



5th Street Marina LLC
341 NW South River Drive
Miami, FL 33128
Phone (305) 324-2040
Fax (305) 324-2039
Email info@5thstmarina.com

November 27, 2017

City of Miami
Zoning Department
444 SW 2nd Ave, 4th Floor
Miami, FL 33130-1910

Subject: Letter of Intent –Gramps by the Sea Restaurant at the 5th Street Marina

Zoning Department,

We are requesting a Zoning Referral to recommend our warrant application for the construction of a new restaurant (Gramps by the Sea) within our marina at 341 NW South River Drive. The property is currently zoned as D-3 Marine Industrial and allows this use by warrant.

The new restaurant will be a small casual seafood bar and grill with a beer garden type atmosphere. It is mostly an open air restaurant with a 2nd floor event space that can be used as a dining room during the summer months. The menu will have some raw bar items, fish sandwiches, burgers, all provided at reasonable prices. It is intended to serve beer, wine, and alcohol.

The 5th Street Marina will continue to operate the property as a marina. The area that makes up the restaurant footprint is the far eastern 150 lft which is underutilized and constitutes less than 3,500 SFT of the overall 129,500 SFT of the Marina. The restaurant will include new docks as well as a public Riverwalk. The restaurant will be an important amenity as there are few casual restaurants in the area.

The proposed restaurant design is intended to celebrate the industrial character of the Miami River. Steel columns with a concrete roof deck provide a similar look to a working boat house. Corten steel panels along the façade will provide a weathered steel look of ships or containers. These industrial structures will all then be complimented with landscaping including a courtyard with a large shade tree.

If there are any questions, I can be reached at 305-324-2040.

Respectfully,

Orin T Black

Orin Black
General Manager
5th Street Marina LLC