

The Raleigh

MASTER PLAN



OWNER

NAHLA CAPITAL

645 MADISON AVENUE, 21st Fl
New York, NY 10022
O: 212.433.3035

ARCHITECT

KOBI KARP ARCHITECTURE
& INTERIOR DESIGN, INC

2915 Biscayne Boulevard, Suite 200
Miami, FL 33137
O: 305.573.1818

LANDSCAPE DESIGNER

ENEA GARDEN DESIGN INC.

7500 NE 4TH COURT, STUDIO 104
Miami, FL 33138
O: 305.576.67027

CITY OF MIAMI BEACH
HISTORIC PRESERVATION BOARD
FIRST SUBMISSION XXXXX
APRIL 05, 2026

PRESERVATION AND RESTORATION

2296

RALEIGH HOTEL
COLLINS AVENUE
MIAMI BEACH, FLORIDA.

The Raleigh Hotel, 1945





Proposed restoration of the Raleigh Hotel



The Raleigh, Richmond, and South Seas Hotels, 1945



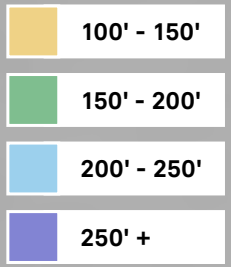
Proposed restoration of the Raleigh, Richmond, and South Seas Hotels



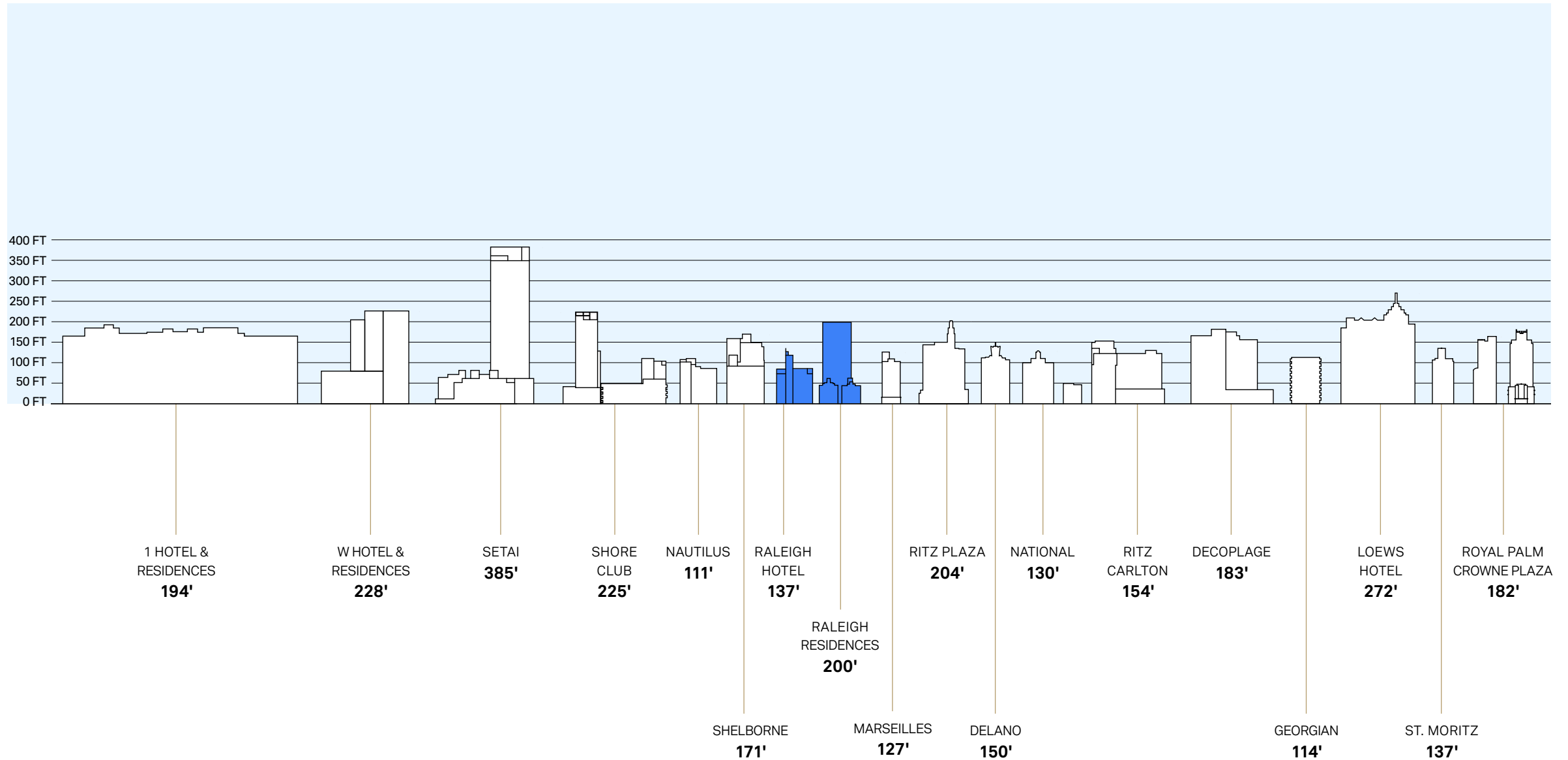
Restored historic facades

CONTEXT

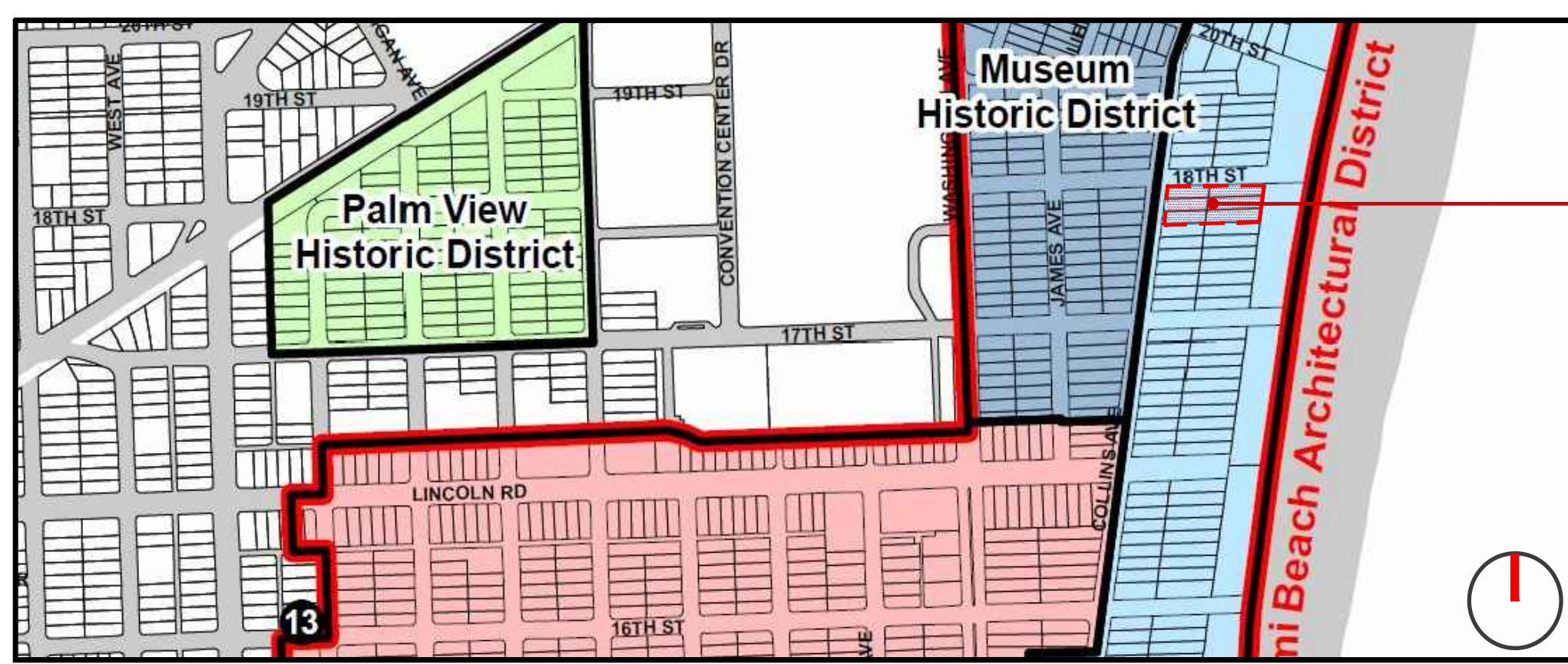
Contextual Height Survey



Contextual Height: Elevations

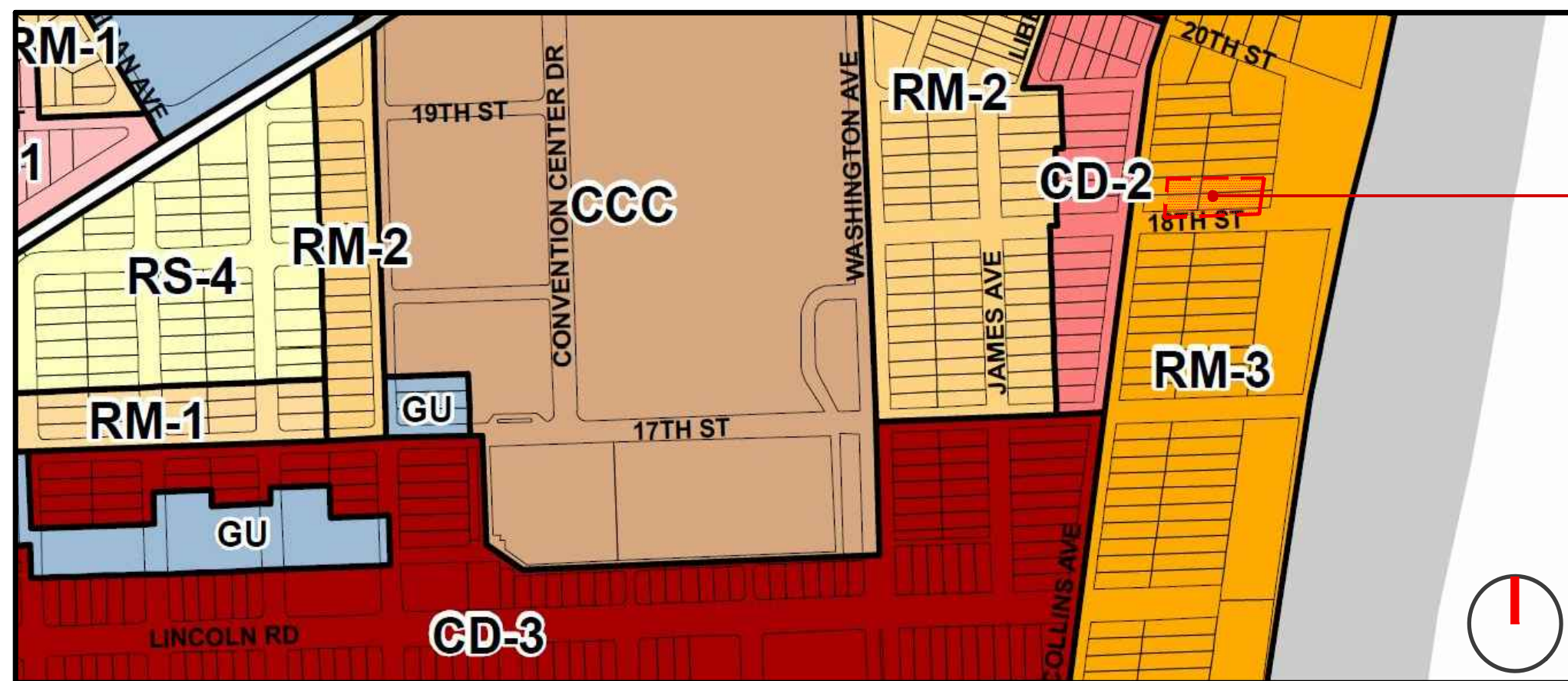


BUILDING



HISTORIC DESIGNATION

SCALE: N.T.S.



ZONING DESIGNATION

SCALE: N.T.S.

Seating / O.C.C Chart				
Raleigh				
Floor Level	Room Name	Area	Total Seats/Occupants	Parking Required
Basement	Speak Easy	1,250 NSF	84 seats	12
	Coffee Shop	280 GSF	10 seats	
Ground	Retail	461 GSF	15 occ	
	Lower Lobby	1,150 GSF	21 seats	
	Upper Lobby	1,094 NSF	36 seats	
	Martini Bar	360 NSF	19 seats	
	Outdoor Dining	2,365 NSF	45 seats	
	Tiger Room & Terr.	1,463 NSF	81 seats	
Level 8	Outdoor Terrace		80 seats	12 spaces
Totals			403 seats + 15 occ	24 spaces
Richmond & South Seas				
Floor Level	Room Name	Area	Total Seats/Occupants	Parking Required
Basement	Lobby	500 SF	4 seats	Seats: 1 space for 7 seats or 1 space per 105 SF minus 1 seat or 15 SF per unit; Area: 1 space per 500 SF, Minus 75 SF per Unit
	Screening Room	1,500 SF	28 seats	
	Gym	4,350 SF	70 occ	
	Spa	5,000 GSF	25 occ	
	Yoga	800 GSF	16 occ	
	Lockers	2,450 GSF	49 occ	
	Spa Wet Areas	2,750 GSF	36 occ	
Ground	Historic Lobby Bar	870 NSF	24 seats	
	Dining Room	1,750 NSF	60 seats	
	Outdoor Terrace	2,900 GSF	98 seats	
	Residential Lobby/Library	870 NSF	18 occ	
3rd Level	Lounge & Bar	1,205 GSF	30 seats	
Totals			245 seats + 214 occ	65 spaces
North Pavilion				
Floor Level	Room Name	Area	Total Seats/Occupants	Parking Required
Ground	Restaurant & Bar	2,334 GSF	105 seats + 20 occ	15.00
2nd Level	Restaurant & Bar	3,967 GSF	140 seats + 30 occ	20.00
Roof Level	Lounge & Bar	2,750 GSF	80 seats	11.43
Totals			325 seats + 50 occ	47 Spaces
Grand Total			973 seats + 279 occ	136 spaces
Unit Mix				
Unit Type	Quantity	Area Range	Space / Unit	Parking Required
Hotel (Raleigh)	86		N/A	N/A
550-999 SF	11		1	11
1000-1200 SF	15		1.5	22.5
+ 1200 SF	58		2	116
Total				150 spaces
Grand Total				286 Spaces

MIAMI BEACH

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information 6/20/16	
1	Address:	1775-1757-1751 COLLINS AVENUE, MIAMI BEACH, FL 33139
2	Board and File numbers:	
3	Folio number(s):	02-3234-019-0460 02-3234-019-0510 02-3234-019-0500
4	Year constructed:	Zoning District: RM-3 HIGH DENSITY MULTI FAMILY RESIDENTIAL
5	Historic Designation	Local: Ocean Drive/ Collins Ave Historic District National: Miami Beach Architectural District
6	Flood Zone:	Flood Zone AE & Flood Zone X
7	Base Flood Elevation:	8'-0" NGVD
8	Design Flood Elevation:	9'-0" NGVD
9	Max. Wave Crest Elevation:	15'-0" NGVD
10	Adjusted grade (Flood+Grade/2)	N/A
11	Lot Area:	1775 COLLINS AVE = 63,628 SF/ 1757 COLLINS AVE = 34,699 SF/ 1751 COLLINS AVE = 34,489 SF
12	Lot Width	212.97'
13	Minimum Unit Size	550 SF
14	Existing User	HOTEL / RESTAURANT

	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
10	Height			
	Architectural District-New Construction	200'-0" *	200'-0"	-
	Ground Floor Additions Sec. 142-246(e), (3)	25'-0" *	23'-8"	-
11	Number of Stories			
	Architectural District-New Construction	20 STORIES	18 STORY TOWER	-
	Ground Floor Additions	2 STORIES	2 STORIES	-
12	FAR 2.0	265,058 SF	142,250 SF	265,052 SF
13	Gross Square Footage	N/A	N/A	-
14	Square Footage by use	N/A	N/A	N/A
15	Number of Units Residential	N/A	N/A	84 UNITS
16	Number of Units Hotel	N/A	82	86
17	Number of Seats	N/A	N/A	REFER TO SEATING/O.C.C CHART
18	Occupancy Load	N/A	N/A	REFER TO SEATING/O.C.C CHART

* Sec. 142-1161. - Height regulation exceptions.

	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
SETBACKS				
At-Grade Parking Lot				
19	Front Setback (Collins ave/ West):	20'-0"	N/A	N/A
20	Side Setback (18th Street/ North):	10'-6"	N/A	N/A
21	Side Setback (South):	10'-6"	N/A	N/A
22	Rear Setback (East):	50' from BL/ 84'-2"	N/A	N/A
Subterranean/ Pedestal Oceanfront/ LVL 0-5				
23	Front Setback (Collins ave/ West):	20'-0"	30'-6" Min. RICHMOND	105'-0"
24	Side Setback (18th Street/ North):	17'-0"	4'-11" Min. BASEMENT	301'-8"
25	Side Setback (South):	17'-0"	4'-11" Min. SOUTH SEAS	17'-0"
26	Rear Setback (East):	100'-0"	86'-3" BASEMENT **	86'-11" BASEMENT
Tower Oceanfront*				
27	Front Setback (Collins ave/ West):	100'-0"	N/A	294'-10"
28	Side Setback (18th Street/ North):	75'-0"	N/A	99'-5"
29	Side Setback (South):	32'-0"	N/A	26'-0" BALCONY PROJECTION / 32'-0" HABITABLE SPACE
30	Rear Setback (East):	100'-0"	N/A	109'-0" BALCONY PROJECTION / 115'-0" HABITABLE SPACE
Detached Additions at 25 FT max height				
31	Front Setback (Collins ave/ West):	N/A	N/A	N/A
32	Side Setback (18th Street/ North):	5'-0"	N/A	5'-0"
33	Side Setback (South):	5'-0"	N/A	165'-8"
34	Rear Setback (East):	50' from BL/ 87'-1"	N/A	87'-3"

* Sec. 142-246(f)(1)

** See Survey for existing conditions

	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
PARKING DISTRICT No 1				
31	Parking District No 1			
32	Total # of parking spaces	289	N/A	289
33	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	SEE CHART PROVIDED	N/A	9
34	Valet Drop off and pick up		N/A	ON SITE
35	Loading zones and Trash collection areas		N/A	ONSITE
36	Bike Racks	SEE CHART PROVIDED	N/A	SEE CHART PROVIDED
37	Is this a contributing building?		YES	
38	Located within a Local Historic District?		YES	

Notes: If not applicable write N/A

Notes: FAR calculated per Ordinance ZBA2019-0097

* SEE PARKING REQUIREMENTS (A)

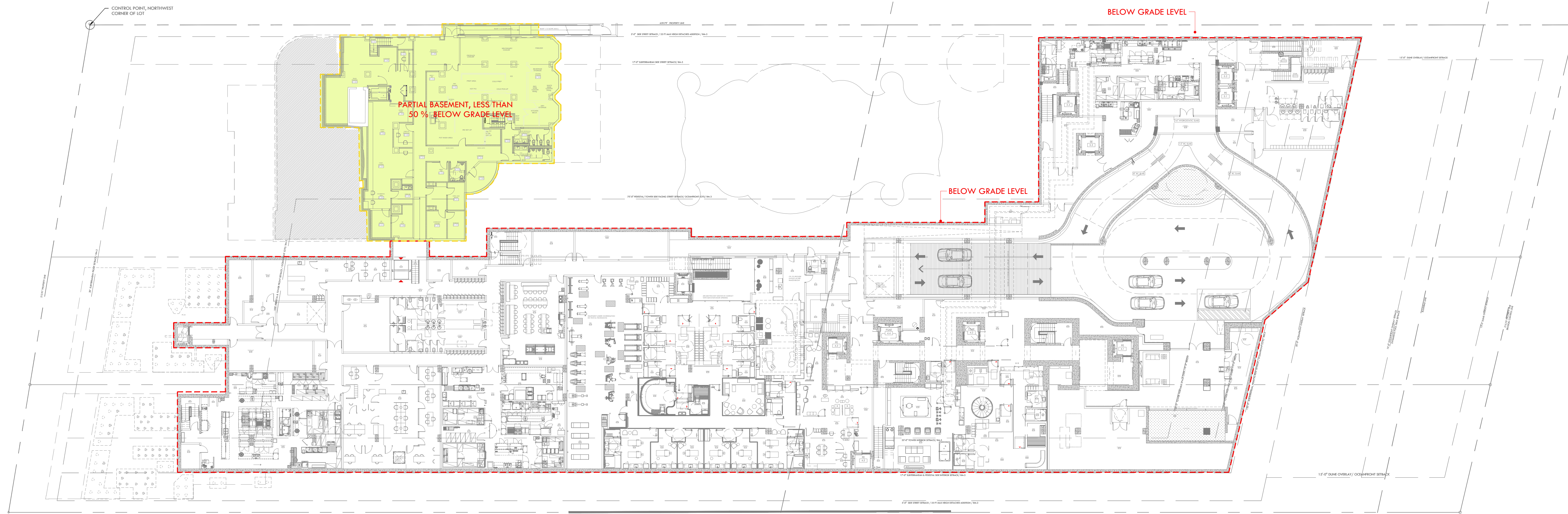
PREVIOUS PROJECT DATA

FLOOR AREA DIAGRAM						
LEVEL	B1 - RALEIGH	B2 - RICHMOND	B3 - SOUTH SEAS	B4 - RESIDENTIAL TOWER	B5 - BEACH PAVILLION	B6 - FOLLY
BASEMENT LEVEL 1	3,453 SF					
1	8,168 SF	3,494 SF	3,020 SF	5,370 SF	1,492 SF	254 SF
1.5 (MEZZANINE)	1,130 SF					
2	7,320 SF	3,491 SF		14,332 SF	1,221 SF	254 SF
3	7,320 SF	2,006 SF		14,332 SF	206 SF	
4	7,320 SF			14,868 SF		
5	7,320 SF			14,868 SF		
6	7,320 SF			14,868 SF		
7	6,856 SF			14,782 SF		
8	1,198 SF			14,782 SF		
9				14,782 SF		
10				13,308 SF		
11				13,962 SF		
12				13,962 SF		
13				13,962 SF		
14 PH				13,691 SF		
ROOFTOP LEVEL 15				229 SF		
MECHANICAL ROOF LEVEL 16						
MECHANICAL ROOF LEVEL 17						
TOTAL FAR - EACH BUILDING	57,405 SF	8,991 SF	3,020 SF	192,098 SF	2,919 SF	508 SF
TOTAL FAR - ALL BUILDINGS	264,941 SF					

PREVIOUS FAR

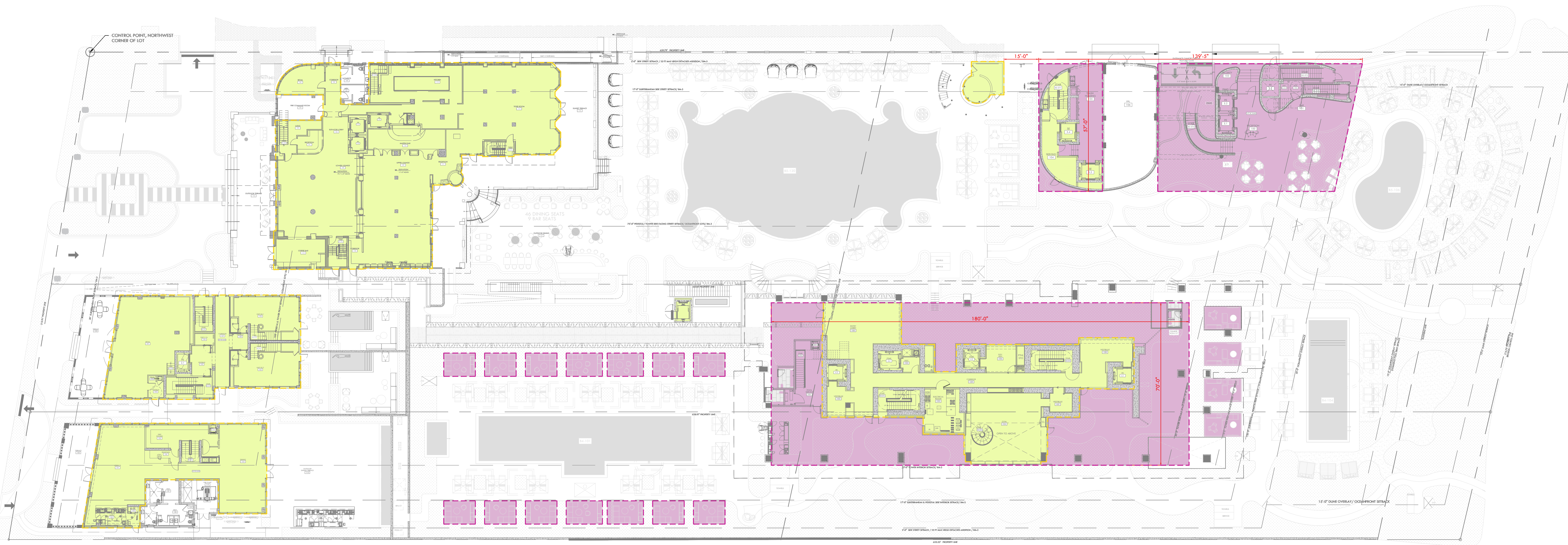
FLOOR AREA DIAGRAM						
LEVEL	B1 - RALEIGH	B2 - RICHMOND	B3 - SOUTH SEAS	B4 - TEXT AMENDMENT TOWER	B5 - BEACH PAVILLION	B6 - FOLLY
BASEMENT LEVEL 1	3,453 SF					
1	8,168 SF	3,494 SF	3,020 SF	15,000 SF	6,000 SF	254 SF
1.5 (MEZZANINE)	1,130 SF					
2	7,320 SF	3,491 SF	3,230 SF	15,000 SF	7,000 SF	254 SF
3	7,320 SF	3,491 SF	3,230 SF	15,000 SF	250 SF	
4	7,320 SF			15,000 SF		
5	7,320 SF			15,000 SF		
6	7,320 SF			15,000 SF		
7	6,856 SF			15,000 SF		
8	1,198 SF			15,000 SF		
9				15,000 SF		
10				15,000 SF		
11				15,000 SF		
12				15,000 SF		
13				15,000 SF		
14				15,000 SF		
15				15,000 SF		
16 PH				15,000 SF		
ROOFTOP LEVEL 17				300 SF		
MECHANICAL ROOF LEVEL 18						
MECHANICAL ROOF LEVEL 19						
TOTAL FAR - EACH BUILDING	57,405 SF	10,476 SF	9,480 SF	240,300 SF	13,250 SF	508 SF
TOTAL FAR - ALL BUILDINGS				331,419 SF		
PROPOSED FAR INCREASE						

PROPOSED FAR



LEVEL 0 - BASEMENT

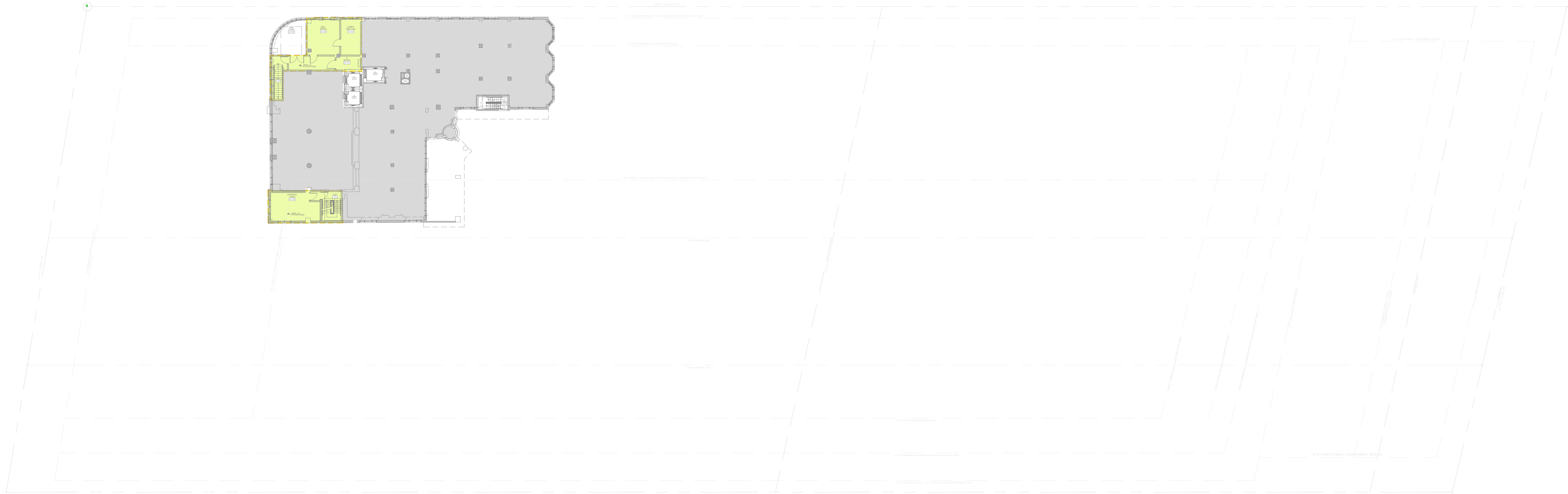
N.T.S.



LEVEL 1 - SITE PLAN

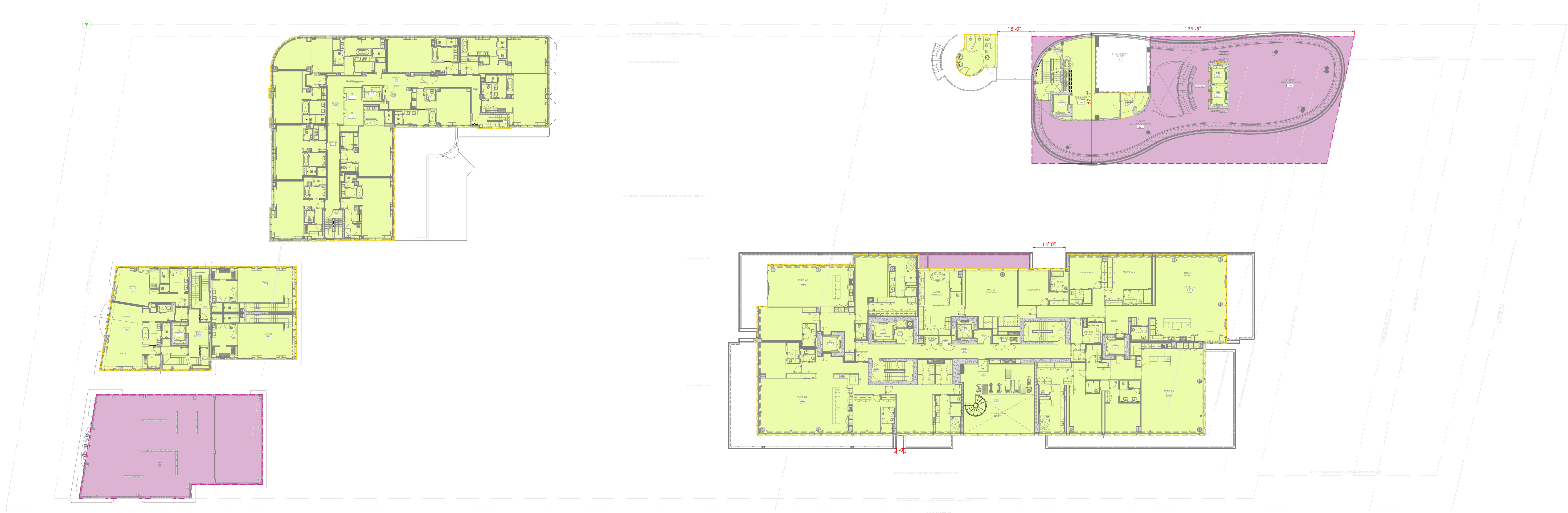
N.T.S.

- PREVIOUS FAR OUTLINE AS PER MASTER PERMIT BC2116998
- PROPOSED FAR OUTLINE



LEVEL 1.5 - MEZZANINE

N.T.S

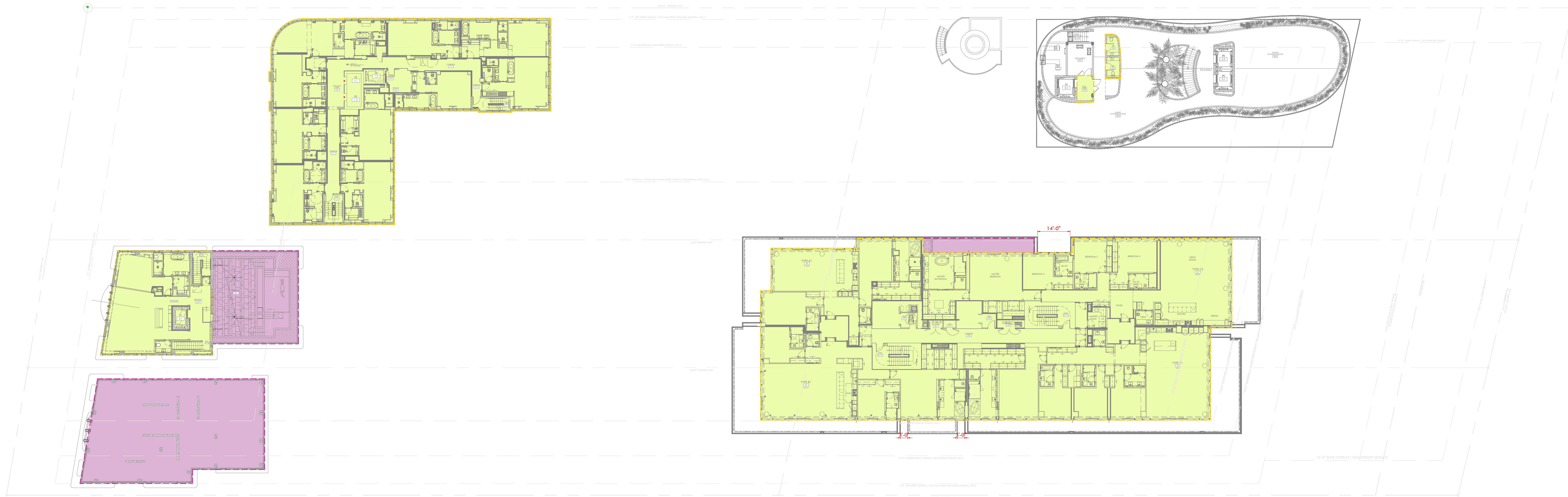


LEVEL 2

N.T.S

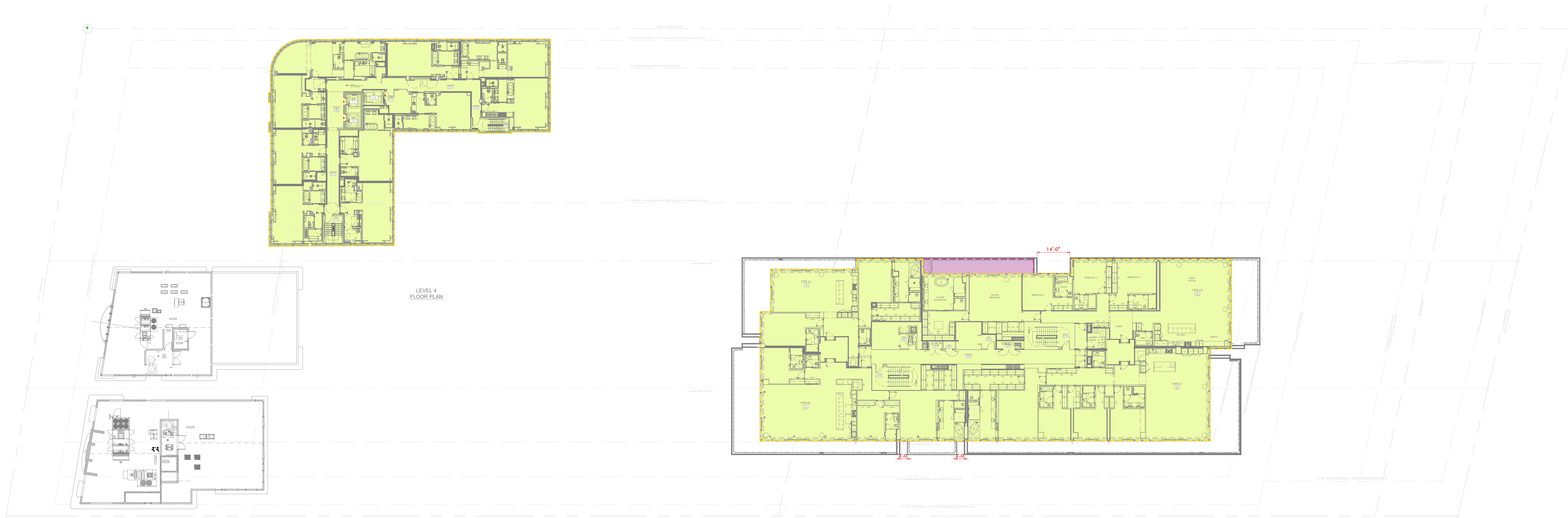
PREVIOUS FAR OUTLINE AS PER MASTER PERMIT BC2116998

PROPOSED FAR OUTLINE



LEVEL 3

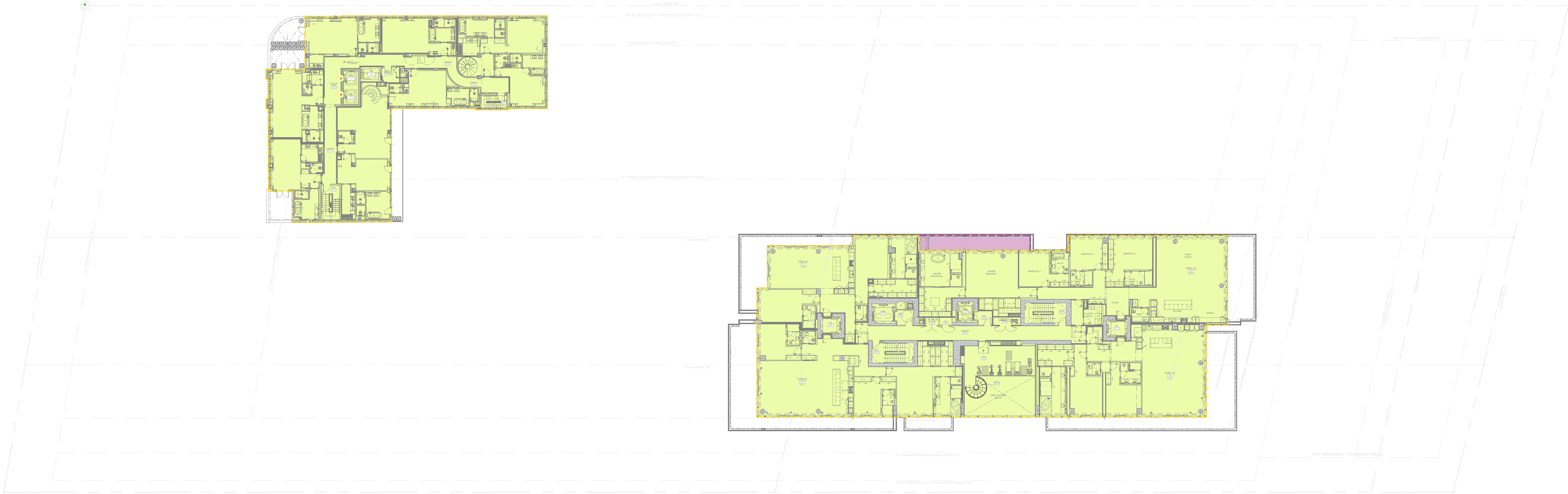
N.T.S



LEVEL 4--6

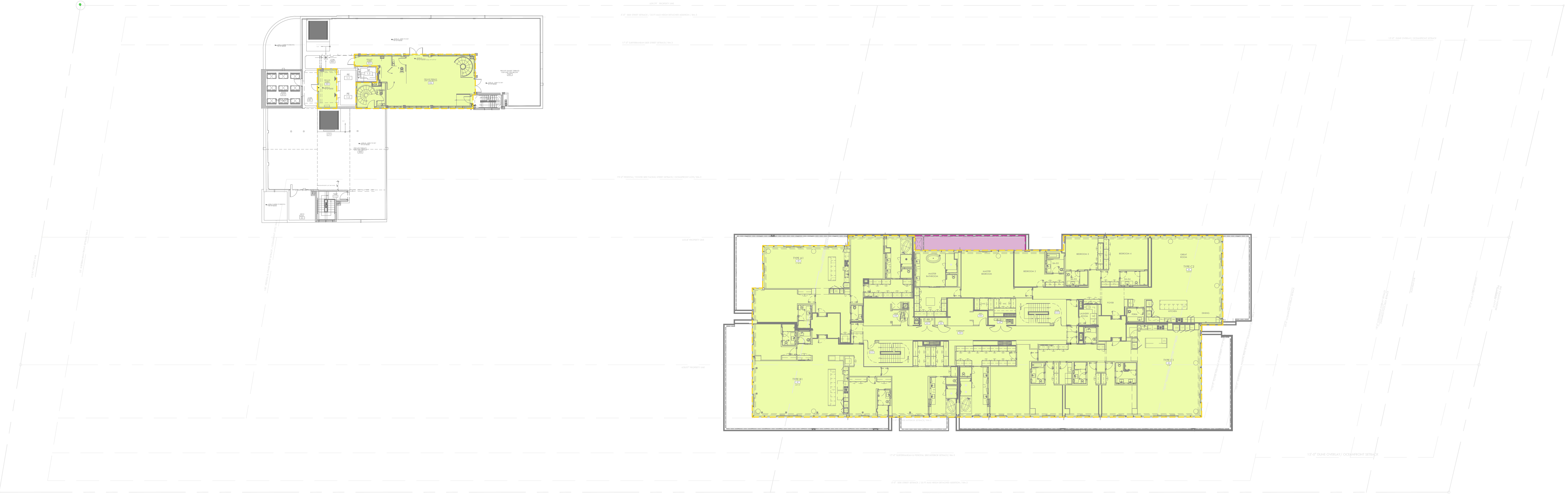
N.T.S

- PREVIOUS FAR OUTLINE AS PER MASTER PERMIT BC2116998
- PROPOSED FAR OUTLINE



LEVEL 7

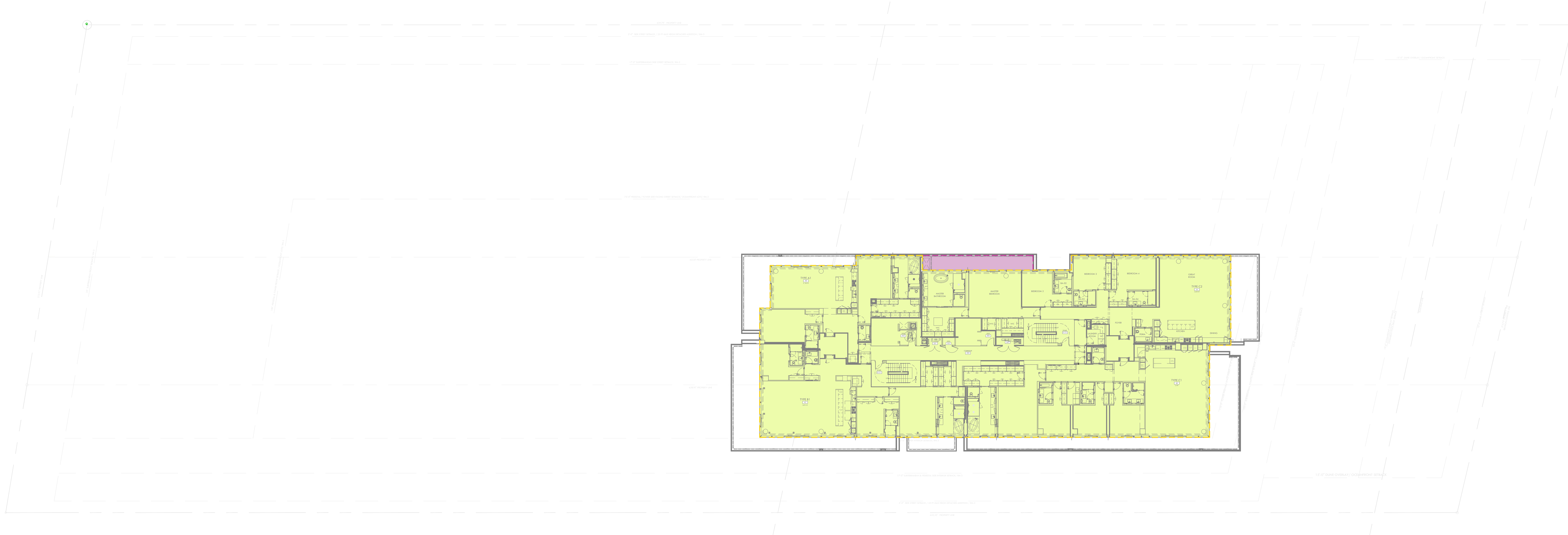
N.T.S



LEVEL 8

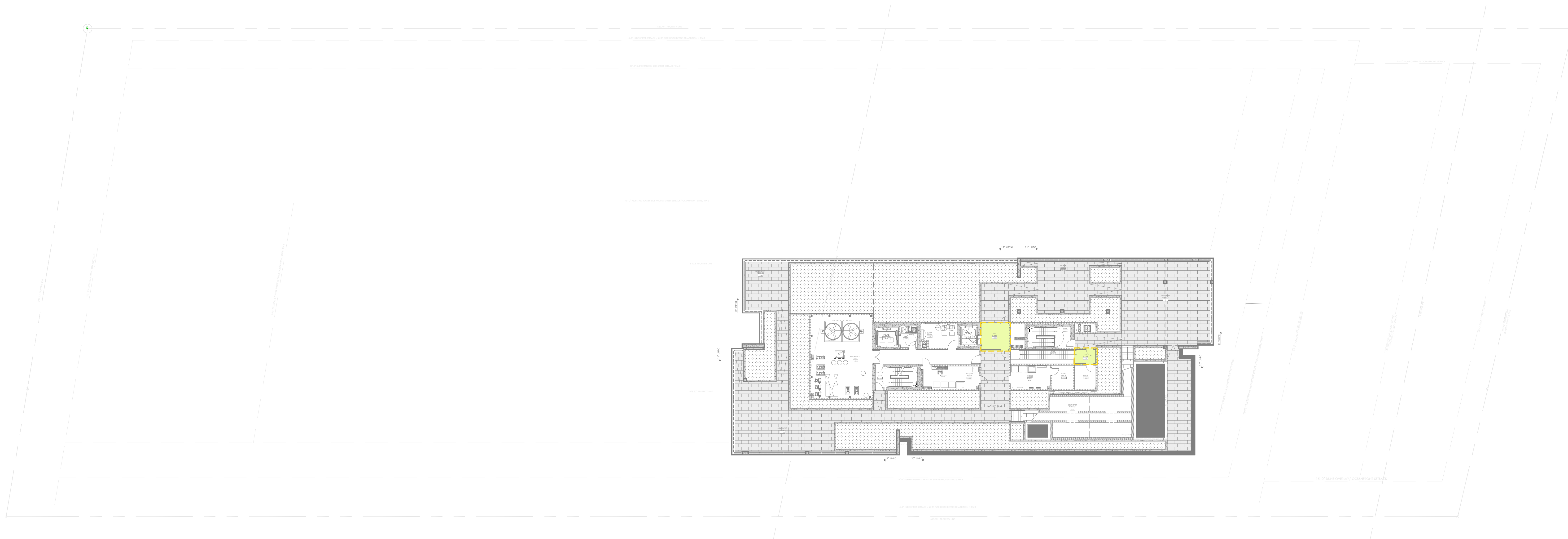
N.T.S

PREVIOUS FAR OUTLINE AS PER MASTER PERMIT BC2116998
 PROPOSED FAR OUTLINE



LEVEL 9-15

N.T.S



LEVEL 16

N.T.S

PREVIOUS FAR OUTLINE AS PER MASTER PERMIT BC2116998

PROPOSED FAR OUTLINE



Collins Avenue context



Collins Avenue context



Collins Avenue context



Collins Avenue context



① Activation of two floors within the existing building mass.

② Enclose roof deck within the existing historic building mass.

③ Addition of two floors

④ Enclosure of pool cabanas for enhanced usability

⑤ Reshape and enclose the existing beach pavilion to create interior space for restaurant operations

Beachfront context - proposed massing



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Beachfront context