

April 20, 2026

**VIA ELECTRONIC AND PHYSICAL DELIVERY**

City of Miami Beach Planning Board  
Deborah Tackett, Planning & Design Officer  
City of Miami Beach Planning Department  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

**Re: PB26-0815 / Final Submittal / Letter of Intent / Request to Amend Resiliency Code to Increase Floor Area Ratio (FAR) at the Property Located at 1751, 1757, and 1775 Collins Avenue (Folio Nos. 02-3234-019-0500; 02-3234-019-0510; 02-3234-019-0460), Miami Beach, Florida (collectively, the “Property”)**

Dear Ms. Tackett:

Our firm represents Nahla Raleigh LLC (the “**Owner**”), in connection with land use and zoning matters relating to the Property. On behalf of the Owner, this Letter of Intent is respectfully submitted as part of a private request to amend the Resiliency Code to increase the maximum allowable Floor Area Ratio (“**FAR**”) for the Property from 2.0 to 2.5. The purpose of this request is to facilitate the long-delayed realization of a fully entitled and carefully designed redevelopment project that advances the City’s historic preservation goals, strengthens the Collins Avenue corridor, enhances the public realm, and generates public benefits, while remaining well within the intensity of development previously approved for the Property.

**I. The Property**

The Property consists of three (3) adjoining parcels of land situated along Collins Avenue:

- The Raleigh Hotel located at 1775 Collins Avenue;
- The Richmond Hotel located at 1757 Collins Avenue; and
- The South Seas Hotel located at 1751 Collins Avenue.

Pursuant to that certain survey prepared by Colliers Engineering & Design, dated March 30, 2026, the Property consists of approximately 132,836 +/- square feet (or 3.05 acres) of land. The Property is zoned Residential Multifamily, High Intensity (RM-3) and lies within the Art Deco/MiMo Commercial Character Overlay District, the Ocean Drive/Collins Avenue Historic District, and the Miami Beach Architectural District. Pursuant to Section 7.2.6.3a of the Resiliency Code, the maximum FAR for RM-3 oceanfront lots within an architectural district is currently 2.0.

## **II. Prior Entitlements and Development History**

### **1. 2015 HPB Approval - Order No. 7367**

On April 14, 2015, the Historic Preservation Board (“**HPB**”) approved a Certificate of Appropriateness (COA) for the partial demolition, renovation, and restoration of the existing Raleigh Hotel, including the construction of two new 2-story cabanas (ground level detached additions) in the rear yard, as well as minor restoration modifications to the exterior façades, interior lobby space, and exterior terrace. Master Building Permit No. BC1703576 was subsequently issued and remains active for the construction of the lower-level basement improvements as well as the foundation for the continued construction of the 2-story cabanas.

### **2. 2020 HPB Approval - Order No. HPB19-0341**

On September 8, 2020, the HPB approved a comprehensive redevelopment of the Property as a unified development site, including:

- (i) The partial demolition, renovation, and restoration of the three contributing historic buildings on the site;
- (ii) The new construction of a 175-foot residential tower at the Southeast portion of the site;
- (iii) The construction of a 2-story pavilion (detached ground level addition) at the Northeast portion of the site; and
- (iv) The construction of two (2) attached additions at the Property as a unified development site (collectively, the “**2020 Project**”).

The 2020 Project proposed a development program of approximately:

- 86 hotel units;
- 84 residential units;
- 15,350 square feet of spa and accessory restaurant and dining venues;
- A vehicular drop off area at the new basement level; and
- Approximately 64,000 square feet of space for spa amenities, back of house, and service areas all situated in the basement.

### **3. 2022 Modified HPB Approval - Order No. HPB21-0493**

On March 8, 2022, the HPB approved modifications to the 2020 Project, authorizing the construction of two (2) additional underground parking levels beneath portions of the approved basement levels.

### **4. Current Building Permits and Reduced Development Program**

The Property is presently governed by two (2) master permits:

- (i) Building Permit Number BC2116998, issued on March 20, 2024, for the new construction of the condominium tower and beach club alteration of The Raleigh, Richmond, and South Seas set to expire on October 24, 2029; and
- (ii) Building Permit Number BC1703576, issued on January 7, 2022, and set to expire on March 2, 2026 for the renovation of the existing Raleigh hotel (collectively, the “**Master Permits**”).

Under Building Permit Number BC2116998, the approved development program has been substantially reduced to:

- 44 new residential units;
- 60 hotel units;
- 690 restaurant seats; and
- 206 square feet of commercial retail space.

This represents a dramatic reduction in the development program proposed under the 2020 Project (i.e., 86 hotel units, 84 residential units, and 15,350 square feet of spa and accessory restaurant and dining venues totaling approximately 973 seats).

### **III. Proposed FAR Increase & Project**

The Owner recently acquired the Property and seeks to finally advance this long-stalled project, which is presently encumbered by significant structural deterioration and deferred maintenance, particularly at the Raleigh Hotel. The Owner proposes to amend Section 7.2.6.3a of the Resiliency Code to permit a modest FAR increase from 2.0 to 2.5 for RM-3 oceanfront lots that have a lot area greater than 100,000 square feet and contain an existing contributing building as of January 1, 2026 (the “**Request**”). The Request would yield approximately 66,264 square feet of additional floor area at the Property. As shown on the plans enclosed as part of this application, the additional FAR would be strategically allocated to:

- Two (2) additional floors on the residential tower;
- Enclosed program space within the pavilion; and
- Expanded programmatic space within the South Seas and Richmond structures (collectively, the “**Proposed Project**”).

Notably, the Proposed Project includes fifty-two (52) residential units, representing a thirty-eight percent (38%) reduction from the eighty-four (84) residential units approved by the HPB under the 2020 Project. As a result, even with this FAR increase, the resulting development intensity would remain materially below the program approved by the HPB in 2020.

The 2019 Traffic Impact Analysis, submitted as part of the 2020 Project, evaluated a far more intense program and concluded that the 2020 Project would decrease 62 AM peak hour trips and decrease 68 PM peak hour trips when compared to the approved Raleigh Hotel and the existing

Richmond and South Seas Hotels. Specifically, the 2019 Traffic Impact Analysis evaluated a development program consisting of:

- 86 hotel rooms;
- 111 multifamily units;
- 11,100 square feet of spa/fitness space;
- 694 restaurant seats;
- 1,610 square feet of bar space; and
- 280 square foot coffee shop.

The currently approved program under the Master Permits represents nearly a fifty percent (50%) reduction in overall intensity from that already-approved baseline. The requested FAR increase, even if resulting in fewer than ten (10) additional residential units, would not create any adverse traffic impact beyond what the City has already approved.

#### **IV. Public Benefits**

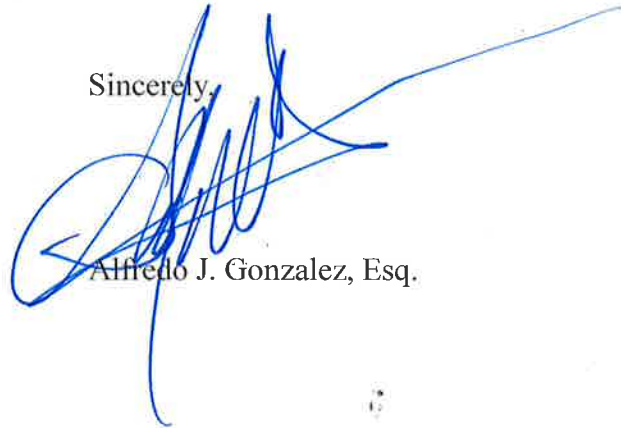
In connection with this request, the Owner commits to delivering tangible public benefits, including:

- Public benefit contribution of \$1,000,000.00 towards improvements on 18<sup>th</sup> Street and Beach Walk outlined below.
- Historic preservation and restoration of the Raleigh building that was acquired by current ownership in a state of significant disrepair and structural compromises.
- Historic façade restoration of Richmond and South Seas and activating the uses of both structures to contribute to the street activation and beautification along Collins Avenue, including landscaping.
- Owner paid private security along 18<sup>th</sup> Street and beach walk making it a safer public corridor.
- Beautification and landscaping of 18<sup>th</sup> Street and animating it by creating access points for Raleigh hotel/pool as well as entrance for Raleigh Residences and Beach Club.
- Commitment to integrating an art program within the property dedicated to representing local artists and talent not only along the streetscape but also in the common areas of the hotel - including lobby, restaurants, and retail, as well as landscaped areas

**V. Conclusion**

The requested FAR increase represents a calibrated adjustment that allows this historically significant and economically important project to finally move forward while remaining consistent with prior approvals. We appreciate the City's continued collaboration on this important project.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Alfredo J. Gonzalez', is written over the typed name. The signature is stylized and somewhat illegible due to its cursive nature.

Alfredo J. Gonzalez, Esq.

cc: David J. Butter, Esq.