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Naples Beach Club lands first condo buyer



This is a rendering of the Naples Beach Club when it's completed. Construction started in 2022. PROVIDED BY THE ATHENS GROUP

Prominent developer McCabe pays over \$20M

Laura Layden

Fort Myers News-Press & Naples Daily News
USA TODAY NETWORK - FLORIDA

A prominent Naples resident, developer and entrepreneur is the first to close on a condo residence at the new Naples Beach Club.

Gulf Coast International Properties in Naples announced the "milestone sale" to Phil McCabe on June 1. The price: More than \$20 million, according to MLS (Multiple Listing Service) statistics.

The condos are but one part of the mixed-use development that features a newly minted, 216-room Four Seasons Resort, built to five-star standards.

Living in the upscale development offers a premium Four Seasons-managed and inspired lifestyle.

In a statement, McCabe said: "Naples has always held a special place in my life, both personally and professionally. To be part of the next chapter at the Naples Beach Club is incredibly mean-

ingful to me. This property represents everything I value: history, quality, and a deep connection to the coastal lifestyle. I'm proud to be the first to close and excited to enjoy this extraordinary community with my family for years to come."

The Naples Beach Club replaced the landmark Naples Beach Hotel & Golf Club, located at 801 Gulf Shore Boulevard North.

The hotel closed in May 2021 and later came crumbling down, paving the way for redevelopment on a 125-acre coastal property.

Much of the property has been permanently preserved as open space - including an 18-hole golf course. It spans both sides of Gulf Shore Boulevard North.

Residential and commercial development is ongoing.

The former hotel was originally established by the Watkins family in 1946. The family owned and operated it for 75 years.

In a text message, McCabe, who was

traveling back to the United States from an overseas trip on Monday, described his new residence as a "beach house," overlooking the Gulf.

It's on the first floor of a seven-story building, sitting closest to the new resort.

McCabe shared that he plans to move into his new home next month after the interior work has been completed.

Tim Savage, the principal of Gulf Coast International Properties, represented McCabe in the purchase, which closed on May 5.

The Naples Beach Club development will have 153 residences. That includes 58 beachfront residences, along with 95 residences overlooking the redesigned golf course.

Amenities for residents include multiple Gulf-view pools and a state-of-the-art fitness center.

Residents will also have easy access to the golf course and a two-level luxury spa, along with other dining and entertainment offerings open to hotel guests and the public.

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PROPERTY TAX BILL

Tax plan sparks service fears

Crowd warns cuts could hit schools, safety

James Call

USA TODAY NETWORK - FLORIDA

Firefighters, paramedics, local government officials and community activists packed a Florida Capitol hearing room to capacity June 1 to warn lawmakers that the sweeping property tax proposal they were considering could eliminate money to pay for basic services.

Members of the public began filling seats in Room 101 of the Senate Office Building as soon as the doors to the committee room were opened, a half hour before the meeting began.

They occupied all 140 seats set aside for spectators and those wishing to speak by the time state Sen. Ed Hooper, R-Clearwater, gavelled the meeting of the Senate Appropriations Committee to order.

And while the overwhelming majority of public speakers who addressed the committee talked about potential harm to public schools, fire departments and other services, Democratic lawmakers pointed out Republican lawmakers were rushing forward with an incomplete plan that does not consider the consequences of eliminating property taxes.

Sen. Bryan Avila, R-Miami, is carrying the plan proposed by Gov. Ron DeSantis. Avila said the changes are necessary because property tax revenues have surged far beyond economic growth: "These increases have far exceeded growth in the Consumer Price Index, or population," he said, noting tax collections have doubled since 2019, while inflation rose about 6.3%

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PROPERTY TAX BILL

FL cities brace for property tax war with governor

John Pacenti

USA TODAY NETWORK - FLORIDA

Gov. Ron DeSantis' call to radically reshape Florida's property taxes ignited a firestorm as the battle lines were defined during the weekend with municipalities claiming essential services will

be cut while proponents saying the reform amounts to a tax on the rich championed by progressives.

DeSantis is beating the war drums, going on friendly media news sites and posting on social media about his "Save Our Homes" proposal. On Monday, he called Legislature back for another spe-

cial session, wanting lawmakers to hammer out the ballot initiative that would raise the homestead exemption from \$50,000 to \$150,000 on Jan. 1 - and then scale it upward to \$250,000 the following year.

Any constitutional amendment on the ballot in November would need 60%

of voters to approve it to be enacted. DeSantis wants to use \$5.5 million of taxpayer dollars to have property appraisers across Florida send mailers to property owners on the initiative, detailing how much homeowners would

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