



Crown
Development
INC.

REQUEST FOR PROPOSAL REDEVELOPMENT OF BIMINI EAST

RCR25176KMR

OCTOBER 30, 2025



BIMINI BASIN REDEVELOPMENT COMPANY LLC | Crown Development Inc., Managing Member

1918 9th Street East, West Fargo, ND 58078
440 Cape Coral Parkway East, Cape Coral, FL 33907
701-936-7469

LARRY S. NYGARD, PRESIDENT
lnygard@crowndevdevelopmentnd.com



LETTER OF INTEREST

2.0. Provide an introduction to your company and describe why the City of Cape Coral should select your firm(s) to perform the described work and what your commitment will be to perform the work in a timely and professional manner.

Dear Selection Committee,

On behalf of Crown Development, we are pleased to submit our proposal for the redevelopment of the area known as Bimini East. We are excited to lead this important effort which represents a meaningful investment in Cape Coral's future. Our team brings a strong combination of local insight, national experience, and development capacity to uniquely position us to deliver a transformational project that will serve Cape Coral's growing needs for decades. Our proposal reflects the goals and objectives

shared by the City in the RFP as well as our experience with the recently launched Bimini Square. We believe our plan is fiscally responsible and is based upon sound financial principles which we have employed in our 40 years of real estate development experience.

THE PLAN IS FOUNDED ON THE FOLLOWING CORE OBJECTIVES:

- Keep things that are **uniquely Cape Coral** and multiply them!
- **Activate the waterfront** with pedestrian and vessel traffic.
- Create a destination that is **visually appealing to both residents and tourists** through the thoughtful coordination of building design and placement, tropical landscape and hardscape design and exterior lighting.
- Create **pedestrian walkways** that are pleasing and direct you to the newly activated waterfront.

- **Introduce lodging** as a significant component to bring vibrancy and tourism to the downtown area.
- The plan must be **scalable and flexible**.

Our proposal is a clear representation of Cape Coral's desire to reposition this area for the next 50 years by creating a vibrant destination with many opportunities for community gathering spaces. It will serve as a catalyst for additional downtown redevelopment and a launch pad for economic growth.

We have a proven track record of working with Cape Coral to help create and execute exciting development projects. We are confident our team is the right partner to redevelop the Bimini East area. Thank you for your consideration and we look forward to working together to bring this vision to reality.

SINCERELY,

Larry S. Nygard, President

*Crown Development Inc, Managing Member
Bimini Basin Redevelopment Company LLC*



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EXECUTIVE SUMMARY

The redevelopment of Bimini East

represents an opportunity to transform this area into an iconic destination that will reshape the way visitors and residents think of downtown Cape Coral. It will become a source of great community pride and a catalyst for future redevelopment investment in downtown Cape Coral. Crown Development is uniquely experienced equipped and prepared to collaborate with the City of Cape Coral to lead this transformative effort.

Our goal as we envisioned this effort is to create a world class destination for residents and visitors with an emphasis on Cape Coral's water heritage and tropical coastal aesthetic.

Crown Development has assembled a team named Bimini Basin Redevelopment Company LLC.

THE TEAM INCLUDES:

Crown Development Inc, Managing Member

Larry S. Nygard, President
and day to day contact

Alessio Companies, Member

Michael Alessio, President

Superhost Hospitality, Member

Samir Lakhany, President

THE BIMINI BASIN REDEVELOPMENT COMPANY LLC COMPRISES:

- A combined experience of over 40 years with project values exceeding \$1 billion
- Multiple development projects in Cape Coral with combined value exceeding **\$250,000,000**
- Multiple development projects in Fort Myers with combined value **exceeding \$400,000,000**
- Principals with a **combined net worth of \$400,000,000**

TEAM EXPERIENCE:

Bimini Basin Redevelopment Company LLC includes relevant development team experience in the **following key areas:**

- Large scale mixed use
- Core and central core redevelopment
- Land assembly and entitlement
- Hotel development and operations
- Multifamily and for sale housing
- Retail and hospitality
- Office building
- Medical office
- Marina entitlement and construction



- Infrastructure and vertical construction
- Operations management focused

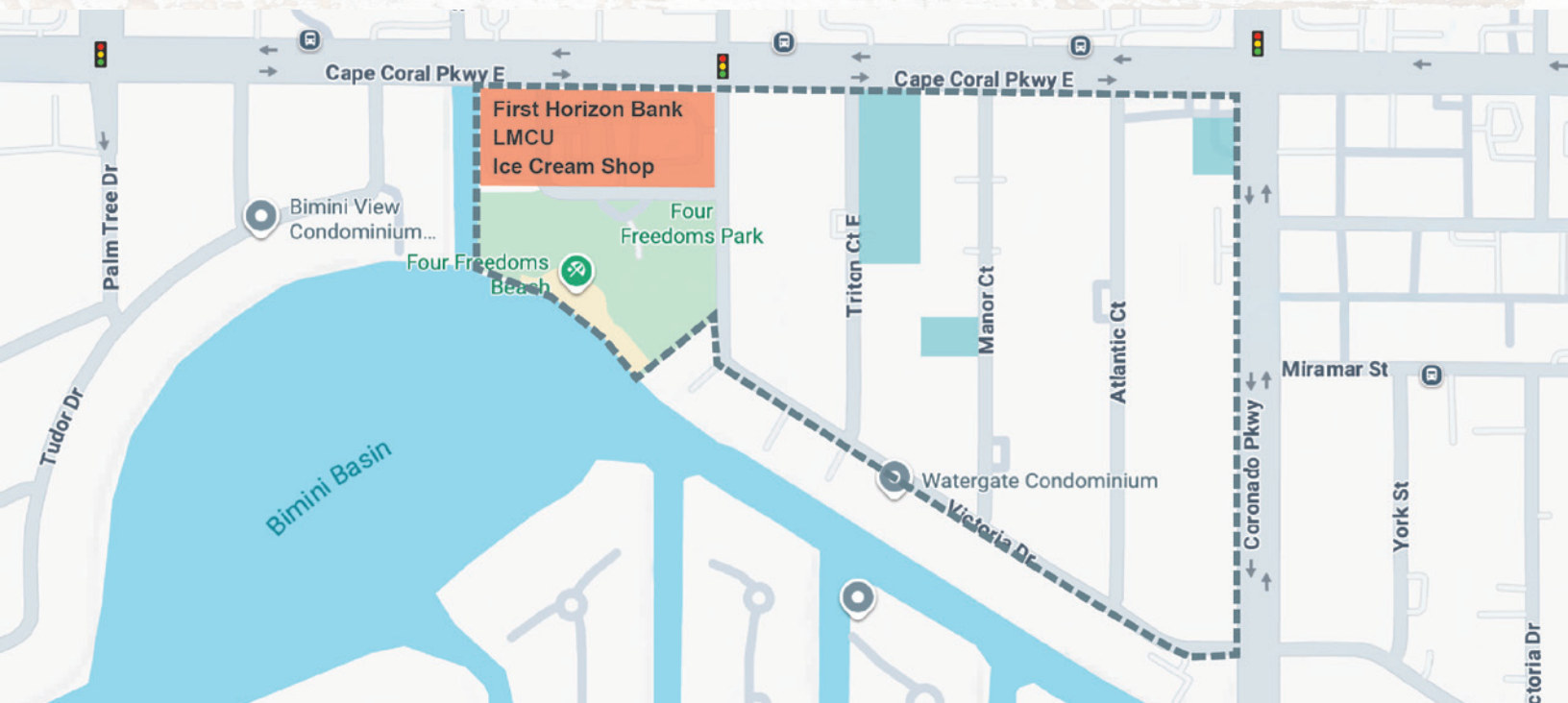
THE AREA CONSIDERED IN THE BIMINI EAST REDEVELOPMENT PLAN INCLUDES:

(see map of redevelopment area)

- Lots owned by the City of Cape Coral as defined by the RFP including Four Freedoms Park
- Lots not owned by the City of Cape Coral within the area defined by the RFP (3 parcel owners)
- Three parcels not included by the City in the RFP but are adjacent to the area defined by the RFP:
 - First Horizon Bank
 - LMCU
 - Ice Cream Shop

OUR REDEVELOPMENT PLAN CONSISTS OF:

- Bahamian themed architecture with a tropical, coastal aesthetic and downtown-like energy reflective of Cape Coral's unique waterfront character
- An architecturally coordinated collection of 3-5 story mixed use hurricane and flood resilient buildings
- Bimini Basin waterfront activation achieved through visual, vessel, and pedestrian walkways
- Water feature and canal street to pay homage to Cape Coral's canals
- Carefully planned pedestrian walkways, streetscapes and destinations
- Anticipated building uses include
Diverse housing options: up to 900 dwelling units planned



INCLUDED IN PROJECT



NOT OWNED BY THE CITY

----- PROJECT BOUNDARY LINE

- Lodging alternatives: 250 rooms representing two national brand hotels
- Dining/retail/service space: 130,000 square feet of ground floor commercial space planned
- Office space: 55,000 square foot modern office building planned
- Medical office and clinic space: up to 210,000 square feet of medical space
- Family entertainment venues (size and location TBD)
- 60 slip marina for transient boat access to downtown
- A Master Association will ensure the architecture, landscape, and maintenance will be carefully managed
- Pedestrian connection with Bimini Square and downtown
- Four strategically located parking garages
- Estimated \$500,000,000 investment when complete

COMMUNITY GOALS WE PLAN TO ACHIEVE:

- Refine and expand the vibrant image of downtown Cape Coral creating a source of pride and community for Cape Coral
- Replace blighted area with hurricane and flood resilient modern buildings
- Activate the Bimini Basin waterfront and increase boat access to downtown
- Construct bandshell and community gathering areas with Bimini Basin as the backdrop
- Supercharge additional investment in downtown redevelopment
- Addition of a Police substation to serve downtown

- Reimagine Four Freedoms Park and expand park amenities
- Bring new medical services to SE Cape Coral
- New family entertainment options
- Bring new high quality lodging options to Cape Coral

TIMELINE SUMMARY:

If we are selected as developer, we are prepared to get started as soon as practical.

Critical milestones to achieve in the first year (2026) include:

- Establish flood protection strategy for redevelopment area
- Obtain assurances from governmental bodies relative to proposed marina
- Acquire the parcels not owned by the City necessary for redevelopment plan
- Ascertain impact on downstream utility services
- Approve the redevelopment concept plan and obtain a PUD

Critical milestones to achieve in the second year (2027) include:

- Begin to construct horizontal improvements
- Obtain marina approval from governmental bodies

Critical milestones to achieve in the third year (2028) include:

- Complete construction of horizontal improvements
- Complete marina construction
- Begin vertical construction

Project completion estimated to be 2035



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DEVELOPER'S BACKGROUND & EXPERIENCE

SECTION 4.0

4.1. Describe the organization, date founded, size, office location(s), and ownership of your firm, staffing, history, and experience with projects of similar scope and size.

Bimini Basin Redevelopment Company, LLC is a joint venture formed in 2025 to deliver a transformative mixed-use redevelopment in downtown Cape Coral. Although only recently established, the firm's leadership team collectively boasts more than four decades of proven experience representing over \$1 billion in real estate development.

Bimini Basin Redevelopment Company unites three best-in-class partners — Crown Development Inc., Alessio Companies, and Superhost Hospitality to form a development team that is unmatched in experience and ability.

Each company is recognized for excellence within their respective specialties.

CROWN DEVELOPMENT INC.

Crown Development Inc. contributes deep expertise in large-scale mixed-use and multifamily projects. Crown Development is built on expertise, integrity, and a passion for creating exceptional projects.

Founded in 2008 and backed by an additional 23 years of real estate development experience Crown Development, Inc is led by a father-and-son team, Larry Nygard (President) and Matt Nygard (Vice President). Crown understands that great developments start from the ground up, details matter, and personal responsibility is essential.

At our core are three guiding principles:

Integrity — we believe personal and professional character must align;

Excellence — we give everything we've got to every project; and Teamwork — we build teams of subject-matter experts who share these values, because a cohesive team achieves more than the sum of its parts.

ALESSIO COMPANIES

Alessio Companies brings a long history of successful commercial developments and infrastructure construction.

For over six decades, Alessio Companies has embodied the enduring legacy of a family-built enterprise, founded over 60 years ago and passed down through each successive generation. Committed to exceeding client standards, Alessio delivers projects on time and within budget, prioritizing safety above all else, whether it's a 50-acre site development or a 2-acre restoration project. As a diversified contractor, we offer expertise in building demolition, site remediation/ environmental services, earth excavation, underground site utilities, and various concrete projects. Alessio has an impeccable safety record, with no work-related injuries resulting in lost work time or fatalities throughout their history. This speaks to the company's unwavering commitment to the team's well-being and the communities they serve.

SUPERHOST HOSPITALITY

Superhost Hospitality adds depth in hotel development, operations and experiential retail environments.

In 1981, Ash Lakhany, Superhost founder and CEO acquired a 200-room Quality Inn in New Albany, New York. Ash's sole focus was to build efficiency into the operations. His personal dedication, hard work and passion turned this hotel into a great success story and the basis for building a great hospitality ownership, investment and operating platform.

Over the company's 40-year history, Ash built his family business into a recognized leader in the hospitality industry with a track record of success in over 35 hospitality projects,

representing over \$300,000,000 in real estate investments.

Together, this team combines development experience, financial capacity, operational discipline, and design innovation to deliver iconic and enduring community assets.

Crown Development will lead this team and be responsible for the day-to-day contact with the city of Cape Coral. Crown is led by Larry and Matt Nygard who have worked together on projects for 15 years.

Exhibit 4.1. Company Data Matrix

	CROWN DEVELOPMENT INC.	ALESSIO COMPANIES	SUPERHOST HOSPITALITY
FOUNDED	2008	1963	1992
SIZE	\$35 million average annual development project volume.	Developed and worked on hundreds of properties and currently has over \$500 million in projects under construction or in pre-construction. Alessio Companies will self-perform more than \$200 million of this work as a fully integrated contractor this year alone.	Owned and developed over 50 hotels throughout the US and internationally. Current portfolio is around 30 properties
OFFICE LOCATIONS	West Fargo, ND & Cape Coral, FL	Cape Coral, FL, Fort Myers, FL & Chicago, IL	Naperville, IL & Frisco, TX
OWNERSHIP	Larry Nygard & Matt Nygard	Michael Alessio	Samir Lakhany & Ashraf Lakhany
KEY STAFF	Larry Nygard, President & Matt Nygard, Vice President	Michael Alessio, Managing Partner Joe Alessio, Managing Partner James Alessio, Managing Partner	Samir Lakhany, President & Ashraf Lakhany, CEO

4.2 Describe the knowledge and demonstrated success you have in similar work.

CROWN DEVELOPMENT INC.

Crown Development Inc. has a very wide breadth of project experience developing all types of housing, medical office/office, and mixed-use developments in the Upper Midwest and Southwest Florida.

Crown Development Inc has entitled 1,300 acres and has executed a number of redevelopment projects within core and central core areas. Crown has significant development experience within Cape Coral totaling over \$250,000,000 in value. A particular area of expertise gained in its redevelopment projects has been land assemblage. Crown has developed four projects in core areas where assembling 4-12 multiple owner parcels was required. Parcel assemblage requires creativity and the ability to constantly consider options and alternatives that are shaped by the success of acquisitions. This is hard work, but the results can be transformational to a neighborhood and city. Land assembly and redevelopment represents an opportunity to create something bigger and bolder than anyone imagined.

A companion skillset to our assemblage experience is the ability to work closely with municipalities and neighborhoods. We recognize the complicated process of redevelopment and have the experience to build consensus among stakeholders. Crown Development Inc. prides itself on understanding the multifaceted stakeholder goals of a project and works tirelessly to achieve them.



St. Paul Newman Center, Mixed-use Downtown Redevelopment in Fargo, ND | Crown Development



Bimini Square, Mixed-use Downtown Redevelopment with Parking Ramp & Marina | Crown Development



*The Club, 196 Multi-family residences, Cape Coral, FL
Crown Development Inc*



*Cape at Savona, 319 Multi-family residences, Cape Coral, FL
Crown Development Inc*



*Royal Palm Square, Mixed-use, Fort Myers, FL
Alessio Companies*



Retail, Fort Myers, FL | Alessio Companies

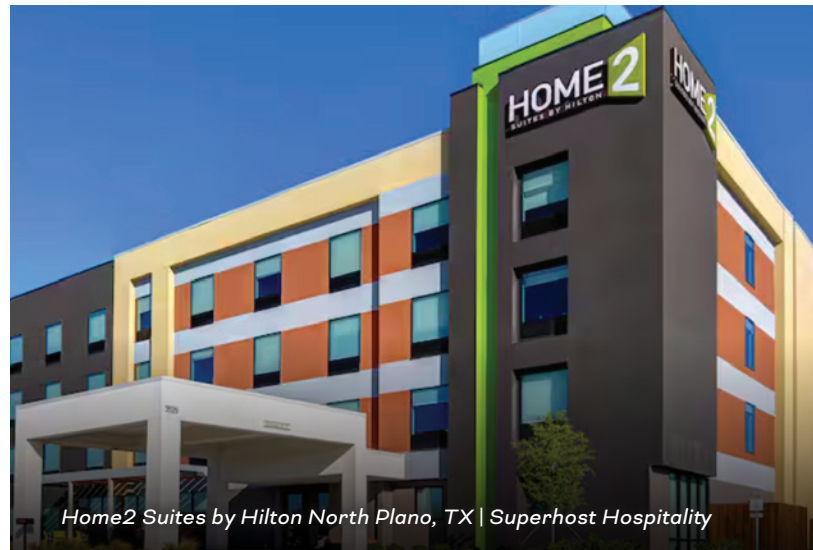
Redevelopment does not happen in a vacuum, so we focus on frequent stakeholder communication updating our vision and progress. This includes working with adjacent neighbors. We continue to build stakeholder support along the way, and we make sure to exceed expectations upon project delivery. Using the Bimini Square project as an example, we balanced the goals of over two dozen stakeholders to deliver this project. We expect the results to be exceptional and to exceed the stakeholders' original expectations.

Crown Development Inc. has the desire, talent and experience to shape, plan and execute the Bimini East redevelopment project. Our 40 years of development experience has uniquely equipped us to lead this effort. There is nothing in the Bimini East redevelopment plans proposed that we have not successfully accomplished in previous projects. What is exciting and unique about the redevelopment of Bimini East, is that we will have the opportunity to utilize all our talent and experience in one iconic and transformative development effort.

ALESSIO COMPANIES

Alessio Companies is led by Michael Alessio. Alessio is a family-owned business established over 60 years ago in Chicago, IL. Originally started as an earthwork contractor, Alessio has expanded over the years to include other construction related business entities and today, Alessio performs \$200,000,000 in construction work annually.

In 2018, Alessio expanded into southwest Florida with the objective of expanding their current construction and development operations. They are very active in the Ft Myers area with



numerous warehouse, retail and mixed-use development projects. Alessio currently acts as developer for \$400,000,000 in development projects underway in Ft Myers. The Royal Palms Square redevelopment project in Ft Myers is a \$150,000,000 mixed use project which includes hospitality, residential, retail/commercial and medical office components.

In addition to assisting with development duties, Alessio will be the primary contractor for infrastructure improvements in Bimini East. Alessio will also self-perform the demolition of buildings and infrastructure. Their experience will be invaluable as we analyze the complex details of installing all new utilities and infrastructure within the project.

SUPERHOST HOSPITALITY

Superhost Hospitality is another key member of the development team. Superhost Hospitality is nationally recognized for their experience in the development and operation of hotels. Led by Samir Lakhany, a second-generation hotelier,

Superhost currently focuses on urban hotel development where there is the opportunity to create synergies with adjacent mixed-use retail and commercial uses. These synergies create value for both the hotel and the mixed-use property. Superhost has been involved in more than a dozen mixed-use projects.

Superhost will be responsible for overseeing the commercial and retail uses within Bimini East ensuring that we maximize the value add created from the proper retail/commercial/hospitality business mix and location. Their focus on hospitality will help Bimini East to become THE lodging destination of choice for Cape Coral visitors. The additional demand created by lodging options will draw new retail and dining options to Bimini East.

Superhost is currently developing over 300 hotel rooms in Fort Myers and manages 30 hotels of various flags across the eastern United States including the Marriot, Hilton and IHG flags.

4.3 Describe in detail prior experience(s) that the submitting firm has had within the City of Cape Coral.

Crown Development Inc. brings over 40 years of experience and more than \$250 million in development value to its work in Cape Coral, Florida. The company has established a strong track record in complex redevelopment projects, particularly those requiring land assemblage across multiple parcels.

Crown's expertise lies not only in creatively and strategically acquiring and combining properties but also in collaborating closely with municipalities, neighborhoods, and diverse stakeholders to build consensus and

deliver transformative results. Please see **letters of recommendation from Cape Coral residents** at Sunset Towers and Bimini View Condominium Association, neighboring residential buildings to Bimini Square by Crown Development.

Exemplified by Cape Coral projects such as Bimini Square, The Club, The Cape at Savona and Pine Island Commerce Center and Pine Island Commerce Retail, Crown's approach emphasizes transparent communication, community engagement, and a commitment to exceeding expectations. With this proven experience, Crown is uniquely positioned to lead the Bimini East redevelopment—an iconic project that will draw upon the full scope of its talent, vision, and capabilities.



Bimini Square, Mixed-use Downtown Redevelopment with Parking Ramp & Marina | Crown Development



Pine Island Commerce Center, Dec. 2026 Completion | Crown Development Inc



The Club, 196 Multi-family residences, Cape Coral, FL
Crown Development Inc



Bimini Square, Mixed-use Downtown Redevelopment with
Parking Ramp & Marina | Crown Development



Pine Island Commerce Retail, Coming in 2026 | Crown Development Inc

ADDITIONAL INFORMATION

Letters of Recommendation from Cape Coral Residents

To Whom It May Concern,

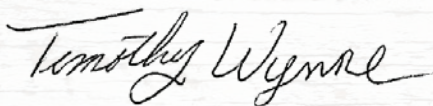
As neighbors to Bimini Square, the residents and board of Bimini View Condominium Association have had a front-row seat to watch this project evolve from an empty lot into one of the most impressive developments in Cape Coral. From the early planning discussions to the finishing details, Crown Development demonstrated integrity, organization, and a genuine respect for the community throughout the entire process.

From the start, their team made it clear they wanted to work with the neighborhood, not around it-and they lived up to that. They kept our residents informed, communicated schedules, and took the time to respond thoughtfully whenever questions or concerns came up. Even during road closures, dust, and heavy construction activity, Crown Development handled things responsibly and stayed attentive to minimizing disruption as much as possible.

Now that Bimini Square is nearing completion, we can say with confidence that it has far surpassed expectations. The vision Crown Development shared years ago has become a striking reality – one that not only complements our neighborhood but has raised the bar for the entire downtown area. The attention to detail, the design, and the overall atmosphere ties downtown and waterfront life into a cohesive development.

We're truly blessed to have Bimini Square as our neighbor and look forward to the continued growth and vitality it brings to the waterfront and our community.

SINCERELY,



Tim Wynne

*Treasurer, Bimini View Condominium Association
Cape Coral, Florida*

To Whom It May Concern,

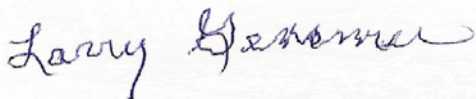
On behalf of the Sunset Towers Condominium Association, we are pleased to share our experience working alongside Crown Development throughout the planning and construction of Bimini Square, our new neighbors here in Cape Coral.

From the very beginning – during neighborhood meetings, early design discussions, and throughout every stage of construction – the Crown Development team demonstrated professionalism, transparency, and genuine respect for the surrounding community. They took the time to communicate with our residents, address concerns, and keep everyone informed even through the noisiest and most challenging parts of the building process.

What truly stands out is the vision and the level of expectation that Crown Development presented to us in those early meetings was exceeded. The finished product is not only beautiful but thoughtfully integrated into the neighborhood. Bimini Square has elevated the surrounding area and set a new benchmark for quality and design in our community.

We at Sunset Towers are proud to have Bimini Square as our neighbor. The project has brought new energy, amenities, and a sense of vibrancy to the area, and we look forward to continuing a positive relationship for years to come.

SINCERELY,



Larry Gensmer

*President, Sunset Towers Condominium Association
Cape Coral, Florida*

To Whom It May Concern,

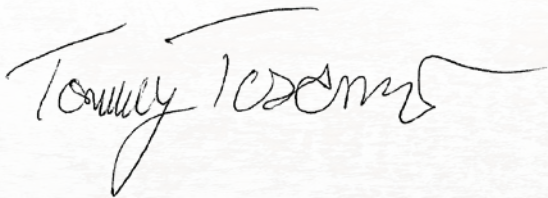
My name is Tom Toscano, and I live at Sunset Towers Condominium, right next door to Bimini Square in Cape Coral. I wanted to share a few thoughts about our experience as neighbors while Crown Development brought this project to life.

From the very start, the Crown team was approachable, respectful, and professional. They made a real effort to include the surrounding community- holding meetings, sharing updates, and answering questions along the way. Construction projects can be disruptive, but they went out of their way to minimize the impact and keep us informed throughout the whole process.

Now that the building is complete, I can honestly say it turned out even better than expected. The design fits beautifully into the neighborhood, and the quality really stands out. Bimini Square has brought new energy and life to the area – it feels like a positive step forward for downtown Cape Coral.

As a resident of Sunset Towers, I'm proud to have Bimini Square as our neighbor. Crown Development did what they said they would do – and then some – and it's clear they care about the community around them.

SINCERELY,

A handwritten signature in black ink that reads "Tommy Toscano". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Tom Toscano

*Resident, Sunset Towers Condominium
Cape Coral, Florida*



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QUALIFICATION & EXPERIENCE OF KEY PERSONNEL/TEAM

5.1 Identify key members of firm's team that will service the City. Identify the primary day-to-day contact(s) for the engagement and their experience.

TEAM CONTACT INFO



**Crown Development
INC.**

Role: Developer/Primary Contact

Primary Contact: Larry Nygard

Email: lnygard@crowndevelopmentnd.com

Experience: Management of project vision and execution.
Will serve as the day to day contact for the city of Cape Coral.



Role: Developer/Primary Contact

Primary Contact: Michael Alessio

Email: michaelalessio@alessiocompanies.com

Experience: Management of project vision and execution.
Will execute construction of all horizontal infrastructure improvements.



Role: Developer/Hotel Operator

Primary Contact: Samir Lakhany

Email: slakhany@superhosthospitality.com

Experience: Management of project vision and execution.
Will oversee hotel development, operations, hospitality coordination.



Role: Land & Urban Design

Primary Contact: Jeff Speck

Email: jeff@jeffspeck.com

Experience: Specializes in walkable downtowns, mixed-use development, and smart transportation planning.



Role: Vertical Building Contractor

Primary Contact: Jack Jamme

Email: Jack@brooksandfreund.com

Experience: Will execute vertical construction.

TEAM CONTACT INFO



Role: Building Architect

Primary Contact: Joe Pascolla

Email: jpascolla@jtsarch.com

Experience: Design focused on incorporating timeless coastal designs that have function and last value.



Role: Civil Engineer

Primary Contact: Brian Smith

Email: BrianS@en-site.com

Experience: Having completed numerous projects throughout Cape Coral, Brian has a deep understanding of the redevelopment initiatives of Cape Coral.



Role: Landscape Architect

Primary Contact: Chris Anuszkiewicz

Email: chris@placemakerdesignstudio.com

Experience: Design human-centered places through thoughtful design detailing across multiple disciplines.



Role: Marine Consultant

Primary Contact: Hans Wilson

Email: hans@hanswilson.com

Experience: Coastal project planning, design, permitting and construction oversight



Role: Legal

Primary Contact: Gregg Truxton

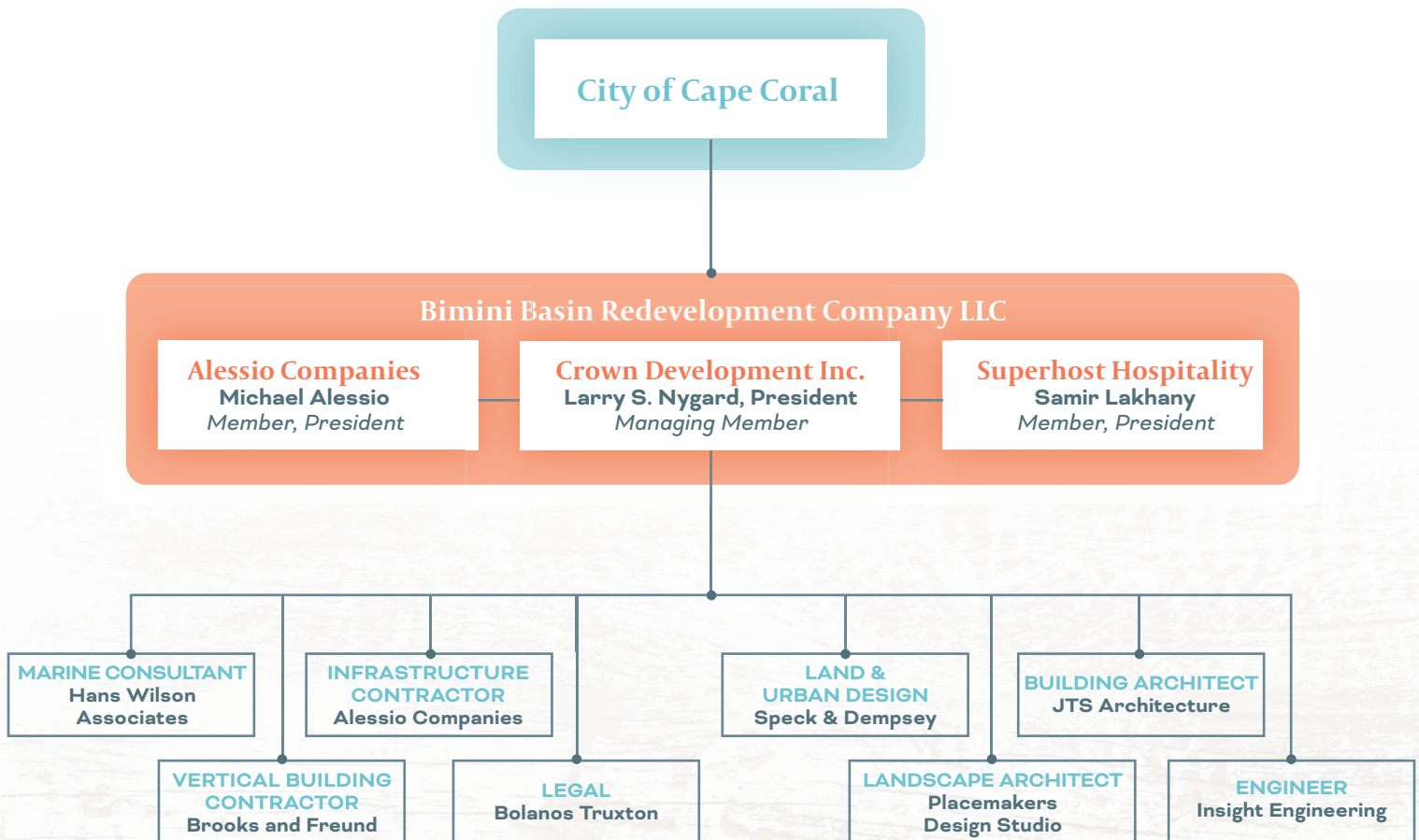
Email: gtruxton@bolanostruxton.com

Experience: Coordinate legal documents related to development

5.2. Provide resumes for key team members that will service the City, including title, role, number of years with the firm, number of years of experience, office location, professional designations or licenses,

and other accomplishments or accolades as an Appendix.

Resumes for key team members that will service the City are included in the following pages, along with an organizational chart that outlines project partner structure.





Larry Nygard

Managing Member/
President, Crown
Development Inc.

ROLE: Developer and team leader

YEARS WITH FIRM: 17

YEARS OF EXPERIENCE: 38

OFFICE LOCATIONS: West Fargo, ND and Cape Coral, FL

BIOGRAPHY

Larry has a long history of successful real estate development experience dating back to 1984. In addition to acting as a career developer, he also provides consulting services for real estate projects, litigation support, financial feasibility analysis, site selection, deal structure consulting, site acquisition, and site disposition services. Since 2008, Larry has been the principal in charge of developing over \$400,000,000 in real estate development projects, including \$250,000,000 in Cape Coral alone. These projects include a wide variety of asset classes including over 3,000 apartments, for sale housing, commercial/office, mixed use, and land developments. Throughout his career, Larry has developed over 1,300 acres of commercial and residential subdivisions including golf courses, retail centers, marinas, commercial parks, and housing communities.

Larry is a Certified Public Accountant and graduated from Moorhead State University (MSUM) in 1981 with BA degrees in Accounting and Business Management. Larry and his wife, June, have 3 grown children and 9 grandchildren. In his spare time, he enjoys most outdoor activities and serves on the Board of two nonprofits.

Larry takes great pride in all the real estate projects he works with. His favorite projects are the Rose Creek Golf Course, Capstone Classical Academy, and Bimini Square.



Matthew Nygard

Vice President
Crown Development Inc.

ROLE: Developer

YEARS WITH FIRM: 10

YEARS OF EXPERIENCE: 15

OFFICE LOCATIONS: West Fargo, ND and Cape Coral, FL

BIOGRAPHY

Real estate developer and financial manager with over 15 years of experience guiding complex residential, mixed-use, and commercial projects from concept to completion. As Vice President of Crown Development, Matthew oversees all aspects of project delivery — from site selection and feasibility through design, construction, and lease-up — while also managing the financial operations of multiple family-owned development and investment entities.

Known for his analytical approach, leadership in development finance, and attention to design and execution, Matthew has helped expand Crown's reach from the Upper Midwest into Southwest Florida, delivering landmark projects that blend waterfront living, mixed-use vibrancy, and long-term community value.

Matthew graduated from the University of Jamestown in 2010 with BA degrees in Accounting, Business Management and Information Technology. Matthew and his wife, Christine, have three children, four and under. If he has any spare time, he enjoys waterskiing, snowmobiling, hunting and serves on the board for two non-profits.

Matthew takes pride in creating places that strengthen community identity and inspire pride among residents and neighbors. His favorite projects are Bimini Square, The Club on Pine Island, and U32 Apartments.



ALESSIO

Michael Alessio

Member/President
Alessio Companies

ROLE: Developer and Infrastructure design

YEARS WITH FIRM: 30

YEARS OF EXPERIENCE: 30

OFFICE LOCATIONS: Cape Coral, FL,
Fort Myers, FL , and Chicago IL

BIOGRAPHY

As President of Alessio Companies, Michael Alessio provides strategic leadership and oversees the direction of all company entities. With over 25 years of experience spanning every phase of the construction process — from pre-construction and budgeting to scheduling, workforce management, and project execution — Michael brings a depth of expertise and a results-driven approach to every endeavor.

Through his commitment to excellence, integrity, and professionalism, Michael has cultivated long-standing relationships with clients, partners, and communities. Under his leadership, Alessio Companies has achieved significant growth and success, recognized for its innovative project portfolio, technical expertise, and dedication to improving local infrastructure, expanding the tax base, and creating quality jobs.

Michael's strategic vision has positioned the company as a leader in advanced manufacturing, operational excellence, and responsible business practices. He also serves on the University of Florida Real Estate Advisory Board, reflecting his ongoing commitment to industry advancement and community engagement.

A proud resident of Cape Coral, Michael is deeply committed to the growth and prosperity of Lee County. Under his leadership, Alessio Companies owns and is actively developing hundreds of acres across Lee County, representing a total economic impact exceeding half a billion dollars.



Michael Doles

Vice President
Alessio Companies

ROLE: Infrastructure Design

YEARS WITH FIRM: 11

YEARS OF EXPERIENCE: 11

OFFICE LOCATION: Naperville, IL

BIOGRAPHY

Mike Doles serves as Vice President of Alessio Companies, bringing extensive experience in overseeing complex urban development projects from concept through completion.

A career highlight includes his role as lead estimator and value engineer for the Chicago Riverwalk, a 1.25-mile pedestrian promenade along the south bank of the Chicago River that stretches from Lake Michigan to Lake Street. Featuring public art, seating areas, restaurants, bars, and boat tours, the Riverwalk has become a signature destination that transformed Chicago's waterfront through innovative design and community-centered planning.

At Alessio Companies, Mike continues to lead impactful, high-quality developments that enhance communities and uphold the company's reputation for excellence in construction and design.



ALESSIO

Jonathan Bayci

**Head of Construction
of Alessio Companies**

ROLE: Construction Manager

YEARS WITH FIRM: 3

YEARS OF EXPERIENCE: 15

OFFICE LOCATION: Naperville, IL

BIOGRAPHY

Jonathan leads the construction operations for Alessio Development, bringing over 15 years of experience in the construction industry. His expertise spans a wide range of sectors, including hospitality, high-rise residential, luxury retail, higher education and lab facilities, and large-scale site development.

Jonathan oversees all field activities and project operations for Alessio Development, ensuring each project is delivered on time, within budget, and to the highest standards of quality and specification. His leadership, technical knowledge, and commitment to excellence drive the successful execution of every Alessio project.



Samir Lakhany

Member/President
Superhost Hospitality

ROLE: Developer/Hotel Operator

YEARS WITH FIRM: 18

YEARS OF EXPERIENCE: 18

OFFICE LOCATION: Naperville, IL

BIOGRAPHY

Samir has over 18 years of experience in the commercial real estate and hospitality industry with extensive knowledge and experience in development, investments, and operations. Samir has developed over a dozen mixed use developments throughout the US, and has mastered the ability of combining multiple real estate assets together to create synergistic lifestyle communities.

Starting at a very young age, his long-time passion grew Superhost to new levels, bringing great talent into the organization and taking Superhost to one of the top development, Investment and management real estate companies.

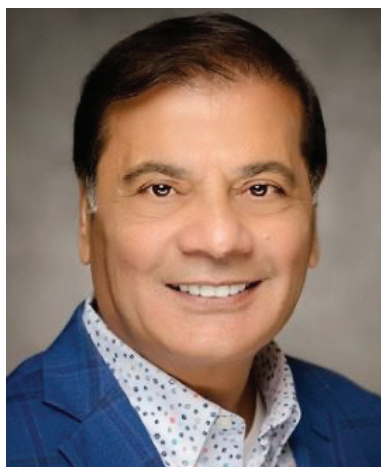
Prior to joining Superhost, Samir was an Investment Banking Analyst at BMO Capital Markets Bank, where he focused on Capital Markets and Asset Management platforms for the United States. Before his time as an Investment Banker at BMO, Samir worked at a Mezzanine fund that would help raise capital for companies in distressed situations.

After his time in investment banking, Samir joined Paramount Lodging Advisors, reviewing financials of hotels, asset management overview, and capital structure for hotels under development.

Samir went to Business School at Indiana University at the Kelly School of Business.

EDUCATION

- MBA in Finance - Indiana University
- BA in Real Estate
- BA in Economics



**Ashraf (Ash)
Lakhany**

**CEO/Founder
Superhost Hospitality**

ROLE: Hotel Operator

YEARS WITH FIRM: 40

YEARS OF EXPERIENCE: 40

OFFICE LOCATION: Naperville, IL

BIOGRAPHY

Ashraf Lakhany is a visionary leader with over 40 years of experience in the hospitality industry. As the founder of Superhost Enterprise, he has grown the company into a respected entity, specializing in management, development, acquisitions, and financing. Known for identifying high-potential opportunities while optimizing costs, Ashraf has led groundbreaking projects, such as the revitalization of Embassy Suites, introducing innovations that set new industry standards. His ideas have even been adopted by major hotel brands, including those at Hilton, Marriott, and IHG.

Before venturing into hospitality, Ashraf's engineering background and experience with major construction companies provided the foundation for his success. His leadership extends across residential, commercial, and industrial real estate, focusing on creating value by converting farmland into high-value properties. Ashraf is committed to fostering economic opportunities for minority communities, emphasizing mentorship and social impact alongside business growth.

Ashraf thrives in market adversity, seizing opportunities during crashes like 1987, 2001, and 2008, turning distressed portfolios into valuable assets. His strategic foresight has made him one of the most recognized figures in the real estate and hospitality industry today.

EDUCATION

- Associates Degree in Hotel/Restaurant Management
- BA - Indiana Institute of Technology
- MBA - Indiana University
- Executive MBA - Dartmouth College



**SPECK
DEMPSEY**

Jeff Speck

Founding Partner
Speck Dempsey

**CLICK HERE OR
VIEW PAGE 59**

to read how Jeff
Speck created the
blueprint for Fort
Myers' River District.

ROLE: Principal

YEARS WITH FIRM: 18

YEARS OF EXPERIENCE: 32

OFFICE LOCATION: Brookline, MA

BIOGRAPHY

Jeff Speck is a city planner who advocates internationally for more walkable cities. As Director of Design at the National Endowment for the Arts from 2003 through 2007, he presided over the Mayors' Institute on City Design and created the Governors' Institute on Community Design. Prior to his federal appointment, Mr. Speck spent ten years as Director of Town Planning at DPZ & Co., the principal firm behind the New Urbanism movement, where he led or managed many of the firm's better-known projects, including downtown master plans for Fort Myers and Sarasota and the new town of Rosemary Beach.

From 2007 to 2023, he led Speck & Associates, a private design consultancy serving mainly American cities. With Andres Duany and Elizabeth Plater-Zyberk, Mr. Speck is the co-author of *Suburban Nation*, which the Wall Street Journal calls "the urbanist's bible." His 2012 book *Walkable City* is the best-selling city-planning title of this century and has been translated into seven languages.

He is also the writer of *The Smart Growth Manual* and *Walkable City Rules*. Jeff Speck has been named a fellow of both the American Institute of Certified Planners and the Congress for New Urbanism. He is the 2022 recipient of the Seaside Prize, whose former awardees include Jane Jacobs and Christopher Alexander. His TED talks and YouTube videos have been viewed more than six million times.

FIRM OVERVIEW

Speck Dempsey is an international design firm created with the single-minded goal of making walkable places. Over thirty years of practice, our principals have led the planning and urban design



Jeff Speck

Founding Partner
Speck Dempsey

FIRM OVERVIEW, CONTINUED

fields in advancing the discussion around walkability: why it is needed, how it can be achieved, and what it looks like on the ground. The resulting projects have continuously moved the needle in terms of the quality of urbanism that communities have aspired to and gotten built.

These projects, completed in equal measure for municipalities and real-estate developers, include downtown master plans, street network plans, waterfronts, new towns, urban and suburban infill, suburban retrofit, transit-oriented developments, and civic spaces and structures. Particularly influential among them have been the remaking of downtown Oklahoma City, the creation of transit-oriented developments along the Long Island Rail Road and Utah FrontRunner, the new urban neighborhood of Water Street, Tampa, and the downtown plan for Hammond, IN, featured in the award-winning PBS documentary, “Walkable USA.”

While plans are key, so are the processes and tools that lead to plan adoption and implementation. During the transitional decade of the 1990s, Jeff Speck was instrumental in popularizing two revolutionary concepts—public design charrettes and form-based codes—that are now a standard best practice in urban planning. With new technologies, these practices continue to evolve. On each project, Speck Dempsey works with its client team to tailor not just the plan, but the process and entitlement path, to the specific goals and characteristics of the local community.

By placing a central focus on the pedestrian experience, our designs yield enduring benefits that optimize investments and promote measurable improvements in health, prosperity, and environmental sustainability.



Jack Jamme

Senior Project Manager
Brooks & Freund

YEARS OF EXPERIENCE: 35+

BIOGRAPHY

Jack joined Brooks & Freund, LLC in 2005. He has over 30 years of experience in all phases of construction and construction management. Jack previously owned and operated a Miami based construction company. His vast experience is the reason he is often tasked with our most demanding projects. Jack holds a Bachelor's Degree in Building Construction from The University of Florida.

EDUCATION

Bachelors of Construction, The University of Florida

TYPES OF PROJECTS

Multifamily including federally-subsidized housing, office, retail, heavy industrial

COST RANGE

\$300K - \$40M

PROJECT MANAGEMENT EXPERIENCE

- Renaissance Preserve – Fort Myers, FL
- American Momentum Bank Center – Naples, FL
- Paseo – Fort Myers, FL
- Ole – Naples, FL
- Renaissance Preserve – Fort Myers, FL
- MarGood Harbor Park – Goodland, FL
- Diversified Yacht Services – Fort Myers Beach, FL
- City of Sanibel Police Wing Renovation – Sanibel, FL
- Sarasota Bradenton International Airport – Sarasota, FL
- Aster at Lely Resort – Naples, FL
- Sandalwood Village – Naples, FL



Jack Jamme

**Senior Project Manager
Brooks & Freund**

PROJECT MANAGEMENT EXPERIENCE, CONTINUED

- Naples Recycle Transfer Station – Naples, FL
- Waste Management – Venice, FL
- Waste Management – Medley, FL
- Colonial Crossings – Fort Myers, FL
- Lee County Administration – Fort Myers, FL
- Verandas – Punta Gorda, FL
- SunCoast Warehouse – Fort Myers, FL
- Casanas – Tallahassee, FL
- South Florida Gas – Fort Myers, FL
- Waste Management – Naples, FL
- Sanibel Flats – Fort Myers, FL
- Eastwood – Fort Myers, FL
- Cypress Gardens – Fort Myers, FL
- Encore at Forum – Fort Myers, FL
- Melvin Morgan – Fort Myers, FL
- Waste Management – Deerfield Beach, FL
- Cuzin's Vehicle Storage – Largo, FL
- Palms of Cape Coral – Cape Coral, FL
- Cusin's Vehicle Storage – Sarasota, FL
- Waste Management Placida – Placida, FL
- Ivy – Fort Myers, FL



David Ramey

Superintendent
Brooks & Freund

YEARS OF EXPERIENCE: 20+

BIOGRAPHY

David has over 20 years experience in the construction industry. He joined F & D Construction in 1998. Prior to joining F & D Construction, David was a self-employed contractor. While employed at F & D Construction and Brooks & Freund, LLC, David has supervised a vast array of new construction and renovation projects, including public educational facilities, office buildings, and churches.

TYPES OF PROJECTS

Multifamily, government, office, retail, medical, industrial, infrastructure

COST RANGE

\$150K – \$30M

PROJECT MANAGEMENT EXPERIENCE

- Pavese Law Firm – Fort Myers, FL
- New Brittany Corporate Center – Ft Myers, FL
- Atkinson Gower Office Building – Ft Myers, FL
- Internal Medicine – Ft Myers, FL
- Royal Cleaners Tenant Buildout – Ft Myers, FL
- Southwest Florida Ankle & Foot – Ft Myers, FL
- Vineyards Elementary School – Naples, FL
- Park Place/Metro West Commerce Center – Ft Myers, FL
- Lee County Human Services Building – Ft Myers, FL
- Captiva Island Yacht Club Renovation – Captiva Island, FL
- St. Francis Xavier Window Replacement Reno – Ft Myers, FL
- Lot 1 Plantation Corporate Park – Fort Myers, FL
- Royal Palm Yacht Club Phase I and Phase II – Fort Myers, FL
- Somerset at Plantation Maintenance Bldg. – Fort Myers, FL
- Sanctuary Golf Clubhouse – Sanibel, FL
- Okeechobee Emergency Operations Center – Okeechobee, FL



David Ramey

**Superintendent
Brooks & Freund**

PROJECT MANAGEMENT EXPERIENCE, CONTINUED

- Renaissance Preserve – Fort Myers, FL
- Pinellas Heights – Largo, FL
- Channelside Apartments – Fort Myers, FL
- Estero Oaks – Fort Myers, FL
- Uptown – Cape Coral, FL
- Cypress Garden – Fort Myers, FL
- Magnolia – Naples, FL
- First Street Apartments – Fort Myers, FL
- Bimini Square – Cape Coral, FL



JTS | Architects

Joseph Pascolla

Principal Architect
JTS Architecture

ROLE: Principal

YEARS WITH FIRM: 13

YEARS OF EXPERIENCE: 13

OFFICE LOCATION: Schaumburg, IL

BIOGRAPHY

Joseph Pascolla joined JTS Architects in 2012 and is a principal for the firm. He specializes in design, construction documentation, and project coordination of commercial, single-family residential and senior housing.

Joe's experience includes single-family homes, senior housing, commercial development including professional offices, retail, and food service facilities. He has created 3-D models and renderings for various commercial, retail, assisted living, and condominium projects.

He is a registered architect in the state of Illinois and earned a bachelor's degree in architecture from Judson University in 2020. He obtained a master's degree in architecture from Judson University's Graduate School of Architecture in 2012. Prior to joining JTS, Joe worked from 2008 to 2010 at the U.S. Army Corps of Engineers.

Joe's hobbies include softball, hockey, scuba diving, drawing and reading. His clients say he is curious, boisterous and conscientious.

Joe draws inspiration from nature. His favorite-designed building is Auditorio de Tenerife: Hemisfèric by Santiago Calatrava, which is an auditorium in Spain's Canary Islands.



Brian R. Smith

Founder, EnSite

YEARS OF EXPERIENCE: 20

BIOGRAPHY

As founder of EnSite, Brian R. Smith provides leadership and direction in all aspects of our business. His expertise in site planning, landscape design, and project management offers the ability to see value in spaces and places, resulting in exceptional design. Brian has managed projects for residential, commercial and institutional development. His well-established, positive relationships with clients, governmental agencies and administrations continues to promote efficient review and success of projects. Brian is a highly motivated individual who provides exceptional client service through his commitment to outstanding service, design and project outcome.

EDUCATION

Associates General Education - Pre Engineering (1994)

University of South Florida

Bachelor's of Landscape Architecture (1998)

University of Florida

PROFESSIONAL EXPERTISE

- Streetscape Design
- Complete Streets
- Park Master Planning
- Park Design
- Site Planning
- Marketing
- Graphic Design
- Expert Testimony
- Community Master Planning
- Irrigation Design
- Community Visioning
- Leadership
- Cost Estimating



Brian R. Smith

Founder, EnSite

PROFESSIONAL EXPERTISE, CONTINUED

- Sustainability
- Low Impact Design
- Project Management

EXPERIENCE

- Lehigh Acres Community Planning
- City of LaBelle Downtown Re-Development Plan
LaBelle, Florida
- City of LaBelle Landscape Code writing - LaBelle, Florida
- Estero Community Plan and assist with landscape code writing - Estero, Florida
- East Lee County Community Plan - Lee County, Florida
- Skyline Commons - Cape Coral, Florida
- 2x4 Ranch - Desoto County, Florida
- Glades Education Center - Glades County, Florida
- Imaginarium Master Plan - Fort Myers, Florida
- Treeline Avenue Construction Administration
Fort Myers, Florida
- Hawthorne Residential Community - Bonita Springs, Florida
- Cape Coral Parkway Roadway Landscape Design
Cape Coral, Florida
- Bridgetown at the Plantation Residential Community
Fort Myers, Florida
- Somerset Golf Club and Amenity Sites - Fort Myers, Florida
- Four Corners Mixed Use Site - Cape Coral, Florida
- Cypress Hammock Multi-Family Community
Lee County, Florida
- Merchants Crossing Mixed Use Redevelopment
North Fort Myers, Florida
- Royal Palm Affordable Housing - Fort Myers, Florida
- Presbyterian Attainable Housing - Cape Coral, Florida
- Canterfield Village Assisted Living Community
Lee County, Florida



Matthew D. Horton

Founder, EnSite

YEARS OF EXPERIENCE: 20

BIOGRAPHY

Matthew D. Horton, RLA is a Principal and Registered Landscape Architect at EnSite, Inc. He has 20 years in practice as a landscape architect with a focus in the areas of sustainability, urban design and redevelopment planning. Mr. Horton offers exceptional talent in urban form and sustainable development design. As an urban planner, Mr. Horton seeks to optimize land usage in both urban and suburban areas, both physically and through regulation. His approach to community design is based on the premise of creating a balance with the economic, environmental and compatibility constraints of a given project. With the ever-increasing population combined with reduction in habitable land, his role as urban planner and designer is in planning for the highest and best use of this resource. Mr. Horton has extensive experience in public presentations. During his practice, he has received numerous honors and awards for his work in urban design, redevelopment, landscape architecture and sustainable development.

EDUCATION

Bachelor's of Landscape Architecture (1998)

University of Florida

AA Fine Arts (1994) Florida Community

College at Jacksonville

PROFESSIONAL EXPERTISE

- Urban Design
- Streetscape Design
- Complete Streets
- Site Planning
- Graphic Design
- Community Master Planning



Matthew D. Horton

Founder, EnSite

PROFESSIONAL EXPERTISE, CONTINUED

- Community Visioning
- Sustainability
- Low Impact Design
- TOD/TND

EXPERIENCE

- Train Depot Restoration
- Gardner's Park Vision Plan
- Alliance for the Arts Campus Master Plan
- Lehigh Acres Planning and Design Study
- McGregor Veterinary Clinic
- City of Fort Myers Terminating Street Parklets
- Estero Park/School Master Plans
- College Parkway Design Study
- competeLEE - A Sustainability Assessment of Lee County
- Murdock Village Master Plan, Charlotte County, FL
- Bonita Village Master Plan, Lee County, FL
- FEMA Housing Village Planning, FL, AL, MS
- Charlotte Harbor CRA Study, Port Charlotte, FL
- Harlem-Clewiston Redevelopment Plan
- Port Charlotte Urban Trail Master Plan
Charlotte County, FL
- Lakes Regional Park Redevelopment Master Plan
Lee County, FL



Chris Anuskiewicz

Principal Owner
PlaceMaker Design Studio

ROLE: Landscape Architect

YEARS WITH FIRM: 15

YEARS OF EXPERIENCE: 22

OFFICE LOCATIONS: Dunedin, FL

BIOGRAPHY

Chris is a licensed Landscape Architect and Principal of PlaceMaker Design Studio, LLC, with broad experience in both public and private development projects. His background spans domestic and international work, allowing him to bring a regional perspective to solving local client needs.

He has held key roles with organizations such as Walt Disney World and several award-winning international design firms. Throughout his career, Chris has managed projects and led landscape architecture studios within multidisciplinary teams across the U.S., from Florida to Oregon. His municipal consulting experience includes projects in Florida, Oregon, Alabama, and Washington.

Chris is committed to integrating innovative and sustainable design principles into his work, delivering thoughtful and context-sensitive solutions. He currently serves as the Chairman of the City of Dunedin Parks and Recreation Committee and is an active member of the City's Architectural Review Committee.



Hans Wilson

Owner & Principal Engineer
Hans Wilson & Associates

YEARS OF EXPERIENCE: 22

BIOGRAPHY

Hans is the principal engineer and owner of Hans Wilson and Associates, Inc. Licensed as a civil engineer in Florida in 1988, Hans' principal focus has been in the marine environment, with a mix of hard structure design and creation of marine habitats. Current responsibilities include site analysis, engineering design, regulatory permitting strategies, and construction administration of coastal marinas and docks, new and maintenance dredging projects, coastal structures, and barrier island projects. Specific responsibilities and expertise include development feasibility studies, project management, regulatory permitting, development of construction plans and specifications, design and analysis of hydrodynamic surveys, modeling of flows and flushing within marina basins and waterways, assessment of benthic habitats, and analysis of environmental impacts.

Hans is responsible for all reports and data interpretation related to Environmental Resource Permitting, development suitability reports, and site inventories. Hans is an expert in environmental design, permitting, and enforcement issues relative to local, state and federal permitting agencies. Hans has been qualified as an expert witness with the Department of Environmental Protection regarding Environmental Resource Permitting, flushing studies, and engineering surveys. Specific expertise involves marine design and flushing surveys for water quality and habitat impacts, construction management, and regulatory permitting.

EDUCATION

Ocean Engineering/Florida Atlantic University, 1981

Professional Engineer #39680

AFFILIATIONS

- Florida Engineering Society
- Florida Shore and Beach Preservation Association
- Lee County Coastal Advisory Council
- START
- Lee County Local Rules Review Committee



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DESIGN VISION & PROPOSED CONCEPT

SECTION 6.0



6.1 Provide a concept plan and/or renderings for the project area.

The Bimini East project will be a master planned community and will be managed by a Master Association (MA). We anticipate zoning to be accomplished through a PUD. The MA will provide development and architectural guidelines as well as plan reviews to ensure the architecture is consistent throughout. Particular attention will be paid to the following design characteristics:

- 1) Bahamian themed architecture - blending limestone and wood, steep gabled roofs, and sash windows with modern trends
- 2) Consistent hardscape design, featuring a central canal avenue detailed as a linear plaza
- 3) Tropical landscape design with a focus on lush canopy
- 4) Consistent exterior and pathway lighting with a focus on nighttime placemaking

The MA will also manage the business and operations of the community. Assessments for the maintenance and upkeep of the privately owned public use facilities (i.e. water features, walking paths etc.) will be paid by the property owners within Bimini East.

A PARTNERSHIP WITH SPECK DEMPSEY: Creating an Invigorating Future for Cape Coral

The redevelopment of the Bimini East area represents a unique opportunity to master plan an entire neighborhood and energize the downtown community. Cape Coral has a vibrant downtown area already, but one question to consider is how we can make it better by redeveloping Bimini East. We feel the key to that effort is to focus on bringing new and exciting retail/office/service/hospitality/residential alternatives to Bimini East in a mixed-use setting.



As we considered redevelopment of Bimini East, our goal could be summarized as follows:

To create a world class destination for residents and visitors with an emphasis on Cape Coral's water heritage and tropical coastal aesthetic.

To help us accomplish this, we have engaged Jeff Speck from Speck Dempsey.

Speck is a world renown urban planner, author, and educator. He has significant urban planning experience in a number of Southwest Florida communities including participating in the 1993

CLICK HERE OR VIEW PAGE 59
to read how Jeff Speck created the
blueprint for Fort Myers' River District.

plan that remade 5th Avenue South in Naples and managing the impactful 2002 master plan for downtown Fort Myers. His knowledge and experience have been invaluable to help up shape an iconic new neighborhood.

Speck provides us the following insight into his concept and approach to the redevelopment of Bimini East.

CONCEPTUAL NARRATIVE:

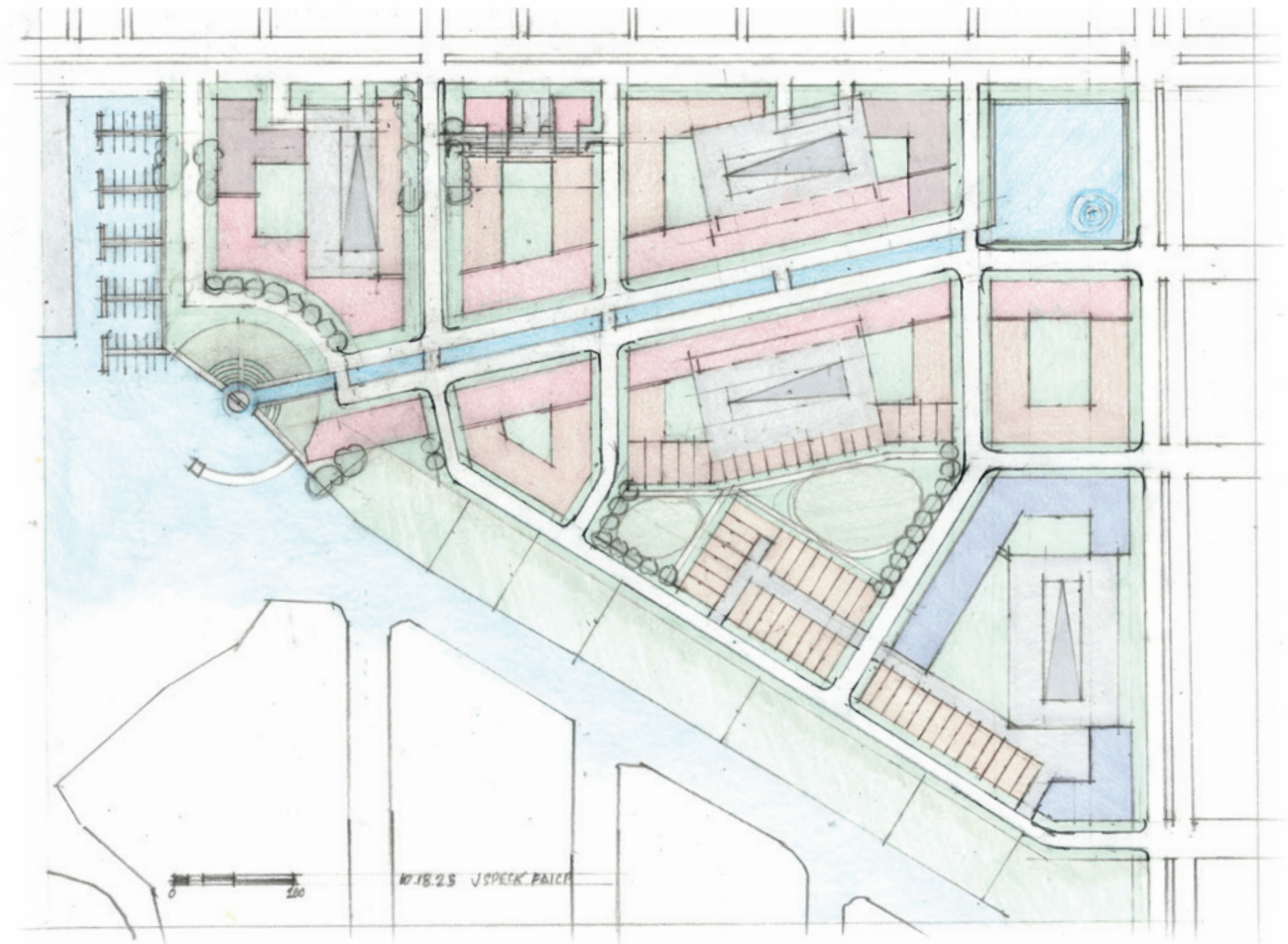
A Heart for Cape Coral

Bimini East is not just an opportunity to create an ideal new destination in Cape Coral. As wisely conceptualized by City leadership over many years, it is poised to give the city a much needed heart, one that integrates seamlessly with its existing downtown and importantly connects that downtown to its most prominent visual and recreational amenities, the Bimini

Basin and Four Freedoms Park. Rebuilt and enhanced with an amphitheater, new marina, and a unifying canal corridor, Bimini East is poised to remake downtown Cape Coral as a town center that will rival the best recent and historical developments in Florida and beyond.

It will achieve this outcome by making use of the same design approach that led to the success of Key West (1829), Coral Gables (1925), and Seaside (1980): traditional town planning, walkable densities, a generous mix of uses, and a focus on the social, recreational, and visual amenities that cause communities to be cherished by residents and visitors alike.

Lovely new streetscapes on SW 47 Terrace, and large new developments along Cape Coral Parkway like The Cove and Bimini Square, speak to the evolution of downtown Cape Coral into more than just an auto-age commercial strip. But to truly blossom into a memorable and valued place, it needs a walkable anchor. For most Cape Coral residents, Bimini East will serve as what planners call a “park-once environment,” a place where they can conveniently drive, store their vehicle, and then not see it for hours as they enjoy all that the site has to offer. But for thousands of new residents and office tenants, the neighborhood



Initial site plan for Bimini East by Jeff Speck, Speck Dempsey

will be a place to live, work, shop, recreate, and otherwise take advantage of a lifestyle currently only available over the bridge, what planners call “urbanity.”

Walkable urbanity, the outcome of traditional town plans featuring mixed use, moderate density, and a network of delicate streets, squares, and natural amenities, is not for everyone. When polled, between 40 and 60 percent of Americans would rather live in a single-family house on its own lot. But between 40 and 60 percent of U.S. residents would prefer a smaller home, even an apartment, in a walkable town center. And in most American cities—certainly in Cape Coral—that choice is hard to come by. Bimini East will rebalance the equation, offering an urban lifestyle to those who want it and a thriving social hub for those Cape Coral homeowners who just want a great place to visit.

The 12-story buildings imagined by the site’s zoning are not needed—or desired—to achieve this outcome. Like in America’s best historical neighborhoods, heights from three to five stories produce substantial density while creating public spaces of the most comfortable scale and shape. Integrating rowhouses, apartments, shops, offices, civic buildings, and amenities in an armature of small blocks that hide their parking, embraced by narrow, slow-speed, tree-lined streets, and centered on a dramatic canal connecting two large water basins, the plan for Bimini East is meant to meet and exceed the City’s bold vision for this important site, and in so doing, give Cape Coral a new, vital heart.





APPROACH:

Site Program and Organization

Further detailed in the pages ahead, the plan for Bimini East attempts to provide all of the uses, activities, and amenities laid out in the City's Request for Proposals, and others as well. Specifically, the plan here—open to modification—includes the following components.

- Approximately 900 housing units in the form of apartments and rowhouses;
- Two hotels providing about 250 rooms;
- Approx. 250,000 square feet of medical office;
- Approx. 60,000 square feet of general office;
- Approx. 130,000 square feet of retail, including food, beverage, and entertainment;
- Two branch banks relocated on site;

- More than 3,000 parking stalls located in structures and on-street;
- Classrooms for higher education;
- A marina with about 65 slips;
- A reshaped Four Freedoms Park including a waterfront amphitheater;
- A variety of open spaces including a large playground and a dog park; and
- An armature of water features that provide a spectacle and tie the site together.

These components are distributed within a traditional town plan that is organized according to the following strategies:

Porousness and Connectivity

Both for walkability and to disperse traffic, the plan connects to surrounding roads wherever

possible. Full signalized intersections are provided at SE 6th St (existing) and Miramar Street (proposed), and other streets access the Cape Coral and Coronado parkways as right-in, right out. Within the district, small blocks and many streets allow every street to be small and safe.

Bringing Downtown to the Water

The plan is shaped around a NE corner basin and canal-centered avenue that bridges the gap between downtown Cape Coral and the Bimini Basin, providing safety improvements and a visual amenity at the Cape Coral/Coronado intersection to create one continuous downtown.

Improving and Distributing

Four Freedoms Park

Against a new marina in an expanded basin to the west, the park is reshaped around a sunset-view amphitheater and curving recreational pier. While some play facilities are kept, the principal playground is relocated into a rowhouse district to the east and paired with a smaller second green imagined as a dog park.

Optimizing Resilience and Hydrology Excavation of the larger marina will provide many cubic

yards of fill, potentially supplemented from offsite, that will allow the remainder of the neighborhood to be elevated several feet, offering storm protection. The canal system, while apparently draining to the bay, will actually be a closed loop that recirculates on site.

Hiding Parking

Other than on-street stalls—a key component of walkable places—most parking will be located out of sight in convenient, hidden, smart-tech structures. **Saving Trees and Respecting Neighbors:** The rowhouse district presents a similar scale to residential buildings across Victoria Drive. Lovely tree stands along Tarpon Court and to its west are preserved.

Belonging to Cape Coral: In a community characterized by canals and basins, the plan places water features at its heart. The central canal, modeled on Amsterdam, presents a more urban take on a community theme.

Together, these strategies are intended to create a place that is not only successful on its own, but amenitizes and enhances **all of downtown Cape Coral** and, in turn, **uplifts the city as a whole.**



6.2 Provide information of community benefits plans (jobs, affordable housing, green/sustainable features, etc.)

A brief outline of Cape Coral's community benefits is provided.

INTANGIBLE BENEFITS

- Replace a blighted part of downtown severely damaged by hurricane Ian with new flood and hurricane resilient buildings and infrastructure
- Establish a fresh image for downtown Cape Coral emphasizing boating and canal access
- Supercharge Cape Coral's continuing transformation as a young, energetic city
- Investment in Bimini East will spur additional investment in downtown redevelopment
- New business will support existing businesses
- Create a community gathering area large enough to host outdoor events
- Expand housing options downtown



- Expand medical services in SE Cape Coral
- Provide modern office space options that currently do not exist
- Create a visual connection to Bimini Basin and marina along Cape Coral Parkway

AMENITIES FEATURED

- Construct water feature and gathering space at Cape Coral Pkwy. and Coronado celebrating Cape Coral's heritage
- Promenade along Canal Street connecting water feature with Four Freedoms Park which can host public events like farmers market, art shows, street dances and band concerts.
- Marina providing transient boat access
- Improve walkability to/from downtown
- Promenade connecting Bimini East with Bimini Square

- Bandshell
- Police substation
- Family orientated entertainment destinations
- Possibility for higher education classroom space and smaller convention venue
- New park areas added and existing facilities improved to host outdoor events

FINANCIAL BENEFITS

- Estimated \$500,000,000 investment when buildout is complete
- New real estate taxes
- New lodging taxes
- New sales taxes
- Job creation during construction and operations
- Impact fees paid





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FINANCIAL CAPACITY & APPROACH

SECTION 7.0



Rooftop pool rendering, Bimini Square, Cape Coral, FL | Crown Development Inc

7.0. Describe the financial capacity and preliminary pro forma for the firm.

Bimini Basin Redevelopment Company LLC (BBRC) is a single purpose Florida LLC. Its singular purpose is to provide the expertise necessary to redevelop the Bimini East area and provide the capital investment required to execute the development plan set forth in this RFP. Ownership in BBRC rests with three (3) entities: Crown Development Inc., Alessio Companies, and Superhost Hospitality. The combined net worth of the principals in these companies exceeds \$400,000,000.

The principals have a number of long-term banking relationships. These relationships are with both local and national banks. BBRC intends to use both equity and loans to capitalize the project. Equity for investment will

be sourced from the principals of BBRC as well as from investors with which the principals have established relationships.

To better describe our finance approach, it helps to first conceptualize the redevelopment effort into two (2) parts: horizontal and vertical redevelopment.

Horizontal redevelopment can be defined by all property acquisition costs, land improvements, demolition, utilities, roads, marina, park improvements, parking garages and city requested improvements such as police station and bandshell.

Vertical redevelopment can be defined as costs associated with privately owned buildings.

The environment for financing real estate developments is constantly changing. There is not a “one size fits all” solution and it is difficult to anticipate what we will encounter over a

10-year development cycle. The recently completed Bimini Square project should serve as a good example the capital stack we anticipate for Bimini East. This can be found in **Exhibit 7.1**.

One major difference between the Bimini Square and Bimini East projects is that Bimini East will have a much larger investment in horizontal infrastructure costs. The horizontal investment is where we expect most of the public incentives to be utilized. **Exhibit 7.2** illustrates how we expect to fund the horizontal and vertical development costs assuming a total project investment of \$500,000,000.

Public incentives and support for a transformative project like Bimini East will be critically important. The support is anticipated to come from federal, state and local sources. Local sources such as infrastructure grants,

Enhanced Property Value Recapture Grants, impact fee deferral and abatement, and other incentives will be used as applicable. BBRC will work closely with the city to evaluate each source with an eye toward the return on investment for the city. Individual businesses that choose to locate within Bimini East may also seek incentives separate from development incentives.

To summarize, BBRC is uniquely suited to navigate the ever-changing financial environment. The principals in BBRC have been investing in real estate projects for over 40 years and have seen financing conditions ebb and flow. They have found creative solutions and have established relationships with some of the industries’ top banking and investment institutions. They are ready to get the job done.

ADDITIONAL INFORMATION

Exhibit 7.1. Typical Project Capital Stack: Bimini Square Example*

CATEGORY	AMOUNT	PERCENT
Investor Equity	\$26,900,000	23.5%
First Mortgage	\$78,800,000	68.8%
City Assistance	\$8,825,000	7.7%
Total Project Cost	\$114,525,000	100.0%

CATEGORY	AMOUNT
(a) TIF	\$7,000,000
Infrastructure Reimbursement	\$125,000
ROW Infrastructure Cost Share	\$1,700,000
Total	\$8,825,000

*Numbers are approximate. Example excludes the waterfront restaurant portion of the project.

Exhibit 7.2. Pro Forma Capital Stack*

Total Investment

CATEGORY	AMOUNT	PERCENT
Investor Equity	\$138,686,250	28%
First Mortgage	\$311,313,750	62%
City Assistance	\$50,000,000	10%
Total Project Cost	\$500,000,000	100.0%

*Numbers are approximate.

Phase 1: Years 1-3 | Horizontal

Land, Infrastructure, Public Amenities,
Parking garages

CATEGORY	AMOUNT
Investor Equity	\$10,000,000
First Mortgage	\$26,225,000
City Assistance	\$40,000,000
Total Cost	\$76,225,000

*Numbers are approximate.

Phase 2: Years 3-10 | Vertical

CATEGORY	HOTELS	RETAIL/ COMMERCIAL/ DINING	RESIDENTIAL DWELLING UNITS	OFFICES	MEDICAL
Quantity	250 keys	130,000 sq. ft.	900	55,000 sq. ft.	210,000 sq. ft.
Valuation	\$200,000	\$300	\$250,000	\$335	\$435
Investor Equity	\$10,500,000	\$11,650,000	\$81,250,000	\$4,448,750	\$20,837,500
First Mortgage	\$37,500,000	\$25,350,000	\$141,750,000	\$11,976,250	\$68,512,500
City Assistance	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000
Total Cost	\$50,000,000	\$39,000,000	\$225,000,000	\$18,425,000	\$91,350,000

*Numbers are approximate.



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PROJECT TIMELINE

SECTION 8.0

8.0. Provide the estimated timeline and phasing plan.

BIMINI BASIN REDEVELOPMENT MAJOR MILESTONES TIMELINE

2025	
NOVEMBER	Submit RFP Response
2026	
JANUARY	Development team selection
FEBRUARY	Begin to negotiate with SFWMD re: flood mitigation
MARCH	Complete developer's agreement
MARCH	Begin negotiating 3rd party land acquisitions
MAY	Begin slip transfer application
JULY	Establish approved flood mitigation method with SFWMD
AUGUST	Complete 3rd party land acquisition negotiation
AUGUST	Submit dredge request to Army Corp. for marina
AUGUST	Complete conceptual land use plan
NOVEMBER	Complete land acquisition - City
NOVEMBER	Complete land acquisition - 3rd party
NOVEMBER	Begin horizontal improvements
2027	
JANUARY	Complete platting and zoning
AUGUST	Begin vertical improvements
2035	
AUGUST	Complete Vertical Construction



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APPENDIX



In brief

Gordon Marketing opens Fort Myers office

Noblesville, Indiana, based Gordon Marketing is expanding its senior client service area with the recent opening of its new office at 8695 College Parkway, Suite 1241 in Fort Myers to better serve south Florida communities.

The business is a national distributor for life and health carriers. The Fort Myers office will serve clients' risk management needs with insurance products such as life, health, disability, dental, cancer, and many other lines of coverage.

Florida Kitchen opens at Miromar Outlets

Florida Kitchen has opened at Miromar Outlets in Estero in Suite 317 in the Restaurant Piazza.

The restaurant features authentic Floridian cuisine and Southern favorites. Dishes include Gulf Coast grouper, fried catfish, shrimp po boys, chicken and waffles, shrimp and grits and country fried steak. Their full service bar offers seasonal cocktails and selections from Florida's local breweries on tap.

For information, call 992-1100.

Job Fair hoping to hire about 100 employees

Naples-based restaurant group Culinary Concepts will host a job fair with the goal of hiring 100 employees to fill positions at its five Southwest Florida restaurants: Pazzo! Cucina Italiana in Naples, Chops City Grill in Naples, Yabba Island Grill in Naples, Chops City Grill in Bonita Springs and Blue Water Bistro in Estero.

Available positions include line cooks, pantry cooks, sauté cooks, prep cooks, servers, host/hostesses, food runners, bussers and bartenders.

The job fair is scheduled for Wednesday from noon to 3 p.m. at Chops City Grill in Naples at 837 Fifth Ave. S. for positions in Naples, and on Thursday from noon to 3 p.m. at Chops City Grill in Bonita Springs at 8200 Health Park Blvd. for positions in Bonita Springs and Estero.

Attendees are asked to bring a resume and will complete an application at the job fair. Qualifying applicants will be invited to participate in interviews with a manager or chef during the job fair.

For information, call 435-0990 or visit gr8food.net.

Meeting to discuss condo law changes

Iberiabank will host a lunch and learn aimed at helping condominium and homeowners association board members and management companies. The session will focus on changes in condo law including upcoming changes to Florida Statute 718.

Association laws are constantly changing at the local, state and federal level. Board members and residents should understand their role in communicating and following these laws. Speaker Henry Paul Johnson will discuss Florida Statute 718 and other recently enacted laws.

The luncheon will be held on Wednesday from 11:30 a.m. to 1 p.m. at the Iberiabank branch located at 2150 Goodlette Road N. in Naples.

Registration is required by calling 403-6670.

See Briefs, Page 2D

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URBAN PLANNING



SARAH COWARD / THE NEWS-PRESS

Oklahoma transplant Beckie Masterson tours downtown Fort Myers with ice cream-eating daughters Katie, 3, and Morgan, 5, on Thursday.

Downtown's planner likes how it turned out

Jeff Speck created the blueprint for Fort Myers' River District

DICK HOGAN

DHOGAN@NEWS-PRESS.COM

Fifteen years ago, Jeff Speck created the blueprint for today's downtown Fort Myers — but making it happen was no walk in the park.

Speck said after speaking at an urban planning conference on Thursday that he likes what he sees: a newly busy restaurant/nightclub/shopping district, a lot of new residential units and graceful streetscaping.

But that took some time.

"Unless you look at 20 years, you can't have vision," Speck said after his presentation at the Mayor's Symposium on Walkable Urban Communities at the Harborside Event Center.

The conference was the brainchild of Mayor Randy Henderson, who wanted to showcase the city's openness to renovations that foster communities where people can live, work and play without having to get in a car and drive for miles.

He said 15 or 20 developers approached him at the conference about downtown projects and several are further along, waiting to pull the trigger until the city's plans are finalized for a major hotel.

"They're all just waiting for the announcement that the hotel is no longer just a discussion, it's a shovel in the ground," Henderson said.

One new downtown player surfaced at Thursday's conference: Former WCI Communities Inc. CEO David Fry presented plans for a seven-story downtown building that will incorporate retail, office and residential floors.

It's the first plan for a private sector building to go up in downtown since the area's wave of high-rise riverfront condominiums crashed in 2006.

Fry paid \$500,000 for a parcel at 2300 First St., where he and his wife plan to live in the penthouse if the project comes to fruition.

The plans are conceptual, he said, but he'd like to have retail on the first floor with two floors of office space on top of that and another two floors with five apartments each.



DICK HOGAN / THE NEWS-PRESS

Urban planner Jeff Speck speaks at a conference in Fort Myers on Thursday.

He and his wife have wanted for years to live downtown, Fry said, so they'd take the entire top floor.

Fry realizes the irony of his being former CEO of Bonita Springs-based WCI, known for its high-end homes in self-contained and definitely non-walkable planned communities such as Pelican Preserve.

"How many years was I head of a company that did the antithesis of what we're talking about," he reflected.

"We know the younger generation would enjoy this. The question is, 'Can they afford it?' Some can and some can't. It's not going to sell for \$300,000, I can tell you that. These are condos that have to sell for more than \$500,000."

He hopes to attract baby boomers in their 50s and 60s to make up the difference.

Speck said downtown's in good shape

to lure people who want that lifestyle.

His favorite part of the area now is the stretch of First Street east of the federal courthouse, where restaurants, shops, businesses and clubs are thriving.

"It has all the ingredients," Speck said. "Slow-moving traffic, trees, ample sidewalks, buildings just tall enough to enclose the space. We turned it from a one-way to a two-way street and the brick pavement helps."

Henderson said he thinks the quality of life is already bringing younger families back to downtown.

Recently, he said, "I enjoyed seeing a mom and dad downtown pushing a baby carriage. You didn't see that 10 years ago."

Connect with this reporter: @DickHogan (Twitter)

BIMINI EAST RENDERINGS













