

# THE NORTH PORT EDC WHERE VISION & FUTURE MEET

We foster and encourage  
positive and measurable economic development  
through entrepreneurial thinking,  
collaboration and innovation.

## NORTH PORT EDC BOARDS

### BOARD OF DIRECTORS

**Chair** - Robert Rosenberg

Retired Tourism Executive

**Vice Chair** - Freddy Koenig

Sarasota Memorial Hospital - NPER

**Secretary /Treasurer** - Jamie Bunkley

TaxSavers

**Immediate Past Chair:** Mimi Steger

North Port Taekwondo

Adam Bartolotta - ROI Media

Peter Bartolotta - Acuity Group Management

Andy Gerberich - North Port Computers

TinaRae Gregoire - Achievement Learning Center

David Jones - North Port High School

Mark Klingel - CPA

Ken Maturo - Vision North Port

Richard Satcher - Peace River Medical Center

Cindy Spirk - Real Estate Professional

Carla Sykes - CORE Construction

### ADVISORY BOARD

Dave Dignam – Owner, Key Agency

Ted Ehrlichman – COO, Suncoast Workforce

Susan Flagel – Flagel Pediatric & Family Medicine

Scott Greer – Regional President, BB&T Bank

Timothy Hensey – VP, Gilbane Building Company

Darren Inverso – Partner,

Norton, Hammersley, Lopez & Skokos

Stephen Johnson – VP, Harvard Jolly Architects

Angela Massaro-Fain – President,

Grapevine Communications Advertising Agency

Gene Matthews – Retired, Real Estate/Insurance

Tom Rice – CEO, Fawcett Memorial Hospital

Beth Wilson – Owner, TaxSavers

John Wiseman – President, CORE Construction

Peter Wozniak – CEO, Venice Regional Hospital

## NORTH PORT EDC MEMBERS

Achievements Learning Center  
Adache Group Architects  
BB&T Bank  
CADwerks  
Calusa National Bank  
Cindy Spirk  
ClikWiz  
Core Construction  
Fawcett Memorial Hospital  
Fourth Quarter Properties  
Gene Matthews  
Gilbane Building Company  
Grapevine Communications Advertising Agency  
Gulf Coast Builders Exchange  
Gulf Coast Community Foundation  
Halfacre Construction  
Harvard Jolly Architecture  
Jolotta Enterprises  
J.E. Charlotte Construction Corp  
Ken Maturo  
Key Agency

Louise Hall  
Mark Asperilla  
Mark Klingel, CPA  
North Port Area Chamber of Commerce  
North Port Computers  
North Port High School  
North Port Taekwondo  
Norton, Hammersley, Lopez & Skokos  
Peace River Medical Center  
Publix  
Robert McMillan  
Robert Rosenberg  
ROI Media  
Sarasota Memorial Hospital  
School of Opportunity  
Suncoast Workforce  
USF Sarasota-Manatee  
TaxSavers  
The Power and Light Company, LLC  
Vaccaro Co. of Naples/The Ostermann Co.  
Venice Regional Medical Center  
Vision North Port  
Walmart  
Watermark Engineering  
WMS Sarasota, LLC

2011-2012

ACTION Initiatives

Active Collaboration That Inspires Opportunity Now

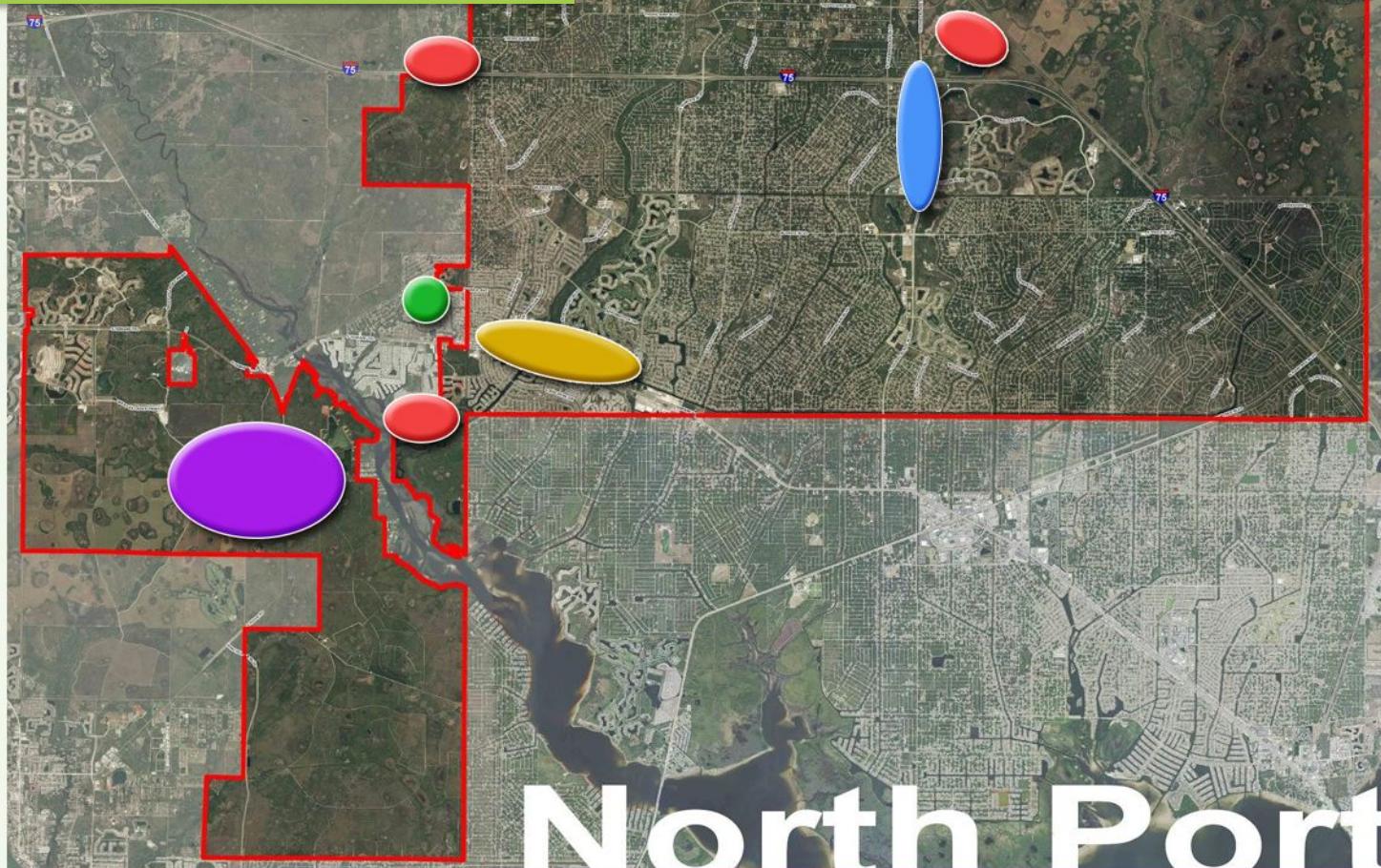
## ACTION Initiative Objectives

To develop a community plan which engages an integrated set of economic catalysts that encompasses the entire city of North Port. The plan will have specific projects with defined outcomes and realistic time-frames.

These outcomes will focus around ACTION Initiatives, each of which will be driven by a team of NPEDC members who will focus on the following outcomes:

- 1. Identify **economic engines** required to create economic metabolism**
- 2. Identify **location(s)** where the initiative can flourish**
- 3. Quantify **revenue and cost** elements for the initiative**
- 4. Identify **community partners****
- 5. Identify **funding sources** to quick start the initiative**
- 6. Identify realistic time frames for **implementation****  
(Include time frame with quick start funding and without quick start funding)
- 7. Gain **community support** of the initiative**

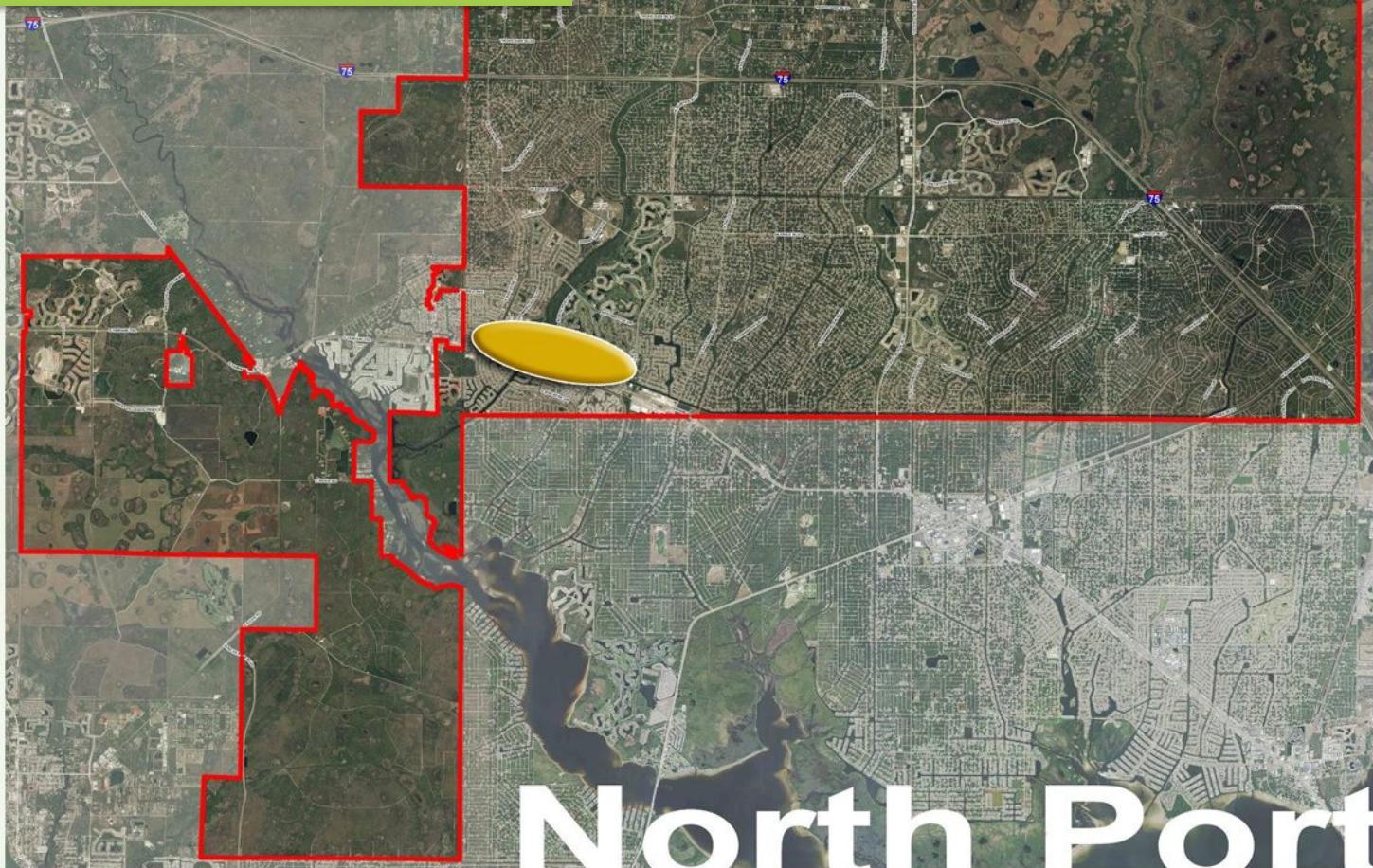
## Vision to a Future



NOTE: The ACTION Initiatives represent a vision for North Port which the NPEDC believes is achievable. The timeframe for completion will depend on community buy in, identifying investors, and market/economic factors.

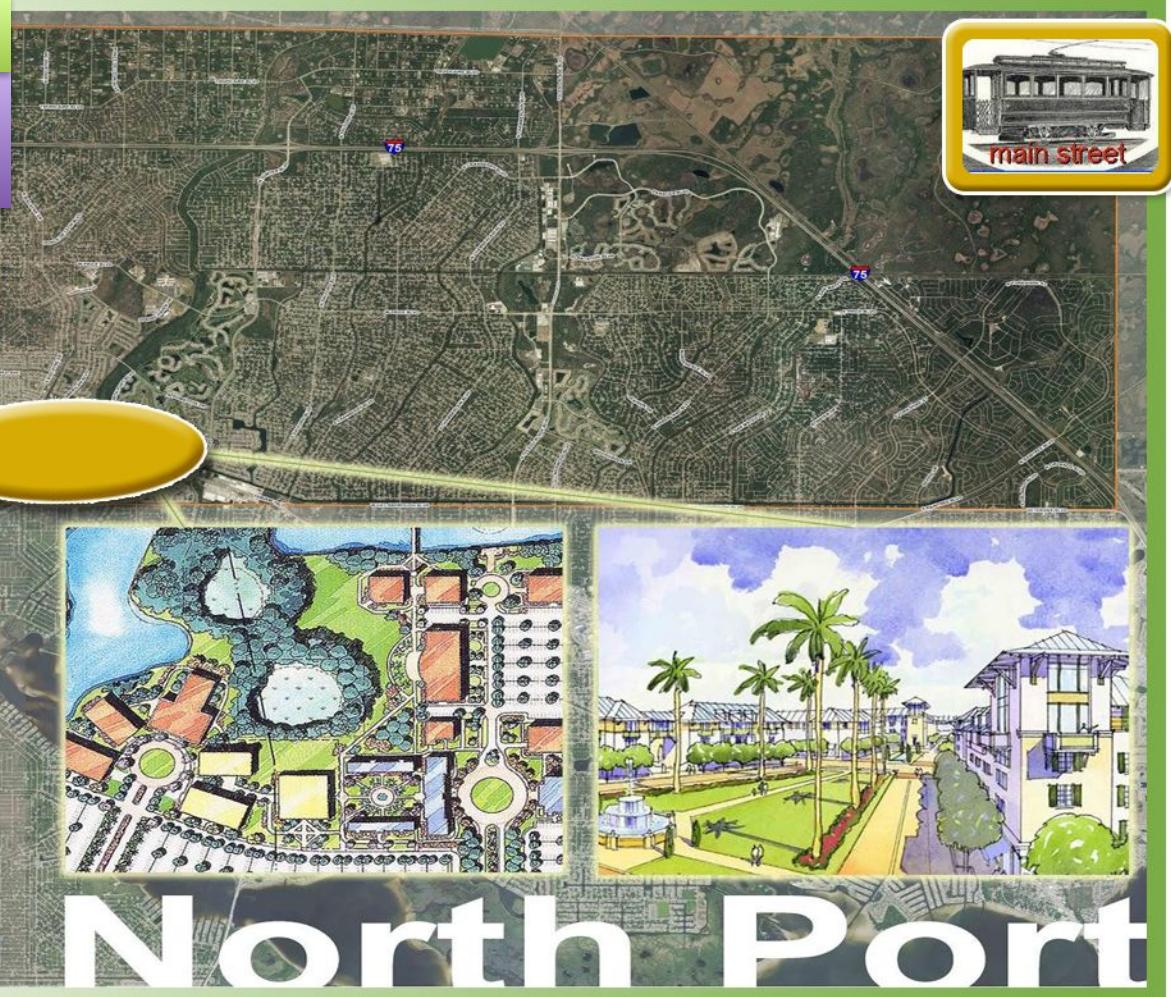
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## Vision to a Future



## Vision to a Future

### COLLEGIATE DISTRICT



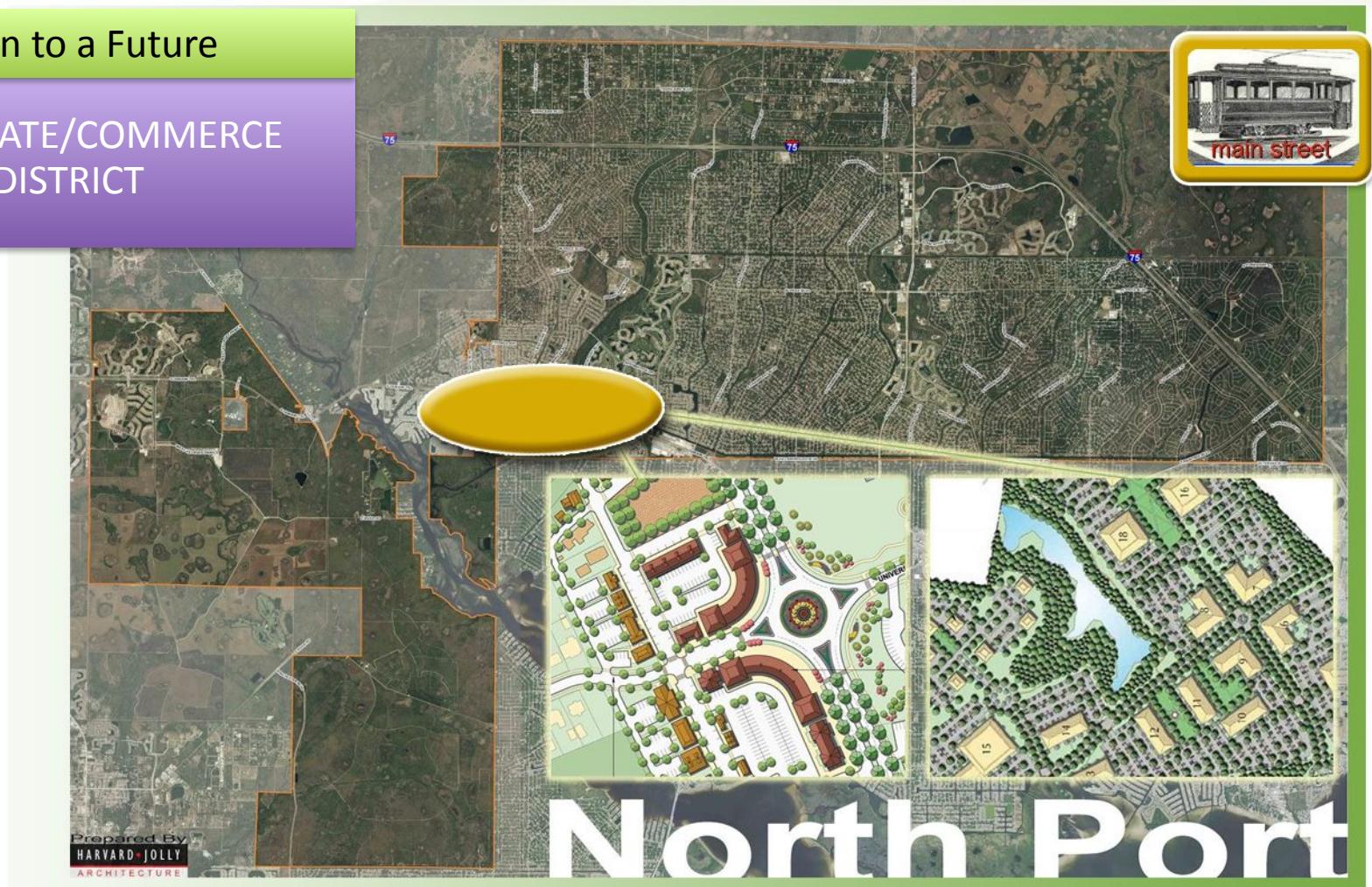
## Vision to a Future

### CANAL WALK DISTRICT

The image is a composite of several elements. At the top is a satellite map of North Port, Florida, with a large inset map of the Canal Walk District. A yellow oval highlights the Canal Walk area. To the right of the inset is a small graphic of a trolley with the text 'main street'. Below the map are two architectural renderings of a proposed development, showing a street with palm trees and buildings. The word 'North Port' is overlaid at the bottom in large white letters. In the bottom left corner of the map area, there is a small black box with the text 'Prepared By HARVARD + JOLLY ARCHITECTURE'.

## Vision to a Future

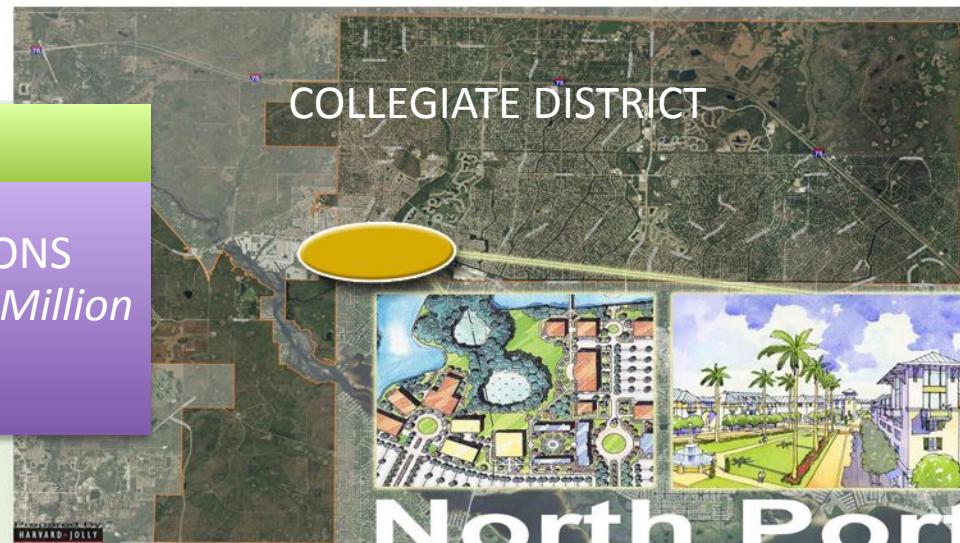
### CORPORATE/COMMERCE DISTRICT



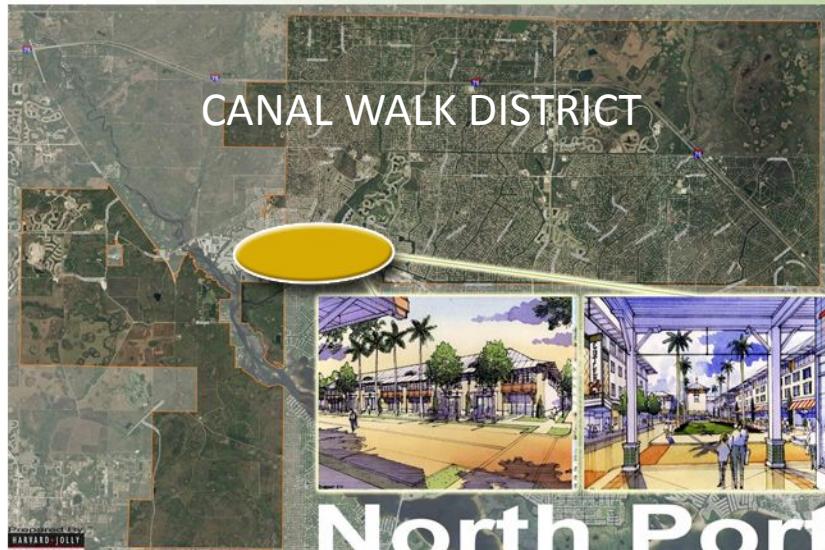
## Vision to a Future

### ECONOMIC PROJECTIONS

*Construction: \$60 - \$150 Million  
Jobs: 300+*



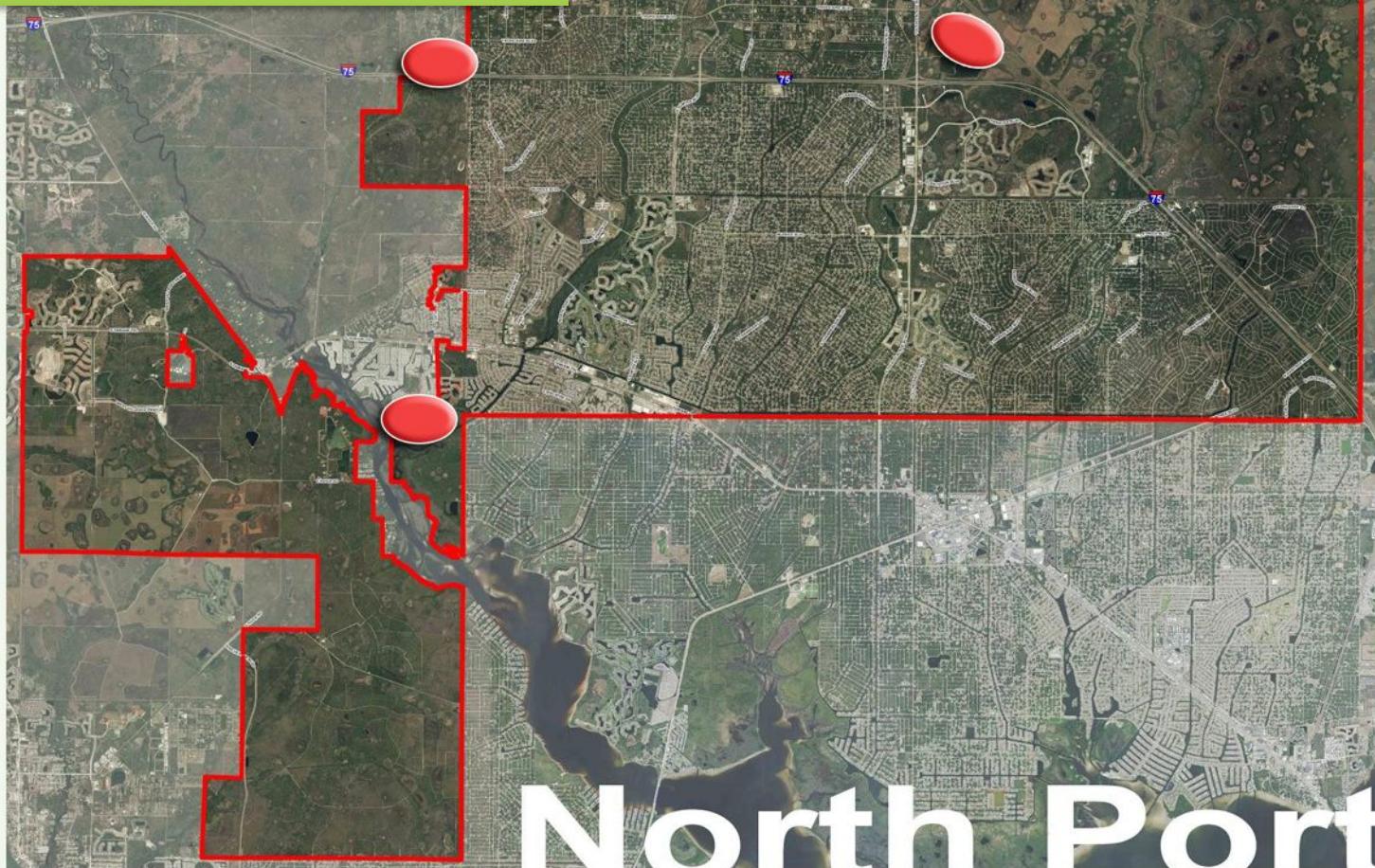
### CANAL WALK DISTRICT



### CORPORATE/COMMERCE DISTRICT



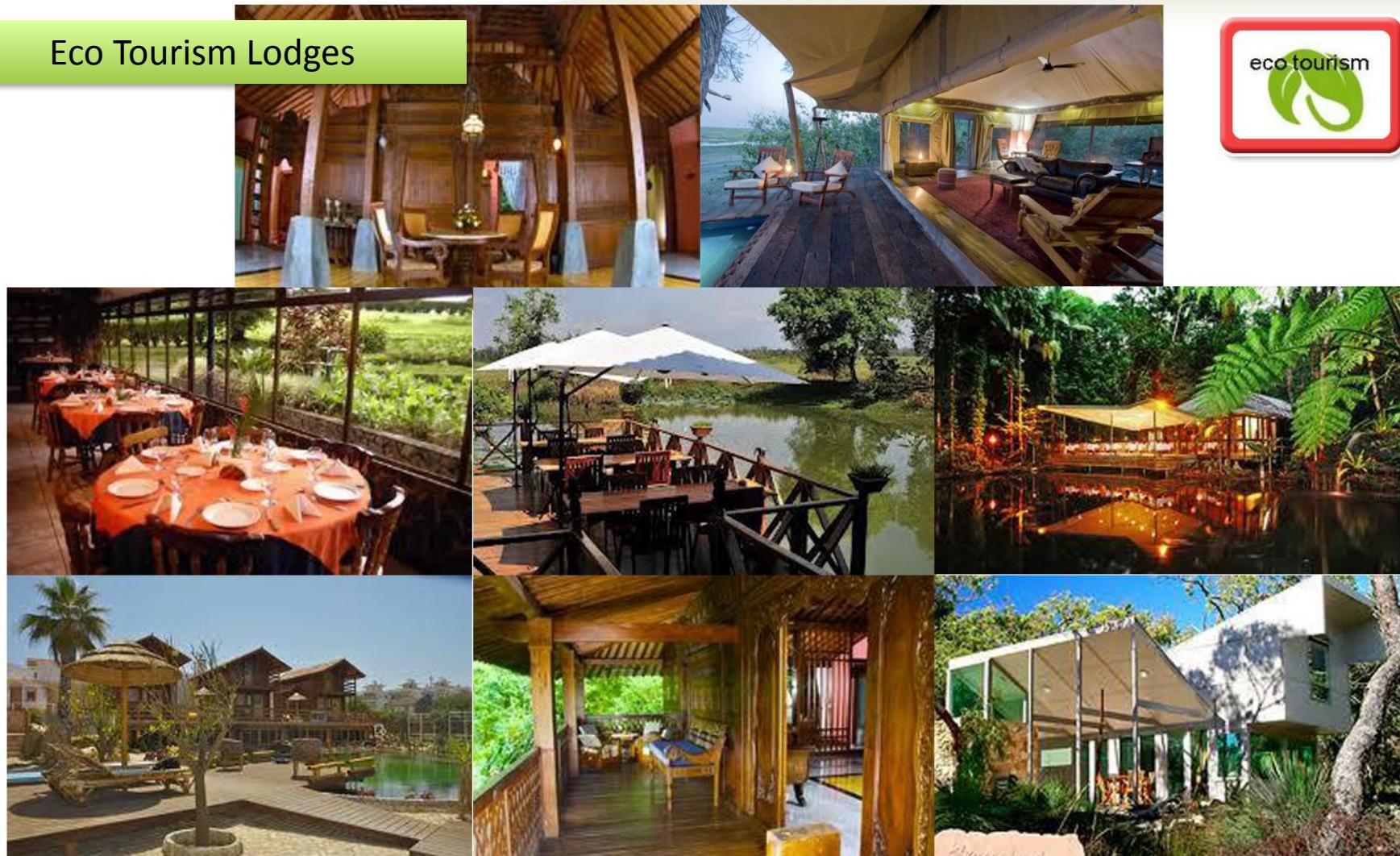
## Vision to a Future



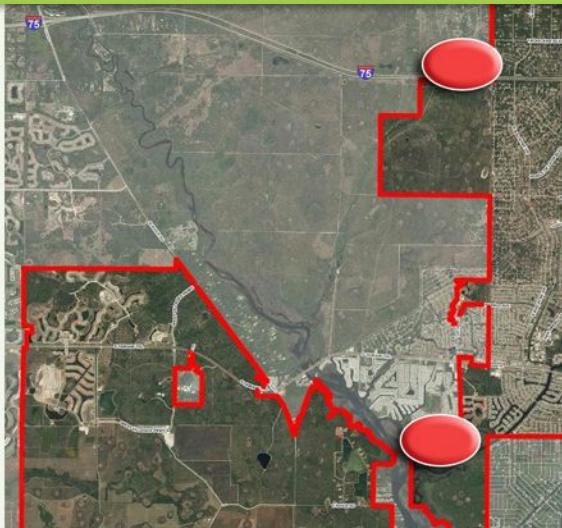
## Eco Tourism Activities



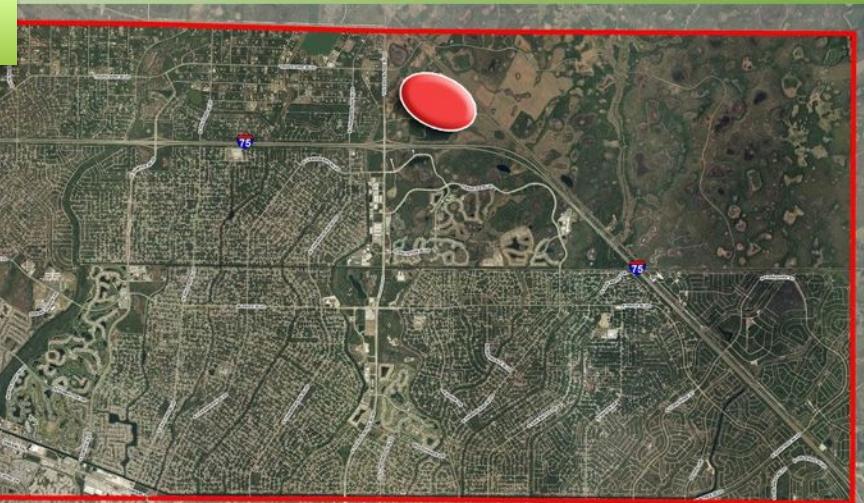
## Eco Tourism Lodges



## Vision to a Future



ECONOMIC PROJECTIONS  
*Construction: \$10 - \$40 Million*  
*Jobs: 300+*

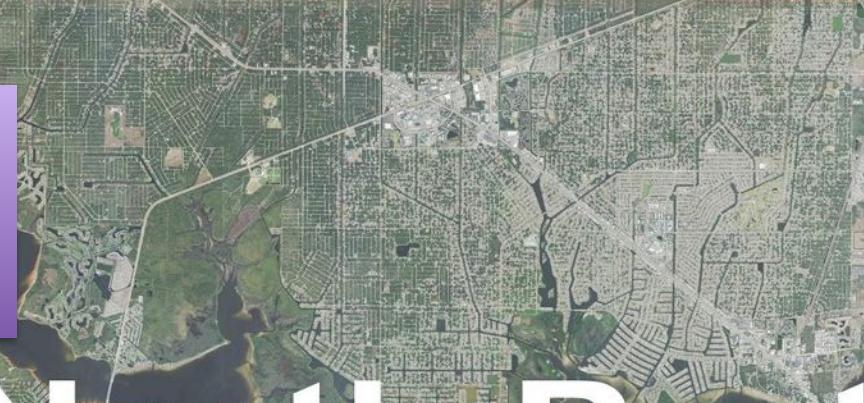


# North Port

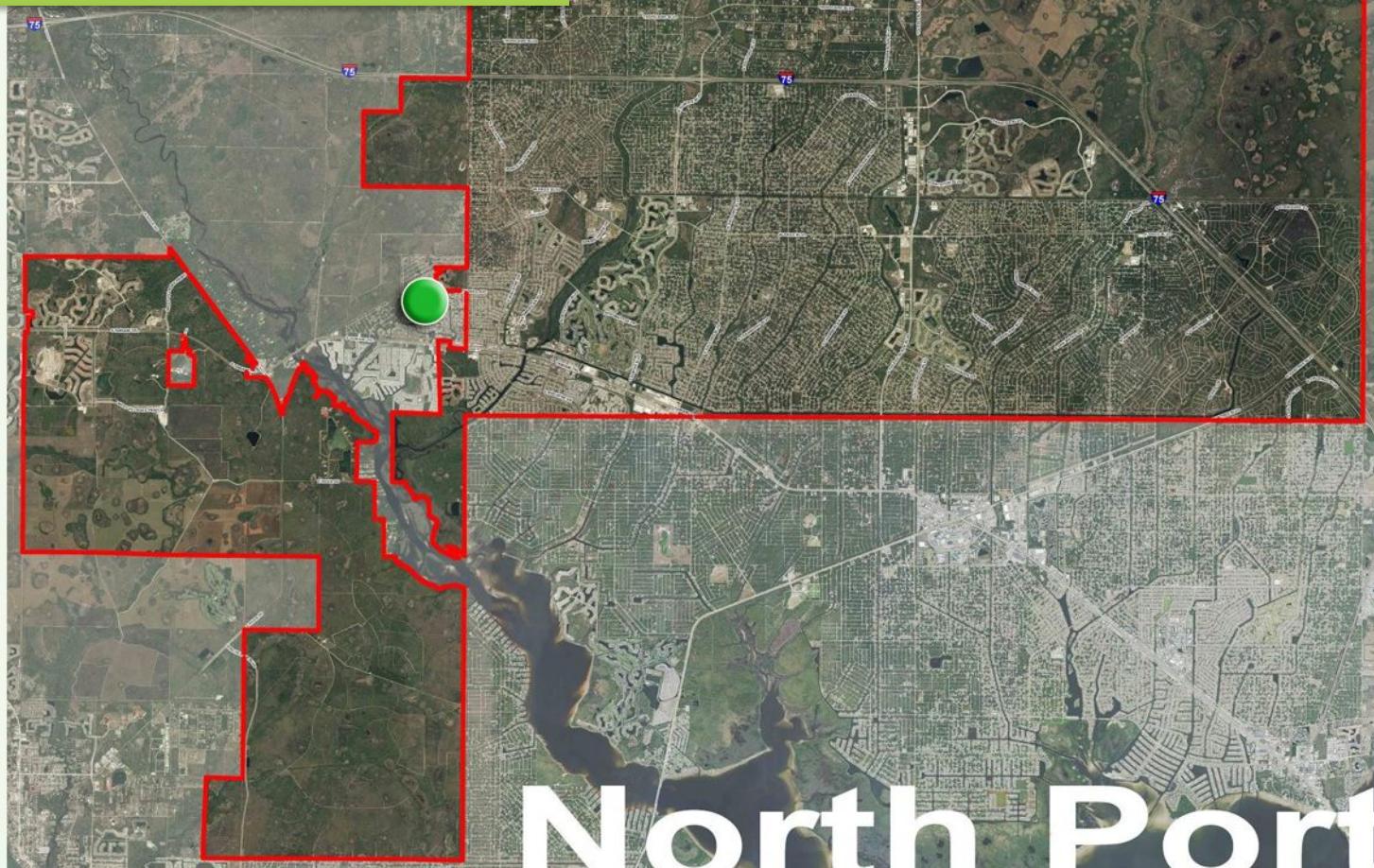


## ECO LODGES (3)

*INTEGRATION  
WITH TRAILS,  
EQUESTRIAN,  
WATER*



## Vision to a Future



## Vision to a Future

### *Warm Mineral Springs Resort & Spa*



Panoramic Perspective Sketch of Villas, Spa, Hotel and Conference Facing the Mineral Spring



Panoramic Perspective Sketch of Visitor Center Facing the Mineral Spring



Panoramic Perspective Sketch of Hotel Arrival

## Vision to a Future

### ECONOMIC PROJECTIONS

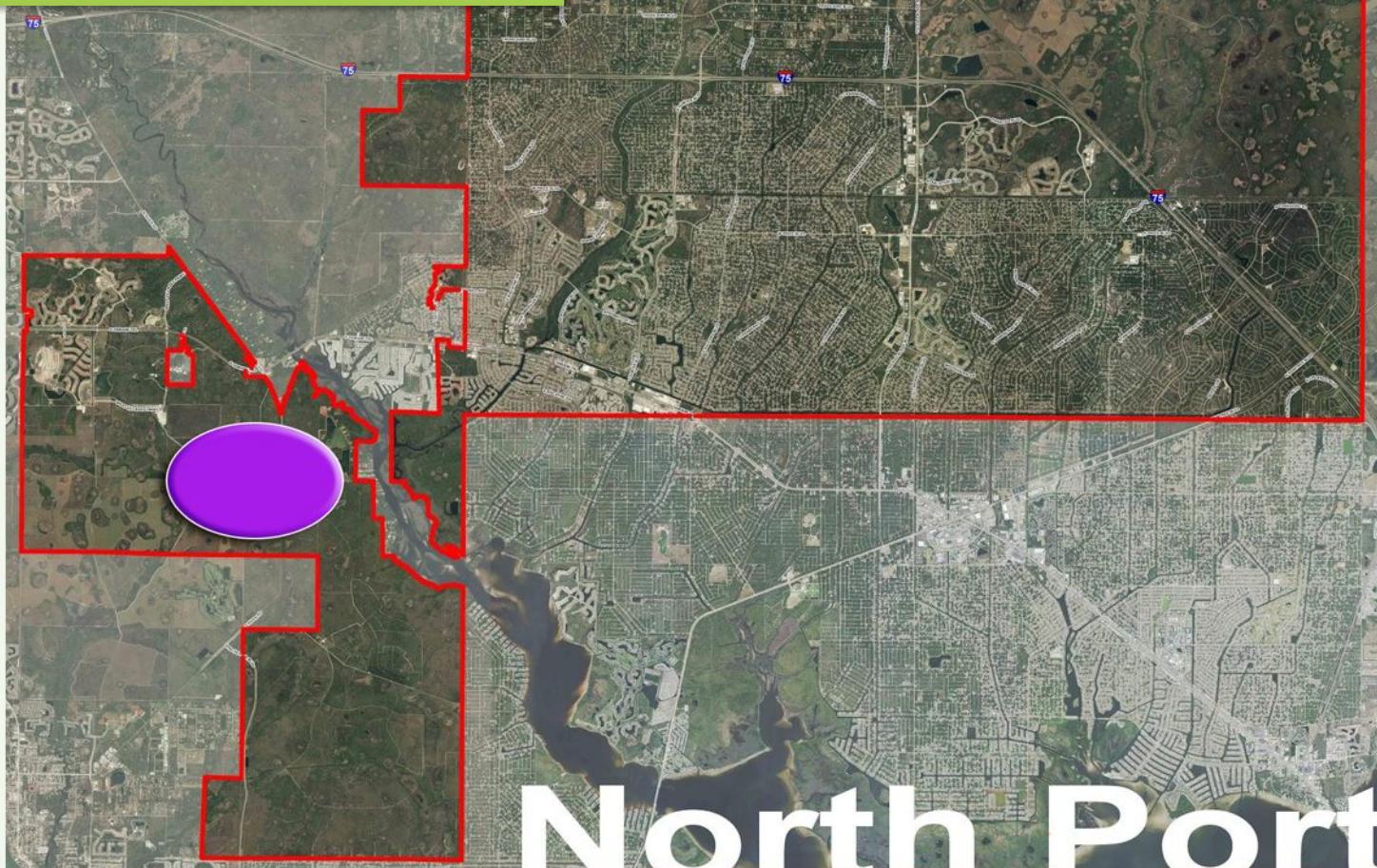
*Construction: \$20 - \$80 Million  
Jobs: 300+*

### Position on ITN

- Preserve the spring
- Resort on premise
- Wellness
- Public access



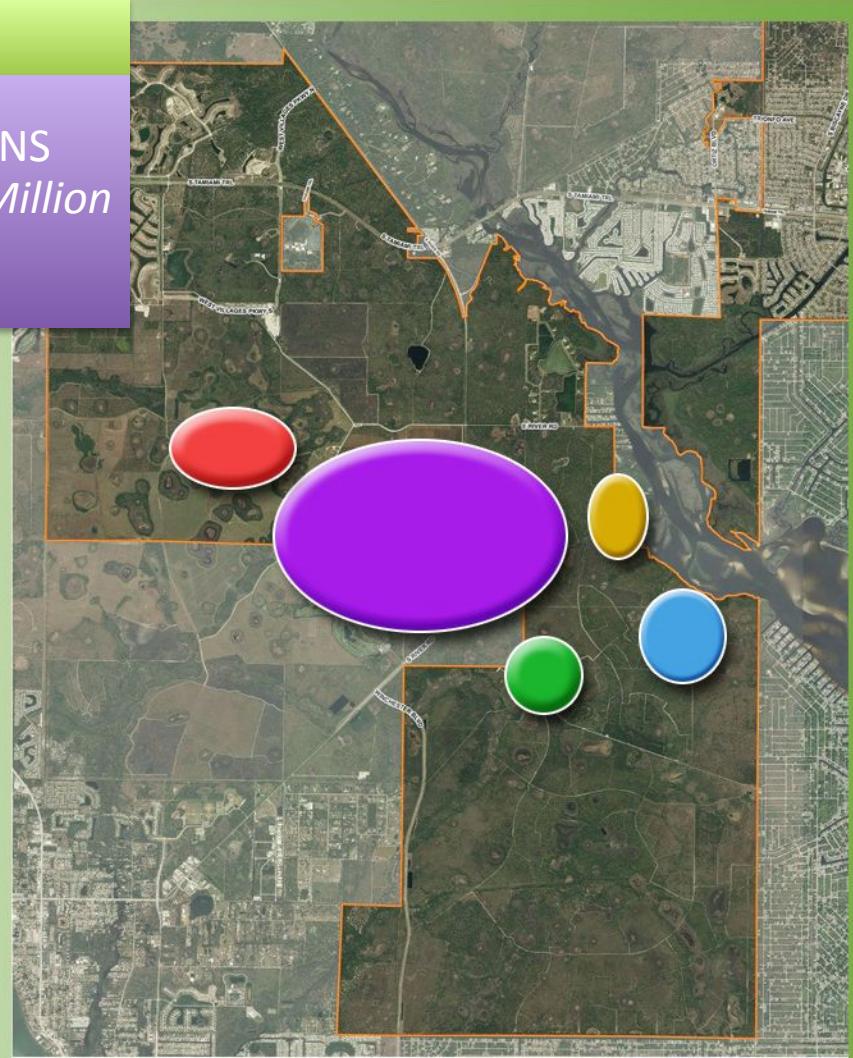
## Vision to a Future



## Vision to a Future

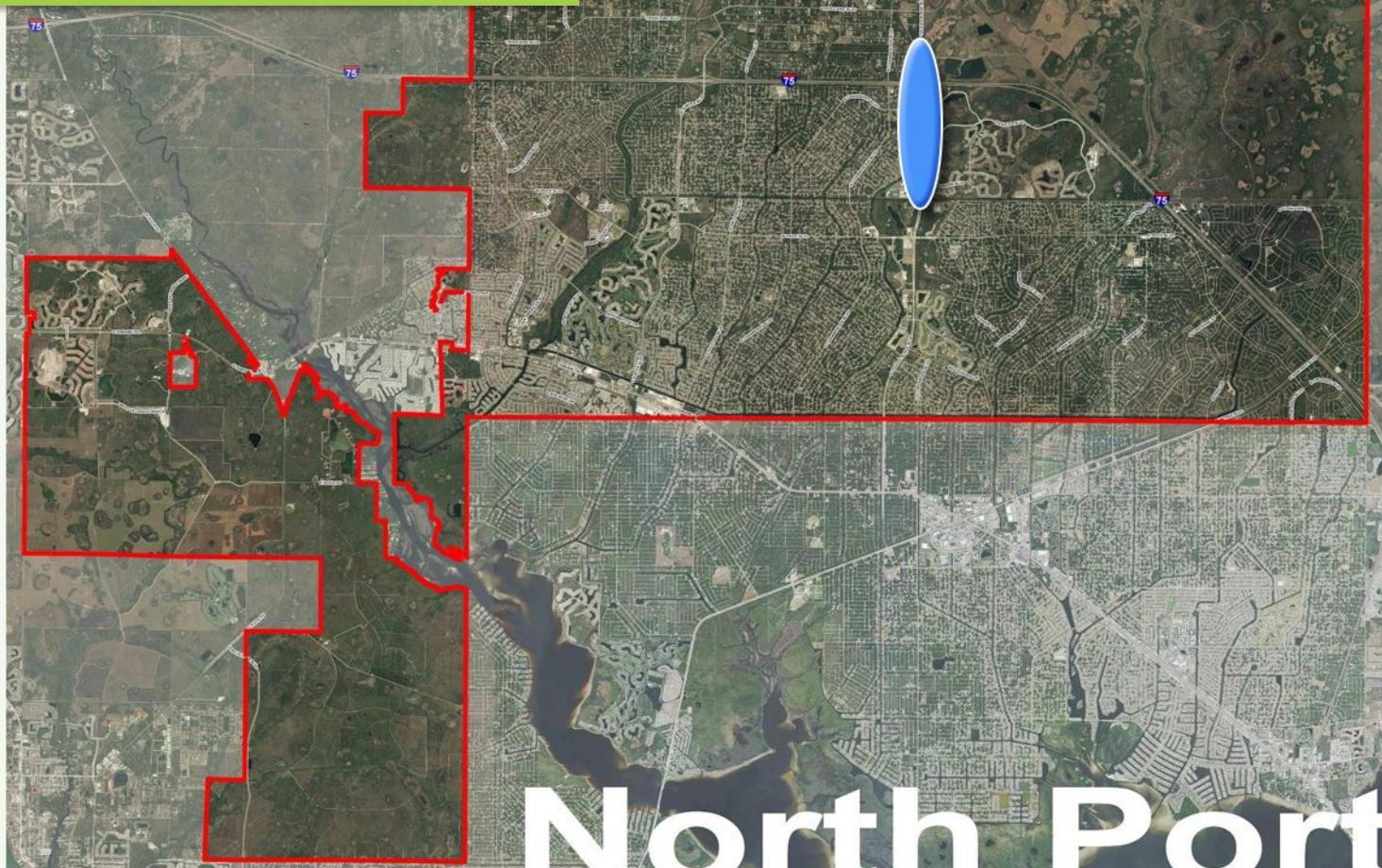
### ECONOMIC PROJECTIONS

*Construction: \$80 - \$200 Million  
Jobs: 300+*



Eco Lodge  
Education Center  
School of  
Hospitality  
Culinary Institute  
Town Center

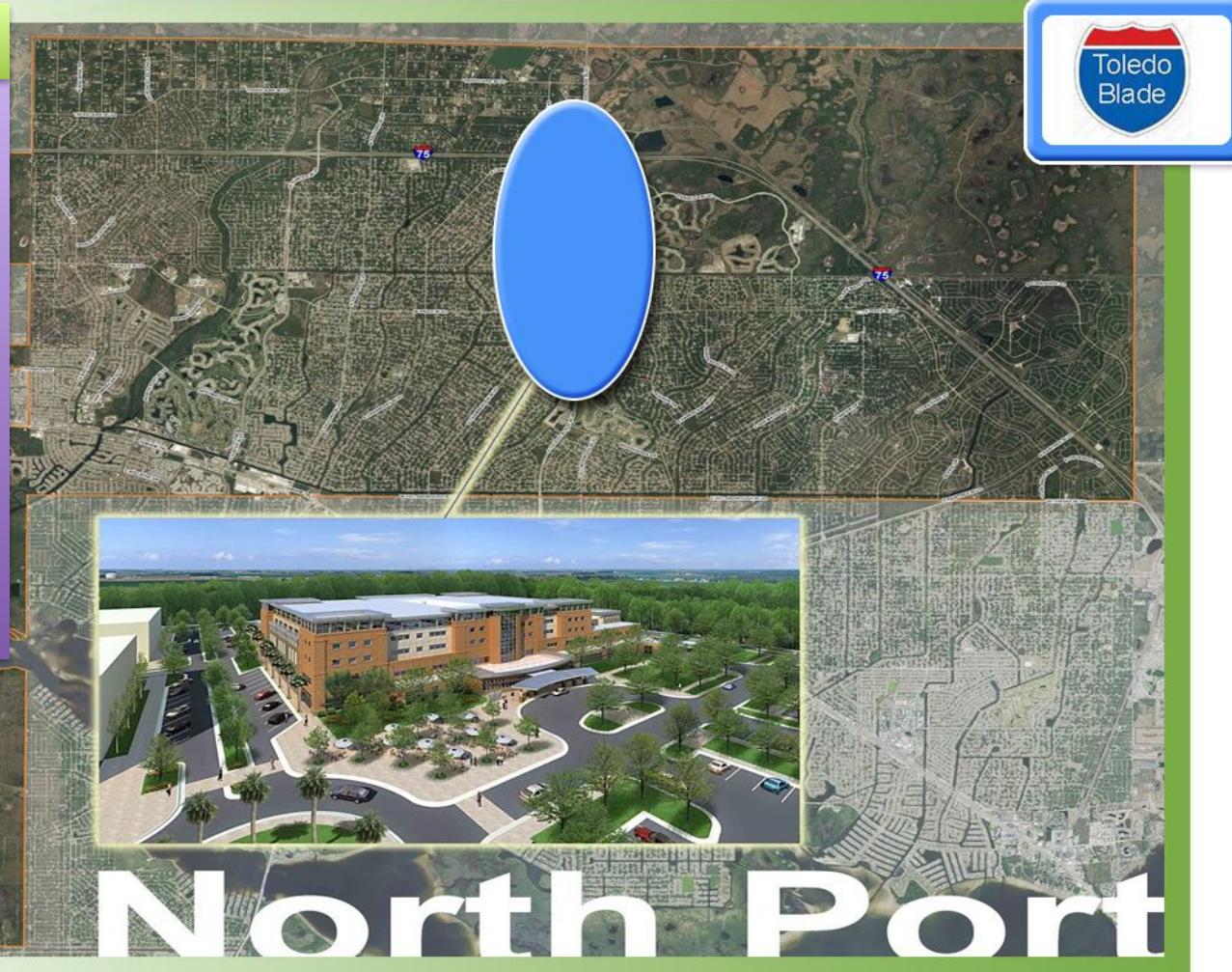
## Vision to a Future



## Vision to a Future

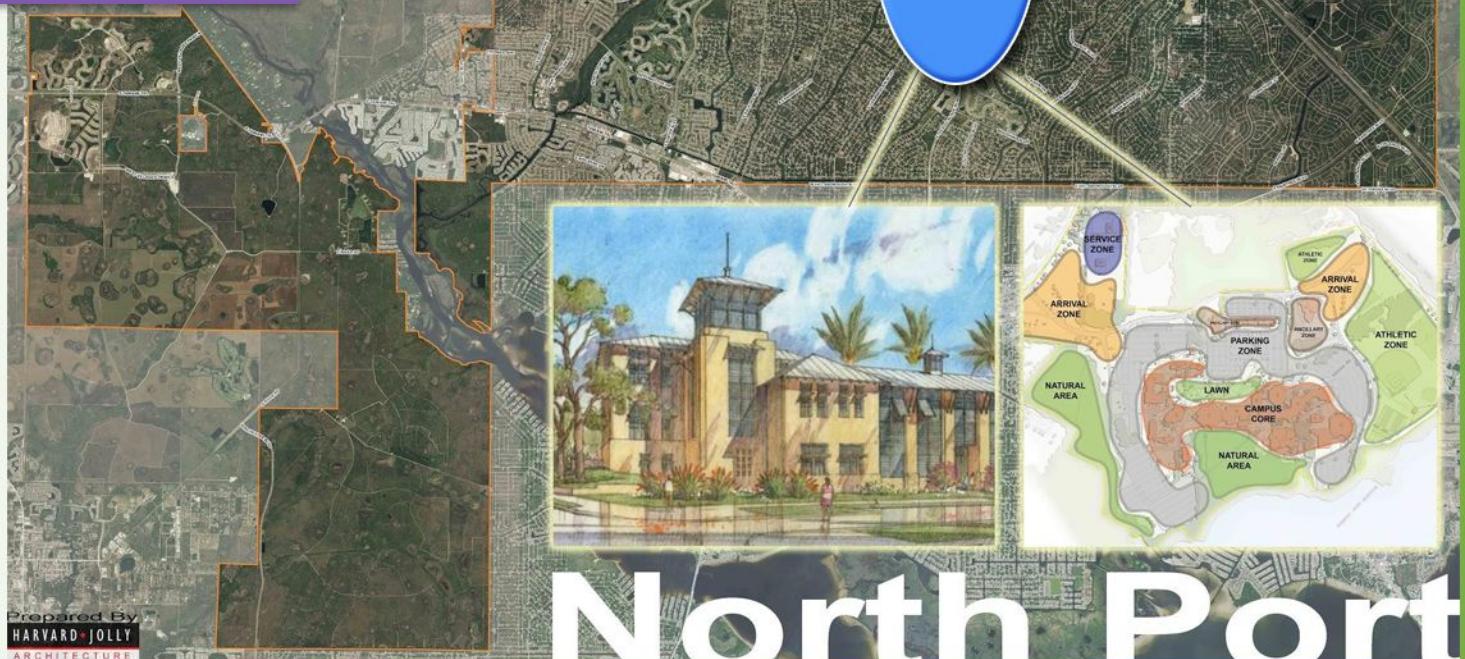
### HEALTHCARE DISTRICT

- Teaching Hospital
- Teaching Clinic
- Children's Hospital
- Women's Medical Center
- Telemedicine Center
- Medical Tech Institute
- Research (senior medicine)
- And More



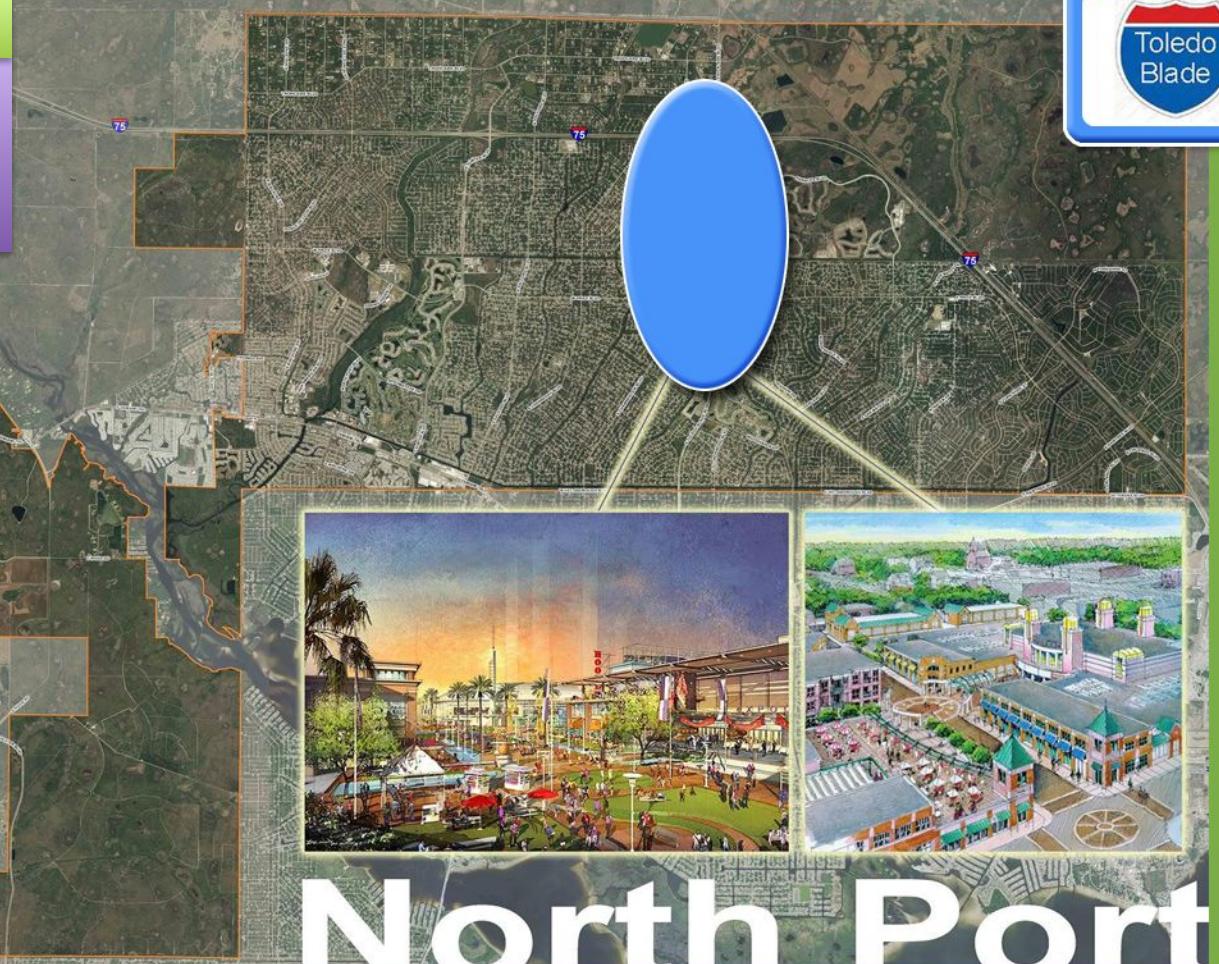
## Vision to a Future

### EDUCATION/WORKFORCE DEVELOPMENT DISTRICT



## Vision to a Future

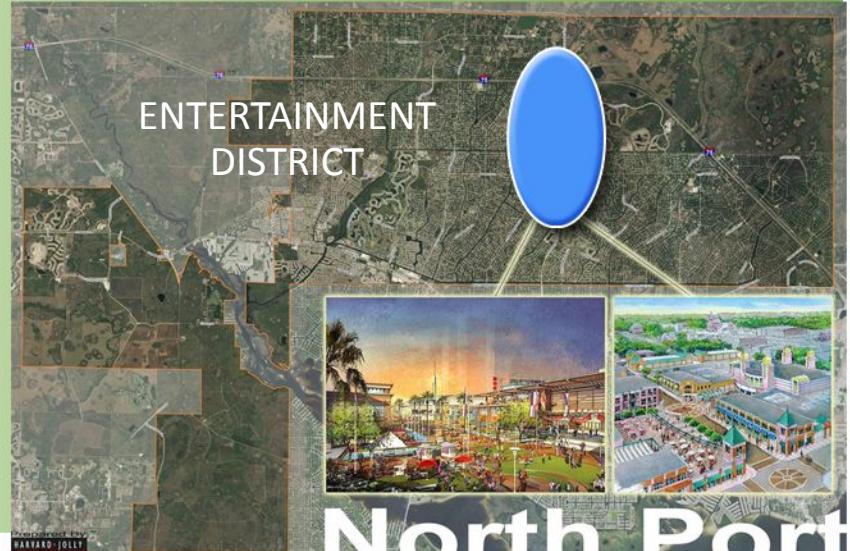
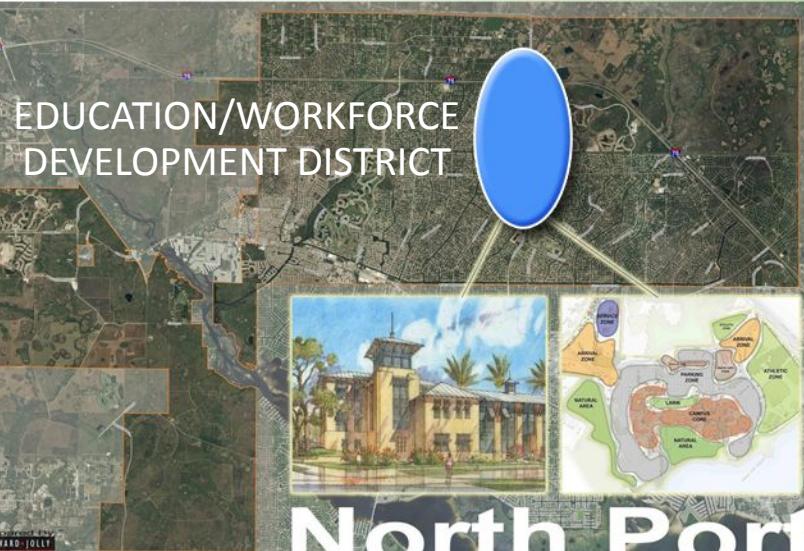
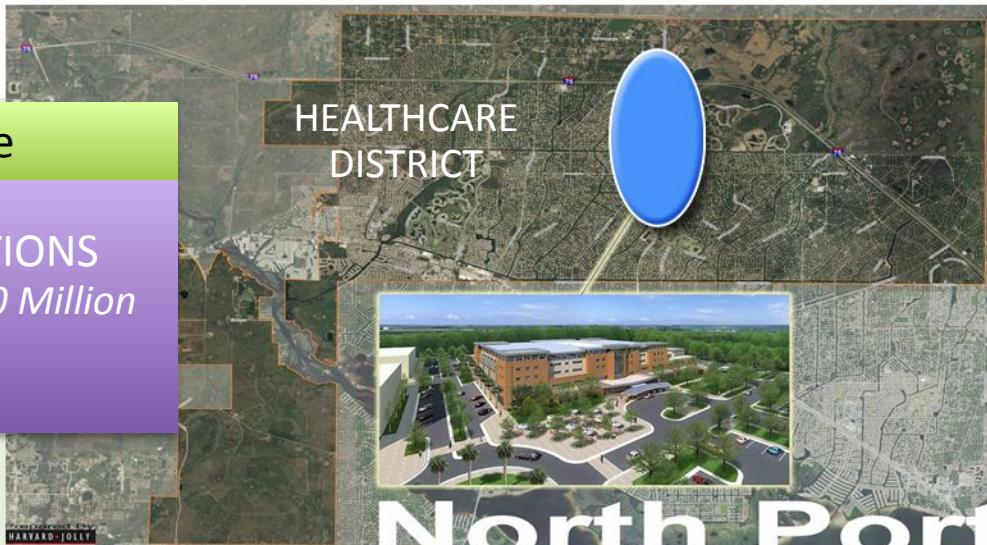
### ENTERTAINMENT DISTRICT



## Vision to a Future

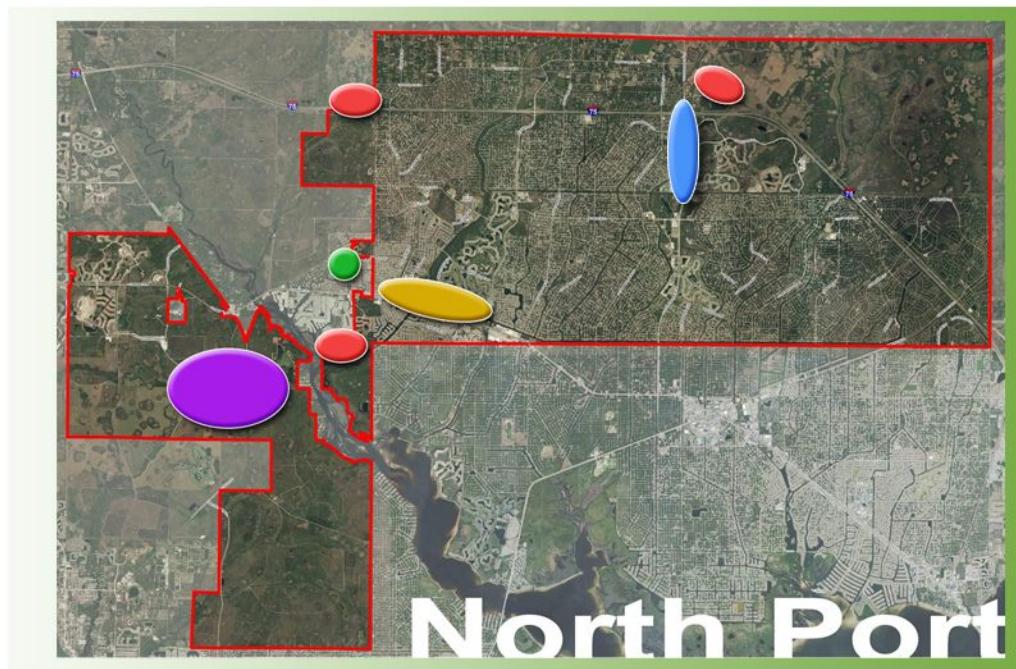
### ECONOMIC PROJECTIONS

*Construction: \$100 - \$300 Million  
 Jobs: 500+*



## Vision to a Future

**TOTAL CONSTRUCTION \$270 - \$770 MM**  
**TOTAL JOBS 1,700+**



**Construction:**  
\$60-\$150 Million  
**Jobs:** 300+



**Construction:**  
\$20-\$80 Million  
**Jobs:** 300+



**Construction:**  
\$10-\$40 Million  
**Jobs:** 300+



**Construction:**  
\$80-\$200 Million  
**Jobs:** 300+



**Construction:**  
\$100-\$300 Million  
**Jobs:** 500+

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CADwerks  
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Cindy Spirk  
ClikWiz  
Core Construction  
Fawcett Memorial Hospital  
Fourth Quarter Properties  
Gene Matthews  
Gilbane Building Company  
Grapevine Communications Advertising Agency  
Gulf Coast Builders Exchange  
Gulf Coast Community Foundation  
Halfacre Construction  
Harvard Jolly Architecture  
Jolotta Enterprises  
J.E. Charlotte Construction Corp  
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Vision North Port  
Walmart  
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## NEXT STEPS

Ongoing Community Participation  
Explore Public/Private Partnerships  
Explore Community/Regional Partnerships  
Create Investment Opportunities

*“Cities change because  
people of vision and commitment come together  
to dream the future”*

– David Jones, Principal of NP High School  
NPEDC Board Member

# THANK YOU!

Be a part of North Port's Future

[www.northportedc.com](http://www.northportedc.com)

