



Master Model Permits

Master model permitting is designed to expedite the plan review process for the construction of a model home with no option that can change the configuration of what is being built on a repetitive basis.

To submit for your master model approval:

Submit a completed Permit Application, master model fee, \$300.00, payment (check or cash only) and the following construction documents:

- Architectural plans
- Structural plans
- Electrical, mechanical and plumbing plans
- Geotechnical report
- Structural calculations
- Energy calculations

The master model submittal will be reviewed by the following disciplines:

- Building
- Electrical
- Mechanical
- Plumbing
- Structural

To submit for construction permits based on master model:

Submit a completed Permit Application, an upfront review fee, \$250.00, payment (check or cash only) and the following construction documents:

- Site/plot plan
- Landscaping plans
- Irrigation plan (if applicable)
- Floor plans to facilitate Miami-Dade County impact fee review
- Sewer Capacity Certification Letter Application

Plan reviews must be completed and approved by both Miami-Dade County and the City of Homestead. You may take your permit submittal to Miami-Dade County for review or

you may utilize our electronic plan review for your Miami-Dade County plan reviews. Projects that are required to have Miami-Dade County plan review approval may be converted to digital format at the applicant's request and upload to Miami Dade County for review. Applicants will need to submit (3) sets of plans instead of (2) and provide a completed Miami-Dade County application.

The master model submittal will be reviewed by the following City of Homestead disciplines:

- Zoning
- Building

PLEASE NOTE: The master model will remain valid unless there is a change in the applicable codes. At that time, you will be required to resubmit the model to meet new code requirements prior to issuance of permits for actual construction.