



# Town of Belleair

901 Ponce de Leon Blvd.  
Belleair, FL 33756

## Meeting Minutes Town Commission

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Tuesday, January 20, 2026

5:30 PM

Town Hall

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Meeting was called to order at 5:30 PM with Mayor Wilkinson presiding.

### PLEDGE OF ALLEGIANCE

### COMMISSIONER ROLL CALL

**Present:** 5 - Mayor Michael Wilkinson  
Deputy Mayor Tom Shelly  
Commissioner Patricia Barris  
Commissioner Thomas Kelly  
Commissioner Todd Jennings

### SCHEDULED PUBLIC HEARINGS

Persons are advised that, if they decide to appeal any decision made at this meeting/hearing, they will need a record of the proceedings, and, for such purposes, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

[25-0193](#)

Second Reading of Ordinance 593 Amending Chapter 75 Floodplain Management

Jay Daigneault-Town Attorney-read Ordinance 593 into the record by title only.

Gay Lancaster-Town Manager-stated item is required by state of Florida to be passed by the Commission.

No public comment.

**Deputy Mayor Shelly moved approval of Ordinance 593 on second and final reading. Seconded by Commissioner Jennings.**

**Aye:** 5 - Mayor Wilkinson, Deputy Mayor Shelly, Commissioner Barris, Commissioner Kelly, and Commissioner Jennings

[25-0194](#)

Second Reading of Ordinance 594 Amending Chapter 66 Administrative and General Provisions (CRS)

Attorney Daigneault read Ordinance 594 into the record by title only.

Ms. Lancaster noted this eliminates manufactured and mobile homes from the build-back from the floodplain.

No Public comment.

**Deputy Mayor Shelly moved approval of Ordinance 594 on seconded and final reading. Seconded by Commissioner Barris.**

Aye: 5 - Mayor Wilkinson, Deputy Mayor Shelly, Commissioner Barris, Commissioner Kelly, and Commissioner Jennings

[25-0203](#) Vacation of Roadway: 401 Fairview Road/Roebling Road N

Mayor Wilkinson stated the item has been requested by the applicant to be removed from the agenda; will not be heard tonight and no time frame as to when it will be heard.

**CITIZENS COMMENTS**

(Discussion of items not on the agenda. Each speaker will be allowed to speak once for a maximum of 3 minutes.)

Female speaker-no name given-questioned Fairview item pulled from agenda; questioned exact area.

Ms. Lancaster stated it is at the end of Fairview Rd., it is the access point to the waterfall area; it is Town property which is well #10, and was intended to be the deep injection well site for an RO plant.

Speaker spoke on neighbors accessing park and possible need for well site; not on park map.

John Hobach-resident-requested Commission consider modification to Indian Rocks Road proposed improvements; spoke to moving sidewalk to east side of roadway and including landscape buffer; location of hole on course compared to roadway.

Mayor Wilkinson stated it will come up at the February Commission meeting.

Deputy Mayor Shelly requested Samantha Moullet to introduce herself.

Samantha Moullet introduced herself as the new district aide to Representative Berfield; available for questions.

No further comments.

**CONSENT AGENDA**

[25-0195](#) Approval of POs \$30,000 or Greater - FY 2026

[25-0197](#) Special Relief Permit Request - 2026 Community-Wide Garage Sale

[25-0200](#) Approval of December 16, 2025 Regular Meeting Minutes

**Commissioner Jennings moved approval of the Consent Agenda. Seconded by Commissioner Kelly.**

Aye: 5 - Mayor Wilkinson, Deputy Mayor Shelly, Commissioner Barris, Commissioner Kelly, and Commissioner Jennings

**GENERAL AGENDA**[25-0202](#)

Suncoast League of Cities (SLC) Priorities

Deputy Mayor Shelly spoke on federal support received for storms; issue of property taxes coming forward, handouts in the back; spoke on proposal made at legislative session, speaker not aware of how cities use tax dollars; Belleair is 60%.

No public comment.

Ms. Lancaster stated Commission to support agenda item..

**Deputy Mayor Shelly moved to support the Suncoast League of Cities priorities by the Town of Belleair. Seconded by Commissioner Barris.**

**Aye:** 5 - Mayor Wilkinson, Deputy Mayor Shelly, Commissioner Barris, Commissioner Kelly, and Commissioner Jennings

**TOWN MANAGER'S REPORT**

Ms. Lancaster requested the Town finance director speak to property tax initiative.

Dan Carpenter-Finance Director-bill 203 speaks to full elimination over a 10 year period; large impact to our Town; provided breakdown of where money goes, 1/3 to county, 1/3 school district, 1/3 to Belleair; property appraiser sets values, town sets millage rate; spoke to other sources of revenue received by the Town; provided brief history on Save Our Homes initiative; how to qualify for homestead; spoke to Belleair specifics, population is 4,228, total parcels broken down by single family, multi-family and other categories; homesteaded properties are 1,570, 483 are not; current tax rate is 6.9777 mills; total taxes levied is \$9.3 million; \$2.3 is in infrastructure, \$7 million to general fund which includes police, fire, administration, recreation, town-wide services, parks, road maintenance; provided example of a resident tax bill on a taxable value of \$500,000 total tax bill is \$10,600, school board gets \$3,500, county gets \$3,400 and Belleair gets \$3,700.

Mayor Wilkinson thanked for presentation; spoke to how much this initiative will hurt municipalities; will continue to discuss and provide education.

Ms. Lancaster stated information will be posted online; there has been no implementing language included with bills, important for residents to ask how do services get delivered.

Ms. Lancaster spoke to the need for alternate member to be appointed to Forward Pinellas Board, Deputy Mayor Shelly has requested support, Commissioner Kelly volunteered.

Ms. Lancaster stated Indian Rocks Road item will be brought forward in February; met with engineers today to pose question on potential design change; Town facilities are facing challenges, looking into a program for repair; concert had to be postponed, requests thoughts be passed on to her; new programs being developed; community wide garage sale on Feb 7th; plantings being done in parks; water main breaks on Christmas eve, looking to purchase lights for necessary night work.

**TOWN ATTORNEY'S REPORT**

Nothing to report

**MAYOR AND COMMISSIONERS' COMMENTS**

Commissioner Kelly commented on ad valorem property tax; importance of informing neighbors on proposals; no retail, this harms small towns; essential services could disappear.

Commissioner Jennings - nothing to report.

Deputy Mayor Shelly thanked staff for Christmas delivery.

Commissioner Barris - nothing to report.

Mayor Wilkinson echoed Commissioner Kelly's comments; the more education the better.

**OTHER BUSINESS**

No other business; next meeting will be Feb 17, 2026.

**ADJOURNMENT**

Meeting adjourned in due form at 6:03 PM.

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**TOWN CLERK**

**APPROVED:**

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**MAYOR**