



## Staff Report

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**File #:** LN-784

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ZONING BOARD OF APPEALS  
Meeting Date: SEPTEMBER 18, 2025

### MAJOR TEMPORARY USE - ALLIANCE WEST ATLANTIC LLC

**Request:** Major Temporary Use  
**P&Z#** 25-15000008  
**Owner:** Alliance West Atlantic LLC  
**Project Location:** 1500 W Atlantic Blvd  
**Folio Number:** 484234000600, 484234000590, 484234001002  
**Land Use Designation:** I (Industrial)  
**Zoning District:** I-1 (General Industrial)  
**Commission District:** 4 (Beverly Perkins)  
**Agent:** Ira Bergstein  
**Project Planner:** Scott Reale

### Summary:

The Applicant Landowner is requesting a Major Temporary Use Permit from the provisions of Chapter 155: Article 4 [Use Standards] and Article 5 [Development Standards] of the Pompano Beach Zoning Code, in order to utilize three adjacent vacant parcels (Zoning District: I-1) as a temporary truck parking facility without complying with the applicable use and development standards required by Code.

The subject property is located in the Northwest CRA, on the north side of W Atlantic Boulevard, between N Andrews Avenue and the South Florida Rail Corridor (SFRC), which is utilized by Tri-Rail. The site is directly adjacent to a Wawa convenience store and gas station.

### PROPERTY INFORMATION AND STAFF ANALYSIS

1. The subject property has an approved Site Plan (PZ #23-12000007) for a new 176,408-square-foot industrial warehouse distribution facility with accessory office space, situated on an 8.6-acre site. The associated Development Order will expire on April 23, 2029 if building permits are not obtained before that date. In the interim, the applicant seeks to legally utilize the property for truck parking, requiring approval of this Major Temporary Use Permit.
2. The three parcels currently have total of six active Code Enforcement cases: 16-06002597; 22-06005906; 25-09000582; 25-09000583; 25-09000584; and 25-09002136. Some of these violations relate to unauthorized truck parking without proper approvals.

3. Although staff generally discourages after-the-fact Temporary Use Permit applications, the Planning & Zoning Division acknowledges the concerns raised by the Code Compliance Department regarding widespread illegal truck parking citywide, particularly on public right-of-way. Given this site's location -- near Pompano State Farmers Market, the Andrews Avenue Industrial District, and with immediate access to Interstate 95 -- this property offers a strategic, short-term solution to help alleviate illegal truck parking pressures.
4. The presence of the adjacent Wawa site and an existing commercial building fronting Atlantic Boulevard offers a degree of visual screening for the truck parking area, which helps to mitigate potential visual impacts from the public right-of-way.
5. Although a conceptual site plan was included with this application, the Bureau of Fire Prevention has submitted a memorandum directing the petitioner to provide a more detailed site plan -- including the outdoor storage area, fire department access, and water supply -- for review and approval prior to the use of the area.

### **LAND USE PATTERNS**

Subject property (Zoning District | Existing Use):

- I-1 | vacant site with unapproved truck parking

Surrounding Properties (Zoning District | Existing Use):

- North: I-1 | vacant land, outdoor storage, and warehouse distribution
- South: I-1 | Wawa convenience store and gas station
- East: I-1 | Wawa convenience store and gas station
- West: right-of-way | South Florida Rail Corridor (SFRC) tracks

### **TEMPORARY USE PERMIT REVIEW STANDARDS**

A Temporary Use Permit shall be approved only on a finding that the temporary use as proposed:

1. Is on its face temporary in nature;
2. Is in harmony with the spirit and intent of this Code;
3. Is not detrimental to property or improvements in the surrounding area, or to the public health, safety, or general welfare;
4. Does not have substantial adverse effects or noise impacts on any adjoining permanent uses or nearby residential neighborhoods;
5. Is compatible with any principal uses on the site;
6. 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; and
7. Complies with all applicable use-specific standards in Section 155.4403.

**Staff Conditions:**

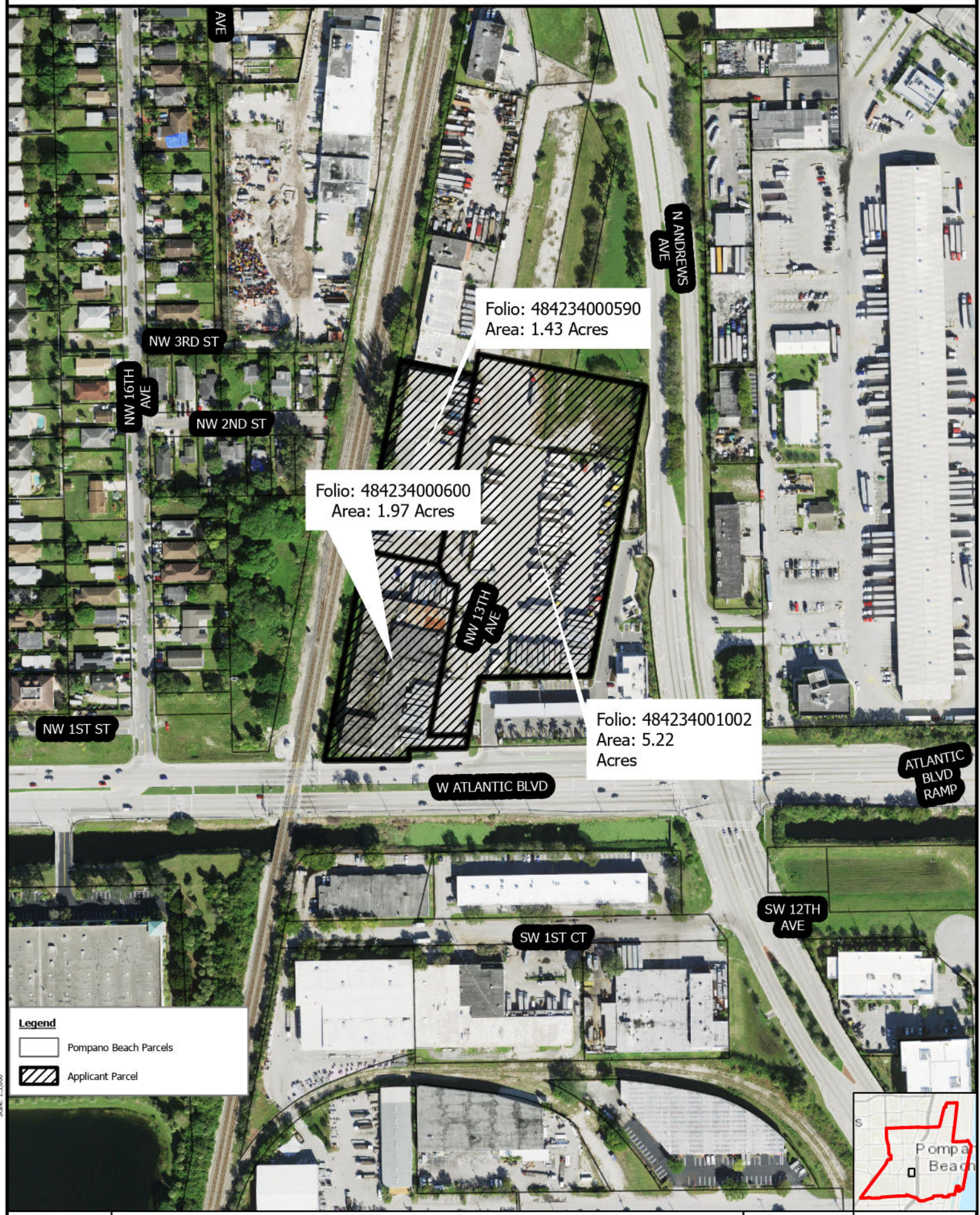
Should the Board determine the applicant has provided competent substantial evidence sufficient to satisfy the seven Major Temporary Use Permit review standards, staff requests the Board include the following conditions as part of the Order:

1. Prior to issuance of a Business Tax Receipt (BTR) for the truck parking facility, the applicant shall:
  - a. Submit to Fire Prevention for review and approval a detailed site plan layout showing truck spaces and circulation, outdoor storage area, fire department access, and water supply;
  - b. Establish a maximum number of trucks permitted on-site;
  - c. Resolve outstanding Code Enforcement cases to the satisfaction of the Code Compliance Department, including payment of any accrued fines and completion of all required corrective actions.
2. Truck parking shall be limited to the areas depicted on the conceptual site plan submitted with this application.
3. Adequate visual screening shall be provided along the Andrews Avenue frontage, to the satisfaction of the Planning & Zoning Division.
4. The site shall be maintained in a safe and orderly condition throughout the duration of the temporary use.
5. If building permits for Site Plan PZ #23-12000007 are not obtained before the expiration of this Temporary Use Permit, the site shall be restored with drought-resistant sod or groundcover to prevent blight or erosion.





# CITY OF POMPANO BEACH

## AERIAL MAP



### Legend

-  Pompano Beach Parcels
-  Applicant Parcel

Scale:  
1:3,000

Alliance West Atlantic LLC

1500 W Atlantic Blvd

Major Temporary  
Use

Created by:  
Department of  
Development Services

