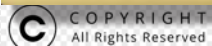


# Life Anew

**GRANDE CALUSA**  
**2025-2100**



Carbon-Neutral Design Projects LLC  
+ Associates, Berlin-Miami  
PI Prof. Thomas Spiegelhalter, Ph.D.  
Architect, Engineer, Town Planner, AIA-CES, AIA, UAL, LEED AP, WELL AP







Carbon-Neutral Design Projects, LLC  
Associates, Berlin-Miami  
Dr. Prof. Thomas Spiegelhalter, Ph.D.  
Member: American Institute of Architects (AIA)

Grande Calusa  
20350 Summerlin Road  
Fort Myers, FL, 33908

Grande Calusa  
The Dunes Golf & Tennis Club  
949 Sand Castle Rd.,  
Sanibel Island, FL, 33957

Layers

Google 100% Data attribution 11/19/2022 11/19/2022

2,000 m 2,000 m  
Camera: 24 km 26°30'44"N 81°54'08"W 1 m  
Camera: 24 km 26°30'44"N 81°54'08"W 1 m  
1003 GC-51  
3D  
- +

© Prof. Thomas Spiegelhalter  
© Prof. Thomas Spiegelhalter

# Grande Calusa

## A Future-Planned Investment Opportunity 2025–2100

### 1. Project Overview

- Grande Calusa is a premier mixed-use development featuring:
- 200 Workforce Housing Units
- 200 Full-Service Hotel Rooms with a 15,000 sq. ft. Conference Center
- 297 Luxury High-Rise Condominium Units
- 65,000 sq. ft. of Retail, Restaurant & Commercial Space

This development integrates sustainability, ESG principles, and hurricane resilience (Category 5 standard) while achieving LEED and WELL certifications.

#### Key Features:

- Mixed-use podium (196,000 SF) elevated 15 feet above sea level, resilient against storm surges and hurricane forces
- AI-driven smart energy systems with solar PV and thermal systems, wind, heat exchangers, and geothermal integration
- LEED/WELL/ESG Platinum-targeted design for water and resource energy efficiency, well-being, and human-centric designs
- Premium residential and workforce housing units  
Integrated cultural, wellness, and retail experiences

### 2. Why Grande Calusa? Unparalleled Coastal Access & Lifestyle

- Benefit from a prime coastal location, strategically positioned near the renowned Sanibel Island and Fort Myers beach areas.
- Enjoy immediate proximity to the prestigious Sanibel Harbour
- Marriott Resort & Spa and the Shell Point Village public golf course, attracting a discerning clientele.
- Grande Calusa is designed to cultivate its own thriving, contiguous business district, becoming a destination in itself.
- Resilient & Climate-Adaptive Infrastructure.
- Investor-Ready Financials with High Demand.
- Future-Resilient for the Next Century.



### 3. Design Philosophy: A Legacy of Innovation & Resilience

Inspired by the resilient and indigenous Calusa civilisation, the development integrates elevated urban planning to mitigate flood risk, storm surge and climate challenges.

The hurricane-proof masterplan is a tribute to Sanibel's architectural and cultural heritage, designed with expansive terraces, aerodynamic structures, and wellness-focused spaces.

### 4. Entitlement Valuation

The estimated entitlement values for each component are based on market comparables, entitlement premiums, and highest-and-best-use land valuations.

Component	Size	Entitlement Value Per Unit/Sq. Ft.	Total Entitlement Value
Workforce Housing Units	200 Units	\$40,000/unit	\$8,000,000
Hotel/Conference Center	200 Rooms	\$75,000 per key	\$15,000,000
Luxury High-Rise Condos	297 Units	\$120,000 per unit	\$35,640,000
Retail, Restaurant, Commercial	65,000 sq. ft.	\$85 per sq. ft.	\$5,525,000
Total Entitlement Value	N/A	N/A	\$64,165,000

### 5. Investment Opportunity

Grande Calusa presents an opportunity for investors to participate in a fully entitled, shovel-ready development.

With land entitlement values totaling \$61.7 million, investors can capitalize on development efficiencies, appreciation, and strategic market positioning.

### 6. Why Invest?

- ✓ **Shovel-Ready Project** – Fully entitled with infrastructure planning in place
- ✓ **Prime Location** – Overlooking Sanibel Island and Fort Myers Beach
- ✓ **Mixed-Use Diversification** – Balanced blend of residential, hospitality, and commercial assets
- ✓ **Strong Market Demand** – High demand for workforce housing, luxury condos, and experiential retail
- ✓ **ESG & Sustainability Focus** – LEED and WELL-certified, storm-resistant, and carbon-neutral

For further details and partnership opportunities, please contact:

**Edgar Wilson**

edgar@fortmyersfuture.com  
T: 239-822-9468

SUMMARY AREAS

D.O. Feature	Required Program (Development Order)	Design Program (Master Plan Iteration 4)
Condominium tower 1	130 units	130 units
Condominium tower 2	130 units	130 units
Condominium tower 3	37 units	37 units
Hotel and Office Spaces	72,025 sq ft	15,050 sq ft
Retail	30,412 sq ft (including exterior patio spaces)	28,851 sq ft
Restaurant	33,119 sq ft (including exterior patio spaces)	32,307 sq ft (indoor space)
Restaurant (Patio Spaces)		23,540 (outdoor patio space)
Multi-Purpose Art Center/Conference	15,000 sq ft	15,000 sq ft
Workforce Housing	200 units	200 units
Podium	195,150 sq ft, 570 parking spaces	195,150 sq ft, 570 parking spaces
Photovoltaic/Thermal System		245,014 sq ft solar canopy parking, roof tops
Public Space	TBD sq ft, additional used for evacuation space	More space and Programms now



**TOWER 3**  
Includes Hotel,  
Office, Residential,  
and Restaurant areas  
**3 ACRES**

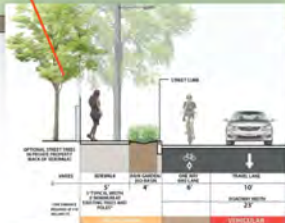


**WORKFORCE  
HOUSING**  
**4.6 ACRES**

**RETAIL**  
**6.5 ACRES**

**CONDO  
TOWER 2**  
Residential,  
Restaurant  
**3 ACRES**

**CONDO  
TOWER 1**  
Residential,  
Restaurant  
**3 ACRES**



MASTER PLANNER + DESIGN ARCHITECT

Carbon-Neutral Design Projects LLC  
+ Associates, Berlin-Miami  
P: Prof. Thomas Spiegelhalter, Ph.D.  
A: thomas.spiegelhalter@fortmyersfuture.com

Contact Director Edgar Wilson  
Fort Myers, FL 33901  
(239) 622-9468  
mailto:edgar.wilson@fortmyersfuture.com  
https://fortmyersfuture.com/

This portfolio is not for regulatory  
approval, permitting, or construction

PROJECT CONSULTANTS

CIVIL + LANDSCAPE  
MORRIS-DEFEW ASSOCIATES  
Fort Myers, FL 33901  
(239) 337-3993  
morriss-defew.com

TLC ENGINEERING SOLUTIONS  
STRUCTURE-MEP-ELECTRICAL-  
INFRASTRUCTURE  
MIAMI, FL 33125  
(305) 263-3871  
tlc-engineers.com

PROJECT ADDRESS  
20350 Summerlin Rd  
Fort Myers, FL 33908

PROJECT OWNER  
Fort Myers Future LLC

SUMMARY

CND LLC  
Project No.  
**1003**

BIM-SHEET  
No.  
**GC-51**



SUMMARY AREAS

D.O. Feature	Required Program (Development Order)	Design Program (Master Plan Iteration 4)
Condominium tower 1	130 units	130 units
Condominium tower 2	130 units	130 units
Condominium tower 3	37 units	37 units
Hotel and Office Spaces	72,025 sq ft	15,050 sq ft
Retail	30,412 sq ft (including exterior patio spaces)	28,851 sq ft
Restaurant	33,119 sq ft (including exterior patio spaces)	32,307 sq ft (indoor space)
Restaurant (Patio Spaces)		23,540 (outdoor patio space)
Multi-Purpose Art Center/Conference	15,000 sq ft	15,000 sq ft
Workforce Housing	200 units	200 units
Podium	195,150 sq ft, 570 parking spaces	195,150 sq ft, 570 parking spaces
Photovoltaic/Thermal System		245,014 sq ft solar canopy parking, roof tops
Public Space	TBD sq ft, additional used for evacuation space	More space and Programms now

TOWER 2

Program	Areas (sf)
Support Spaces GSF	60,000
RSF	266,000
MF Units	133
Restaurant Space	8,721
Restaurant Space Patio	1,805
Retail RSF	2,101
Condo Lobby	4,086



RETAILS  
RESTAURANTS,

Program	Areas (sf)
Restaurant Space	12151.69
Restaurant Space Patio	17858.23
Retail RSF	6389.12

Social Workforce  
Housing 200 Units

Multi-Purpose  
Art Center/Conference  
15,000sq ft

TOWER 3

Program	Areas (sf)
Support Spaces GSF	21,477
RSF	68,633
MF Units	37
Restaurant Space	2,983
Restaurant Space Patio	2,575
Retail RSF	0
Office	15,050
Condo Lobby	3,451

Solar PV Carports  
with Charging Stations

TOWER 1

Program	Areas (sf)
Support Spaces GSF	60,000
RSF	266,000
MF Units	133
Restaurant Space Indoor	8,551
Restaurant Space Patio	1,301
Retail RSF	20,361
Condo Lobby	4,364



**FORT MYERS FUTURE**  
BORN INTO INVENTION

MASTER PLANNER + DESIGN ARCHITECT

Carbon-Neutral Design Projects LLC  
+ Associates, Fortin-Miami  
Dr. Prof. Thomas Spiegelhalter, Ph.D.  
Senior Engineer, Fort Myers, FL 33901, USA

Consult Director Edgar Wilson:  
Fort Myers, FL 33901  
(239) 822-6468  
info@edwardwilson.com  
http://www.edwardwilson.com

This portfolio is not for regulatory  
approval, permitting, or construction.

PROJECT CONSULTANTS

CIVIL + LANDSCAPE  
MORRIS-DEWEY ASSOCIATES  
Fort Myers, FL 33901  
(239) 337-3993  
morrin-dewey.com

TLC ENGINEERING SOLUTIONS  
STRUCTURE-MEP-ELECTRICAL-  
INFRASTRUCTURE  
MIAMI, FL 33128  
(305) 263-3871  
tlc-engineers.com

PROJECT ADDRESS  
20350 Summerlin Rd.  
Fort Myers, FL, 33908

PROJECT OWNER  
Fort Myers Future LLC

**SUMMARY  
ALL SPACES  
AXONOMETRY**  
(Note Landscape,  
Biotops, Ecosystems,  
+ Bioswale,  
Stormwater  
Management  
excluded,  
see DO Plans)

CND LLC  
Project No.  
**1003**

BIM-SHEET  
No.  
**GC-51**





MASTER PLANNER + DESIGN ARCHITECT

**Carbon-Neutral Design Projects LLC**  
 • Associates, Berlin-Miami  
 PI Prof. Thomas Spiegelsalter, Ph.D.  
 ADDRESS: 10000 N. W. 11th Ave., Suite 100, Fort Myers, FL 33901  
 TEL: 239.433.1111 FAX: 239.433.1112  
 E-MAIL: t.spiegelsalter@fortmyersfuture.com

Contact Director: Edgar Wilson

Fort Myers, FL 33901  
 (239) 622-9468  
 e: wilson@fortmyersfuture.com  
 t: 239.433.1111 f: 239.433.1112

This portfolio is not for regulatory approval, permitting, or construction.

#### PROJECT CONSULTANTS

CIVIL + LANDSCAPE  
 MORRIS DEWITT ASSOCIATES  
 Fort Myers, FL 33901  
 (239) 337-3663  
 morris@morrisdewitt.com

TELECOMMUNICATIONS  
 STRUCTURES AND ELECTRICAL  
 INFRASTRUCTURE  
 MAM, LLC  
 (239) 263-3571  
 mam@mamllc.com

#### South Elevation



© Thomas Spiegelsalter

© Prof. Thomas Spiegelsalter

#### Master Plan and Architectural Design:

**Avantgarde, Well-Being Campus**, integrating seamlessly into the tropical setting of nearby Sanibel Island and Fort Myers. Lush Landscaping: Features abundant green spaces with a variety of tropical plants and trees, enhancing the environmental appeal and contributing to the sustainability of the development.

#### Vibrant Public Spaces:

Includes areas for social interaction and leisure activities, such as walking paths, seating areas, and artistic installations, promoting a community-focused lifestyle.

#### Food-Water Garden Features:

Demonstrates integrated water elements that add to the aesthetic value and cooling effect in the communal outdoor spaces.

#### Podium-Level Facilities and Human-Centered Activities:

Highlights a multi-use podium that supports the residential towers above and provides space for amenities like restaurants, retail units, and an arts center, all accessible via food-resistant access points.

**Sustainable Resiliency Elements:** Emphasized eco-friendly design choices such as daylighting for underground parking and cross-ventilation systems to reduce environmental impact and improve renewable energy efficiency.

#### Recreational Opportunities:

Features a WELL-LEED-ESG certified public park and amenities, which offers recreational and wellness activities to residents and visitors, underlining the project's commitment to health and well-being.

View





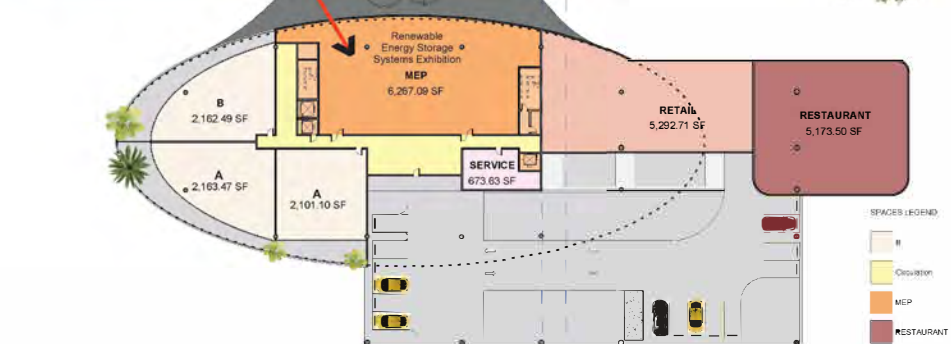
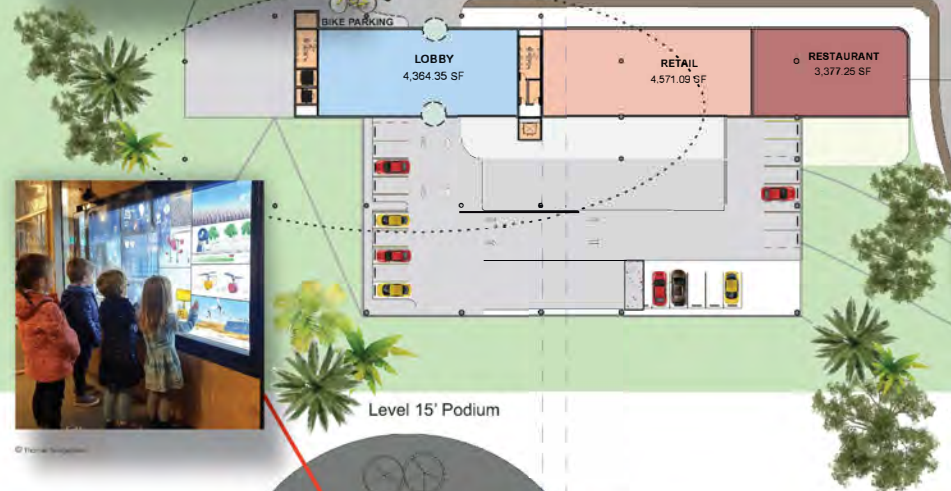
Condo Tower 1, lobby view (© Thomas Spiegelhalter)



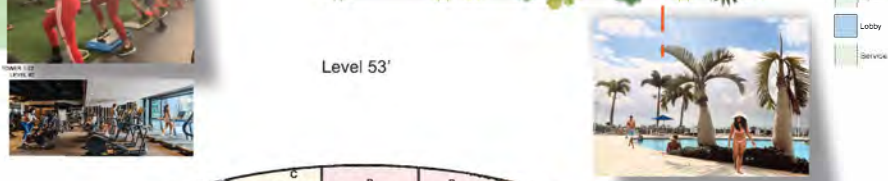
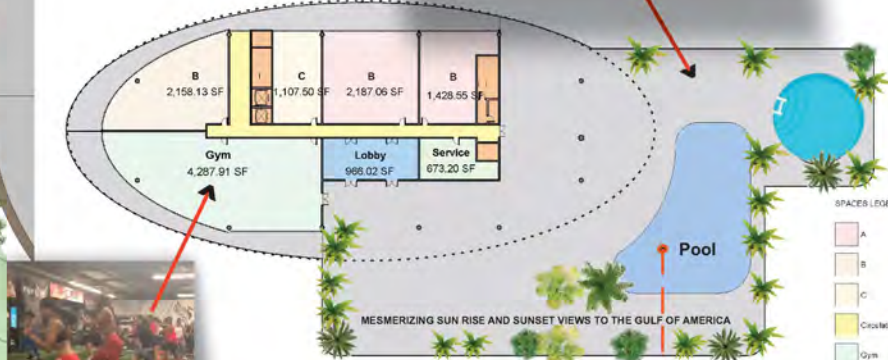
© Thomas Spiegelhalter



© Thomas Spiegelhalter



© Thomas Spiegelhalter



MASTER PLANNER + DESIGN ARCHITECT

Carbon-Neutral Design Projects LLC  
+ Associates, Berlin-Miami  
PI Prof. Thomas Spiegelhalter, Ph.D.  
MAYOR, THOMAS SPIEGELHALTER, MAYOR, FL, 33901

Chief Director: Edna Wilson  
Fort Myers, FL 33901  
(239) 622-9468  
info@fortmyersfuture.com  
www.fortmyersfuture.com

This portfolio is not for regulatory approval, permitting, or construction.

PROJECT CONSULTANTS:

CIVIL + LANDSCAPE  
MORRIS DEFRAS ASSOCIATES  
Fort Myers, FL 33901  
(239) 537-3663  
morrisedefras.com

TEC ENGINEERING SOLUTIONS  
STRUCTURE AND ELECTRICAL  
SPRATLING  
MIAMI, FL 33136  
(305) 763-3671  
tec-engineers.com

PROJECT ADDRESS  
20350 Summerlin Rd.  
Fort Myers, FL, 33908

PROJECT OWNER  
Fort Myers Future LLC

SPACES LEGEND:

A

B

C

Circulation

Gym

Lobby

Service



© Thomas Spiegelhalter

**Condo Tower 1:**  
Lobby, Retail,  
Restaurant, Gym,  
Renewable Energy  
Exhibition-MEP,  
Pool, Jacuzzi,  
Community Spaces,  
Yoga, Sauna, etc.

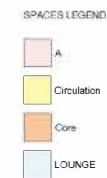
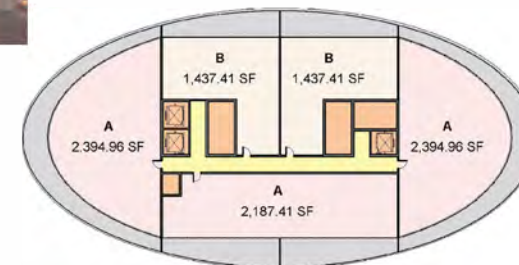
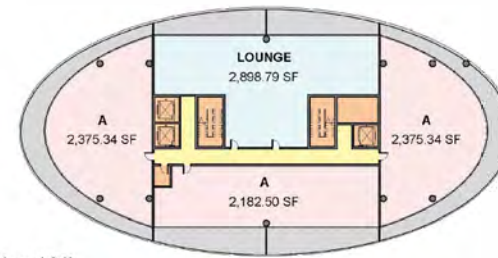
CND LLC  
Project No.  
1003

BIM-SHEET  
No.  
GC-51



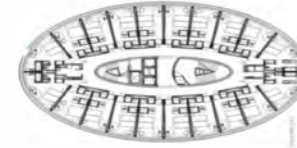


Level 15' Podium



Level 41'

Level 53'



**FORT MYERS FUTURE**  
BORN INTO INVENTION

MASTER PLANNER + DESIGN ARCHITECT

**Carbon-Neutral Design Projects LLC**  
+ Associates, Berlin-Miami  
Dr. Prof. Thomas Schepelbauer, Ph.D.  
Architect, Engineer, Sustainable Architect, LEED AP, WELL AP, AIA, ASHRAE, USGBC, etc.

Contact: Director, Editor, Writer  
Fort Myers, FL 33901  
(239) 622-9468  
info@carbonneutralprojects.com  
t.schepelbauer@carbonneutralprojects.com  
t.schepelbauer.com

This portfolio is not for regulatory approval, permitting, or construction.

PROJECT CONSULTANTS

CIVIL + LANDSCAPE  
MORRIS-DEPEW ASSOCIATES  
Fort Myers, FL 33901  
(239) 337-3993  
morriss-depew.com

TLC ENGINEERING SOLUTIONS  
STRUCTURE-MEP-ELECTRICAL-  
INFRASTRUCTURE  
MIAMI, FL 33126  
(305) 263-3871  
tlc-engineers.com

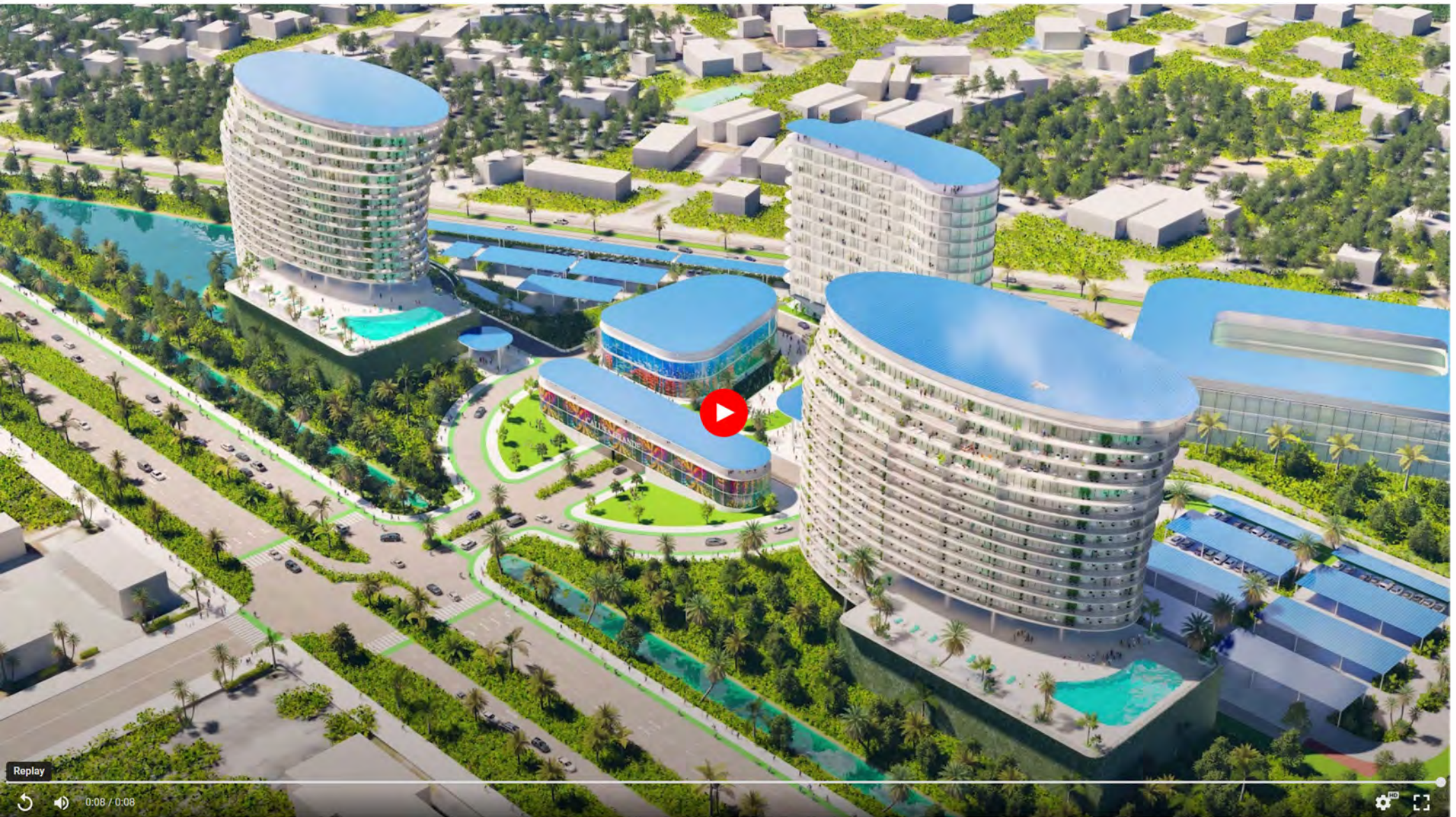
PROJECT ADDRESS  
20350 Summerlin Rd.  
Fort Myers, FL, 33908

PROJECT OWNER  
Fort Myers Future LLC

**Modular,  
Re-Configurable,  
Condo Office,  
Hotel Tower 3:**

Lobby, Retail,  
Restaurant, Gym,  
Renewable Energy  
Exhibition-MEP,  
Pool, Jacuzzi,  
Community Spaces,  
Yoga, Sauna, etc.









30 min. by car to  
Southwest Florida  
International Airport



Gulf of America



Grande Calusa: Discover your Paradise

3,000 m Camera: 33 km 26°29'11"N 82°06'25"W 5 m





Discover Grande Calusa's closeness to Sanibel Island:  
a shelling paradise like no other!

This unique island boasts over 400 species of seashells due to  
its rare east-west orientation that naturally captures a bounty  
from the Gulf currents.

Renowned globally among shell enthusiasts, Sanibel offers  
both abundant variety and sought-after rarities like the elusive  
junonia shell.

An investor's dream, this island attracts thousands of tourists  
annually, promising a continuous stream of visitors and potential  
revenue.

Sanibel isn't just a place—it's an ongoing discovery, making it a  
prime target for savvy investors looking to capitalize on natural  
beauty and tourist appeal.

For those interested in a deeper exploration of Sanibel's shells, the Bailey-Matthews National Shell Museum  
offers insights into the diversity of the island's shells and features world-famous collections.