



August 9, 2024

City of Pompano Beach
Planning and development Services
100 West Atlantic Blvd.
Pompano Beach, FL 33060

Pompano Beach Application: MSP-2023-37

Minor SITE PLAN – Old Castle APG South, Inc. / BONSAL **New Turn Lane.**

Old Castle APG South, Inc. is a company dedicated to producing a wide variety of dry bagged and finished concrete products. This site which is also known as the “Bonsal” site, has been producing bagged cement products such as “Sakrete” for decades. The demand for these products continues strong.

Old Castle has taken steps to improve the traffic flow of trucks bringing in raw material and delivering of finished product to the market. This project is to add a new vehicle access point from Andrews Avenue at the west side. This new driveway will connect to the existing paved truck circulation oval on site which will improve overall flow. Currently, there is only access from NW 18th Street.

With the new opening, there will also be new landscaping on both sides of the gate as well as a new eight-foot-high vinyl fence and rolling aluminum decorative gate to mark the new opening and secure the site when closed. A new pedestrian gate and accessible concrete walk will also be added to improve the access from the right of way's existing sidewalk. Invasive tree species will be removed and new tress and landscape and irrigation will be installed.

We have extended the new landscape and eight foot high fence along the entire Andrews Avenue perimeter and also turned east along the NW 18th Street property line in response to the initial DRC meeting. This is a very large scope addition which is intended to improve the property to a much higher degree. We also have added a paved staging area west of the existing west parking and driveway and north of the new entry. The existing parking here is being relocated the north of the existing warehouse building and will provide employee parking.

This design above is based on the previously approved site plan which was P and Z number 18-12000046, dated 3 March 2020. That larger project was not built. This project recreates a portion of the site work at the area of the new opening which is about 140 feet wide facing the Street.

Thank you

John E. Tice
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DRC¹

PZ23-12000032

09/18/2024