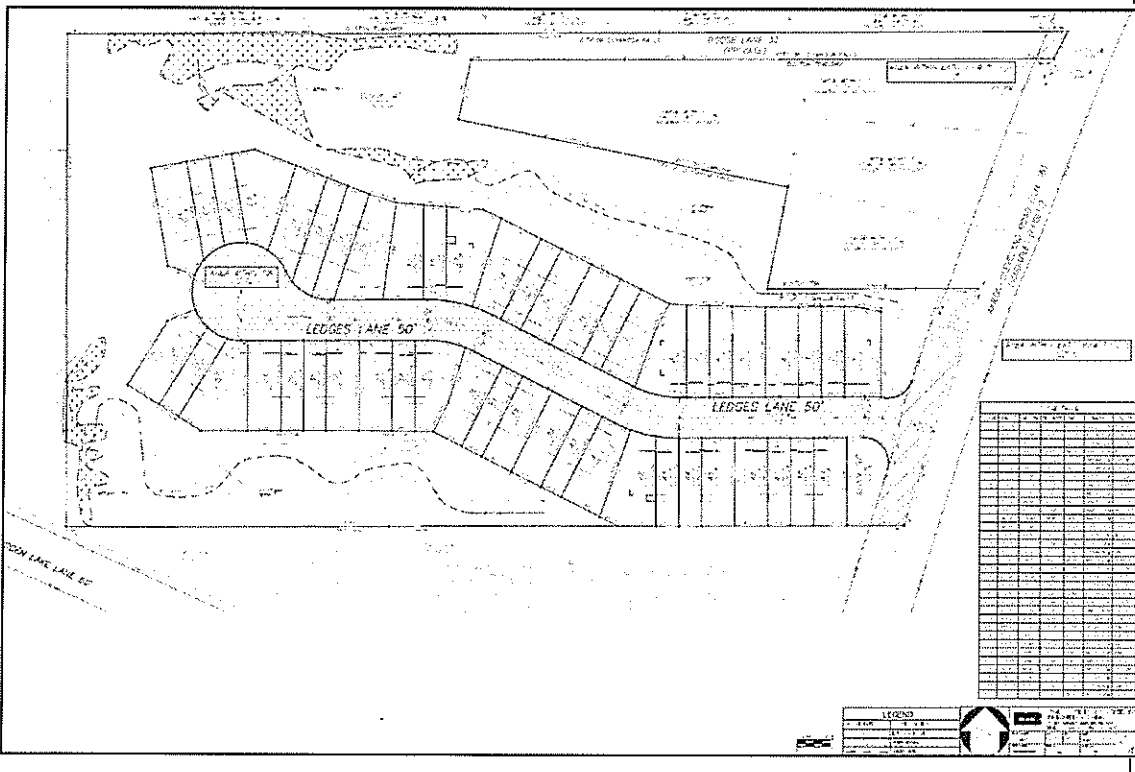
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LOCATION MAP



DATE	10/15/2010
BY	DAVID G. JOHNSON
TITLE	PLANNING
PROJECT	THE LEDGES OF PINNACLES
ADDRESS	10000 S.W. 10th Street
CITY	MIAMI
STATE	FLORIDA
COUNTY	DADE
SECTION	1
BLOCK	10000
LOT	10000
SCALE	AS SHOWN
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