



**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
---------------	------------------	----------

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: \_\_\_\_\_

Surveyor:

Address:

Telephone: Email:

Engineer:

Address:

Telephone: Email:

Pre – Application Meeting Date:

DESCRIPTION OF PROPOSED PROJECT:

SIGNATURE OF APPLICANT

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with, whether specified herein or not. The granting of approval does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Print name Signature Date

Notary:

STATE OF:

COUNTY:

I hereby certify that on \_\_\_\_\_, 20\_\_\_\_ personally appeared \_\_\_\_\_ who is \_\_\_ personally known to me or has \_\_\_ produced identification. Type of identification produced: \_\_\_\_\_.

[SEAL]

Notary Public My Commission Expires: \_\_\_\_\_

**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.**