

City of Miami Beach  
Historic Preservation Board

February 7, 2022

301 Ocean Drive Condominium Association  
301 Ocean Drive  
Miami Beach, FL 33139

RE: REPLACEMENT OF EXISTING CONCRETE BARRIERS WITH NEW ALUMINUM RAILINGS

Dear City Officials,

Please be advised that the building at 301 Ocean Drive is in the process of performing restoration work at the building. Due to structural concerns, the following changes are being submitted for approval by the Historic Preservation Board:

1. Remove the existing North catwalk guard walls and replace with new aluminum railings to match the existing decorative precast railings and/or architectural intent of the building. Rebuild catwalk slabs to match existing.
2. Remove the existing South and East balcony guard walls and replace with new aluminum railings to match the existing decorative precast railings and/or architectural intent of the building. Rebuild balcony slabs to match existing.

The above proposed changes, if approved, will increase the building's structural performance and enhance the building's appearance in keeping with the surrounding neighborhood. Please contact me if there are further questions.

Thank you for your consideration,

Jim Bodnar  
Board Member

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TO	Historic Preservation Board	FROM	Hector Guerra, P.E.
COMPANY	City of Miami Beach Building Department	DATE	February 14, 2022
RE	301 Ocean Drive Railings	PROJECT NO	K21009.00
CC	301 Ocean Drive Condominium Jessica McCoy Nathalie Delgado	PROJECT NAME	301 Ocean 301 Ocean Drive Miami Beach, FL 33139

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**FINAL SUBMITTAL**

Thornton Tomasetti (TT) was engaged to provide engineering services for the exterior envelope restoration at 301 Ocean Drive in Miami Beach. During this restoration, TT identified structural issues at the existing North catwalk slabs and guard walls, along with the decorative precast railings, walls, and slabs at the South and East balconies. The primary goal is to reduce the weight of the walls with new lighter railings.

To safely and appropriately address these structural issues, TT recommends:

1. Remove the existing North catwalk guard walls and replace with new aluminum railings to match the existing decorative precast railings and/or architectural intent of the building. Rebuild catwalk slabs to match existing.
2. Remove the existing South and East balcony guard walls and replace with new aluminum railings to match the existing decorative precast railings and/or architectural intent of the building. Rebuild balcony slabs to match existing.