

# News-Press.

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## How terrier's \$100,000 birthday party led to Fishermen's Village sale

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Fort Myers News-Press &amp; Naples Daily News

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**Key Points** AI-assisted summary  ⓘ

Southwest Florida's Fishermen's Village is for sale.

Jonathan Larmore, tied to Fishermen's Village, was convicted in a \$77 million fraud scheme.

This is the second attempt to sell the property after hurricanes affected a previous effort.

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The half-century-old **Fishermen's Village** is up for sale after the **Punta Gorda** waterfront attraction was foreclosed on by a lender following legal difficulties for the property's convicted tycoon owner.

The more than 97,000 square feet of commercial space and a permitted 142-wet slip marina sits on more than 14 acres along Charlotte Harbor that SVN Commercial Partners Managing Partner Ashley Bloom calls a "slice of old Florida" — one with history that still draws locals and **tourists alike**.

Here's what to know.

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### 'Compelling waterfront investment opportunity in SW Florida'

Interrupted by hurricanes Helene and Milton and the aftermath in a previous effort and with **the marina** still in recovery mode, this is the second attempt by SVN to market the sale of the venue that also includes 47 two-bedroom, two-bath waterfront hotel apartment suites.

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"This offering once again represents one of the most compelling waterfront investment opportunities to come to market in Southwest Florida," said SVN's Corrie Gates. "Despite the impacts of the 2024 storms, our team has used the off-market time to improve the property occupancy."

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## 5 restaurant concepts at Southwest Florida's Fishermen's Village

During the period of time that 1200 W. Retta Esplande was off market, Fishermen's achieved 100% occupancy of the retail space including five restaurant concepts that [have been leased](#) or renewed for 10 years, Gates said.

"The property is still a big draw," Bloom said. "There's not a lot of opportunities of this scale. Interest was coming from all over the country."

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## Fishermen's Village's roots in SW Florida date back a century ago

Bloom said dozens of investment groups had reached out before the hurricanes pounded Punta Gorda and helped derail the first go-round for the property that opened in 1980 on the site of the Maud Street City Docks that were built in the 1920s.

"It was a very difficult time for us to go through: Two hurricanes in three weeks," said Lynne Matthews, mayor in 2024. She toured the village, adjacent Gilchrist Park and the city with Congressman Rick Scott the morning after Milton's midnight madness. "Mass destruction with a lot of water vessels – we (had) a lot of 'land' yachts (and) could have a boat show at Gilchrist Park – very sad. Hundreds of millions of dollars worth of damage."

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## Tycoon tied to Fishermen's Village convicted in \$77 million fraud

The SVN commercial brokerage has been involved in marketing the acreage since it went into receivership following PNC Bank's foreclosure on promissory notes taken out by companies controlled by Jonathan Moynahan Larmore including the firm that [acquired Fishermen's](#) for \$8.1 million in 2012.

Arrested in Florida, Larmore, 52, was convicted in 2024 as part of a \$77 million fraud scheme following an investigation by the Federal Bureau of Investigation into his "fake

tender offer to manipulate the stock price of WeWork Inc.," according to the [U.S. Attorney's Office](#).

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## **\$100,000 spent for birthday of Southwest Florida tycoon's dog**

[That came](#) as the former real estate tycoon was accused by investors of siphoning their money to pay for private jets, yachts and \$100,000 for his dog's birthday party.

Tried in federal court, the founder of Phoenix-based ArciTerra Cos., which had owned Fishermen's, faced two counts of fraud for a tender offer for WeWork stock.

**Big 2026 doings:** [From former Blockbuster spot to \\$530 million. SWFL bank's major deal](#)

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## **SW Florida shopping center owner sentenced to federal prison**

Each count came with a maximum prison term of 20 years. He was sentenced in March 2025 to five years in federal prison by U.S. District Judge Paul A. Engelmayer, whom some House Republicans had unsuccessfully moved to impeach [a month earlier](#) after the judge ruled to protect [citizen privacy](#) rights in a case involving [President Trump](#).

In early November 2023, Larmore had put out a fake tender offer — a call for shareholders to sell their stock in the coworking space company. The strip mall owner was trying to push up the price of the stock that he had just purchased thousands of options on to make millions of dollars, according to the federal government.

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## **Fishermen's Village's 'Larmore preyed upon investors' in scheme**

"Larmore orchestrated a scheme to trick the market and prey upon investors by artificially inflating the value of WeWork stock for his personal enrichment," said then-U.S. Attorney Damian Williams, who had also overseen prosecutions of other [high-profile](#) individuals, such as Ghislaine Maxwell, [Sean Combs](#) and former New York Mayor [Eric Adams](#),

Federal prosecutors said Larmore bought tens of thousands of WeWork stock options in the days before Cole Capital Funds LLC, a company he controlled, offered to buy WeWork stock

at \$9 per share. His offer sent the stock value soaring by 150% during the first week of November 2023.

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## **Scheme involving WeWork stock failed, according to indictment**

WeWork's stock was trading for about \$1 at the time.

Larmore put out a press release late about the tender offer, so his options expired before the WeWork stock price climbed, according to the indictment. He couldn't make money off his WeWork options, and the scheme failed.

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## **Fraud conviction followed SEC investigation, investor lawsuit**

Larmore's fraud conviction stems from a U.S. Securities and Exchange Commission investigation and a June 2023 lawsuit filed by more than 2,000 ArciTerra investors. They alleged they hadn't received promised payments since 2019 on their investment in a shopping center just outside St. Louis.

The legal complaint also alleged Larmore put the investors' money in a "slush fund" that he used to buy two jets and about a dozen homes in places such as the Sunshine State, his native Indiana and the Colorado mountains. He also bought a wake surf boat that he hired a private helicopter to fly behind so his kids could jump with surfboards from it.

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## **What kind of dog did Lamore have, and what was its name?**

The suit also says he bought and chartered luxury yachts and threw lavish parties costing six figures. One was for the birthday of his Boston Terrier, Spike, and the prized pup's pawprints could also be traced to Spike Holdings LLC, which Larmore had operating properties, according to the court documents reviewed by The News-Press and the Naples Daily News.

The investors withdrew that suit a few months later, just before the feds took its action. On Nov. 28, 2023, the SEC filed a federal complaint in Arizona accusing Larmore of embezzling \$35 million after raising \$45 million from at least 1,000 investors and promising 8% returns on their money.

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## **Southwest Florida properties among assets put in receivership**

On Nov. 29, 2023, ArciTerra filed for Chapter 11 bankruptcy protection.

A court order to put ArciTerra's 60-plus assets, mainly shopping centers and a few Punta Gorda pieces of land under the Spike Holdings moniker, in receivership and freeze the assets was later issued.

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## **Retail properties scattered around U.S. and on Elvis Presley Boulevard**

In records research by The News-Press and Daily News, the retail portfolio is scattered around the nation, in big cities and in suburbs, and on main thoroughfares, such as North Carolina's Andy Griffith Parkway and Tennessee's Elvis Presley Boulevard.

The receiver has been liquidating the properties for investors, and beyond the original ones filing suit, the number of "potentially interested parties" had risen to more than 14,000, according to November 2025 federal court records.

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## **Larmore chartered yacht to travel to international waters in scam**

Larmore's March 2024 arrest came from charges for his moves on Nov. 1 and 2, 2023, when he chartered a yacht to travel to international waters to make trades of New York-based WeWork's falling stock. Federal regulators say Larmore was trying to evade U.S. jurisdiction.

At the time, it was public knowledge that WeWork was also on the verge of bankruptcy, which it filed for on Nov. 6, 2023. The complaint also said Larmore didn't have the money to fund the deal.

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## **LLC created by Larmore owns SW Florida harborfront home**

Charlotte County public records show that an LLC Larmore created in 2018 purchased that year for \$1.2 million the harborfront 751 W [Retta Esplanade](#), about 1,200 feet away from Fishermen's Village.

The county on Jan. 6, 2026 continues to show the LLC owning the 4,200-square-foot abode with five-car garage slots. However, court data from late last year indicate that a separate ongoing foreclosure proceeding had begun for what the documents listed as Larmore's "No. 1" home among his residential properties.

*Writing In the Know for the USA TODAY Network, Columnist Phil Fernandez (pfernandez@gannett.com) grew up in Southwest Florida and has led Pulitzer Prize-winning efforts. Sign up for our free [Breaking Ground](#) growth and development newsletter. Subscribe to our [News-Press](#) and [Naples Daily News](#) apps.*