



FINAL AGENDA

Community Zoning Appeals Board 12
Kendall Village Center, Civic Pavilion, 8625 SW 124 Avenue, Miami, FL
Thursday, January 29, 2026 at 6:30 pm

PREVIOUSLY DEFERRED

APPEALS

CURRENT

- | | | | | | |
|----|-------------|---------------------------------------|--------|----------|---|
| 1. | Z2023000259 | Greater Miami Jewish Federation, Inc. | 23-259 | 55-40-07 | N |
|----|-------------|---------------------------------------|--------|----------|---|



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 12
MEETING OF JANUARY 29, 2026

KENDALL VILLAGE CENTER, CIVIC PAVILION
8625 SW 124 AVENUE, MIAMI, FLORIDA.

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 6:30 P.M., AND
ALL PARTIES SHOULD BE PRESENT AT THAT TIME

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMUNITY ZONING APPEALS BOARD SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE COMMUNITY ZONING APPEALS BOARD BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE BOARD BE GRANTED BY THE MAJORITY VOTE OF THE BOARD MEMBERS PRESENT.

NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE MEETING ROOM. PERSONS EXITING THE MEETING ROOM SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE MEETING ROOM IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS. INDIVIDUALS, INCLUDING THOSE ON THE DAIS, MUST EXIT THE MEETING ROOM TO ANSWER INCOMING CELL PHONE CALLS. COUNTY EMPLOYEES MAY NOT USE CELL PHONE CAMERAS OR TAKE DIGITAL PICTURES FROM THEIR POSITIONS ON THE DAIS.

THE NUMBER OF FILED PROTESTS AND WAIVERS ON EACH APPLICATION WILL BE READ INTO THE RECORD AT THE TIME OF HEARING AS EACH APPLICATION IS READ.

THOSE ITEMS NOT HEARD PRIOR TO THE ENDING TIME FOR THIS MEETING, WILL BE DEFERRED TO THE NEXT AVAILABLE ZONING HEARING MEETING DATE FOR THIS BOARD.

SWEARING IN OF WITNESSES

I. Selection of Chair and Vice Chair

1. GREATER MIAMI JEWISH FEDERATION, INC. Z2023000259

Area 12/District 07

The application is to permit a rezoning of the subject parcel from RU-1 (minimum 7,500 square foot lots) to RU-4L (maximum 23-units per acre) which will allow the property to be developed with more residential units than currently permitted.

DISTRICT BOUNDARY CHANGE from RU-1, Single-Family Residential District to RU-4L, Limited Apartment House District.

LOCATION: 11155 SW 112 Avenue, Miami-Dade County, Florida

SIZE OF PROPERTY: ±23.05-gross (± 21.37-net) Acres

Department of Regulatory and
Economic Resources
Recommendation:

Approval.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

NOTICE

THE FOLLOWING SUMMARY INFORMATION IS PROVIDED AS A COURTESY; IT SHOULD NOT BE TREATED AS LEGAL ADVICE AND IT SHOULD NOT BE RELIED UPON. LEGAL CONSULTATION MAY BE WARRANTED IF AN APPEAL OR OTHER LEGAL CHALLENGE IS BEING CONTEMPLATED.

Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court. Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the [Department of Regulatory and Economic Resources \(RER\)](#), or its successor [Department](#), within 14 days after [RER](#) has posted a short, concise

statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (RER's posting will be made on a bulletin board located in the office of RER.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

Further information regarding options and methods for challenging a CZAB decision may be obtained from sources that include, but are not limited to, the following: Sections 33-312, 33-313, 33-314, 33-316, and 33-317 of the Code of Metropolitan Dade County, Florida; the Florida Rules of Appellate Procedure; and the Municode website (www.municode.com). Miami-Dade County does not provide legal advice regarding potential avenues and methods for appealing or otherwise challenging CZAB decisions; however, a licensed attorney may be able to provide assistance and legal advice regarding any potential challenge or appeal.

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Community Zoning Appeals Board 12**

PH: Z23-259

January 29, 2026

Item No. 1

Recommendation Summary	
Commission District	7
Applicant	Greater Miami Jewish Federation, Inc.
Summary of Request	The applicant seeks approval of a district boundary change on the subject property from RU-1 (minimum 7,500 square foot lots) to RU-4L (maximum 23-units per net acre) which will allow the property to be developed with more residential units than currently permitted.
Location	11155 SW 112 Avenue, Miami-Dade County, Florida.
Property Size	±23.05-gross (±21.37-net) acres
Existing Zoning	RU-1, Single-Family Residential District
Existing Land Use	Private school, community center, recreational facility
2030-2040 CDMP Land Use Designation	Medium Density Residential, 13-25 dua (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section	Section 33-311 District Boundary Change (see attached Zoning Recommendation Addendum)
Recommendation	Approval.

REQUEST:

DISTRICT BOUNDARY CHANGE from RU-1, Single-Family Residential District, to RU-4L, Limited Apartment House District.

PROJECT HISTORY AND DESCRIPTION:

The subject site has been the subject of multiple prior zoning approvals related to the establishment and expansion of the private school, community center, and school-related uses that are currently located on the property. The subject property consists of approximately ±23.05 gross acres (±21.37 net) acres and is zoned RU-1. Pursuant to Resolution No. 4-ZAB-448-87, the property was originally approved to permit a daycare and recreational facility, including tennis courts, soccer fields, a swimming pool, and a baseball field. Subsequently, in 1990, pursuant to Resolution No. 4-ZAB-218-90, the previously approved daycare and recreational facility was modified to allow a private school up to the six (6) grades in conjunction with the daycare use, along with modifications to the approved plans, the number of children permitted, and the hours of operation.

Between 1994 and 2014, the subject property received multiple approvals to modify the previously approved plans to allow for expansion of the facility, increases in the number of children served by the daycare and private school, and revisions to the hours and days of operation. In 1999, pursuant to Resolution No. CZAB12-9-99, the maximum number of children permitted for the daycare and private school was increased to 543. In 2001, pursuant to Resolution No. CZAB12-38-01, a social center component was added to the previously approved community center. More recently, in 2014, the Community Zoning Appeals Board No. 12 (CZAB #12) approved Resolution No. CZAB12-5-14, which modified the previously approved plans to increase the maximum number of students for the private school/daycare facility and community center from 543 to 849 students and to replace the previously approved social center with a courtyard area. In

conjunction with these approvals, the Board also granted ancillary non-use variances to the setback and parking regulations.

As part of this application, the applicant seeks to permit the rezoning of the ±23.05-gross (±21.37-net) acres subject parcel from RU-1, Single-Family Residential District, to RU-4L, Limited Apartment House District to allow for the future development of a multifamily residential component while continuing the existing school-related uses on the property. Staff notes that there were no plans submitted for the subject application. Therefore, subject to the County Code of Regulations, the proposed rezoning could allow the development of the site with a total of 491 dwelling units. Staff further notes that additional density may be granted through participation in the Workforce Housing Development Program pursuant to Article XIIA, which could allow an increase of up to twenty-five (25) percent over the base density.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-1; daycare/private school, community center, recreational facility	Medium Density Residential (13 to 25 dua)
North	RU-4L; multi-family	Medium Density Residential (13-25 dua)
South	RU-1; single-family residences	Low-Density Residential (2.5 to 6 dua)
East	GU; rail line and 874 Expressway	Transportation
West	RU-TH; townhouses	Low-Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The ±23.05-gross (±21.37-net) acres subject parcel currently contains a previously approved daycare/private school, community center, and recreational facility. The facility consists of the seven (7) existing buildings containing the previously approved uses located from the northwest corner of the parcel to the south. The outdoor recreational facilities, including the playfields, sport fields and swimming pool are located to the rear of the existing buildings away from the abutting roadways, SW 112 Street and SW 112 Avenue. The subject property is surrounded by single-family and townhouse residences to the south and west, a multi-family development to the north and a rail line and elevated expressway to the east. Additionally, the subject property is inside the Urban Development Boundary (UDB).

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to rezone the property in order to develop the parcel with additional housing in this area of the County. Based on memoranda from the departments reviewing this application, any additional impacts will not cause their facilities and services to operate below their adopted levels of service standards. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) indicated in its memorandum that it has no objections to the application and that traffic concurrency was evaluated based on the maximum density of the property and its proposed use, resulting in an estimated 261 PM peak hour vehicle trips. Staff notes that the application would add to the population in the area and may bring additional noise into the neighborhood.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±23.05-gross (±21.37-net) acre subject property is located within the Urban Development Boundary (UDB) and the Comprehensive Development Master Plan (CDMP) Adopted 2030-2040 Land Use Plan (LUP) map designates the subject property as **Medium Density Residential**, which allows a range in density of 13 to 25 dwelling units per acre. The types of housing structures typically permitted in this category include *townhouses and low-rise and medium-rise apartments*. The CDMP Land Use Element Interpretative text under *Residential Communities* also permits *neighborhood and community services including schools, daycare centers and houses of worship, only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood*. The **Medium Density Residential** designation allows the applicant to develop the ±21.37 acres subject site with a maximum of 534 dwelling units. Staff notes that the applicant seeks a district boundary change on the subject site from RU-1 to RU-4L. The RU-4L zoning district allows development at a maximum of 23 units per net acre. This could allow the applicant to develop the ±21.37 acres subject site with up to 491 residential units, which is well within the maximum numerical residential density currently permitted under the CDMP Density threshold, as well as would be below the total number of units that could be allowed on the property when utilizing the workforce housing density bonuses.

The Comprehensive Development Master Plan (CDMP) Land Use Element interpretative text provides that compatibility shall be evaluated in accordance with Policy LU-4A. The **Land Use Element Policy LU-4A** sets forth the criteria to determine compatibility and states *when evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable*. Staff finds that the proposed rezoning of the subject property is consistent with CDMP policies that require the County to accommodate projected population and economic growth while prioritizing development on parcels that are compatible with abutting and nearby land uses. The proposed rezoning to RU-4L would provide a transitional zoning district that moderates building height, density, and intensity, thereby serving as an effective buffer between the existing the rail line and SR-874 Expressway to the east, townhome developments to the west, single-family residences to the south, the existing school uses on the subject site and multifamily residential uses to the north. Accordingly, the proposed rezoning is **consistent** with the CDMP Land Use Element interpretative text, and the maximum residential density threshold permitted under the **Medium Density Residential** designation on the CDMP Land Use Plan (LUP) map. Staff further finds that approval of the application would not result in significant impacts that would disrupt or degrade the safety or tranquility of neighboring properties and would be **compatible** with the surrounding area, as demonstrated by the Zoning Analysis below.

ZONING ANALYSIS:

The applicant seeks approval of a request for a district boundary change from RU-1, Single-Family Residential District, to RU-4L, Limited Apartment House District. For the reasons stated above and below, staff opines that when the request to rezone the subject parcel to RU-4L is analyzed under Section 33-311, District Boundary Change, the approval of the request would be **compatible** with the surrounding area when considering the necessity and reasonableness in relation to the present and future development of the area concerned. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the highways and promote convenience and general welfare, with the view of giving reasonable consideration among other things to the character of the district

or area and its peculiar suitability for particular uses. Staff supports the district boundary change and opines that the request for a zone change on the subject property to RU-4L would be **consistent** with the aforementioned CDMP designation of the parcel on the CDMP Land Use Plan map and would be **compatible** with the surrounding area.

The ±23.05-gross-acre (±21.37-net-acre) subject property is located at 11155 SW 112 Avenue and is currently developed and operated as a school and daycare facility serving up to 849 students. As part of this application, and as stated in the Letter of Intent, the applicant proposes to maintain the existing daycare/private school, community center, and recreational facility uses currently located on the property while introducing a multifamily residential component on the northeast and northwest portions of the site. Staff notes that the property is currently subject to an approved site plan; therefore, although no site plan was submitted as part of this application, any future development involving the existing school use will require modification of the approved plans through a public hearing and compliance with all applicable RU-4L development standards, including provisions intended to ensure compatibility with adjacent uses through appropriate buffering, site planning, and design features. Staff further finds that the RU-4L zoning district would create a harmonious transition between the existing single-family residences to the south, townhome developments to the west, and multifamily apartment uses to the north of the subject site and would only minimally alter the established development pattern of the surrounding neighborhood.

Staff also notes that based on the memoranda submitted by other departments reviewing the application, approval of the request would not have an unfavorable effect on the environment, the natural resources, or the economy of Miami-Dade County, and would not be incompatible with the area concerned. Staff notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), in their memorandum state that they have no objections to the request, that this application meets the traffic concurrency criteria, and that the application will generate approximately 261 PM peak hour vehicle trips. Further, the Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM), in their memorandum, indicate that the application meets all applicable LOS standards for potable water supply, wastewater disposal, and flood protection. In addition, the memorandum from the Miami-Dade Fire Rescue (MDFR) Department does not indicate that the application will have a negative impact on fire rescue services in the area. Further, the memoranda submitted by the Department of Water and Sewer indicates that all current levels have sufficient capacity available to serve the application. Based on the aforementioned department memoranda, staff opines that the request will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities. As such, staff opines that approval of the request to rezone the subject parcel to RU-4L, would be **compatible** with the character of the surrounding neighborhood, when considering the necessity and reasonableness of the modifications in relation to the present and future development of the area. **Therefore, staff recommends approval of request for a district boundary change to RU-4L, Limited Apartment House District, under Section 33-311, District Boundary Change.**

ACCESS, CIRCULATION AND PARKING: None

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION: Approval.

CONDITIONS FOR APPROVAL: None.

Greater Miami Jewish Federation, Inc.

Z23-259

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ES:JB:SS:EA

Eric Silva

Eric Silva, AICP, Assistant Director
Development Services Division
Miami-Dade County Department of
Regulatory and Economic Resources

ZONING RECOMMENDATION ADDENDUM

Greater Miami Jewish Federation, INC.
PH: Z23-259

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	<i>No objection</i>
Platting and Traffic Review Section (RER)	<i>No objection</i>
Miami-Dade Fire Rescue (MDFR)	<i>No objection</i>
Miami-Dade County Public Schools	<i>No objection</i>
Water and Sewer Department (WASD)	<i>No objection</i>
Building and Neighborhood Compliance (BNC)	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

Medium Density Residential <i>(Page I-31)</i>	<i>This category allows densities from 13 to 25 dwelling units per gross acre. The type of housing structures typically permitted in this category includes townhouses and low-rise and medium-rise apartments.</i>
Policy LU-4A <i>(Page I-9)</i>	<i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	<p>(A) <i>The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</i></p> <p>(F) Section 33-311 <i>provides that the Board shall take into consideration, among other factors the extent to which:</i></p> <ol style="list-style-type: none"> (1) <i>The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;</i> (2) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;</i> (3) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i> (4) <i>The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;</i>
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ZONING RECOMMENDATION ADDENDUM

Greater Miami Jewish Federation, INC.

PH: Z23-259

	<p>(5) <i>The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.</i></p>
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Building and Neighborhood Compliance

ENFORCEMENT HISTORY

GREATER MIAMI JEWISH FEDERATION, SW 112 AVE AND SW 109 ST
INC. MIAMI-DADE COUNTY, FLORIDA.

APPLICANT	ADDRESS
Pending	Z2023000259

DATE	HEARING NUMBER
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FOLIO: 30-5007-069-0010

REVIEW DTE OF CURRENT ENFORCEMENT HISTORY:

August 20, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases

BUILDING SUPPORT REGULATIONS OPEN:

Case No. B2024000715F was opened on 02/01/2025. Citation **P059933** was issued on 02/01/2025 for "FAILURE TO OBTAIN A BUILDING RECERTIFICATION". Citation is on appeal.

Case No. B2024000750F was opened on 02/01/2025. Citation **P059947** was issued on 02/01/2025 for "FAILURE TO OBTAIN A BUILDING RECERTIFICATION." Citation is on appeal.

Case No. B2024000780F was opened on 02/01/2025. Citation **P059960** was issued on 02/01/2025 for "FAILURE TO OBTAIN A BUILDING RECERTIFICATION." Citation is on appeal.

Case No. B202400815F was opened on 02/01/2025. Citation **P059972** was issued on 02/01/2025 for "FAILURE TO OBTAIN A BUILDING RECERTIFICATION." Citation is on appeal.

Case No. B2024000843F was opened on 02/01/2025. Citation **P059981** was issued on 02/01/2025 for "*FAILURE TO OBTAIN A BUILDING RECERTIFICATION.*" Citation is on appeal.

Case No. B2024002507F was opened on 02/01/2025. Citation P060610 was issued on 02/01/2025 for "*FAILURE TO OBTAIN A BUILDING RECERTIFICATION.*" Citation is on appeal


OUTSTANDING LIENS AND FINES:

There are no outstanding Liens, Fines, or Fees

Memorandum

Date: June 30, 2025

To: Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources

From: Lisa M. Spadafina, RER Assistant Director 
Division of Environmental Resources Management

Subject: Z2023000259-2nd Review
Greater Miami Jewish Federation, Inc.
11155 SW 112th Avenue
DBC from RU-1 to RU-4L
(RU-4L) (21.37 acres)
07-55-40

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service, wastewater disposal and wellfield protection. Based on the information provided, this zoning application is approved pursuant to Section 24-43.1 and Section 24-43(5) of the Code related to potable water service and wastewater disposal and wellfield protection area, respectively. DERM recommends that the applicant update the existing wellfield covenant running with the land in favor of Miami-Dade County.

Wellfield Protection

The subject property is located within the Average Day Pumpage Wellfield Protection Area of the Alexander Orr/Snapper Creek/Southwest wellfield complex. Development of the subject property shall be in accordance with the regulations established in section 24.43 of the Code.

Pursuant to section 24-43(5) of the Code, hazardous materials and hazardous wastes are prohibited within this wellfield protection area. Be advised the subject property has a covenant running with the land recorded in Miami-Dade County Official Records: Book 13516, Page 1427, which restricts hazardous materials and hazardous wastes on the subject property. DERM recommends the applicant update the abovementioned covenant since it is older than 30 years. Please contact Glennys.Fernandez-Martinez@miamidade.gov or Faith.Kenyon@miamidade.gov for more information regarding this covenant.

Conditions of Approval: None

Potable Water Supply and Wastewater Disposal

According to DERM records the existing development is connected to public water and sanitary sewers. The requested district boundary change from RU-1 to RU-4L does not include a site plan. However, based on the density allowed under the requested district boundary change, and based on the feasible distance requirements in the Code, any future development at this site shall connect to public water and sanitary sewers in accordance with Code requirements. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not

be interpreted as written approval from DERM to allow an alternative means of domestic wastewater disposal.

Be advised that the required water main extension permit is issued by the Florida Department of Health. Civil drawings for the water main extension will need to be approved by the Miami-Dade Water and Sewer Department and the Environmental Permitting Section of RER.

Civil drawings for the required sewer main extension will need to be approved by MDWASD and the RER-Environmental Plan Review Section prior to approval of final development orders.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida Department of Environmental Protection, and the U.S. Environmental Protection Agency case 1:12-cv-24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity. At the time of building permits DERM will evaluate and may reserve sanitary sewer capacity, through the DERM sanitary sewer certification process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins which have been determined not to have adequate capacity cannot be approved, until adequate capacity becomes available.

Please be advised, DERM review and approval is required for any proposed public or private sanitary sewer system. Each parcel within the proposed development that is required to be served by public sanitary sewers shall connect directly to the public sanitary sewer system, without traversing other parcels. Private sanitary sewer collection and transmission systems are limited to one building per parcel connecting directly to a public sanitary sewer system and cannot traverse other parcels to connect to the public sanitary sewer system. If multiple buildings are proposed within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.

Conditions of Approval: None

Water Control Review

A DERM Surface Water Management General Permit shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the DERM Water Control Section at (305)372-6681 or dermwatercontrol@miamidadegov for further information regarding permitting procedures and requirements.

Stormwater shall be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 25-year, 3-day storm event per section 24.42.8(4)(i) of the Code.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood

protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

The proposed development is located within the average travel time contour of the Alexander Orr Wellfield Protection Area. Pursuant to section 24-43(5)(c)(iv) of the Code baffles must be installed at the exfiltration trenches and no weep hole is allowed inside the drainage structures.

Conditions of Approval: None

Tree Preservation Review

An aerial review of the subject property indicates the presence of tree resources, including specimen trees (trees with a trunk diameter at breast height of 18 inches or greater). The subject application was reviewed to determine whether the proposed request is in accordance with the specimen tree protection standards contained in section 24-49.2 of the Code; however, no information regarding these tree resources was submitted with this application. It is noted that the applicant has not submitted a site plan for consideration with the application.

A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process.

The subject application, which requests a district boundary change from RU-1 to RU-4L could result in tree removal/relocation activity to specimen trees. Because the subject application does not include a proposed site plan, it cannot be determined at this time whether the applicant's future plans for the property, which are yet to be submitted--would comply with specimen tree standards. **DERM approval of the district boundary change shall not be interpreted as DERM approval of removal or relocation of tree resources.**

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov for additional information or concerns regarding this review.

Conditions of Approval: None

Air Facilities Review

The following advisory information is included in case demolition, or renovation activities will take place as part of the proposed development: 40 CFR Part 61 Subpart M - National Emission Standards for Hazardous Air Pollutants (NESHAP) for Asbestos provides that an asbestos survey from a Florida-licensed asbestos consultant is required for renovation activities surpassing the NESHAP threshold of suspect regulated asbestos containing materials (RACM), and for all demolition activities.

"Demolition" is defined as the wrecking or taking out of any load-supporting structural member of a facility together with any related handling operations, or the intentional burning of any facility.

The NESHAP thresholds for RACM are 260 linear feet of RACM on pipes, or 160 square feet of RACM on other facility components.

If the Asbestos Survey identifies materials (friable or to be made friable during the proposed renovation/demolition activities) containing more than 1 percent asbestos and the amount is over the regulated thresholds, then those materials must be removed/abated prior to renovation/demolition activities by a Florida-licensed asbestos abatement contractor. An Asbestos Renovation Notification must be filed, and obtain approval, with the Miami Dade County - Department of Regulatory and Economic Resources, Division of Environmental Resources Management - Air Quality Management (AQM), at least 10 working days (14 calendar days) prior to starting the abatement work. Regardless of asbestos content, prior to any demolition work, an Asbestos Demolition Notification must be submitted and approved, within the same timeframes.

For question regarding asbestos surveys and notifications, please contact the AQMD via email at asbestos@miamidade.gov.

DERM Enforcement History Review

The subject property has no open and three (3) closed enforcement records for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information. There are no outstanding DERM liens or fines for the subject property.

Additionally, a review records associated with the above DERM Enforcement case revealed the following:
Dave & Mary Alper Jewish Community (DERM closed case no. PSO-395):
Paid civil penalties & surcharge: \$250.00 (UCVN No. 785407) and Settlement of \$250.00
Paid civil penalties & surcharge: \$100.00 (UCVN No. B022253) and Settlement of \$100.00
Paid civil penalties & surcharge: \$250.00 (UCVN No. 937613) and Settlement of \$250.00

Concurrency Review Summary

A concurrency review has been conducted for this application and DERM has determined that the same meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Ninfa Rincon at (305) 372-6764.

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: June 25, 2025

To: Eric Silva, AICP, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources (RER)

Through: James B. Ferguson, P.E.
Assistant Director
Water and Sewer Department (WASD)

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water and Sewer Department (WASD)

Subject: Zoning Application Comments - Greater Miami Jewish Federation, Inc
Application No. Z2023000259 - Revision No. 1

A handwritten signature in cursive script that reads "Maria Valdes".

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objections to this Zoning Application, based on the information provided. Additional requirements may be needed at the time of permitting. The information provided below is preliminary and it does not affect the Zoning process.

At the time of development, the applicant is advised to consult with the project's engineer and WASD's Plans Review staff to finalize points of connection and capacity approval. A WASD Agreement and/or Verification form will be required.

Application Name: Greater Miami Jewish Federation, Inc

Location: The proposed project is located on approximately 21.37 acres, at 11155 SW 112th Avenue with Folio No. 30-5007-069-0010, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting a zoning District Boundary Change from RU-1 to RU-4L (Limited Apartment House District), where the maximum number of dwelling units permitted is 23 dwelling units per net acre.

A site plan was not submitted with this application, and thus the water and sewer loadings on the water and sewer systems could not be calculated.

Please note that the subject property has a 10 feet Utility Easement within and along the eastern, northern, western and southern boundary of the property. In addition, there are 12 feet Utility Easements within the property. Permanent structures, trees or palms are not allowed within said utility easement (only passive landscaping along the Utility Easement).

Water: The proposed development is located within the WASD's water service area. The water supply will be provided by the Alexander-Orr Water Treatment Plant (WTP). Currently, there is adequate treatment and water supply capacity at the WTP, consistent with Policy WS-2 A (1) of the CDMP.

The subject property is currently being served by WASD. If a new connection is required, then the developer may connect to any of the following:

1. An existing 8-inch water main (E-2172-1) in an easement within the property.

2. An existing 12-inch water main (E-2172-1) along SW 112th Street abutting the southern boundary of the property.
3. An existing 8-inch water main (ES-7112-8) in SW 112th Avenue partially abutting the western boundary of the property.

Any public water main extension within the property shall be 8-inch minimum diameter in low and medium density residential developments. If two or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with (2) points of connection. *Final points of connections and capacity approval to connect to the water system will be provided at the time the applicant requests connection to the water infrastructure.*

Note: There are water mains within the property, either in existing dedicated R/W or easements, which need to be removed and relocated if in conflict with the proposed development. In addition, no trees or palms should be planted within five (5) feet of any WASD facility. Easements associated with mains to be removed and relocated shall be closed and vacated before starting construction in the easement(s) areas. In case of R/W to be closed and vacated within the property, mains shall be removed and relocated, if needed, before closing/vacating them. Fire hydrants associated with mains to be removed and relocated shall be relocated as per fire department recommendations: Cutting and plugging of existing water mains shall be done by a licensed contractor under WASD supervision. Services to existing customers cannot be interrupted.

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the applicant requests connection to the water system. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC is required consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

For more information on the Water Supply Certification Program please go to:
<http://www.miamidade.gov/water/water-supply-certification.asp>

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A, and 18-B of the Miami-Dade County Code, consistent with Policies WS-5E and WS-5F of the CDMP. Also, per Section 8A-381 (c) of the Miami-Dade County Code, effective January 1, 2009, all permit applications for new multifamily residential developments shall be required to include a sub-meter for each individual dwelling unit.

For more information about our Water Conservation Program, please go to:
<http://www.miamidade.gov/conservation/home.asp>

For information concerning the Water-Use Efficiency Standards Manual please go to:
<http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf>

Sewer: The proposed development is located within the WASD's sewer service area. The wastewater flows for the proposed development will be transmitted to the South District Wastewater Treatment Plant (SDWWTP) for treatment and disposal. The SDWWTP is currently operating under a permit from the

Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the SDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

The subject property is currently being served by WASD. The existing site is served by a private pump station. *Final points of connection and capacity approval to connect to the sewer system will be provided at the time the applicant requests connection to the sewer infrastructure.*

Please note that there are sewer mains within the property, either in existing dedicated R/W or easements, which need to be removed and relocated if in conflict with the proposed development. In addition, no trees or palms should be planted within five (5) feet of any WASD facility. Easements associated with mains to be removed and relocated shall be closed and vacated before starting construction in the easement(s) areas. In case of R/W to be closed and vacated within the property, mains shall be removed and relocated, if needed, before closing/vacating them. Services to existing customers cannot be interrupted.

Connection to the sanitary sewer system is subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Any public water or sewer infrastructure must be within a public right-of-way, or within a utility easement.

Below please find additional links to the WASD portal, which provides information on the Construction & Development process for water and sewer infrastructure.

<http://www.miamidade.gov/water/construction-development.asp>

<http://www.miamidade.gov/water/construction-service-agreement.asp>

<http://www.miamidade.gov/water/construction-existing-service.asp>

<http://www.miamidade.gov/water/library/forms/service-agreement.pdf>

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Benita Ramirez at (786) 552-8121 or benita.ramirez@miamidade.gov

Memorandum



Date: July 7, 2025
To: Eric Silva, AICP, Assistant Director
Regulatory and Economic Resource Department
From: Raul A. Pino, PLS
Division Chief
Regulatory and Economic Resource Department
Subject: DIC 23-259
Name: Greater Miami Jewish Federation, Inc.
Section 07 Township 55 South Range 40 East

I. PROJECT LOCATION:

The property is located at 11155 SW 112 Avenue.

II. APPLICATION REQUEST:

This application is requesting a district boundary change from RU-1 to RU-4L.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site is available from the east and west by SW 112 Street and from the north and south by SW 112 Avenue.

IV. RECOMMENDATION:

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has no objections.

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

A. Trip Generation (Based on Institute of Transportation Engineers Trip Generation Manual, 11th Edition)

261 PM Peak Hour trips are generated by this application (*)

(*) *Traffic concurrency is based on the max density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.*

Notes: PM =Post Meridiem

The PM peak hour refers to the highest hour of vehicle trips generated during the afternoon peak hours of 4-6 PM

B. Cardinal Distribution

North	39 %	East	26 %
South	17 %	West	18 %

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

Station 9750 located on SW 117 Avenue south of SW 112 Street, has a maximum LOS "D" of **3,222** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2,090** vehicles and **5** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9750** with its PHP and assigned vehicles is at LOS "C". The **57** vehicle trips generated by this development when combined with the **2,090** and those previously approved through Development Orders, **5**, equal **2,152** and will cause this segment to remain at LOS "C" whose range is up to 3,078.

Station 9742 located on SW 112 Street east of SW 112 Avenue, has a maximum LOS "D" of **1,197** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1,021** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9742** with its PHP and assigned vehicles is at LOS "D". The **59** vehicle trips generated by this development when combined with the **1,021** and those previously approved through Development Orders, **0**, equal **1,080** and will cause this segment to remain at LOS "D" whose range is from 595 to 1,197.

Station 9716 located on SW 104 Street west of SW 107 Avenue, has a maximum LOS "E+20" of **5,821** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **3,817** vehicles and **6** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9716** with its PHP and assigned vehicles is at LOS "C". The **145** vehicle trips generated by this development when combined with the **3,817** and those previously approved through Development Orders, **6**, equal **3,968** and will cause this segment to remain at LOS "C" whose range is up to 4,725.

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

VII. SITE PLAN CRITIQUE:

The land complies with Miami-Dade County Chapter 28. The property is platted as Tract A, Plat Book 136, Page 2.

VIII. STANDARD CONDITIONS:

A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."

Memorandum



Date: January 06, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department

Subject: Z2023000259

The Miami-Dade Fire Rescue Department has no objection to request for district boundary change from RU-1 to RU-4L uploaded to "EnerGov" on 08/14/2023. Any future site plans will need separate approval.

MDFR's review of this application is limited to assessing fire department access and does not effectuate an approval of the building design. The future building's design must be in compliance with the applicable requirements for the proposed use:

Florida State Statute Chapter 633 (Fire Prevention & Control)
Florida Administrative Code 69A
Florida Fire Prevention Code (NFPA 1 and NFPA 101 (2018 edition))
Applicable adopted NFPA Standards
County Code Chapter 14

For additional information, please contact acuello@miamidade.gov or call 305-775-3357.

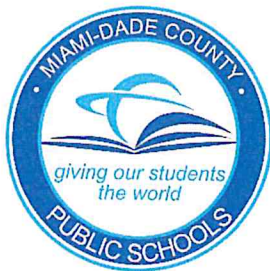
From: [HERRERA, ANA I](#)
To: David.Butter@gtlaw.com
Cc: [Simon, Nathaly](#); [Garcia, Jeannette C.](#); [RODRIGUEZ, IVAN M](#); [Concurrency Management](#); [Stillings, Noel \(RER\)](#)
Subject: Preliminary School Concurrency Analysis for Greater Miami Jewish Federation, Inc. (Z2023000259) (PH3023081100406)
Date: Monday, August 25, 2025 3:05:00 PM
Attachments: [Greater Miami Jewish Federation, Inc. \(Z2023000259\) \(PH3023081100406\).pdf](#)

Dear Applicant,

Pursuant to State Statutes and the Interlocal Agreement for Public School Facility Planning, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, enclosed please find the School District's Preliminary Concurrency Analysis (School Planning Level Review).

As noted in the School Planning Level Review, the proposed development would yield a maximum residential density of 534 units, which generate 63 students (31 at the elementary, 15 at the middle, and 17 at the senior high school level). At this time, all school levels have sufficient capacity available to serve the application. However, a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent, notwithstanding any additional information that may surface after further departmental research. As such, this analysis does not constitute a Public School Concurrency Approval. Should you have any questions, please feel free to contact our office at 305-995-7285.

Regards,



Ana Herrera

District Coordinator

Growth Management

Office of Governmental Affairs and Land Use
Facilities Design and Construction
Miami-Dade County Public Schools
1450 N.E. Second Avenue
Miami, Florida 33132
(305) 995-4603



Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System Preliminary Concurrency Analysis

MDCPS Application Number:
Date Application Received:
Type of Application:

PH3023081100406
8/11/2023 10:14:40 AM
Public Hearing

Local Government (LG):
LG Application Number:
Sub Type:

Miami-Dade
Z2023000259
Zoning

Applicant's Name:
Address/Location:
Master Folio Number:
Additional Folio Number(s):

Greater Miami Jewish Federation, Inc.
NONE
3050070690010

PROPOSED # OF UNITS
SINGLE-FAMILY DETACHED UNITS:
SINGLE-FAMILY ATTACHED UNITS:
MULTIFAMILY UNITS:

534
0
0
534

CONCURRENCY SERVICE AREA SCHOOLS

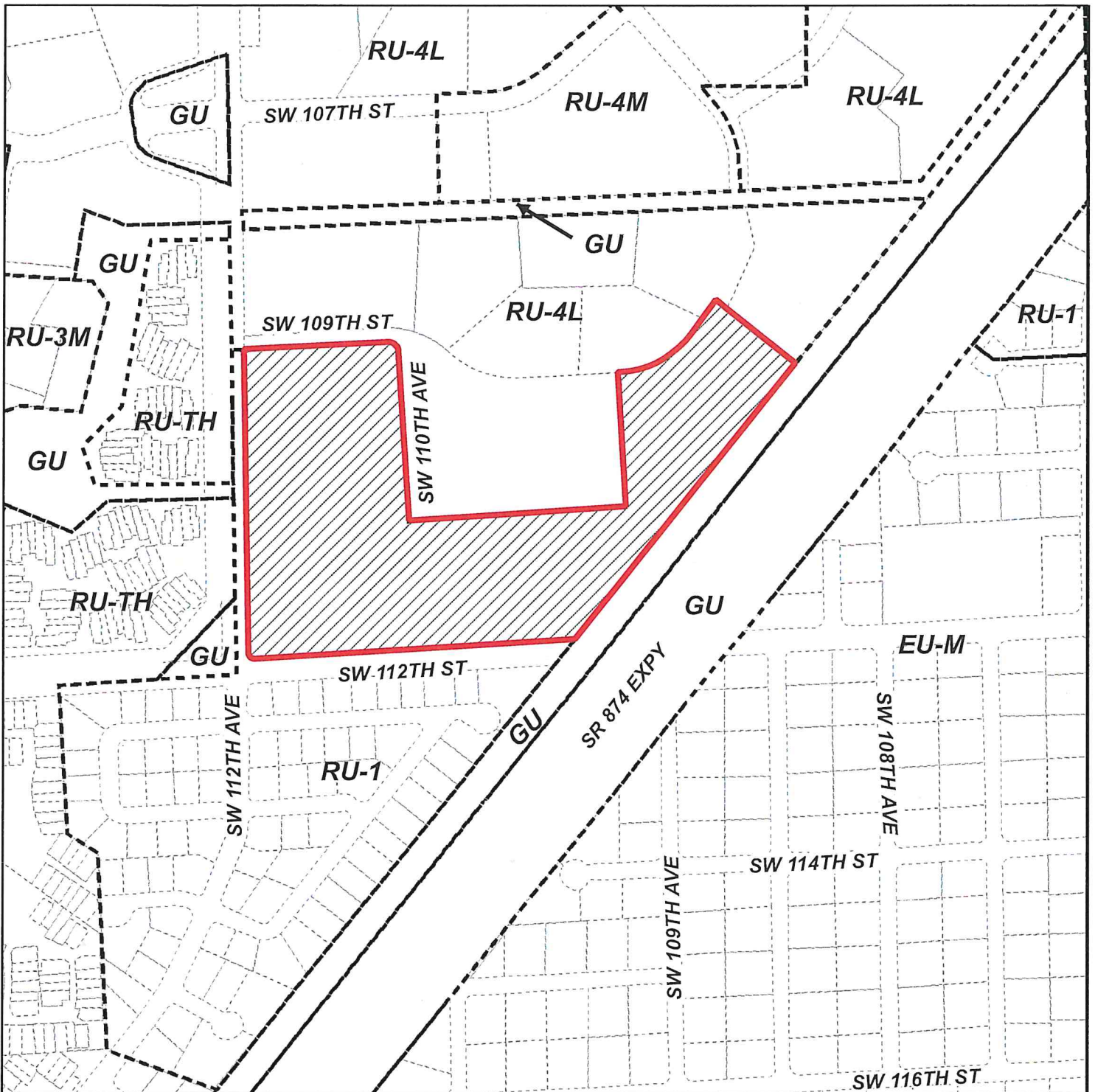
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
2891	WILLIAM H. LEHMAN ELEMENTARY	384	31	31	YES	Current CSA
6021	ARVIDA MIDDLE	108	15	15	YES	Current CSA
7361	MIAMI KILLIAN SENIOR	1792	17	17	YES	Current CSA

ADJACENT SERVICE AREA SCHOOLS

*An Impact reduction of **32.58%** included for charter and magnet schools (Schools of Choice).

MDCPS has conducted a preliminary public school concurrency review of this application; please see results above. A final determination of public school concurrency and capacity reservation will be made at the time of approval of plat, site plan or functional equivalent. **THIS ANALYSIS DOES NOT CONSTITUTE PUBLIC SCHOOL CONCURRENCY APPROVAL.**

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7285 / concurrency@dadeschools.net



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2023000259



Section: 07 Township: 55 Range: 40
 Applicant: Greater Miami Jewish Federation
 Zoning Board: C12
 Commission District: 7
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

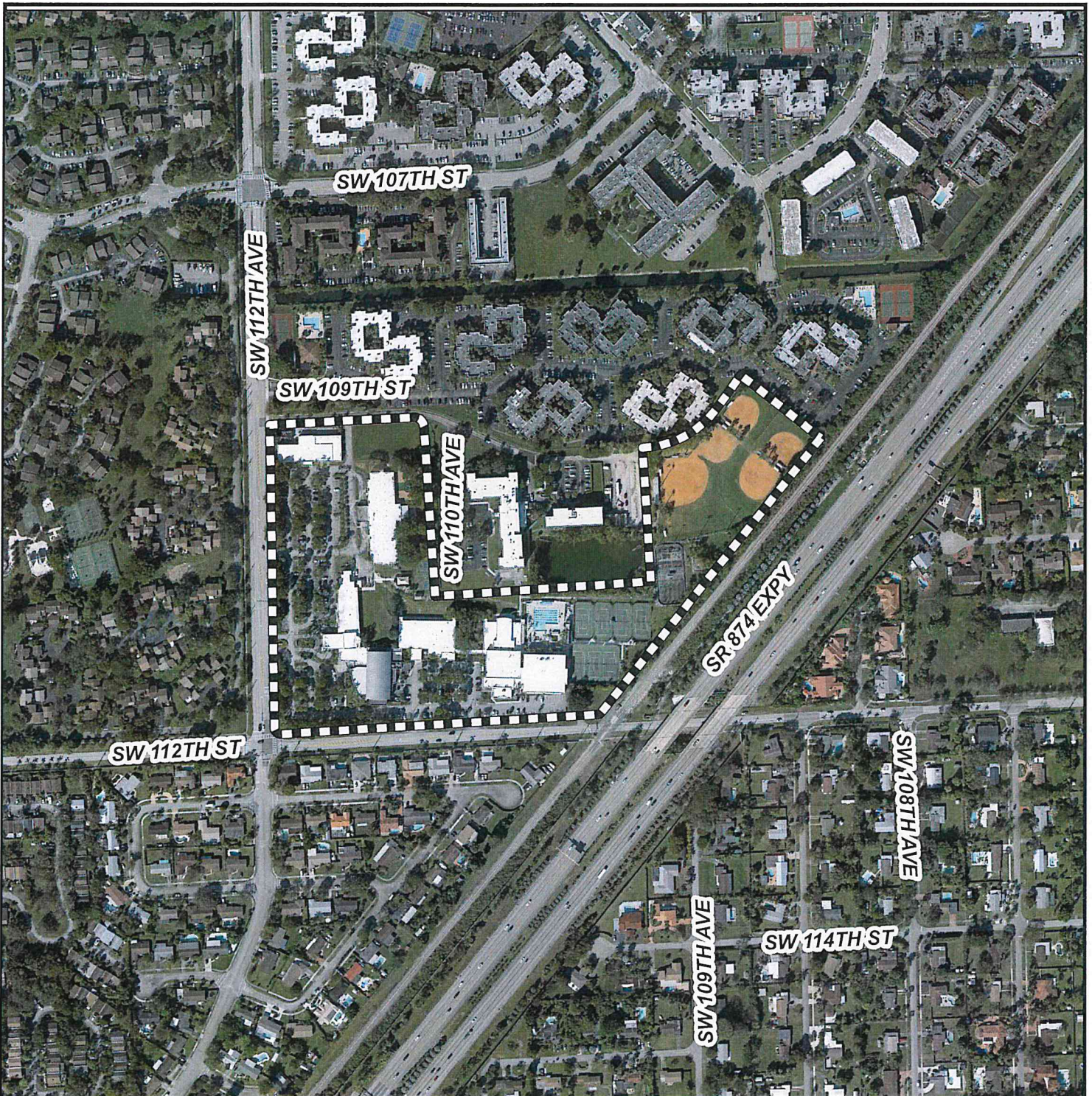
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Thursday, August 10, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number

Z2023000259

Legend



Subject Property

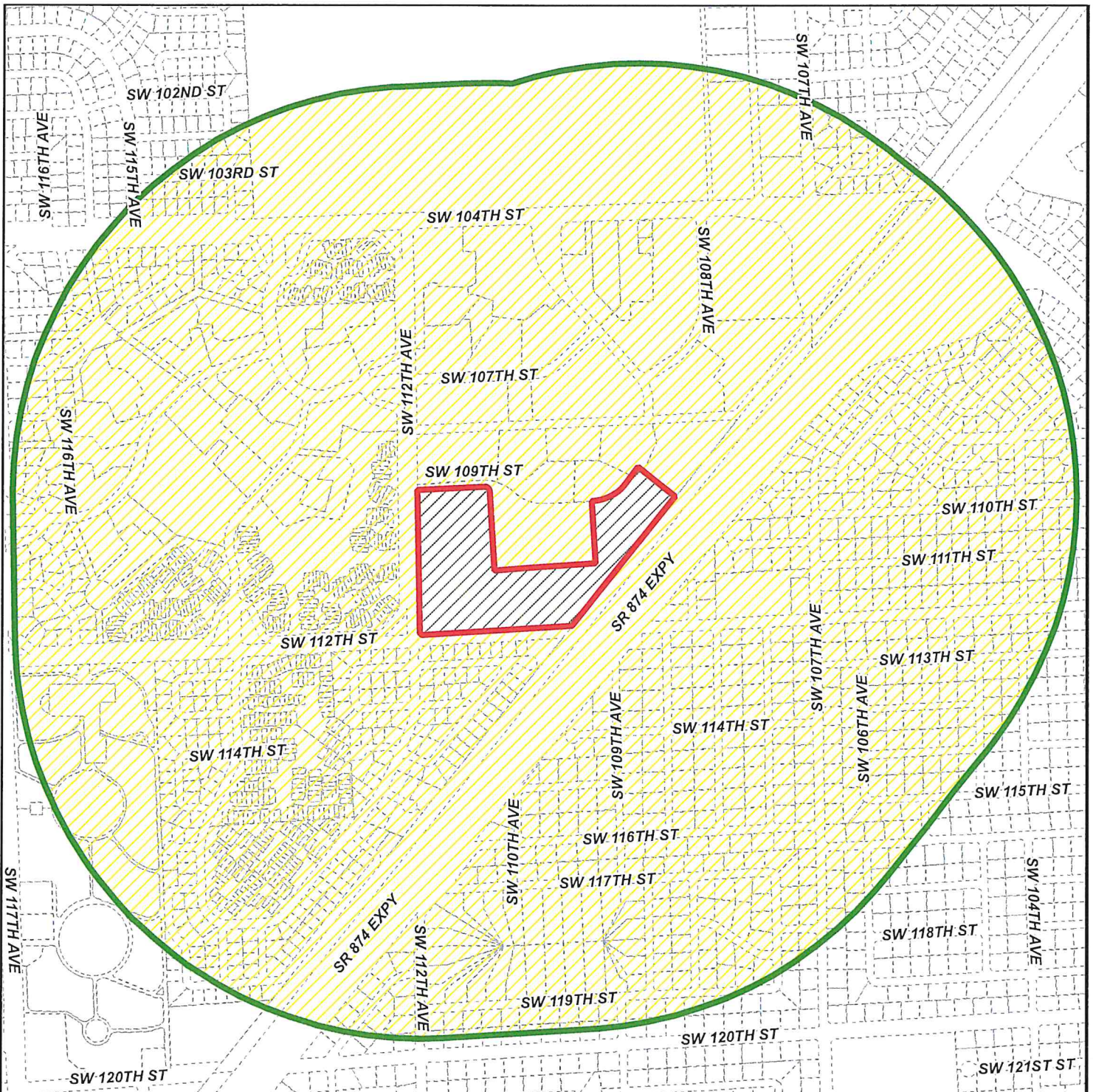


Section: 07 Township: 55 Range: 40
 Applicant: Greater Miami Jewish Federation
 Zoning Board: C12
 Commission District: 7
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Thursday, August 10, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY
RADIUS MAP

Process Number
Z2023000259
 RADIUS: 2640

Section: 07 Township: 55 Range: 40
 Applicant: Greater Miami Jewish Federation
 Zoning Board: C12
 Commission District: 7
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

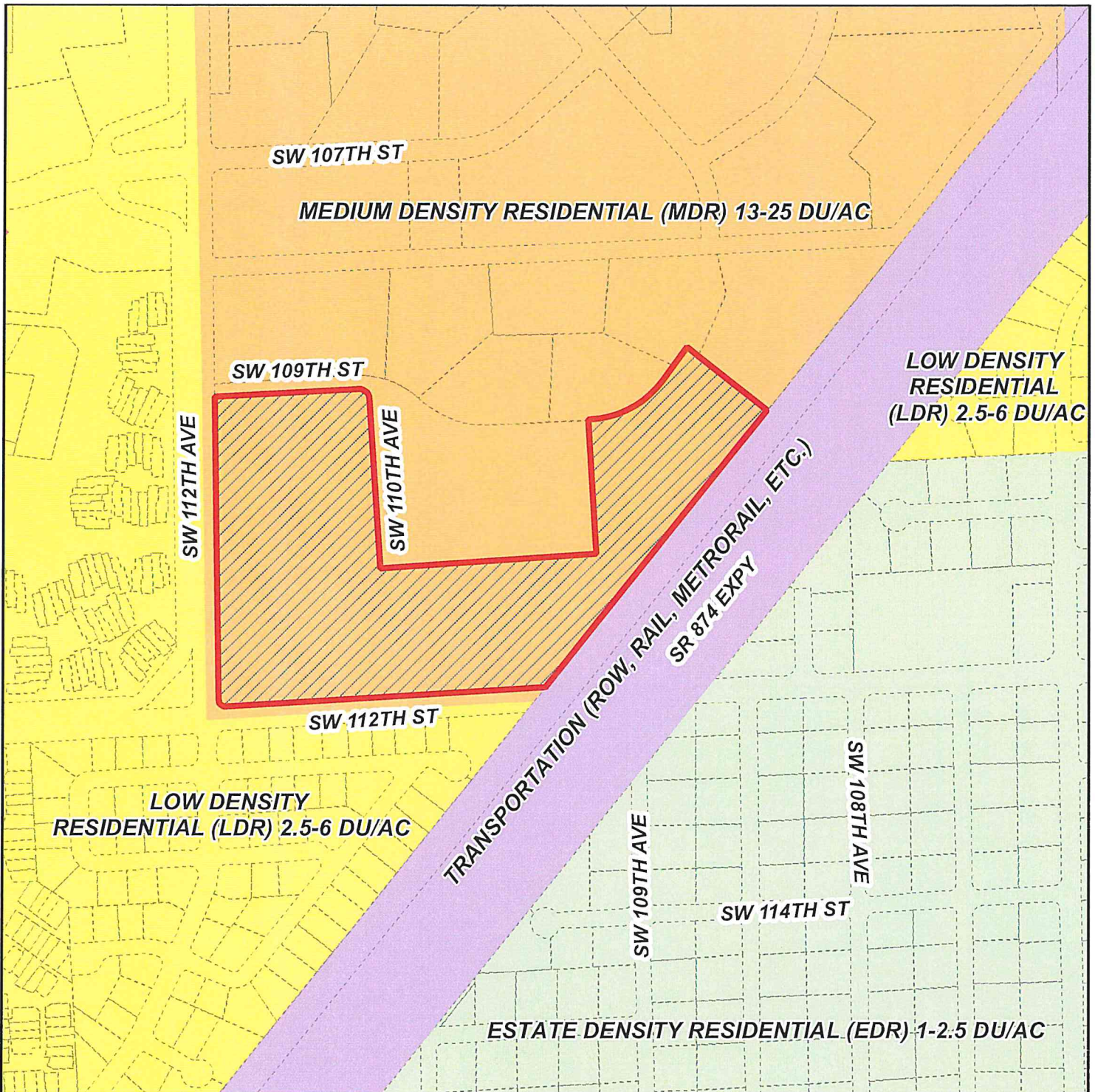
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Thursday, August 10, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2023000259

Section: 07 Township: 55 Range: 40
 Applicant: Greater Miami Jewish Federation
 Zoning Board: C12
 Commission District: 7
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



Legend

 Subject Property Case



SKETCH CREATED ON: Thursday, August 10, 2023

REVISION	DATE	BY

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MIAMI-DADE COUNTY

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

PROCESS NO: Z23-259

DATE: AUG 7 2023

BY: ISA

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

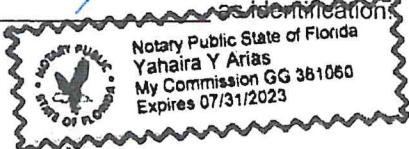
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: Ohsame Cardini
(Applicant)

Sworn to and subscribed before me this 25th day of May, 2023. Affiant is personally known to me or has produced NA as identification.

Yahaira Y Arias
(Notary Public)



My commission expires July 31, 2023

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

Exhibit A

RECEIVED

MIAMI-DADE COUNTY

TRACT "A", OF DAVE AND MARY ALPER JCC, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 136, PAGE 2, OF THE
PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

23-259

DATE: AUG 7 2023

BY: ISA

Exhibit B

2023 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# 737814

Entity Name: GREATER MIAMI JEWISH FEDERATION, INC.

Current Principal Place of Business:

4200 BISCAYNE BLVD.
MIAMI, FL 33137

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FILED
Feb 21, 2023
MIAMI-DADE COUNTY
Secretary of State
PROCESS NO.: Z23-259
034465446800

DATE: AUG 7 2023

BY: ISA

Current Mailing Address:

4200 BISCAYNE BLVD.
MIAMI, FL 33137 US

FEI Number: 59-0624404

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

SOLOMON JACOB
4200 BISCAYNE BLVD
MIAMI, FL 33137 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title PAST CHAIR
Name FISHER, ISAAC
Address 4200 BISCAYNE BLVD.
City-State-Zip: MIAMI FL 33137

Title CHAIR
Name BENTATA, ARIEL K.
Address 4200 BISCAYNE BLVD.
City-State-Zip: MIAMI FL 33137

Title CEO/PRESIDENT
Name SOLOMON, JACOB
Address 4200 BICAYNE BOULVARD
City-State-Zip: MIAMI FL 33137

Title TREASURER
Name HERTZBERG, ROBERT
Address 4200 BISCAYNE BLVD.
City-State-Zip: MIAMI FL 33137

Title SECRETARY
Name SCHWARTZ, ELIZABETH
Address 4200 BISCAYNE BLVD.
City-State-Zip: MIAMI FL 33137

Title CFO
Name CARDINI, OKSANA
Address 4200 BISCAYNE BLVD.
City-State-Zip: MIAMI FL 33137

Title VICE CHAIR
Name KHAGHAN DANIAL, MOJDEH
Address 4200 BISCAYNE BLVD.
City-State-Zip: MIAMI FL 33137

Title VICE CHAIR
Name SCHECK BONWITT, ELISE
Address 4200 BISCAYNE BLVD.
City-State-Zip: MIAMI FL 33137

Continues on page 2

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: OKSANA CARDINI

CFO

02/21/2023

Electronic Signature of Signing Officer/Director Detail

Date

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z23-259
DATE: AUG 7 2023
BY: ISA

Officer/Director Detail Continued :

Title VICE CHAIR
Name BRODIE, STEVEN
Address 4200 BISCAYNE BLVD.
City-State-Zip: MIAMI FL 33137

Title VICE CHAIR
Name PERTNOY, SIDNEY
Address 4200 BISCAYNE BOULEVARD
City-State-Zip: MIAMI FL 33137

Title VICE CHAIR
Name KOFFSKY, LAURA
Address 4200 BISCAYNE BLVD.
City-State-Zip: MIAMI FL 33137

Title VICE CHAIR
Name SPIEGELMAN, TRACEY
Address 4200 BISCAYNE BLVD.
City-State-Zip: MIAMI FL 33137

Title VICE CHAIR
Name WOLDENBERG, TAMMY
Address 4200 BISCAYNE BLVD.
City-State-Zip: MIAMI FL 33137

Title ASSOCIATE SECRETARY
Name YARKIN, RAY ELLEN
Address 4200 BISCAYNE BLVD.
City-State-Zip: MIAMI FL 33137

Title ASSOCIATE TREASURER
Name BEN-AVIV, MICHELLE
Address 4200 BISCAYNE BOULEVARD
City-State-Zip: MIAMI FL 33137

Title VICE CHAIR
Name CHAFETZ, AMY BERGER
Address 4200 BISCAYNE BLVD.
City-State-Zip: MIAMI FL 33137

Title VICE CHAIR
Name DIENER, MICHELLE
Address 4200 BISCAYNE BLVD.
City-State-Zip: MIAMI FL 33137

Title VICE CHAIR
Name SERVIANSKY, LILY
Address 4200 BISCAYNE BLVD.
City-State-Zip: MIAMI FL 33137

Title VICE CHAIR
Name WAGNER, MICHAEL
Address 4200 BISCAYNE BLVD.
City-State-Zip: MIAMI FL 33137

Title VICE CHAIR
Name RICHARD, YULMAN
Address 4200 BISCAYNE BLVD.
City-State-Zip: MIAMI FL 33137

Title ASSOCIATE SECRETARY
Name GILBERT, ROBERT C.
Address 4200 BISCAYNE BOULEVARD
City-State-Zip: MIAMI FL 33137

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z23-259

DATE: AUG 7 2023

BY: ISA

Alper JCC Board of Directors

Brad Skol – Board Chair

Andrew Wolf – Development Chair

Barry Boren – Board Member

Steven Davis – Board Member

Emily Demar – Board Member

Jason Klein – Board Member

Dr. Irv Lerner – Board Member

Ali Mendoza – Board Member

Josh Rader – Board Member

Captain Rita Rodriguez – Board Member

Danny Sabag – Board Member

Marti Snyder – Board Member

Fran Miller – Board Member

Terri Clark – Board Member

Scott Weingarden – Board Member

Michael Schwartz – Board Member

Bruce Alter – Board Member

Keith Ginsburg – Board Member

Gail Appelrouth – Board Member

Denise Ben-David – Board Member