

NorthPort
FLORIDA





New Development Update

City Commission Workshop
November 3, 2025



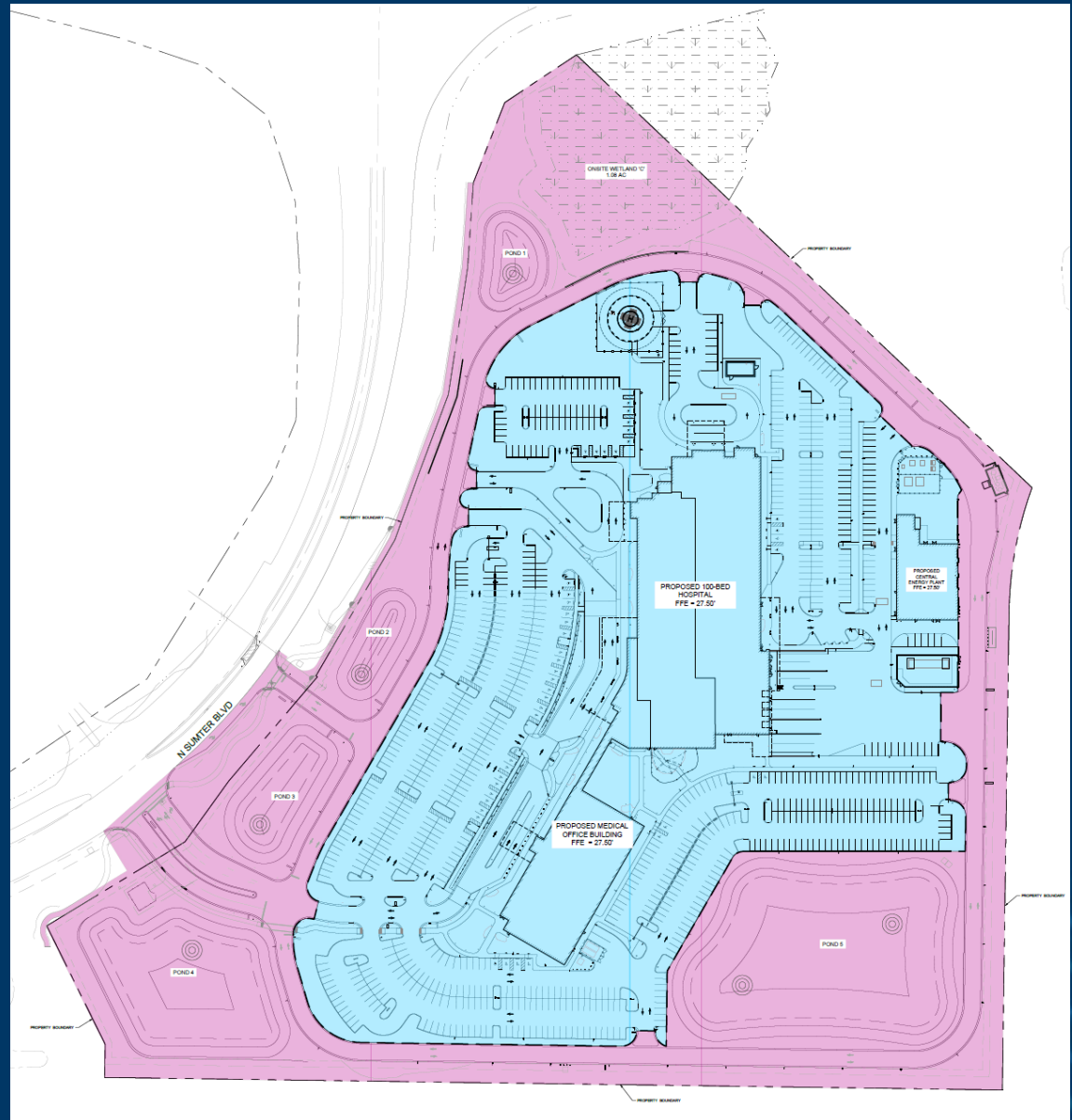
Key Points

- Brief overview of potential projects recently submitted review
- Certain projects are very preliminary
- Not guaranteed these projects will occur or be approved as submitted
- Not an exhaustive list of all projects under review – only more recent with high visibility and/or interest



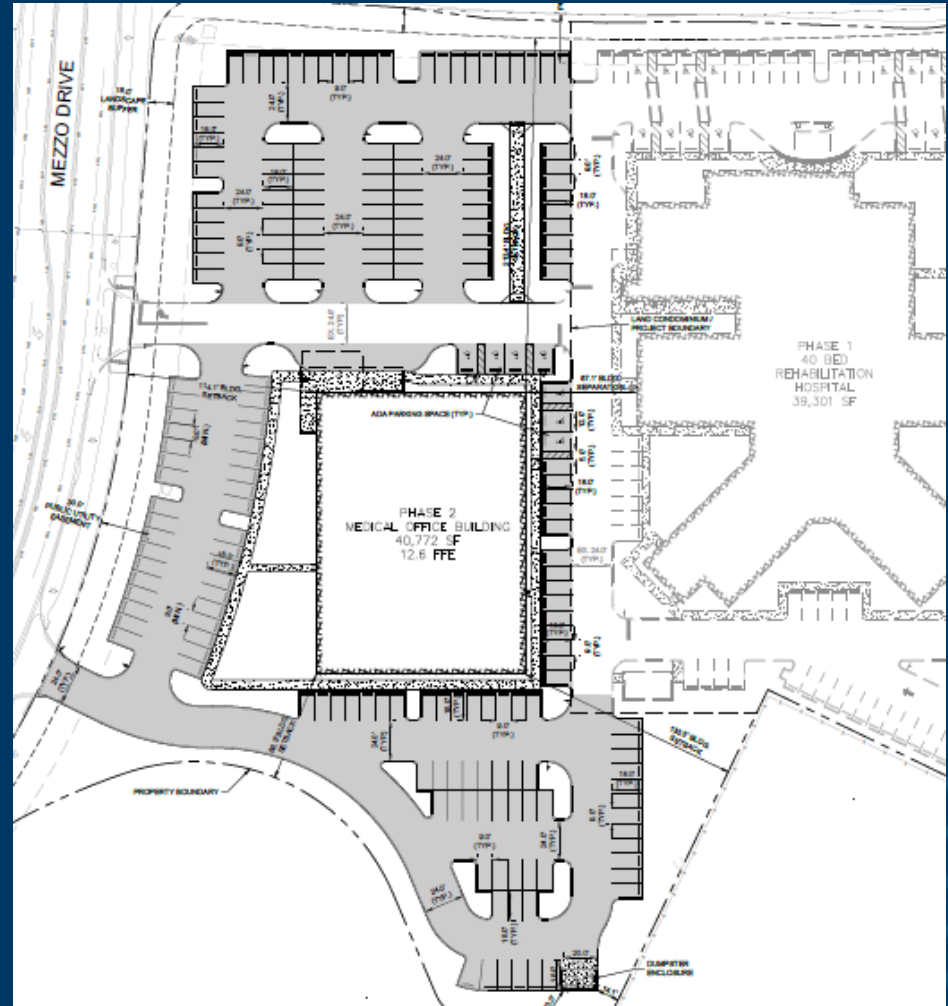
SMH Sumter Campus – Phase 2

- 100-bed hospital with ER and 3 floors of expansion space (total 9 stories)
- 60,000 sf 3-story Medical Office
- Helipad



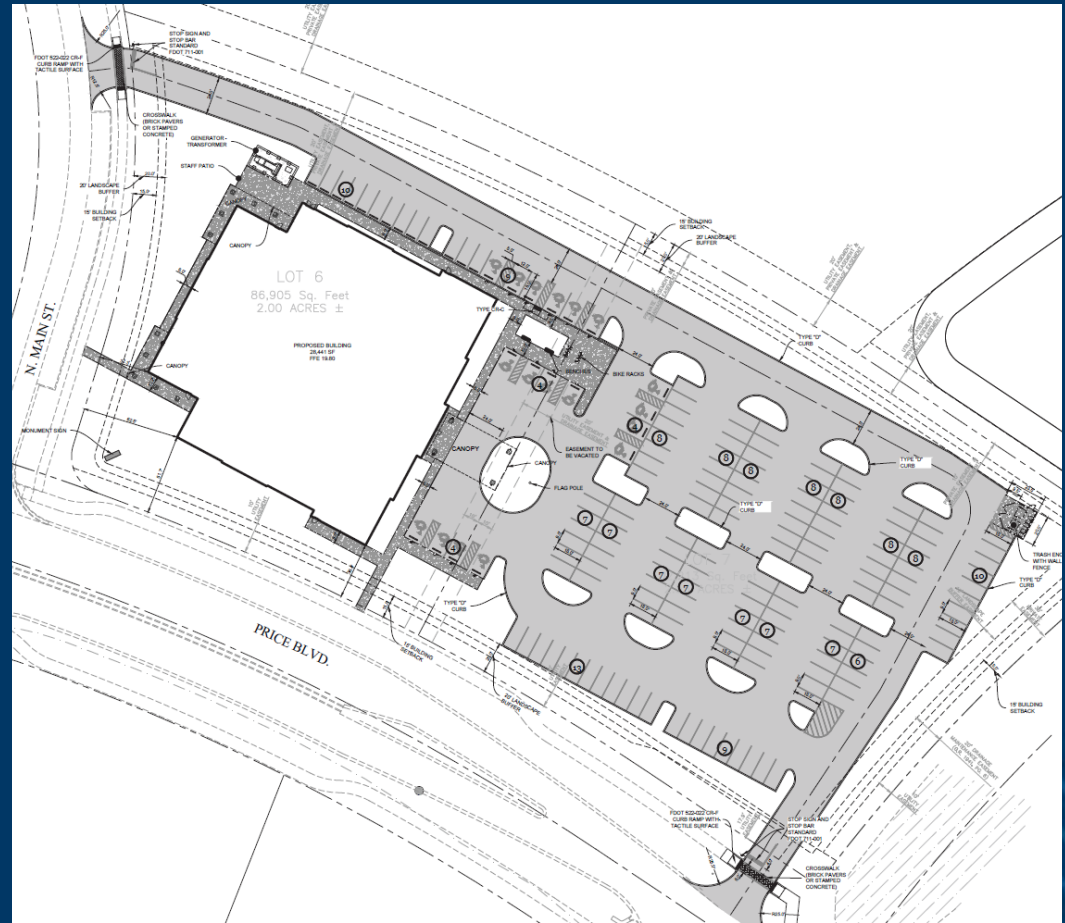
Exalt Health

- 40,000 sf Medical Office
- Next to Exalt Health Rehabilitation Hospital



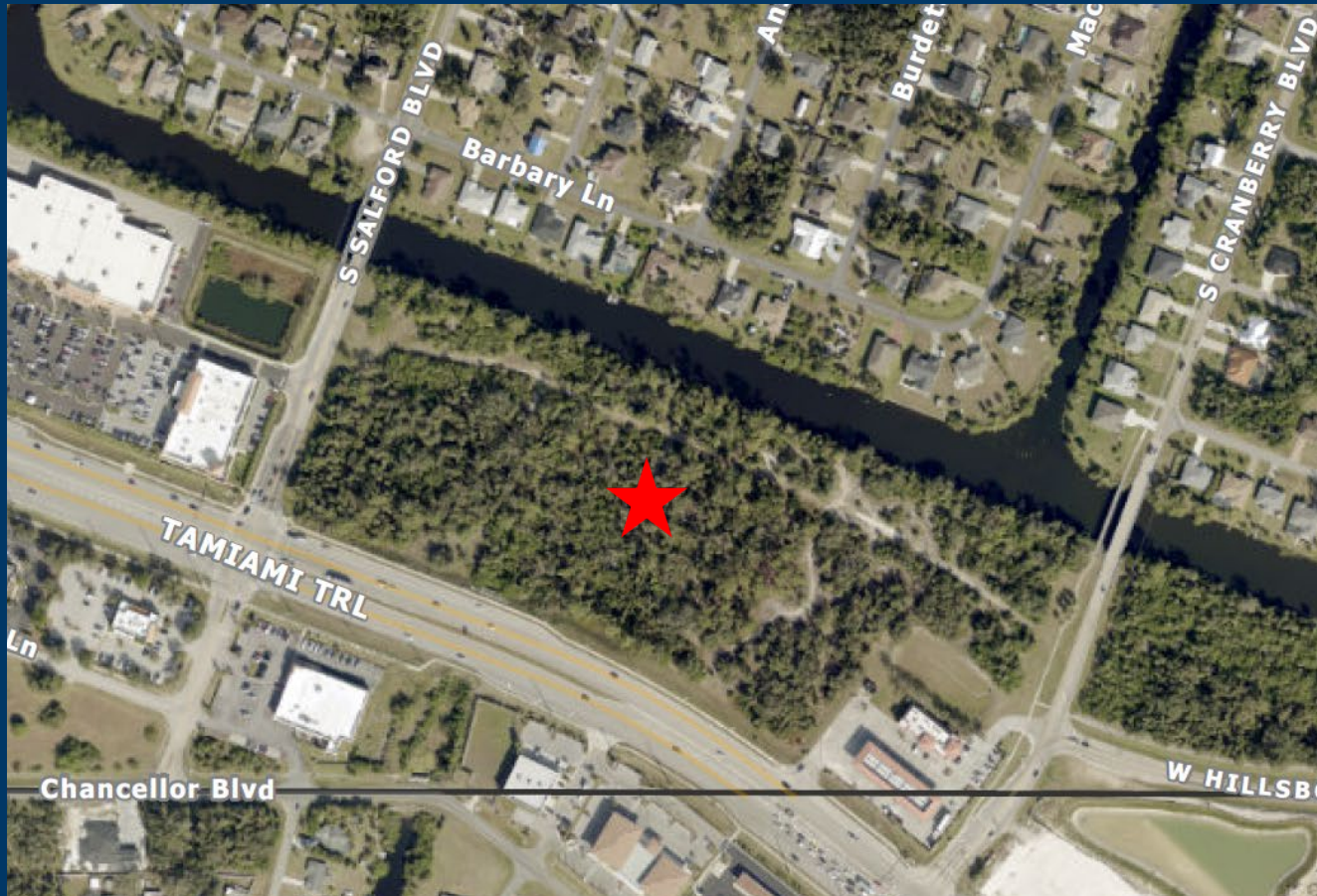
Heron Creek VA Clinic

- 28,441 sf Outpatient Veterans Affairs Clinic



AdventHealth North Port

- Pre-Application Meeting held Oct. 3, 2025
- Purchased 17.4-acre property on US 41
- Between S. Salford and S. Cranberry

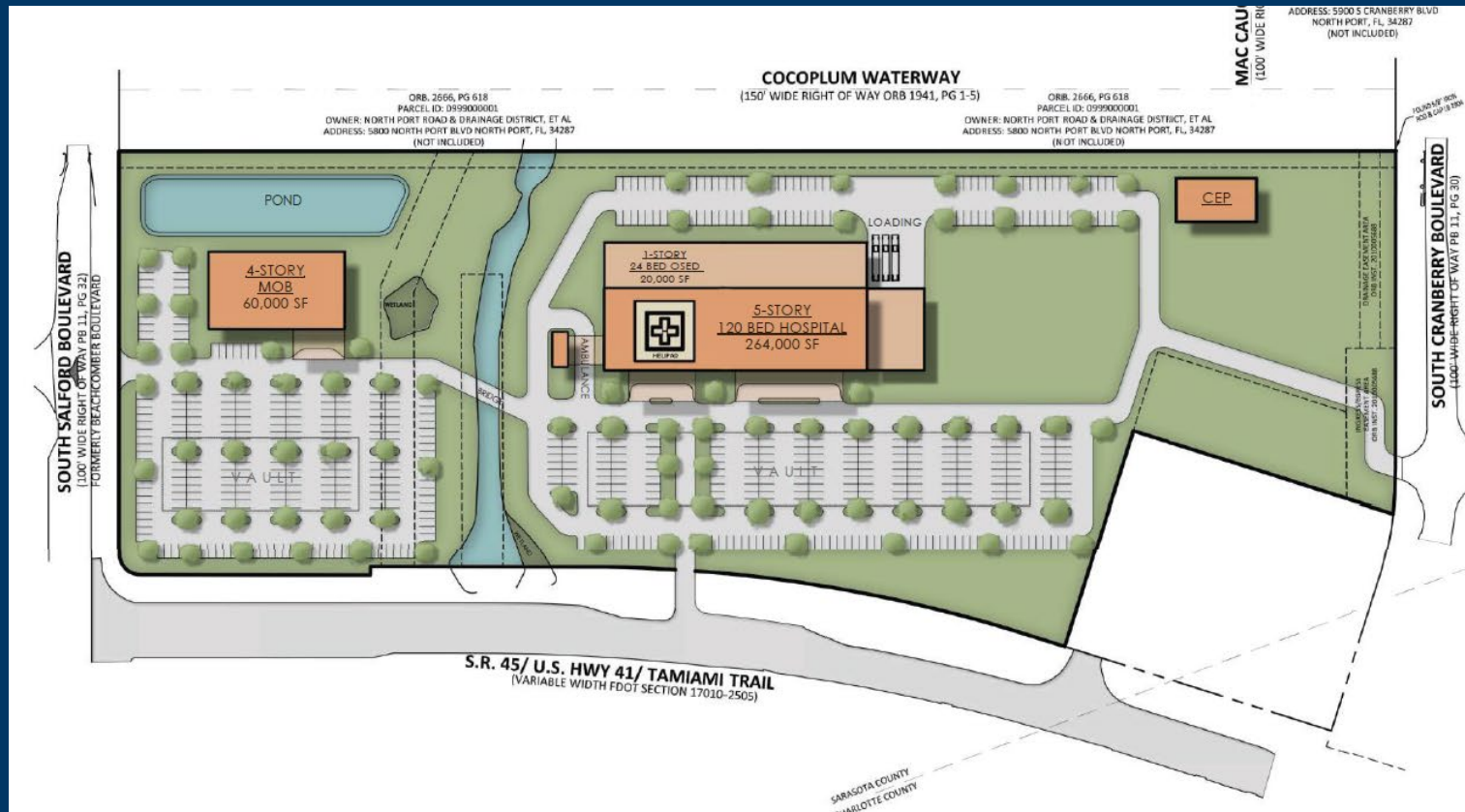


- 24-Bed, 1-Story Emergency Room



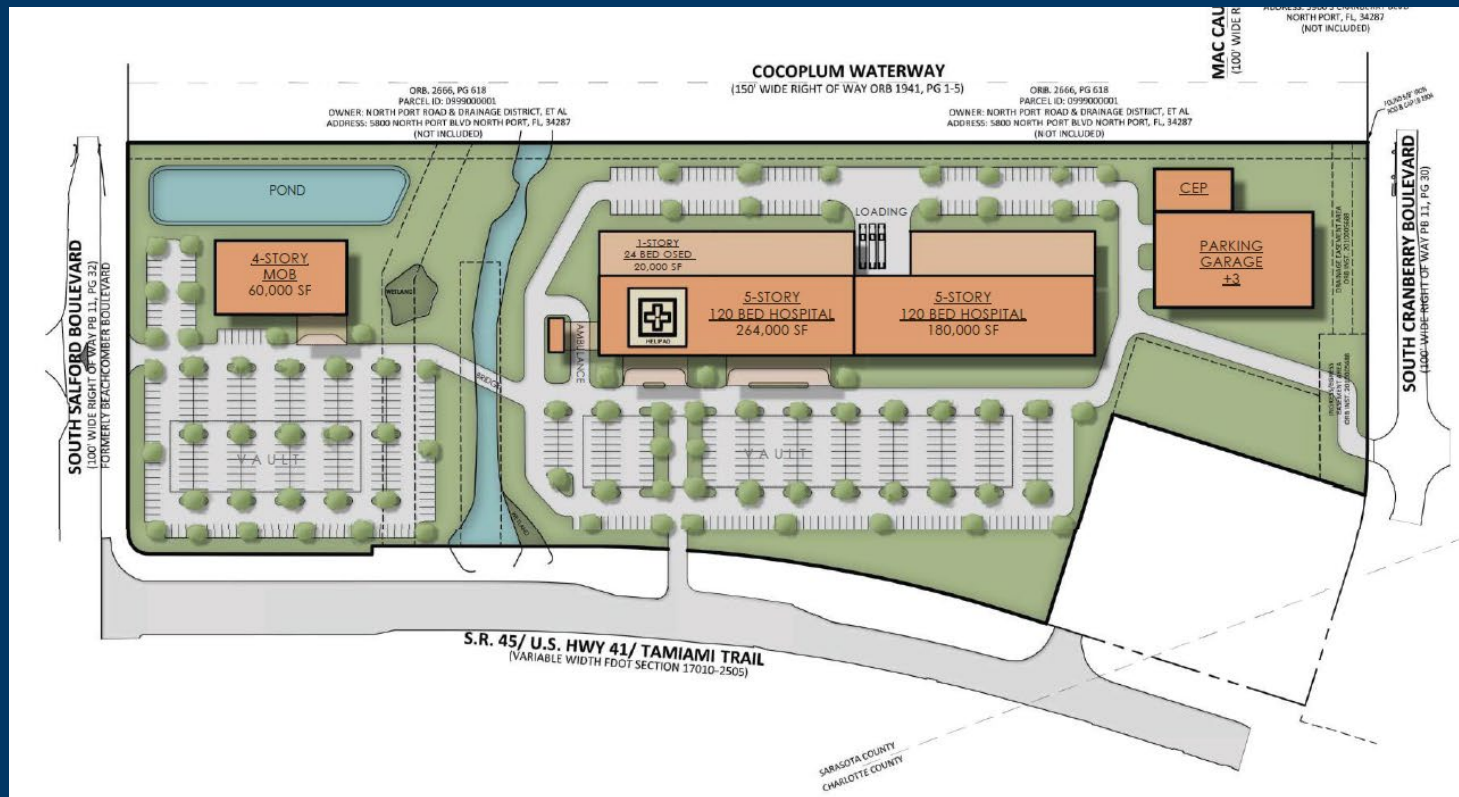
AdventHealth – Potential Phase 2

- 120-Bed, 5-Story Hospital
- 24-Bed, 1-Story Emergency Room
- 60,000 sf, 4-Story Medical Office Building



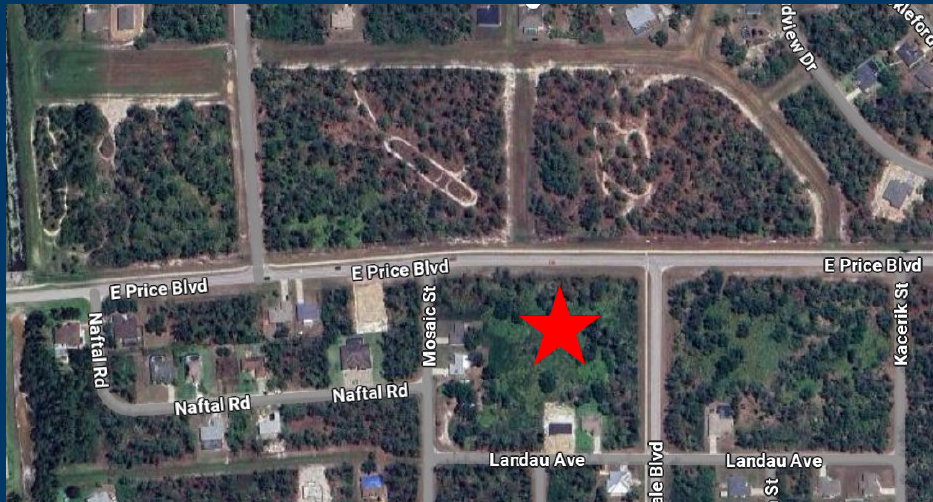
AdventHealth – Potential Phase 3

- 240-Bed, 5-Story Hospital
- 24-Bed, 1-Story Emergency Room
- 60,000 sf, 4-Story Medical Office Building
- Parking Garage



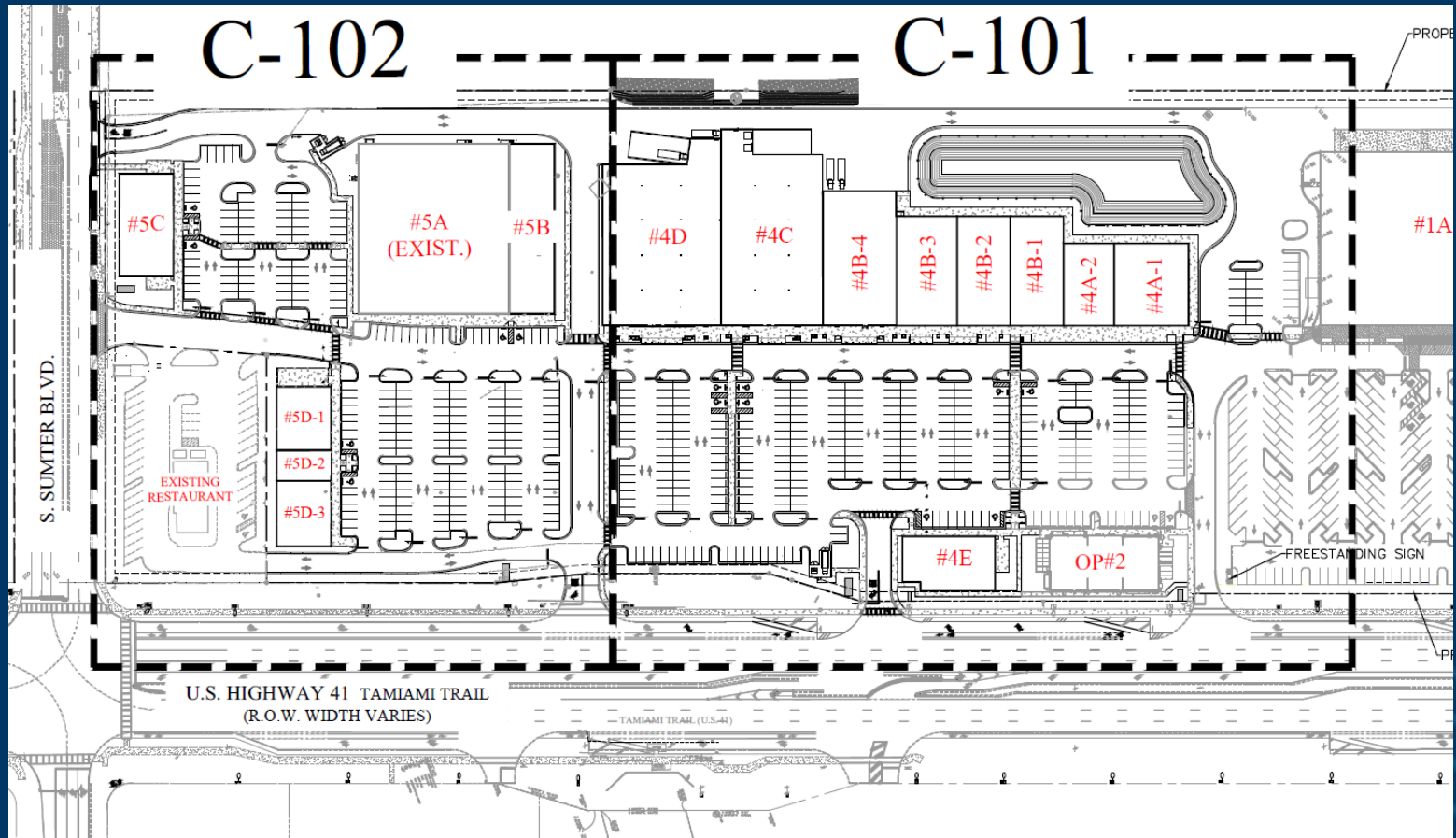
North Port Gymnastics

- Relocation and expansion of existing business
- New 30,000 sf gymnastics and daycare facility
- Across street from new Imagine School



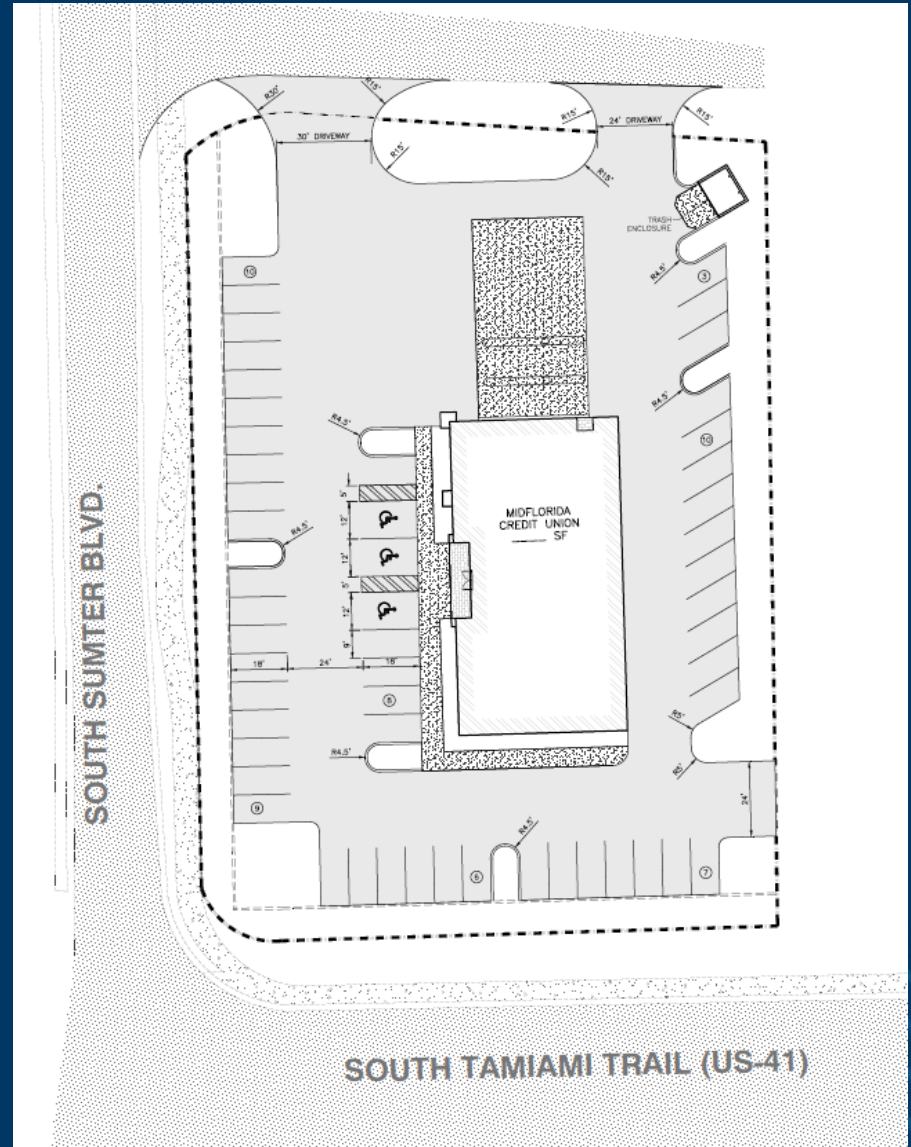
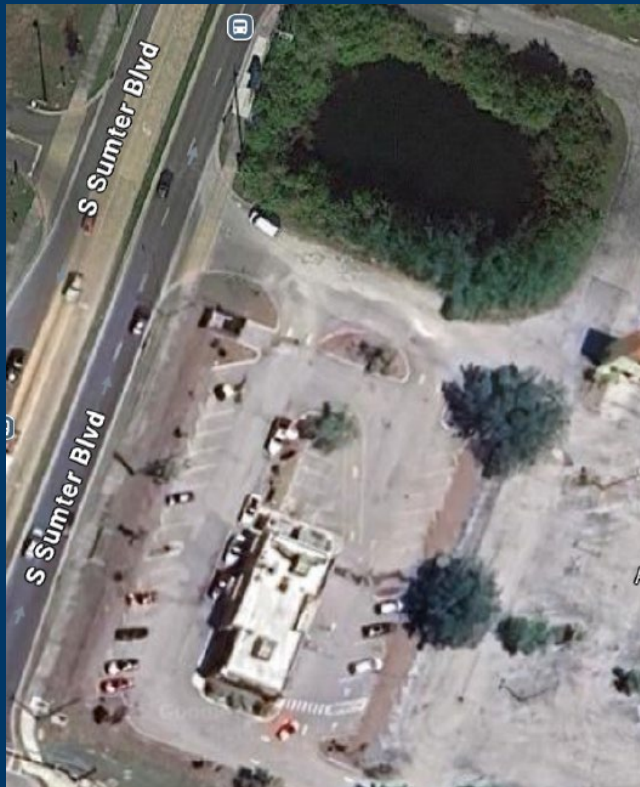
Cocoplum North Expansion

- Redevelopment of existing building
- Additional 156,000 sf of new Commercial space



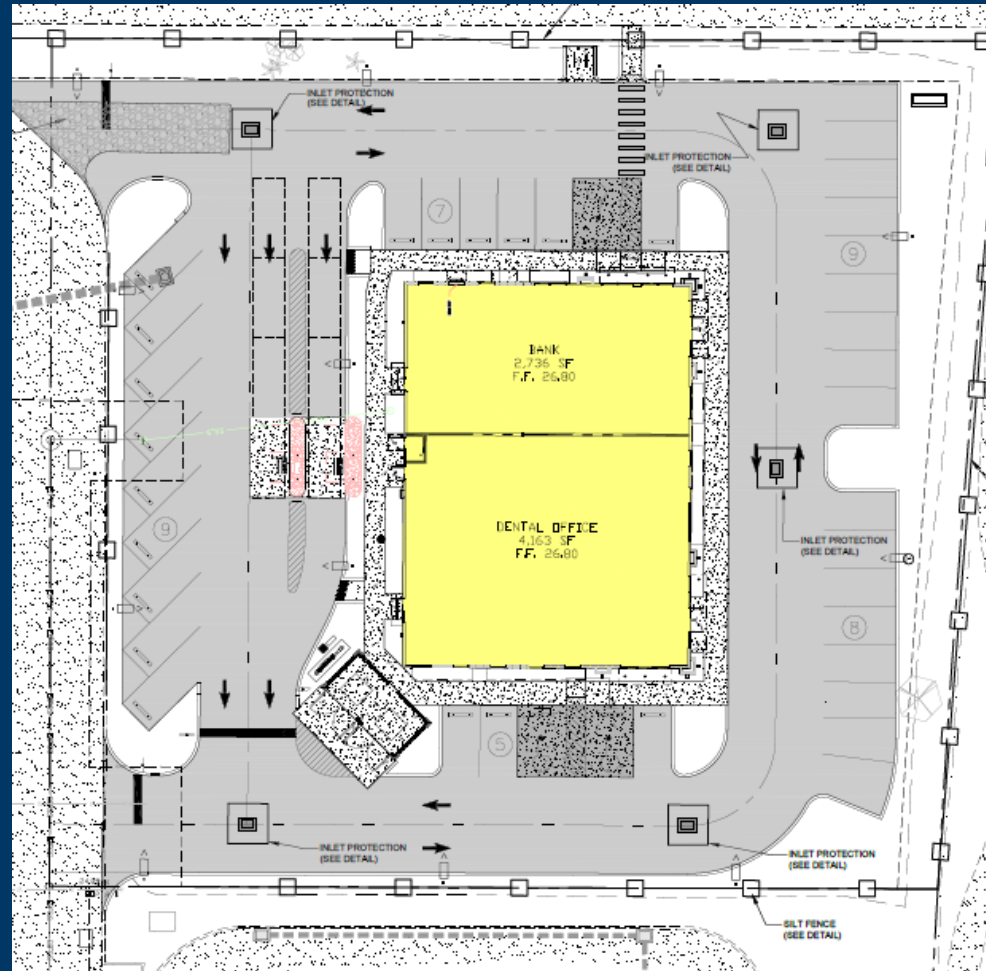
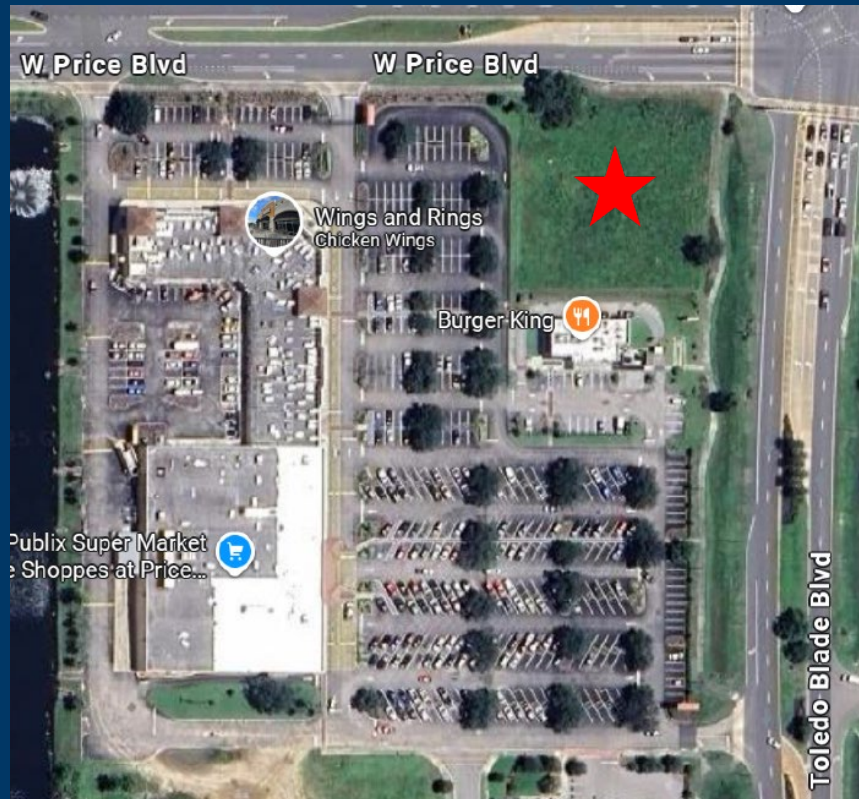
MidFlorida Credit Union

- Redevelopment of vacant Wendy's at Sumter and US 41



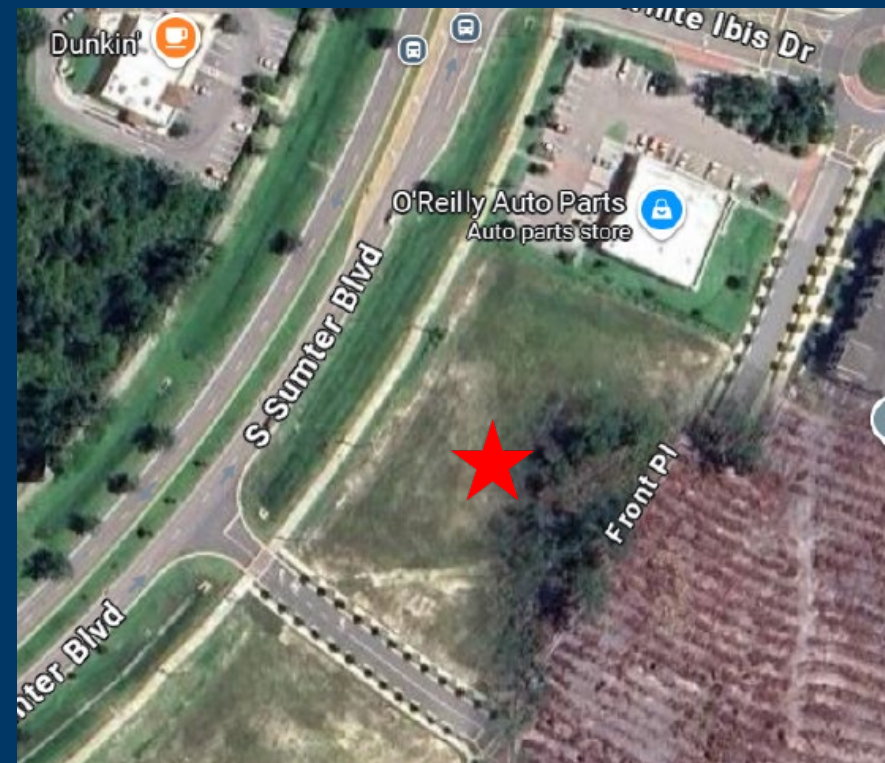
Price Crossings – Outparcel 1

- 4,163 sf dental office
- 2,673 sf bank with ATM drive-thru



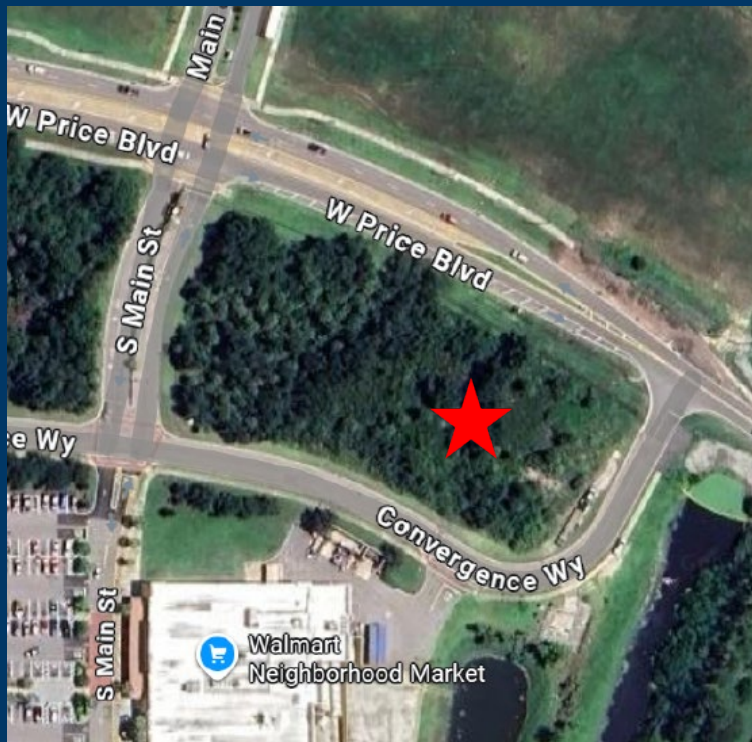
Heron Creek Retail

- 8,400 sf Retail
- 2 Quick Service Restaurants with Drive-thru



The Learning Experience

- 10,000 sf daycare facility
- 5,000 sf outdoor playground
- Anticipate serving 171 children





Additional Information

- Current Development Projects Map:
<https://www.northportfl.gov/Building-Planning/Projects/Current-Development-Map>
- Development Review Committee agenda packets:
<https://www.northportfl.gov/Building-Planning/Planning-Zoning/Development-Review-Committee>
- December 1 Commission Workshop: Quarterly Economic Development Presentation