



Sent 09/26/2025 via certified and Email to 100 N. U.S. Highway 1 Fort Pierce, FL 34950, citymanager_dl@cityoffortpierce.com, and LHudson@cityoffortpierce.com

Dear Mr. Richard D. Chess and Mrs. Linda Hudson,

I hope this letter finds you well. I am writing on behalf of Crabby's Dockside, a valued tenant in one of the City of Fort Pierce's properties. Five years ago, we invested over \$4,000,000 in the redevelopment and construction of our new restaurant and dockside facility, demonstrating our deep commitment to revitalizing the waterfront and contributing to the economic vitality of our community. Despite this substantial investment, we continue to face significant challenges that have made it difficult to achieve profitability and sustain long-term operations in the current environment.

To address these hurdles and provide our business with the breathing room needed to thrive, we are formally requesting a rent abatement for a period of 18 months. This temporary relief would allow us to stabilize our finances while the City works to resolve several persistent issues directly impacting our operations and the broader area. These challenges include:

1. **Homelessness:** The ongoing issues with homelessness in the vicinity of our restaurant and the adjacent marina have created safety concerns and deterred customers, negatively affecting foot traffic and the overall ambiance of the waterfront. This clearly keeps customers away.
2. **Parking Challenges:** The parking lot serving our property is frequently at capacity, making it exceedingly difficult for patrons to access our business and discouraging potential visitors from dining with us. Our customers tell us parking downtown is hard and the lot is often full, even when the two restaurants in the Marina are not.
3. **Kings Landing Project Delays:** The prolonged stalling and recent changes in the Kings Landing development project—originally slated to drive complementary growth and tourism—have limited the influx of visitors and economic synergy in our area, further hampering our revenue potential. At the time of our investment, we were led to believe that this project would be in development alongside our development. This has seriously impacted our expected visitor count.
4. **Community Relations:** We have faced unwarranted hostility from some community members regarding our presence as a new business, including negative perceptions amplified on social media and in local print media about "outside investors" coming into the City. This is particularly disheartening given that many of our investors reside in or hail from St. Lucie County, underscoring our strong local ties and dedication to the region's success.
- 5.

Compounding these operational difficulties are unexpected financial burdens from three years of uncommunicated ad valorem taxes, which our controller inquired about over a year ago and was assured were resolved. The sudden imposition of these taxes appears to stem from City oversight and places an



undue strain on our resources, especially amid broader concerns about municipal fiscal management. We respectfully request that these taxes be waived or removed to alleviate this inequity.

We are confident that this rent abatement would not only bolster our establishment but also align with the City's goals of fostering a vibrant, welcoming downtown and marina district. By partnering on these solutions, we can ensure Crabby's Docksides remains a cornerstone of Fort Pierce's waterfront revival. We sincerely appreciate your attention to this urgent matter and look forward to your positive response and an opportunity to discuss further.

Thank you for your understanding and continued support.

Sincerely,

Greg Powers
CEO & Co-Founder
Beachside Hospitality Group – Crabby's Docksides Fort Pierce