



COMMUNITY DEVELOPMENT DEPARTMENT
1225 MAIN STREET ■ SEBASTIAN, FLORIDA 32958
TELEPHONE (772) 589-5518 ■ www.cityofsebastian.org

DEVELOPMENT REVIEW APPLICATION

- PUD – Conceptual Development Plan
- PUD – Preliminary Development Plan (50 acres or <)
- PUD – Preliminary Development Plan (> than 50 acres)
- PUD – Site Plan
- PUD – Final Plat
- SUBDIVISION – Division of Single Lot (Residential)
- SUBDIVISION – Preliminary Plat (50 acres or <)
- SUBDIVISION - Preliminary Plat (> than 50 acres)
- SUBDIVISION – Construction Plans
- SUBDIVISION – Final Plat
- SITE PLAN (Administrative Approval)
- SITE PLAN (New Development)
- SITE PLAN (Major Modification)
- SITE PLAN (Minor Modification)

Project Name: _____ Total Site Area: _____ Acres\SF _____

Parcel ID: _____

Address of Site: _____

Proposed Use: _____ Land Use: _____ Zoning: _____

Applicant Name: _____

Address: _____

Telephone: _____ Email: _____

Applicant (If not owner, written authorization (notarized) from owner is required)

Owner: _____

Address: _____

Telephone: _____ Email: _____

Date Received: _____ Fee Paid: _____ Received by: _____

DEVELOPMENT REVIEW APPLICATION FEE SCHEDULE\CHECKLIST

APPLICATION FEES:

\$1,200.00 New Site Plan	\$1,250 PUD - Conceptual Development Plan
\$1,000 Major Modification	\$1,800 PUD - Preliminary Development Plan/Plat
\$700 Minor Modification	(50 Acres or Less) (\$1,800 plus \$25/Acre
\$350.00 Administrative Site Plan Review	Greater than 50 Acres)
\$1,500.00 Subdivision Preliminary Plat	
\$1,000 Subdivision Construction Plans	
\$1,000 Subdivision Final Plat	
\$250 Division of Single Lot (residential)	

- A Separate Consulting Engineering Review Fee of \$1,400 up may apply
- A Separate Fire Marshall Site Plan Review Fee of \$75.00 is required

****APPLICATION FEE IS NON-REFUNDABLE UPON PAYMENT TO THE CITY****

DOCUMENTS SUBMITTED FOR APPLICATION REVIEW:

- Refer to [section 54-4-18.4](#) of the land development code for required documents and information to be included on site plan.
- | | |
|--|--|
| <input type="checkbox"/> Five (5) Sets of 24x36 plans | <input type="checkbox"/> Building Elevations and Floor Plans |
| <input type="checkbox"/> Five (5) Boundary and Topographic Surveys | <input type="checkbox"/> Warranty Deed for all owners |
| <input type="checkbox"/> Landscape Plans | <input type="checkbox"/> Notarized Letter of Authorization |
| <input type="checkbox"/> Traffic Impact Analysis Statement (if required) | <input type="checkbox"/> Electronic Copy - Complete Submittal |
| <input type="checkbox"/> Stormwater Calculations | <input type="checkbox"/> Verification that applicable jurisdictional permits have been applied for |
| <input type="checkbox"/> Environmental Analysis Report | |

ADDITIONAL FEES

Should the review process be delayed by the applicant for longer than 6 months, re-submittal will be required consistent with current regulations and fees.

The applicant/owner shall have 1 year from the approval date to commence construction of all or any phase. If the site plan expires, the applicant/owner must re-apply for a new review with applicable fees. An extension may be requested for additional fees.