



Miami-Dade Septic Parcel Screening Worksheet

Five questions to answer before your inspection period closes, on a parcel with no sanitary sewer at the street. Fill this in with what you can verify. What you cannot fill in is the work that remains.

PARCEL IDENTIFICATION

FOLIO NUMBER

PROPERTY ADDRESS

INTENDED USE / UNIT COUNT / BEDROOMS

SCREENED BY

DATE SCREENED

DECISION OR INSPECTION-PERIOD DEADLINE

THE FIVE GATES

1

Is public sanitary sewer available and operative at the street?

Connection is mandatory where an approved gravity sewer or force main is available and operative in an abutting right-of-way or easement, or where sewer is within the feasible distance computed on total building area. Where that applies, an onsite system is not the applicable path at all.

LOCAL OVERLAY - Miami-Dade County Code Sec. 24-43.1(7) and Sec. 24-43.4

SEWER IN ABUTTING RIGHT-OF-WAY? (YES / NO / UNKNOWN)

DISTANCE TO NEAREST APPROVED SEWER (FT, AND SOURCE)

WRITTEN UTILITY CONFIRMATION OBTAINED? (FROM WHOM, DATE)

TOTAL BUILDING AREA USED IN THE DISTANCE TEST (SF)

Answer this one first. If sewer governs, the other four gates do not decide anything.

☐ MEETS ☐ DOES NOT MEET ☐ NOT YET VERIFIED

2

Does the parcel meet the minimum land area for the intended use?

Minimum land area is 15,000 sf for a single-family residence and 20,000 sf for a duplex on public water; 20,328 sf and 29,040 sf respectively where the site is served by a private well. Other uses are generally limited to 1,500 gpd per unsubmerged acre on public water and 750 gpd per acre on a well.

LOCAL OVERLAY - Miami-Dade County Code Sec. 24-43.1(5)

TOTAL LOT AREA PER SURVEY (SF)

WATER SOURCE: PUBLIC WATER OR PRIVATE WELL

REQUIRED MINIMUM FOR THIS USE (SF)

SURPLUS OR SHORTFALL (SF)

☐ MEETS ☐ DOES NOT MEET ☐ NOT YET VERIFIED



3

Does the intended gross roofed area pass the lot-loading test?

The Chapter 24 feasible-distance and lot-loading calculation uses gross roofed area - every level, covered patios, closets, elevator areas, garages. That is a different and larger number than the net building area used for state sizing. Two calculations, two numbers, both required on the plan.

LOCAL OVERLAY - Miami-Dade County Code Chapter 24 | STATE RULE - F.A.C. Chapter 62-6

GROSS ROOFED AREA, ALL LEVELS (SF)

NET BUILDING AREA USED FOR STATE SIZING (SF)

BEDROOM COUNT (EXISTING / PROPOSED)

DESIGN FLOW FROM THE TABLE ON PAGE 2 (GPD)

If these two area figures are the same number, one of them is wrong.

☐ MEETS ☐ DOES NOT MEET ☐ NOT YET VERIFIED

4

Can 36 inches of separation to the wet-season high water table be shown?

36 inches minimum from the bottom of the drainfield to the wet-season high water table, against 24 inches under the state rule, and it must be demonstrated by surveyed elevation on a cross-section. One foot of elevation frequently decides whether a parcel works without imported fill or a mound.

LOCAL OVERLAY - Sec. 24-42.7 | compared against STATE RULE - F.A.C. 62-6.006

EXISTING GRADE ELEVATION (FT, DATUM)

WET-SEASON HIGH WATER TABLE ELEVATION (FT, AND SOURCE)

AVAILABLE SEPARATION (IN)

FILL OR MOUND REQUIRED? (YES / NO / UNKNOWN)

An elevation taken from a listing, an aerial, or a neighbour's system is not a surveyed elevation.

☐ MEETS ☐ DOES NOT MEET ☐ NOT YET VERIFIED

RESIDENTIAL DESIGN FLOW - THE GREATER OF THE TWO BASES

State design flow drives tank size, drainfield area, and the loading test in gate 3. Take the greater of the bedroom basis and the building-area basis - not whichever is smaller. Add 60 gpd for each additional bedroom or each additional 750 sf.

BEDROOMS	BUILDING AREA (SF)	DESIGN FLOW (GPD)	YOUR PARCEL
1	750 or less	100	
2	751 - 1,200	200	
3	1,201 - 2,250	300	
4	2,251 - 3,300	400	

STATE RULE - F.A.C. Chapter 62-6, Table I. A three-bedroom, 2,800 sf house is 400 gpd, not 300.



5

Do the setbacks and a reserve area fit inside the buildable area?

100 feet to surface water and to potable wells, where the state minimum is 75 feet, plus 50 feet to the property line where the site is served by a well. A reserve area must still fit after the primary system is placed.

LOCAL OVERLAY - Miami-Dade County Code Sec. 24-42.7

NEAREST SURFACE WATER / CANAL (FT)

NEAREST POTABLE WELL, ON OR OFF SITE (FT)

PROPERTY LINE DISTANCE WHERE A WELL SERVES THE SITE (FT)

RESERVE AREA STILL AVAILABLE? (YES / NO / UNKNOWN)

Waterfront, canal-side and small parcels usually fail here rather than on lot area.

☐ MEETS ☐ DOES NOT MEET ☐ NOT YET VERIFIED

EVIDENCE LOG - GET IT IN WRITING, NOT FROM A LISTING

WHAT IS NEEDED	WHO PROVIDES IT	REQUESTED / RECEIVED
Written sewer availability determination		
Boundary and topographic survey with elevations		
Wet-season high water table elevation		
Site plan with gross roofed area by level		

WHERE THIS PARCEL STANDS

Any gate marked NOT YET VERIFIED is not a pass. Treat it as an open item with a cost attached, and close it before the inspection period does.

ALL FIVE MEET

The parcel is a candidate. Confirm the evidence in writing and move to design.

ONE OR MORE NOT YET VERIFIED

The decision is not ready. Close the open items first - these are usually the cheapest items on the entire project.

ONE OR MORE DOES NOT MEET

The parcel may not support the intended use. Find out now, not after closing.

NEXT STEP

Send the folio number, the intended use with unit and bedroom count, the survey and any elevation data, the site plan with gross roofed area, and your decision date. A Miami-Dade Septic Feasibility Screen returns a dated PDF with all five gates tested and the specific evidence still required. Fixed fee, quoted after a short scope review.

Send the folio number and your decision date.

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HOW TO USE THIS WORKSHEET

This is a self-check to organize evidence before an engineer is engaged. It is informational only. It is not a permit, an agency determination, a product approval, or an engineering design, and it is not a substitute for a site-specific evaluation by the Engineer of Record. Requirements vary by parcel and change over time; verify current F.A.C. Chapter 62-6, Miami-Dade County Code Chapter 24, and the applicable agency's current guidance. Information current as of August 30, 2026. MasterBuild Contractors & Engineering Services LLC (public brand: MasterBuild Consulting).