



# **SPECIAL TOWN COUNCIL MEETING - WORK-IN-PROGRESS ON THE MASTER PLAN MINUTES**

**August 6, 2025 at 5:30 PM**

**Council Chambers – 340 Ocean Drive and YouTube**

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**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  
FRANK DAVILA, DIRECTOR OF PLANNING & ZONING  
STEPHEN MAYER, PRINCIPAL PLANNER  
DANA LITTLE, URBAN DESIGN DIRECTOR (TCRPC)  
TOM LAVASH, WTL ASSOCIATES  
JESSICA SEYMOUR, PRINCIPAL PROGRAM COORDINATOR (TCRPC)  
LAUREN CLARK, URBAN DESIGNER (TCRPC)

**AUDIENCE:** *(See attached Sign-in Sheet)*

**CALL TO ORDER – 5:30PM**

**PLEDGE ALLEGIANCE TO THE FLAG**

## **COUNCIL ACTION/DISCUSSION ITEMS**

1. Discussion on Work-In-Progress on the Master Plan

*Public Comments Opened at 6:26pm.*

*Public Comments Closed at 6:53pm.*

*(See attached comments from Vice Mayor Pro Tem Davis.)*

***Mayor Wheeler recessed the meeting at 7:24pm.***

***Mayor Wheeler reconvened the meeting at 7:31pm.***

**MOTION:** Halpern/Davis made a motion to have staff send a rebuttal letter to the U.S. Coast Guard in reference to the bridge openings.

**ACTION:** The motion failed 2-3 with Mayor Wheeler, Vice Mayor Callaghan, and Councilmember Hosta opposed.

**MOTION:** Davis/Halpern made a motion to reject the proposed 90%/10% (residential/commercial use) breakdown for the Plaza La Mer property.

**ACTION:** The motion failed 2-3 with Mayor Wheeler, Vice Mayor Callaghan, and Councilmember Hosta opposed.

Mayor Wheeler, Vice Mayor Pro Tem Davis, and Councilmember Halpern gave consensus to not push for a final Master Plan and reschedule another work-in-progress meeting in the fall.

Mayor Wheeler, Vice Mayor Callaghan, Vice Mayor Pro Tem Davis, and Councilmember Halpern gave consensus to have staff provide Dana Little with all the available historical information on these areas.

Mayor Wheeler, Vice Mayor Callaghan, and Councilmember Hosta gave consensus to have the four-corner area designed as a community downtown area/town center.

#### **~~COMMENTS FROM THE COUNCIL~~**

#### **ADJOURNMENT**

Mayor Wheeler adjourned the meeting at 10:00pm.

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Peggy Wheeler, Mayor

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Caitlin E. Copeland-Rodriguez, Town Clerk