



Gulf Stream Chronicle

The Town's Official Newsletter
100 Sea Road Gulf Stream, FL 33483



The Gulf Stream Chronicle is published quarterly by the Town of Gulf Stream to provide residents with authoritative information regarding Town governance, policies, public services, and community updates.

Town of Gulf Stream, 100 Sea Rd., Gulf Stream, FL 33483 www.gulf-stream.org

(561) 276-5116

WELCOME TO CIVICPLUS



The Town is pleased to announce that it has contracted with CivicPlus, a nationally recognized provider of municipal communication and engagement solutions, to enhance the way we share information with residents. This partnership will strengthen the Town's ability to deliver timely, clear and accessible updates through multiple channels, making it easier for residents to stay informed and involved in local government.

By leveraging CivicPlus tools, the Town will communicate important news, meetings and services more effectively with our community. To learn how to sign up, please scan the QR code on the left, visit the Town's website at www.gulf-stream.org, or call Renee' at Town Hall.

TOWN OF GULF STREAM

PALM BEACH COUNTY, FLORIDA

COMMISSIONERS

SCOTT W. MORGAN, Mayor
THOMAS M. STANLEY, Vice-Mayor
ROBERT W. CANFIELD
MICHAEL R. GREENE
JOAN K. ORTHWEIN



Telephone
(561) 276-5116

Town Manager
GREGORY L. DUNHAM
Town Clerk
RENEÉ R. BASEL

This year, my Town of Gulf Stream Report focuses on three topics and introduces the *Gulf Stream Chronicle*, a quarterly newsletter designed to inform residents about Town policies and community updates. This edition of the *Chronicle* includes much of what I would normally cover in my annual Town Report; however, I would like to highlight some items of particular importance.

First, after several months of research and consideration, I am pleased to announce two new methods of Town communication. AlertPBC was activated in October and replaces CodeRED for emergency notifications. The CodeRED system suffered a nationwide cybersecurity attack that rendered it inaccessible to municipal users. As a result, Gulf Stream implemented AlertPBC, a countywide system that has access to the county's database of phone numbers and email addresses to deliver emergency alerts. The other system, CivicPlus, launches this week and will provide important but non-emergency notifications and general information updates.

Both programs are voluntary and allow residents the option of choosing the types of information they wish to receive, as well as their preferred delivery method—text, email, or both. AlertPBC is found online at <https://discover.pbc.gov/publicsafety/dem/pages/alert-pbc.aspx> For information on CivicPlus and instructions on how to enroll, please see the attached *Gulf Stream Chronicle*.

Second, Gulf Stream's financial position remains excellent. Our Commission has continued to strengthen reserves and maintain one of the lowest overall tax rates in Florida, while still expanding the police force and budgeting responsibly for necessary infrastructure projects.

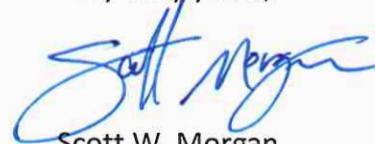
The budget is what brings me to the last issue. As you may have heard, Florida legislators are considering several proposals for a constitutional amendment regarding lower property taxes. The two bills currently with the most momentum eliminate non-school *ad valorem* property taxes on either some or all homesteaded properties, while simultaneously requiring municipalities to maintain law enforcement funding at the higher of their 2025–26 or 2026–27 budget levels.

Eliminating property taxes may sound appealing but the loss of all homesteaded revenue would reduce Gulf Stream's property tax receipts by a staggering 56 percent. Because the Town has no other taxing authority—we are not authorized to impose income taxes and have no commercial activity for a sales tax—we would have no independent means of replacing this funding other than the doubling of taxes on our non-homesteaded residents--and even that would not make up the difference. Since more than half of our annual budget is devoted to essential law enforcement and fire-rescue services (53 percent), the Town would, for all practical purposes, be unable to continue operating without either imposing an inequitably high tax on our non-homesteaded neighbors and reducing some services or seeking state and county assistance. By accepting state and county funds, Gulf Stream's budget decisions would no longer be made by your locally elected commissioners. Instead, bureaucrats in Tallahassee and West Palm Beach would determine the amount and direction of our funding. The Town's traditional Home Rule right of self-governance would be lost.

I have spoken with our state representative and senator, both of whom are strong supporters of Home Rule for their district municipalities, and they are united in their opposition to these proposals. I also discussed the issue at length with the Florida League of Cities, a municipal advocacy organization, and learned more about the movement of these bills within their various legislative committees. It appears that while these two proposals are receiving the most attention, there exist compromise bills that would have much less of an impact on Gulf Stream. Essentially, these alternative proposals provide for significant increases in the homestead exemption instead of eliminating the property tax altogether. Since Gulf Stream property values are so high, an increase of \$100,000 or \$200,000 in the homestead exemption would have only a minor impact on Gulf Stream's budget. I will stay in touch with our representatives in Tallahassee and continue working with the League of Cities to bring you any significant updates or changes to this legislation.

If you have questions about AlertPBC or CivicPlus, or if would like to discuss in more detail the property tax concern, please feel free to contact me. My cell number is below.

Very truly yours,



Scott W. Morgan
Cell: (561) 573-6006

PUBLIC SAFETY



Photo by Sergeant Nir Mordechay

Police Facility Improvements

Over the last year and at the direction of the Town Commission, the Gulf Stream Police Department has undergone many renovations to modernize the facility, enhance services, improve technology and improve the overall working environment for every police officer while offering the best services to residents.

These renovations have included new surveillance cameras and monitors, a new locker room with new lockers and storage areas as well as a new restroom facility and shower. The entire facility has been repainted both inside and out.

Additionally, our storage cabinets, evidence system, furniture and seating have also been replaced. Since our police department is one of few that maintains holding (jail) cells, we have installed new lighting and surveillance in that area as well.

“Our Mission is Your Safety”

January 2026



Gulf Stream Police

Core Values

Professionalism
Selfless Service
Accountability
Commitment
Innovation

CRIME TRENDS

We continue to have an extremely low crime rate due to our policing method and the use of new police technology.

RESIDENT VEHICLE DECALS

Help us protect you by picking up your free Resident Vehicle Decal from the Police Department or Town Hall.

Construction Traffic Efforts

By Chief Richard Jones

Due to the ongoing issues created by the contractor's changing of traffic patterns and road closures without notice to the Town, Officer Tina Nowicki has been assigned full-time to monitor these issues and make immediate corrections as needed to reduce the confusion and frustration for residents.

Officer Nowicki also provides more accurate and up-to-date road closure information to Town Hall for posting on the Town website, <https://corearearoadwork.com/> and via text or email on CivicPlus and, where appropriate, for dissemination via AlertPBC, our new emergency notification system, which replaced CodeRed in October.

We have seen a reduction in sign errors, road closure confusion and fewer complaints from the community since assigning Officer Nowicki to this role so we hope you have noticed an improvement as well. If you happen to see Officer Nowicki on the streets, please feel free to say hello!



Why do I need a Resident Vehicle Decal?

Our officers are extremely diligent in their observations of vehicles within our community to identify criminal elements and prevent crime before it happens. These observations are enhanced using License Plate Cameras. Identifying residents with these Resident Vehicle Decals helps us focus our attention on vehicles that do not display these stickers. We encourage you to stop by Town Hall or the Police Department to pick up your sticker. Please display it on the rear lower left window of your vehicle for quick and easy identification by Law Enforcement.

Law Enforcement Training

By Deputy Chief Haseley



For the first time in the history of the Gulf Stream Police Department, we have been able to accomplish two major milestones.

The first milestone is that we now have State Certified Instructors in Firearms, Basic Life Support, Defensive Tactics, Taser and Baton as well as general knowledge instructors. This allows us to conduct our own training in-house without having to rely on other agencies to assist us.

The second milestone is that Sergeant Michael Balak recently graduated from an extensive Leadership Training Course (160 hours) administered by the Florida Department of Law Enforcement Executive Institute.

This course lays the foundation for advanced research and leadership in law enforcement and helps the agency continue its progress while enhancing professional development.

Capital Improvement Plan Update: Place au Soleil

The Town is advancing the next phase of its Capital Improvement Plan, which will focus on targeted roadway enhancements within the Place au Soleil neighborhood.



When the Town's engineering consultant, Baxter & Woodman, prepared Gulf Stream's 10-Year Capital Improvement Plan, the scope for Place au Soleil primarily contemplated roadway resurfacing. Once the engineer is engaged to start the engineering design, additional work may be identified and added to the scope of the project.

Design and Construction Timeline

Fiscal Year 2025 (FY25)

During FY25, the Town will undertake engineering design and technical evaluation for the proposed road improvements. This phase will include surveying, drainage analysis, and preparation of construction documents.

Fiscal Year 2026 (FY26)

Upon completion of design work, the project is anticipated to advance to the bidding phase during FY26, with construction scheduling to follow contractor selection and Town Commission approval.

Additional information regarding construction timing, sequencing, and resident coordination will be shared as the project progresses.

The Gulf Stream Civic Association

Preserving the Character and Quality of Life in Our Town Since 1976

The Gulf Stream Civic Association is a nonpartisan, not-for-profit organization dedicated to preserving and enhancing the idyllic lifestyle of the Town of Gulf Stream. Founded in 1976, the Association supports projects that strengthen public safety, community well-being, and informed civic engagement.

The Civic Association holds an annual meeting each April, providing members with an opportunity to suggest future projects and to hear updates from the Mayor and Chief of Police on Town issues. These meetings reflect the Association's commitment to transparency, dialogue, and community participation.

All Gulf Stream residents are invited to join. Membership dues are \$50 for an Individual Membership (one vote), \$50 for a Joint Membership (one vote per couple), or \$100 for Individual Membership for a couple (one vote per individual). The Association is supported entirely by dues and donations.

The Civic Association has funded initiatives that beautify the Town and enhance security, with a longstanding focus on police support. Notable contributions include the purchase of a Police Department drone, Rapid ID fingerprint device, and identical medical response bags for every police vehicle.

In 2025 the Civic Association partnered with the Community Foundation of Palm Beach and Martin Counties to establish the Gulf Stream Civic Association Scholarship and Support Fund to provide:

- **Scholarships for children and grandchildren** of all qualifying Town police officers and staff pursuing college or vocational education.
- **Financial support for critical law enforcement needs** within the police department such as emergency training, advanced education, and essential equipment.
- **Financial support for continuing education, training, and certification** for current employees.

For information on how to join the Civic Association or contribute to the scholarship fund, please email gulfstreamca1925@gmail.com.





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A MESSAGE FROM THE TOWN MANAGER *Leadership Update*



On behalf of the Mayor and Town Commission, I am honored to announce my appointment as your new Town Manager, succeeding Greg Dunham, who is retiring after nine years of dedicated service to the Town and an impressive 45-year career in public service.

We extend our deepest gratitude to Greg for his outstanding contributions. Under his guidance, the Town completed the Undergrounding Project and began a ten-year Capital Improvement Plan, which included a new water distribution system along A1A and significant infrastructure upgrades in the Core. Please join us at Town Hall on the afternoon of January 28 from 2 to 4 pm for an informal retirement reception to celebrate Greg's remarkable service.

While the CIP is not yet complete, his vision will continue to guide our progress as we carry forward these initiatives with the support of the Town Commission. I have served Gulf Stream full-time since 2016 and previously provided contract legal services in 2013 and 2014. This appointment reflects my commitment to the Town and strong institutional knowledge while ensuring continuity of leadership.

Thank you for your trust and support—I look forward to working together to preserve and enhance the unique character of Gulf Stream. I invite you to stop by Town Hall anytime, whether to share ideas, ask questions, or simply say hello. I look forward to meeting you and reconnecting with familiar faces.

Edward (Trey) C. Nazzaro

Upcoming Events at Gulf Stream Town Hall

100 Sea Road

**Retirement Reception for Town
Manager Greg Dunham**
Wednesday, January 28 from 2-4 pm

Town Commission Meetings
9 am the 2nd Friday of each month
February 13, March 13, April 10

**Architectural Review and
Planning Board Meetings**
8:30 am the 4th Thursday of each month
February 26, March 26, April 23

Municipal Election
March 10, 2026
7 a.m. – 7 p.m.

**Town Holidays
(Town Hall Closed)**
President's Day, February 16
Good Friday, April 3