

CABANA RESORT AND SPA



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INTRODUCTION

Cabana Resort and Spa offers luxury living in true Southwest Florida style: full of fun, sun and family vacation quality entertainment and attractions - all within the resort itself - and just a 3-minute Cabana Shuttle ride to the miles and miles of Bonita Springs' glorious Gulf of Mexico beaches.

The resort accommodations aspect is wide ranging: seven low and mid-rise buildings with two and three bedroom luxury condominium units for sale or vacation rentals overlooking Cabana Cove, a grand waterpark with multiple pools, a spa and a meandering Lazy River feature to delight and engage at every turn, sun and shade decks; a Tiki Hut with air conditioned or al fresco seating; a dog park; pickleball courts; and enough quiet lounge areas to accommodate our book lovers.

The entertainment and attractions will be what set it apart from other developments and make it a year round vacation destination designed to attract families, couples young and not so much, foodies, coffee and brew enthusiasts and a few art lovers.

In addition to the waterpark, a large Bonita Beach Road frontage parcel has been acquired to be redeveloped into multiple air conditioned dining and casual entertainment spaces that will showcase select micro-brewers, live music, exotic and exceptional foods and occasional artful sundries - always with a CABANA commitment to quality and originality.

This space and its scheduling will be flexible to respond to seasonal usage and popularity. Moveable and mutable, the space will evolve in response to the homeowners and the community it creates.

Cabana Resort and Spa will also encompass a large and flexible convention space with a boutique hotel, fine dining, shopping and spa services. Its singular location along Bonita Beach Road - the only gateway access to the Gulf beaches between north Naples and south Ft. Myers - will enhance its cache and introduce an ever changing audience to the family fun and amenity rich year round style that Cabana Resort and Spa brings to Bonita Springs, FL.

CABANA RESORT AND SPA CORE PLANNING PRINCIPLES

The overarching concept for Cabana Resort and Spa has been to create a destination-quality resort and entertainment property that applies good business practices, creates good employment opportunities, adheres to good fiscal and environmental citizenship and delivers good family fun for its buyers.

As a model for success, Cabana Resort and Spa delivers benefits at every level of involvement.

Led by Omer Dror, 3BL Ventures LLC has acquired several parcels that comprise the 25 acre site for Cabana Resort and Spa, including Bonita Village and the former Rode's Restaurant and Fish Market.

Mr. Dror, a Yale MBA and MIT real estate development master student, brings his education, talents and love of Bonita Springs to bear on the development of Cabana Resort and Spa to create a destination resort enterprise built to profit people and planet.



DEVELOPER BIO

A Florida resident since childhood, Omer Dror began his career in real estate development the old fashioned way, helping his parents after school to build their family business. When it grew to the point that they needed a way to guarantee a steady flow of inventory for their accounts, Mr. Dror found his calling. He suggested they buy a warehouse. And they did. At auction, and together they restored and refurbished it, and grew their business even more.

Looking back decades later, Mr. Dror observed, "... even then, as a kid, I could see how fixing up that building brought business, activity, benefits to us all - my family, the workers, the clients, and even the warehouse district. I can't say I was focused on it then, but - yeah - it did, and I felt good about it."

In the years that followed, he earned a triple BS in Social Sciences from the University of Florida, and advanced degrees from Yale and MIT in associated real estate development disciplines. He has been a licensed commercial real estate broker since 2001, focusing on the purchase and rehabilitation of older or distressed properties Florida which he restores, rebrands and markets.

Two large properties in particular, the Palm Club in Palm Beach and Prentiss Pointe in Ft. Myers shaped his vision for future developments. In both instances, the projects had fallen into disuse. The poor economy in the latter 2000's and the lack of any cohesive urban planning that could attract and engage buyers' interests in the developments spoke volumes to Mr. Dror about how to plan and create a successful enterprise - real estate or otherwise.

First: it's not just a condo. It's a condo on a street in a neighborhood and a community, town, county and state. Applying the tenets of urban planning, if all entities in that chain realize some benefit to the degree they are involved, there is an improved possibility for success. In the case of Cabana Resort and Spa, Mr. Dror started acquiring properties in the area five years ago in order to assemble enough acreage to build a large resort.

In 2012 he initiated the Bonita Beach Road Alliance for Beautification to bring together business owners with vested interests in seeing the area improved. As a group their voices have more weight with the town and county in discussions about the future of the Bonita Beach Road corridor from US 41 to the Gulf of Mexico.

By nature, experience and education, Mr. Dror believes that Cabana Resort and Spa is a successful enterprise on its way to becoming a destination quality resort and entertainment property, because he and his partners in 3BL Ventures apply good business practices, create good employment opportunities, adhere to good fiscal and environmental citizenship and deliver good family fun for its owners. While he and his wife, Kylie, await the birth of their first child, he is committed to the town where he met her and where they started their life together.



C A B A N A
R E S O R T

SITE PLAN



AERIAL VIEW



CABANA
RESORT

AMENITIES

C A B A N A is the family vacation destination for fun, sun entertainment and attractions...

25 Acre Site

Brick Paved Grand Arrival Court

Pedestrian-Only Streets, Paths, Parks and Garden Installations Throughout

Dog Park

Great Lawn Area for Al Fresco & Picnic Dining

Pickleball Courts

3 Additional Community Pools

Food Hall - serving an array of foods by local chefs

Bonita Beach Brewery

Boutique Hotel and Shops

Spa Services

24 hour Security

Fitness Center



Expansive Waterpark with Separate Entrance

Lazy River

Waterslides

Main Pool with Multiple Seating Coves

Cabanas

Splash Pad

Food and Beverage Service

Dedicated Cabana Beach Shuttles

Air Conditioned Flexible Space/ Convention/Event Facility

Private Beach Club



CABANA FEATURES AND SPECS

7 Condominium Mid-Rise Elevator Buildings

2- and 3-Bedroom Floorplans

Luxury Furniture and Fittings Packages

Owners Lock-Out Storage per Plan

Covered Parking

Bicycle and Golf Cart Storage

On-Site Maintenance Crew

Professional Management

EXTERIOR/ CONSTRUCTION

Contemporary Architecture

CBS Construction on all levels

Reinforced concrete floors between levels with sound-abatement membrane

State of the Art front and lock-off door access control system

Impact Glass Windows and Sliders

Three elevators and two controlled access lobbies

Deep and spacious lanais

Expansive Roof-Top deck and amenity area with amazing views of the Gulf of Mexico

Separate High Efficiency A/C systems for main living areas/guest rooms and lock-outs

ELECTRICAL / SAFETY

3/4HP disposal

Decorator light switches throughout

Ceiling fan and light fixture pre-wire

Fire Sprinklers / Smoke Detectors

INTERIOR FEATURES

Minimum 9'4" ceiling heights in main living and guest rooms

Quartz countertops throughout

Solid Wood Cabinetry throughout

Kohler plumbing fixtures throughout

8' Solid Core Interior Doors

4" door casing and 6" base boards

Complete decorator flooring package and window treatment package

Ceiling Crown Molding in main living and bedrooms

BATHROOM FEATURES

Kohler Plumbing Fixtures

Full height shower tile with frameless enclosure

Quartz Countertops w/ undermount sinks

LED Backlit vanity mirrors

KITCHEN FEATURES

GE Profile Stainless Steel Kitchen Appliance package

Kohler Plumbing Fixtures

Quartz countertops w/ undermount sink and designer tile backsplashes

Solid Wood Cabinetry with 42" uppers and soft close hinges

Luxury/waterproof vinyl flooring



C A B A N A
R E S O R T

MEET THE TEAM



CHERYL DEERING
DIRECTOR OF SALES

Originally from Colorado, Cheryl Deering's early career in advertising and retail marketing took her from Los Angeles to New York City until she and her husband took a vacation drive to Naples more than 30 years ago and never left. Applying her advertising business skills, she has been a driving force behind some of Southwest Florida's most prestigious addresses including neighborhoods in Pelican Bay, Pelican Marsh and master-planned communities of Mediterra, Twin Eagles, Treviso Bay, Quail West and Talis Park.

As a Realtor Broker, she is credited with over one billion dollars in real estate sales. She joined John R. Wood Properties in 2012 as manager of its newly formed division, JRW Developer Resources, which focuses on new construction developments from concept through land acquisition, funding and construction to closed unit sales. Ms. Deering has been a board member of Collier Building Industry Association's Sales and Marketing Council and also served on the Board of Directors of the Humane Society of Naples.

MADELEINE LONGFIELD-SMITH
LUXURY SALES SPECIALIST



Educated in the United Kingdom, Madeleine worked in London and Paris before moving to Germany where she lived and worked for five years. She moved to the United States in 1992, living near Raleigh-Durham and Chicago. Moving to Southwest Florida in 1999, Madeleine began her career in real estate.

During the last 20 years Madeleine has worked in some of the finest communities in the area including Mediterra, Quail West, Talis Park, TwinEagles, and West Bay Club. She is excited to be part of the sales team at Cabana Resort which offers buyers a unique new way to live and invest in an authentic resort community.

AMY DAUGHERTY
LUXURY SALES SPECIALIST



Amy is originally from Bloomfield Hills, Michigan. She has over 25 years of real estate experience in the Southwest Florida area. Her experience includes property management, rentals, on-site sales and management with a focus on working for developers in the area.

Amy has contributed to the success of many master planned communities in Lee and Collier County.

MEET THE TEAM



CATHERINE WRIGHT
LUXURY SALES SPECIALIST

Born in North Carolina and raised in Virginia, Cathy moved to Southwest Florida in 2000 and was able to put her accounting background to optimum use when she began her career in real estate sales.

She enjoys the challenges as much as the friendships developed during on-site sales transactions and has had a successful career at Quail West, Mediterra and Talis Park

TOM RUNYON
DIRECTOR OF SALES AND MARKETING,
BONITA LAND DEVELOPMENT

Mr. Runyon is an experienced local professional and 42 year resident of Lee County, FL. As a former Florida Class A General Contractor and Developer, he led a construction management firm to a production level of over 100 Single Family Homes annually for five consecutive years.

Chosen as one of the first contractors by the Bonita Bay Group to oversee sales and construction for Laurel Ridge, a unique private Single Family Home enclave within Bonita Bay. Tom has led numerous successful design, sales and build teams throughout Southwest Florida.

In his current position, Tom manages the three member Associations at Bonita Village, as well as the on-site real estate brokerage and rental management company.

Tom serves on the Bonita Village CDD Board and was instrumental in the entitlement process at Bonita Village, including his role as the point person responsible for coordinating the professional development team to gain City of Bonita Springs Zoning approvals

