



February 18, 2026

Mayor Linda Hudson
City Commission

City of Fort Pierce
100 North U.S. 1
Fort Pierce, FL 34950

RE: Crabby's Dockside Fort Pierce – Timeline and Request for Clarification of Public Record

Dear Mayor and Commissioners,

We are writing to provide a complete and accurate timeline regarding the closure of Crabby's Dockside at the Fort Pierce City Marina, as recent public discussion suggests that key facts leading up to this outcome may not have been fully conveyed to you.

Beachside Hospitality Group entered this project as both developer and operator, investing more than \$4 million to demolish the prior structure and construct a new, two-story waterfront restaurant intended to serve as a long-term anchor and economic driver for the marina district.

On July 25, 2025, the company received notice indicating that ad valorem taxes were due for prior years. This was the first billing the company had received reflecting those amounts as due. Following receipt of that notice, the company undertook an internal financial review to reconcile the newly presented obligations, evaluate their impact, and determine whether the matter could be addressed operationally before requesting City involvement. When it became clear that the issue required coordination with the City, we initiated formal outreach to City administration.

In response, on September 26, 2025, we formally requested a meeting with the City Manager to discuss these matters and explore solutions, including temporary rent abatement, that would allow the business to stabilize while continuing to operate and employ local residents.

Although our request emphasized urgency, a meeting was not scheduled until November 19, 2025, approximately seven weeks later. That meeting was requested by the City Manager but was not attended by him. Instead, it was conducted by the Assistant City Manager and other City representatives. During that discussion, we made clear that without some form of support or adjustment, the restaurant would not be able to continue operating. City representatives asked that we prepare a detailed plan outlining both the operational steps we would take and the specific relief being requested so that it could be reviewed by the City Manager.

Acting in good faith and under the assumption that discussions were ongoing, we assembled and delivered a detailed proposal packet on December 29, 2025 outlining our investment, operational realities, and a request for temporary relief designed to preserve the restaurant and its workforce.

We did not receive a substantive response to that proposal.

Instead, on January 30, 2026, the City issued a formal Notice to Cure demanding payment within ten business days. This escalation occurred without further dialogue regarding the proposal or the concerns that had been raised over the preceding months.

Faced with the absence of a negotiated path forward and the financial realities of the location, the company made the difficult decision to begin an orderly wind-down of operations in February 2026.

This outcome was never our objective. We repeatedly sought collaboration to address issues affecting the viability of the restaurant and to preserve what we believed to be a shared investment in the success of the waterfront. Unfortunately, the level of administrative engagement necessary to reach a workable solution did not occur.

We remain proud of the contributions made by Crabby's Dockside, including local employment, community partnerships, and continued activation of the marina, and we appreciate your time in reviewing this information so that the full context is understood.

We are available to answer any questions you may have.

Respectfully,
Greg Powers
CEO & Co-Founder
Beachside Hospitality Group

Summary Timeline of Communications with City Administration

- **July 25, 2025** – Beachside Hospitality Group received notice of ad valorem taxes due for prior years. This was the first billing the company had received reflecting those amounts as payable.
- **July–September 2025** – Company conducted an internal financial review to reconcile the newly presented obligations, assess operational impact, and evaluate whether the matter could be addressed internally.
- **September 26, 2025** – Formal written request sent to the City Manager seeking a meeting to discuss financial impacts and explore potential solutions, including temporary rent relief.
- **November 19, 2025** – Meeting held at the City’s request, approximately seven weeks after the initial outreach. The meeting was conducted with the Assistant City Manager; the City Manager did not attend.
- **December 29, 2025** – Beachside Hospitality Group submitted a comprehensive proposal packet, prepared at the City’s direction, outlining investment in the project, operational challenges, and a request for temporary rent abatement intended to preserve continued operations.
- **January 30, 2026** – City issued a formal Notice to Cure requiring payment within ten business days.
- **February 5, 2026** – Notice to Cure received by Beachside Hospitality Group.
- **February 2026** – After evaluating the absence of a negotiated resolution, the company made the decision to begin an orderly wind-down of operations.
- **February 15, 2026** – Crabby’s Dockside Fort Pierce ceased operations.

Greg Powers

From: Charlie Cassino
Sent: Friday, November 14, 2025 11:08 AM
To: Carla Clarke
Cc: Eddie Wright; Brent Burchett; Gary Hardie; Lisa Smithson; Greg Powers
Subject: RE: Crabbys Dockside Fort Pierce - Letter of importance

Good morning,

I have forwarded this to our officers and included them here in this thread.
Thank you.

Charlie Cassino | Accounting & Administration
CharlieC@bshgrp.com (727) 277-0162



From: Carla Clarke <cclarke@cityoffortpierce.com>
Sent: Friday, November 14, 2025 11:05 AM
To: Charlie Cassino <charliec@bshgrp.com>
Subject: Fw: Crabbys Dockside Fort Pierce - Letter of importance

Good morning Mr. Cassino,
The City Manager has scheduled time on **November 19, 2025, at 3:30 p.m.** to hold a discussion and address the concerns of Mr. Powers. If this time works with your schedule, please accept the calendar invite sent via email or contact me at **(772) 465-4170** to confirm your availability.

Thank You & Have a great day!
Carla

Carla Clarke | Administrative Assistant to the City Manager
City of Fort Pierce • 100 North U.S. 1 Fort Pierce, FL 34950
772.467.4170



"To provide community leadership, quality public service, and a safe environment for all citizens, by an empowered team of employees motivated by pride in themselves and their work."



From: Carla Clarke <cclarke@cityoffortpierce.com>

Sent: Thursday, November 13, 2025 2:43 PM

To: office@bshgrp.com <office@bshgrp.com>

Cc: Richard Chess <rchess@cityoffortpierce.com>; Jennifer Robinson <jrobinson@cityoffortpierce.com>

Subject: Re: Crabbys Dockside Fort Pierce - Letter of importance

Good afternoon Mr. Powers,

The City Manager has scheduled time on **November 19, 2025, at 3:30 p.m.** to hold a discussion and address your concerns. If this time works with your schedule, please accept the calendar invite sent via email or contact me at **(772) 465-4170** to confirm your availability.

Thank You & Have a great day!

Carla

Carla Clarke | Administrative Assistant to the City Manager

City of Fort Pierce • 100 North U.S. 1 Fort Pierce, FL 34950

772.467.4170



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From: Richard Chess <rchess@cityoffortpierce.com>

Sent: Thursday, November 13, 2025 11:14 AM

To: Carla Clarke <cclarke@cityoffortpierce.com>

Subject: Fw: Crabbys Dockside Fort Pierce - Letter of importance

Carla,

Please see the email below and contact Mr. Powers to schedule a meeting regarding Crabbys Dockside. Include Johnna Morris, Dean Kubitschek, Shyanne Harnage, DeVoshay Johnson, and me. Thank you.

Richard D. Chess, MBA | City Manager

City of Fort Pierce • 100 North U.S. 1 Fort Pierce, FL 34950

772.465.4170



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From: Richard Chess <rches@cityoffortpier.com>
Sent: Friday, September 26, 2025 5:02 PM
To: Office <office@bshgrp.com>; City Manager <citymanager_dl@cityoffortpier.com>; Linda Hudson <LHudson@cityoffortpier.com>
Subject: Re: Crabbys Dockside Fort Pierce - Letter of importance

Mr. Powers,

I acknowledge receipt of your request and will respond after conducting the necessary internal discussions. Thank you for your patience.

Richard D. Chess, MBA | City Manager

City of Fort Pierce • 100 North U.S. 1 Fort Pierce, FL 34950

772.465.4170



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From: Office <office@bshgrp.com>
Sent: Friday, September 26, 2025 3:12 PM
To: City Manager <citymanager_dl@cityoffortpierce.com>; Linda Hudson <LHudson@cityoffortpierce.com>
Subject: Crabbys Dockside Fort Pierce - Letter of importance

Some people who received this message don't often get email from office@bshgrp.com. [Learn why this is important](#)

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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 Dockside 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 Dockside Fort Pierce

Charlie Cassino | Accounting & Administration

CharlieC@bshgrp.com (727) 277-0162

Beachside HOSPITALITY
GROUP



THE SUNRISE CITY
FORT PIERCE
CITY MANAGER'S OFFICE
Florida

VIA CERTIFIED MAIL - RETURN RECEIPT REQUESTED
POSTAGE PREPAID

January 30, 2026

Winking Starfish, LLC
11201 Corporate Cir N, Suite 100
St. Petersburg, FL 33716
Attention: Gregory Powers

Re: Crabby's Dockside Fort Pierce - Notice to Cure - Nonpayment of Rent and Property Taxes

Dear Mr. Powers,

This letter serves as formal written notice under the Lease Agreement between the City of Fort Pierce ("Landlord") and Winking Starfish, LLC ("Tenant") for the premises located at 2 Avenue A, Fort Pierce, Florida 34950 regarding Tenant's failure to pay rent and property taxes as required.

Unpaid Rent

Tenant has failed to pay rent since September 2025 in accordance with Article IV of the Lease. As of the date of this notice, the total amount of unpaid rent is \$58,721.64 and the associated late fees total \$2,936.08. Pursuant to Article XVII of the Lease, failure to pay rent when due, which is not cured within ten (10) business days after written notice, constitutes an Event of Default.

Unpaid Property Taxes

Real property taxes applicable to the premises have also not been paid. Pursuant to Section 10.1 of the Lease, Tenant is responsible for the payment of all real property taxes applicable to the demised premises based upon the assessed value of the restaurant facility. The amount currently due for unpaid property taxes is \$132,299.95.

Sales Tax

Additionally, there is an outstanding rounded sales tax balance of \$22.00 related to the May 2025 ice cream sales threshold, which was calculated as 3% of \$744.00.

Total Amount Due

Tenant is hereby required to remit full payment of all outstanding amounts, including unpaid rent, accrued late fees, property taxes, and outstanding sales tax, for a total amount due of \$193,979.67, within ten (10) business days of receipt of this notice to cure this default. If full payment is not received as required, the City of Fort Pierce may proceed with further legal action.

Enclosed please find a copy of the Lease Agreement and a detailed spreadsheet outlining the past-due amount owed to the City of Fort Pierce.

Sincerely,

Richard D. Chess, MBA
City Manager

Attachments

C: City Clerk
City Attorney
Marina Director
Community and Economic Development Director

Greg Powers

From: Office
Sent: Monday, February 16, 2026 9:36 AM
To: Greg Powers; Lisa Smithson; Brent Burchett
Subject: FW: Crabby's Restaurant Closure

Charlie Cassino | Accounting & Administration
CharlieC@bshgrp.com (727) 277-0162



From: Richard Chess <rchess@cityoffortpierce.com>
Sent: Friday, February 13, 2026 4:14 PM
To: Office <office@bshgrp.com>; Charlie Cassino <charliec@bshgrp.com>; ghardie@lsandco.com
Cc: DeVoshay Johnson <djohnson@cityoffortpierce.com>; Dean Kubitschek <dkubitschek@cityoffortpierce.com>; Shyanne Harnage <sharnage@cityoffortpierce.com>
Subject: Crabby's Restaurant Closure

Mr. Powers,

I am writing to inform you of a recent development regarding Crabby's Dockside at the Fort Pierce City Marina.

The City became aware of Crabby's intention to close through a public announcement made by the business on social media. Prior to this announcement, the City of Fort Pierce did not receive any verbal or written notice from Crabby's regarding the closure of restaurant operations.

Following the social media post, Marina Director Dean Kubitschek contacted representatives of Crabby's to seek clarification. During that communication, Crabby's Operations Manager, Carlie McGrinn, advised on February 12, 2026, that she had begun meeting with employees concerning the closure of restaurant operations effective February 15, 2026.

Additionally, Mr. Gary Hardie, identified as the head of the corporation, stated that the company does not intend to invest any additional funds into this location.

Please contact my office so that we can discuss a mutually termination agreement, settlement payments and/or other remedies. Thank you.

Respectfully,

Richard D. Chess, MBA | City Manager

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