

Project Narrative

Verizon Building Expansion
599 SW 16th Terrace
Pompano Beach, FL 33069

The subject property is located at 599 SW 16th Terrace in Pompano Beach, FL and is situated within the Pompano Business Park. Currently, there is an existing Verizon datacenter facility on site that supports local network / telecommunications traffic.

Verizon has identified this site as a candidate to receive additional servers / cabinets. Based on the existing building infrastructure limitations, there was not a feasible layout that could accommodate the required new equipment within the existing footprint.

A proposed 22,049 sf expansion is proposed along the north side of the existing building. The expansion will support an additional 1400kW of Network load and will be supported with exterior electrical and mechanical equipment (generators, transformers, and condensers) located directly adjacent to the building addition. The proposed building expansion is designed to match the existing tilt up concrete building to provide a seamless look to the whole building. The Addition will be precast concrete panels with 2" reveals that match the existing buildings.

Additionally, an existing detached building will be demolished and rebuilt at a new location north of the proposed expansion. The use of this new 2,435 sf building is primarily for storage, and will include four (4) roll up doors along the front of the building. Additionally, there will be a small office area located on the east side of the building.

All exterior equipment will be screened to meet the City of Pompano Beach's screening requirements. The generators will be screened by a louvered screen wall. Other equipment on site will be screened with robust landscaping along the property lines. The existing landscaping along the property lines will be maintained, and the new landscaping will be planted to ensure the screening requirements are met.

There are no known wetlands on site; however, a portion of the site does lie within the FEMA Flood Zone X (0.2% chance flood). The existing building and the proposed building expansion finish floor elevations are above the minimum base finish floor elevations as required by FEMA, Broward County, and/or the City.

The existing driveway will be reconfigured to accommodate the new expansion. Additionally, rerouting of existing utilities and stormwater infrastructure is anticipated. Water and sewer service for the building expansion will be tapped off of existing water and sewer services on site that are currently serving the existing building. All utilities will be buried. Stormwater management will be designed to meet Broward County and SFWMD requirements.