



FORT PIERCE
SOUTH BEACH
ASSOCIATION

IT'S TIME FOR ACTION



SHOW UP
Be present.



SPEAK UP
Share your voice.



STAY ENGAGED
Help protect
our community.

*Preserve
Our Character*

*Protect
Our Beaches*

*Keep Decisions
Local*

**Important decisions about
our island are being made.**

Your voice matters. Attend upcoming
Fort Pierce City Commission meetings
and let our elected officials know
what's important to you.

SOUTH BEACH ASSOCIATION · COMMUNITY MEETING

Protect South Beach

Your voice. Our island.

Our Island. Our Home. Our Future.

Protect the Overlay! Keep our island the way we love it.

Make your voice heard

01 Speak at a City Commission meeting

City Commissioners Chamber, 100 N. U.S. Highway 1, Fort Pierce, FL 34950. 1st and 3rd Monday at 5:05 pm; 2nd Monday at 9:00 am. You get 3 minutes. Be respectful: meetings are on TV and streamed live on the City's website.

02 Not a public speaker?

Meet a Commissioner during office hours. Call 772-467-3065 to book.

03 Can't make office hours?

Email your thoughts directly to a Commissioner.

Fort Pierce City Commissioners

COMMISSIONER	EMAIL / PHONE	OFFICE HOURS
Linda Hudson Mayor	lhudson@cityoffortpierce.com 772-467-3065	
Curtis Johnson Jr. District 1	cjohnson@cityoffortpierce.com 772-467-3065	Wednesdays 10:00 am to 1:00 pm
Arnold Gaines District 1	againes@cityoffortpierce.com 772-467-3021	Wednesdays 9:00 am to noon
Michael Broderick District 2	mbroderick@cityoffortpierce.com 772-467-3065	Wednesdays 10:00 am to noon
Chris Dzadovsky District 2	cdzadovsky@cityoffortpierce.com 772-467-3065	Wednesdays 10:00 am to noon

Suggested talking points:

1. The Causeway Cove proposed project has Five towers from 11 to 17 stories this would stand far above the 45-foot height limit.
2. The City Commissioners should have engaged outside Counsel to fight this project
3. The South Beach Overlay exists to keep our low-density “Tropical Village by the Sea” character.
4. Large projects deserve a public hearing, not approval without one.

WHAT IS AT STAKE ON THE ISLAND



8 Units/Acre

OVERLAY DENSITY

45 feet

OVERLAY HEIGHT LIMIT

SOUTH BEACH OVERLAY DISTRICT

Protects island character. Generally 8 dwelling units per acre maximum, buildings 28 to 45 feet, certain multifamily and commercial buildings limited to 4 stories.

LIVE LOCAL ACT (SB 102, 2023)

Let's qualify projects with 40% of units affordable (up to 120% AMI, 30 years) win administrative approval without a public zoning hearing, with possible height and density allowances.

CAUSEWAY COVE, 601 SEAWAY DRIVE

Five buildings, 11 to 17 stories; 913 condos and apartments, at least 366 (40%) affordable for 30 years; two hotels with 407 rooms; 72,000+ sq ft of retail; 218 marina slips. Construction could begin late 2026, completion by 2035.

BOARDWALK ON THE INLET

About 4.8 acres on Seaway Drive between Square Grouper and Manatee Island Bar & Grill, now a gravel lot. About 175 hotel rooms in two buildings, about 54 residences, restaurants, retail, event space and a promenade. Under city review, no final approval reported.

JOIN US. THREE WAYS TO ACT TODAY



The island stays “a tropical village by the sea” because neighbors show up.



**Scan to Join the Fort
Pierce South Beach
Association**



Scan here to donate
Supports the Protect
the Overlay Fund.



**Scan here to
Visit our site and
learn more**

Remember – The Overlay Key Principles

- Helps protect Our Island from excessive building height and density.
- Provides additional development standards for residential and commercial projects.
- Helps preserve the island's small-community atmosphere.
- Supports balancing economic development with neighborhood preservation.

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