




## Memorandum

**Memorandum No: 19-105**

**Date:** September 27, 2019

**To:** Honorable Mayor and Commissioners 

**From:** Chris Lagerbloom, ICMA-CM, City Manager

**Re:** Coca-Cola Bottling Plant Building Restoration

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This memo is to provide you with an update on the proposed Broward County project to restore the Coca-Cola Bottling Plant building located at 612 South Andrews Avenue. Broward County proposes to restore the west and south facades, which are street facing elevations, and perform minor alterations to the north and east facades, which faces the adjacent parking garage and are not visible from the right-of-way. A new use for the structure has not yet been proposed.

Included in the scope of work is the restoration of the existing steel windows with new impact glass retrofitted into the existing frame. Additionally, replacement impact windows are to be reinstalled to match the design and detail of the original windows in the three large openings on the west and south elevations that are currently enclosed. Details for the replacement windows are taken from photographic documentation as well as from another Coca-Cola Bottling Plant located in Ocala, Florida that is a mirror image of the Fort Lauderdale location and still has its original windows intact.



Photo of Existing Conditions



Photo of Coca-Cola Bottling Plant in Ocala, Florida

On the east and north elevations, minor alterations include new openings in select locations to accommodate egress requirements as well as to allow for additional natural light into the space. New openings are minimal in size, are not visible from the right-of-way, and are sensitive to the rhythm and scale of the openings throughout the façade, but differentiate themselves from the original. This approach complies with the Secretary

of the Interior's Standards for Rehabilitation. The interior space will have a basic buildout.

Representatives from Synalovski Romanik Saye, the architect for this project, as well as representatives from Broward County Construction Management will present this project to the Historic Preservation Board (HPB) at its Monday, October 7, 2019 meeting under "For the Good of the City." Under the updated version of the Historic Preservation Ordinance, staff may review and approve the proposed restoration and changes with an Administrative Certificate of Appropriateness which does not require approval from the HPB.

Below are side by side comparisons of the existing and proposed elevations of each façade.



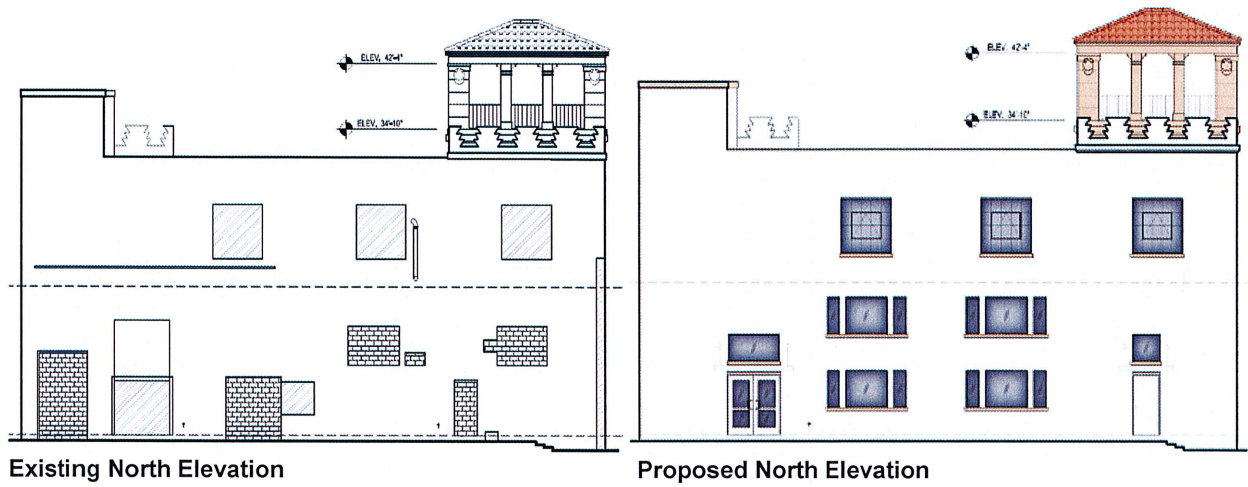
Existing West Elevation

Proposed West Elevation



Existing South Elevation

Proposed South Elevation



Should you have any questions, please contact Anthony Fajardo, Director of the Sustainable Development Department: email: [AFajardo@fortlauderdale.gov](mailto:AFajardo@fortlauderdale.gov)

- c: Rob Hernandez, Deputy City Manager
- Alain E. Boileau, City Attorney
- Jeffrey A. Modarelli, City Clerk
- John C. Herbst, City Auditor
- Department Directors
- CMO Managers