

**MINUTES OF THE CITY OF MOORE HAVEN CITY COUNCIL PLANNING/ZONING WORKSHOP ON OCTOBER 5<sup>TH</sup>,2021 AT 6:00 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 299 RIVERSIDE DRIVE, MOORE HAVEN, FLORIDA**

Council members present:                   Bret Whidden, Mayor  
  Jacob Eighner, Vice Mayor, Financial Officer  
  Marc Decker, Councilman  
  Clay Browning, Councilman  
  Jann Gunn, Councilwoman

Others Present:                               Melissa Arnold, Deputy City Clerk  
  Steve Ramunni, City Attorney  
  Brandon Roberts, Public Works Director

**ITEM 1: ROLL CALL**

**ITEM 2: DISCUSS/ ZONING FOR THE MARINA DISTRICT AREA.**

Larue stated they will have to amend their comp plan and make changes to the height and density. Larue suggested that in the case of the commercial high density marina area they would have the ability to have hotel units they will be ¼ unit per 1 unit regular residential. The height for the commercial marina district would be 8 stories. The high density residential would-be multi- family and would also be 8 stories. The main street categories are made for ability to go three stories instead of two. The first floor could be commercial and the top floors being residential. Ramunni stated he had a concern about the 8-story building and fire precautions. Larue stated the first floor shouldn't be all service units there should be a couple units of retail capability. The tennis courts could possibly be changed from public to residential, but it would be limited to a couple stories. It could be strictly residential or commercial on bottom and residential on top. The owner of the property beside the marina introduced himself. He stated he brought an architectural plan showing how the hotel would be set and the parking outline. The top two floors would be rental/ town homes while the bottom stories would be for a hotel occupancy. He proposed to move the density up to 8 stories. It would be roughly 120-140 rooms. Whidden asked when he would be willing to begin the project. He stated within a year or two they could possibly begin the building process if approved by the city. Larue stated this would require a comp land amendment and zoning would come next. Daniel Brewer introduced himself to the board he works for RSI construction. He stated to have a hotel chain interested in the hotel the density would have to be raised. If not, it would be privately owned and would have limitations on how it gets bookings. He stated the regulations should be done first to make sure that doing the project makes financial sense. He stated this location is a great attraction because of the river and the docks. By necessity the hotel would have to be a 1a or 1b construction. That is the highest rating a building could have against fire. Daniel mentioned he would like to add dock space. Ramunni asked if there would be a marina store. Daniel stated there would a small store. Council states no more than 3 stories for residential.

**ITEM 3: ADJOURNMENT:**

OCTOBER 5<sup>TH</sup>, 2021 WORKSHOP

**MOTION** was made by Gunn, seconded by Decker to adjourn. Motion carried.

---

Melissa Arnold, Deputy City Clerk

---

Bret Whidden, Mayor

Meeting adjourned at 6:44 pm

**THESE MINUTES ARE NOT VERBATIM. IF ANYONE WISHES TO LISTEN TO THE MEETING IN ITS ENTIRETY, TAPES ARE AVAILABLE.**