



City of North Miami Beach

Community Development Department – Planning & Zoning Division
17050 NE 19th Avenue, 1st Floor
North Miami Beach, FL 33162
(305) 354-4456

City Commission Staff Report		
Meeting: 08/18/2026	File No: 26-06	Application Name: Prestige Motor Imports Parking
General Data Applicant: Ballbe and Associates on behalf of Prestige Imports Outparcel 2, LLC (“Applicant”) Property Owner: Prestige Import, LLC Property Address: 15090 Biscayne Boulevard Property Size: 24,102 sq. ft. (0.55 acres) Folio Number: 07-2221-007-0120 FLUM: Business Zoning District: B-2 Adjacent Zoning Existing Land Use: ○ North: B-2 ○ South: B-2 ○ East: North Miami PD ○ West: North Miami MD-1 Existing Land Use: Business (Vacant)		
Proposed Land Use: Parking and extension of Automobile Sales Use Proposed Lot Area: 24,102 sq. ft. Proposed Gross Floor Area for Retail Uses: No building proposed. The item before the Board: Carlos J. Ballbe, P.E., Ballbe & Associates, Inc. on behalf of Prestige Imports Outparcel 2, LLC (the “Applicant”), requests site plan and conditional use approval as specified herein in the Application for the proposed demolition of the existing improvements to construct a temporary parking area consisting of 45 parking spaces to serve as overflow parking for the existing dealership. In order to connect both properties, the existing car park adjacent to the subject site will need minor modification to accommodate a temporary drive, on a parcel no. 07-2221-007-0120 (15090 Biscayne Boulevard, North Miami Beach).		
Options Commission Motions: 1. Move to continue with direction. 2. Move to approve of the Site Plan and Conditional Use application (File# 26-06), Site Plan for the Prestige Motor Imports OutParcel 2 located at 15090 Biscayne Boulevard, by finding that the request is		

Project Planner: Edward Ng Interim Community Development Director Edward.Ng@citynmb.com 305-948-2966	Project Review Dates: <u>Planning & Zoning Board:</u> July 13, 2026 <u>City Commission Meeting</u> TBD	Attachments 1. Draft Resolution 2. Application & Letter of Intent 3. Lobbyist Registration Form 4. Existing Plat 5. Boundary Survey 6. Site, Civil and Landscape Plans 7. Traffic Study
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consistent with the Comprehensive Plan and meets criteria set forth in the Zoning and Land Development Regulations.

3. **Move to deny** of the Site Plan and Conditional Use application (File# 26-06), Site Plan for the Prestige Motor Imports OutParcel 2 located at 15090 Biscayne Boulevard, by finding that the request is not consistent with the Comprehensive Plan and/or does not meets criteria set forth in the Zoning and Land Development Regulations.

Project Conditions:

1. Unless otherwise provided, all the below conditions shall be completed/complied with prior to the issuance of the building permit.
2. The conditions of approval for the proposed conditional uses are binding on the Applicant, the property owners, operators, and all successors in interest and assigns. Prior to issuance of any Master Building Permit, Applicant shall execute a covenant running with the land, binding upon its heirs, successors and assigns, subject to the approval of the City Attorney, which shall be recorded in the public records of Miami-Dade County, Florida, at Applicant's sole expense, containing all of the conditions and provisions required by this Resolution. This recorded covenant may be amended from time to time and shall be re-recorded after each amendment at the Applicant's sole expense, subject to the approval of the City Attorney.
3. The operation of the Conditional Uses shall be in conformance with the following:
 - a. Site Plan as prepared by BALLBÉ & ASSOCIATES, INC.
 - b. All representations proffered by the Applicant's representatives as a part of the site plan and conditional use application review at the Planning and Zoning Board and City Commission public hearings.
 - c. Conditions of Approval as outlined in this approval.
4. Prior to the issuance of a Master Building Permit, the City Manager or designee and the City Attorney, may refer any application for review by engineering, planning, legal, technical, environmental, or professional consultant(s) as deemed necessary. The City shall be reimbursed by Applicant for reasonable fees and charges made by such consultant(s) or professional(s) within thirty (30) days of submission of a City voucher. These fees and charges are in addition to any and all other fees required by the City.
5. The Applicant shall comply with all applicable conditions and permit requirements of the Miami-Dade County Fire Department, the Water and Sewer Department, and Department of Regulatory and Economic Resources; and the Florida Department of Environmental Protection (FDEP), the Florida Department of Transportation (FDOT) and any other applicable regulatory agency.
6. Applicant must join the North Miami Beach Police Department ("NMBPD") Trespass After Warning Program, provide the NMBPD with access to the property at all times, and a safety plan.
7. The Applicant, its successors and assigns shall comply with all City Ordinances applicable to development and permit approvals at the time of adoption of the Resolution and in the event the Master Building Permit expires, all approvals and prior fees paid, shall be subject to forfeiture. This shall not be applied to City of North Miami Beach impact fees paid, which would not be refunded but would be credited to the property for any subsequent development.
8. Applicant shall remove all public hearing signage no later than 48 hours after the final public hearing for the development project.
9. Site Plan approval is conditioned upon the use of the parking area shall only be utilized for vehicle stock, special events, and employee parking.
10. The applicant shall not remove the bollards nor permit entry along NE 151st Street unless a permit for a Special Event Permit has been granted with approved Maintenance of Traffic (MOT) plan on file at the city.
11. Applicant shall execute an Unity of Title for the parking lot and the primary business for Folios 07-2221-007-0120 (15090 Biscayne Boulevard) and 07-2221-007-0130 (15050 Biscayne Boulevard).

12. This Conditional Use shall terminate upon termination of an Automotive Sales use at 15050 Biscayne Boulevard, termination of Unity of Title, or failure to maintain an active Business Tax Receipt for automotive sales at 15050 Biscayne Boulevard for a period of 6 months or more.
13. Prior to Building Permit approval, applicant shall provide documentation from the FDOT Access Management Review Committee (AMRC) regarding the proposed use of the existing driveway connections to NE 151st Street (Earl Place) and access from Earl Lane. There is an existing eastbound right turn lane at the signalized intersection of NE 151st Street and Biscayne Boulevard/US-1. The FDOT AMRC needs to review and provide approval of the proposed driveway connections at NE 151st Street just west of Biscayne Boulevard/US-1.
14. Prior to Building Permit approval, applicant shall provide a separate pavement marking and signage plan signed and sealed by a professional engineer. Please ensure that the appropriate signage per MUTCD is provided for any crosswalk locations within the on-site parking lot. Please include typical handicap, regular parking stall, and specialty EV parking space details per City of North Miami Beach criteria. Please dimension the access lanes and the typical widths of the ADA parking spaces.

Background:

The subject site is situated west of Biscayne Boulevard and South of NE 151st Street. The following is a list of events relating to the property:

- According to the Miami-Dade County Property Appraiser records the existing building as having been built in 1965, with minor additions in 1990 and 1993.

There is an existing commercial building (2,405 s.f.) located in the site with surface parking, miscellaneous landscape and site lighting.

Planning and Zoning Board Recommendation:

Item was heard at a duly noticed Public Hearing at the Planning and Zoning Board on July 13, 2026.

PZB voted 5-0 to Recommend the City Commission approve this application.

Land Use and Zoning:

The property is located in B-2 Zoning with a Business Future Land Use designation. The primary uses for the parcel are parking as an extension of automobile sales. Neither use is permitted by right in the B-2 zoning. Automotive sales are a conditional use which may be permitted in a B-2 zone, per Section 24-52. Parking is an accessory use to automotive sales. Parking use may be permitted with a Special Limited Conditional Use.

Staff recommends in light of the primary uses condition of approval which ties in the use of this property to its intent of use as a component of the overall Prestige Motor Imports business.

Site Plan and Conditional Use Regulatory Review:

Site Plan Conditions and Regulations:

Site Plan was reviewed for a B-2 zoned property. Staff notations in [Blue](#).

Sec 24-52: General Business District

(D)Site Development Standards.

1. Minimum lot area: Five thousand (5,000) square feet except one (1) acre for lots with frontage on SR 826 and three (3) acres for a lot with frontage on Biscayne Boulevard.

Staff notes condition of Unity of Title with the rest of the Prestige site, which when effected provides for a 3.76 acre property.

2. Minimum lot width: One hundred (100) feet.

Approximately 90 ft. Note also Unity of Title as part of a larger site use is consistent with other approvals provided by the City, and resolves this issue.

3. Minimum yard setbacks: The following setbacks shall apply to all structures of three (3) stories or less in height and shall be increased by five (5) feet each for every story thereafter.

Not applicable. There are no buildings proposed.

4. Maximum building height: Fifteen (15) stories or one hundred fifty (150) feet, whichever is less.

Not applicable. There are no buildings proposed.

5. Minimum pervious area: Twenty (20%) percent of total lot area.

23.91% provided.

6. Minimum floor area: One thousand (1,000) square feet per structure.

Not applicable. There are no buildings proposed.

Conditional Use Review Standards.

Section 24-175 Provides the Conditional Use Review Standards as follows, with staff notations on staff review in blue:

- (1) The proposed use will be compatible with the existing natural environment and other properties within the neighborhood;

Surrounding uses are business along a corridor in general. The rear of the property faces the ROW, including FEC Railway. Staff notes the landscaping plan in review is designed to screen the vehicles and is an improvement over existing site landscaping.

- (2) The proposed use will create no substantial detrimental effects on neighborhood property values;

The current use is vacant and this proposed use contributes to a current high value property on an adjacent parcel.

- (3) The proposed use can be accommodated by adequate community facilities such as schools, streets, parks, and utilities;

Staff finds no concerns on facilities needs based on the proposed site plan and conditional use.

- (4) The proposed use will have adequate provisions for vehicular and pedestrian traffic movement, both internal to the use and in the area which will serve the use;

Staff has provided for proposed conditions of approval for review by the Planning and Zoning Board and Commission and notes in particular the closing of the existing ingress/egress on the northern portion of the site.

- (5) The proposed use will have adequate drainage systems to service the use with particular attention to the necessity for on-site retention systems to alleviate runoff and pollution problems;

Staff has reviewed and has found no concerns during TRAD review.

- (6) The proposed use will have adequate setbacks, buffering, and general amenities in order to control any adverse effects of noise, light, dust, and other nuisances;

Staff recommends a finding of compliance based on combination of setback and buffering created by the improvements in the landscaping plan.

- (7) The proposed use will be located on property which is sufficient, appropriate and adequate for any reasonably anticipated expansion thereof; and

Staff recommends a determination that the property is sufficient, appropriate, and adequate for the proposed conditional use, noting the closure of the north exists, connections to the other parking areas to the south, and egress on the western portion of the property.

- (8) Any other conditions as may be stipulated and made a requirement in granting any conditional uses, when it is considered necessary to further the intent and general welfare, including, but not limited to:

- (a) Limitations on the hours of commercial or industrial operations

No limitations on hours of commercial or industrial operations beyond what has been proposed previously for Prestige Motor Imports or within the conditions of approval regarding site access for special events is proposed at this time.

- (b) Limitations on the number of occupants of any building at any one time.

Not applicable. There are no buildings proposed.

Traffic and Circulation:

Staff has reviewed and notes de minimis traffic generation. Staff notes under conditions the need for certain circulation items for review, including final pavement markings sheet, prior to building permit issuance.

Landscaping and Open Space:

Applicant is providing 19 trees when 17 are required, for 9,900 sq. ft of canopy replacement. All buffering, species, and drainage and perviousness standards have been met.

Public Notices:

- ✓ Public Notice was posted at the property by **August 7, 2026**, at least 10 days prior to the meeting.
- ✓ Courtesy notices were mailed to property owners within a 500-foot radius by **August 7, 2026**, at least 10 days before the meeting date.
- ✓ The agenda was posted to the City's website by **August 11, 2026**, at least 7 days prior to the meeting date.
- ✓ Public Notice was posted in the main lobby at City Hall by **August 7, 2026**, at least 10 days prior to the meeting date.