

**Alliance West Atlantic LLC  
c/o Alliance Management HP LLC  
40 Morris Avenue – Suite 230  
Bryn Mawr PA 19010**

Alliance West Atlantic LLC (the “Applicant”) is the owner of property located at 1500 W. Atlantic Boulevard, 1291 W. Atlantic Boulevard and 75 NW 13<sup>th</sup> Avenue, Pompano Beach, Florida (the “Property”). The Applicant is requesting a Temporary Use Permit to temporarily allow a truck parking facility on the Property. The Property contains approximately 8.6 acres and consists of three parcels, which are vacant and unoccupied. The Property has a zoning designation of I-1 General Industrial and a land use designation of Industrial on the City’s and Commerce on Broward County’s land use maps.

The Applicant received site plan approval on the Property for a warehouse/distribution facility and is completing the remaining entitlements prior to applying for a building permit to construct the project. This Temporary Use Permit will permit a greatly needed temporary use that will assist City enforcement officials with enforcing and policing trucks in this area, as the large rig truckers are parking haphazardly all over the City. Based on numerous conversations with City officials and from seeing it firsthand, truckers are illegally parking all over the City’s rights-of-ways and on private properties without permission. The truckers claim there is no truck parking available to them and are creating safety concerns. While only a temporary solution, the Applicant is proposing that the Property be used to help rectify the truck parking issues.

**Temporary Use Permit – Review Standards**

Pursuant to Zoning Code Section 155.2412, the following responses address the Major Temporary Use Permit Review Standards and provide competent substantial evidence to support the Applicant’s request for the Temporary Use Permit:

**a. Is on its face temporary in nature.**

The Applicant is requesting a short-term permit to allow temporary truck parking on the Property. The Applicant is completing its entitlements for its development, so the Property will be used only temporarily.

**b. Is in harmony with the spirit and intent of this Code.**

The temporary use is in harmony with the spirit and intent of the Code. The Code is in place to make sure uses on properties are consistent and compliant with the regulations. The temporary use is a permitted use within the I-1 Zoning District and the Property meets the spirit and intent of the development regulations. Based on conversations with various City code officials, the Applicant is confident that this application is in harmony with the spirit of the Code.

c. **Is not detrimental to property or improvements in the surrounding area, or to the public health, safety or general welfare.**

The temporary use is consistent and compatible with the uses in the surrounding area and is not detrimental to property or to the public health, safety, or general welfare. This truck parking use is a permitted use within the I-1 Zoning District and is greatly needed in the City of Pompano Beach. This application for the temporary use permit will alleviate some of the truck parking problems the City has been encountering with the trucking community. The Property provides convenient access to I-95, with ingress and egress from Atlantic Boulevard and Andrews Avenue. Again, the Property has been approved for a distribution facility but is still waiting on its remaining entitlements prior to commencing with the building permit process. This is a great opportunity for the City to provide this much needed truck parking on this Property and have time to work out a longer-term solution. The truck parking facility is compatible with the surrounding neighborhood uses and will not adversely impact this heavily industrial neighborhood or be a detriment to the public health, safety, or general welfare.

d. **Does not have substantial adverse effects or noise impacts on any adjoining permanent uses or nearby residential neighborhoods.**

This temporary use will not have substantial adverse effects or noise impacts on any adjoining permanent uses or nearby residential neighborhoods. The Property is in the I-1 Industrial Zoning District and is surrounded by industrial uses. To the west of the Property is the CSX Railroad tracks, to the east, north and south are large warehouse, storage and distribution facilities including outdoor storage for construction materials and truck parking facilities. The Property's temporary use will have no adverse effect or noise impacts on any adjoining permanent uses or residential neighborhoods.

e. **Is compatible with principal uses on the site.**

The site is presently vacant, unoccupied and will be redeveloped into an industrial warehouse distribution facility use in the future. The temporary use as a truck parking facility is a permitted use and compatible with the I-1 zoning district uses.

f. **Is located on a site containing sufficient land area to allow the temporary use and associated structures, and accommodate any associated parking and traffic movement, without disturbing environmentally sensitive lands.**

The site is eight (8) acres and has sufficient land area to allow the temporary use.

g. **Complies with all applicable use-specific standards in Section 155.4403**

This application complies with applicable use-specific standards in Section 155.4403.

Submitted this 20<sup>th</sup> day of August, 2025 by:

  
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