



The mechanical fee sheet does not pay mobility, fire, police, school, or parks. Those are impact fees — a different desk, a different unit, and often a different land-use row than the occupancy on the M-sheets.

Original Masterbuild PE packet. Unincorporated Miami-Dade. Municipalities have their own impact-fee schedules — call the city. This packet names which bucket, which unit, and which classification trap. It does not compute your fee. Masterbuild does not process impact-fee exemptions.

☐ Five County buckets.

Mobility (road, bike, and transit — four context zones). Fire and emergency services. Police. Educational facilities (school). Parks (three districts: North, Middle, South). Road and school impact fees are paid countywide to Miami-Dade. Fire is paid to the County for all municipalities except Miami, Miami Beach, Hialeah, Coral Gables, and Key Biscayne — those cities have their own fire departments.

☐ The unit is not always a square foot.

Dwelling unit. Gross square feet. Student. Bed. Pump. Court. Seat. Hole. Screen. Berth. Get the unit wrong and the estimate is a different project. Office and shopping-center rows also split by building size band.

☐ Classification traps that blow the row.

Restaurant vs general office. Warehouse vs high-cube fulfillment (sort vs non-sort vs parcel hub vs cold storage). Hotel vs all-suites vs motel vs timeshare vs business hotel. Single-family detached vs attached vs low-rise / mid-rise / high-rise multifamily. Medical office vs clinic vs hospital vs free-standing emergency room. Convenience store vs convenience with gasoline pumps. Fast-food with vs without a drive-through. A change of use can trigger even when no new building is added.

☐ Workforce / affordable housing is a County exemption path — not skipped MEP.

The County page currently covers housing targeted up to 120% of Area Median Income (AMI). Confirm with Impact Fees (786-315-2670). Masterbuild seals MEP. We do not process Housing Agreements, density bonuses, or impact-fee exemptions.

The fail we see first

The pro forma used “office.” The menu is a restaurant. Mobility context zone was guessed. Parks district was ignored. School was omitted on a residential count. The mechanical permit fee was treated as the whole County cost.

Live County page (do not use this packet as the schedule): miamidade.gov/zoning/impact-fees.asp · Impact Fee Section, 11805 SW 26 Street, 786-315-2670. Pay with the process number on the County IFS page.

What to send: the land-use row you think you are in, gross square feet or dwelling-unit count, folio (does it start with 30?), occupancy / menu, new construction vs change of use, and whether a Housing Agreement exists. Masterbuild will say whether the land-use row even matches the MEP occupancy — not quote a fee.

**— Dated snapshot — how to read the County table (not a quote)**

Educational snapshot of the County sheets the owner provided 17 Sep 2026. Not a Masterbuild fee. Not a quote. Confirm the live County PDF the day you apply. Mobility rates on that impact-fee schedule did not include the 2% administrative fee.

Single-family detached, per unit. Mobility context zones 1 / 2 / 3 / 4: \$9,633 / \$9,275 / \$10,179 / \$10,625. Fire \$527.55. Police \$688.42. School \$612 per unit plus \$0.918 per gsf. Parks North / Middle / South: \$4,902.89 / \$3,459.68 / \$3,084.21.

Single-family attached, per unit. Mobility \$7,355 / \$7,082 / \$7,772 / \$8,112. Same fire, police, and school method. Parks \$4,146.92 / \$2,826.07 / \$2,834.46.

Multifamily low-rise, per unit. Mobility \$6,885 / \$6,629 / \$7,276 / \$7,594. Parks \$2,878.04 / \$2,169.00 / \$1,910.87. Mid-rise and high-rise mobility \$4,638 / \$4,465 / \$4,901 / \$5,115 — same parks band as other multifamily on that sheet.

Hotel, per unit. Mobility \$8,816 / \$8,488 / \$9,316 / \$9,724. Fire \$0.5642 / police \$0.4777 (per the sheet's unit). All-suites hotel mobility \$2,814 / \$2,709 / \$2,973 / \$3,103 — not the hotel row.

General light industrial, per sq ft. Mobility \$4.944 / \$4.760 / \$5.225 / \$5.453. Fire \$1.7086. Police \$0.4777. Warehousing \$1.747 / \$1.682 / \$1.846 / \$1.927 per sq ft — not a fulfillment-center row.

General office 1–50,000 gsf, per sq ft. Mobility \$17.610 / \$16.954 / \$18.607 / \$19.422. Fire \$0.4191. Police \$0.4777. Larger office bands step down on that sheet — do not use the 1–50k row on a 200,000 gsf building.

Fine dining, per seat: mobility \$966 / \$930 / \$1,021 / \$1,066. High-turnover sit-down, per seat: \$1,514 / \$1,457 / \$1,599 / \$1,669. Fast-food without drive-through, per sq ft: \$82.514 / \$79.444 / \$87.190 / \$91.007. Fast-food with drive-through, per sq ft: \$85.626 / \$82.440 / \$90.478 / \$94.439. Gasoline / service station, per pump: \$39,175 / \$37,718 / \$41,395 / \$43,207.

Send the folio and the actual use. We will say which row is even on the path. Open the live County schedule before anyone writes a number into a contract.

Masterbuild provides engineering services under a written scope. Not a fee quote, not a County form, not an exemption filing, not legal advice. Confirm miamidade.gov/zoning/impact-fees.asp the day you apply.