



A variance for the generator pad is not a mechanical permit. If you do not use it, the Board can take it back.

Original Masterbuild PE packet. Not a copy of Chapter 33 Article XXXVI and not zoning advice. Unincorporated Miami-Dade. Masterbuild seals MEP. We do not file CZAB applications, we do not sit the Developmental Impact Committee, and we do not argue vested rights. Confirm live 33-317 the day you start the mechanical set.

What 33-317 is actually doing to the permit

☐ No building permit on a CZAB action the Commission still has jurisdiction to review.

Until the Board of County Commissioners has rendered a final decision, the Department shall not issue any type of permit or certificate based on that Community Zoning Appeals Board action. Mechanical is a type of permit. Electrical is a type of permit. A UP# is not a workaround.

☐ Imminent peril to life or property is the only early door — temporary, conditional, bonded.

The Director may issue a temporary conditional permit or certificate if withholding it would cause imminent peril to life or property, and only with conditions including an appropriate bond. A tenant opening date is not imminent peril. A generator for a surgery suite might be. We will say whether MEP still has no row — not whether the Director will find peril.

☐ Unused for three years: the Board may terminate it after noticed hearings.

Variance, special exception, new use, special permit, or unusual use not utilized within three years following grant may be terminated if neighborhood circumstances have changed. A resolution that set its own time limit controls instead. Confirm live. Sitting on a setback variance while you bid the HVAC is how you lose the envelope the pad was drawn in.

☐ Utilized means the use is established, or a building permit was issued, acted upon, and the development is progressively

Pulling a permit and letting it sit is not utilization. A 180-day building-permit clock is a different door — see that packet. A pending rezoning on the same property freezes permits for an unused variance until that hearing concludes. If the rezoning is approved, the unused variance dies unless the rezoning resolution continues it.

The hold we see first

Setback variance from 2022, condenser still on the truck, rezoning filed in 2026, mechanical set drawn to the old envelope. Permits frozen. Variance may terminate. Two zoning clocks, zero MEP.

What to send

The resolution number, the date it was granted, whether a building permit was issued and acted upon, and whether a rezoning or Commission review is pending.

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. Nothing in this packet is a variance application, a vested-rights determination, a bond, or a representation about the Board. Confirm live 33-317. This is not legal advice.