

EXHIBIT B

Sec. 156.040. Final Plat.

- (A) Following approval of the preliminary plat, the applicant seeking final plat approval shall submit the items stipulated in sections 156.055 through 156.059 at least twenty-one (21) days prior to the next regularly scheduled meeting of the Site Plan Review Committee.
- (B) The purpose of the final plat is to insure the preparation, completion and recording of a final plat map, its accompanying legal documentation, and final technical submittals and engineering drawings.
- (C) The application for final plat approval shall be declared complete within a 45-day period from the date of its submission according to the provisions of subsection 156.037(C).
- (D) The applicant shall be charged reasonable fees for final plat approval.
- (E) The submittals shall be reviewed by the Site Plan Review Committee for the conformance with the approved preliminary plat.
- (F) If the final plat submittals comply with the final plat subdivision requirements and meet all the conditions placed on the approved preliminary plat, the Director of Planning and Zoning shall present the final plat to the City Council for approval.
- (G) If the final plat does not comply with the final plat submission requirements and/or does not meet all the conditions and/or changes placed on the preliminary plat the City Council should simply deny final plat approval.
- (H) If the final plat has been denied by the City Council the owner or applicant shall have the following options to submit within sixty (60) days of the date of the denial a revised final plat without fee, for review by the Site Plan Review Committee; or appeal the decision of the City Council pursuant to section 156.044. If the applicant chooses to submit a revised final plat and if the plat complies with the final plat submission requirements and meets all conditions and/or changes placed on the preliminary plat the Director of Planning and Zoning shall present the revised final plat to the City Council for approval.
- (I) The City Council shall consider the final plat ~~by resolution~~ and the office of the Director of Planning and Zoning shall notify the applicant in writing of the final decision of the City Council.
- (J) Approval of a final plat shall expire one hundred twenty (120) days from the date of the City Council approval unless within such period the plat shall have been duly recorded. The City Council may for good cause shown, extend the period for recording for an additional period not to exceed one hundred twenty (120) days from the date of signing of the plat. Once a plat has expired, the owner or project agent shall be required to re-apply for approval or extension by the City Council and pay appropriate fees as established by the Planning and Zoning Department.
- (K) All final plats shall comply with and be recorded in the manner provided by F. S. ch. 177.