

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 ...
9**

**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