



TOWN COUNCIL REGULAR MEETING MINUTES

December 10, 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

ALSO PRESENT: ROBERT A. COLE, TOWN MANAGER
TG LAW PLLC, TOWN ATTORNEY
CAITLIN COPELAND-RODRIGUEZ, TOWN CLERK
FRANK DAVILA, DIRECTOR OF PLANNING & ZONING
DUNCAN CLARK, PLANNING TECHNICIAN

AUDIENCE: 36

CALL TO ORDER – 5:00PM

PLEDGE ALLEGIANCE TO THE FLAG

ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA

Mayor Wheeler, Vice Mayor Callaghan, Vice Mayor Pro Tem Davis, and Councilmember Halpern gave consensus to remove Item #7 from the Consent Agenda and place on the agenda for discussion as Item #11.

Mayor Wheeler, Vice Mayor Pro Tem Davis, and Councilmember Halpern gave consensus to add a discussion on the Master Plan Questions to the agenda as Item #12.

Mayor Wheeler, Vice Mayor Pro Tem Davis, and Councilmember Halpern gave consensus to have the Town Council Orientation Packet as a discussion item on the next agenda.

Mayor Wheeler, Vice Mayor Callaghan, and Councilmember Halpern gave consensus to remove Item #8 from the Consent Agenda and place on the agenda for discussion as Item #10A.

Vice Mayor Callaghan, Vice Mayor Pro Tem Davis, and Councilmember Halpern gave consensus to remove Item #4 from the Consent Agenda and place on the agenda for discussion as Item #13.

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

Mayor Wheeler, Vice Mayor Pro Tem Davis, Councilmember Hosta, and Councilmember Halpern gave consensus to not proceed with Pre-Agenda Work Sessions.

1. Update on Review of Public Records Posting on Website

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 5:28pm.

Vice Mayor Callaghan, Vice Mayor Pro Tem Davis, Councilmember Hosta, and Councilmember Halpern gave consensus to allow a member of the public to read a statement on behalf of another individual in their absence.

Public Comments Closed at 6:57pm.

CONSENT AGENDA

2. Council Briefing Work Session Minutes for November 7, 2025
3. Town Council Meeting Minutes for November 12, 2025
4. ~~Resolution No. 2025-19 Supporting Legislative Amendments to Chapter 2025-190, Florida Statutes (SB 180)~~
5. 2026 Health Insurance Renewals
6. Year to Date (YTD) Financial Statements
7. ~~Approval of 2026 Town Council Meeting Dates~~
8. ~~Special Event Request - 2026 Classics by the Sea~~

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

***ACTION:** The motion passed unanimously.*

COUNCIL ACTION/DISCUSSION ITEMS (A Public Comment Period was provided for each item below.)

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

9. 3D GIS Scene View

***MOTION:** Davis/Halpern made a motion to direct staff to incorporate 3D GIS Scene View visualizations into all building and redevelopment application reviews, either prepared in-house using AHRQIS Pro or by qualified consultants with the cost passed through to the applicants; and 3D content models shall be included in all future presentations to the Planning & Zoning Board and Town Council so that decision makers and residents can clearly understand the bulk, mass, and scale our proposed structures in relationship to the character of the surrounding structures.*

Mayor recessed the meeting at 6:48pm.

Mayor reconvened the meeting at 6:56pm.

***ACTION:** The motion failed 1-4 with Mayor Wheeler, Vice Mayor Callaghan, Councilmember Hosta, and Councilmember Halpern opposed.*

10. Special Event Request - 2026 MindTravel Silent Piano Concert

MOTION: Hosta/Callaghan made a motion to approve the special event request, subject to the applicant being responsible for the process of special events and all conditions and requirements following the application.

ACTION: The motion passed unanimously.

10A. Special Event Request - 2026 Classics by the Sea

MOTION: Davis/Halpern made a motion to approve the special event request, subject to the applicant being responsible for the process of special events and all conditions and requirements following the application, and any additional agency reviews/approvals/fees.

ACTION: The motion passed unanimously.

11. Approval of 2026 Town Council Meeting Dates

Mayor Wheeler, Vice Mayor Callaghan, and Councilmember Hosta gave consensus to proceed with the meeting dates as presented.

12. Master Plan Questions

MOTION: Callaghan/Hosta made a motion to continue as is and move forward with the Work Session scheduled for December 11, 2025.

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

13. Resolution No. 2025-19 - Supporting Legislative Amendments to Chapter 2025-190, Florida Statutes (SB 180)

Vice Mayor Callaghan, Vice Mayor Pro Tem Davis, and Councilmember Halpern gave consensus to change the term “consider” with “enact” in Section 2.

Council gave unanimous consensus to include in Section 3 the verbiage: “and other parties as appropriate”.

Mayor Wheeler recessed the meeting at 8:47pm.

Mayor Wheeler reconvened the meeting at 8:51pm.

MOTION: Davis/Callaghan made a motion to approve Resolution No. 2025-19 as amended.

ACTION: The motion passed unanimously.

COMMENTS FROM THE COUNCIL

Vice Mayor Pro Tem Davis, Councilmember Hosta, and Councilmember Halpern gave consensus to have the Hanukkah Celebration event in the courtyard with tents.

Mayor Wheeler, Vice Mayor Callaghan, Vice Mayor Pro Tem Davis, and Councilmember Halpern gave consensus to have a discussion in January on the Sign Code Review.

Mayor Wheeler, Vice Mayor Callaghan, and Councilmember Hosta gave consensus to have a Special Town Council Meeting scheduled for February 18, 2026, at 5:30pm.

Mayor Wheeler, Vice Mayor Callaghan, Vice Mayor Pro Tem Davis, and Councilmember Hosta gave consensus to have an agenda item on crosswalks and sidewalks at the next meeting.

Mayor Wheeler, Vice Mayor Callaghan, and Councilmember Hosta gave consensus to have a discussion on future development scenarios on the next agenda.

ADJOURNMENT

Mayor Wheeler adjourned the meeting at 9:56pm.

Peggy Wheeler, Mayor

Caitlin E. Copeland-Rodriguez, Town Clerk

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