



# 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