

MIAMI BEACH

Land Use Boards

Planning Board

TO: Planning Board
FROM: Thomas Mooney, Director
DATE: June 2, 2026
TITLE: PB26-0815, 1775 COLLINS AVENUE – LDR AMENDMENT.

PROPERTY

1775 Collins Avenue

FILE NO.

PB26-0815

APPLICANT

Nahla Raleigh LLC

IN RE:

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE RESILIENCY CODE OF THE CITY OF MIAMI BEACH, BY AMENDING CHAPTER 7, ENTITLED “ZONING DISTRICTS AND REGULATIONS”, BY AMENDING ARTICLE II, ENTITLED “DISTRICT REGULATIONS”, BY AMENDING SECTION 7.2.6, ENTITLED “RM-3 RESIDENTIAL MULTIFAMILY, HIGH INTENSITY,” TO ESTABLISH A LIMITED FLOOR AREA RATIO (FAR) PROVISION FOR CERTAIN OCEANFRONT PROPERTIES WITH A LOT AREA GREATER THAN 100,000 SQUARE FEET AND AN EXISTING CONTRIBUTING BUILDING AS OF JANUARY 1, 2026; PROVIDING FOR CODIFICATION; TRANSMITTAL; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE.

PRIOR ORDER NUMBER:

Applicable Area

South Beach

**Is this a “Residents Right to Know” item,
pursuant to City Code Section 2-14?**

**Does this item utilize G.O. Bond
Funds?**

**COMPREHENSIVE PLAN & CODE AMENDMENTS (Filed pursuant to Chapter 2, Article ...
5**

Yes

No