



TOWN COUNCIL REGULAR MEETING MINUTES

September 8, 2025 at 5:30 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
DD HALPERN, COUNCILMEMBER

ALSO PRESENT: ROBERT A. COLE, TOWN MANAGER
LEONARD RUBIN, TOWN ATTORNEY
CAITLIN COPELAND-RODRIGUEZ, TOWN CLERK
EMILY ALVES, FINANCE/HR DIRECTOR
FRANK DAVILA, DIRECTOR OF PLANNING & ZONING
STEPHEN MAYER, PRINCIPAL PLANNER

CALL TO ORDER – 5:30PM

PLEDGE ALLEGIANCE TO THE FLAG

ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA

Mayor Wheeler, Vice Mayor Callaghan, Councilmember Hosta, and Councilmember Halpern gave consensus to not discuss the Master Plan this evening.

COMMENTS FROM THE TOWN MANAGER, THE TOWN ATTORNEY, AND STAFF

COMMENTS FROM THE PUBLIC

All Non-Agenda items are limited to three (3) minutes. Anyone wishing to speak is asked to complete a comment card with their name and address prior to the start of the meeting as well as state their name and address for the record when called upon to speak (prior to addressing the Town Council). Town Council will not discuss these items at this time.

Public Comments Opened at 5:36pm.

Public Comments Closed at 5:46pm.

COUNCIL ACTION/DISCUSSION ITEMS

1. 1st Budget Hearing – Approving the Tentative Millage and Budget for FY 2025-2026

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

MOTION: Callaghan/Davis made a motion to adopt the tentative millage rate of 1.8195 mills.

ACTION: The motion passed unanimously.

Mayor Wheeler, Vice Mayor Callaghan, and Vice Mayor Pro Tem Davis gave consensus to add the \$1,000 contribution for the 4th of July fireworks and the \$250 contribution for the boat parade back to the contribution list.

MOTION: Davis made a motion to revise the contribution list to include the \$1,000 for the 4th of July fireworks and \$250 for the Boat Parade.

Mayor Wheeler passed the gavel and seconded the motion.

ACTION: The motion passed 3-2 with Councilmember Hosta and Councilmember Halpern opposed.

MOTION: Davis/Halpern made a motion to adopt the FY 2025-2026 Tentative budget in the amount of \$10,645,492.

ACTION: The motion passed unanimously.

2. Resolution No. 2025-16 - Approving FY2024-2025 Budget Amendment

MOTION: Davis/Halpern made a motion to approve Resolution No. 2025-16 – Approving the FY 2024-2025 Budget Amendment.

ACTION: The motion passed unanimously.

3. Appearance Review Single Family Dwellings – Response to Town Council

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

MOTION: Callaghan/Hosta made a motion to not consider the items in red on staff's memorandum.

ACTION: The motion passed 3-2 with Vice Mayor Pro Tem Davis and Councilmember Halpern opposed.

Mayor Wheeler passed the gavel.

MOTION: Wheeler/Hosta made a motion to approve Option 1 – removing architectural review, removing appearance review, and reverting approval of single-family dwellings back to Town Staff.

ACTION: Motion failed 2-3 with Vice Mayor Callaghan, Vice Mayor Pro Tem Davis, and Councilmember Halpern opposed.

Mayor Wheeler recessed the meeting at 8:12pm.

Mayor Wheeler reconvened the meeting at 8:18pm.

MOTION: Davis made a motion to approve the concept of design review by an Appearance Review Board.

ACTION: Motion failed for lack of a second.

Mayor Wheeler, Vice Mayor Callaghan, and Councilmember Hosta gave consensus to not proceed with the concept of modifying front, rear and/or side yard setbacks.

Council gave unanimous consensus to have staff provide more clarity on the voluntary overlay district concept and bring back additional information to the Town Council for review.

Council gave unanimous consensus to proceed with the voluntary architecture pattern book with incentives as well as the concept of greater public involvement and Town-initiated notices for single-family home applications.

Vice Mayor Callaghan, Vice Mayor Pro Tem Davis, and Councilmember Halpern gave consensus to proceed with the front façade softening concept.

Council gave unanimous consensus to not proceed with the accessory apartments concept.

MOTION: Callaghan made a motion to have staff cease using the Test 1 and Test 2 methodologies (metrics) for appearance review of single-family dwellings.

Mayor Wheeler passed the gavel and seconded the motion.

ACTION: The motion passed 4-1 with Vice Mayor Pro Tem Davis opposed.

MOTION: Davis made a motion for Option #2 (of the Town Attorney's July 21, 2025 memo), keeping harmony in place and having staff as the final reviewing authority for single-family dwellings.

ACTION: Motion failed for lack of a second.

Mayor Wheeler passed the gavel.

MOTION: Wheeler/Hosta made a motion to approve Option #1 (of the Town Attorney's July 21, 2025 memo), continuing with the direction provided on May 28, 2025, to the extent not preempted by Senate Bill 180 and revert to base zoning, which includes removing architectural review, removing appearance review, and reverting approval of single-family dwellings back to Town Staff.

ACTION: The motion passed 3-2 with Vice Mayor Callaghan and Vice Mayor Pro Tem Davis opposed.

4. ~~Discussion on Proposed Strategic Plan by Consultant James Karas~~

COMMENTS FROM THE COUNCIL

MOTION: Halpern/Callaghan made a motion to have a Special Meeting on Monday, September 15, 2025, at 5:30pm.

ACTION: Halpern and Callaghan withdrew the motion.

MOTION: Halpern/Callaghan made a motion to have a Special Town Council Meeting on Tuesday, September 16, 2025, from 12pm-3pm to discuss the Proposed Strategic Plan item and have Comments from the Council.

ACTION: The motion passed unanimously.

ADJOURNMENT

Mayor Wheeler adjourned the meeting at 9:58pm.

Peggy Wheeler, Mayor

Caitlin Copeland-Rodriguez, Town Clerk

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