



COOKIE CUTTER PROGRAM

QUESTIONS AND ANSWERS



A public information service of

Miami-Dade Department of Regulatory and Economic Resources

Miami-Dade County
Permitting & Inspection Center
11805 S.W. 26th Street (Coral Way)
Miami, FL 33175-2474
(786) 315-2100
Monday-Friday, 7:30 a.m.-4:00 p.m.,
excluding legal holidays

www.miamidade.gov/building

What is the Cookie Cutter Program?

The Cookie Cutter Program was designed to expedite the plan review process for the construction of a model of home with no option that can change the configuration that is being built on a repetitive basis.

Who can utilize the Cookie Cutter Program?

Developers, design professionals or contractors who utilize the same model of home on a repetitive basis.

How does the Cookie Cutter Program expedite the plan review process?

Once the model is initially approved, subsequent reviews will only be required which relate to site location. These reviews are as follows:

- Zoning (including related concurrency reviews)
- Impact Fees
- Planning
- Environmental
- Public Works (including related concurrency reviews)
- Plumbing (site review only)
- Structural (site review for soil statement and special inspector requirements)

How do I get my Cookie Cutter model approved?

To obtain approval for the model, you need to submit to the Permitting and Inspection Center at 11805 S.W. 26th Street (Coral Way), the following:

- Completed permit application for each model requiring approval. The permit type on the application should be indicated as "CCUT" (cookie cutter not for permit).
- One set of architectural drawings signed and sealed by a Florida licensed and registered architect or engineer.
- Required up front processing fees.

Following the submittal of all required documents, the plans will be distributed to all required review agencies:

- Building (Plumbing, Mechanical/Energy, Building, Electrical, Structural)
- Planning
- Zoning
- Environmental, and
- Public Works

How long will the initial process take?

The initial review of the “CCUT” application should be completed within 30 working days. You will then be required to make any necessary corrections and submit the plans for rework. Once plans are ready for final approval, you will be required to submit a clean set with all corrections for signature.

What happens once I have all the required approvals?

Once all final approvals are obtained, you will be required to pay the appropriate permit fees. At that time, you will be issued a permit that will be utilized as a reference for the model. You will use this permit number to obtain future permits. Please remember this is not an actual permit that can be utilized for construction. This is **only** a permit reflecting registration of the model.

Miami-Dade County will store a copy of the approved plans in our records. These plans will be duplicated at the time of future permit issuance for utilization as the official office and job set.

Once my model is approved, how long is the approval valid?

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

How do I obtain my permits for actual construction?

You will need to submit to the Permit Records Section the following:

- A permit application for each Single Family Home you are building.
- One set of plans signed and sealed by a Florida licensed registered architect or engineer relating to site requirements, soil statement and special inspector information (if required).

You will be asked to provide the permit registration number and the number of single family residences you want to construct for each model.

Following the submittal of all required documents, the Department will print the approved model plans from our system. The plans will be distributed to all required review agencies:

- Building (Plumbing and structural reviews only. Prior to the structural approval, all plans must be signed and sealed by a Florida licensed and registered architect or engineer),
- Planning
- Environmental
- Zoning
- Water and Sewer Department (WASD), and
- Public Works.

If necessary, the applicant will be required to submit requested documents to that review agency.

Once the plans have been approved by all the required review agencies, you will be required to pay the appropriate permit fee. If this is the first permit for construction of the model, you will receive a credit from the initial permit fees you paid to register the model.

For additional information on the Cookie Cutter Program, please call (786) 315-2100.



Miami-Dade County provides equal access and equal opportunity in employment and services and does not discriminate on the basis of disability. "It is the policy of Miami-Dade County to comply with all of the requirements of the Americans with Disabilities Act."