

# MIAMIBEACH

## 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 ...  
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Yes

No