



TOWN COUNCIL REGULAR MEETING MINUTES

July 23, 2025 at 5:00 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
DD HALPERN, COUNCILMEMBER (*Via Zoom*)

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

AUDIENCE: 17

CALL TO ORDER – 5:00pm

PLEDGE ALLEGIANCE TO THE FLAG

ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA

Council gave unanimous consensus to move Consent Agenda Items #3 and #4 to the end of the agenda; move Item #9 before Item #8; and add a discussion on the Town Attorney position during Comments from the Council; and have Comments from the Council start at 9PM.

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

Mayor Wheeler, Vice Mayor Pro Tem Davis, Councilmember Halpern, and Councilmember Hosta gave consensus for the Town Manager to contact the City of Palm Beach Gardens by phone and to send a formal letter expressing the Town's opposition to the proposed annexation of 12010 U.S. Highway One.

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 5:19PM.

Public Comments Closed at 5:27PM.

CONSENT AGENDA

1. Town Council Meeting Minutes - June 25, 2025
2. Resolution 2025-01 (Amending the Town's Quasi-Judicial Procedures)
- ~~3. Resolution No. 2025-09 Agreement with Seacoast Utility Authority~~
- ~~4. Resolution No. 2025-10 Rules of Procedure & Town Council Protocols~~
5. Resolution No. 2025-11 - MPSCC Fourth Amendment to Interlocal Agreement
6. Proclamation – Florida Water Professionals Month 2025
7. Year to Date (YTD) Financial Statements

MOTION: Davis/Callaghan made a motion to approve the consent agenda as amended.

ACTION: The motion passed unanimously.

COUNCIL ACTION/DISCUSSION ITEMS

9. Resolution No. 2025-08: Annual Garbage Assessment Collection (Non-Ad Valorem) FY 2025-2026

MOTION: Davis/Hosta made a motion to approve Resolution No. 2025-08 – adopting the non-ad valorem assessment for garbage collection for single-family properties in the amount of \$260.52 per unit for Fiscal Year 2025-2026.

ACTION: The motion passed unanimously.

8. Impact of Senate Bill 180 on Appearance Review (Harmony) for Single-Family Dwellings

Mayor Wheeler passed the gavel.

MOTION: Wheeler/Hosta made a motion to go with option 1 and revert back to base zoning.

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

Mayor Wheeler recessed the meeting at 7:26PM.

Mayor Wheeler reconvened the meeting at 7:32PM.

MOTION: Halpern/Davis made a motion to have a consultant review this scenario and come up with an alternative that is not more restrictive or burdensome and that allows people to build the second story or towers that they're entitled to while adding definitions to bulk, scale, and mass.

MOTION AMENDMENT: Davis made a motion to amend the motion above to continue the zoning in progress for single-family homes to allow time for code changes to be put in place; to grant planning & zoning staff final authority over appearance review 34-1163(b)2 for harmony with the language comparison of the buildings or structures within the same contiguous zoning code as suggested in the May 28, 2025, memorandum; and continue with improving our zoning codes with Chen Moore & Associates; and pursue the architectural pattern book prices; and continue working on landscape improvements.

ACTION ON AMENDMENT: Motion to amend failed for lack of a second.

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

MOTION: *Callaghan/Davis made a motion to have staff come back with best options to move forward that are less restrictive and amend the current Ordinance.*

MOTION AMENDMENT: *Callaghan made a motion to amend the above motion to include having staff look at ways to clarify harmony review of 34-116(3)(b)(2) for RS1 – RS5 zoning codes.*

ACTION ON AMENDMENT: *The motion failed for lack of a second.*

ACTION: *Vice Mayor Callaghan withdrew the motion.*

MOTION: *Callaghan/Halpern made a motion to have staff come back with available options and a recommendation for a course of action at the next meeting.*

ACTION: *The motion passed 3-2 with Mayor Wheeler and Councilmember Hosta opposed.*

Mayor Wheeler passed the gavel.

MOTION: *Wheeler made a motion to rescind the zoning in progress.*

ACTION: *Motion fails for lack of a second.*

MOTION: *Davis made a motion to rescind the zoning in progress that anticipates moving forward with the May 28th memorandum due to Senate Bill 180.*

Mayor Wheeler passed the gavel and seconded the motion.

ACTION: *The motion passed 4-1 with Vice Mayor Callaghan opposed.*

MOTION: *Halpern made a motion to amend the language set forth in section 34-116 to state: “for the purpose of this section, the comparison of harmony between buildings shall consider the buildings and structures within the same zoning district.”*

ACTION: *The motion failed for lack of a second.*

MOTION: *Callaghan/Davis made a motion to have a special meeting.*

ACTION: *The motion passed 4-1 with Mayor Wheeler opposed.*

Council gave unanimous consensus to go through the budget item up until 9:30PM.

10. FY 2025-2026 Proposed Ad Valorem Millage Tax Rate and Public Hearing Date

Council gave unanimous consensus to go through the faster version of the budget presentation.

MOTION: *Davis/Hosta made a motion to approve a tentative millage rate of 1.8195 mills for Fiscal Year 2025-2026; and set the first public hearing date for September 8, 2025, at 5:30PM.*

ACTION: *Motion withdrawn.*

MOTION: *Callaghan/Halpern made a motion to approve a tentative millage rate of 1.98 mills for Fiscal Year 2025-2026; and set the first public hearing date for September 8, 2025, at 5:30PM.*

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

MOTION: Davis/Hosta made a motion to approve a tentative millage rate of 1.8195 mills for Fiscal Year 2025-2026; and set the first public hearing date for September 8, 2025, at 5:30PM.

ACTION: The motion passed unanimously.

11. One-Cent Surtax – FY2025/2026 Projects List for Oversight Committee

MOTION: Callaghan/Hosta made a motion to approve the proposed Fiscal Year 2025-2026 One-Cent Discretionary Surtax Projects List and submit the Projects List to the Palm Beach County League of Cities Infrastructure Surtax Citizen Oversight Committee as requested.

Vice Mayor Callaghan withdrew the motion.

MOTION: Halpern/Hosta made a motion to approve the proposed Fiscal Year 2025-2026 One-Cent Discretionary Surtax Projects List with the Universe Boulevard project being added to year 2027; and submit the Projects List to the Palm Beach County League of Cities Infrastructure Surtax Citizen Oversight Committee as requested.

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

~~12. Discussion on Legal Risks~~

~~3. Resolution No. 2025-09 – Agreement with Seacoast Utility Authority~~

~~4. Resolution No. 2025-10 – Rules of Procedure & Town Council Protocols~~

COMMENTS FROM THE COUNCIL

MOTION: Davis/Halpern made a motion to have the Strategic Plan placed on as an agenda item.

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

Council gave unanimous consensus to add the following items to a future agenda: Discussion on Town Communications; Discussion on Record Keeping with Volunteers; Discussion on Legislative updates; and have a Special Meeting on August 7, 2025, at 3PM.

Council gave unanimous consensus to have the Town Attorney present the legislative updates at the next regular Town Council meeting.

MOTION: Halpern/Davis made a motion to revert to staff review for the approval or denial of new single-family applications.

ACTION: Motion withdrawn.

ADJOURNMENT

Mayor Wheeler adjourned the meeting at 10:00PM.

Peggy Wheeler, Mayor

Caitlin Copeland-Rodriguez, Town Clerk