



**COMMUNITY DEVELOPMENT DEPARTMENT**  
1225 MAIN STREET ■ SEBASTIAN, FLORIDA 32958  
TELEPHONE (772) 589-5518 ■ [www.cityofsebastian.org](http://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
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Parcel ID:
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Address of Site:
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Proposed Use:	Land Use:	Zoning:
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Applicant Name:
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Address:
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Telephone:	Email:
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**Applicant (If not owner, written authorization (notarized) from owner is required)**

Owner:
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Address:
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Telephone:	Email:
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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.
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| <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.**