



Workforce housing still needs a complete mechanical, electrical, and plumbing set. Expedited review is not skipped review.

Original Masterbuild PE packet. Not a copy of Chapter 33 Article XIIA and not zoning advice. Unincorporated Miami-Dade Workforce Housing Development Program. Municipalities have their own programs or exemptions — confirm which desk you are actually in. Masterbuild does not process Housing Agreements, impact-fee exemptions, or density bonuses. We seal MEP.

What the County is actually asking the permit set to show

☐ Expedited plan review is a written request at filing, not a stamp that mechanical is optional.

Workforce: written request plus a copy of the Housing Agreement and Declaration of Restriction. Affordable (County page): funding award letter or certified State tax-credit letter. New construction. Confirm the live expedited-review page. Incomplete MEP still sits.

☐ Administrative site plan review has a 21-day clock from a completed application — completed.

County-published. The applicant may extend 21 days; the Department may extend if more information is needed. Fire Rescue, Waste, Transportation, Housing, and the School Board still review impacts. Fire is a second desk. We do not quote Fire dollars.

☐ The site plan still has to name mechanical equipment, backflow, lighting, and buried on-site utilities.

Roof equipment screened by parapets is not a license to block service access. Ground equipment screened by walls still needs working space. Backflow locations on the site plan. On-site utilities buried. Emergency-vehicle circulation. Those are MEP coordination rows, not landscaping.

☐ A Declaration of Restrictions is recorded before final approval. The first building permit needs the workforce housing agreement.

Unit counts and staging on the architectural set have to match the covenant. If a workforce unit becomes market-rate later, that is a Housing problem — and a revision, not a field clarification. See revision vs rework.

The hold we see first

Expedite requested, Housing Agreement missing, roof screens that kill ladder access, backflow not on the site plan, Fire never paid the up-front, and someone thinks 'workforce' skipped mechanical. It did not. 21 days did not start because the application was not complete.

What to send

Folio (does it start with 30?), whether this is unincorporated, whether a Housing Agreement exists, and the MEP sheets as they will be filed.

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 zoning determination, a density bonus, an



impact-fee exemption, a Housing Agreement, or a representation about expedite. Confirm live Chapter 33 Article XIIA and the County expedited-review page. This is not legal advice.