



A workforce house on a septic tank is still a plumbing design. The 25-percent rear yard is not a suggestion, and Water and Sewer is not Masterbuild's desk.

Original Masterbuild PE packet. Chapter 33-193.12(C)(5): unless the plumbing system is connected to a sanitary sewer, lots with a septic tank and field drains shall have a rear yard of at least 25 percent of the total lot area, not occupied by an accessory building. Confirm live. Masterbuild does not take on Water and Sewer as a service. Onsite sewage (OSTDS) still has its own path — see our existing OSTDS packets.

What this is actually asking

☐ Flexible lot design for workforce units does not waive septic geometry.

Up to three residential units on a single platted lot in certain districts, looking like a house. That is zoning. Drain-field area is still drain-field area. Do not put the accessory structure on the field.

☐ Sewer connection is a different desk from a building permit.

If you are connecting to sanitary sewer, that is Water and Sewer / the purveyor — not a Masterbuild engagement. Plumbing final still looks for the meter set by the purveyor. See the plumbing inspection-day packet.

☐ Workforce income range and impact-fee exemption are Housing and Impact Fees, not plumbing.

Target income 60 percent up to 140 percent of AMI is a Housing definition. Impact-fee exemption expanded (County page, 2022) — confirm live at 786-315-2670. We do not quote impact-fee dollars.

The fail we see first

Three units looking like one house, accessory on the rear 25 percent, septic not sized for the extra dwelling, and expedite requested as if plumbing were landscaping. Health / OSTDS comment. Zoning flexibility did not buy the drain field.

What to send

Whether the lot is on sewer or septic, unit count on the lot, and a site plan showing the rear yard. We will say whether plumbing still has no row — not whether the lot qualifies for workforce housing.

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.

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

Masterbuild provides engineering services under a written scope. Nothing in this packet is an OSTDS permit, a Water and Sewer approval, a density determination, or a representation about Housing. Confirm live 33-193.12 and the adopted plumbing / septic rules. This is not legal advice.