



Who Represents Fort Pierce?

For residents of Fort Pierce’s District 2 — including South Beach — the debate over growth and development has raised a larger question: Who actually represents them?

At the county level, South Hutchinson Island is within the district represented by St. Lucie County Commissioner Cathy Townsend. Townsend is viewed as a pro developer Commissioner often voting with developers on controversial projects and enjoying vast financial support from builders and developers.

Townsend recently generated controversy over remarks that characterized some constituents as “needy, loudmouths and liars”.

Townsend remains the elected District 5 county commissioner representing South Hutchinson Island.

In Tallahassee, Fort Pierce is represented by Republican State Representative Dana Trabulsy, whose House District 84 includes the area. Trabulsy has become increasingly involved in the Live Local controversy and has challenged the city’s interpretation of the act.

Trabulsy has also discussed pursuing legislative changes addressing problems local governments say have emerged under the law. The Live Local Act itself passed the Legislature with broad support from Democrats and Republicans who saw it as a solution to Florida’s worsening affordable housing situation.

Continued on Page 3

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WWII-Era Ordnance Detonated Off Fort Pierce Beach

A suspected World War II-era munition discovered in the ocean off Fort Pierce was safely destroyed during a controlled underwater detonation Sept. 15.

The object was discovered by diver Luke Neiman while lobster diving with his father and a friend just south of the Fort Pierce Inlet. Neiman said the unusual object caught his attention because it did not appear to be part of the reef. After examining it more closely, he believed it resembled a torpedo.

The discovery was reported to the Florida Fish and Wildlife Conservation Commission, which notified the U.S. Coast Guard, St. Lucie County Sheriff’s Office Bomb Squad and U.S. Navy.

Navy Explosive Ordnance Disposal personnel ultimately conducted the controlled underwater detonation in waters near the 3200 block of South Ocean Drive. County officials advised residents beforehand that the explosion was planned and posed no threat to the public.

The Navy described the object as a suspected World War II-era munition. Officials did not immediately provide additional details about how long the device had been underwater or its exact origin.

Fort Pierce has a rich WWII history including its role as a secret training base for what was originally called “frogmen” later known at Navy Seals.

Note: If you see an unexploded torpedo in the water...don’t touch it.



South Beach Residents Pack Meeting Over Causeway Cove

FORT PIERCE — Hundreds of South Hutchinson Island residents packed the Pelican Yacht Club September 9 for a South Beach Association meeting dominated by concerns over development and the future of the South Beach Overlay District.

The standing-room-only meeting drew an estimated 250 or more residents, demonstrating the growing public interest surrounding development proposed near the entrance to Hutchinson Island.

Much of the discussion centered on Causeway Cove, a proposed mixed-use waterfront development being reviewed under Florida’s Live Local Act. The state law can allow qualifying affordable-housing projects to receive density and height allowances that exceed some existing local zoning restrictions.

Residents expressed concern about the size and scale of the Causeway Cove proposal and questioned how the Live Local Act is being interpreted by the City of Fort Pierce. Particular attention was given to whether the project complies with the city’s Comprehensive Plan,

Continued on Page 5



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Linda saluting the flag in Downtown Fort Pierce

Continued from Page 1

At City Hall, Commissioner Mike Broderick has emerged as one of the most outspoken advocates for South Beach residents challenging large-scale development. Broderick points out that the City of Fort Pierce has no authority over the Causeway Cove project and backs the interpretation by City Planning Director Kevin Freeman

that recognize limited options on the Causeway Cove Plan submitted and approved by the State of Florida. Broderick is more concerned by the line-up of additional developments, such as Boardwalk On The Inlet that are subject to City scrutiny.

Following the September 9 South Beach Association meeting, Broderick told fellow commissioners that hundreds of residents had turned out and were overwhelmingly opposed to mega-developments especially ones that

require removal of the protective South Beach Overlay.

Broadrick has requested an independent outside legal review of the city's administrative approval of the project. "I support Mr. Freeman and his work but residents are asking for a separate legal opinion and I think we owe them that", said Broderick.

District 2's other commissioner is Chris Dzadovsky, elected in a January special-election runoff by only 31 votes despite receiving only 38% of the vote on South Beach. Dzadovsky with heavy support from the Florida Democrat Party, Labor Unions, and developers involved in today's controversy, received 1,311 votes to Jaimebeth Galinis' 1,280, with fewer than 20 percent of eligible District 2 voters participating.

"Elections have consequences", Broderick said.

Then there is City Manager Richard Chess, who is not elected by District 2 — or by anyone. Chess was hired by the City Commission in February 2025 after serving with Broward County Transportation Authority. This is his first job as a City Manager, replacing former City Manager, Nick Mimms, who was removed after being indicted for alleged bid rigging. His appointment came on a 3-2 vote, with Commissioners Curtis Johnson and Arnold Gaines supporting Chess from the beginning while Mayor Linda Hudson and Broderick initially supported then-Acting City Manager, now City Clerk,

Linda Cox.

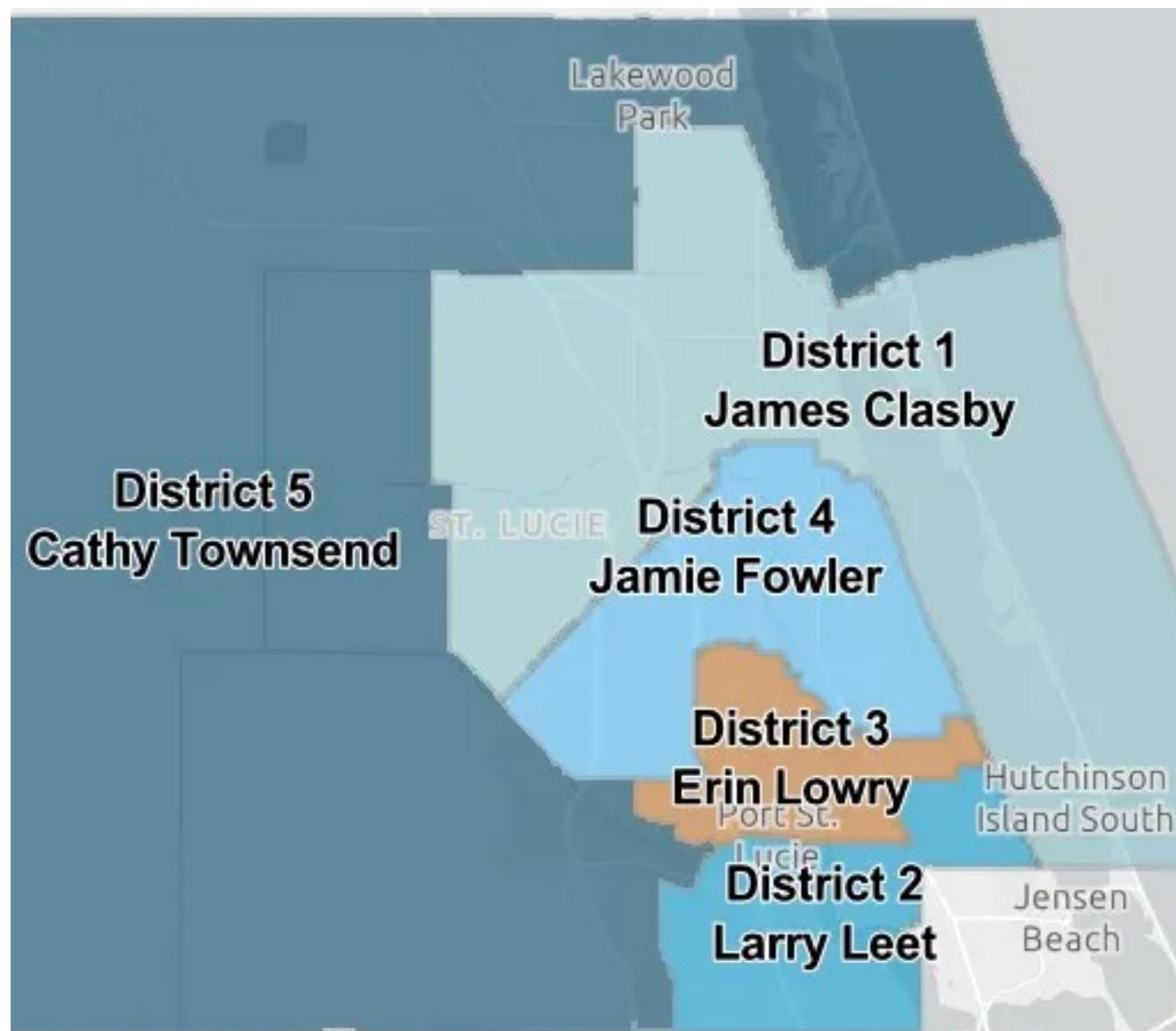
That division matters because Fort Pierce does not elect all commissioners citywide. Commissioners Broderick and Dzadovsky are elected only by District 2 voters, while Commissioners Arnold Gaines and Curtis Johnson Jr. are elected only by District 1 voters. Only the mayor faces voters throughout the entire city.

The system grew out of a 1992 federal voting-rights case challenging the city's former at-large election system. The resulting structure created two districts, including one heavily favoring Black voters, all but guaranteeing two minority Commissioners with no concern for South Beach residents required. The practical result today is unusual: District 1 commissioners participate equally in decisions affecting South Beach, but District 2 residents cannot vote for or against them. Many believe that recent Supreme Court decisions make this arrangement illegal and ripe for a legal challenge.

Mayor Linda Hudson, elected citywide, has frequently joined Broderick on development and governmental issues.

As disputes over Causeway Cove, the South Beach Overlay and future development continue, the question facing residents may be bigger than any single project.

We know who holds the offices but the more important question is: Who actually represents South Beach?





New Mural Brings Island Life to J.C. Park Water Tank

FORT PIERCE — One of Hutchinson Island's most familiar landmarks has received a colorful new look as a large community mural takes shape on the Fort Pierce Utilities Authority water tank at J.C. Park.

The project was approved earlier this year through an agreement between the Fort Pierce Utilities Authority and the Fort Pierce Redevelopment Agency. The FPUA budgeted up to \$60,000 for the artwork, while FPUA agreed to prepare the tank for painting. The public call for artists described the goal as transforming the FPUA-managed tank into “a landmark public art feature” reflecting the character of the surrounding waterfront.

Jaycee Park sits along the Indian River Lagoon and is one of the island's most-used recreational spots, home to a pirate-themed playground, event space, pickleball courts and boat ramp access near Jetty Park. The mural's aquatic theme — sea turtles and other marine life wrapping the tank — was designed specifically to complement that setting, transforming what had been a plain

utility structure into a highly visible piece of public art.

Artist Christian Stanley was identified by FPUA officials as the artist behind the project. Stanley has a local connection of his own: born and raised in Stuart, he's a University of Central Florida graphic design graduate who co-founded C. Stanley Creative with his wife, Jessica, in 2017. He's since painted dozens of murals a year across the country and internationally, known for a signature “dash and dot” style that borders on impressionism to give his subjects depth and vibrant color. His work has appeared at street art festivals from the Space Coast Mural Festival in Cocoa Beach to events in Chicago and Romania, and his largest mural to date tops 8,000 square feet.

At a September meeting, FPUA officials praised the completed work, particularly the sea turtles, and encouraged residents to see the mural in person.

The project falls under the Fort Pierce Redevelopment Agency's broader Mural Program, which has brought new public art to locations across the city, including the Peacock Arts District, as part of an ongoing push to add color and character to Fort Pierce's public spaces.

For Hutchinson Island residents and visitors, the tank now provides something more than a utility function — it has become a colorful welcome to island life.

Seaway Market: South Beach's Neighborhood Grocery Store

FORT PIERCE — For residents and visitors on the Fort Pierce portion of Hutchinson Island, Seaway Market & Deli fills an important niche: a true neighborhood grocery store where shoppers can pick up much more than snacks and drinks.

Located at 1001 Seaway Drive in South Beach, Seaway Market carries fresh produce, meats, cheeses, dairy products, pantry staples, wine, seafood and other everyday grocery items. Recent customer reports also highlight an expanded Boar's Head deli, with made-to-order sandwiches that have become popular for beach days, boating and fishing trips.

The market is especially valuable because shoppers can avoid driving back across the bridge to larger mainland supermarkets. Residents identify Seaway as a grocery store and supermarket, not a convenience stores.

Is it the only grocery store on Hutchinson Island? Not the entire island. You can drive 20 miles south, to visit Village Grocer at Nettles Island serving Jensen Beach, but on Fort Pierce's South



Hutchinson Island, Seaway is the only conventional neighborhood grocery market offering a broad range of food staples.

For South Beach residents, that makes Seaway Market more than a convenience—it is an island essential.

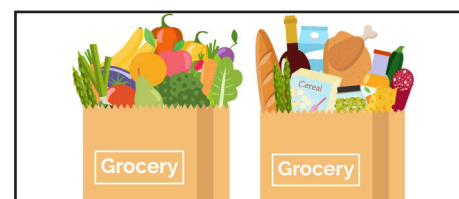




Photo from Fort Pierce 'Live Local' Meeting

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Our Future.*

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407 Hotel Rooms MAJOR CONGESTION	54 Residential Units HIGHER DENSITY
218 Boat Slips ENVIRONMENTAL IMPACTS	20,000 sq ft Event Center INFRASTRUCTURE STRAIN
	900+ Parking Spaces SUBSTANTIAL IMPACTS

Continued from Page 1.

existing zoning and the South Beach Overlay regulations intended to guide development on the island.

The Association also called for an independent legal review of the City Planning Department’s administrative approval of the project.

The impact of the meeting quickly carried over to City Hall.

At the September 14 Fort Pierce City Commission meeting, commissioners discussed the South Beach gathering and acknowledged the strong turnout and opposition expressed by residents.

A proposal was made to obtain an outside land-use legal opinion reviewing the Planning Department’s decision and its consistency with city zoning. Commissioners also addressed potential changes to the South Beach Overlay, as a related issue.

For South Beach residents, the September 9 meeting sent a clear message: development decisions affecting Hutchinson Island have captured the community’s attention, and residents intend to remain actively involved as those decisions move forward.

WHAT’S AT RISK?

Our coastal beauty	Wildlife & water quality	More traffic & congestion	Our neighborhoods & quality of life	Loss of local control
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THE OVERLAY MATTERS
45 FEET MAX HEIGHT | 8 UNITS PER ACRE
Let’s keep these protections in place.

IT’S TIME FOR ACTION

SHOW UP Attend City Commission meetings.	SPEAK UP Share your concerns. Be part of the record.	STAY ENGAGED Help protect our community.
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34949 DINING GUIDE

Your go-to guide for dining across South Hutchinson Island

PIZZA / ITALIAN / SUBS

Casa Pasta	100 S Second Street, Ste 121
Angelina's Pizzeria e Ristorante	1126 Colonnades Dr.
Lorenzos	222 Orange Ave
Goodfellas	825 Seaway Drive
Piehole	2510 S Ocean Drive
NYC Subs	835 Seaway Drive

MEXICAN

Puerto Vallarta	1007 Seaway Drive
Casa Azteca	101 N Second Street
Pueblo Viejo	1301 S US Highway 1
Taco Dive	208 N Second Street

SEAFOOD & STEAKS

12A Buoy	22 Fishermans Wharf
The Fort	100 S 2nd Street

CASUAL BARS & GRILLS

2nd Street Bistro	122 N Second Street
Hurricane Grill and Wings	2017 Seaway Drive
Thirsty Turtle	108 N Second Street
Pickled Restaurant & Bourbon Bar	201 N Second Street
Locohana Tropical Grill	835 Seaway Drive

WATERFRONT DINING

Manatee Island	1640 Seaway Drive
Cobbs Landing	200 N Indian River Drive
Island Beach Bar / Dune Bar	110 S Ocean Drive
Square Grouper Tiki Bar	1920 Seaway Drive

SUSHI (THAI / JAPANESE)

Wasabi Thai Sushi	217 Orange Ave
Wu Hibachi Express	2331 S US Highway 1
Kame	211 Avenue A
Thai Pepper	224 Orange Ave

Know a Hutchinson Island restaurant we should feature? Email 34949news@gmail.com

Restaurant Review: Archie’s Seabreeze — An Island Original

Some restaurants are remembered for the meal. Others are remembered for the place. Archie’s Seabreeze on Hutchinson Island manages to be a little of both.

Located at 401 South Ocean Drive, just across A1A from the beach, Archie’s is one of Fort Pierce’s longtime island landmarks. Its roots date to 1947, and decades later it still looks and feels like the kind of casual Florida beach bar that is becoming increasingly hard to find.

Colorful tables, palm trees, weathered signs and an open-air atmosphere immediately tell you this is not fine dining—and it has no intention of becoming fine dining. Come in shorts and flip-flops, find a table, order something cold and enjoy the island.

The menu concentrates on familiar beach-bar favorites: burgers, wings, sandwiches, fried seafood and casual appetizers. The Archie Burger remains one of the dishes most frequently associated with the restaurant, while seafood baskets and fish sandwiches fit naturally with a day spent near the ocean. Live music is also a regular part



of the Archie’s experience.

Archie’s greatest attraction, however, may be its personality. Visitors, longtime island residents, bikers and beachgoers have mixed here for generations. It is casual, slightly quirky and unmistakably Fort Pierce.

Online reviews are mixed on individual meals and service, particularly during busy periods, but the restaurant continues to draw a loyal following; Tripadvisor currently lists nearly 1,000 reviews.

For someone trying to experience old Florida on Hutchinson Island, Archie’s remains a place worth knowing.

34949 News Review: Come for a burger and a cold drink. Stay for the people-watching, music and one-of-a-kind island atmosphere.



**Bartender of
The Month
Caitlin “Cat”
Richardson**

For nearly a decade, Caitlin “Cat” Richardson has been behind the bar, creating drinks, making connections and collecting plenty of stories along the way. Originally from West Palm Beach, Cat has been bartending for almost 10 years — and for nearly six of those years, she has called Cobb’s Landing home.

Cat first got into bartending after being hired at a gastropub. What started as a job quickly became a career she genuinely enjoyed. When asked what got her into bartending she said “I started learning how to make craft cocktails, and I loved it!”

After almost six years at Cobb’s, it’s clear that the people and atmosphere are a big part of what keeps her there. When asked what she enjoys most about bartending at Cobbs Landing, her answer was simple. “The relationships I have developed over the years; whether it be customers or coworkers. I absolutely love connecting with people and sharing joy from behind the bar.” At Cobb’s, Cat enjoys more



than just serving drinks. She loves the beautiful waterfront views, the high energy of downtown and, perhaps most importantly, all the dogs she gets to pet on a regular basis.

When it comes to making drinks, Cat keeps things simple, especially when it comes to one particular piece of bar equipment. When questioned about what her favorite drink to make is she jokingly answered with “Anything that doesn’t involve the blender!”

One thing customers might be

surprised to learn about Cat? Before bartending, she was a paralegal. “I hated it, honestly,” she admits. Bartending has given Cat something she clearly values: the opportunity to meet people from all walks of life, hear their stories and learn something new from almost every person who walks through the door. Her favorite part of the job is “mostly the social aspect,” along with the flexibility of being able to make her own schedule.



And when she isn’t working? Cat says you really can’t beat Cobb’s — although Square Grouper comes in as a close second. And yes, Cat has a hidden talent, too: she can actually play the harmonica!

From craft cocktails to lifelong friendships, Caitlin “Cat” Richardson is a bartender who clearly understands that the best part of the job isn’t always what’s in the glass, it’s the people on the other side of the bar.

34949 DINING GUIDE



**Archie’s
Seabreeze
401 Seaway Dr.**



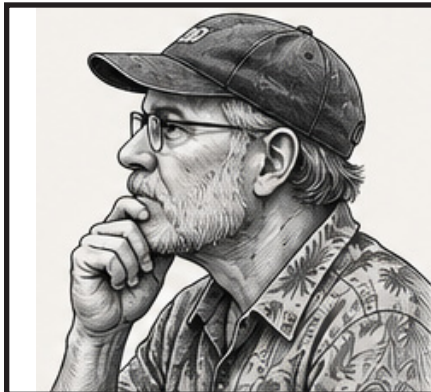
**The Wet
Whistle
601 Seaway Dr.**



**Chuck’s
Seafood
822 Seaway Dr.**



**On The Edge
Bar & Grill
1136 Seaway Dr.**



Charlie Wilson Editorial

What is Amendment Three?

Confused on Amendment 3? Well you are not alone and with all the misinformation being tossed about it is no wonder. So, 34949 News decided to give both views. Here is a balanced point-counterpoint package.

What Is Amendment 3?

Amendment 3 would raise the non-school homestead exemption to \$150,000 in 2027 and \$250,000 in 2028, lower the annual assessment-growth cap on non-homestead property from 10% to 5%, and impose additional rules on local property-tax use. It requires a vote of 60% on November 3rd to become law.

Amendment 3 does not guarantee a reduction in property taxes but does offer an “opportunity” for a reduction. Nor does Amendment 3 guarantee a reduction in services. That decision will be up to local Commissions, Councils and Districts.

POINT: Vote Yes — Florida Homeowners Need Property Tax Relief

Florida homeowners have watched the value of their homes — and the cost of owning them — rise dramatically. Amendment 3 offers voters an opportunity to provide meaningful property-tax relief and put stronger protections into the Florida Constitution.

The proposal would increase the homestead exemption for taxes other than school taxes to \$150,000 in 2027 and \$250,000 in 2028. School property taxes would not be affected. Beginning in 2029, the exemption would also be adjusted for inflation. That matters to

homeowners, particularly retirees and people living on fixed incomes. A family that purchased its home years ago may have seen the property become far more valuable without experiencing a comparable increase in income. Property taxes, insurance, utilities and maintenance costs can make remaining in that home increasingly difficult.

Supporters also argue that Florida's growing property-tax collections demonstrate that local governments have room to tighten their budgets. Florida TaxWatch reports that statewide property-tax levies have increased nearly 40 percent in just three years and have more than doubled during the past decade.

Amendment 3 would also reduce the annual assessment-growth cap on non-homestead properties from 10 percent to 5 percent, providing additional protection for businesses, rental properties and other property owners.

Local governments will understandably argue that they need adequate revenue for police, fire protection, roads and other services. But taxpayers have a legitimate question as well: At what point should rapidly increasing property values produce lower tax burdens instead of continually increasing government revenue?

Florida homeowners do not receive a larger paycheck simply because their house increased in value. Amendment 3 gives voters an opportunity to say that homeownership should remain affordable and that government should live within reasonable limits while protecting essential services.

For homeowners struggling with Florida's increasing cost of living, Amendment 3 represents substantial and lasting property-tax relief.

Other methods of raising revenue allow Florida residents to choose if they want to spend but Property taxes give

that choice to others. If things get tight and you are on a fixed income you can decide not to buy that television set but if you don't pay your property taxes they will take your house.

When the Homestead exemption was first started in the 1930's it was set at \$5,000. At that time the average home for a full time Florida resident was \$5,000 so the Homestead exemption covered 100% of the tax for the average senior or family. The current \$50,000 exemption is just 12% of the average homes value.

Passage of Amendment 3 is not a radical proposition. It is a correction. Tax collection is not the problem. Tax Spending is the problem and without Amendment 3 there is no end in sight.

COUNTERPOINT: Vote No — Tax Relief Should Not Jeopardize Local Services

Property-tax relief is appealing, but Amendment 3 could create consequences far beyond a homeowner's annual tax bill. The amendment would substantially reduce the amount of property value available for taxation by counties, cities and special districts. Those dollars currently help support sheriff's departments, police and fire protection, emergency services, roads, parks, drainage and other services residents expect from local government. Organizations representing counties, cities, sheriffs, firefighters and law-enforcement officers have opposed the amendment or raised significant concerns about its financial impact. The central problem is that reducing one taxpayer's property-tax burden does not necessarily reduce the cost of providing government services.

If revenues decline but residents continue demanding the same level of police protection, fire rescue, road maintenance and other services, local governments could respond by cutting services, increasing millage rates where permitted, raising fees or finding other sources of revenue.

Critics also argue that exemptions can shift tax burdens rather than eliminate them. Renters do not receive a homestead exemption directly, while businesses and owners of investment property could face pressure from higher tax rates or other charges.

Florida TaxWatch has cautioned that Florida's existing system already creates significant differences between long-

term homestead property and other property.

There is also a question of local control. Florida's communities are different. A growing county facing demands for new roads, fire stations and law-enforcement personnel has different needs from a smaller community with little population growth.

Property-tax reform may be needed, but major constitutional changes should balance tax savings against the cost of maintaining essential services. Voters should therefore consider not simply how much they might save on their tax bill, but how their community would replace the revenue Amendment 3 removes.

October Brings Full Lineup to Fort Pierce's Sunrise Theatre

FORT PIERCE — The historic Sunrise Theatre in downtown Fort Pierce will offer a busy October schedule featuring music, comedy and a little Halloween-season star power.

The month begins Oct. 10 with Toast: The Best of Bread, a tribute to the soft-rock favorites of the 1970s. That same evening, comedian Dean Napolitano takes the stage in the theatre's more intimate Black Box venue.

On Oct. 11, movie fans can attend Behind the Scream: A Live Conversation with David Arquette, featuring the actor best known for his role in the popular Scream film series.

Comedy and storytelling return Oct. 23 when Garrison Keillor and Erica Rhodes perform, followed Oct. 24 by comedian Bear Webb in the Black Box.

The month closes Oct. 30 with Golden Girls: The Laughs Continue, a stage comedy inspired by the popular television series.

The 1,200-seat Sunrise Theatre, located at 117 S. Second Street, has served as a downtown Fort Pierce entertainment landmark since 1923. The city-owned venue came under management by VenuWorks this year, with plans to expand national touring acts and other programming.

LETTERS TO THE EDITOR

We want to hear from you, 34949.

Have an opinion on what's happening on Hutchinson Island or in Fort Pierce? Whether it's development, local government, or community life, 34949 News welcomes letters from residents for publication in future editions.

SUBMISSION GUIDELINES

- 300 words or fewer
- Include your full name and neighborhood
- May be edited for length and clarity
- Subject to editor approval

Send letters to:

34949news@gmail.com

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YOUR VOICE.
YOUR ISLAND.
YOUR NEWSPAPER.



DATE	EVENT	TIME	LOCATION	DETAILS
Oct. 2	Friday Fest	5:30–8:30 PM	Marina Square	Food vendors, arts & crafts, activities and live entertainment.
Oct. 4	Game On! Run Hutchinson Island Half Marathon & 10K	6:15 & 6:45 AM	Causeway Cove Marina	Half marathon and 10K featuring Hutchinson Island and the waterfront.
Oct. 9	Treasure Coast Oktoberfest – Pirate Rocktoberfest	2–9 PM	Causeway Cove Marina	Pirate-themed kickoff, live music, food, beer and activities.
Oct. 10	Treasure Coast Oktoberfest	12–9 PM	Causeway Cove Marina	Flag parade, keg tapping, K9 demonstrations, KidZone, car show and live music.
Oct. 11	Treasure Coast Oktoberfest	12–6 PM	Causeway Cove Marina	Veterans & First Responders Day, live music, flag parade, KidZone and car show.
Oct. 16	Coffee with the Mayor	8–9 AM	Fort Pierce Yacht Club	Community discussion with Mayor Linda Hudson and local businesses.
Oct. 17	2nd Annual Trunk or Treat	5–9 PM	Causeway Cove Marina	Halloween trunk-or-treat event for the whole family.
Oct. 17	Ghosts of Fort Pierce Past	12–2:30 PM	Downtown Fort Pierce	Historic walking tours featuring costumed characters and local history.
Oct. 18	Ghosts of Fort Pierce Past	Evening	Downtown Fort Pierce	Historic walking tours including Edgartown Pioneer and Cantown Pioneer tours.
Oct. 21	Ghosts of Fort Pierce Past	5:30–7:30 PM	Downtown Fort Pierce	Florida history walking tours.
Oct. 22	Ghosts of Fort Pierce Past	5:30–7:30 PM	Downtown Fort Pierce	Florida Land Boom and Untamed Coast walking tours.
Oct. 24	Indian River Lagoon Science Festival	10 AM–3 PM	Museum Pointe Park	FREE family event with 50+ exhibitors, STEAM activities, food trucks and free museum admission.
Oct. 24	Loaves & Fishes Volunteer Appreciation Dinner	12:30–3 PM	Aquanique Ocean Club	Annual volunteer appreciation event.

SUNRISE THEATRE

OCTOBER 2026 EVENT LINEUP

DATE	EVENT	TIME
Oct. 10	Toast: The Best of Bread	7:00 PM
Oct. 10	Comedy Corner – Dean Napolitano	8:00 PM
Oct. 11	SCREAM: 30th Anniversary Screening with David Arquette	7:00 PM
Oct. 23	Garrison Keillor & Erica Rhodes	8:00 PM
Oct. 24	Comedy Corner – Bear Webb	8:00 PM
Oct. 30	Golden Girls: The Laughs Continue	7:00 PM

Sunrise Theatre • 117 S. Second Street, Fort Pierce • Downtown Fort Pierce since 1923



The 4th Annual Pelican Yacht Club Turkey Trot 5K will take place on Thanksgiving morning, 2026! Pelican Yacht Club is once again opening its doors to the public in this event to support Jaycee Park and our running community. This race has sold out for the last two years, and will sell out again at 750 participants in 2026! Please take this opportunity to start your morning off right, with a trot and toast (drinks and snacks to be provided) at the Pelican Yacht Club. During the race, runners will experience the beauty of South Hutchinson Island as they trot through eclectic neighborhoods before

getting to Ocean Boulevard. Runners will jog the jetty before heading back to the Pelican Yacht Club where the race will wrap up in plenty of time to get ready for Thanksgiving dinner! The Pelican Turkey Trot will not only rev up your appetite for Thanksgiving, but will also provide support for our community's beloved Jaycee Park!

Pelican Yacht Club Turkey Trot 5K
Price: \$45
Time: 7:15AM EST
Price increases after November 22, 2026 at 11:59pm EST

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Fort Pierce, FL. 34949



Alyssa Aultman
Coordinator &
Sales Associate



Turtle Season Wrap-Up

The season may be winding down, but the turtles aren't finished yet.

What Treasure Coast beachgoers need to know:

Sea turtle nesting activity may begin to slow down as fall arrives on the Treasure Coast, but it is still critical for local beachgoers to be courteous of the nesting females and emerging hatchlings. The nesting season in St. Lucie County officially continues through November 15th, so it is imperative that residents and visitors continue practicing turtle-friendly beach behavior.

In order to keep the baby sea turtles safe, it is important to keep the beaches dark. Artificial light can be one of the biggest threats to hatchlings. Instinctively, baby turtles move toward the brightest open horizon. Lights from homes, businesses and parking lots can easily confuse them and send

them away from the water, critically affecting their rate of survival. Certain turtle-friendly lights are required by law for beachfront homes and business establishments.

Aside from having appropriate lighting, it is important to have common courtesy for our beautiful beaches. Essentially, leave it better than you found it. When wrapping up your session, be sure to take all items and trash with you. Leaving beach belongings and litter behind can create deadly obstacles for tiny hatchlings. Also, be sure to fill in all holes in the sand. Even the smallest hole can become a trap for these hatchlings, and they may not be able to maneuver their way out.

If you happen to see a nesting turtle, give them their space. Florida's Fish and Wildlife Conservation Commission advises that people stay at least 50 feet away from a nesting turtle. If her behavior changes in any way, you may be too close.

As we near the end of turtle nesting season, remember to respect the space we share with these beautiful creatures.

Salty's Water Sports

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Hutchinson Island Real Estate Report Sales Slow, But Island Properties Continue to Move

FORT PIERCE — Residential real estate in ZIP code 34949 remained active during August, although prices and the number of sales continued to show signs of a softer market.

Redfin reported 86 residential sales in 34949 during August 2026, down 18.4 percent from 106 sales during the same period last year. Its median sale price was approximately \$350,000, down 18.6 percent from a year earlier. Homes were taking a median of about 115 days to sell.

Realtor.com, using a somewhat

different database and methodology, reported an August median sold price of \$387,500 and a median asking price of \$470,500. The service listed 272 homes for sale in the ZIP code and reported that properties were selling for about 93 percent of asking price.

August sales demonstrated just how wide the Hutchinson Island market has become.

At the upper end, an oceanfront home at 422 S. Ocean Drive sold Aug. 28 for \$2.78 million. The four-story residence contains 4,433 square feet with three bedrooms and 3½ baths.

Other August sales included 1560 Island Cove Road for \$725,000, 1529 Thumb Point Drive for \$562,500, 223 River Walk #12 for \$475,000, and a Harbour Isle condominium at 11 Harbour Isle Drive W #206 for \$380,000.

Smaller condominiums continued to offer lower-priced entry points. A one-bedroom unit at 1200 Colonnades Drive sold for \$100,000, while a two-bedroom Ocean Village unit at 2400 S. Ocean Drive sold for \$195,000.

The numbers suggest buyers currently have more negotiating room, but Hutchinson Island continues to attract buyers across a remarkably broad range of prices.

RECENT HOME SALES — ZIP 34949

(closings, Jul–Sept 2026)

ADDRESS	PRICE	BD/BA	SQ FT	SOLD
422 S Ocean Dr	\$2,780,000	3 / 3.5	4,433	Aug 28
123 Queen Ann Ct	\$1,900,000	4 / 3.5	2,827	Aug 26
3000 N Hwy A1A #PHB	\$930,000	3 / 3	2,164	Jul 30
2024 Windward Dr	\$770,000	3 / 3	1,978	Aug 4
1560 Island Cove Rd	\$725,000	3 / 3	1,517	Aug 14
1020 Windward Dr #3204	\$620,000	2 / 2	1,372	Aug 13
2451 S Ocean Dr	\$610,000	4 / 3.5	3,461	Aug 5
4949 N Hwy A1A Apt 161	\$575,000	3 / 4	2,455	Aug 31
1529 Thumb Point Dr	\$562,500	2 / 2	1,374	Aug 14
3268 Lakeshore Dr	\$450,000	3 / 2	1,586	Aug 4
25 Harbour Isle Dr W #205	\$410,000	2 / 2	1,989	Aug 26
11 Harbour Isle Dr W #206	\$380,000	2 / 2	1,989	Aug 28
3212 S Lakeview Cir #10205	\$285,000	2 / 2	1,305	Jul 24
2400 S Ocean Dr #5425	\$195,000	1 / 1	678	Aug 25
1200 Colonnades Dr #102	\$100,000	1 / 1	468	—

Source: Redfin, Zillow — public closing records

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422 S. Ocean Drive — This 4,433-square-foot oceanfront home on Hutchinson Island sold Aug. 28 for \$2.78 million. The three-bedroom residence features multiple balconies, rooftop entertaining space and private beach access. Photo courtesy of listing/MLS.



Updated sign in the front of Ocean Village on A1A.

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