

**MOORE HAVEN CITY COUNCIL REGULAR MEETING  
MAY 06, 2025, AT 5:00 P.M. AT CITY HALL  
299 RIVERSIDE DRIVE, MOORE HAVEN, FLORIDA,33471.**

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Council Members Present:

Wayne Browning, Mayor  
Marcus "Marc" Decker, Vice Mayor, Financial Officer  
Alisha Beck  
Bradley Smith (Absent)  
RaShonda Croskey (Absent)

Others Present:

Ashley Wills, City Clerk  
Larry Tibbs, City Manager  
Brad Simmons, Public Works Superintendent  
Steve Ramunni, Attorney

**ITEM 1: DISCUSSION AND/ OR DIRECTION FOR THE CITY OWNED PROPERTY IN THE DOWNTOWN AND MARINA AREA:**

**Tibbs** states we had someone at the Marina temperately. And that didn't fall through. We have the Granger Group that is looking to develop the rest of the 9 acres. Ramunni had a discussion about looking into places that lease out marina operation. The City would have to retain ownership of the property because we have grants and other things there. I found in Sarasota they did an RFP for what they call the Marina Jacks Project, basically they selected one company to come in and develop the facilities and they had a long-term lease on it. I did speak to the City Manager of Sarasota, and he did say it's been a good project for them.

**Ramunni** states if I'm not mistaken, I believe the City gets paid a percentage. Now that it seems they are serious with development, Tibbs and I spoke about there are a lot of needs the City has like finishing the Sea Wall and new City Hall. There are certain things that can be built in an RFP where a developer might be interested in making improvements to your infrastructure. With an RFP you all can design it to at least ask for certain things. If no one responds there is no harm/ foul but then you might get something that's worthwhile and that gets you kick started with the development on the waterfront.

**Browning** states I don't think I would want to go into those long-term leases. I watched one of our neighboring communities do something similar and I see some of the issues they are starting to have.

**Ramunni** states if you want someone to do a series investment, you're going to have to be prepared to do those types of leases.

**Tibbs** stats for some of these lots I think we should put together some RFPs with the zoning for firms to look at and have them submit a site plan on how they want to purpose to develop. And that will help us select the best use for these properties.

**Beck** states since the Seawall has already been engineered will they be able to go off that even if it's our grant.

**Ramunni** states as long as its public access, there are not real legal limitations to doing it.

**Citizen Ahern** states this is a good idea to do, I think the Co op will be willing to work with the City on a joint project. The one drawback for years when Eighner, Whidden and Brewington chased someone for years to put a Restaurant in down there was Code Enforcement. When they drove by Adams' property they got turned off. It's not just there, it's City-wide property.

**E.D.C** states I think a Restaurant on the Marina is key. If you look at smaller or larger communities, they usually have a place to eat on the water. They may be different scales of Restaurants, but they are on the water with boat access.

**Ramunni** states I think if we had someone that is interested in managing the Marina they are going to want to maximize the boat rental over time and the only way to do that is to do the Sea Wall. To me that would be part A and then there would probably need to be some improvements to the boat ramp.

**Browning** states did the Granger Group mention about potentially doing the Sea Wall?

**Ramunni** states yeah, and they actually wanted to come tonight, but I told them I did not think it would be appropriate because you guys need to decide how you want to approach it.

**Browning** states I like the RFQ idea. I say let's cast it and see if we get anything.

**ITEM 2: DISCUSSION OF THE FY 25 BUDGET UPDATE AS OF 4/30/2025:**

**Tibbs** states the budget report is attached in the packet. we are pretty much in a straight line in all the areas.

**Browning** states can we move this to the regular agenda.

**ITEM 3: ADJOURNMENT:**

**MOTION:** By Beck to adjourn the meeting, seconded by Decker. Motion Carried.

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**Ashley Wills, City Clerk**  
Meeting adjourned at 5:47 P.M.

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**Wayne Browning, Mayor**