TOWN OF BELLEAIR SHORE
TOWN MEETING
MONDAY, SEPTEMBER 21, 2026 – FOLLOWING AUDIT COMMITTEE MEETING
CITY OF BELLEAIR BLUFFS CONFERENCE ROOM
2747 SUNSET BLVD, BELLEAIR BLUFFS, FL 33770
MINUTES

Present, Commissioner Tolbert, Commissioner Lally, Commissioner Cain, Mayor Blume and Attorney Lewis.

Consideration to Approve Agenda
Commissioner Lally moved to approve the agenda, seconded by Commissioner Cain. The voice vote was unanimous.

Comments from the Public on any Agenda Item (3) THREE MINUTES
No comments

Approval of Meeting Minutes – July 21, 2026, Regular Meeting, July 21, 2026, Audit Committee Meeting and July 21, 2026, Workshop Meeting, and September 3, 2026, Budget Hearing
Commissioner Tolbert moved to approve the minutes, seconded by Commissioner Lally. The voice vote was unanimous.

Sheriff's Report
Sargent Hirshman reported nothing major occurred. There were 207 events in August, with 215 units responding. There were no arrests or crashes to report.

Code Enforcement Report
Deputy Trump reported 34-entries were logged, most dealing with unkept landscaping. There is one vacant lot that has not complied that might need to go onto a hearing with the Special Master. Town Clerk Palmer will forward on the letter to Attorney Lewis and Deputy Trump.

Suncoast Fire Report
No report was presented.

Treasurers Report – July and August 2026
Town Clerk Palmer stated that there was nothing out of the ordinary to report. Commissioner Tolbert moved to approve the reports, seconded by Commissioner Lally. The voice vote was unanimous.

Counsel Report

Attorney Lewis updated the commission on the recently approved legislation. There are a few new requirements for the town, which will be reviewed and accomplished during the next budget session in 2027. Attorney Lewis also reported that the Special Council, Attorney Smolker has sent an appeal on August 5th and will update the commission when they receive a response.

Variance Request – 980 Gulf Blvd – Stair Encroachment

Mayor Blume stated the applicant is board member, Susan Cain. Ms. Cain gave Town Clerk Palmer, her Form 8B. Attorney Lewis announced this is a Quasi-Judicial hearing and asked if any other board members have any conflicts with this variance, all stated no. Attorney Lewis asked if any board member had any ex-parte communications on this variance request, all stated no. Ms. Cain explained the variance request to the commission. Bruce Cooper supplied the commission with his staff report. The request is for a 2-foot variance into the required 10-foot side yard setback on the south side of the home for stairs. Mayor Blume asked for any public comment. No comments were made. The commission discussed and found favor in approving the variance. Commissioner Tolbert moved to approve the variance and adopt Safe Built findings, as the town's findings, seconded by Commissioner Lally. Commissioner Tolbert, yes; Commissioner Lally, yes and Mayor Blume, yes.

Approve Selection of Auditor

Commissioner Lally moved to approve the recommendation of MKA Certified Public Accountants for audit services, seconded by Commissioner Cain. The voice vote was unanimous. Attorney Lewis will send letters to the audit firms.

Mayor/Commissioner Comment on Non-Agenda Items

Commissioner Lally stated she read the email regarding the website and offered to contact Amir to discuss it. The commission agreed.

Public Comment on Non-Agenda Items – (3) THREE MINUTES

Joe Manzo, Belleair Beach resident spoke to the commission regarding the umbrella ordinance.

There being no further business, Mayor Blume closed the meeting.

Respectfully submitted,

Mary Palmer

Mary Palmer, MMC
Town Clerk