



Town of Cedar Point  
Planning Board Meeting  
April 5, 2022

The Town of Cedar Point Planning Board held their regularly scheduled monthly meeting on Tuesday, April 5, 2021 at 6:30 PM. Chairman Riggs determined a quorum to be present and opened the meeting.

PRESENT: Chairman Riggs, Vice Chairman Williams, Members Castellano, Pittner and Marelo, Town Manager Rief and Town Clerk Calhoun

The Minutes from the January 4, 2022 meeting were presented for Board consideration and approval. Member Marelo made a **Motion** to approve the January 4, 2022 Minutes. Vice Chairman Williams seconded. The Motion carried unanimously.

Under New Business, a Rezone Request RZ-2022-01, a request to rezone 132 Cedar Point Boulevard from R-20 to B-2. The proposed use is a pontoon boat and jet ski rental. Mr. Rief presented a brief overview of the request, noting the applicant, Mr. Tony Howell, was present for any questions. Mr. Howell noted that the property was not suitable to build on or place any type of structure. The proposed business would utilize the existing dock only, and the rentals would be by appointment only.

Board discussion followed.

Member Marelo made a **Motion** to approve recommendation of the Rezone Request and the accompanying Consistency Statement to the Board of Commissioners. Member Pittner seconded. The Motion carried unanimously.


Continuing with New Business, a Commercial Site Plan for 132 Cedar Point Boulevard was next presented for board consideration. This review is preliminary and contingent upon a site survey and other required items to move forward with a Commercial Site Plan Review. Mr. Howell stated that the large hedges and privacy fence would be removed and replaced with palm trees. The board expressed concern with parking issues, adding that a sign out front encouraged increased traffic into the space during tourist season. Mr. Howell asked if the landscaping were already completed, would this be compliant with the requirements of the zoning ordinance?

Member Marello made a **Motion** to table the Commercial Site Plan pending receipt of further required items. Vice Chairman Williams seconded. The Motion carried unanimously.

There were no public comments.


There were no board member comments.

There being no further business, the meeting was adjourned. Vice Chairman Williams made a **Motion** to adjourn the meeting, Member Pittner seconded. The meeting was adjourned at 7:28 PM.



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Jerry Riggs, Chairman



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Jayne Calhoun, Town Clerk