



**PLANNING COMMISSION
ZEPHYRHILLS, FLORIDA**

**Tuesday, July 21, 2026
6:00 PM**

**Zephyrhills
City Hall**

**Council
Chambers**

Call to Order-Mayor Monson

Roll Call-Carlos Maldonado

Invocation & Pledge of Allegiance-Beth Aker

1. CONSENT ITEMS

- 1.1 Planning Commission Meeting Minutes Approval For May 27th, 2026.
 - 1. Planning Commission Minutes May 27th, 2026

2. PLANNING ITEMS

- 2.1 Ordinance 1519-26 - Plat Review and Development Permit Review Updates
 - 1. Plat Review

3. BUSINESS ITEMS

- 3.1 Planetizen Courses Introduction by Hansel Rodriguez-GIS Community Planner
 - 1. Planetizen-Planning Commission Report (2)
- 3.2 Presentation By Planning Director For The Tampa Bay Regional Planning Council
 - 1. Tampa Bay Regional Planning Council
 - 2. Resolution 873-26 - Joining Tampa Bay Regional Planning Council
- 3.3 Planning Directors Report: Positioning Zephyrhills in the Tampa Bay region
 - 1. JLL Report-Tampa Bay
 - 2. Map 1 Planned Annexation Map 1 (1)
 - 3. Map 2 Planned Multi-Use Trail (1)
 - 4. Map 3 Planned Sidewalks (1)

5. Map 4 Hot Spots Map (1)

4. STAFF FOLLOW-UP ITEMS

4.1 Follow-up projects from previous meetings:

- Geiger and North 301 left bound turn lane issue
- Dairy Rd & 54 Flashing lights crosswalk proposal
- Medical Arts turn arrow for the proposed turn lane
- Resiliency tree planting project with the county
- Residential Moratorium update

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 27th, 2026 at 6:00PM**

I. Call to order-Dr. Randy Stovall

II. Roll call-Carlos Maldonado

Members Present: Dr. Randy Stovall, David Armstrong, Beth Aker, Tracy Sullivan, Dr.Christa Remington, Clyde Bracknell.

Members Absent: Mayor Monson, Thomas Vanater, Ellen Taylor

III. Invocation & Pledge Of Allegiance-Beth Aker

1.Consent Items

1.1 Planning Commission Meeting Minutes for April 21st, 2026

Approved by all board members.

2. Planning Items

2.1 Introductory Statement by the new Planning Director

The discussion was led by Planning Director-Rodney Corriveau. He touched base that the first item was pulled due to staff requiring more time to review the ordinance and have it correct to avoid any mistakes. He gave a quick introduction on his past he came from Maine. Mentions of him traveling to Tampa around 1990's. He recognized that this is best time to capitalize on the next steps to make Zephyrhills better and improve the community. Also made comments that of his goals of getting the Industrial corridor traffic requirements up to the standards. Primary objectives into make sure we have a fine balance between sense of place and making sure that were the best community that we can be.

2.2 Ordinance 1519-26 State Statue Compliance LDC (Land Development Code) Updates Section 2.02.01. Allowable uses for Manufactured homes.

This Item was tabled.



2.3 Ordinance 1521-26 Accessory Structure LDC (Land Development Code) Update.

The discussion was led by Historic Preservation Planner-William McCaw. He provide a brief introduction of the item. It is an amendment to the existing section of the land development code 7.09.29. The title of 7.09.01 and 7.09.01.01 mentions accessory structures exempt garages. The focus is to have this amendment affect any new accessory garages going forward. Because of the way the language was title for this section it precludes garages with the same accessory structure standards, the update would remove this language. This will specifically address garages that aren't considered ADU (Accessory Dwelling Units). Also section 7.09.1.02 will be removed because it's non-existent. The next step for this review will be to go to the City Council for approval. This update will have a size limit for garages and any oversize will require a conditional use approval. Height regulations will remain the same not allowing the size to be bigger then the original structure.

Recommendation: All board members motioned for approval.

3. Business Items

This topic was led by the Planning Director-Rodney Corriveau. Mentions of hot spot map and projects by Engineering company Kimley Horn are close to beginning. The Greenslope turn lane going South at Daughtery Rd, staff will be meeting internally with the project engineer and should be ready to bid on the project.

Mentions of a meeting today with the City Attorney Matt Maggard reviewing bonding for the Fort King turn lane and Eiland Blvd. Once they get the bonding in place and the county approves this project will be able to move forward.

A comment made was that the City Council has put an allotment every year for the budget to make these improvements. These 2 street projects are the ones that will be seeing movements soon. Working with the County there should be Lighting improvements for major intersections . Fort King and Eiland will get turn lanes and lighting improvements.

Kossik and Gall Blvd will also see lighting improvements. Next hot spot intersection is 8th Street and North Avenue, this will require a clean up of the street similar to what was done with Tyson Subdivision Henry drive that was owned by the school board. When driving on 8th street the area in question is the churches property. Geiger and Gall Blvd turn lane by ABC pizza will also be reviewed for a possible update. A meeting with the property owner will be completed soon. This will abide by the FDOT rules and regulations. Another turn lane improvement location was Dairy Rd and SR 54 by Wawa and the High



School, it was on the list. After it was reviewed by FDOT it didn't seem like there will be an improvement unless the County decided to. Due to the location of the school and it being a safety concern there could still be a possibility of improvements.

Other comments from the board for suggestion was mentioned of areas that require more lighting, most area at the moment aren't high priority.

There other items that could be reviewed for street and turn lane improvements. The comprehensive updates were briefly discussed and there still being reviewed.

A trail that runs from San-Pasco park through town and the placement is still pending and should complement the proposed CRA bicycle trail that is still being reviewed as a future project. Other Park improvements for accessibility are going to be reviewed. The trail that was mentioned also will connect through future developments within the area. Other comments regarding landscape and new trees installation were mentioned briefly.

An update on the residential moratorium was mentioned of it being extended for another 12 months. Now that the City has the water use permit approved, will need to make sure that we ensure the capacity for the future growth and usage above what we have right now with the water management district. Mentioned of the new Community GIS Planner was mentioned and he will be starting June 1st.

Historical Preservation Planner-William McCaw took over the discussion. He discussed that his been working with the pilot tree program, it's a tree planting program that has been mentioned a few times in the past. The goal is to utilize the existing tree, city tree funds that exist to plant new trees. Currently the county is working on a resiliency program. Historical Preservation Planner-William McCaw has meet with the MPOTAC, they had left the city of the list but will be included moving forward. Trees that have been proposed are on the northern end of SR 301between Dade City and run all the way South to the Intersection of SR 39 and SR 301.

In addition after a trip to a tree preservation conference trails and sidewalks were reviewed and suggestions of tree planting was recommended. Green Slope Drive would be a good place to start along with 6th Street and Alston Avenue. A future meeting with the City's Landscape architect Chen Moore will be conducted for further review. Along with the CRA and Historic District there will be improvements to sidewalks, trees and lighting improvements. Senate Bill 484 specific for data centers just passed and didn't preclude cities from address data centers, so the city still has the chance to make them not permissible and will pass a moratorium on them in order to give the city a chance to further review the matter. No other comments were made by the staff.

Adjourn.



City of Zephyrhills

5335 8th Street | Zephyrhills, FL 33542 | 813.780.0000 |
ci.zephyrhills.fl.us

STAFF REPORT

To: Planning Commission
From: William McCaw, Community Planner
RE: Ordinance 1519-26 - Plat Review and Development Permit Review Updates
Date: July 21, 2026

I. BACKGROUND & INFORMATION

City staff reviewed recently adopted state statutes to determine any requirements for updates to the City's Land Development Code in order to remain compliant with the adopted standards. The ordinance updates multiple sections of the Land Development Code. The changes include:

- Procedures and Timelines for Obtaining Development Permits
 - Update timeline for notifying applicant of receipt of any applications for Development Permits to a maximum of 5 business days (such as rezoning, plat, site plan, etc.)
 - Update timeline for reviewing the same applications for completeness and informing applicants of needed documentations or completeness of an application to 30 business days
 - Update timeline for review and approval of any applications for Development Permits to 120 days, or 180 days for applications that require public hearing

- Subdivision Review
 - Update plat final approval to administrative processing by the City Manager and Planning Director

Please see the attached strike through and underline versions of proposed changes.

II. DATA & ANALYSIS

There is no fiscal impact associated with adoption of this ordinance.

III. RECOMMENDATION

Staff recommends approval of the amendment ordinance as presented.

ORDINANCE NO. 1519-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, AMENDING THE CITY OF ZEPHYRHILLS LAND DEVELOPMENT CODE; AMENDING PART 11.01.00, PROCEDURES FOR OBTAINING DEVELOPMENT PERMITS, INCLUDING SECTION 11.01.03, COMPLETENESS REVIEW, AND SECTION 11.01.04, REVIEW AND DECISION; AMENDING PART 11.03.00, SUBDIVISION REVIEW, INCLUDING SECTION 11.03.04, FINAL RECORD PLAT REQUIRED; AND SECTION 11.03.04.03, APPROVAL PROCEDURE; PROVIDING FOR ENFORCEMENT; PROVIDING FOR CONFLICTS AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR NOTICE AND PUBLICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council finds it necessary to update and clarify its Land Development Code to ensure consistency with modern development practices and applicable state law; and

WHEREAS, the City seeks to streamline development review procedures and improve clarity in permitting and subdivision processing; and

WHEREAS, the City of Zephyrhills is a duly constituted municipal corporation of the State of Florida and is granted broad home rule powers pursuant to Article VIII, Section 2 of the Florida Constitution and Chapter 166, Florida Statutes, to enact ordinances for the protection of the public health, safety, and welfare; and

WHEREAS, pursuant to Section 163.3202, Florida Statutes, the City is required to adopt and maintain land development regulations, and pursuant to Chapter 177, Florida Statutes, the City regulates the platting and subdivision of land within its jurisdiction; and

WHEREAS, the amendments set forth herein are consistent with, and further the goals, objectives, and policies of, the City of Zephyrhills Comprehensive Plan, as required by Sections 163.3194 and 163.3201, Florida Statutes; and

WHEREAS, the Local Planning Agency reviewed the proposed amendments and rendered its recommendation to the City Council at a duly noticed public meeting; and

WHEREAS, the City Council has provided due public notice and conducted public hearings on this ordinance in accordance with Section 166.041, Florida Statutes, and the City of Zephyrhills Land Development Code; and

WHEREAS, the City Council finds that the streamlining of completeness review, decision timeframes, and final record plat approval procedures set forth herein will promote the efficient and predictable processing of development applications while protecting the public health, safety, and welfare; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Zephyrhills, Florida, as follows:

SECTION 1. AMENDMENTS TO PART 11.01.00 – PROCEDURES FOR OBTAINING DEVELOPMENT PERMITS

Section 11.01.03 “Completeness Review” of the City of Zephyrhills Land Development Code is amended as follows:

Sec. 11.01.03. ~~Completeness review~~ Receipt and Completeness

Within 5 business days of receipt of an application the Administrator shall confirm receipt of the application. Within 30 business days the Administrator shall review the application for completeness and issue a written notification to the applicant indicating that all required

information is submitted or specify, in writing, the areas where the application is deficient. Applications and submittals for development permit review which are determined to be incomplete may be delayed or terminated as prescribed herein unless appropriate information is submitted to bring application into conformance with submittal requirements herein. Upon a finding of incompleteness, the Administrator shall notify the applicant of the action.

Section 11.01.04 “Review and Decision” of the City of Zephyrhills Land Development Code is amended as follows:

Within ~~12030~~ business days (excluding ~~county city~~ holidays) of receipt of a complete application, or within 180 business days for applications that require final action through a quasi-judicial or a public hearing, unless otherwise specified herein, the Administrator shall review the application and decide whether to grant or deny the requested development permit. The Administrator's decision shall be based on whether the proposal complies with all applicable provisions of this code and other applicable City regulations. The Administrator's decision shall be in writing.

Section 11.03.04 “Final Record Plat Required” of the City of Zephyrhills Land Development Code is amended as follows:

- (A) Final record plats require administrative approval by the ~~SPRC in accordance with level one review as prescribed by Table 11.00.01 and section 11.02.02.03 City Manager and Planning Director.~~
- (B) A final record plat is a drawing of the final design and legal description of a plat or a portion of the plat showing the boundaries, locations and dimensions of all lots, rights-of-way, easements and restrictions. The final record plat is for the purpose of providing a perpetual record of the subdivision and for the conveyance of land. The final record plat shall be submitted within one year of approval of the preliminary plat and shall conform to the requirements of Chapter 177, Florida Statutes.

Section 11.03.04.03 “Approval Procedure” of the City of Zephyrhills Land Development Code is amended as follows:

- (A) Within ~~514~~ working days following receipt of the check prints, the Administrator will notify the applicant and/or his or her surveyor in writing of any and all deficiencies in the final record plat. The applicant shall correct all deficiencies and submit one print and a reproducible mylar.
- (B) The Administrator will submit the final record plat ~~along with a statement by the SPRC of substantial compliance to the City Council~~ for acceptance and signature of the ~~presiding officer Planning Director and City Manager.~~
- ~~(C) If the City Council has explicitly authorized acceptance of the final record plat upon a certification of substantial compliance as a condition of the preliminary plat approval, the presiding officer may place his or her signature on the final record plat without placing the matter on the City Council agenda. The Administrator shall provide a written report advising the City Council of the action which shall become a part of the public record.~~
- ~~(D) If authorization to accept the final record plat has not been granted by the City Council within its conditions of preliminary plat approval, the City Council shall consider the final record plat at a regularly scheduled meeting without public hearing.~~

SECTION 2. COMPREHENSIVE PLAN CONSISTENCY

The City Council finds that the amendments adopted by this ordinance are consistent with, and further the goals, objectives, and policies of, the City of Zephyrhills Comprehensive Plan, in accordance with Sections 163.3194 and 163.3201, Florida Statutes.

SECTION 3. ENFORCEMENT

The provisions amended by this ordinance shall be subject to, and enforceable under, the enforcement, remedy, and penalty provisions of the City of Zephyrhills Land Development Code and the City Code of Ordinances, all of which remain in full force and effect.

SECTION 4. CONFLICTS AND REPEALER

All ordinances and resolutions, or parts thereof, in conflict with the provisions herein contained are hereby superseded and repealed to the extent of such conflict.

SECTION 5. SEVERABILITY

If any section, sentence, clause, phrase, or provision of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION 6. CODIFICATION

It is the intention of the City Council that the provisions of this ordinance shall become and be made a part of the Land Development Code of the City of Zephyrhills, and that the sections of this ordinance may be renumbered or re-lettered to accomplish such intention.

SECTION 7. NOTICE AND PUBLICATION

Notice of this ordinance shall be given and published in the manner required by Section 166.041, Florida Statutes, the City Charter, and the City of Zephyrhills Land Development Code.

SECTION 8. EFFECTIVE DATE

This ordinance shall become effective upon passage on the second reading and signing by the mayor.

The foregoing Ordinance No. XXXX-26 was read and passed on the first reading in an open and regular meeting of the City Council of the City of Zephyrhills, Florida, on this 22nd day of June, 2026.

Attest:

Ricardo Quiñones, City Clerk

Steven F. Spina,
Council President

The foregoing Ordinance No. XXXX-26 was read and passed on the first reading in an open and regular meeting of the City Council of the City of Zephyrhills, Florida, on this 13th day of July, 2026.

Attest:

Ricardo Quiñones, City Clerk

Steven F. Spina,
Council President

The foregoing Ordinance No. 1524-26 was approved by me this 13th day of July, 2026.

Melonie Bahr Monson, Mayor

Approved as to legal form and legal content
for the reliance of the City of Zephyrhills only:

Matthew E. Maggard, Esq.
City Attorney



Planning Commission and Staff Professional Development Program

Program Framework

Executive Summary

This document outlines the Planning Commission and Staff Professional Development Program, a collaborative initiative that has been developed over the past several weeks and is now nearing implementation.

The program provides Planning Commissioners and Planning staff with shared access to the Planetizen online learning platform as a flexible, self-directed professional development resource. It is intended to complement the experience and institutional knowledge already possessed by Commission members while fostering a shared foundation of planning knowledge and encouraging continued professional growth.

Through self-paced learning and open dialogue, the program is designed to support more informed policy-level discussions, encourage exploration of planning topics that influence the City's future.

Participants are encouraged to learn at their own pace, explore topics of personal interest, and share courses they find particularly valuable with others. As the program evolves, an optional Planning Commissioner-specific learning track will also be available for those wishing to further expand their understanding of the Commission's unique role and responsibilities.

Estimated Reading Time: Approximately **8 – 10 minutes**



A. General Planning Library (Initial Phase)

To foster a shared foundation of planning knowledge, Planning Commissioners and Planning staff will have access to the full Planetizen course library as a shared professional development resource.

This is a go-at-your-own-pace learning program, and participants are encouraged to engage with the material as time allows. Planning staff are available at any time to answer questions, discuss planning concepts, or provide clarification on topics that arise during the courses.

Courses are organized into short, topic-based video segments and may be viewed in their entirety or navigated by individual chapters. For example, a course may be approximately 65 to 70 minutes in total but is divided into individual topics ranging from just a few minutes to approximately 5–10 minutes each, allowing participants to focus on subjects of particular interest without needing to complete the entire course in one sitting.

Because some planning topics naturally overlap across multiple courses, participants may choose to skip sections that cover concepts they have already reviewed and move directly to topics that provide new information or additional perspectives. For example, the U.S. City Planning 101 course discusses the fundamentals and history of zoning, while the Right-Size Zoning course also includes discussion related to the evolution and application of zoning. Participants who are already familiar with those concepts may choose to move ahead to sections that provide additional information or a different perspective.

The intent is to allow participants the flexibility to tailor their learning experience based on their interests, experience, and areas where they would like to gain additional insight.

Objectives

- Build a common understanding of planning principles and terminology.
- Support more informed policy-level discussions.
- Provide flexible, self-directed learning opportunities.



- Encourage exploration of the broader planning profession while allowing participants to pursue topics of personal interest, including
- housing, placemaking, transportation, redevelopment, community design, and zoning.
- Strengthen the shared knowledge base between Planning staff and the Planning Commission.

Suggested Learning Path

The following courses are offered as a suggested starting point for navigating the Planetizen library. Together, they provide a broad introduction to planning concepts and issues commonly encountered by growing communities.

Participants are encouraged to explore the Planetizen library beyond these recommendations and pursue additional courses that align with their individual interests. If you discover a course that you find particularly informative or believe others may benefit from, please share it with Planning staff so it can be considered as a future recommendation for the group.

During each Planning Commission meeting, time will be set aside for open discussion regarding topics, concepts, or questions that arise as members explore the courses. This will provide an opportunity to share perspectives,

discuss how planning principles relate to current issues facing the City, and allow staff to provide additional context or clarification as needed.

The goal is for this program to evolve as a collaborative learning resource shaped by both the Planning Commission and Planning staff. As we navigate the challenges and opportunities associated with a growing community, this program can serve as a valuable resource to support thoughtful discussion, informed decision-making, and the continued shaping of our City's future.



1. U.S. City Planning 101 (City Beautiful / Dave Amos)

- Core foundation course.
- Explains zoning, housing, transportation, and the planning process.
- Builds a shared baseline vocabulary between Planning staff and the Planning Commission.

2. Walkable City 1: Why Walkability?

- Introduces the relationship between urban design and quality of place.
- Demonstrates how thoughtful design contributes to vibrant communities.
- Relevant to downtowns, commercial corridors, and redevelopment areas.

3. Missing Middle Housing: Meeting the Growing Demand for Walkable Urbanism

- Explains housing diversity between single-family and multi-family development.
- Useful for rezonings, infill development, and future land use discussions.
- Provides perspective on housing affordability, neighborhood compatibility, and growth pressures.

4. Suburban Remix: Creating the Next Generation of Urban Places

While Zephyrhills is an incorporated City, our location within the greater Tampa Bay region means we experience many of the growth pressures and development patterns associated with suburbanizing communities.

- Explores how growing communities can evolve while maintaining their unique identity and sense of place.



- Examines redevelopment, demographic change, economic competitiveness, and quality of place.
- Encourages thoughtful approaches to balancing growth with community character.
- Particularly relevant to communities experiencing continued growth, regional change, and increased investment.

5. Right-Size Zoning

- Explores how zoning regulations can better align with a community's long-term vision and planning goals.
- Examines strategies for modernizing zoning to support redevelopment, housing diversity, and economic vitality.
- Demonstrates how zoning influences community character, investment, and quality of life.
- Particularly relevant for communities experiencing growth, redevelopment, and changing development patterns.
- Provides valuable context as the City begins the process of roadmapping a Land Development Code overhaul focused on streamlining regulations, improving usability, and creating a more effective framework to implement the City's vision. The effort will consider how existing Euclidean zoning, Form-Based Code concepts, and Historic District zoning standards can better work together to reduce redundancy, improve clarity, and create a more cohesive regulatory framework for future growth and redevelopment.

6. Arbitrary Lines: How Zoning Shaped the American City and How to Fix It

- Explores how traditional zoning has influenced development patterns over time.
- Examines the relationship between zoning, housing, and community form.



- Provides context for understanding how zoning decisions shape long-term community outcomes.
- Introduces contemporary approaches to zoning reform and more flexible development patterns.

B. Planning Commissioner Learning Track (Optional Future Phase)

After participants have had an opportunity to explore the General Planning Library, those who wish to further expand their knowledge may choose to participate in the Planning Commissioner-specific learning track.

This optional curriculum provides more focused instruction on:

- The role and responsibilities of the Planning Commission.
- Quasi-judicial decision-making.
- Ethics and public accountability.
- Meeting procedures and decision-making frameworks.

Summary

The Planning Commission and Staff Professional Development Program is intended to foster a culture of continuous learning, collaboration, and professional growth. By providing Planning Commissioners and Planning staff with access to a shared learning platform, the program establishes a common foundation of planning knowledge while encouraging participants to explore topics that are most meaningful to their individual interests.

This initiative is designed to be collaborative rather than prescriptive. Participants are encouraged to share courses they find especially valuable with Planning staff so they may be considered as recommendations for others. In this way, the program can continue to evolve through the shared interests, experiences, and curiosity of both the Planning Commission and staff.

As the program matures, the Planning Commissioner Learning Track will remain available as an optional opportunity for those wishing to further develop their understanding of the unique responsibilities associated with serving on the Planning Commission.



TBRPC

TAMPA BAY REGIONAL
PLANNING COUNCIL

TAMPA BAY REGIONAL PLANNING COUNCIL COUNCIL MEMBER ORIENTATION & REFERENCE GUIDE

COUNCIL MEETING INFORMATION

MEETINGS ARE HELD ON THE 2ND MONDAY OF THE FOLLOWING
MONTHS LISTED BELOW:

FEBRUARY, APRIL, JUNE, AUGUST, OCTOBER, AND
DECEMBER/ANNUAL MEETING/INSTALLATION OF OFFICERS

10:00 A.M.
COUNCIL CHAMBERS

For purposes of a quorum members are requested to RSVP for the council meetings.
Meetings are held in person with a virtual option for special circumstances such as out of town
travel or illness.

General dress code for Council Meetings: business/professional attire

4000 GATEWAY CENTRE BLVD.
SUITE 100
PINELLAS PARK, FLORIDA 33782
727.570.5151

STAFF CONTACT: MARIA ROBLES, MARIA@TBRPC.ORG , EXT. 11

MEETING CANCELLATION POLICY DURING A TROPICAL STORM OR HURRICANE RELATED EVENT

According to TBRPC policy our meetings will be cancelled if the National Hurricane Center issues a Tropical Storm **WARNING**, Hurricane **WATCH** or Hurricane **WARNING** at or after the 6:00 a.m. advisory on the day of business.

This policy will apply if any or all of our six-county region (Citrus, Hernando, Hillsborough, Manatee, Pasco, Pinellas Counties) have been placed under these advisory conditions.

Please check your local advisory during these storm related events prior to attending a scheduled TBRPC Council Meeting or Committee Meeting. Whenever possible, meeting cancellation notices will be sent via email to Council Members and the cancellation will be posted to our website www.tbrpc.org.



Wren Krah
CP-PHR Executive Director

Board Operations | Administration

727-570-5151 ext. 22

wren@tbrpc.org



Cara Woods Serra
AICP, CFM Planning Director/Deputy
Executive Director

Program Management | Council Subcommittees

727-570-5151 ext. 28

cara@tbrpc.org



Maria Robles
Manager of Administration/Public
Information

Board Liaison | Website & Event Management |
Graphic Design | Spanish Translations | Public
Information State of Florida RMLO | Agency
Public Records Custodian

727-570-5151 ext. 11

maria@tbrpc.org



Sarah Vitale
AICP Director of Civic Technology

Planning | Urban Design | Decision Support
Technologies

727-570-5151 ext. 27

sarah@tbrpc.org



Ashley Mott
GISP GIS Director

Geographic Information Systems

727-570-5151 ext. 70

ashley@tbrpc.org

TBRPC MANAGEMENT TEAM



MISSION STATEMENT

To serve our citizens and member governments by providing a forum to foster communication, coordination, and collaboration in identifying and addressing needs regionally.

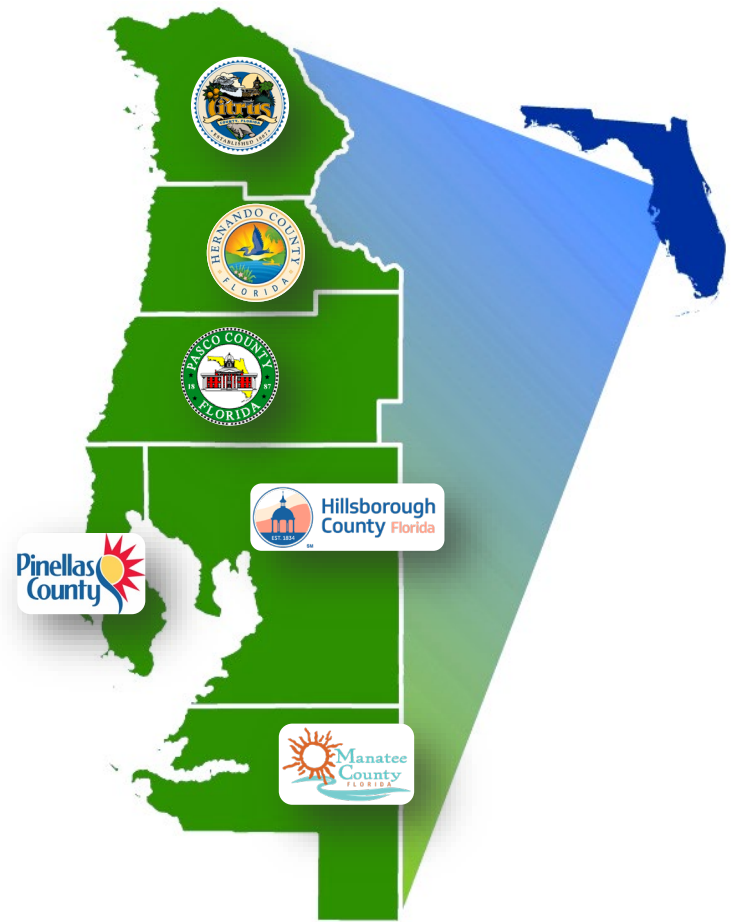
Convening the Region for 64 Years



- Promote Regional Leadership
- Economic Development
- Resiliency Planning
- Environmental Stewardship

Who We Serve

- 6 Counties
- 23 Municipalities
- 13 Gubernatorial Appointees
- 3 Ex-Officios



OUR MEMBER GOVERNMENTS

County Governments

Citrus County, Hernando County, Hillsborough County, Manatee County, Pasco County, Pinellas County

Municipalities

Bradenton, Clearwater, Crystal River, Dade City, Dunedin, Gulfport, Largo, Madeira Beach, New Port Richey, Oldsmar, Palmetto, Pinellas Park, Plant City, Port Richey, Safety Harbor, Seminole, South Pasadena, St. Petersburg, St. Pete Beach, Tampa, Tarpon Springs, Temple Terrace, and Treasure Island

13 Gubernatorial Appointees by County

3 Ex-Officios

Florida Department of Transportation, Florida Department of Environmental Protection and the Southwest Florida Water Management District

2026 OFFICERS



**Commissioner René
Flowers**

Chair

Pinellas County



**Commissioner
Rebecca Bays**

Vice Chair

Citrus County



**Councilwoman Lisa
Gonzalez Moore**

Secretary/Treasurer

City of Bradenton

Florida's Only...

The Regional Planning Council is recognized as Florida's **only multipurpose regional entity** that is in a position to plan for and coordinate intergovernmental solutions to growth-related problems on greater-than-local issues, provide technical assistance to local governments, and meet other needs of communities in each region.

Florida Statutes 186.502(4)1

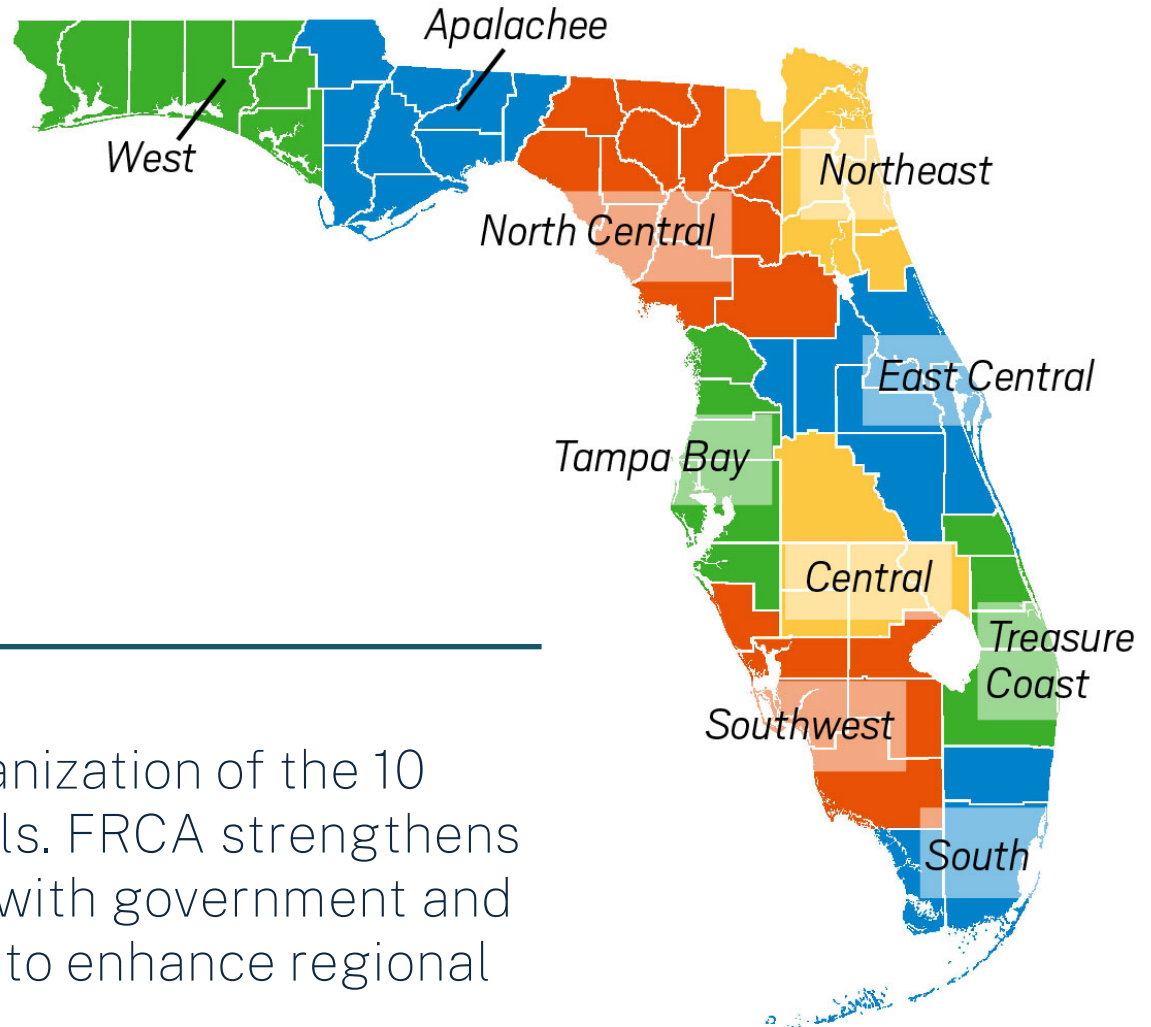
WHAT IS THE TBRPC?

- *TBRPC stands for Tampa Bay Regional Planning Council, an association of local governments and gubernatorial representatives.*
- *TBRPC brings together governments to coordinate planning for the community's future and provide an opportunity for sharing solutions among the 43 jurisdictions in the Tampa Bay region.*
- *TBRPC was established as Florida's first regional planning council in 1962, when representatives from St. Petersburg, Clearwater and Tampa recognized the need for regional coordination. They believed growth and community issues extend beyond county and municipal boundaries, a concept that still defines the Council's purpose today.*
- ***With over 550 regional planning councils (RPC) and councils of government (COG) nationwide , TBRPC is one of 10 regional planning councils in the state of Florida.***

FLORIDA REGIONAL COUNCILS ASSOCIATION (FRCA)

OUR STATEWIDE ORGANIZATION

www.flregionalcouncils.org



FRCA is a statewide organization of the 10 regional planning councils. FRCA strengthens Florida's RPCs, partners with government and the business community to enhance regional economic prosperity.

NATIONAL ASSOCIATION OF REGIONAL COUNCILS (NARC)

OUR NATIONAL ORGANIZATION
WWW.NARC.ORG

NARC

- The National Association of Regional Councils (NARC) serves as the national voice for regions by advocating for regional cooperation as the most effective way to address a variety of community planning and development opportunities and issues.
- NARC members include regional councils, councils of governments (COGs), regional planning and development agencies, Metropolitan Planning Organizations (MPOs), and other regional organizations.
- Members work collaboratively with their communities – large and small, urban and rural – to address their citizens' needs and promote a regional approach to planning for the future.



COUNCIL COMMITTEES

- EXECUTIVE BUDGET
- REGIONAL COOPERATIVE ALLIANCE 501C3
- AGENCY ON BAY AND COASTAL MANAGEMENT
- TAMPA BAY REGIONAL RESILIENCY COALITION
 - NOMINATING COMMITTEE
 - LEGISLATIVE COMMITTEE

EXECUTIVE BUDGET

- The Committee has automatic membership from our 6 counties and 3 Council officers.
- The Committee has the responsibility for the preparation of annual budget and all amendments thereof.
- The Committee has the responsibility of overseeing the Annual Audit.
- The Committee is responsible for the Executive Director position.
- The Committee serves as the Clearinghouse Review Committee on an as needed basis.
- The Committee has the authority to act on behalf of the full Council.
- *Meets at 9:00 a.m. in the small conference room prior to the Council meeting.*

REGIONAL COOPERATIVE ALLIANCE 501C3 (RCA)

- The Committee has automatic membership from our Executive Budget Committee with additional private sector members.
- The Committee has the responsibility for overseeing the 501c3 arm of the Council.
- The RCA allows the Council to seek additional grants through foundations and private sector entities.

Meets as needed at 9:00 a.m. or immediately following the Council meeting.

AGENCY ON BAY AND COASTAL MANAGEMENT (ABCM)

- The Agency on Bay and Coastal Management (ABCM) remains the primary community organization focusing on the protection and management of the Tampa Bay estuary.
- This association of representatives from the recreational, commercial fisheries, industrial, regulatory, academic and scientific sectors, local, regional, state and federal governments, and legislators was instituted in 1985 to address issues and opportunities affecting the Bay.
- The Agency serves as a broad-based forum for open discussion of the myriad issues involving the estuary, and as a voice for protection, restoration and wise use of the Bay by the entire region.
- Past accomplishments of the Agency on Bay Management include establishment of the Surface Water Improvement and Management (SWIM) program statewide as an important tool in habitat restoration and stormwater quality improvement, and designation of the Sarasota Bay and Tampa Bay National Estuary Programs.

Meets second Thursday bi-monthly at 9:00 a.m.

TAMPA BAY REGIONAL RESILIENCY COALITION (TBRRC)

- Local governments are invited to join the Tampa Bay Regional Resilience Coalition, coordinated by the Tampa Bay Regional Planning Council.
- Collaboration will strengthen our region's ability to plan for the changing climate, reduce impacts and secure increased levels of federal funding to support resilient infrastructure improvements, adaptation and mitigation programs, which protect our communities, property and economies.
- Participating in the Resilience Coalition will enhance counties, cities and stakeholder organizations' understanding of changing risks and best practices and policies for increasing resiliency.

Meets as needed at 12:00 p.m. or immediately following the Council meeting.

COUNCIL PROGRAMS

- ECONOMIC DEVELOPMENT
- EMERGENCY PREPAREDNESS
- ENVIRONMENT PLANNING
- GEOGRAPHIC INFORMATION SYSTEMS (GIS)
- PLANNING & DESIGN VISUALIZATION
- RESILIENCY PLANNING



Economic Development

- Economic Development District
- Comprehensive Economic Development Strategy (CEDS)
- Economic Analysis (REMI)
- Statewide Economic Analysis



Emergency Preparedness & Hazardous Materials

- Local Emergency Planning Committee
- First Responder Training
- Hazard Analysis
- EPCRA How to Comply



Environmental Planning

- Agency on Bay and Coastal Management
- Bay Soundings
Environmental Journal
- FDOT Stormwater
Public Education



GIS and Design Visualization

- Mapping and Analysis
- Spatial Modeling
- 3D Design





Resiliency

- Tampa Bay Regional Resiliency Coalition
 - Resiliency Summit
 - Regional Action Plan
- Clean Air Tampa Bay
- Hazard Mitigation & Vulnerability Assessments
- Tampa Bay Coastal Master Plan

TBRPC Tenant Relations



Parents as Teachers Plus – PAT+



PAT+ is an evidence-based, court approved, home visiting parent education program that strives to:

- Improve child development
- Strengthen family relationships
- Support parent/child attachment
- Promote positive birth outcomes
- Reduce substance use in parents



TBRPC tenants continue to thrive and grow and provide much needed services to our community.





Wren G. Krah, Executive Director
wren@tbrpc.org

4000 Gateway Centre Blvd. STE 1000
Pinellas Park, Florida 33782
(727) 570-5151

www.tbrpc.org

RESOLUTION NO. 873-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, RECOGNIZING THE IMPORTANCE OF INTERGOVERNMENTAL COOPERATION AND RESOLVING TO JOIN AND PARTICIPATE IN THE TAMPA BAY REGIONAL PLANNING COUNCIL.

WHEREAS, the City Council of the City of Zephyrhills, Florida recognizes the importance of intergovernmental coordination and cooperation; and

WHEREAS, it is the desire of the City Council of the City of Zephyrhills to participate with other local governments in regional, metropolitan, county, and municipal planning matters; and

WHEREAS, the Tampa Bay Regional Planning Council (“TBRPC”) was established as a regional planning and coordinating agency pursuant to Chapter 186, Florida Statutes, and Florida Statutes Section 186.502(4) recognizes regional planning councils as Florida’s only multipurpose regional entities positioned to plan for and coordinate intergovernmental solutions to growth-related problems on greater-than-local issues; and

WHEREAS, the TBRPC is recognized as a representative of local governments in the Tampa Bay Region, providing services and assistance to, and working for the best interest of, all local governments in the Tampa Bay Region, which encompasses Citrus, Hernando, Hillsborough, Manatee, Pasco, and Pinellas Counties; and

WHEREAS, the City of Zephyrhills Comprehensive Plan, Intergovernmental Coordination Element, identifies the TBRPC as a key coordinating entity and establishes policies supporting increased participation in the regional planning efforts of the TBRPC; and

WHEREAS, membership in the TBRPC will provide the City with access to regional planning coordination, technical assistance, dispute resolution services, emergency preparedness coordination, and grant review and clearinghouse functions; and

WHEREAS, pursuant to Section 186.504(2)(b), Florida Statutes, municipalities within the geographic area covered by a regional planning council may appoint representatives to serve on the council, and not less than two-thirds of the voting members shall be elected officials of local general-purpose governments;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, AS FOLLOWS:

Section 1. The City of Zephyrhills hereby elects to join and participate as a full member in the Tampa Bay Regional Planning Council, pursuant to Chapter 186, Florida Statutes.

Section 2. The City Council shall appoint an elected official of the City to serve as the City’s representative on the TBRPC, in accordance with Section 186.504(2)(b), Florida Statutes. The City Manager is authorized to designate an alternate representative as needed.

Section 3. Payment of the two thousand dollars (\$2,000.00) membership fee for Fiscal Year 2026-2027 is hereby authorized, and the City Manager is directed to remit such payment to the TBRPC from funds appropriated for this purpose.

Section 4. The City Manager, or designee, is hereby authorized to execute any documents, agreements, or instruments necessary to effectuate the City’s membership in the TBRPC, subject to approval as to form and legal sufficiency by the City Attorney.

Section 5. This Resolution shall take effect immediately upon its passage and adoption.

The foregoing Resolution No. 873-26 was read and passed in an open and regular meeting of the City Council of the City of Zephyrhills, Florida, on this 13th day of July, 2026.

Attest: _____
Ricardo Quiñones, City Clerk Steven F. Spina, Ph.D., Council President

The foregoing Resolution No. 873-26 was approved by me this 13th day of July, 2026.

Melonie Bahr Monson, Mayor

Approved as to legal form and legal content
for the sole reliance of the City of Zephyrhills

Matthew E. Maggard, City Attorney

CITY OF ZEPHYRHILLS

Planning and Community Development Department

Planning Director's Report

To: Planning Commission
From: Rodney V. Corriveau, AICP, Planning Director
Date: July 21, 2026
Subject: Planning Benchmarking and Strategic Progress Report

Executive Summary

The Tampa Bay region continues to experience sustained population growth, employment expansion, and private investment, creating both significant opportunities and increasing competitive pressures for communities throughout the region.

Drawing from selected findings in the **2026 JLL Tampa Bay Spotlight Report**, this Director's Report benchmarks regional trends and evaluates Zephyrhills' position within the broader metropolitan landscape. Rather than seeking to replicate surrounding development patterns, Zephyrhills is intentionally evolving as a distinct community that balances economic opportunity, thoughtful growth, historic character, and a high quality of life.

The Director's Report identifies opportunities to strengthen economic competitiveness, workforce development, housing diversity, mobility, and strategic investment while reinforcing the City's unique identity and long-term sense of place. It also recognizes that a community's greatest asset is not simply its infrastructure or buildings, but the people who choose to live, work, raise families, build businesses, and invest in its future.

In addition to benchmarking regional conditions, this report provides a comprehensive update on current Planning Department initiatives, highlights projects underway throughout the City, and presents a coordinated planning framework designed to guide Zephyrhills through its next phase of growth. Collectively, these efforts reflect a long-term commitment to thoughtful planning, fiscal responsibility, strategic investment, and preserving the hometown character and sense of community that continue to define Zephyrhills as it moves confidently into its next chapter.

Estimated Reading Time: 20–25 Minutes

Purpose

Among the nation's fastest-growing metropolitan regions, Tampa Bay continues to gain national and international recognition as a desirable place to live, work, invest, and recreate. Sustained population growth, expanding employment opportunities, and significant private investment are reshaping communities throughout the region. As one of the fastest-growing communities in Pasco County, Zephyrhills is experiencing many of the same regional opportunities and pressures influencing surrounding jurisdictions.

The purpose of this report is to use the **2026 JLL Tampa Bay Spotlight Report**¹ as a benchmarking tool to evaluate regional conditions and their relevance to Zephyrhills. JLL (Jones Lang LaSalle) is a globally recognized commercial real estate and investment management firm whose market reports are widely used by businesses, investors, developers, and local governments to evaluate economic trends, demographic changes, commercial real estate activity, and regional competitiveness.

The JLL Report was selected because it provides a current, data-driven assessment of the Tampa Bay region from a market perspective, offering valuable insight into the economic forces, employment trends, investment patterns, and development activity influencing communities throughout the region. While prepared primarily for the private sector, many of its findings provide useful context for evaluating public planning and economic development strategies.

The intent is not to replicate surrounding development patterns, but rather to identify opportunities that support continued improvement while reinforcing Zephyrhills' distinct hometown character, quality of life, and long-term community vision.

The City's planning approach is guided by an integrated planning framework that aligns land use policy, infrastructure investment, economic development, mobility planning, placemaking, and conservation strategies into a coordinated, implementation-focused approach consistent with the City's Comprehensive Plan.

Ultimately, the goal is not simply to respond to regional growth, but to ensure that Zephyrhills continues to evolve in a manner that reflects its values, strengthens opportunities for its residents and businesses, and preserves the qualities that make it a unique community within the Tampa Bay region.

¹ Selected pages reproduced with permission.

Please note that this Director’s Report is intended to provide regional context, benchmark Zephyrhills against broader Tampa Bay trends, and facilitate discussion regarding ongoing planning initiatives. It is not intended to establish new policy or amend the City's Comprehensive Plan, Land Development Code, or other adopted regulations.

Key findings are drawn from selected sections of the 2026 JLL Tampa Bay Spotlight Report (Pages 2, 4, 5, 8, 10, 11, 12, 13, 22, and 23), which provide context for the discussion below. The selected pages are attached.

Regional Growth and Development Context

(JLL Report – Pages 2, 4 & 5)

Regional growth continues to reshape communities throughout the Tampa Bay area, with an influx of new residents, expanding employment opportunities, and private investment driving demand for housing, infrastructure, transportation improvements, and public services.

Zephyrhills is experiencing many of these same regional influences at the local level. Continued population growth presents both opportunity and responsibility, expanding the City's tax base while requiring thoughtful planning to ensure infrastructure, public services, fiscal sustainability, and community character remain in balance.

The following table compares key demographic and economic indicators for the Tampa Bay region and Zephyrhills, illustrating the City's growth trajectory, relative affordability, and opportunities for continued economic development. Together, these indicators provide context for understanding how Zephyrhills is evolving within the broader regional economy and help inform the planning initiatives discussed throughout this report.

Table 1. Regional Comparison: Tampa Bay Region and Zephyrhills 2025

Indicator	Tampa Bay	Zephyrhills	Planning Perspective
Population	Approx. 3.5 million ²	22,447 ²	Zephyrhills continues to grow as an emerging community within one of the nation's fastest-growing metropolitan regions.
Population Growth (2010–Present)	23% ¹	68.9% ²	The City has grown at approximately three times the regional rate, underscoring the need for continued infrastructure investment.
Average Annual Population Growth	1.4% ¹	3.6% ²	Sustained growth reinforces the importance of long-range planning.

Indicator	Tampa Bay	Zephyrhills	Planning Perspective
Median Household Income	\$78,083 ¹	\$52,108 ²	Opportunity exists to continue attracting higher-wage employment while maintaining affordability.
Median Home Value	\$404,577 ¹	\$224,700 ²	Relative housing affordability remains a competitive advantage.
Median Age	43.2 years ¹	49.0 years ²	Continued housing diversity can help broaden demographic balance over time.
Unemployment Rate	5.1% ¹	4.0% ³	The local labor market remains comparatively strong.
10-Year Job Growth (2016–2025)	21% ¹	34% ³	Pasco County employment growth continues to outpace the regional average, benefiting Zephyrhills.

Sources

¹ JLL, *2026 Tampa Bay Spotlight Report* (selected pages reproduced and used with permission).

² U.S. Census Bureau, 2020 Census, 2020–2024 American Comm. Survey & 2025 Population Estimates.

³ FloridaCommerce and U.S. Bureau of Labor Statistics. Please note, because city-level labor market statistics are not published by the U.S. Bureau of Labor Statistics, **Pasco County employment data are used as the most representative benchmark for Zephyrhills.**

Analysis:

Since 2010, Zephyrhills has grown by nearly 69%, averaging approximately 3.6% annual population growth compared to 1.4% for the Tampa Bay region. Much of this increase has occurred within the past five to six years, reflecting the City's growing role within the regional economy. This accelerated growth reinforces the need for continued infrastructure investment, proactive planning, and coordinated decision-making.

While Zephyrhills remains more affordable than the broader region, differences in household income highlight opportunities to attract higher-wage employment while maintaining housing affordability. Strong employment growth in Pasco County and continued regional expansion provide a solid foundation for future economic opportunities, emphasizing the importance of a diversified housing supply and continued investment in transportation, utilities, parks, and public services.

Building upon the City's longstanding planning efforts, the City's planning approach continues to focus on accommodating growth in a manner that preserves community character while expanding opportunities for residents across a broad range of ages, incomes, household types, and career paths. Continued implementation of the Comprehensive Plan, strategic infrastructure investments, and economic development initiatives will help position Zephyrhills for long-term success within the Tampa Bay region.

Long-Term Trend: While not reflected in the preceding table, analysis of long-term U.S. Census Bureau data (American Community Survey, 2010–2024) reveals an important regional trend. Although Zephyrhills has experienced substantial population growth since 2010, increases in household income and housing values have not kept pace with the broader Tampa Bay region.

During this period, the City's median household income increased from \$33,764 to \$52,108 (approximately 54%), compared with an increase from \$43,547 to \$78,083 (approximately 79%) across the Tampa-St. Petersburg-Clearwater metropolitan area. Similarly, Zephyrhills' median home value increased from \$125,000 to \$224,700 (approximately 80%), while the metropolitan area's median home value increased from \$152,200 to \$404,577 (approximately 166%).²

These long-term trends reflect both the opportunities and challenges associated with rapid growth. While Zephyrhills has successfully attracted new residents and investment, the continued evolution of the Tampa Bay region presents an opportunity to further strengthen the City's economic position. Future efforts to diversify the local economy, attract higher-wage employment, expand housing choices, support workforce development, and make strategic infrastructure investments will help ensure that future growth translates into lasting prosperity, enhanced quality of life, and increased economic competitiveness.

These trends should not be viewed as shortcomings, but rather as indicators of where future planning efforts can build upon the City's progress and capitalize on emerging opportunities within an increasingly competitive regional economy.

Employment and Economic Competitiveness

(JLL Report – Pages 8, 10, 11, 12 & 13)

The JLL report highlights strong regional employment growth across healthcare, logistics, advanced manufacturing, professional services, technology, and related industries. It also emphasizes the importance of economic diversification, workforce development, and regional connectivity in maintaining long-term competitiveness.

Zephyrhills is well-positioned within this regional economy.

The City benefits from a growing healthcare sector, strategic access to regional transportation corridors, the Zephyrhills Municipal Airport, and increasing commercial and

² U.S. Census Bureau, American Community Survey (ACS), 2010 and 2024 5-Year Estimates. Median household income and median value of owner-occupied housing units.

industrial investment opportunities. Continued coordination with the Pasco Economic Development Council (PEDC) supports targeted business recruitment, business expansion, and long-term economic development initiatives.

A key long-term opportunity remains strengthening alignment between local educational institutions, workforce training and apprenticeship programs, and regional employers. Educational attainment trends provide important context for this effort. Approximately 21% of Zephyrhills residents age 25 and older hold a bachelor's degree or higher, compared to approximately 36% across the broader Tampa-St. Petersburg-Clearwater metropolitan area.³ These trends highlight opportunities to expand workforce pathways, support career advancement, attract higher-wage employment opportunities, and strengthen educational and career pathways that encourage graduates from local schools, technical programs, apprenticeship programs, and regional universities to remain in Zephyrhills and contribute to the local economy.

This alignment between employment growth, workforce development, talent retention, and housing availability remains a central component of the City's long-term economic strategy. The goal is to create opportunities for residents across a broad range of educational backgrounds, career paths, and stages of life to learn, work, build businesses, and establish their futures within the community.

The JLL report also highlights the continued expansion of nationally recognized employers and industry leaders throughout the Tampa Bay region, reinforcing the area's attractiveness as a place to invest and do business. Zephyrhills is already participating in this regional momentum. Recent business investments, relocations, and expansions—including Bauducco Foods, MiTek, Monin, Syrup, and Tibbitts Lumber—demonstrate the City's growing appeal to employers seeking strategic locations within the Tampa Bay market.

Additional recruitment efforts are currently underway, and the City will continue working proactively with the Pasco Economic Development Council, regional partners, and the private sector to attract new companies, diversify the local economy, and expand quality employment opportunities for residents.

Housing, Identity, and Community Positioning

(JLL Report – Pages 22 & 23)

³ U.S. Census Bureau, American Community Survey (ACS), 2020–2024 5-Year Estimates, Educational Attainment for the Population 25 Years and Over.

The JLL report emphasizes that successful communities increasingly distinguish themselves through quality of life, housing choice, sense of place, and community identity rather than growth alone.

Within the broader Tampa Bay region, communities are increasingly defined by how they position themselves within a diverse metropolitan system.

Zephyrhills is uniquely positioned as a community that offers an alternative to large urban centers, conventional suburban development patterns, and other smaller-sized cities within the region. This positioning supports long-term differentiation through a strong sense of identity, accessibility, quality of life, and intentional growth.

Opportunities for Continued Improvement

Based on regional trends identified in the JLL report, together with established planning principles and the City's long-term vision, several opportunities have emerged to help guide and shape future planning efforts. Collectively, these initiatives are intended to build upon the City's existing strengths, enhance quality of life, strengthen economic competitiveness, and reinforce Zephyrhills' unique identity within the Tampa Bay region.

Many of the initiatives discussed below are already underway or in active planning, while others represent longer-term strategies that will require continued collaboration, policy direction, and strategic investment as the City continues to evolve.

Regional Coordination and Tampa Bay Regional Planning Council Membership

The City is moving forward with membership in the Tampa Bay Regional Planning Council (TBRPC), further strengthening Zephyrhills' engagement in regional collaboration, shared planning initiatives, and long-range policy discussions.

Membership in the TBRPC enhances the City's ability to coordinate on regional transportation planning, economic development, environmental stewardship, emergency preparedness, resiliency, and intergovernmental initiatives while ensuring Zephyrhills has a voice in conversations that influence the broader Tampa Bay region. This regional engagement complements the City's ongoing coordination with Pasco County, the Metropolitan Planning Organization (MPO), the Florida Department of Transportation (FDOT), and other regional partners on transportation, infrastructure, mobility, and growth-related initiatives.

This coordinated approach reinforces the City's commitment to remaining actively involved in regional planning efforts while maintaining its distinct identity, local priorities, and community-driven approach to growth.

Resilience, Water Management, and Environmental Stewardship

The City continues to prioritize community resilience through responsible water management, infrastructure improvements, and proactive planning strategies that support long-term sustainability and prepare the community for future challenges. Planning staff provides guidance and coordination, when requested, on initiatives related to:

- Continued implementation of water conservation strategies, including the City's adoption of a Florida WaterStar Ordinance promoting water efficiency and responsible resource management.
- The City's recently approved Water Use Permit (WUP), which supports future water needs while continuing to emphasize responsible use and conservation of water resources.

The City is also advancing efforts to strengthen stormwater infrastructure and long-term resilience through modernization of the stormwater management system, addressing existing infrastructure needs, and improving overall system performance. These efforts include pursuing approval of a dedicated stormwater utility fee to establish a sustainable funding source for ongoing maintenance, capital improvements, and future infrastructure needs, while evaluating strategies to address areas with historical flooding concerns and enhance preparedness for future storm events and evolving environmental conditions.

Downtown Revitalization and Redevelopment

The City's identity is reinforced by its historic core, the Community Redevelopment Area (CRA), a strong healthcare presence, civic culture, and established parks and public spaces. Recognizing the importance of downtown as the civic and economic heart of the community, Planning staff continues to work collaboratively with the CRA, City departments, private property owners, developers, and regional partners to advance coordinated redevelopment initiatives. These efforts encourage strategic reinvestment, expand housing opportunities, improve connectivity, enhance the public realm, and strengthen the long-term vitality of the City's urban core.

- Coordination with the CRA on strategic infill and redevelopment initiatives supporting a range of housing choices within the urban core.
- Exploration of partnerships with homebuilders that specialize in smaller-scale infill development and redevelopment opportunities compatible with the character of established neighborhoods.
- Coordination with the CRA to develop a pre-reviewed selection of housing plans to expedite permitting, reduce development costs, and encourage compatible infill construction.
- Coordination with the CRA to advance the City's multi-use trail network, enhancing connectivity within the CRA while extending multimodal connections to surrounding neighborhoods, parks, schools, commercial areas, and other key destinations throughout the City.
- Continued focus on the downtown core as the defining element of the City, supported by targeted public and private investment to encourage meaningful revitalization.
- Assistance with targeted legacy property turnover opportunities, including strategic land assemblage efforts, to facilitate redevelopment and encourage productive reuse of underutilized properties within the urban core.
- Evaluation of the City's long-term positioning related to potential eligibility under the next round of the federal Opportunity Zone program (Opportunity Zones Phase II) as state and federal designations evolve. Earlier this year, staff petitioned Pasco County to include several downtown census tracts in its recommendation to federal authorities during the selection process.
- Inclusion of these additional census tracts could enhance opportunities for private investment, redevelopment, and long-term economic reinvestment within the City's core.

Future planning efforts will continue to reinforce:

- Attracting diverse housing opportunities.
- Developing walkable and connected neighborhood design.
- Promoting investment and reinvestment in established areas.
- Preserving historic character and sense of place.
- Celebrating Zephyrhills' classic grid pattern and traditional neighborhood structure.
- Advancing beautification and placemaking initiatives that enhance community identity, strengthen visual character, and create a memorable sense of place.
- Enhancing high-quality public spaces that support community interaction.

Historic Preservation and Community Identity

The City's historic character remains a defining element of Zephyrhills' identity. In coordination with the CRA and other City partners, efforts are focused on enhancing the Historic District through targeted improvements that support preservation, reinvestment, and a stronger sense of place.

- Infrastructure improvements are being explored to further enhance the Historic District and elevate its long-term impact.
- Staff is exploring a pilot alley paving program to improve functionality, aesthetics, and reinvestment opportunities within the Historic District.
- Potential future enhancements may include improved street lighting and placemaking signage to strengthen the district's identity, improve the pedestrian experience, and reinforce its historic character.

Voluntary Annexation and Corridor Planning

(See **Map 1 – Planned Annexation Area Map**)

A voluntary annexation program is in the planning stages along the Gall Boulevard corridor and adjacent one-block east/west areas (more or less), extending south from C Avenue.

- Phase I: To Alston Avenue
- Phase II: Extending toward Tucker Avenue

This effort supports coordinated planning, infrastructure efficiency, and corridor revitalization while recognizing the existing mix of commercial and residential uses. The City's vision is to encourage and facilitate increased commercial investment, redevelopment, and employment-generating opportunities along the corridor while respecting existing homes and allowing future transitions to occur through voluntary property owner decisions and market-driven redevelopment.

The framework also supports evaluation of future commercial transitions and mix of uses, redevelopment opportunities, including workforce and attainable housing strategically located and potentially consistent with Florida's Live Local Act, while maintaining compatibility with surrounding neighborhoods and the City's desired community character.

Beyond the Gall Boulevard corridor, any future annexation opportunities should be evaluated strategically to ensure they advance the City's long-term vision, support efficient service delivery, strengthen the tax base, and reinforce a cohesive pattern of development.

Annexation should not be pursued simply because land is available, but because it provides a clear public benefit and contributes to the City's fiscal sustainability, infrastructure efficiency, and overall quality of life.

Parks and Public Space Investment

A pilot tree planting program is underway to enhance urban canopy coverage, improve public spaces, and strengthen community beautification efforts, including:

- Greenslope Drive & Daughtery Road
- Existing multi-use trail along Alston Avenue
- Various stormwater retention areas, including existing facilities, newly installed improvements, and planned projects in the design phase that provide opportunities for enhanced aesthetics, environmental benefits, community value, and increased resiliency.

As future segments of the City's multi-use trail network are built, enhanced landscaping and shade opportunities will be installed to improve the user experience, provide relief from the elements, and create more attractive and comfortable multimodal connections throughout the City.

Mobility and Connectivity Improvements

The multi-use trail network is advancing in the planning stages within the CRA and throughout the City, with the objective of improving multimodal connectivity, supporting adjacent commercial activity, and enhancing connections between neighborhoods, employment areas, schools, and community destinations. (See **Map 2 – Planned Multi-Use Trail Map**, please note the exact location is subject to change.)

Staff is also in the discussion stages of evaluating a potential future trail connection across Chancey Road into lands currently owned by the Southwest Florida Water Management District (SWFWMD) and currently utilized for mining operations by Central State Aggregates. Mining operations are anticipated to conclude within the next decade, followed by site remediation.

Connecting these lands to the City's broader trail system presents a unique long-term opportunity to create an exceptional urban and forested trail experience within the Tampa Bay region. This potential connection could provide expanded recreational opportunities,

preserve access to natural areas, and further distinguish Zephyrhills through a connected network of trails and open spaces.

– Sidewalks

The CRA is advancing sidewalk improvements within the downtown core to enhance pedestrian connectivity and support revitalization efforts. Separately, the City is advancing sidewalk improvements along major corridors.

Active sidewalk and right-of-way projects: (see **Map 3 – Planned Sidewalks Map**):

- Fort King Road from Daughtery Road west to Simons Road
- Wire Road from Daughtery Road south to County Road 54
- Daughtery Road
 - From Gall Boulevard west to Greenslope Drive
 - From Dairy Road east approximately 750 feet toward Wire Road (connects to an existing sidewalk)
 - From Gall Blvd east to Dairy Road (part of Advent Health expansion)
- Geiger Road from Gall Boulevard to Eiland Boulevard

– Hot Spots Intersection Program (currently out to bid, see **Map 4 – Hot Spots Map**):

- Greenslope Drive & Daughtery Road
- Fort King Road & Eiland Boulevard

– Additional intersections in ROW alignment/acquisition:

- Gall Boulevard & Geiger Road
- 8th Avenue & North Avenue
- Gall Boulevard & Daughtery Road
- Wire Road & Pretty Pond Road

– Major Intersection Lighting Improvements:

- Gall Boulevard & Kossick Road
 - Duke Energy’s design was completed as of June 30, 2026
 - Pending final approval with Pasco County

- Fort King & Eiland Blvd
 - Project dovetails with intersection improvements

– GoPasco Transit Facility (15th Avenue):

- Continued coordination between the City and GoPasco includes a new transit facility
 - Facility is anticipated to begin construction in late summer or early fall

– Transit Stop Improvements

The City and GoPasco are continuing a coordinated partnership to improve transit stop amenities throughout Zephyrhills. Under this partnership, the City is responsible for the design and installation of concrete slab foundations, while GoPasco provides and installs the transit shelters.

The coordinated effort also includes opportunities to incorporate secondary City branding elements to enhance community identity and strengthen the City's identity throughout the transit system. Bus shelters are currently being fabricated by a GoPasco vendor, while City-branded bike racks are being designed and manufactured by a local craftsman through coordination between Planning staff and the City's Public Information Officer.

Phase I completed (slab installation):

- Culver's
- Golden Corral
- 20th Street at North Avenue

Phase II currently in design:

- Dollar General (Gall Boulevard & C Avenue)
- Tyson Townhomes (Fort King & St. Jovita Street)
- AdventHealth behind Panera Bread

– Continued Coordination:

Continued coordination with internal departments and regional partners will remain a priority to advance mobility, transportation, and regional connectivity initiatives throughout the City, East Pasco, and the greater Tampa Bay region.

- Continued collaboration with local, regional, and state partners, including the MPO, Pasco County, and FDOT, to advance transportation planning efforts, address mobility challenges, and advocate for community priorities.
 - Maintaining consistent representation of the City's interests through the use of qualified planning professionals under the City's continuing services contract when scheduling conflicts or departmental priorities prevent Planning staff attendance at regional and intergovernmental meetings. This approach supports continuity in coordination, advocacy, and technical planning discussions.
-

Economic Development

A major focus of Planning staff continues to be strengthening relationships with the business community, improving communication, and fostering a more predictable and responsive development environment. Through ongoing dialogue with existing and prospective businesses, staff is working to better understand business needs, identify opportunities for improvement, and enhance processes that support investment, job creation, business retention, and long-term economic growth.

- Continued coordination with the Pasco Economic Development Council (PEDC) to attract targeted industries, support business expansion, and advance economic development initiatives.
 - Ongoing refinement of the commercial review process to streamline business development, improve coordination, and provide a more predictable development review experience for new and expanding businesses.
 - Incorporation of business community feedback to improve the Small Business Guide and related tools.
 - Regular engagement with the East Pasco Chamber of Commerce to understand evolving business conditions, challenges, and opportunities.
 - Direct outreach to support economic development initiatives, business retention efforts, and continued investment within the community.
-

Industrial Recruitment and Airport Corridor (Integrated Growth Strategy)

The Zephyrhills Municipal Airport represents one of the City's most significant long-term economic assets. Combined with existing industrial lands and regional transportation corridors, it provides a unique opportunity to attract aviation-related businesses, manufacturing, logistics, light industrial operations, and other employment-generating industries while diversifying and strengthening the City's tax base.

Within the City's broader economic development strategy, the airport and surrounding industrial areas function as economic catalysts supporting business diversification, job creation, and long-term competitiveness. These assets complement the City's ongoing efforts to attract and retain employment-generating businesses, including recent corporate relocations and expansions such as Bauducco Foods, MiTek, Monin Syrup, and Tibbitts Lumber. These examples demonstrate Zephyrhills' growing appeal to employers seeking strategic locations within the Tampa Bay region and reinforce the City's ability to compete for new economic opportunities.

A key component of this strategy is ensuring that employment growth is supported by a corresponding and accessible supply of housing. The planned voluntary annexation initiative along the Gall Boulevard corridor can function as one of the City's strategic growth areas, supporting additional housing opportunities, including workforce and attainable housing.

Together, the airport industrial area (employment center), the Gall Boulevard corridor (strategic growth area), and the City's housing strategy function as interconnected components of the City's broader development framework. As the airport industrial area continues to evolve, opportunities may be evaluated, where appropriate, to support workforce housing near appropriately zoned industrial areas. This approach can help address workforce needs, reduce commute impacts, and strengthen the relationship between employment centers and attainable housing.

At the same time, careful consideration should be given to preserving appropriately zoned industrial lands for employment-generating uses and avoiding the unnecessary conversion of valuable industrial sites to residential development. Maintaining a balance between economic development, housing availability, and land use compatibility will remain an important component of the City's long-term planning strategy.

Comprehensive Plan Update and Land Development Code (LDC) Roadmap

The City is continuing work on Comprehensive Plan updates, which will establish the long-range policy framework guiding future land use, infrastructure planning, and community development decisions. The City is currently preparing its response to the State's Objections, Recommendations, and Comments (ORC) Report associated with the updated Comprehensive Plan elements. The response is anticipated to be finalized by the end of 2026 or early 2027 and transmitted to the State for continued review.

The overall Comprehensive Plan update is anticipated to be completed in the mid-to-late 2028 timeframe. Building upon this effort, the City is also developing a Land Development Code (LDC) modernization roadmap. This initiative will provide a structured framework for evaluating and aligning regulatory tools, including Euclidean zoning, the Form-Based Code, and Historic District zoning.

The purpose of the roadmap phase is to ensure that future regulatory updates are deliberate, coordinated, and consistent with the City's adopted Comprehensive Plan and long-term vision for community development.

Once the Comprehensive Plan update is finalized, the LDC roadmap will guide the alignment of zoning and development regulations with updated policy direction. The resulting LDC modernization effort will provide greater clarity and consistency for development and redevelopment, improve the user experience for residents and applicants, and establish an updated regulatory framework to support quality growth and the City's next phase of evolution.

Conservation and Open Space Strategy (Potential Emerging Initiative)

An emerging opportunity exists to evaluate the use of voluntary conservation easements as part of the City's long-term planning framework. This approach may be particularly relevant in the eastern portions of the City, where larger undeveloped tracts remain outside of existing regional conservation ownership or protection frameworks.

A conservation easement program—implemented through voluntary participation and appropriate incentive structures—could provide long-term protection of environmentally sensitive lands while preserving opportunities for passive recreation, open space preservation, and future park resources.

From a planning perspective, this approach supports the City's broader vision for balanced and intentional growth by helping address development pressures across geographic areas. It may reduce future infrastructure and service extension pressures in peripheral areas while encouraging development patterns that prioritize established service areas, the Community Redevelopment Area (CRA), and designated corridor growth areas.

If structured effectively, this strategy could help secure conservation and open space resources for future generations while supporting a more efficient and fiscally sustainable approach to future development.

If leadership elects to further explore this concept, the next step would be evaluating potential Comprehensive Plan policies and Land Development Code provisions necessary to establish an appropriate program framework. This evaluation would include consideration of regulatory authority, eligibility criteria, incentive structures, and implementation procedures.

A future program framework could include:

- Eligibility criteria for voluntary participation
- Identification of priority conservation areas
- Potential incentive structures and funding mechanisms
- Administrative processes for implementation, monitoring, and long-term coordination
- Coordination with applicable state growth management requirements and environmental agencies

Any future conservation initiative would be structured to remain consistent with Florida growth management statutes while advancing locally identified conservation, open space, and community planning objectives.

Conclusion

Regional trends across the Tampa Bay area provide important context for understanding the pressures and opportunities shaping Zephyrhills. However, these trends should not dictate the City's future; rather, they should inform thoughtful and strategic decision-making that reflects the community's unique identity, priorities, and long-term vision.

Collectively, the initiatives outlined in this report reflect an integrated planning and implementation approach that balances:

- Reinforcement of the urban core and Community Redevelopment Area (CRA).
- Strategic corridor expansion along Gall Boulevard.
- Employment center development anchored by the airport and industrial lands.
- Strategic mobility and infrastructure investment.
- Strengthening community resiliency through wise water use, stormwater improvements, and proactive infrastructure planning.
- Voluntary conservation of peripheral and environmentally sensitive lands.

This approach is consistent with the City's existing Comprehensive Plan and aligns with the anticipated policy direction being evaluated through the forthcoming Comprehensive Plan updates. As part of that process, the City will continue to evaluate emerging initiatives and, where appropriate, consider amendments necessary to ensure adopted policies, goals, and objectives remain aligned with responsible investment, infrastructure capacity, and community development priorities.

Through strategic planning, targeted investment, and continued emphasis on community character, Zephyrhills is positioned to strengthen its role within the Tampa Bay region while preserving the qualities that define its identity, history, and sense of place.

As the City moves into its next phase of growth, meaningful change should be expected. However, this change will be guided through a structured and intentional planning approach designed to balance growth, infrastructure capacity, and investment while preserving the hometown character, community pride, and quality of life that define Zephyrhills.

Ultimately, Zephyrhills has the opportunity to further establish itself as a community of choice within the Tampa Bay region—one that successfully integrates economic opportunity, strong neighborhoods, historic preservation, and a high quality of life within an intentional and balanced approach to future development.

The Planning Department remains committed to working alongside the Planning Commission, City Council, CRA, residents, businesses, and regional partners to help shape the next chapter of Zephyrhills' development. As these initiatives continue to advance, staff welcomes the Planning Commission's feedback, perspective, and guidance and looks forward to continued partnership in implementing the City's long-term vision.

Appendix

Exhibit A – Source Material

2026 JLL Tampa Bay Spotlight Report

Selected pages 2, 4, 5, 8, 10, 11, 12, 13, 22, and 23 – reproduced and used with permission. The complete report is available upon request through the Planning Department.

Planning Maps

Map 1 – Planned Annexation Area

Gall Boulevard Corridor and Adjacent Study Area

Map 2 – Planned Multi-Use Trail Network

Existing and Planned Multi-Use Trail System, please note exact location subject to change.

Map 3 – Planned Sidewalks

Existing and Planned Sidewalk Connectivity Projects

Map 4 – Hot Spots

Hot Spots Program with status updates

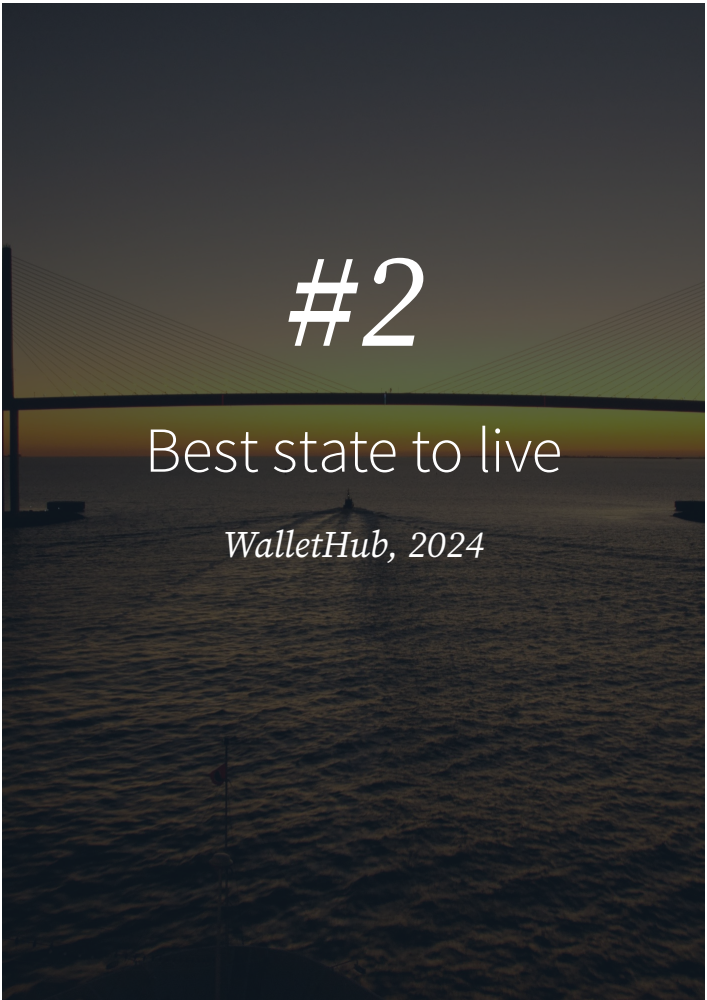
2026

Spotlight: Tampa Bay



Thriving growth

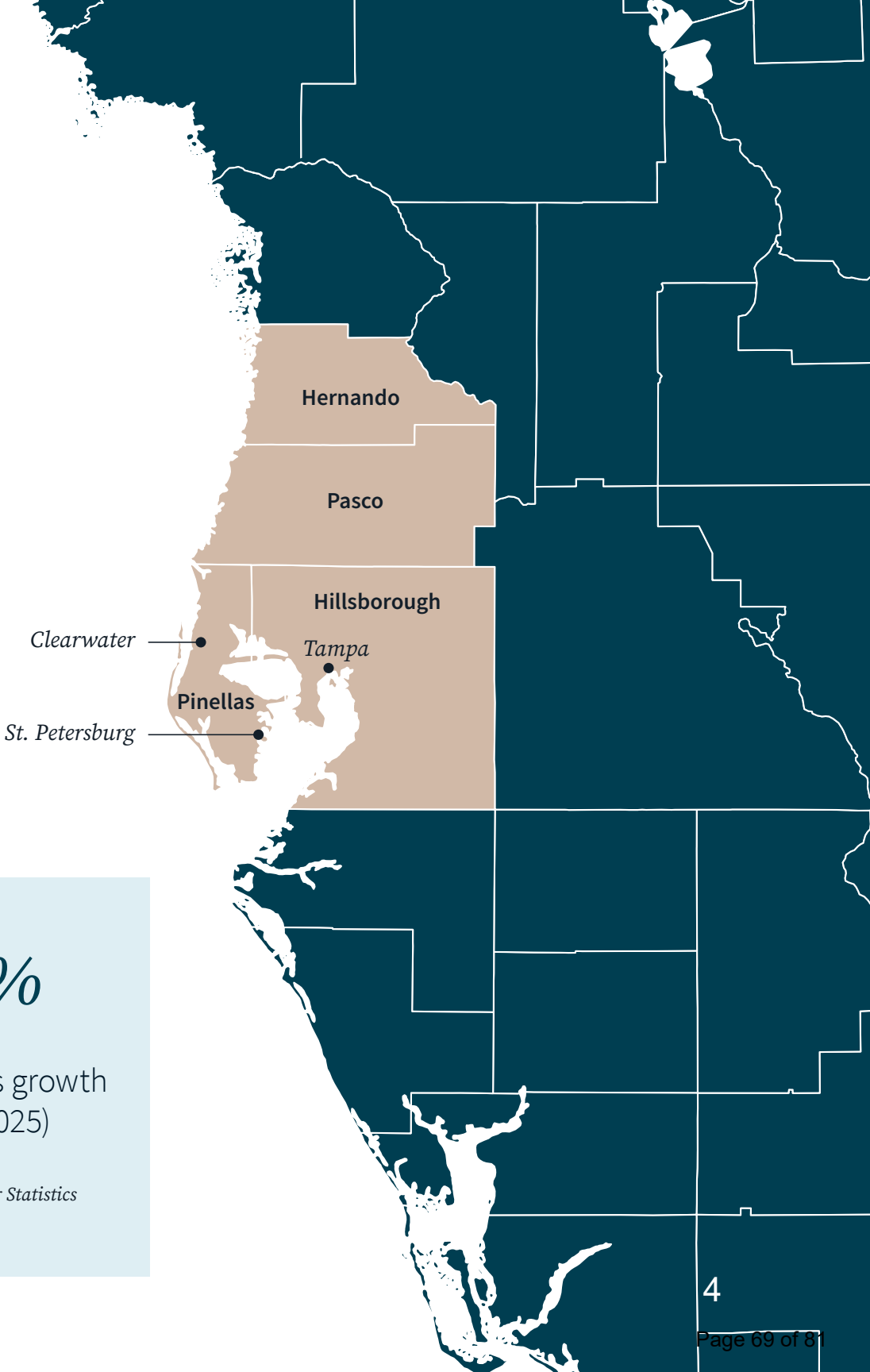
Home to Tampa, St. Petersburg, and Clearwater, Tampa Bay is one of the country’s most sought-after markets. Driven by robust job growth, a diverse industry base, a business-friendly environment, an educated labor force, and an unbeatable quality of life, these cities are top destinations for modern living and dynamic workplaces. In Tampa Bay, residents have the unique opportunity to feel like they are on permanent vacation while simultaneously pursuing their dream careers.



Tampa Bay MSA

#3 Largest MSA in the Southeast

The Tampa Bay MSA is a thriving region on Florida’s West Coast, encompassing Hillsborough, Pinellas, Pasco, and Hernando counties. With a population of 3.4 million people, it is the second largest MSA in Florida. Since 2010, Tampa Bay’s population has welcomed more than 600,000 new residents. Pinellas County stands as the most densely populated county in Florida. This high density brings several economic benefits, including a larger labor force, more consumer spending, and increased real estate development.



\$78,083

Median household income

ESRI

\$404,577

Median home value

ESRI

23%

2010-present population growth

ESRI

43.2

Median age

ESRI

5.1%

Unemployment rate

Bureau of Labor Statistics,
January 2026

21%

10-year jobs growth (2016-2025)

Bureau of Labor Statistics

Migration trends

Traditional gateway markets are losing to Tampa

Tampa and Florida as a whole have been big winners in domestic migration for decades. Nearly the entire Sunshine State has seen recent positive population growth, as Florida continues to attract residents, workers and firms alike. The pandemic only accelerated this trend as people began to value good weather and outdoor space to enjoy it more than ever.

#1 metro

for net migration in the Southeast (2020-2025)

U.S. Census Bureau, 2026

#2 state

for population growth (2020-2025)

U.S. Census Bureau, 2026

#3 metro

for domestic net migration in the U.S. (2020-2025)

U.S. Census Bureau, 2026

#4 metro

for total net migration in the U.S. (2020-2025)

U.S. Census Bureau, 2026



Source: Redfin

Higher education in Tampa Bay

With a thriving higher education scene, Tampa Bay provides rich learning opportunities that cater to a diverse student population. From prestigious institutions known for their cutting-edge research to community-focused colleges, Tampa Bay offers many opportunities for personal and academic growth.

160,000+
students

80
colleges and
higher education
institutions

75%+
stay in Florida
after graduation



49,875
students
USF, Fall 2025

#3
Industrial and
Organization
Psychology

#23
Nursing

U.S. News & World Report



46,000+
students
*Hillsborough Community College,
Fall 2025*

\$1.3B
economic impact
on Hillsborough
County

200+
academic
options

Hillsborough Community College



11,500
students
University of Tampa, Fall 2025

#5
in the South,
undergraduate
entrepreneurship

#26
in the U.S.,
undergraduate
entrepreneurship

Princeton Review

#1 state
for higher education
U.S. News & World Report, 2025

#4
College town in America (Tampa)
WalletHub, 2026



1,893
students
U.S. News & World Report, Fall 2024

#135
in National Liberal
Arts Colleges

*U.S. News & World Report,
Fall 2024*



1,900+
students
Florida Polytechnic University, Fall 2025

**Only university in
Florida exclusively
dedicated to STEM**



1,009
students
*U.S. News & World Report,
Fall 2025*

#91
Best Law
School

#1
Legal writing and
trial advocacy

U.S. News & World Report

#1
Medical school in Florida
(University of South Florida)
Medical Excellence Index, 2025

Favorable business environment

Florida’s tax advantages and affordability consistently draw firms from diverse industries each year, making it an attractive destination for businesses compared to peer states.

- No corporate income tax on limited partnerships or S-corps and no state income tax
- Florida offers targeted industry and workforce training incentives that provide tax credits or refunds for jobs created within the state
- Sale and Use Tax exemptions on machinery, R&D labor, electricity used for manufacturing, aerospace and more



Talent pool

- Concentration of abundant and highly skilled labor
- Diversity of ages and backgrounds
- Sustained population growth and immigration



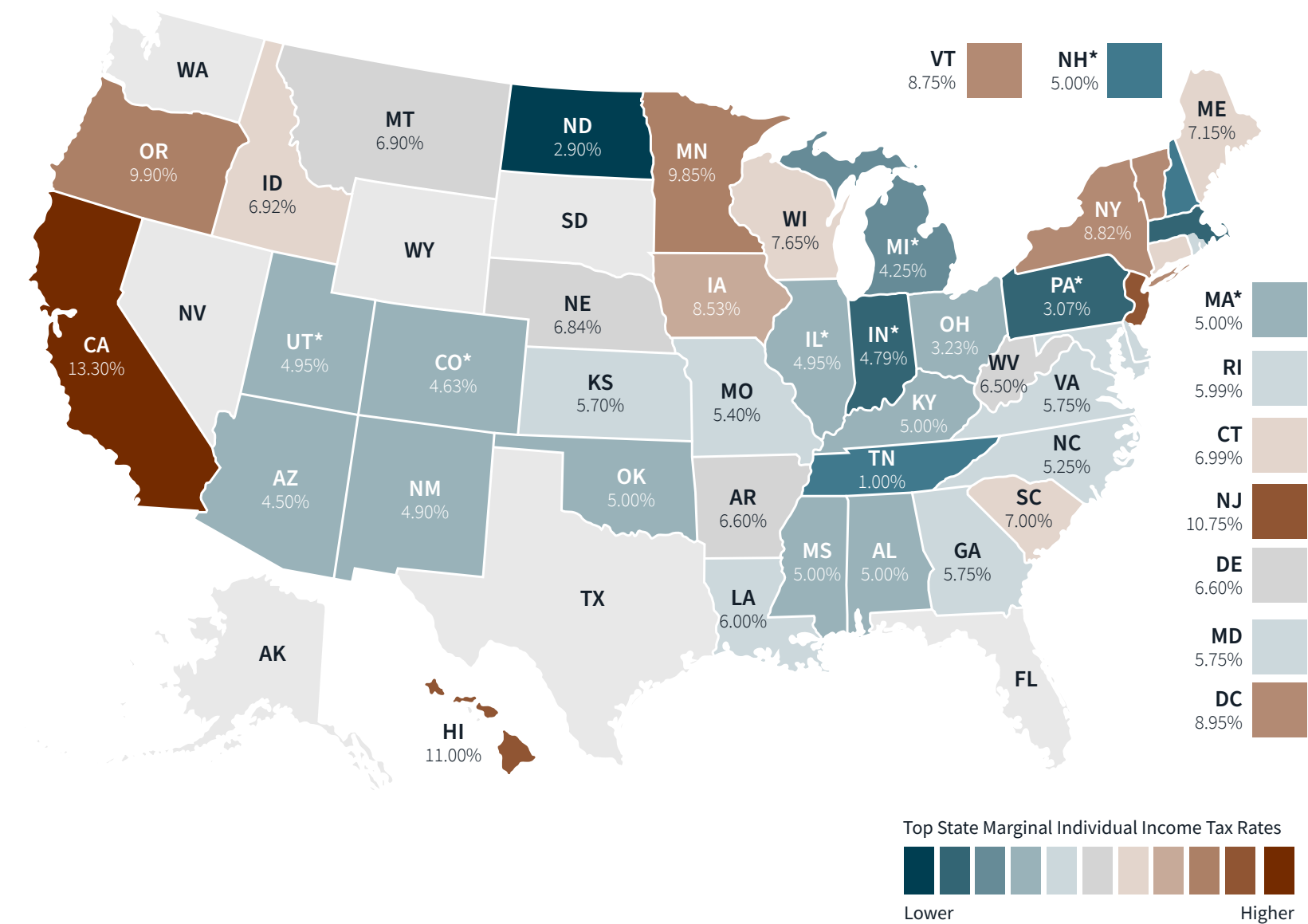
Affordability

- Lower cost of doing business
- Lower cost of living
- Incentives packages
- Right-to-work laws



Quality of life

- Warmer climate
- Natural amenities
- Air, road and rail connectivity
- Safety



Top State Marginal Individual Income Tax Rates

Lower Higher

State	Rate
VT	8.75%
NH*	5.00%
ME	7.15%
NY	8.82%
PA*	3.07%
MA*	5.00%
RI	5.99%
CT	6.99%
NJ	10.75%
DE	6.60%
MD	5.75%
DC	8.95%

#5

Best state in tax competitiveness index

Tax Foundation, 2026

#3

State for doing business

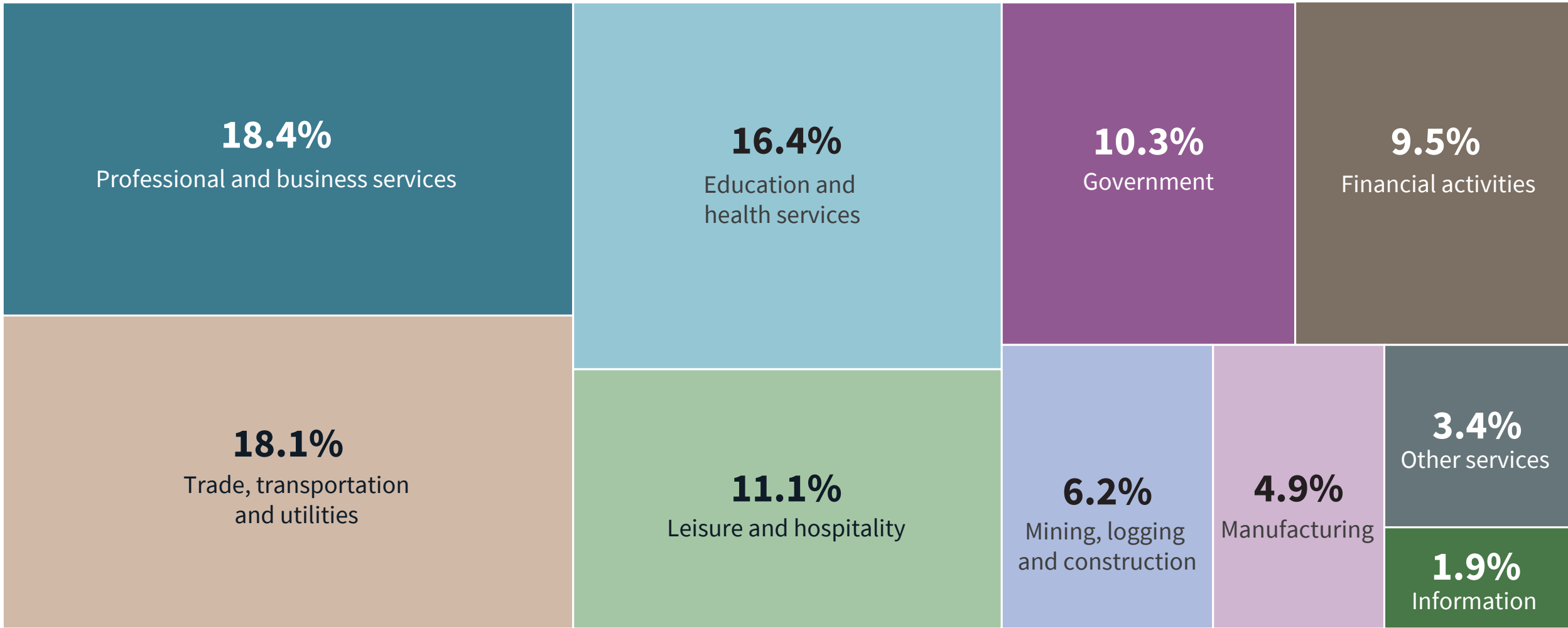
CNBC, 2025

10
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Stable economy

The Tampa Bay market enjoys considerable diversity with no industry accounting for more than 20% of employment which has helped the economy weather prior economic downturns.

Industry diversity in Tampa Bay



#1

State to start a business

WalletHub, 2026

#3

Metro with the highest growth in new business applications (2019-2023)

Simply Business, 2024

#1

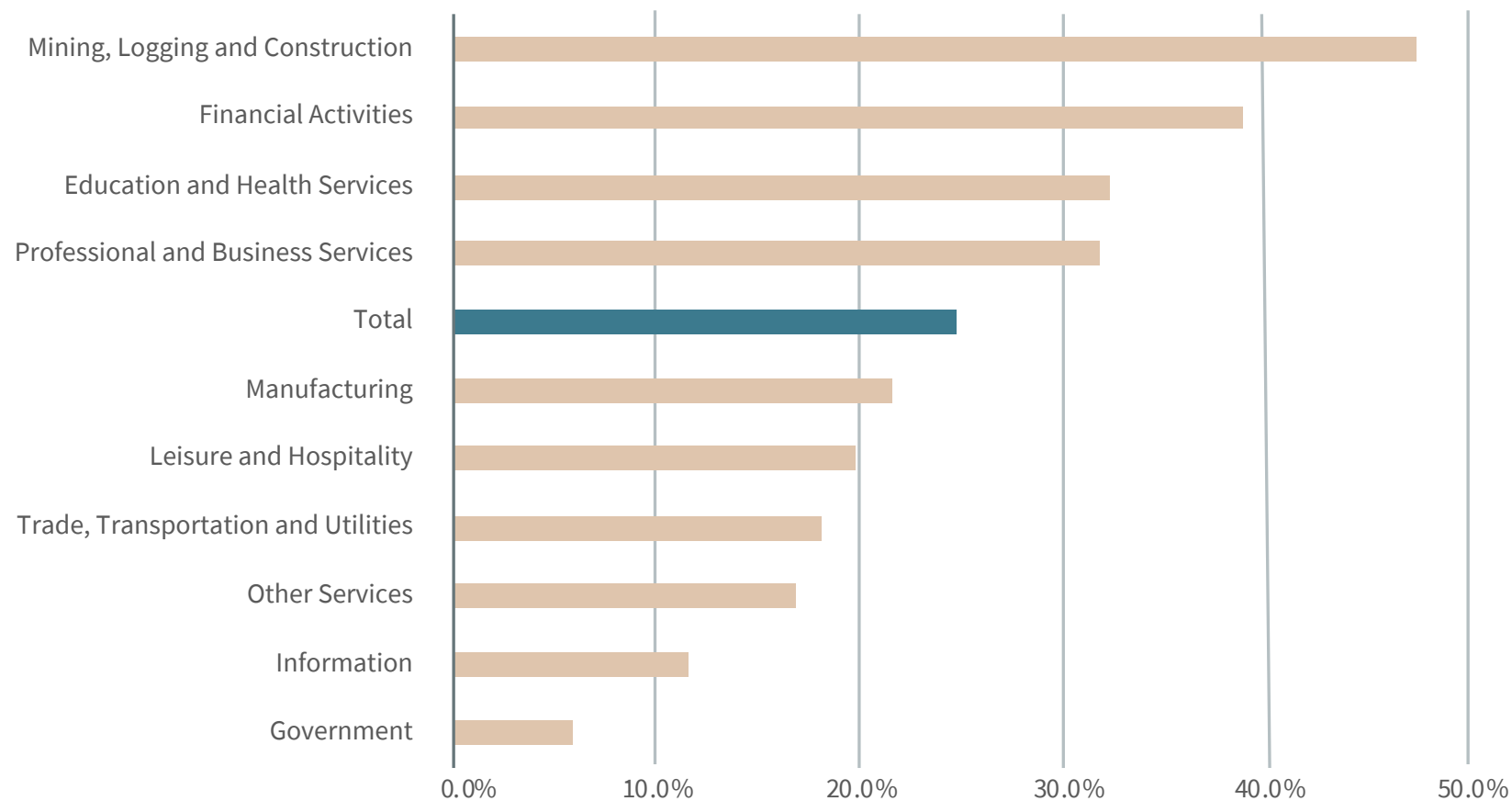
Best large city to start a business

WalletHub, 2026

Job growth

The trifecta of in-migration of young, educated workers, investments from well-established local firms, and a robust local university pipeline allows Tampa Bay to be a leading destination for companies seeking to enter a new market with a skilled labor force.

Jobs growth over the past decade



JLL Research, Bureau of Labor Statistics

#3

Best city to start a career
WalletHub, 2025



Why companies choose Tampa Bay



“Tampa is an ideal location for our latest multi-functional hub, which will provide exceptional work experiences for our colleagues and a diverse range of centralized capabilities for Pfizer to deliver its purpose. After conducting a comprehensive evaluation, we are excited by the opportunity Tampa offers and we look forward to becoming an integral member of the growing Tampa community.”

Bill Carapezzi | Pfizer



“What we needed was a place to recruit people out of Boston. We needed to recruit them into a destination with an urban lifestyle, but also the classic live, work play near where you work. And Tampa offered that.”

Karen Zaderej | Axogen



“Tampa is the heart of the marine business in North America and we look forward to starting our operations here. We are confident that Tampa’s collaborative business climate, excellent quality of life and strategic location will help us build a successful company in the United States.”

Masahiro Yamamoto | Suzuki Marine USA



“Florida has proven to be an exceptional partner—offering a business-friendly environment, robust infrastructure, and a deep pool of highly skilled talent. The Tampa Bay area, in particular, stands out for its dynamic culture and quality of life—both essential to attracting and retaining the talented workforce that drives our innovation.”

Stacey Kennedy | Philip Morris International



“Tampa offers an attractive cost of living, great climate and abundant cultural and recreational options, making it an outstanding location for our people. The business-friendly environment and growing economy in Tampa better positions us to grow our company and achieve our vision of being the premier, market-leading global industrial packaging company.”

Robert Bourque | Signode



“We want to take the seeds of potential in Tampa and grow them into a full-fledged tech ecosystem. To do that, we’re not just building an office and creating jobs — we’re putting a stake in the ground to help shape the future of Tampa.”

Corey Thomas | Rapid7



“Our Tampa location is critical to hiring and retaining the best talent in our industry and providing our clients with the excellent service and portfolio management they’ve come to expect. Tampa is also a great community for our employees and their families.”

Damian Ornani | Fisher Investments



“...we are excited to strengthen our East Coast presence and join Tampa’s emerging technology and cybersecurity ecosystem.”

Benny Czarny | OPSWAT

Welcome to the Bay

Pinellas County

Pinellas County, nestled between the Gulf of Mexico and Tampa Bay, houses St. Petersburg and Clearwater. Highlighted by 588 miles of coastline and up to 361 annual sunshine days, it offers easy access to beaches, weekly farmers' markets, and award-winning restaurants all within 20 minutes.



Downtown

This vibrant area, composed of four neighborhoods, attracts a diverse group of people. With housing options from high-rises to houses, the neighborhoods collectively contribute to the dynamic and diverse character of Downtown Tampa. The latest neighborhood development, Water Street, was the first WELL-certified community in North America.



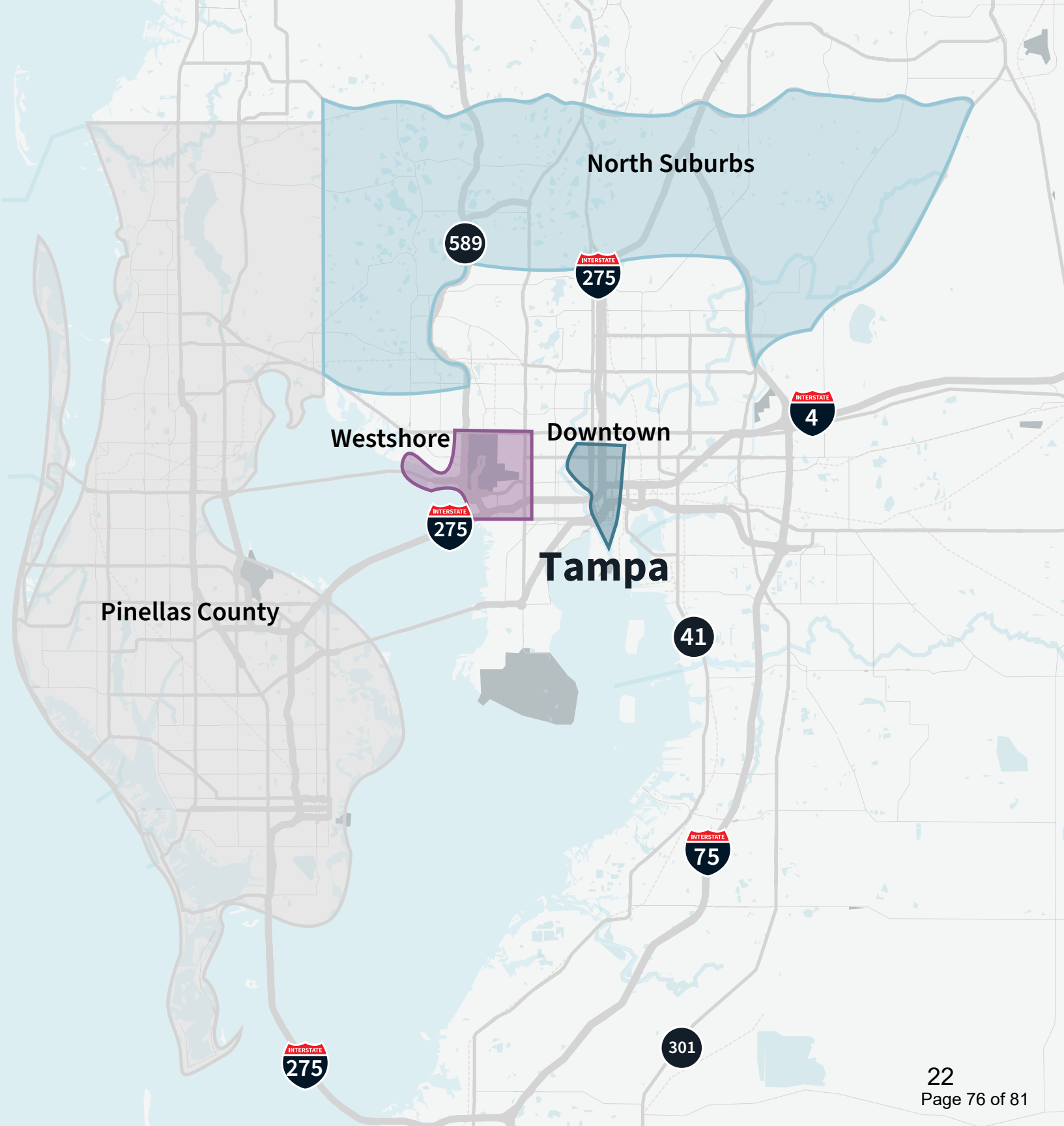
North Suburbs

The north suburbs have undergone a significant population growth in recent years. The suburbs provide a perfect balance between an active community and a relaxed suburban lifestyle, and are the preferred destination for families living within the wider Tampa Bay area.



Westshore

As the Southeast's largest office suburban submarket, Westshore boasts proximity to key highways and the Tampa International Airport. Housing many office buildings, 45+ hotels, 55+ restaurants and 350+ stores between two malls, it's a prime location for large corporations' regional or national headquarters.



Quality of life

With an unrivaled climate, a walkable downtown, a Michelin star rated culinary experience and the Gulf of Mexico as a backdrop, Tampa offers a unique mix of urban sophistication and outdoor relaxation.

Tampa Bay Buccaneers

Super Bowl LV Champions

with legendary Gronkowski and Brady duo

Tampa Bay Lightning win

2020 and 2021 Stanley Cup Champions

110

craft breweries in Tampa Bay



Drink Local Florida, 2023

100+

Golf courses in Tampa Bay



Visit Tampa Bay, 2023

4

Professional sports teams



Tampa Bay Buccaneers
NFL



Tampa Bay Lightning
NHL



Tampa Bay Rowdies
USL



Tampa Bay Rays
MLB

35

miles of sandy beaches



Pinellas County, 2024

246

days of sunshine per year



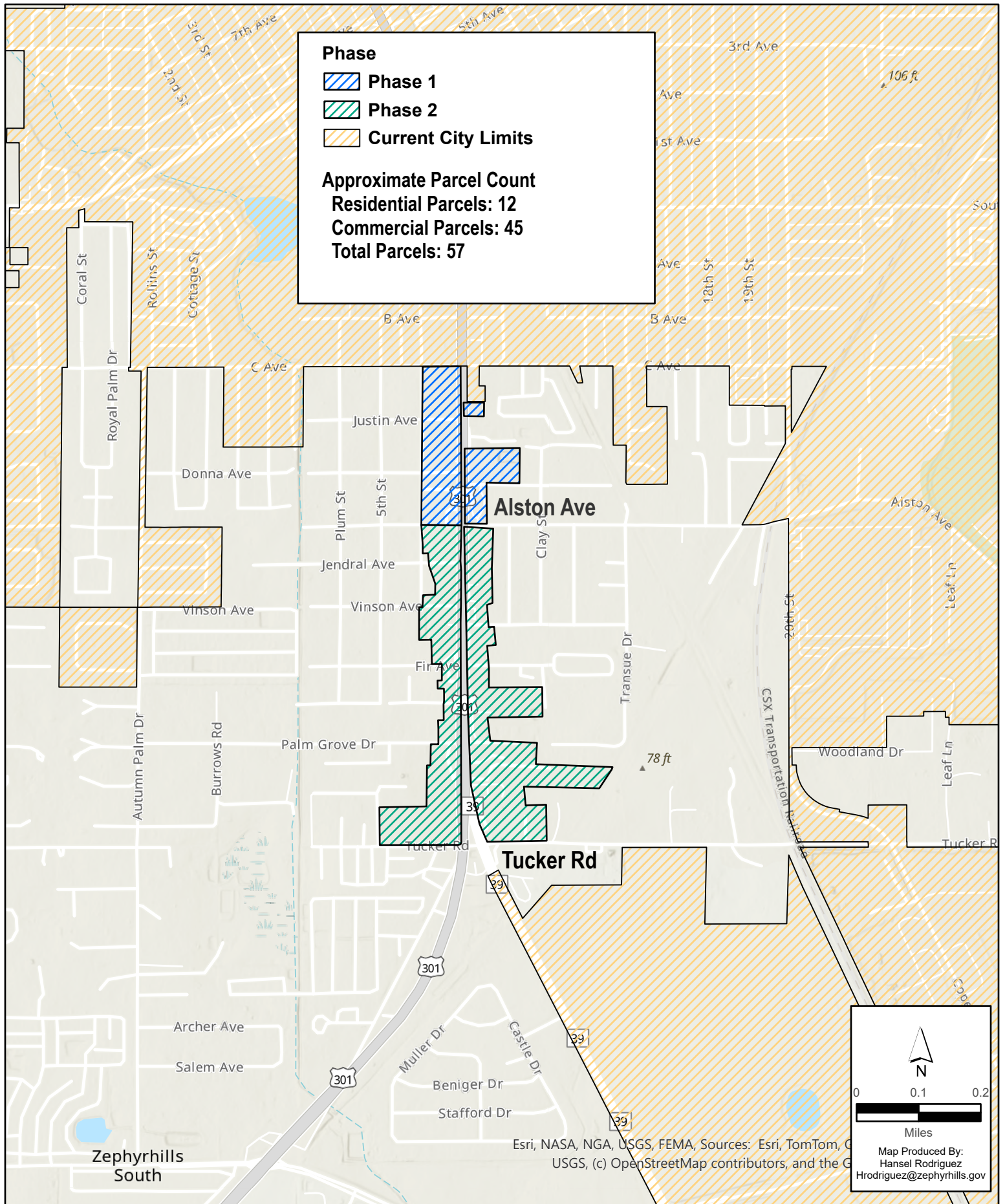
Pinellas County, 2024

73°

Average year-round temperature



Pinellas County, 2024



Map 1:
Planned Annexation Area

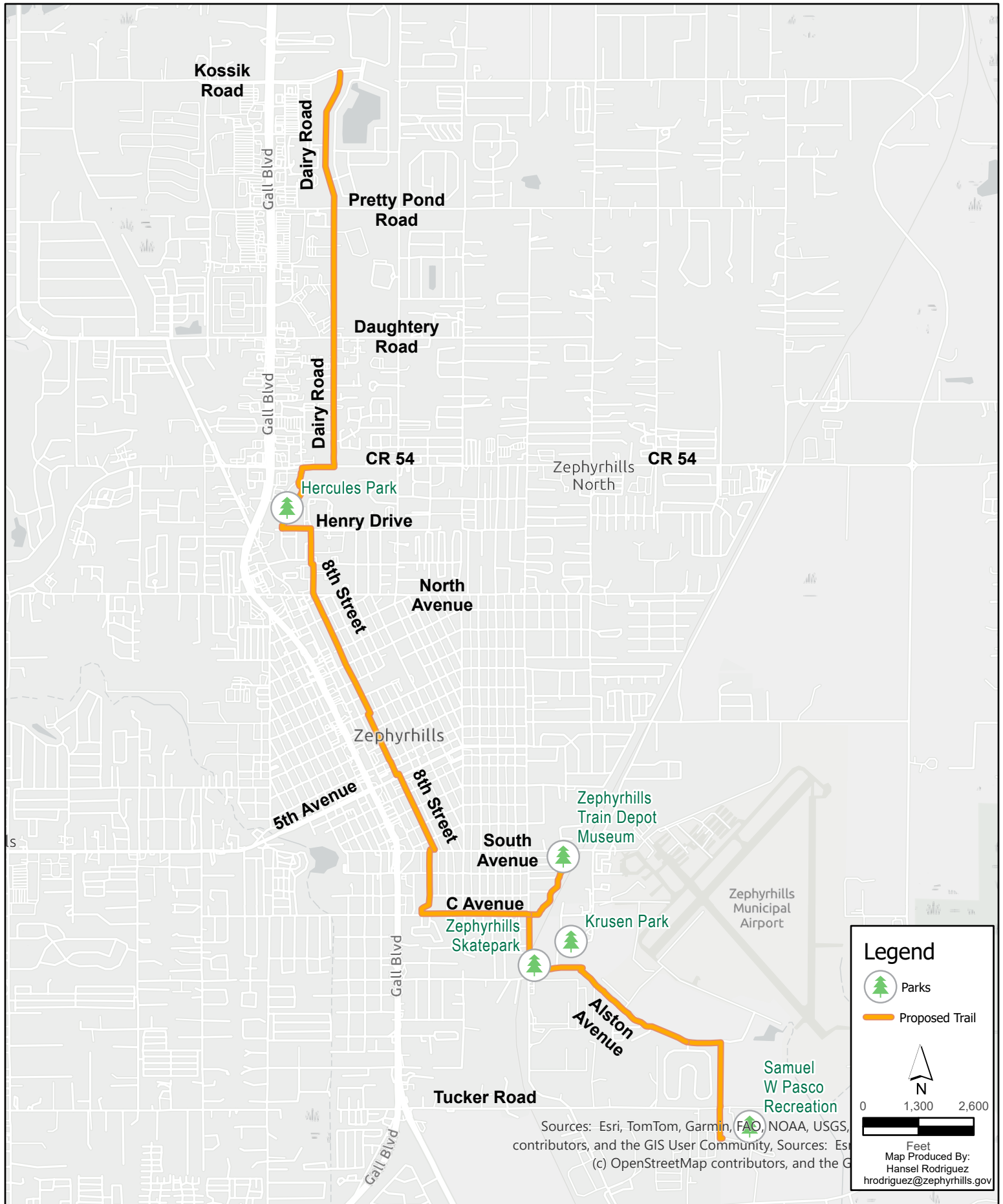
Data Source:
City of Zephyrhills GIS

City of Zephyrhills
5335 8th Street
Zephyrhills, FL 33542

Project No: Annexations

Date: June, 2026

Scale: 1:12,400



Map 2: Planned Multi-Use Trail

Preliminary Concept
Proposed trail locations are approximate and subject to change.

Data Source:
City of Zephyrhills GIS

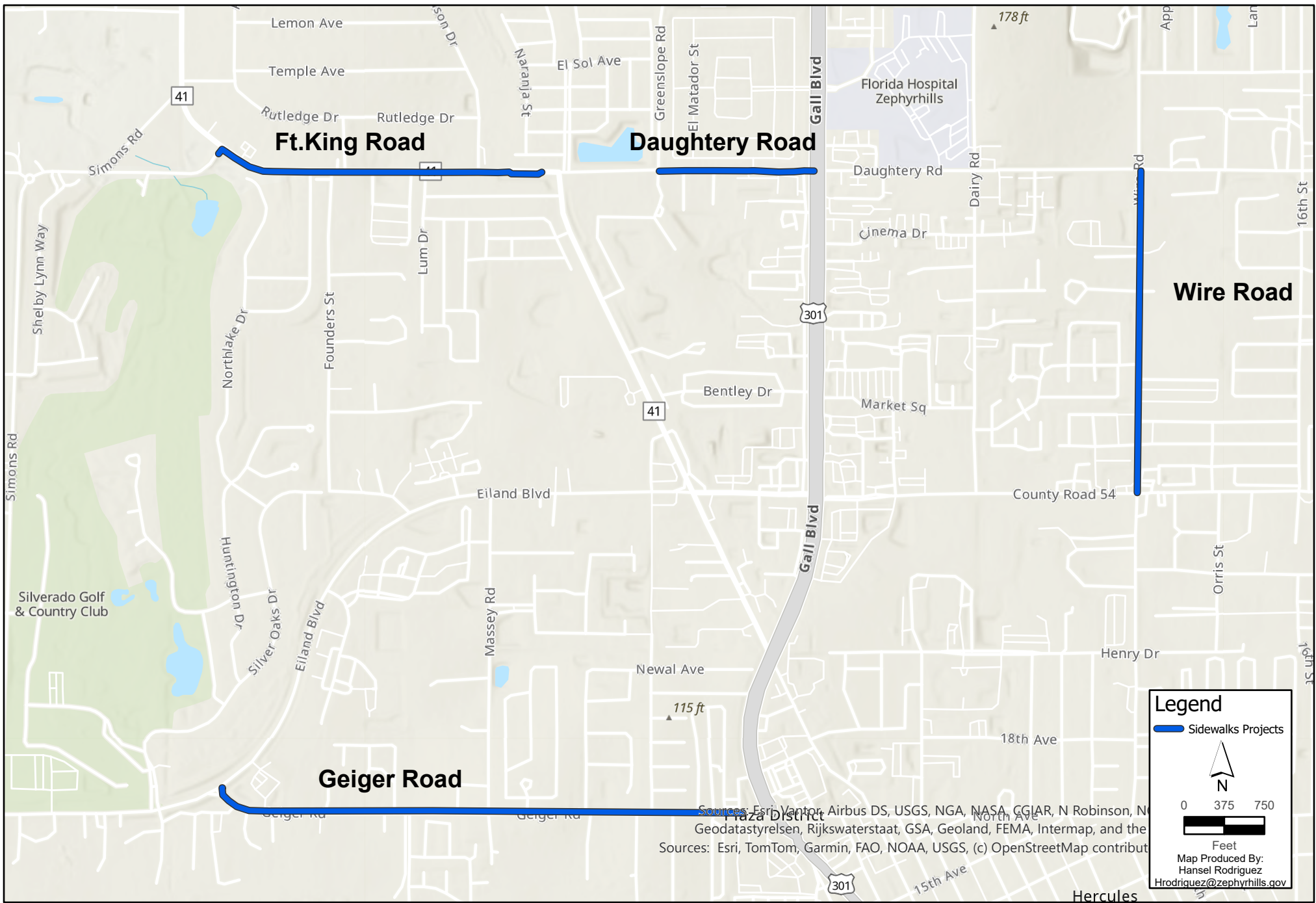
City of Zephyrhills
5335 8th Street
Zephyrhills, FL 33542

Project No: Proposed Trail

June, 2026

Scale: 1:32,000

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Map 3: Planned Sidewalks

Data Source:
City of Zephyrhills GIS

City of Zephyrhills
5335 8th Street
Zephyrhills, FL 33542

Project No: Sidewalks

June, 2026

Scale: 1:14,000

