

# Mayor's Update on Property Tax Reform

At the close of its 2026 regular session, the Florida House approved a proposed ballot measure to phase out all non-school related ad valorem taxes on homesteaded properties. The measure, however, stalled in the Senate's Appropriations Committee. Governor DeSantis is expected to revisit the issue during the May 12-29 budget conference or in a special session later this summer. As noted in the most recent *Gulf Stream Chronicle*, the proposal represents a significant threat to home rule authority for municipalities across the state, and we will continue to monitor it closely.

## New Hurricane Shutter Regulation Balances Safety and Aesthetics

As hurricane season begins, residents are reminded of recent updates to the Town Code regarding storm shutters. Shutters may now be installed no earlier than 14 days before, and must be removed no later than 14 days after, a tropical storm or hurricane watch or warning is issued for the Town, with limited exceptions. These changes are intended to balance storm preparedness with community safety and aesthetics. We encourage all residents to plan accordingly and stay informed throughout the season.



## A MESSAGE FROM THE TOWN MANAGER

### Our Seasonal Transition



Each year, Gulf Stream adjusts permitted construction activity to reflect the rhythms of our community. During the winter season—when our population is at its peak and our outdoor spaces are most active—construction hours and activities are intentionally limited to preserve the quiet enjoyment and character of our Town.

Beginning May 1, we enter our off season, and with it a measured easing of construction restrictions. Property owners and contractors may now use construction methods that generate more noise and disruption, and take advantage of outside construction work on Saturdays. These seasonal adjustments are designed to support ongoing investment in our properties while continuing to respect the quality of life that defines Gulf Stream.

While regulations are relaxed during this period, we continue to expect all work to be conducted responsibly and in accordance with Town standards. We encourage contractors and property owners alike to remain mindful of their neighbors and minimize unnecessary disruptions whenever possible.

As the days grow longer and temperatures rise, we welcome this annual shift. It allows progress and preparation for the season ahead, while maintaining the balance that makes our community exceptional.

Thank you for your continued cooperation and commitment to preserving the unique character of Gulf Stream.

Edward (Trey) C. Nazzaro



# Gulf Stream Chronicle

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

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## Upcoming Events at Gulf Stream Town Hall

100 Sea Road

### Town Commission Meetings

9 am the 2nd Friday of each month  
May 8, June 12, July 10

### Architectural Review and Planning Board Meetings

8:30 am the 4th Thursday of each month  
May 28, June 25, July 23

### Town Holidays

(Town Hall Closed)

Memorial Day, May 25  
Juneteenth, June 19  
Independence Day, July 3 (observed)

### Town Hall Meetings

Town Hall meetings are held once monthly on a Wednesday night from 5:30-6:30pm. Dates will be finalized and announced on CivicPlus:



SCAN ME

Be sure to subscribe to regular updates on Town Business by signing up for CivicPlus updates! Scan the QR code above or contact Renee at Town Hall.



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](http://www.gulf-stream.org)

(561) 276-5116

# PUBLIC SAFETY



Photo by Sergeant Nir Mordechay

## New Police Equipment

Over the last few months, the Police Department, with support from the Town Commission and the Civic Association, has been successful in implementing several new less-lethal law enforcement tools to help us prepare for encounters with subjects who may be confrontational, armed, or suffering from a mental health emergency.

As of April 15, 2026, every Gulf Stream Police Officer is now trained to use the BolaWrap System and the PepperBall System. These tools provide officers with additional options during an emergency encounter and ensure that we are prepared to better serve and protect the community.

Additionally, the department has begun using NightRide Night Vision in our police vehicles which allows officers to see through darkness while patrolling or responding to calls for service at night. This is a game changer in our profession.

*"Our Mission is Your Safety"*

Spring 2026



Gulf Stream Police

### Core Values

Professionalism  
Selfless Service  
Accountability  
Commitment  
Innovation



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

## Welcome to Town!

Our coquina stone markers at the entrance to Town and into the Core have been all cleaned up! This effort helps protect these important Town landmarks from weathering, biological growth, and long-term deterioration while maintaining their original character.



Because coquina is a soft, porous stone made up of loosely cemented shell fragments, cleaning it requires a careful and specialized approach to avoid damage or erosion. The markers were gently cleaned using a variety of methods tailored to the specific type of discoloration present, whether from irrigation system staining, mold and mildew, or simply accumulated dirt over time.



The Town partnered with a company experienced in coquina stone care, ensuring the work was done properly while providing hands-on guidance to Town staff. This training will allow our team to continue maintaining the markers with the same level of care in the future.

### 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 Resident Vehicle Decals helps our officers focus their 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. All you need is proof of residency (vehicle registration, driver's license). Please display it on the rear lower left window of your vehicle for quick and easy identification by Law Enforcement.

## Adopt a Gulf Stream Cat!



In 2024 the Town reestablished its TNVR (Trap, spay/Neuter, Vaccinate, Return) program that focused primarily on North County Road.

While feral cats are required to be returned to where they are trapped, stray or younger cats may be placed for adoption under certain circumstances.

If you would like to adopt one of our Gulf Stream cats, contact Town Hall and we will connect you with our non-profit animal partner, Truly All Cats. Find out more at [trulyallcats.org](http://trulyallcats.org)