



Before a developer prices a site, five doors have to be named: what the land-use actually is, which jurisdiction (unincorporated folio 30 or a city), where outdoor equipment can live, whether impact fees are a different desk from the MEP permit sheet, and whether a variance, flood, kitchen, or workforce path is already in the way. This packet does not compute a setback, a parking count, or a fee.

Original Masterbuild PE packet for builders and developers. Unincorporated Miami-Dade. Municipalities have their own zoning and impact-fee schedules — call the city. Masterbuild does not copy Chapter 33 lot-size tables, does not certify property lines or coastal setbacks, does not file CZAB, and does not process impact-fee exemptions.

☐ **Name the actual use and the actual construction type first.**

New building, addition, interior alteration, change of use, and “same as existing” RTU that moved are different doors. A restaurant schedule on a retail suite is a zoning comment that lands on mechanical.

☐ **Folio 30 is unincorporated County. A city is not that table.**

Miami, Miami Beach, Hialeah, Coral Gables, and Key Biscayne have their own fire departments — County fire impact fees are not collected there. Other municipal impact fees still exist. Name the city before anyone copies a County row into a pro forma.

☐ **Outdoor equipment lives inside a zoning envelope. We do not certify the survey.**

Within ten feet of a property line, the next document is a survey with markers that stay until C.O. Unpierced walls and openings are different envelopes. Mechanical enclosures do not count toward height; a parapet more than five feet does. Neither one is 306.5 access.

☐ **Impact fees are not the mechanical permit sheet.**

Five County buckets: mobility (four context zones), fire, police, school, parks (three districts). The unit is not always a square foot. Classification traps: restaurant vs office, warehouse vs fulfillment, hotel vs all-suites. A change of use can trigger even when no new building is added.

☐ **A variance, unusual use, Housing Agreement, or flood overlay is not skipped MEP.**

Three years unused, the Board may take a variance back. Workforce / affordable is a County housing path (currently described up to 120% AMI) — confirm with Impact Fees. We still seal MEP. We do not process the exemption. Flood and coastal setbacks are a survey / floodplain desk — we coordinate equipment elevation, we do not certify the map.

The fail we see first

The pro forma used “office.” The menu is a restaurant. The condenser sits in the side yard. Impact fees were treated as the mechanical permit. The folio is a city. Parking and landscape are holding the pad, and mechanical was drawn as if the envelope were already free.

What to send: folio (does it start with 30?), stated use vs actual use, new vs addition vs change of use, site plan or survey showing outdoor equipment, whether a variance / Housing Agreement exists, and whether anyone mixed impact fees into the MEP permit budget.



Send the comments. Not the County guideline.

Folio (does it start with 30?), process or UP number, and the comments PDF. Masterbuild will say which row is actually open.

masterbuildconsulting.com/send/

+1 (786) 398-6940 · Calendly: 30-minute scoping call

Masterbuild provides engineering services under a written scope. Not a zoning opinion, not a setback table, not a fee quote, not a CZAB filing, not a flood determination. Confirm current Chapter 33 and the live County impact-fee PDF. This is not legal advice.