



MASTER DEVELOPMENT PLAN FORUM WORK SESSION MINUTES

December 11, 2025 at 3:00 PM

Council Chambers – 340 Ocean Drive and YouTube

PRESENT: PEGGY WHEELER, MAYOR (TABLE #3 FACILITATOR)
JOHN CALLAGHAN, VICE MAYOR (TABLE #1 FACILITATOR)
DIANA DAVIS, VICE MAYOR PRO TEM (TABLE #2 FACILITATOR)
MARIANNE HOSTA, COUNCILMEMBER (TABLE #5 FACILITATOR)
DD HALPERN, COUNCILMEMBER (TABLE #4 FACILITATOR)
ROBERT COLE, TOWN MANAGER
FRANK DAVILA, DIRECTOR OF PLANNING & ZONING
CAITLIN E. COPELAND-RODRIGUEZ, TOWN CLERK
DANA LITTLE, TCRPC CONSULTANT
TG LAW PLLC, TOWN ATTORNEY

ALSO PRESENT: SEE ATTACHED SIGN-IN SHEET

AUDIENCE: 3

INTRODUCTION – 3:00PM

Director of Planning & Zoning Davila provided a general introduction and guidelines for the Work Session.

Council gave unanimous consensus to allow members of the public to participate in place of panelists who were unable to attend; and directed staff to email those absent to provide them an opportunity to submit their responses to the questions as well.

QUESTIONS FOR DISCUSSION

1. Master Development Plan Forum Work Session Guideline & Questions for Discussion

The panelists/participants reviewed, discussed, and presented their responses to the discussion questions.

(See attached notes from panelists and participants.)

CLOSING REMARKS & ADJOURNMENT

Director of Planning & Zoning adjourned the Work Session at 6:39pm.

Peggy Wheeler, Mayor

Caitlin E. Copeland-Rodriguez, Town Clerk

A randomized methodology was used to determine table assignments for all participants.

TABLE #1

JOHN CALLAGHAN

JOHN STELLUTO

JIM EHRET

TEOFILO MENDEL LYNCH

MARY PETERSON

TABLE #2

DIANA DAVIS

ALDO ROVERE

JIM FERGUSON

DAVE SANTILLI

TABLE #3

PEGGY WHEELER

KATHLEEN PETERSON

SUSAN VAN LINDT

LARRY SORSBY

WILLIAM KIMBALL

TABLE #4

DD HALPERN

SIOBHAN O'DONNELL

ELAINE K. COTRONAKIS

MARK PISANO

JERRY WILSON

TABLE #5

MARIANNE HOSTA

CHRIS RYDER

MAX FRASER

PAUL TISCHLER

PETE WILLIAMS