



**PLANNING COMMISSION
ZEPHYRHILLS, FLORIDA**

**Tuesday, June 24, 2025
6:00 PM**

**Zephyrhills
City Hall**

**Council
Chambers**

Call to Order-Mayor Monson
Roll Call-Carlos Maldonado
Invocation-Beth Aker

1. CONSENT ITEMS

- 1.1 Planning Commission Meeting Minutes Approval for May 20, 2025 .
 - 1. Planning Commission Minutes May 20, 2025 (1)

2. BUSINESS ITEMS

3. OTHER ITEMS

- 3.1 **Comprehensive Plan Update-Recreational Open Space Element.**
 - 1. Recreation & Open Space Element

ADJOURN

*** PLEASE NOTE: This is a Public Meeting. Should any interested party seek to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. F.S. 286.0105. If you are a person with a disability which requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at 813/780-0000 at least 48 hours prior to the public hearing. A.D.A. and F.S. 286.26.**



Planning Commission Meeting Minutes May 20th, 2025, at 6:00 PM

I. Call to Order-Dr. Randy Stovall

A regular Planning Commission Meeting was called to order at 6:00pm in the City Hall 2nd Floor Conference Room, located at 5335 8th Street, Zephyrhills FL 33542.

II. Roll Call-Carlos Maldonado

Commission members present: Dr. Randy Stovall, Thomas Vanater, Clyde Bracknell, Ellen Taylor, David Armstrong. Absent members: Mayor Monson, Beth Aker, Dr. Christa Remington, Tracy Sullivan.

III. Invocation-Ellen Taylor

IV. Pledge of Allegiance-Dr. Randy Stovall

1. Consent Items

1.1 Planning Commission Meeting Minutes from 4/15/25.

The Minutes were motioned for approval by all members.

2.Business Items

2.1 ANX/RZ/FLU 21-23 Parcel #18-26-22-0010-09300-0000—40315 Chancey Road— roughly 13.72 acres (MOL). Property annexing into the city, rezoning from county AC to City LI (Light Industrial), and change in Future Land Use from county I1 to City IN (Industrial).

The Item was introduced by Tommy-Lee Hunt. The projects applicants with CCC Property Holding LLC Johnson Pope and Ryan Manasse were both present. The applicant went over a power point presentation and covered topics on this item such as; location, size, currently it's a vacant land with a proposed industrial use, also mentioned it's being annexed from Pasco County into the city limits, Future Land Use changed from county IL to City IN (Industrial). The proposed rezoning will be from county AC (Agricultural) to City LI (Light Industrial). The proposed development plan will be a building of 54,280 sq ft with L shaped warehouse/office building, the employee parking will be on the east of Chancey Rd, proposed stormwater ponds on the south and Northwest, an access of a shared northern entrance/exit and Southern exit-only, Buffers and wetland (west) and Landscape (east). This location is surrounded by numerous businesses such as a Proposed marble manufacturing on the North, the city's airport on the West, Industrial uses on the South and the East has construction facilities. This property meets all annexation criteria, and the proposed warehouse office building complies with the surrounding uses. This project was approved by the site plan review committee on January 21, 2025. The client stated they are committed to fully regulatory compliance. Closing comments from Tommy-Lee, she has a power point that covered the same topics and mentioned the water star ordinance mentioning the utility director has reviewed this and believes that this project and the proposed business should not use a lot of water. Traffic was discussed with county and the project is expected fewer than 100 pm peak hour trips and was not required to conduct a major traffic study. Access to the site will be via a shared driveway with the northern adjacent property. A 405ft long right turn lane and a 455ft long left turn lane



are required to be constructed for the shared access on Chancey Rd. No further comments were made.

Recommendation: The Planning Commission agreed to approval and this project will move forward to the City Council for approval.

Other Items:

Conservation Element Discussion

This was a discussion for a preliminary draft on the comprehensive plan goals, objectives & policies. The discussion was led by Tammy Vrana-The City's Comprehensive Plan Consultant. The discussion was to go over introduction to conservation elements, natural resources inventory, key issues and strategies, goals, objectives and policies and the next steps to take in the process. The introduction was to cover legal & planning frameworks for federal & state, regional and local, also SWFWMD has regulations that must be complied with as well during this review. The state also required the city to have a comprehensive plan. The resource inventory also covers natural systems topography and soils, watersheds and surface water, floodplains, wetlands and aquifers recharge areas. Biological categories mention native vegetation and habitats, wildlife species, and conservation lands. Air and Energy topics mention air quality and energy resources. A proposed map showing the cooperative land cover relating to SWFWMD. The map showed the natural resource land within the city that hasn't been developed. The conservation element goal was mentioned; protect, conserve, and enhance natural resources in Zephyrhills including high quality groundwater recharge areas, native upland ecosystems, and habitats within the Hillsborough River watershed-to support long-term environmental quality, public health, and community resilience. Proposed objectives conservation elements discussed were air quality, wetlands and surface waters, groundwater resources and potable water sustainability, soils and vegetation, wildlife and habitat, hazardous materials management and mineral resources management. Key issues and strategies that are applicable to Zephyrhills were watershed protection and flood resilience, water supply sustainability, and addressing the current water issues and ecosystem linkages for habitat preservation, this category will affect currently affect wildlife within the city parks. A strategy that the city could adopt if the city's property owners could partake in watershed protection and flood resilience; categorizes that could be focused on are; sensitive lands overlays, low-impact site design, floodplain and riparian area restoration and floodplain management partnerships. Todd Vandenberg took over the discussion and spoke about stream restoration. A map showing the grid of the city was displayed with locations that will be affected if the restoration of Zephyr creek as a natural asset happens. Also the city could increase stormwater capacity that would benefit Zephyr Park. Further study will be required on the topic and possible state fundings could be available within the next couple years. The next steps in the process would be to incorporate initial feedback into the draft element, Host a public meeting 'How shall we grow' Public Workshops, prepare documentation for other plan elements and schedule adoption open houses and Public Hearings. This purpose of this review was only for discussion, no vote for approval was required.

Adjourn.

STAFF REPORT

To: Planning Commission
From: Todd Vande Berg, Planning Director
RE: Comprehensive Plan Update-Recreational Open Space Element.
Date: June 24, 2025

I. BACKGROUND & INFORMATION

The Recreation & Open Space Element (ROSE) is one of the elements in the City's Comprehensive Plan and is legally mandated under State Law. The purpose of this element is to guide the City's approach to the provision, location and design of recreation spaces for current and future residents. The ROSE addresses a 20-year planning horizon, from 2025 to 2045, consistent with Florida Statutory requirements for Comprehensive Plans for 10 and 20-year planning periods. The 20-year planning horizon ensures that the element is both responsive to current needs and proactive in planning for future demands as our City continues to grow and change demographically. Short-term priorities are identified, such as infrastructure and funding strategies, and long-term priorities support phased land acquisition, facility enhancements and a connected network of high-quality recreation opportunities for all city residents.

Staff will make a presentation on the attached draft Recreation & Open Space Element (see attached) and we will provide an opportunity for comments, suggestions and ideas.

II. DATA & ANALYSIS

III. RECOMMENDATION

Approval

PLANZephyrhills2045

Recreation & Open Space Element

JUNE 2025

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List of Acronyms and Abbreviations

This element contains a variety of acronyms and abbreviations used throughout the text. For clarity and ease of reference, all acronyms and abbreviations are listed below, along with their full forms.

CRA	Community Redevelopment Agency
GIS	Geographic Information System
LDC	Land Development Code
NRPA	National Recreation and Park Association
SWFWMD	Southwest Florida Water Management District

DRAFT



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RECREATION AND OPEN SPACE ELEMENT

1. Introduction

Purpose

The Recreation and Open Space Element serves as a chapter within PLANZephyrhills 2045, a legally mandated comprehensive plan under state law. The purpose of this element is to guide the City of Zephyrhills' approach to the provision, location, and design of recreation spaces for current and future generations of city residents.

Scope

This Recreation and Open Space Element addresses a 20-year planning horizon, from 2025 to 2045, consistent with Florida statutory requirements for comprehensive plans to incorporate both 10- and 20-year planning periods.

The 20-year planning horizon ensures that the element is both responsive to current needs and proactive in preparing for future demands. In the short term, it addresses near-term priorities such as regulation updates, infrastructure improvements, and funding strategies. Over the long term, it supports phased land acquisition, facility enhancements, and development of a connected network of high-quality recreation opportunities for all city residents.

Legal and Planning Framework

State Community Planning Act

Pursuant to Section 163.3177(6)(e) of the Florida Statutes, the comprehensive plan must include goals, objectives, and policies that support a balanced system of public and private recreation sites. This requirement emphasizes equitable access to parks, open

spaces, and natural areas for all residents. The statutory framework reinforces the integration of recreation into broader land use and community planning efforts, promoting sustainable growth, quality of life, and the long-term protection of environmental and community assets.

City Codes and Plans

The City of Zephyrhills ensures that parks and recreation planning aligns with broader municipal objectives through various City codes and plans.

CITY CODE OF ORDINANCES

Sections of the City Code of Ordinances that are related to parks and recreation include:

- *Title III. Administration – Parks and Recreation Advisory Board:* Provides for oversight of recreation planning and community engagement.
- *Title XV. Land Usage – Impact Fees:* Supports funding for recreation infrastructure through user fees, park improvement programming, and outdoor facilities guidelines.

CITY LAND DEVELOPMENT CODE

The Land Development Code governing land use and development in the city ensures that recreation spaces are integrated into new development. Key sections of the Code include:

- *Article II. Zoning Districts and Allowed Uses:* Includes the Recreation/Conservation zoning district for the designation of land for recreation use.
- *Article V. Adequate Public Facilities:* Codifies the City adopted level of service standards for parkland and recreation facilities.
- *Article VI. Development Options:* Establishes recreation requirements for mobile home and recreational vehicle parks.
- *Article VII. Design Standards and Improvements:* Establishes parkland and

recreation standards and guidelines for Traditional Neighborhood Developments zoning districts.

CITY PLANS

Existing plans and initiatives that shape the parks and recreation opportunities in the city provide a framework for enhancing recreation opportunities, preserving open space, and ensuring long-term community resilience.

- *Zephyrhills Parks and Recreation Master Plan (2025)* serves as a blueprint to guide future decision-making and visioning for the City's parks and recreation system.
- *Zephyr Park Master Plan (2025)* focuses on revitalizing Zephyr Park, a key recreation asset in Zephyrhills. Enhancements include upgraded playgrounds, walking paths, community gathering spaces, and integrated stormwater management solutions.
- *Multi-Use Trail Master Plan (2008)* is designed to enhance mobility across the city through on- and off-street trail connections to key destinations. The plan integrates with regional trail networks to provide safe and accessible pathways for pedestrians and cyclists.
- *Sustainable Zephyrhills Community Action Plan (2012)* outlines strategies for sustainable land use, environmental and water conservation, green infrastructure, and community resilience.

Community Context

Regional Context

Zephyrhills is located in southeastern Pasco County within the Tampa–St. Petersburg–Clearwater Metropolitan Statistical Area, which also includes Hillsborough, Pinellas, and Hernando counties. Positioned at the edge of the expanding Tampa Bay region, Zephyrhills serves as a gateway between suburban growth centers and the more rural areas of central

Florida. Its strategic location along regional transportation corridors and proximity to the Zephyrhills Municipal Airport enhances access and positions the city as a destination for both tourism and recreation.

The city has historically functioned as a local activity center. Downtown Zephyrhills attracts visitors for its authentic charm, small-town character, and walkable scale. Zephyrhills has earned international recognition through Skydive City, one of the premier skydiving destinations in the U.S., reinforcing its role in the Florida Sports Coast, a regional tourism and recreation brand.

The City of Zephyrhills' park system is complemented by county and state recreation resources, including nearby wildlife management areas.

Demographic Overview

POPULATION GROWTH

Between 2010 and 2024, the City of Zephyrhills experienced significant population growth. The city's population increased from 13,288 in 2010 to an estimated 19,666 according to the Bureau of Economic and Business Research, University of Florida, with the U.S. Census Bureau estimate reaching 22,304. This represents a population increase of roughly 48% to 68% over just 14 years.

SOCIOECONOMIC CHARACTERISTICS

Selected socioeconomic characteristics for the City of Zephyrhills are shown in **Figure ROS-1** on page 3.

The City of Zephyrhills has a moderate population density of approximately 1,800 residents per square mile. The city includes nearly 7,840 households, averaging 2.29 persons per household, a typical household size. More than one in five households include children.

Zephyrhills has a notably older population, with residents aged 65 and over comprising

Figure ROS-1: Selected Socioeconomic Characteristics, City of Zephyrhills

Topic	Estimate
Population and Population Density	
Population Estimate, July 1, 2024	22,304 ¹
Population per square mile, 2020	1,808.8
Land area in square miles, 2020	9.51
Living Arrangements	
Households, 2019-2023	7,836
Persons per household, 2019-2023	2.29
Households with children, 2019-2023	21.9%
Age	
Persons under 5 years, 2019-2023	5.1%
Persons under 18 years, 2019-2023	18.0%
Persons 65 years and over, 2019-2023	32.7%
Disability	
With a disability, under age 65 years, 2019-2023	17.7%
Income and Poverty	
Median households income (in 2023 dollars), 2019-2023	\$49,295
Per capita income in past 12 months (in 2023 dollars), 2019-2023	\$27,730
Persons in poverty, 2019-2023	13.0%
Race & Hispanic or Latino Origin	
White alone, not Hispanic or Latino, 2019-2023	79.7%
Non-white alone or Hispanic or Latino, 2019-2023	29.3%

Note:

1. Bureau of Economic and Business Research, University of Florida, estimate is 19,666 (April 1, 2024).

Source: 2019-2023 American Communities Survey, U.S. Census Bureau.

nearly one-third (32.7%) of the population. Youth under age 18 make up 18%, and young children under five comprise just over 5%.

This age distribution highlights the need for multigenerational recreation spaces that support active aging, social interaction, and youth development. Accessible walking paths, senior wellness programs, shaded gathering areas, and safe playgrounds are all important considerations.

Approximately 17.7% of residents under age 65 report having a disability, reinforcing the

importance of applying universal design principles and ensuring ADA compliance across all city parks and recreational facilities.

The median household income in the city is \$49,295, with 13% of residents living below the poverty line. These figures point to a need for affordable and inclusive programming, reduced-fee access, and facilities that serve a wide range of economic backgrounds.

Zephyrhills remains a predominantly White, non-Hispanic community (79.7%), though 29.3% of residents identify as non-White or Hispanic/Latino. Planning should include culturally responsive programming and amenities that reflect and celebrate the community's evolving cultural identity.

Community Health Trends

According to the Florida Department of Health, Pasco County reports higher-than-average rates of obesity, diabetes, and sedentary lifestyles compared to state and national benchmarks. Expanding access to parks, walking and biking trails, and low-cost fitness opportunities is critical to improving public health outcomes and encouraging active lifestyles across all age groups.

At the same time, there is growing community interest in local food systems, outdoor social spaces, and wellness-focused programming, including community gardens, farm-to-table events, and park-based festivals that promote healthy living and social connection.

To help promote recreation as part of a healthier, more active lifestyle, Pasco County, Zephyrhills, and other local municipalities have embraced the "Florida's Sports Coast" brand, which positions the region as a destination for outdoor adventure, athletics, and recreational tourism. This brand identity aligns with the City's efforts to expand its recreational offerings, attract visitors, and support community wellness through sport, fitness, and outdoor experiences.

2. Resource Inventory

The inventory of existing parks and recreation facilities is based on data from the *Zephyrhills Parks and Recreation Master Plan (2025)*. This inventory provides the foundation for assessing current conditions and identifying gaps in service relative to the City's adopted level of service standards. The Master Plan includes detailed profiles for each park, including acreage, amenities, and defining features that inform future City planning and investment.

Local Parks and Recreation System

Map ROS-1 in the Appendix illustrates the locations of City parks, recreation facilities, and existing trail and bicycle infrastructure.

Figure ROS-2 identifies parks and recreation facilities owned and operated by the City, including traditional municipal parks, specialty sports complexes, and regional attractions.

This figure also shows two privately operated recreation facilities located on City-owned property, Mouratoglou Academy Zephyrhills and Skydive City.

Map ROS-2 in the Appendix shows the locations of City parks. All of these parks are regularly accessible the public.

Regional Recreation Assets

Zephyrhills is located within a recreation-rich region, surrounded by an array of nature preserves, wildlife areas, and community sports facilities. These nearby resources enhance the outdoor and active lifestyle opportunities available to both residents and visitors. **Figure ROS-3** highlight nearby regional recreation assets and **Figure ROS-4** on page 5 depicts recreation assets within a 10-mile drive from Zephyrhills.

Figure ROS-2: City-Owned Parks and Recreation Facilities

Park/Facility	Acres
Clock Plaza	0.5
Depot Park	4.0
East Pasco Family YMCA	2.5
Gunner Paw Park	5.7
Hercules Park	7.7
Krusen Park & Zephyrhills Skate Park	33.0
Ellis Harrold Park	0.5
Mouratoglou Academy Zephyrhills ^{1 2}	10.0
Shepard Park	2.0
Skydive City ²	14.0
Transplant Park	0.2
Veterans Memorial Park	10.0
Zephyr Park	33.0
Zephyrhills Community Venue (Z Venue) ¹	13.2
Zephyrhills Golf Course	63.0
Total (±)	198.3

Notes:

1. Limited public access.
2. City-owned and privately operated.

Source: Zephyrhills Parks and Recreation Master Plan, 2025, and Pasco County Property Appraiser, 2025.

Figure ROS-3: Regional Recreation Assets

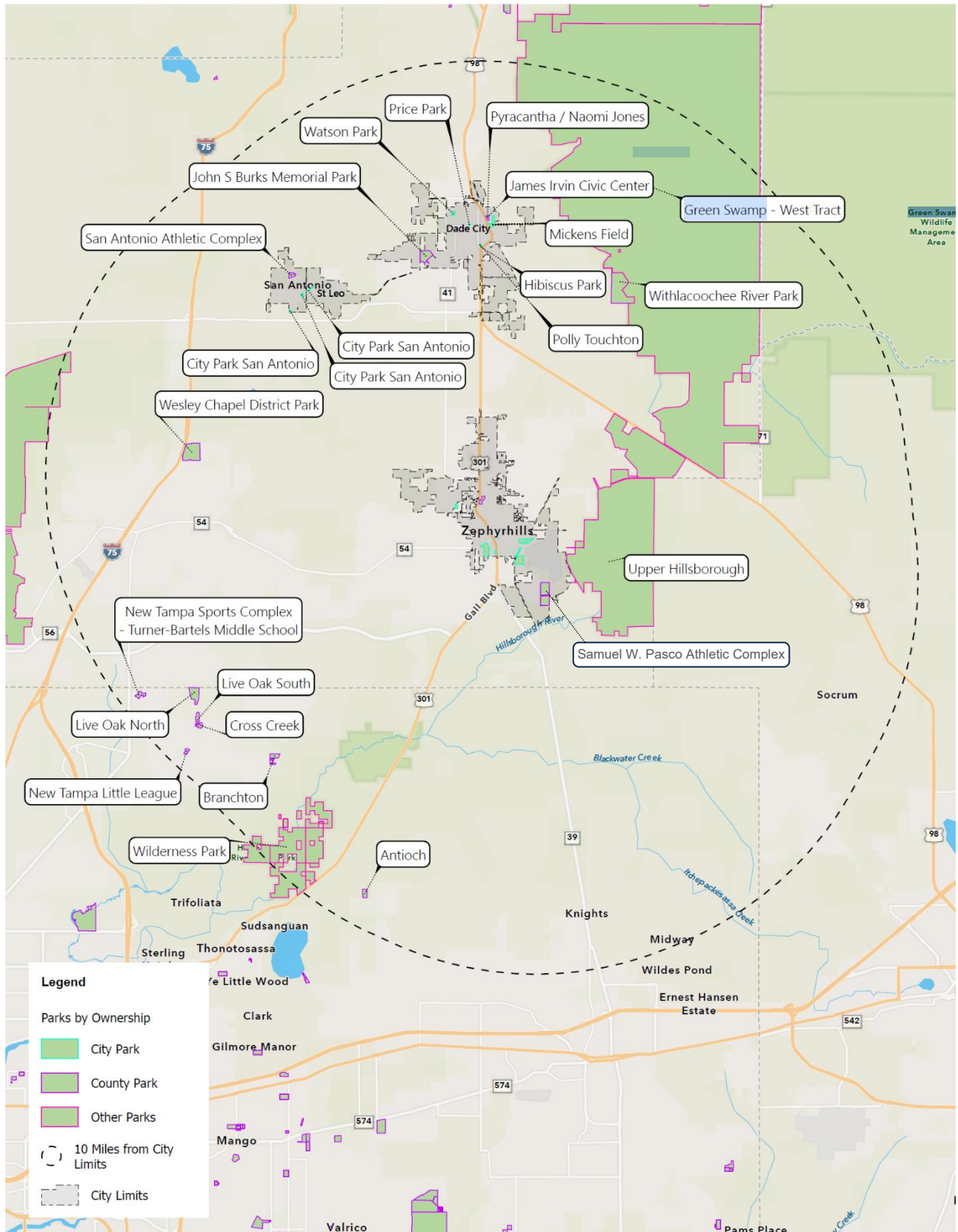
NEARBY STATE PARKS AND PRESERVES
Green Swamp West Unit Wildlife Management Area
Hillsborough River State Park
Upper Hillsborough River Wildlife Management Area
Withlacoochee River Park
NEARBY COUNTY PARKS
Samuel Pasco Athletic Park

Source: City of Zephyrhills, 2025.

Private Recreation Facilities

Private facilities play an important role in complementing the public parks system by filling gaps in indoor recreation and supporting the City's goals for community wellness, active lifestyles, and recreation diversity. These venues often offer specialized services and amenities that respond to evolving community needs, health trends, and market preferences. **Figure ROS-5** identifies

Figure ROS-4: Recreation Facilities within a 10-Mile Distance of Zephyrhills



Source: Zephyrhills Parks and Recreation Master Plan, 2025 (DRAFT).

some notable private recreation providers in Zephyrhills.

Figure ROS-5: Private Recreation Facilities

Park/Facility
AdventHealth Wellness Center Zephyrhills
Anytime Fitness
East Pasco Family YMCA
Hoops Heaven
Planet Fitness
RetroFlex Fitness 24/7

Source: City of Zephyrhills, 2025.

3. Needs Analysis

This section evaluates the current and projected needs of the City's parks and recreation system, based on findings from the *Zephyrhills Parks and Recreation Master Plan (2025)*. It assesses the adequacy of existing and programmed parks and recreation resources to serve a growing population and identifies where investment will be needed to maintain the City's level of service standards.

The National Recreation and Park Association (NRPA) advises communities to set standards based on local demographics, population density, equity objectives, and community preferences. The City uses a combination of standards to assess the adequacy of its parks system. These include:

- Acreage-based standard (supply of parkland per 1,000 residents),
- Geographic access standards (travel time to parks), and
- Park quality standards (amenities, conditions, and accessibility).

Together, these measures will help guide strategic decisions on land acquisition, facility upgrades, and investment priorities to meet both immediate and long-range needs.

Parkland Supply

Acreage-Based Standard

A minimum of 4.0 acres of public parkland per 1,000 residents.

In Florida, a 4.0-acre standard is typical among small and mid-sized cities with a mix of urban and suburban development patterns, like Zephyrhills. Densely urbanized cities often adopt lower standards due to limited land availability, relying more heavily on trails, greenways, recreational programming. Rural or master-planned communities may aim for higher acreage targets to preserve open space.

The level of service analysis presented in **Figure ROS-6** on page 7 shows the City currently exceeds the adopted parkland acreage standard by 61.8 acres. However, population growth is projected to outpace existing parkland by 2035, resulting in a deficit of approximately 3.9 acres. By 2045, the projected deficit grows to over 42 acres, assuming no additional parkland is acquired in the interim.

Geographic Access Equity

Walk-Time Standard

At least 85% of households in the city are within a 10-minute walk (½ mile) of a Neighborhood-Serving Park.

While many areas of Zephyrhills enjoy walkable access to parks, several neighborhoods, particularly in the northern, western, and southern parts of the city, lack convenient, walkable proximity to neighborhood-serving parks. These gaps in access reflect both historical development patterns and recent growth trends, and are primarily driven by:

- Incomplete sidewalk and trail connections
- Uneven park distribution relative to residential growth
- Limited land availability in underserved areas

Figure ROS-6: Historic and Projected Parkland Levels of Service, City of Zephyrhills, 2010-2045

Year	Population	Parkland Needs (acres) ⁴	Existing Parkland (acres) ⁵	Surplus/Deficit (acres)
2010	13,288 ¹	53.2	115.0	+61.8
2020	17,197 ¹	68.8	115.0	+46.2
2024	19,666 ²	78.7	115.0	+36.3
2025	20,372 ³	81.5	115.0	+33.5
2030	24,902 ³	99.6	115.0	+15.4
2035	29,732 ³	118.9	115.0	-3.9
2040	34,562 ³	138.2	115.0	-23.2
2045	39,392 ³	157.6	115.0	-42.6

Notes:

1. Population count, U.S. Decennial Census, U.S. Census Bureau.
2. Population estimate (April 1, 2024), Bureau of Economic and Business Research, University of Florida.
3. Population projection using the linear projection method, which assumes a consistent rate of growth based on historical population trends.
4. Based on the parkland Level of Service standard of 4.0 acres per 1,000 residents (as adopted).
5. Recent inventory from the Zephyrhills Parks and Recreation Master Plan, 2025.

Sources: U.S. Census Bureau, Bureau of Economic and Business Research, University of Florida; and the City of Zephyrhills, 2025

Geographic disparities in park access can contribute to uneven recreation opportunities and health outcomes, particularly for households without reliable transportation and individuals with mobility limitations.

To better guide decision-making for park investments, the City's level of service standards have been expanded to consider not only the total amount of parkland per resident, but also the geographic distribution, quality, and accessibility of parks. These standards help shift the focus from simply expanding acreage to strategically locating parks where they are most needed and ensuring they offer consistent, equitable amenities citywide.

This walk time standard is an industry benchmark reflecting the distance residents are generally willing to walk for local recreation.

A walkability analysis, conducted as part of the *Zephyrhills Parks and Recreation Master Plan (2025)*, used Geographic Information System (GIS) network data to map service areas from public park entrances. The analysis *excluded* pocket parks (e.g., Clock Plaza, Transplant Park)

and privately operated city parks without daily public access (e.g., Zephyrhills Golf Course and Mouratoglou Academy Zephyrhills). Although not maintained by the City, Samuel Pasco Athletic Park is frequently used by residents and was therefore included in the park service area analysis.

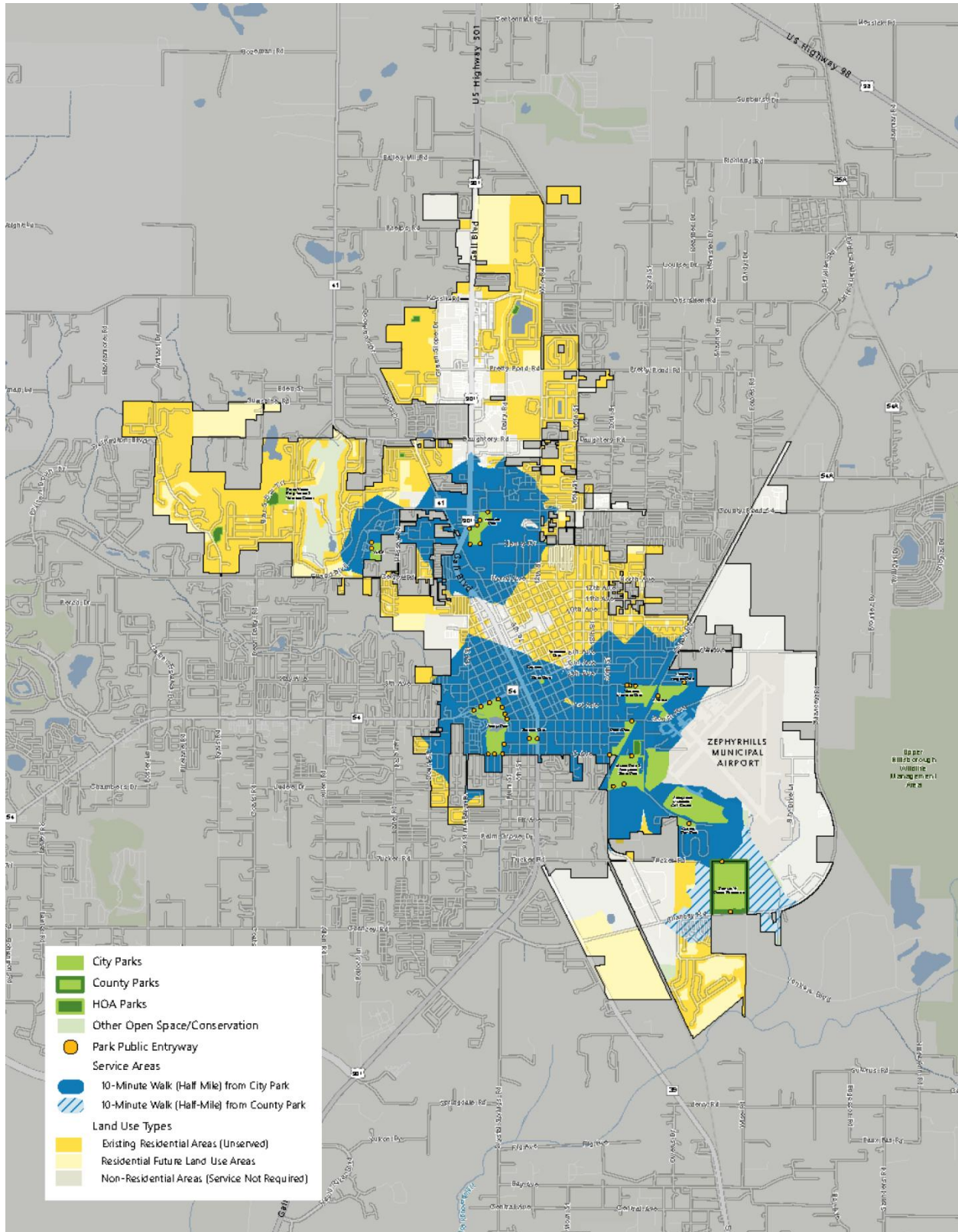
The analysis revealed gaps in 10-minute walk access across several neighborhoods, particularly in growth areas of the city (see **Figure ROS-7** on page 8). While some coverage is provided by parks maintained by homeowner associations (HOA), these parks do not fully meet public access standards and were excluded from the analysis.

Drive-Time Standard

All households in the city are within a 10-minute drive (approximately 3 miles) of a community park or major recreation facility.

In lower-density areas or where physical barriers limit walkability, a 10-minute drive (approximately 3 miles) is considered an

Figure ROS-7: Parks 10-Minute Walkshed Analysis



Source: Zephyrhills Parks and Recreation Master Plan, 2025 (DRAFT).

appropriate standard for reaching larger community or regional parks.

A drive-time analysis, conducted as part of the *Zephyrhills Parks and Recreation Master Plan (2025)*, evaluated publicly accessible community-scale parks including:

- Hercules Park
- Krusen Park
- Veterans Memorial Park
- Zephyrhills Community Venue
- Zephyr Park

These parks serve a broader population beyond immediate neighborhoods. The drive-time analysis revealed accessibility gaps, particularly in the western region of the city (see **Figure ROS-8** on page 10). Again, while HOA parks may help fill local needs, they may not offer the same level of public access, programming, or infrastructure.

Park Quality and Accessibility

Site Equity Standards

To be considered as a Neighborhood-Serving Park, the park must meet certain Site Equity Standards to ensure consistent, high-quality recreation access across all neighborhoods. Each Neighborhood-Serving Park shall, to an extent feasible based on site constraints, include the following minimum features:

- a. A minimum park size of 2.0 acres;
- b. Standard Zephyrhills park signage;
- c. A walking loop or trail with canopy shade and seating;
- d. A minimum of 0.25 acres of unprogrammed open space for flexible use;
- e. A play area;
- f. A sports court or sports field, type determined by site capacity and community need;
- g. One or more picnic pavilion(s) with tables and seating;
- h. Area lighting;

- i. Safe pedestrian crosswalks connecting the park to surrounding residential areas;
- j. A bicycle rack; and
- k. Designated ADA-compliant parking.

Figure ROS-9 on page 11 shows the analysis findings.

The *Zephyrhills Parks and Recreation Master Plan (2025)* identifies several facilities in need of renovation to meet the Site Equity Standards. For example:

- Alice Hall Community Center lacks ADA-compliant entries, restrooms, and amenities.
- The East Pasco YMCA has structural and accessibility deficiencies including water intrusion, aging gym infrastructure, and non-compliant restrooms.
- Several City parks lack adequate lighting, shade, and ADA-compliant features such as accessible parking and clear internal paths.

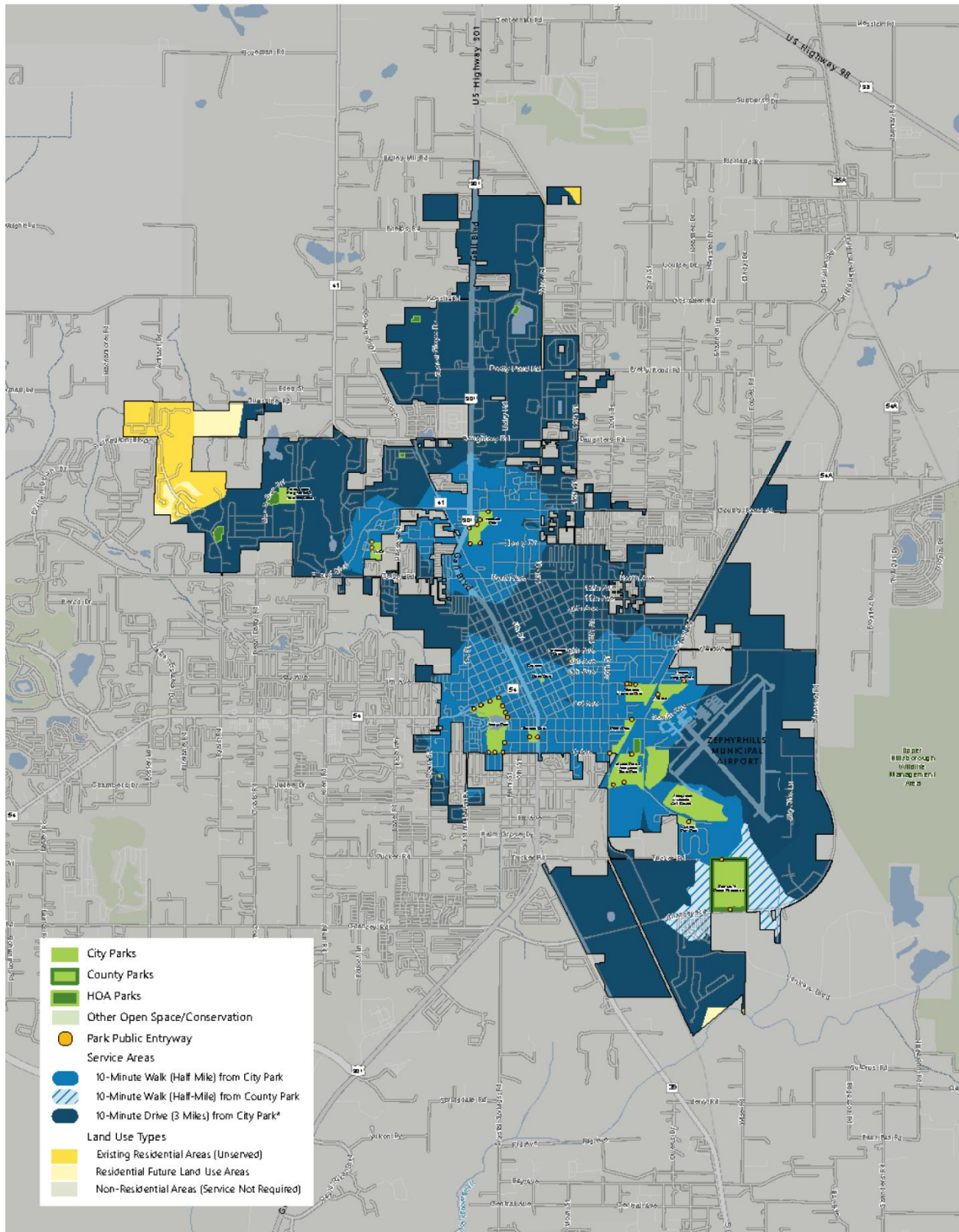
Additionally, the Master Plan observed connectivity gaps between parks and neighborhoods, which limit walkable access. For example, key corridors leading to Hercules Park and Zephyr Park lack continuous sidewalks.

Programmatic and Operational Gaps

As Zephyrhills transitions from a historically retirement-focused community to a more demographically diverse community, the demand for recreation facilities and programming is evolving. Population growth, generational shifts, and changing community expectations highlight the need for more inclusive, responsive, and strategically delivered recreation services.

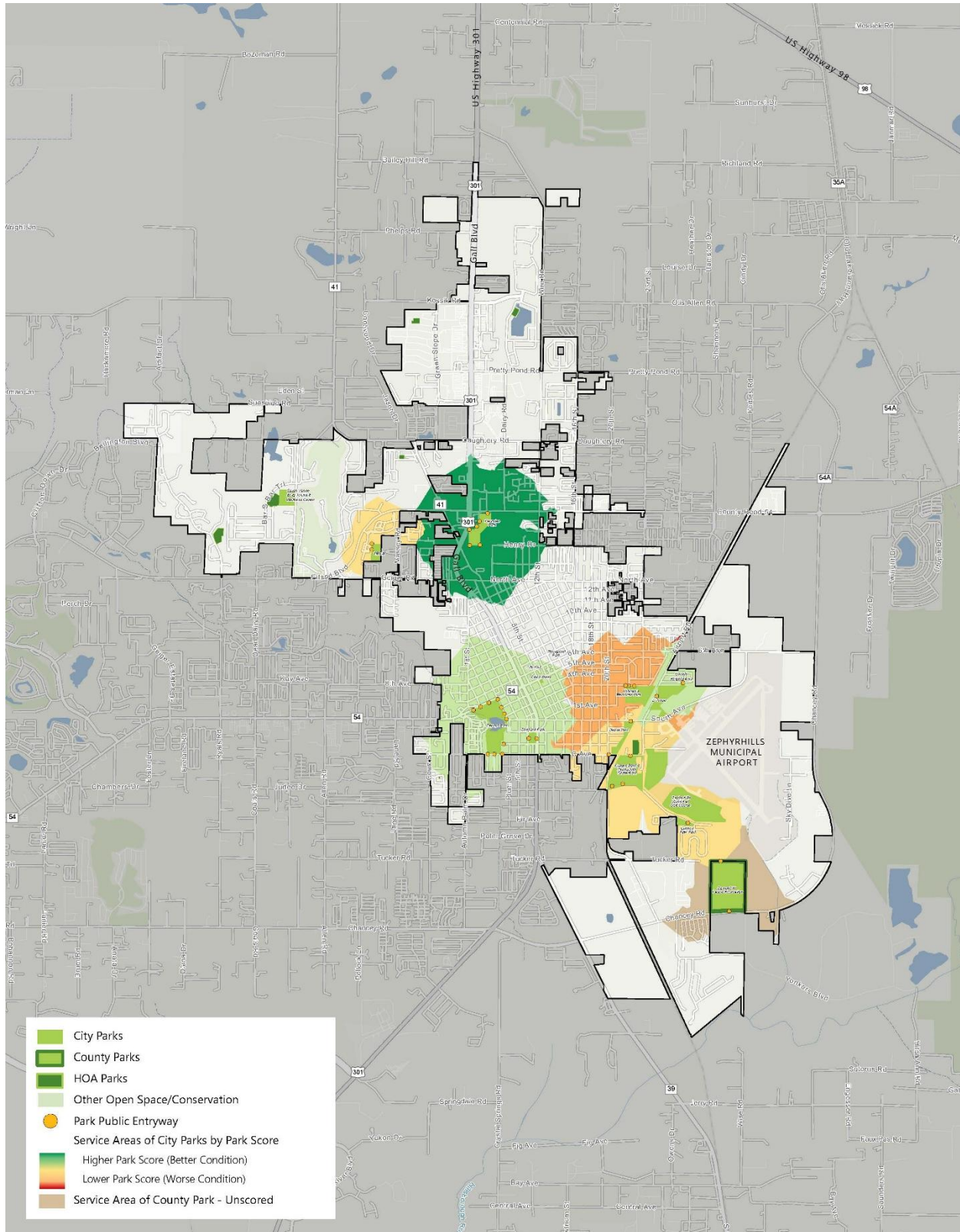
The city's current population includes a large proportion of seniors (approximately 30%) and a significant youth and young adult

Figure ROS-8: Parks 10-Minute Driveshed Analysis



Source: Zephyrhills Parks and Recreation Master Plan, 2025 (DRAFT).

Figure ROS-9: Parks Quality of Service Analysis



Source: Zephyrhills Parks and Recreation Master Plan, 2025 (DRAFT).

population (25% under age 24), indicating demand for both passive recreation opportunities such as shaded trails and accessible gathering spaces, and active recreation amenities such as playgrounds, sports fields, and youth-focused programs. This demographic mix underscores the importance of multigenerational and adaptable recreation planning.

The *Zephyrhills Parks and Recreation Master Plan (2025)* reveals several key programmatic and operational issues:

- *Underserved populations:* Seniors, teens, and people with disabilities have limited access to tailored programs and facilities.
- *Uneven park usage:* Some parks, especially in underserved areas, report lower visitation and a need for improved maintenance, safety, and age-inclusive amenities.
- *Lack of core programming:* The City currently does not offer a consistent catalog of core programs that meet industry-recognized benchmarks.
- *Operational limitations:* The absence of a dedicated parks and recreation department has contributed to inconsistent program delivery, limited staffing capacity, and unclear responsibility for long-term recreation planning and implementation.
- *No standardized cost recovery model:* Without a formal fee structure or cost recovery policy, the City lacks a framework to evaluate the financial sustainability of its programs or to balance affordability with quality service delivery.

As Zephyrhills continues to grow, so will the pressure on its recreation infrastructure. Meeting future demand will require not only expanded parkland and facilities, but also strategic investments in staffing, partnerships,

and programming that reflect the City's changing population.

Public Awareness

Findings from a survey conducted for the *Zephyrhills Parks and Recreation Master Plan (2025)* revealed that 38% of respondents reported low familiarity with City park and recreation offerings.

4. Plan to Meet Needs

The strategies outlined in this section reflect the community's top priorities for improving and expanding the City's parks and recreation system. These priorities were informed by the *Zephyrhills Parks and Recreation Master Plan (2025)*, current and future-year level of service analyses, and public input.

The full strategy framework is detailed in *Section 5. Goals, Objectives, and Policies*, which will guide land acquisition, capital investment, programming decisions, and community partnerships over the 20-year planning period.

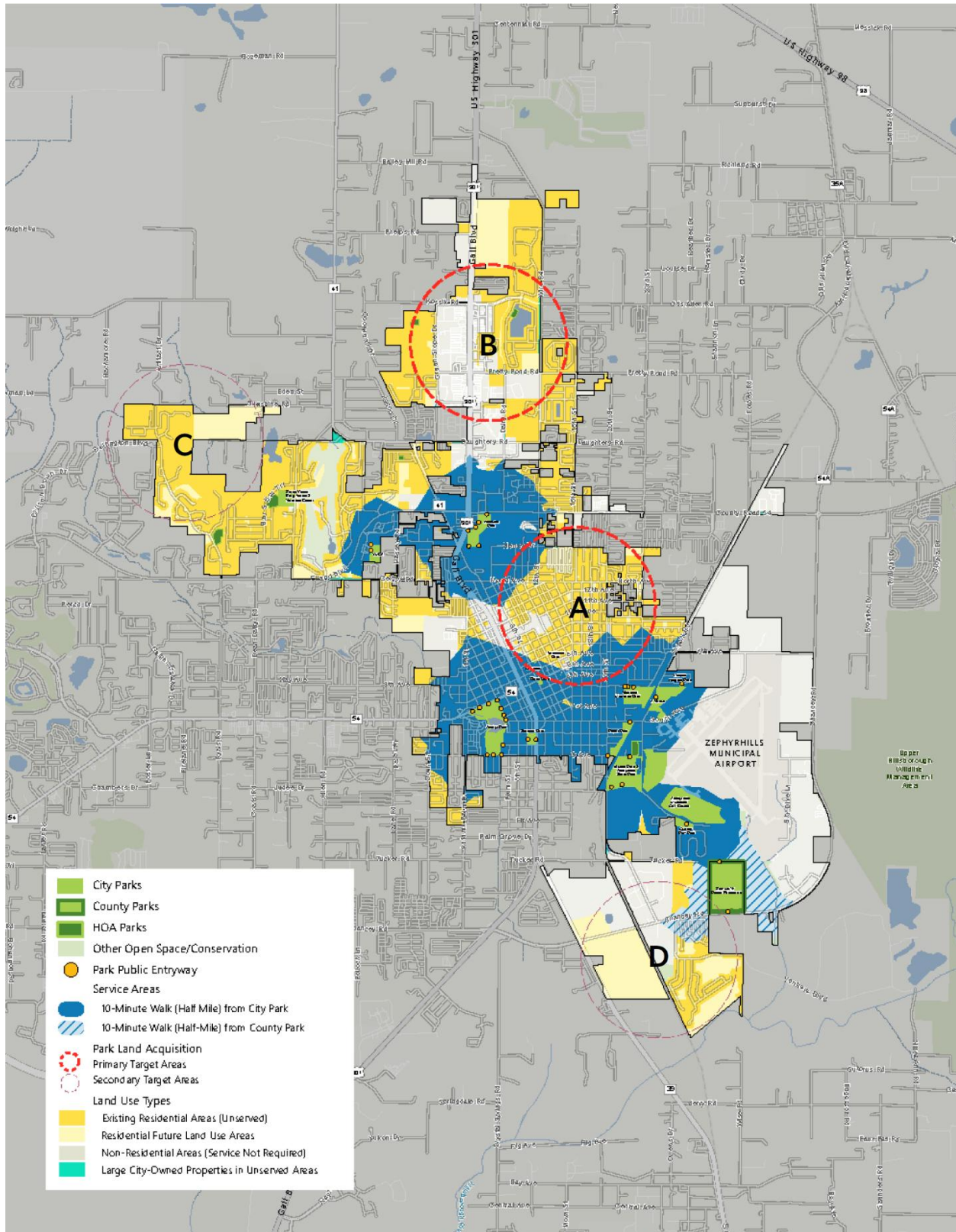
Parkland Acquisition

Strategic land acquisition is essential to closing park access gaps in underserved areas of the city. Aligning land use and capital improvements planning with parkland acquisition efforts will help ensure all residents have equitable access to high-quality parks.

Although the City currently meets its adopted level of service standard of 4.0 acres of public parkland per 1,000 residents, geographic disparities in access persist.

To address this, the City should pursue targeted land acquisition for park sites, especially within areas identified in the Parkland Acquisition Strategy Map (see **Figure ROS-10** on page 13). These priority areas are based on population growth forecasts, walkability analyses, and existing service coverage gaps.

Figure ROS-10: Priority Park Acquisition Areas



Source: Zephyrhills Parks and Recreation Master Plan, 2025 (DRAFT).

Coordinating parkland acquisition with land use decisions, development review, and redevelopment planning can support the identification and timely securing of suitable sites in developing areas of the city. Where feasible, the City should consider joint-use partnerships, developer contributions, and land swaps to secure land for parks in areas with limited vacant parcels.

Funding sources such as impact fees, grants, and dedicated local funding mechanisms will also be necessary to implement this strategy.

POLICY REFERENCES

ROS 1.1.1. Level of Service Standard
ROS 1.1.3. Acquisition Target Areas
ROS 1.1.4. Inventory of Privately Held Open Space
ROS 1.1.5. Open Space Integration in New Development

Equitable Park Distribution and Facility Reinvestment

Achieving park equity ensures all residents have access to safe, appealing, and functional parks regardless of where they live in the city.

Reinvestment in parks that fall below Site Equity Standards, through targeted facility upgrades, accessibility enhancements, and improved comfort and safety features, is a key priority. In areas such as Downtown Zephyrhills, parks are envisioned to serve as placemaking assets that strengthen civic identity, attract visitors, and complement broader revitalization efforts.

POLICY REFERENCES

ROS 1.2.1. Existing Parks
ROS 1.2.2. Replacement and Renovation
ROS 1.2.3. Asset Lifecycle Management
ROS 1.2.4. Zephyr Park Activation and Placemaking

Connectivity and Access

Multimodal access will reduce physical barriers to park use and help make parks central to everyday life in Zephyrhills.

A well-connected park system depends on complete sidewalks, trails, bike infrastructure, and safe crossings to ensure parks are welcoming and accessible by all modes of transportation. Connectivity strategies include:

- Expanding sidewalk and trail connections within and between parks to close gaps
- Improving safe crossings to connect parks with nearby neighborhoods, schools, and civic destinations
- Coordinating with Pasco County's Greenways, Trails, and Blueways Master Plan
- Integrating with regional and statewide trail systems, including the Florida SUNTrail Network and Southwest Florida Water Management District wildlife management areas
- Requiring internal pedestrian circulation through subdivision and site plan review
- Prioritizing ADA accessibility and wayfinding to support universal access

Such investments will ensure that parks are seamlessly integrated into the broader transportation network, enhancing community livability and everyday use.

POLICY REFERENCES

ROS 1.5.1. Internal Park Connectivity
ROS 1.5.4. Pedestrian Crossings
ROS 1.5.5. Active Mobility Opportunities
ROS 1.5.6. Trail Corridor Integration

Recreation Programming

As demographics shift, the City must provide inclusive and responsive programming to fully meet the needs of families, seniors, youth, and people with disabilities.

To meet emerging needs and expand participation requires a diverse portfolio of

recreational offerings that are inclusive, multigenerational, and financially accessible. Identified priorities include:

- Expanding adaptive and age-inclusive programs that serve older adults, teens, young children, and people with disabilities
- Diversifying recreation offerings to include arts, culture, fitness, nature-based programs, and team sports
- Establishing seasonal and year-round programs that promote consistent engagement and recurring participation
- Strengthening partnerships with local providers like Pasco County, the YMCA, and community organizations to extend reach and share resources
- Implementing a tiered pricing model with rate structures for residents, non-residents, and county partners to ensure affordability and fiscal sustainability
- Assessing community interests regularly through surveys, participation tracking, and feedback loops to keep offerings responsive and relevant

These investments will create recreation opportunities that reflect the diversity of the Zephyrhills community, today and in the future.

POLICY REFERENCES

ROS 1.6.1. Program Expansion
ROS 1.6.4. Joint Use Agreements

Operational Capacity

A modern, well-resourced operational structure is essential to ensuring parks remain clean, safe, accessible, and responsive to evolving community needs.

As Zephyrhills continues to grow, delivering high-quality parks and recreation services will depend on the City's ability to maintain, operate, and program its facilities effectively. Key priorities include:

- Establishing a dedicated Parks and Recreation Department to centralize planning, management, operations, and programming under one unified entity
- Preparing and implementing an *Operations and Maintenance Master Plan* to identify staffing levels, training needs, equipment, and operational standards
- Securing reliable funding sources to support long-term operations such as dedicated tax revenue, user fees, impact fees, grants, and public-private partnerships
- Enhancing staff capacity to meet growing service demands, including hiring specialized personnel in maintenance, programming, and administration
- Implementing a GIS-based asset management system to track park infrastructure, guide lifecycle replacement, and inform budget planning and reinvestment decisions
- Formalizing joint-use and interlocal agreements to maximize shared resources and facility access with schools, nonprofits, and other government entities

By investing in operations and maintenance, the City can ensure that parks and facilities remain functional, attractive, and aligned with the recreational priorities identified in the Parks and Recreation Master Plan and the Comprehensive Plan.

POLICY REFERENCES

ROS 1.7.1. Parks and Recreation Department
ROS 1.7.2. Operations & Maintenance Master Plan
ROS 1.7.3. Strategic Partnerships
ROS 1.7.4. Cost Recovery

Communications and Outreach

Effective communication is essential for maximizing public participation, increasing program attendance, and reinforcing the

value of parks and recreation to City residents.

To improve community awareness and engagement, the City may pursue the following outreach activities:

- Continued use of digital communication platforms to reach a broad and diverse audience in real time
- Developing a cohesive park system brand and messaging across all City parks and facilities to enhance visibility and recognition
- Implementing a comprehensive wayfinding system to help users easily navigate to and within parks
- Creating a centralized online hub where residents can explore parks, register for programs, provide feedback, and access real-time updates
- Strengthening in-person engagement through community events, tabling at public gatherings, and park-based outreach led by staff or volunteers
- Leveraging partnerships with schools, local businesses, and community organizations to amplify messaging and extend reach into the community
- Establishing a community ambassador program to encourage word-of-mouth promotion among residents

Tailored messaging, bilingual materials, and ADA-accessible platforms should be used to ensure equitable access to information.

POLICY REFERENCES

ROS 1.8.1. Community Participation in Design

ROS 1.8.2. Park System Branding

ROS 1.8.3. Communications

5. Goal, Objectives, and Policies

The Goals, Objectives, and Policies of the Recreation and Open Space Element establish a comprehensive framework for the long-term planning, development, enhancement, and maintenance of recreation resources and open space within the community. This element is intended to ensure that parks and recreation facilities are equitably distributed, well-maintained, and responsive to the evolving needs of residents and visitors alike.

This framework aligns with state planning objectives and supports coordinated implementation through capital planning, intergovernmental collaboration, and community engagement. Together, the goals, objectives, and policies serve as a tool for decision-making and a commitment to preserving and enriching the community's natural and recreation assets for current and future generations.

Unless otherwise stated, all Goals, Objectives, and Policies apply to the City of Zephyrhills and its incorporated area.

Note: Images included in this section are for illustrative purposes only and do not constitute official City policy.

GOAL ROS 1. RECREATION AND OPEN SPACE

Our community is committed to providing a safe, clean, and connected system of parks, recreation facilities, open spaces, and leisure activities that promotes health, equity, and environmental sustainability, with the goal that every resident lives within a 10-minute walk of a safe, welcoming, and well-maintained public park. 813-780-0000 Ext. 3539

Objective ROS 1.1 Service Standards

Implement the adopted level of service standards for recreation and open space to guide parkland acquisition and promote consistent access to high-quality Neighborhood-Serving Parks throughout Zephyrhills.

POLICIES:

It shall be the City's policy to:

ROS 1.1.1. Level of Service Standard

Maintain a high-quality, accessible parks system by implementing the following level of service standards:

- a. Acreage-based standard: Maintain a minimum of 4.0 acres of public parkland per 1,000 residents to support citywide recreation needs;
- b. Walk-time standard: Strive for at least 85% of households to be located within a 10-minute walk (½ mile) of a Neighborhood-Serving Park, ensuring equitable access at the neighborhood level; and
- c. Drive-time standard: Ensure that all households are within a 10-minute drive (approximately 3 miles) of a community park or major recreation facility.

ROS 1.1.2. Site Equity Standards

All Neighborhood-Serving Parks shall meet Site Equity Standards to ensure consistent, high-quality recreational access across all neighborhoods. Each Neighborhood-Serving Park shall, to an extent feasible based on site constraints, include the following minimum features:

- a. A minimum park size of 2.0 acres;
- b. Standard Zephyrhills park signage;
- c. A walking loop or trail with canopy shade and seating;
- d. A minimum of 0.25 acres of unprogrammed open space for flexible use;

- e. A play area;
- f. A sports court or sports field, type determined by site capacity and community need;
- g. One or more picnic pavilion(s) with tables and seating;
- h. Area lighting;
- i. Safe pedestrian crosswalks connecting the park to surrounding residential areas;
- j. A bicycle rack; and
- k. Designated ADA-compliant parking.

ROS 1.1.3. Acquisition Target Areas

Prioritize land acquisition and park development within underserved areas identified as Priority Area A (Downtown) and Priority Area B (North U.S. 301 Corridor) in the Zephyrhills Parks and Recreation Master Plan. These areas shall be the focus of targeted investments to expand access to recreational opportunities, address service gaps, and support equitable distribution of recreation facilities and open space across the city.

ROS 1.1.4. Inventory of Privately Held Open Space

Identify and maintain an inventory of privately owned open space lands with potential for public acquisition, conservation easements, or formalized public access agreements. Prioritize properties that can enhance connectivity, expand recreational opportunities, protect natural resources, or fill service gaps within the City's recreation and open space network.

ROS 1.1.5. Open Space Integration in New Development

Encourage the use of conservation easements to protect open space and integrate accessible parks, trails, and recreation areas into new development. Promote land use strategies that preserve natural features, expand public access, and ensure that recreation opportunities grow alongside residential and commercial expansion.

Objective ROS 1.2. Balanced Investment in Parks

Balance the development of new parks with the maintenance and enhancement of existing parks to provide a consistent, high-quality recreational experience throughout the city.

POLICIES:

It shall be the City's policy to:

ROS 1.2.1. Existing Parks

Improve existing parks based on site-specific recommendations and Site Equity Standards in the Zephyrhills Parks and Recreation Master Plan.

ROS 1.2.2. Replacement and Renovation

Replace or renovate park amenities and furnishings that are nearing the end of their useful life to maintain safety, usability, and visual appeal.

ROS 1.2.3. Asset Lifecycle Management

Maintain a GIS-based asset inventory to monitor park conditions and support long-term capital planning. Use the inventory to prioritize repairs, replacements, and enhancements based on asset lifespan, usage, and condition to ensure efficient reinvestment and consistent service quality across the park system.

ROS 1.2.4. Zephyr Park Activation and Placemaking

Implement the Zephyr Park Master Plan, as feasible, to transform the City's largest and most prominent park into a vibrant, inclusive, and multi-generational destination. Support strategic recreation and placemaking investments to strengthen within the Community Redevelopment Area identity, enhance connectivity, celebrate historic features, and promote active public use.

ROS 1.2.5. Zephyrhills Golf Course Reuse Evaluation

Evaluate the long-term viability of the Zephyrhills Golf Course considering future use alternatives based on community needs and priorities, surrounding land use trends, and community input.

ROS 1.2.6. Urban Green Space

Identify smaller scale park opportunities within redevelopment areas, including the Gall Boulevard corridor. These spaces may include pocket parks, civic plazas, and other gathering spaces that support placemaking, walkability, community events, and daily informal use.

Objective ROS 1.3. User Experience and Comfort

Design and maintain park environments that are safe, comfortable, and welcoming, encouraging frequent, year-round use by residents and visitors of all ages and abilities.

POLICIES:

It shall be the City's policy to:

ROS 1.3.1. Design for Comfort and Appeal

Design parks to include seating, gathering spaces, and amenities that encourage longer visits and repeat use by providing comfort, convenience, and a welcoming atmosphere.

ROS 1.3.2. Thermal Comfort

Expand thermal comfort and year-round usability of parks by preserving the canopy of healthy, large trees and increasing tree canopy along pedestrian paths, near amenities, and in parking areas. Incorporate shade structures where appropriate to supplement natural shade.

ROS 1.3.3. Lighting and Safety

Provide area lighting at all parks to enhance natural surveillance and visibility during extended functional park hours.

ROS 1.3.4. Park Parking Areas

Improve existing parking areas with restriping, signage, lighting, and shade tree plantings to enhance safety and comfort.

ROS 1.3.5. CPTED Integration

Incorporate Crime Prevention Through Environmental Design (CPTED) principles into all new parks and park retrofits to deter nuisance activity, improve natural surveillance, and foster a sense of safety for park users.

ROS 1.3.6. Multi-Use Trails

Recognize multi-use trails as linear parks that support recreation, social connectivity, and community health. Assess these facilities to identify safety issues, accessibility barriers, and opportunities to enhance comfort, usability, and programming. Use findings to guide improvements such as lighting, shade, seating, signage, surface upgrades, and year-round activation.

Objective ROS 1.4. Environmental Stewardship

Promote environmentally sustainable practices in the design, development, and management of parks and recreational facilities.

POLICIES:

It shall be the City's policy to:

ROS 1.4.1. Environmentally Friendly Parks

Incorporate the Sustainability Guidelines from the *Zephyrhills Parks and Recreation Master Plan (2025)* into the design of new parks and the renovation of existing ones, as appropriate. Sustainable design strategies should aim to protect and restore natural resources and wildlife habitats, efficiently manage park resources for the best environmental, economic, and cultural resources, and provide opportunities for nature-based recreation and environmental education.

ROS 1.4.2. Green Building Practices

Incorporate resource-efficient building practices into the design, renovation, and construction of recreation facilities to reduce energy and water consumption, lower long-term operating costs, and minimize environmental impact. Strategies may include installing high-efficiency lighting and plumbing fixtures, and replacing obsolete or inefficient buildings with modern, high-performance alternatives. Where feasible, building projects should draw on best practices from green building programs such as the Florida Green Building Coalition (FGBC) and LEED (Leadership in Energy and Environmental Design) to inform environmentally responsible design and construction.

ROS 1.4.3. Sustainable Site Infrastructure

Enhance park and recreation sites with sustainable infrastructure features that improve environmental performance, reduce runoff, and increase resilience. Techniques may include Florida-Friendly landscaping, green roofs, solar lighting, permeable pavements, bioswales, rain gardens, and other low-impact development (LID) practices suitable for Florida's natural environment and stormwater management needs.

ROS 1.4.4. Nature-Based Recreation and Ecotourism

Partner with public and private land managers to expand nature-based recreation and ecotourism by leveraging nearby regional assets such as the Upper Hillsborough River Wildlife Management Area, Pasco County Critical Linkages, and post-extractive lands such as the sand mine in southeastern Pasco County. Encourage the development of trailheads, interpretive signage, natural surface trails for off-road biking, and connections to the City's park and trail network to support

environmental education, outdoor activity, and tourism.

Objective ROS 1.5. Connected and Accessible Parks

Create a safe, comfortable, connected, and accessible network of pathways that link neighborhoods to parks, connect parks to one another, and allow people to reach key amenities within each park.

POLICIES:

It shall be the City's policy to:

ROS 1.5.1. Internal Park Connectivity

Expand sidewalk and trail networks within parks to create clear, direct connections between amenities and support walking loops for recreation and circulation.

ROS 1.5.2. ADA Accessibility

Provide ADA-accessible parking and continuous, barrier-free pathways to all park amenities in compliance with federal accessibility standards.

ROS 1.5.3. ADA Transition Plan

Conduct and implement a Citywide ADA Transition Plan to identify and prioritize accessibility improvements within existing parks and along access routes.

ROS 1.5.4. Pedestrian Crossings

Identify and implement safe pedestrian crossings locations and interventions connecting parks to adjacent residential areas.

ROS 1.5.5. Active Mobility Opportunities

Expand opportunities for walking, running, and biking within and between parks by integrating multiuse trails and pathway connections into the broader citywide mobility network.

ROS 1.5.6. Trail Corridor Integration

Identify and evaluate opportunities for future multiuse trail corridors to enhance connectivity between parks, neighborhoods, and other key destinations; address gaps in the active transportation network; and expand access to recreational opportunities. Coordinate trail corridor integration with local, regional, and state initiatives such as:

- a. Zephyrhills Multiuse Trail Master Plan;
- b. Zephyrhills Community Redevelopment Agency (CRA) Master Plan;
- c. Pasco County Greenways, Trails, and Blueways Master Plan; and
- d. Florida Shared-Use Nonmotorized Trail (SUNTrail) network.

Objective ROS 1.6. Recreation Facilities and Programming

Support active and passive recreation for all age groups through multi-functional facilities and diversified program offerings.

POLICIES:

ROS 1.6.1. Program Expansion

Partner with Pasco County, the YMCA, and other providers to expand youth, teen, adult, senior, team sports/athletic, aquatics, and disability-friendly recreation programs.

ROS 1.6.2. Recreation Buildings and Facilities

Pursue development and operation of a recreation center with indoor gymnasium and aquatics through interlocal and/or public-private partnership agreements.

ROS 1.6.3. Facility Reuse and Repurposing

Evaluate and determine the future use of existing structures such as Alice Hall Community Center and Zephyrhills Golf Course to meet recreational demand.

ROS 1.6.4. Joint Use Agreements

Coordinate with the School Board of Pasco County to utilize school-owned recreational facilities for community use during non-school hours through joint use agreements.

Objective ROS 1.7. Parks and Recreation Operations

Expand and strengthen City parks and recreation operations to meet the needs of a growing community, respond to shifting demographics and evolving recreation preferences, and enhance the delivery of high-quality services for all Zephyrhills residents.

POLICIES

It shall be the City's policy to:

ROS 1.7.1. Parks and Recreation Department

Create a dedicated Parks and Recreation Department to oversee planning, operations, programming, partnerships, and long-term system development. Identify and evaluate dedicated funding mechanisms to sustain department operations, including dedicated sales tax, user fees, impact fees, and public-private partnerships.

ROS 1.7.2. Operations & Maintenance Master Plan

Prepare and implement an Operations and Maintenance Master Plan to assess staffing, funding, and resource needs, and to guide operational expansion in alignment with community growth.

ROS 1.7.3. Park Appearance

Maintain a high standard of cleanliness across all parks and recreation facilities through regular litter removal, restroom upkeep, and landscape maintenance. Explore opportunities to engage community partners, volunteers, and educational campaigns to support stewardship and pride in public spaces.

ROS 1.7.4. Strategic Partnerships

Maintain and expand partnerships with key organizations, such as the YMCA, Pasco County, Pasco County School District, Southwest Florida Water Management District, Florida Department of Transportation, and community-based organizations, to enhance recreation programming, facility connectivity and access, and shared resources. Develop a formal partnership strategy that defines roles, expectations, and shared opportunities for collaboration in recreation service delivery.

messaging, social media, the City website, and on-site signage, to inform and engage a broad and diverse audience about recreation facilities, programs, and events.

ROS 1.7.5. Cost Recovery

Develop a fee structure and cost recovery philosophy that balances affordability, equity, and financial sustainability, while supporting expanded program offerings and facility use.

Objective ROS 1.8. Public Awareness and Engagement

Ensure that the public is informed, engaged, and has a sense of ownership in the development and use of parks and recreation facilities.

POLICIES:

It shall be the City's policy to:

ROS 1.8.1. Community Participation in Design

Involve residents in the planning and design of new parks and park upgrades to ensure park development reflects community needs and preferences.

ROS 1.8.2. Park System Branding

Develop and implement a visual brand and wayfinding system that enhances visibility, consistency, and awareness of parks and recreational offerings in the city.

ROS 1.8.3. Communication Channels

Utilize a comprehensive communication strategy coordinated through the City's Public Information Office that combines traditional and digital media, including email, SMS text

6. Influence on Other Plan Elements

The Recreation and Open Space Element plays a cross-cutting role in advancing the community's vision by supporting the goals of other PlanZephyrhills 2045 elements.

FUTURE LAND USE

Parks and open space help shape land use patterns by guiding the placement of neighborhoods, civic amenities, and mixed-use centers. The Recreation and Open Space Element supports compact and connected development through park siting standards, infill park strategies, and integration of recreation into new subdivisions. Preserving and integrating open space into the built environment also helps protect community character and maintain a sense of place.

TRANSPORTATION AND MOBILITY

Well-designed parks contribute to walkable and bikeable communities. By expanding trails, sidewalks, and safe crossings, the Recreation and Open Space Element complements the Transportation and Mobility Element's goals for multimodal access, reduced automobile dependence, and safer streets. The focus on 10-minute walk access aligns directly with broader efforts to increase active transportation options and equitable mobility.

HOUSING

Access to parks is a key component of livable neighborhoods. The Recreation and Open Space Element helps support the Housing Element by improving quality of life, increasing neighborhood desirability, and supporting mixed-income and multi-generational housing. Proximity to parks is particularly important for households without private outdoor space.

CONSERVATION

By preserving open spaces, tree canopy, and natural features, the Recreation and Open Space Element supports environmental

protection and resilience. Integration of green infrastructure, native landscaping, and nature-based recreation aligns with the goals of the Conservation Element to enhance ecological health, manage stormwater, and protect sensitive areas.

PUBLIC FACILITIES

Parks and recreation facilities depend on reliable water, wastewater, and stormwater infrastructure to function safely and efficiently. Irrigation systems, splash pads, public restrooms, and drinking fountains must be supported by a sustainable water supply.

Parks can contribute to stormwater solutions through green infrastructure like bioswales and permeable surfaces that complement stormwater system goals.

Aligning recreation planning with the timing and placement of utility investments also ensures that new parks and upgraded facilities are served by the necessary infrastructure to support long-term use, sustainability, and public health.

INTERGOVERNMENTAL COORDINATION

The Recreation and Open Space Element relies on coordination with other governments, such as Pasco County, the Pasco County School District, and state resource agencies, to enhance access, avoid service duplication, and create a seamless regional recreation network. These partnerships are also critical to joint-use agreements, trail/greenway connectivity, and shared facility funding.

ECONOMIC DEVELOPMENT

Investments in parks, trails, and event spaces contribute to economic development by attracting visitors, supporting local businesses, and increasing property values. Parks serve as community "anchors" that promote placemaking, tourism, and quality of life, key factors in retaining talent and attracting employers.

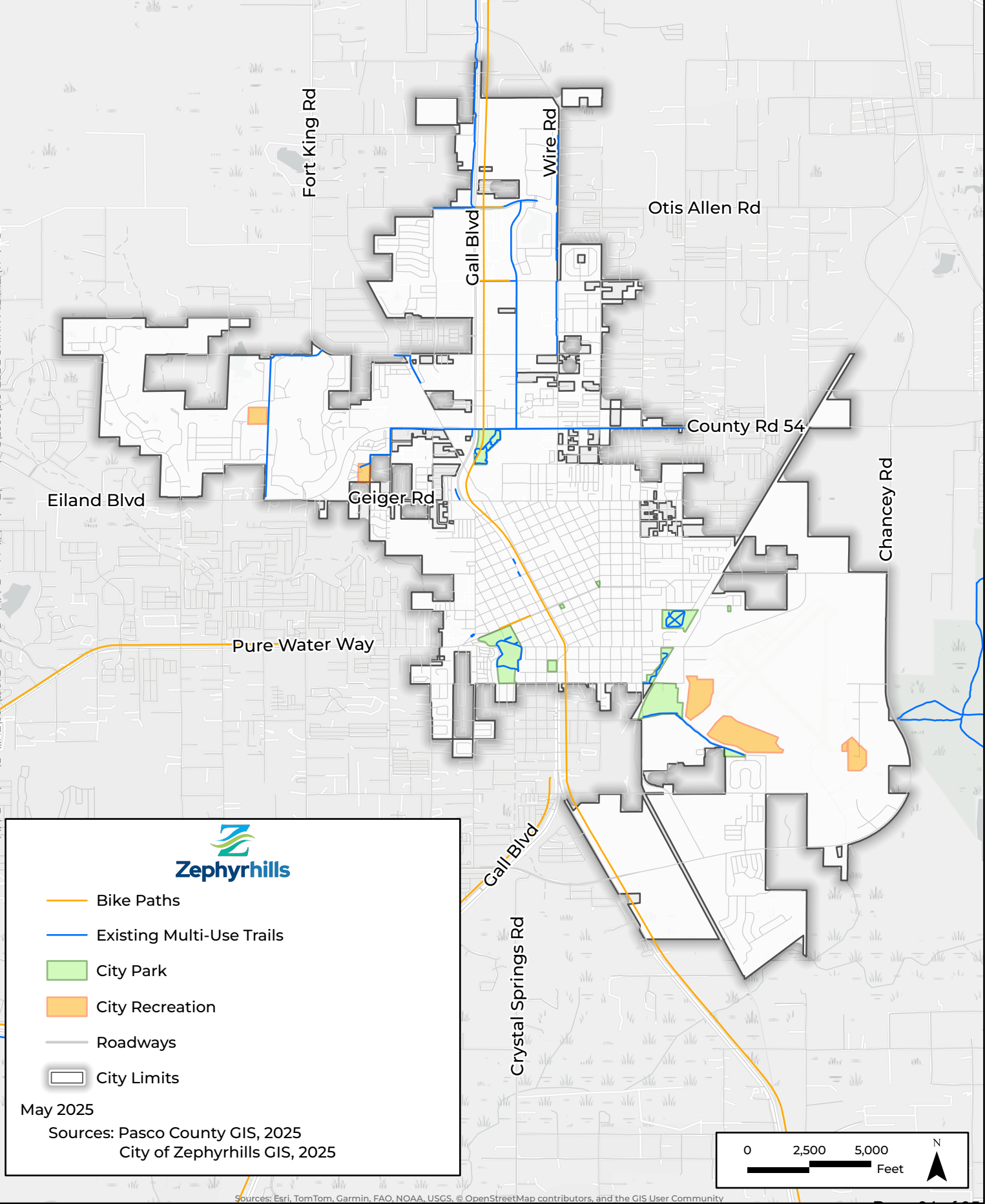
Appendix

DRAFT

Map ROS-1 Recreation System

Plan Zephyrhills2045

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May 2025

Sources: Pasco County GIS, 2025
City of Zephyrhills GIS, 2025

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Map ROS-2 Park System

Plan Zephyrhills 2045

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