

Naples Daily News

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New Alligator Alcatraz lawsuit filed

ACLU says detainees denied access to lawyers

Jim Saunders and Dara Kam
NEWS SERVICE OF FLORIDA

TALLAHASSEE – A class-action lawsuit filed July 16 alleges that people held at the immigrant-detention center dubbed “Alligator Alcatraz” are being prevented from having access to lawyers and “effectively have no way to

contest their detention.”
“No protocols exist at this facility for providing standard means of confidential attorney-client communication, such as in-person attorney visitation and phone or video calls that are available at any other detention facility, jail or prison,” the lawsuit, filed in the federal Southern District of Florida, said. “The only way that detained people can communicate with the outside world is via infrequent access to collect pay phone calls that are monitored and

recorded, and last approximately five minutes.”
The lawsuit also alleges that lawyers have been barred from entering the facility in the Everglades and that officials have “made it virtually impossible for detainees, or their counsel, to file documents required to contest their detention with the immigration court.”
“No instruction exists as to which immigration courts have been designated for submission of motions for bond re-determination for people detained at

Alligator Alcatraz,” the lawsuit, filed by attorneys from the American Civil Liberties Union and Americans for Immigrant Justice, said. “As a result, detainees held at Alligator Alcatraz effectively have no way to contest their detention.”
The ACLU announced the lawsuit on the evening of July 16.
The lawsuit names as plaintiffs four men who are detained at the facility, three law firms, a legal-services
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New penthouses fetching record prices in SWFL



Construction continues near the Naples Beach Club on Gulf Shore Boulevard North in Naples on July 10.
JONAH HINEBAUGH/USA TODAY NETWORK – FLORIDA

Luxury hotels bringing their amenities to everyday living

Laura Layden
Naples Daily News
USA TODAY NETWORK – FLORIDA

Posh penthouses are bringing a pretty penny in Southwest Florida. Especially ones in new hospitality-branded luxury developments. These developments blur the lines

between a home and a hotel stay. It's part of a growing global trend. Through partnerships with developers, the brands are bringing their five-star services and standards to everyday living, mostly condo living. These brands include The Ritz-Carlton, Rosewood and Four Seasons. With their cachet, notoriety and white-glove

service, they're bringing something new and different to the market — including the penthouse market. The result: Penthouse prices that rival — or even top — those of traditional mansions. Along Gulf Shore Boulevard North in
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Expert: Trade war threatens FL citrus

Tariffs on Brazil could make juice unaffordable

Anne Geggis
Palm Beach Post
USA TODAY NETWORK

President Donald Trump's threatened 50% tax on imports from Brazil could soon make the price of orange juice much harder to swallow and ultimately destroy what's been keeping Florida's iconic product flowing, a supply chain expert warns.

See CITRUS, Page 6A



Citrus trees are shown at a grove south of LaBelle. USDA figures show Florida orange production is down 92% since the 2003-04 harvest.
ANDREW WEST/USA TODAY NETWORK – FL FILE

Good Trouble

Head to naplesnews.com for our coverage of the protests.

Penthouses

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Naples, the waterfront Rosewood Residences, which is still under construction, has the most expensive penthouse on the market — at \$45 million. Scheduled for delivery in 2027, the condo, known as Penthouse 5, will span more than 9,600 square feet, with six bedrooms and seven bathrooms.

Two of five penthouses have sold: One fetched \$35 million, the other \$20 million. Another is on the market for \$30 million, with one “held back” for now, as part of the calculated sales strategy, said Anthony Solomon, owner of The Ronto Group, the developer.

The pricing is mainly based on size, and positioning, with the most expensive ones offering “extremely, extremely large terraces,” he said, with “incredible” widths.

“There is almost nothing akin to it,” Solomon said.

In Naples, he said, the only comparison might be the expansive penthouses at the Naples Beach Club, a Four Seasons-branded resort development, under construction off the same road, just minutes away. Solomon credited that luxury development, which came to market first, for helping to elevate the condo market to new heights in the city — and Collier County.

“We still find that people very much want, and they will pay a premium for new designs,” he said.

The designs at Rosewood Residences include spacious walk-in closets and gourmet kitchens. Each home will have its own private elevator entry.

The development in Naples is one of only three stand-alone Rosewood Residences being built in Florida, without the inclusion of a resort, or hotel.

Rosewood Residences, managed by Rosewood Hotels & Resorts, is seeing significant growth, with a pipeline of new projects under development, as part of a global expansion. That includes a project on Lido Key, a barrier island west of Sarasota, a few hours north of Naples, which is also being developed by The Ronto Group, as a strictly residential community, with completion expected by early 2026.

“We like to say it’s like getting all the benefits of a five-star resort, but without the transients,” Solomon said. “We find that a lot of people are attracted to the full-service aspect of it and want that level of service, but don’t like the idea of hotel guests and transients.”

The condos will offer what Solomon describes as a sophisticated “lock-and-leave” lifestyle. That lifestyle will include an on-site director of residences, valet service and a 24/7 on-call emergency repair service, along with courier and mail services.

Optional add-ons include catering and event planning, wine curation, home maintenance and personal services, such as laundry and tailoring.

“Most of our buyers are part-time residents already in Naples,” Solomon said. “A lot of people from Port Royal, Olde Naples are purchasing residences.”

He added: “I think some people are trading up. Some people are getting to a stage where they no longer want a single-family home.”

Amenities at the Rosewood Residences will include a resort-style pool, a zero-edge lap pool and multiple spas, along with a fitness center, social lounge, and resident-only dining, with a wine cellar.

The two seven-story buildings will have a total of 42 residences on a 5.25-acre site, overlooking the Gulf of America (formerly the Gulf of Mexico). Construction should be completed by the end of next year.

“So, we’re a year and a bit away before people would move in. We’re over 50% sold,” Solomon said.

He said he’s pleased by the level of interest, including for the limited penthouses.

At Naples Beach Club, most of the beachside penthouses have been claimed, lessening the competition. Those penthouses are also very large, and even more expensive, Solomon said.

Penthouses at Naples Beach Club will ‘live like private homes’

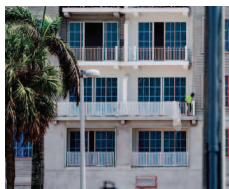
Information for the Four Seasons-branded Naples Beach Club is not as easy to come by. The condos aren’t found on the multiple listing service, or MLS, and advertising for the development has been limited. The first closings are expected later this year, however, at which time pricing will become public, as sales are recorded.

“For confidentiality reasons, we do not publicize any pricing and buyer information. We also do not publicize the pricing of unsold units, although it is available as part of the sales process,” said Jay Newman, chief operating officer for The Athens Group, the developer.



Construction continues at Rosewood Residences on Gulf Shore Boulevard North in Naples on July 10.

PHOTOS BY JONAH HINEBAUGH/USA TODAY NETWORK — FLORIDA



Construction continues near the Naples Beach Club on Gulf Shore Boulevard North in Naples on July 10.

One of only four penthouses remains up for grabs on the beach, with three going “under contract quickly upon release,” he said.

“The beachside penthouses were among the first to sell — with the pace of sales across the development a testament to our residences’ unique quality, lifestyle, and value proposition,” Newman said.

He added: “Designed to live like private homes, they feature 14-foot ceilings, private garages, direct elevator access, and expansive layouts — many with fitness rooms and private saunas. Generous terraces provide multiple exposures and are amenitized, with private pools, outdoor kitchens, and even outdoor bathrooms, creating seamless indoor-outdoor living.”

The final beachside penthouse, the largest, will be released for sale with the opening of the highly-anticipated Four Seasons Resort in October. The penthouse will span more than 14,700 square feet indoors, with 11,675 of outdoor living, Newman said.

“Although each of our residences are truly remarkable and exceptional, our remaining beachside penthouse, which covers and enjoys the entire rooftop of our northernmost building, is something to behold. We have no doubt that it will command an appropriate price premium,” he said.

Penthouses recently hit the market on the golfside, across the street, as part of the development’s second phase. Prices are not advertised.

“The penthouses, like all of our residences, have attracted buyers who already own homes in Naples, have ties to the area, or are newly discovering Naples’ unsurpassed lifestyle with its emphasis on health and well-being, its small-town feel, and its diverse and dynamic cultural experiences. Many of our buyers have homes throughout the world and many are from the Northeast, Midwest, and West Coast, as they are drawn to our unique combination of resort living and private ownership on the Gulf,” Newman said.

In total, there will be 153 lavish residences at Naples Beach Club, with all but three sold on the beachside, and a “significant number” sold on the golfside since their launch, he said.

There will be eight residential buildings.

Owners will have their own private amenities and services including a spa and fitness center, the Beach House restaurant, and multiple resident-only pools.

Residents will be able to order room service around the clock and will get priority access to an array of resort offerings, including a private screening room and a 34-foot charter boat. They’ll be able to enjoy the resort’s 30,000 square foot spa, wellness and fitness center, pools, and restaurants, the same way as overnight guests.

Membership opportunities in a

private club will be available to residents, too, giving them easy access to a Tom Fazio-designed 18-hole golf course, and a tennis center that part of the same development.

‘Grand penthouses’ hit market at Ritz-Carlton Residences, Naples

Stock Development has partnered with The Ritz-Carlton brand on its luxury high-rise condo project, near Vanderbilt Beach, in North Naples.

Once known as One Naples, the development has rebranded as The Ritz-Carlton Residences, Naples. It will have 128 condos in five buildings, including two 12-story towers, with penthouses on their top two floors.

The development, which is still under construction, is within walking distance of The Ritz-Carlton, Naples, although the two are not connected, other than to share the same brand name and standards. It’s a first-of-a-kind for Stock, a long-time local builder best known for its luxury single-family homes and estates.

The community is 80% sold, with \$500 million in sales reported to date. Over the past year, five penthouses, priced between \$12 million and \$16 million, have sold on the 11th floors of the two high-rises, with one left, going for \$18 million, said Claudine Léger-Wetzel, vice president of sales and marketing at Stock Development.

The quality of the residences — with sprawling sizes, turnkey designs, waterfront views, and top-notch services — have helped to create strong buyer interest, she said.

Now, the even more spacious “grand penthouses” have been released on the top floors, priced at \$30 million and up.

Asked about the pricing, Léger-Wetzel said it reflects their generous size, high-end finishes and five-star services, through their affiliation with The Ritz-Carlton. All of the penthouses, she said, have been “fully finished and thoughtfully furnished, in collaboration with an exceptional team of interior designers.”

“The project continues to progress steadily, and as buyers experience the fit and finishes first-hand, we expect the remaining sales to be realized,” Léger-Wetzel said.

“It’s also worth noting that our project stands out as one of the market’s closest to completion — brick-and-mortar — with move-ins set for next year. As buyers see that momentum, they’re even more engaged.”

The grand penthouses will feature their own rooftop pools and cabanas, along with separate, private poolside cabanas on the development’s third level.

Most owners are expected to be seasonal residents. There will be strict rental policies in place, limiting the use of the condos, so there’s more of a sense of community.

“The demand is truly a mix. Most of our buyers are individuals who are familiar with Naples — some already own homes here. Others are from out of town and looking to make Naples a second-home destination,” Léger-Wetzel said.

Owners will enjoy more than 50,000 square feet of exclusive amenities managed by The Ritz-Carlton. In addition to a concierge, private marina, and a park with walking trails, a putting green, and covered pavilions, offerings will include The Vanderbilt Club — a 28,000-square-foot club with an atrium and lobby lounge, a private restaurant, a business center and coffee lounge, a state-of-the-art fitness center and a full-service spa.

The private club will also offer a kids’ room, a teen room with a Formula 1 simulator, a club lounge with a golf simulator and theater, and guest suites for visitors.

Outdoor amenities will include a resort-style pool, lap pool, cabana suites, and fire pits.

Move-ins are expected to start in mid-2026, with construction “going according to plan,” Léger-Wetzel said.

Despite an overall softening in Southwest Florida’s real estate market, the sales goals for the year have been surpassed, she said, reflecting the “strength of the brand, the uniqueness of the offering, and the confidence buyers have in the project.”

Penthouses at Ritz-Carlton Residences nearly sold out

Not far from North Naples, a second developer has partnered with The Ritz-Carlton brand on an upscale residential development. Actually, that developer came first.

The development, known as The Ritz-Carlton Residences, Estero Bay, sits at a prime waterfront location off Coconut Road in Bonita Springs.

London Bay Development Group is building two branded 22-story towers, with 224 condos, situated within 500 acres of nature preserves, as part of its Saltleaf community. The south tower is expected to welcome residents in early 2026, while construction on the north tower recently began, with move-ins anticipated by mid-2027.

In May, London Bay announced sales at both towers had reached the 60% mark, totaling \$650 million. Three of four penthouses have sold, with one left to go in the second tower, said Mark Wilson, the company’s president and CEO.

“Demand is good,” he said. “Pricing is exactly as we expected, and we’re pleased with it.”

Penthouses have sold for just under \$15 million to \$18 million, with the last one priced at more than \$18.8 million. At those prices, they’ve set records in Lee County’s condo market, which is typically more affordable than in Collier County.

With two years to go before completion, there’s still plenty of time for the last penthouse to sell, Wilson said.

“There is absolutely no rush,” he said. “I expect that it will go over the coming season.”

By season, he means the busier winter season that brings in more visitors and potential buyers, between November and April.

“Once people know there is only one, then people have that kind of sense of urgency, it’s the last one, so I better take it,” Wilson said.

The development, he said, stands out for its location, its association with the Ritz and its ties to the larger coastal community of Saltleaf.

The private, gated community includes a marina, a golf club and a championship golf course, along with restaurants and shops.

The largest penthouse will span 13,630 square feet, with a 7,380 square foot terrace. It will have four bedrooms and five bathrooms.

All of the penthouses will have large terraces, or balconies that are “almost like a backyard,” so it will be like living in a single-family home, but in a tower, Wilson said.

Residents will have Ritz-Carlton trained employees taking care of their every need, he said.

Man sentenced for inappropriate behavior in front of child at park

Tomas Rodriguez

Fort Myers News-Press
USA TODAY NETWORK - FLORIDA

A transient Fort Myers man will spend six years in prison after a jury convicted him in May for exposing himself at a park while a child played nearby.

Lee Circuit Judge Thomas Reese on July 16 sentenced Anthony Maniscalco, 46, for an indecent exposure that authorities said happened last year at

Winkler Park.

Reese sentenced Maniscalco for separate offenses of unlawful exposure of his sexual organs and resisting an officer with violence. It is the maximum sentence allowable by law on those charges, the State Attorney's Office said in a news release.

On June 18, 2024, Fort Myers Police officers responded to the park and spoke with a witness, who said she and her daughter went to the park to play.

The child proceeded to middle appa-

ratus of the playground while the mother sat on a nearby bench, approximately 10 feet away.

When Maniscalco sat at the second bench, the parent told authorities how Maniscalco began to move "in a funny way". At first, she said, she thought Maniscalco was "vibing" to the music coming from a nearby apartment complex.

Then, the parent realized Maniscalco had a closed fist over his private area for about 10 minutes.

The family then switched to a swing

at the park.

Police said Maniscalco left the area in his bicycle. Officers found him at a nearby shopping plaza.

Tomas Rodriguez is a Breaking/Live News Reporter for the Naples Daily News and The News-Press. You can reach Tomas at TRodriguez@gannett.com or 772-333-5501. Connect with him on Threads @tomasfobeltran, Instagram @tomasfobeltran, Facebook @tomasrodrigueznews and Bluesky @tomasfrodriuez.

Lawsuit

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organization and an attorney. It names as defendants federal and state officials and agencies, including U.S. Department of Homeland Security Secretary Kristi Noem and Gov. Ron DeSantis.

The lawsuit, which alleges First Amendment and due-process violations, was the latest move in the controversy over the detention facility that the state built in recent weeks at the Dade-Collier Training and Transition Airport, a remote site used for flight training and surrounded by the Everglades and the Big Cypress National Preserve.

DeSantis and other state and federal officials have touted the facility as helping carry out President Donald Trump's mass deportation efforts for people who are in the country illegally. The project has drawn national attention, with the state Republican Party even selling Alligator Alcatraz merchandise.

But opponents have blasted conditions at the facility and argued it will harm the Everglades and the national preserve. Environmental groups last month filed a separate lawsuit that alleges violations of the National Environmental Policy Act, a federal law that requires evaluating potential environmental impacts before such a project can move forward.

State officials have said the federal

government will reimburse Florida for costs related to the Everglades facility. They also announced last month plans to build a second detention facility at North Florida's Camp Blanding, a training site for the Florida National Guard.

DeSantis indicated Wednesday that plans for the Camp Blanding facility would move forward "once there's a demand" for bed space and more detainees are housed at the Everglades site.

"Once there's a demand, then we would be able to go for Camp Blanding. But what I don't want to do is set up Blanding if one is 60 percent full and then the other is 40 percent. I'd rather just channel everyone to Alligator (Alcatraz), since it's easier," DeSantis told reporters at an event in Tampa.

DeSantis said the Everglades facility can "easily" house 3,000 to 4,000 detainees.

"We have not ... received that many illegal aliens there yet, but it has grown pretty quickly," the governor said.

Camp Blanding could house fewer detainees and become active "in a week or two," if needed, according to DeSantis.

"I don't want to be creating some structure that can hold 2,000 illegals and then we end up having, like, 150 there after a week. And I don't think that's the trend," he said.

DeSantis administration officials did not respond Wednesday to a request for information about the number of detainees being held at the center.

Penthouses

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"When you reach a certain amount of wealth, what you want is time," Wilson said. "I think that the services that you get from the Ritz frees you up to spend the time the way you want. You are not looking over your house maintenance, you are not having to worry about the more miniscule things you have to do day-to-day. You've got a Ritz-Carlton team to help you do that, which is very nice."

Most buyers have either owned a home in Southwest Florida, or vacationed here for many years, including on Marco Island, and the islands of Sanibel and Captiva, he said.

Many of the buyers are trading single-family homes for condos, for the "lock and leave lifestyle," and for safety, he said.

He noted the first level of the towers is at 21 feet, meaning owners won't be as disrupted by hurricanes and flooding, like they would be if they're living in traditional homes on the beach. The "mechanicals," from air conditioners to elevator motors, have also been elevated, so they're out of harm's way from wave action.

After recent hurricanes, one of the penthouse buyers had to rebuild a traditional home on the beach twice, and will finally have "peace of mind," safe from rising flood waters, Wilson said.

The penthouses will have 14-foot ceilings, with lots of windows to let the light come through. They will have large

kitchens, with pantries and top-of-the-line appliances. Each will include a private three-car garage, hot tub, and a cabana at the pool level.

Then there will be the "fabulous balcony," with plenty of room for entertaining, Wilson said.

Upon move-in, he expects only about 30% of the owners to live in the community full time, with the rest coming and going, and using them as second, or even third homes. Rentals will be restricted to help promote a sense of community, the same as at the other hospitality-branded developments in Southwest Florida.

Dining and social options will include a news and sports cafe serving continental breakfast, a sunset lounge for cocktails, and a whiskey and wine room.

Other amenities: A wellness center

with fitness, yoga and Pilates studios, a salon and spa, a dog park, and a community trail system. There will be a fully staffed lobby lounge, a card room and library, kids and teens rooms, and a sports simulator lounge.

Owning a penthouse, at the top of a high-rise tower, with "fantastic waterfront views," and balconies that feel more like backyards, with five-star services, takes luxury living to new heights in Southwest Florida, Wilson said.

It shows in the pricing, more akin to what's seen in exclusive, wealthy neighborhoods, such as Port Royal in Naples.

"Clearly, wherever you have the best property, whether it's the best beachfront property, whether it's the best property in Port Royal, whatever is the best, there is always demand for the best," Wilson said.



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