



WORK SESSION – MASTER PLAN DEVELOPMENT DISCUSSION MINUTES

September 03, 2025 at 3:00 PM

Council Chambers – 340 Ocean Drive and YouTube

PRESENT: PEGGY WHEELER, MAYOR
JOHN CALLAGHAN, VICE MAYOR
DIANA DAVIS, VICE MAYOR PRO TEM
MARIANNE HOSTA, COUNCILMEMBER (Via Zoom)
DD HALPERN, COUNCILMEMBER

ALSO PRESENT: ROBERT A. COLE, TOWN MANAGER
LEONARD RUBIN, TOWN ATTORNEY
DANA LITTLE, TCRPC URBAN DESIGN DIRECTOR (*TOWN CONSULTANT*)
THOMAS LANAHAN, TCRPC EXECUTIVE DIRECTOR (*TOWN CONSULTANT*)
CAITLIN COPELAND-RODRIGUEZ, TOWN CLERK

AUDIENCE: *See attached Sign-In Sheet*

CALL TO ORDER – 3:00PM

MASTER PLAN DEVELOPMENT DISCUSSION

(See attached handouts from Vice Mayor Pro Tem Davis.)

Council gave unanimous consensus to proceed with developing a community survey; and pursue additional public engagement, which shall include conducting open public forums with a sampling of residents, property owners, business owners, and/or potential developers; schedule a public workshop or charette on a Saturday; and have an on-site discussion with the Sea Oats Association.

Town Manager Cole recessed the Work Session at 5:45pm.

Town Manager Cole reconvened the Work Session at 5:53pm.

Mayor Wheeler, Councilmember Halpern, and Councilmember Hosta gave consensus to create and distribute an application to the community for interested individuals to complete and submit, allowing the Council to select participants for the public forums.

Council gave unanimous consensus to start with the community survey first.

(See attached handout from Vice Mayor Callaghan.)

ADJOURNMENT

Mayor Wheeler adjourned the Work Session at 6:58pm.

Peggy Wheeler, Mayor

Caitlin Copeland-Rodriguez, Town Clerk

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