BIG-C

Barrier Islands Governmental Council

Belleair Beach
Belleair Shore
Clearwater
Indian Rocks Beach
Indian Shores
Madeira Beach

North Redington Beach
Redington Beach
Redington Shores
St. Pete Beach
Treasure Island

City of Belleair Beach BIG C Meeting
Wednesday, July 30, 2025

The BIG C meeting was called to order by President, David Will at 9:00 a.m. on Wednesday, July 30, 2025, at the City of Belleair Beach City Hall, 444 Causeway Boulevard, Belleair Beach 33786.

1. **Pledge of Allegiance.**

2. **Roll Call.**

Big C Representatives

Belleair Beach	Mayor Dave Gattis
Belleair Shore	Absent
Clearwater	Council Member Mike Mannino
Indian Rocks Beach	Vice-Mayor Jan Wilson
Indian Shores	Mayor Diantha Schear
North Redington Beach	Mayor Jay Super
Redington Beach	Mayor David Will
Redington Shores	Mayor Tom Kapper
Madeira Beach	Mayor Ann-Marie Brooks
St. Pete Beach	Vice-Mayor Karen Marriott
Treasure Island	Mayor John Doctor

Guests(sign in sheet)

Larry Schear	Indian Shores
Ray Kerr	Madeira Beach
Bill Lusk	Belleair Beach
C.R. Hollands	St. Pete Beach
John Bigelow	Indian Rocks Beach
Christina Porter	Indian Shores
Devon Schmidt	St Pete Beach
Barry Rubin	Pinellas Chamber
Adriana Nieves	Redington Beach
Coleen Chaney	Pinellas Co

John Mortellite	Madeira Beach
Mike Mannino	Clearwater Beach
Tim Johnson	Waterfront Realty
Gina Johnson	Waterfront Realty
Rick Nagrabski	North Redington Beach
Margaret Carey	Redington Shores
Christy Herig	Redington Shores
Kathy Thornsberry	Belleair Beach
Michael Howard	Indian Shores
Mike Twitty	Pinellas County
Kyle Riefler	Belleair Beach
Brian Scott	Pinellas County

3. **Changes to the Agenda and Approval.**

   MOTION made by Mayor Schear and seconded by Mayor Gattis to approve the agenda.

   Motion carried unanimously.

4. **Approval of Minutes.**

   L

   MOTION made by Mayor Brooks and duly seconded by to approve the June 25, 2025, BIG C Meeting minutes.

   Motion carried unanimously.

5. **Approval of the June 2025 Treasurer's Report:** Mayor Bruce reported an opening balance of $908.00 on June 1, 2025, and a closing balance of $908.00 on June 30, 2025. It was noted that last month's minutes incorrectly reflected $908.91 due to incomplete account access at the time. The Treasurer's Report was approved unanimously.

   MOTION made by Mayor Schear and duly seconded to approve the June 2025 Treasurer's Report.

   Motion carried unanimously.

6. **Correspondence.**

7. **New Business:**

   Pinellas County Property Appraiser Mike Twitty provided an update on property value trends, storm recovery impacts, taxable value changes, the recapture rule, calamity provisions, and portability following storm damage. Key points included:

   - Acknowledged ongoing community recovery efforts.

- Noted challenges in assessing properties damage by storms.
- Anticipates a two-year process for comprehensive property evaluation.
- Countywide market values for 2025 declined by approximately 1%.
- Single-family home values flattening and starting to decline.
- New construction is offset by significant demolition due to storm damage, especially in residential areas.
- The recapture rule can result in assessed values increasing even when market values decline if the assessed value is still below market value.
- Legislative updates increased homestead rebuild allowances to 130% or 2,000 sq. ft., whichever is greater, without triggering full reassessment.
- Condominium values have declined by nearly 10% due to milestone inspection laws.
- The Property Appraiser's office has processed over 13,000 property tax rebates totaling approximately $6.5 million.
- Tools such as the Building Value Reconsideration (BVR) process and trust ownership verification letters are available to assist residents.

Legislative Update & Beach Renourishment
Pinellas County Commissioner Brian Scott reported:

- Easement acquisition for beach renourishment is 72% complete; Clearwater, Belleair, and North Redington Beach have achieved 100% compliance.
- Community Development Block Grant funding of $813.5 million was approved by HUD to assist storm recovery, with application processes to begin in late September or early October.
- County budget discussions are underway, with expectations for a partial millage rollback for FY 2026.
- Legislative interest exists in potential property tax reform, but no clear funding replacement plan has been proposed.
- Short-term rental ordinance adjustments are scheduled for August 5 to strengthen enforcement provisions.

8. Unfinished Business

9. Discussion Items

- There was discussion about a video from Treasure Island regarding dogs on the

beach, which was praised and suggested for adoption by all towns. The idea is to use the video and ambassador program to help explain and enforce beach rules regarding dogs. The video is planned to be used on city websites to provide consistent messaging to residents and visitors.

- Forward Pinellas Representation: - Mayor Brooks is taking over as the representative for Forward Pinellas. Each city needs to vote to accept her as the new representative. Cities were reminded to handle this at their next meeting and send in their nominations to ensure every city is on board.

10. Legislative Update-Pinellas County Commission Chair, Brian Scott

- Commissioner Brian Scott provided updates on compliance with temporary public works easements, noting that 72% of the required easements had been obtained. The county is actively working to secure the remaining easements. Project will proceed with gaps if necessary.

- The Community Development Block Grant Program from HUD was discussed. The county received $813.5 million to be shared with 23 municipalities (excluding St. Pete, which received its own award). The funds are primarily for recovery, with about 15% available for mitigation efforts. The application process is expected to begin in late September or early October.

- Updates on millage rates: Both Forward Pinellas and PSTA boards have voted for lower maximum millage rates than last year, and the county general fund millage rate is expected to remain flat or possibly see a partial rollback.

- The governor's Doge team will be visiting next week, requesting extensive documentation from the county and other municipalities. The purpose is to identify trends and efficiencies in local government operations.

- Discussion about the governor's statements on eliminating property taxes and the challenges of replacing that revenue for local governments. Representative Jacques is part of a special House committee exploring property tax reform, with discussions about possibly raising homestead exemptions or replacing property tax with sales tax.

- Updates on the county's short-term rental ordinance, which was updated in April. Further refinements are planned, including changes to the noise ordinance and code structure to streamline future amendments.

- Commissioner Scott also mentioned ongoing challenges with short-term rentals in his own neighborhood and the importance of continued legislative attention to this issue.

11. City Events.

- Redington Beach: All is quiet.

- Belleair Beach: All is quiet, with thanks given to the city manager and city clerk for organizing the event. Community Meeting regarding Beach Nourishment Wednesday, August 6th at 6:00 p.m.
- North Redington Beach: Insurance updates were mentioned.
- Clearwater: Several events are happening, and residents were encouraged to visit The BayCare Sound for concerts and other activities.
- Indian Rocks Beach: The city has successfully hired a new city attorney and is searching for a new city manager.
- Treasure Island: Summer camps for kids have concluded, with about 600 participants. The city purchased a new school bus with air conditioning
- Indian Shores & Reddington Shores: They will co-host a flood insurance and hurricane workshop on August 20th, 6–8 pm, covering topics like condo vs. single-family coverage, elevated vs. non-elevated structures.
- Madeira Beach: The monthly Trash Pirate community cleanup is scheduled for August 2nd at Johns Pass. Burger Week kicks off August 15th–24th, featuring $10 burgers at 12+ restaurants, with a kickoff event at Johns Pass.

12. Adjournment.

The meeting adjourned at 9:58 a.m.

NEXT MEETING

Wednesday, August 27, 2025 9:00 A.M.

Hosted by: The City of St. Pete Beach
Location: St Pete Beach Community Center, 7701 Boca Ciega Drive, St. Pete Beach 33706

Minutes Prepared by: Kathy Thornsberry, City Clerk
City of Belleair Beach, FL

Date Approved: August 27, 2025

ATTEST:

Adriana Nieves, CMC, Town Clerk
Town of Redington Beach

APPROVED:

David Will
Barrier Islands Governmental Council President
Mayor of the Town of Redington Beach, FL