

**AN ORDINANCE APPROVING THE PLAT OF THE MIRAMAR SUBDIVISION LOCATED AT 2859 RIDGEWOOD ROAD (PARCEL NO. 0901352) AND 2889 RIDGEWOOD ROAD (PARCEL NO. 0902013) AND AUTHORIZING EXECUTION THEREOF UPON COMPLIANCE WITH DEVELOPMENT REQUIREMENTS**

**WHEREAS**, the proponent has requested preliminary approval of a subdivision plan and final approval of a plat for a subdivision from the City of Fairlawn Planning Commission, and the Planning Commission has given preliminary approval of the plan and final approval of the subdivision plat; and

**WHEREAS**, the subdivision plan is for a new residential subdivision to be known as Miramar, located at 2859 Ridgewood Road (Parcel No. 0901352) and 2889 Ridgewood Road (Parcel No. 0902013); and

**WHEREAS**, the Administration has reviewed the same and recommends its acceptance; and

**WHEREAS**, the plat must be submitted to Council for its acceptance, and a public hearing must be held pursuant to Fairlawn Codified Ordinance Section 1222.02.

**NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY OF FAIRLAWN, OHIO, THAT:**

**Section 1:** Council hereby approves and accepts the plat of a new residential subdivision to be known as Miramar as approved by the Planning Commission and subject to the provisions of this Ordinance. A copy of the said plat labeled as Exhibit A and the legal description labeled as Exhibit B are attached hereto and made a part hereof. To the extent the plat specifies any public streets, easements, public improvements, or dedicated open spaces, those are hereby accepted by the City.

**Section 2:** The effective date of this approval shall be that specified in Section 1222.02 (a)(4) of the City of Fairlawn Codified Ordinances.

**Section 3:** The Mayor, the Council President, and the Clerk of Council are hereby authorized and directed to sign the plat pursuant to this Ordinance when the proper plans have been submitted and checked, all fees and deposits have been paid, all improvements have been completed or performance bonds guaranteeing completion have been deposited, and all agreements with the City concerning the completion of such improvements have been signed and accepted.

**Section 4:** The signing of the plat shall be subject to any conditions set forth by the Planning Commission in granting final approval of the subdivision plan.

**Section 5:** The Homeowner's Association regulations for Miramar shall be incorporated by reference in the plat.

**Section 6:** It is hereby found and determined that this legislation complies with Section 121.22, O.R.C. regarding notification of meetings and all deliberations of this Council pertaining hereto have been conducted in accordance therewith.

**Section 7:** This Ordinance shall be in full force and effect from and after its enactment and approval by the Mayor or at the earliest period allowed by law.

Enacted: \_\_\_\_\_ 2023

Approved: \_\_\_\_\_ 2023

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Barbara Potts, President of Council

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Russell T. Sharnsky, Mayor

Approval of the form and corrections by R. Bryan Nace, Director of Law:

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**CERTIFICATION OF PASSAGE**

I, Tonja K. Caldwell, Clerk of Council of the City of Fairlawn, hereby certify that the foregoing Ordinance was duly and regularly passed at a meeting on \_\_\_\_\_, 2023.

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Tonja K. Caldwell, Clerk of Council

**CERTIFICATION OF POSTING**

This is to certify that on \_\_\_\_\_, 2023 the within Ordinance was published as required by Section 222.03(a) of the Codified Ordinances of the City of Fairlawn.

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Tonja K. Caldwell, Clerk of Council