

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

**PH: Z23-259**

**April 23, 2026**

**Item No. A**

<b>Recommendation Summary</b>	
<b>Commission District</b>	7
<b>Applicant</b>	Greater Miami Jewish Federation, Inc.
<b>Summary of Request</b>	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.
<b>Location</b>	11155 SW 112 Avenue, Miami-Dade County, Florida.
<b>Property Size</b>	±23.05-gross (±21.37-net) acres
<b>Existing Zoning</b>	RU-1, Single-Family Residential District
<b>Existing Land Use</b>	Private school, community center and school
<b>2030-2040 CDMP Land Use Designation</b>	Medium Density Residential, 13-25 dua (see attached Zoning Recommendation Addendum)
<b>Comprehensive Plan Consistency</b>	Consistent with interpretative text, goals, objectives and policies of the CDMP
<b>Applicable Zoning Code Section</b>	Section 33-311 District Boundary Change (see attached Zoning Recommendation Addendum)
<b>Recommendation</b>	<b>Approval.</b>

**PROCEDURAL HISTORY:**

This application was deferred at the January 29, 2026, meeting of the Community Zoning Appeals Board (CZAB) 12 to allow the applicant additional time to meet with neighbors and for the owner to consider providing a proposed site plan.

The public hearing on this item has been held.

**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 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 XI.A, which could allow an increase of up to twenty-five (25) percent over the base density.

Staff notes that the applicant’s representative has indicated that one (1) community meeting was held on March 25, 2026, and that a second meeting is scheduled for April 9, 2026. The applicant represented that both meetings would be held at the subject property and that notices was provided to neighboring residents within a one-half (½) mile radius.

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

**NEIGHBORHOOD COMPATIBILITY:**

The ±23.05-gross (±21.37-net) acres parcel currently contains the existing to remain previously approved daycare/private school. 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.

ES:JB:SS:EA



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.  
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<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS*</b>	
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

<b>Medium Density Residential</b> <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>
<b>Policy LU-4A</b> <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

<b>Section 33-311 District Boundary Change</b>	<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) <b>Section 33-311</b> <i>provides that the Board shall take into consideration, among other factors the extent to which:</i></p> <ol style="list-style-type: none"> <li>(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></li> <li>(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></li> <li>(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></li> <li>(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></li> </ol>
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# ZONING RECOMMENDATION ADDENDUM

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	<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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