

# MIAMI BEACH

## Land Use Boards

### Planning Board

TO: Planning Board  
FROM: Thomas Mooney, Director  
DATE: June 2, 2026  
TITLE: PB26-0816, 1775 COLLINS AVENUE – COMPREHENSIVE PLAN  
AMENDMENT

#### **PROPERTY**

1775 Collins Avenue

#### **FILE NO.**

PB26-0816

#### **APPLICANT**

Nahla Raleigh LLC

#### **IN RE:**

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CITY OF MIAMI BEACH YEAR 2040 COMPREHENSIVE PLAN BY AMENDING THE “RESILIENT LAND USE & DEVELOPMENT ELEMENT”, GOAL RLU 1, ENTITLED “LAND USE”, OBJECTIVE RLU 1.1, ENTITLED “ESTABLISHMENT OF FUTURE LAND USE CATEGORIES” AT TABLE RLU 1.1, BY AMENDING POLICY RLU 1.1.7, ENTITLED “HIGH DENSITY MULTI FAMILY RESIDENTIAL (RM-3)”, 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 INCLUSION IN THE COMPREHENSIVE PLAN, REPEALER, SEVERABILITY, TRANSMITTAL AND AN EFFECTIVE DATE.

#### **PRIOR ORDER NUMBER:**

#### **Applicable Area**

South Beach

**COMPREHENSIVE PLAN & CODE AMENDMENTS (Filed pursuant to Chapter 2, Article ...  
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**Is this a “Residents Right to Know” item,  
pursuant to City Code Section 2-14?**

Yes

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

No