



“Advancing Economic Growth and Prosperity in our Community”

\*MEMBERSHIP   \*ECONOMIC DEVELOPMENT   \*COMMUNITY



## **ZEDC**

The Zephyrhills Economic Development Coalition seeks to stimulate economic growth, promote business diversity and cultivate and enrich the vitality of the greater Zephyrhills community.



The East Pasco Chamber Foundation is dedicated to advancing the quality of life in East Pasco through education, leadership, economic development, and community enhancement.

# 5<sup>th</sup> SUMMIT

MEDICAL  
COMMUNITY

EDCUATION

TRANSPORTATION

INDUSTRIAL  
COORIDOR

WORKFORCE

**2021 ZEPHYRHILLS Hybrid ECONOMIC SUMMIT**

Brought to you by:

*Clearly*  
**Zephyrhills**  
The Zephyrhills Economic Development Coalition

*Wednesday*  
**OCTOBER 13th**  
**9AM - 12PM**

**Building the Future NOW**

*Featured Presentations*

**The City of Zephyrhills:**  
Aviation Cluster Study: Tampa Bay Regional Planning Council  
Growth & Expansion: Todd Vande Berg, City Planner




**A Look at Zephyrhills Development:**  
David Waronker, President, CBD Real Estate Investment  
Mike Lawson, Managing Director, Metro Development Group

**Workforce Initiatives:**  
Zephyrhills Chamber: Randy Stovall, ZEDC Chairman  
PEDC: Tom Ryan, Dir. of Business Development

**State & County Updates: Working toward the future**  
Ron Oakley, Pasco County Commissioner, District 1

*Location*  
Zephyrhills City Hall  
5335 8th Street  
Zephyrhills, FL 33542

*Webinar*  
Watch Summit Online  
Limit 100

**Advent Health**  
Zephyrhills

**The Greater Zephyrhills Chamber of Commerce**

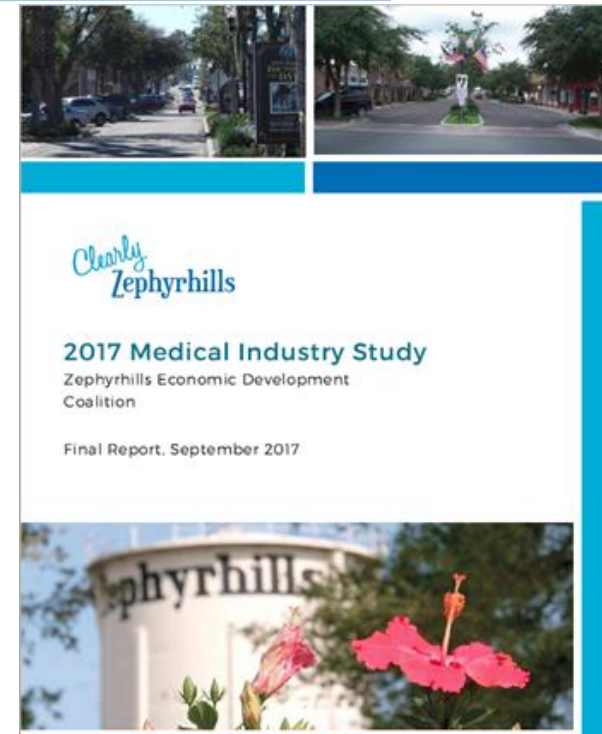
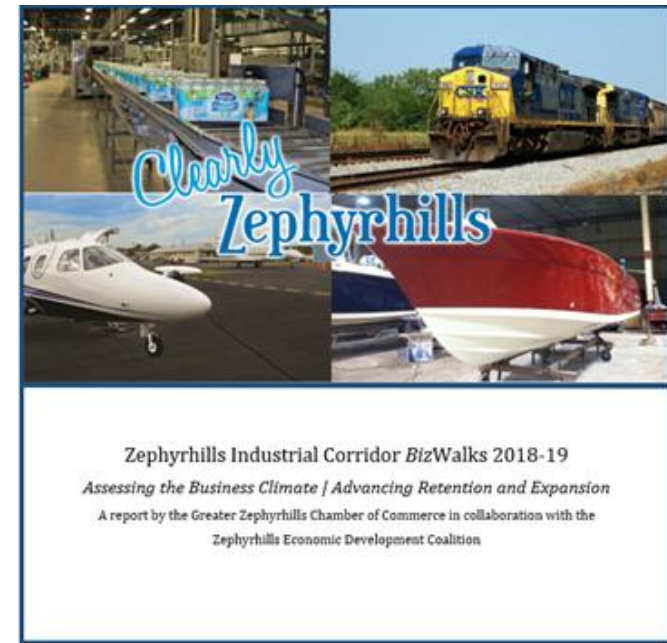
Registration \$20.00

RSVP: Melonie (813) 782-1913 or  
CEO@zephyrhillschamber.org

clearlyzephyrhills.com

# What is a BizWalk?

- . Take a pulse of local business
- . Assess business climate
- . Collect and inventory facts related to Zephyrhills business
- . Identify key issues
- . Inform future actions





Clearly  
Zephyrhills

WORKFORCE BIZWALK 2020/2021

REPORT

Zephyrhills

Assessing the Business Climate | Advancing Retention and Expansion  
A report by the Greater Zephyrhills Chamber of Commerce in collaboration with the  
Zephyrhills Economic Development Coalition



## AVIATION CLUSTER STUDY

Tampa Bay Regional Planning Council

## CITY GROWTH & EXPANSION

City Planner- Todd Vande Berg

## CBD REAL ESTATE INVESTMENT

David Waronker

## METRO DEVELOPMENT

Viake O'Grady

## ZEDC – BIZWALK REPORT

Dr. Randy Stovall

PEDC

Tom Ryan & Turner Arbour

## COUNTY UPDATES

Commissioner Ron Oakley

**Todd Vande Berg**

Planning Director

City of Zephyrhills

[tvandeberg@zhills.city](mailto:tvandeberg@zhills.city)

813.780.0000

WELCOME TO ZEPHYRHILLS  
PURE WATER TOWN



ZEPHYRHILLS FLA

2021

# ECONOMIC SUMMIT

# INDUSTRIAL CORRIDOR

*Vision +  
Goals*

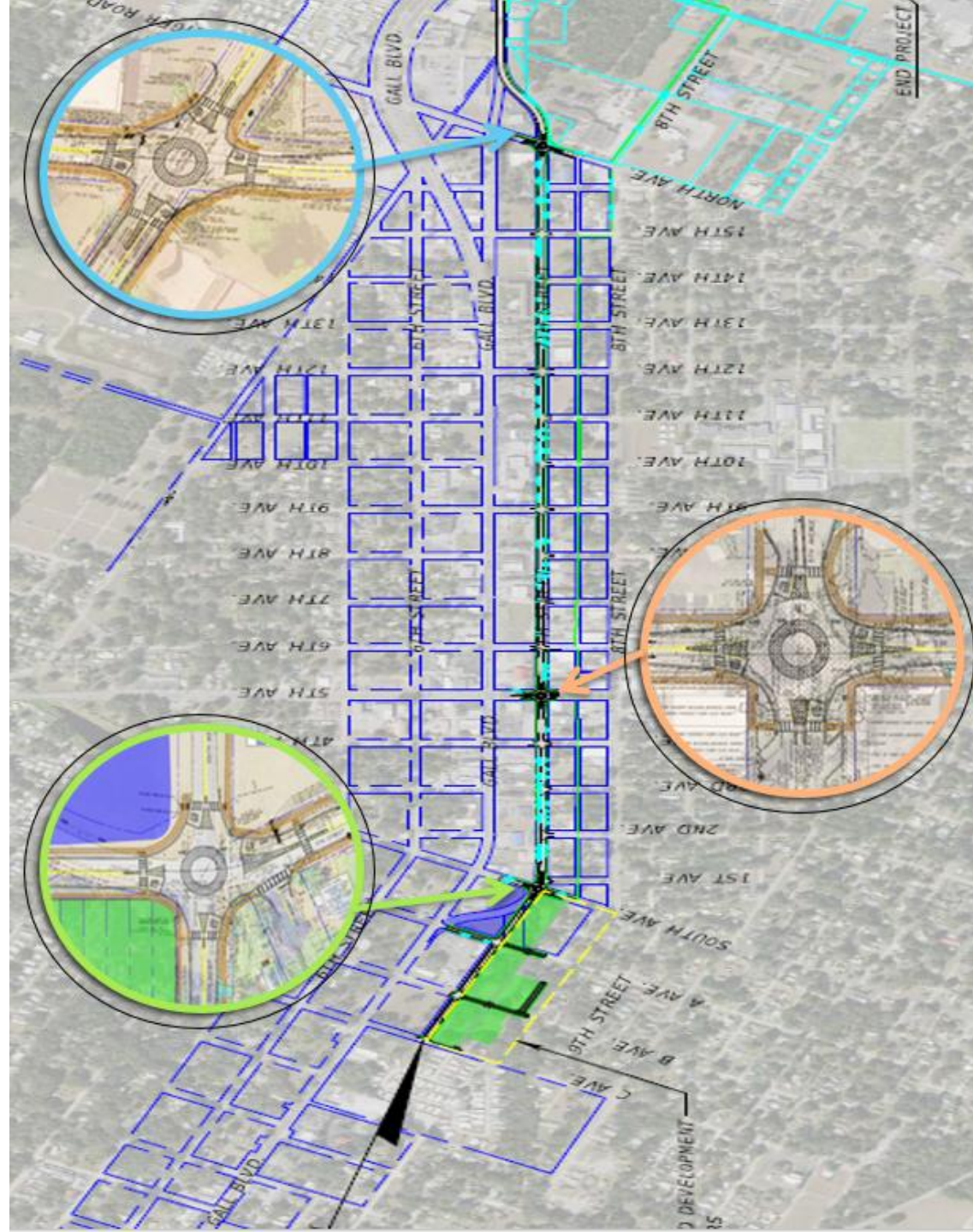




# 7<sup>TH</sup> STREET IMPROVEMENTS

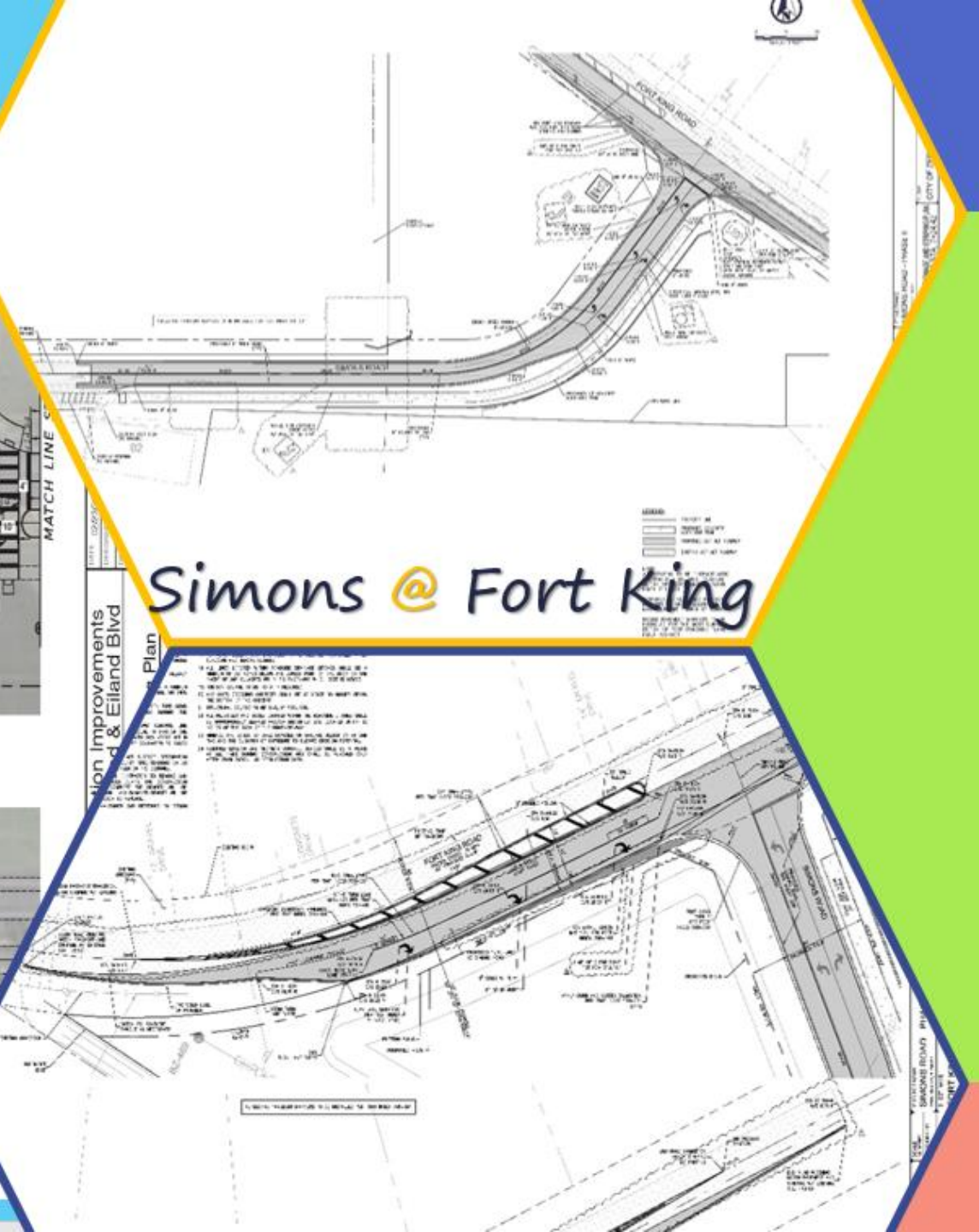
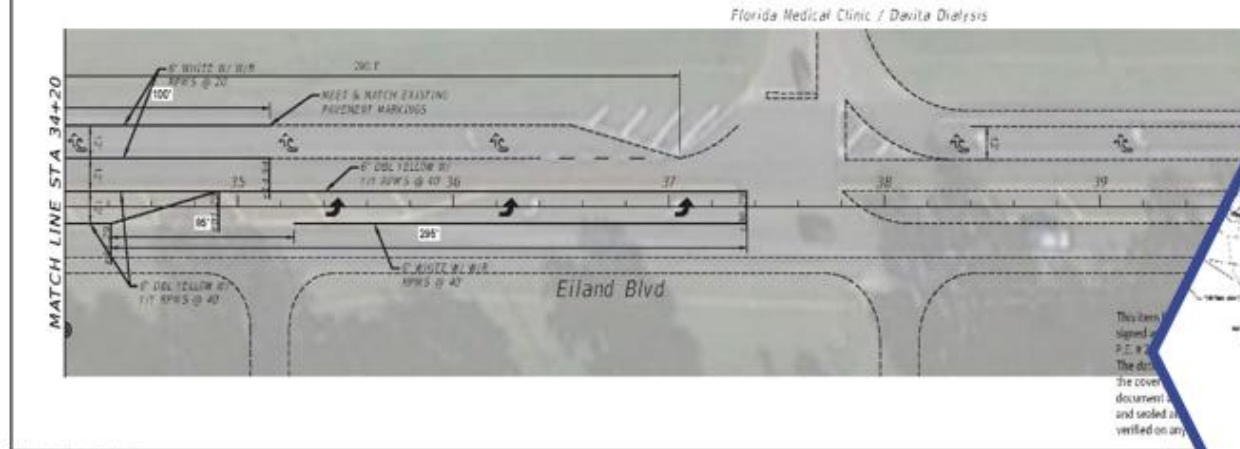
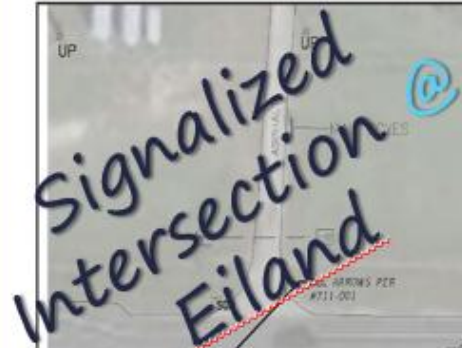
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## *Complete Street*





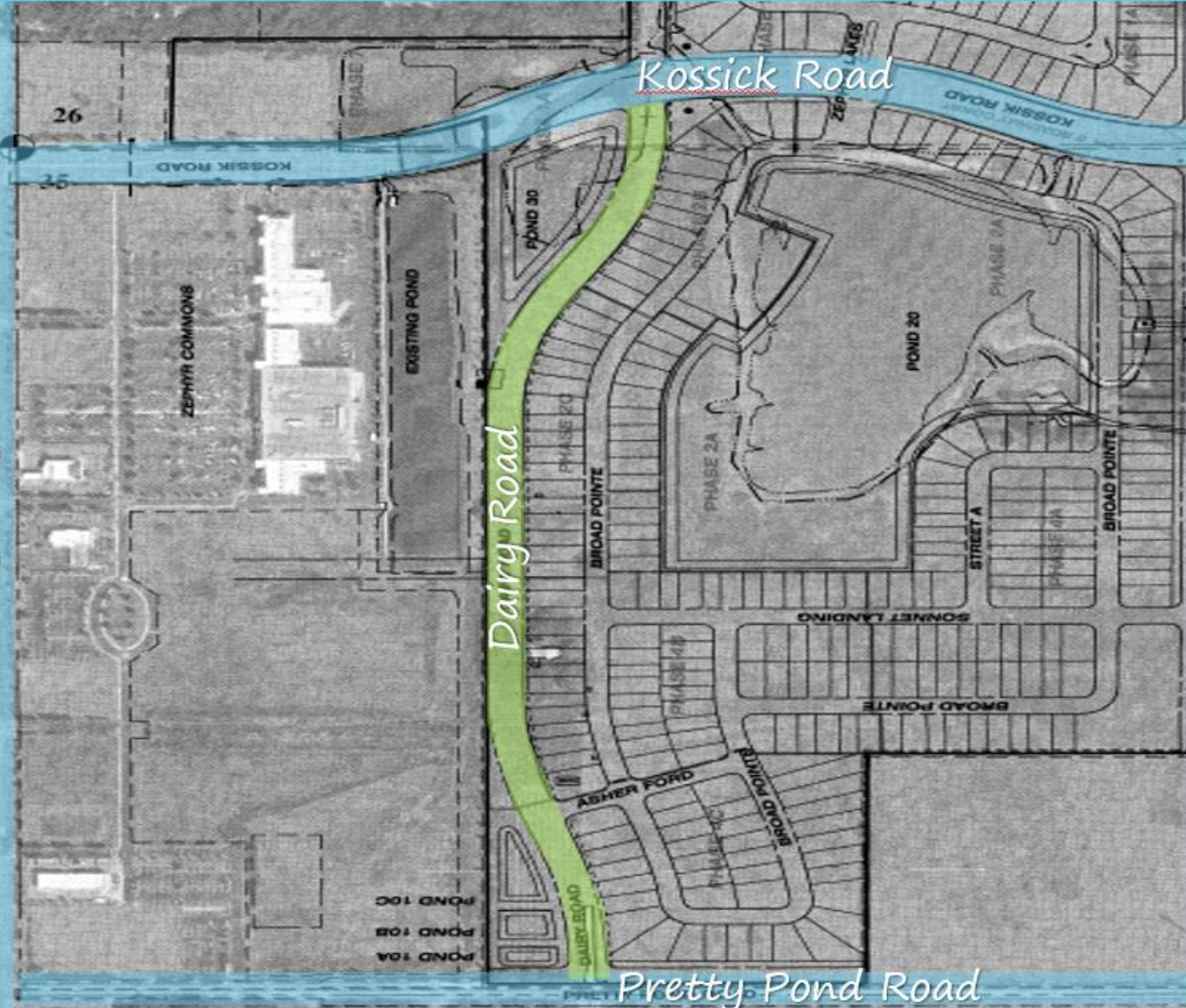
# SIMONS ROAD



# Simons @ Fort King

# DAIRY ROAD EXTENSION

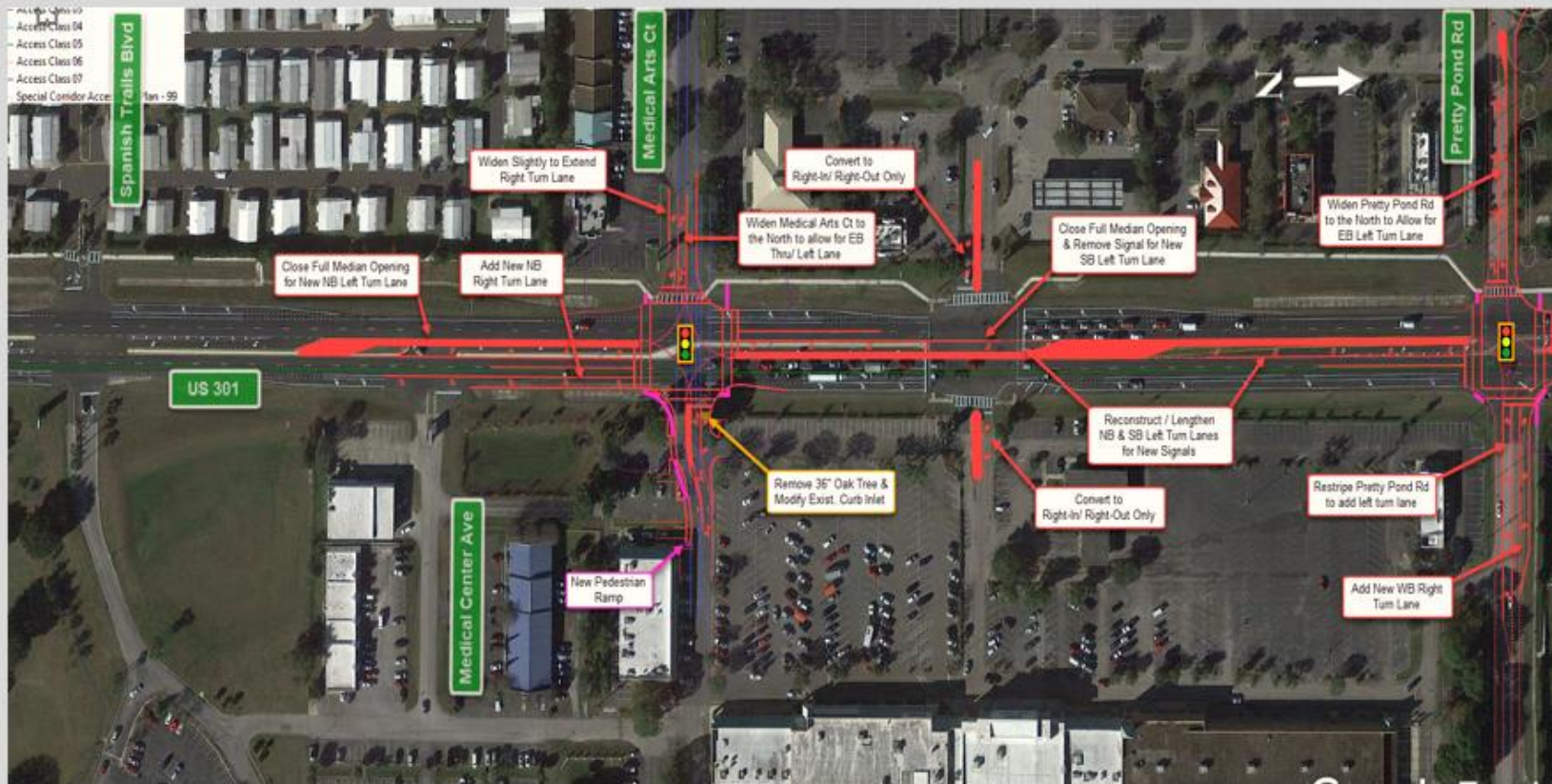
US Highway 301/Gall Blvd





# US 301 + PRETTY POND

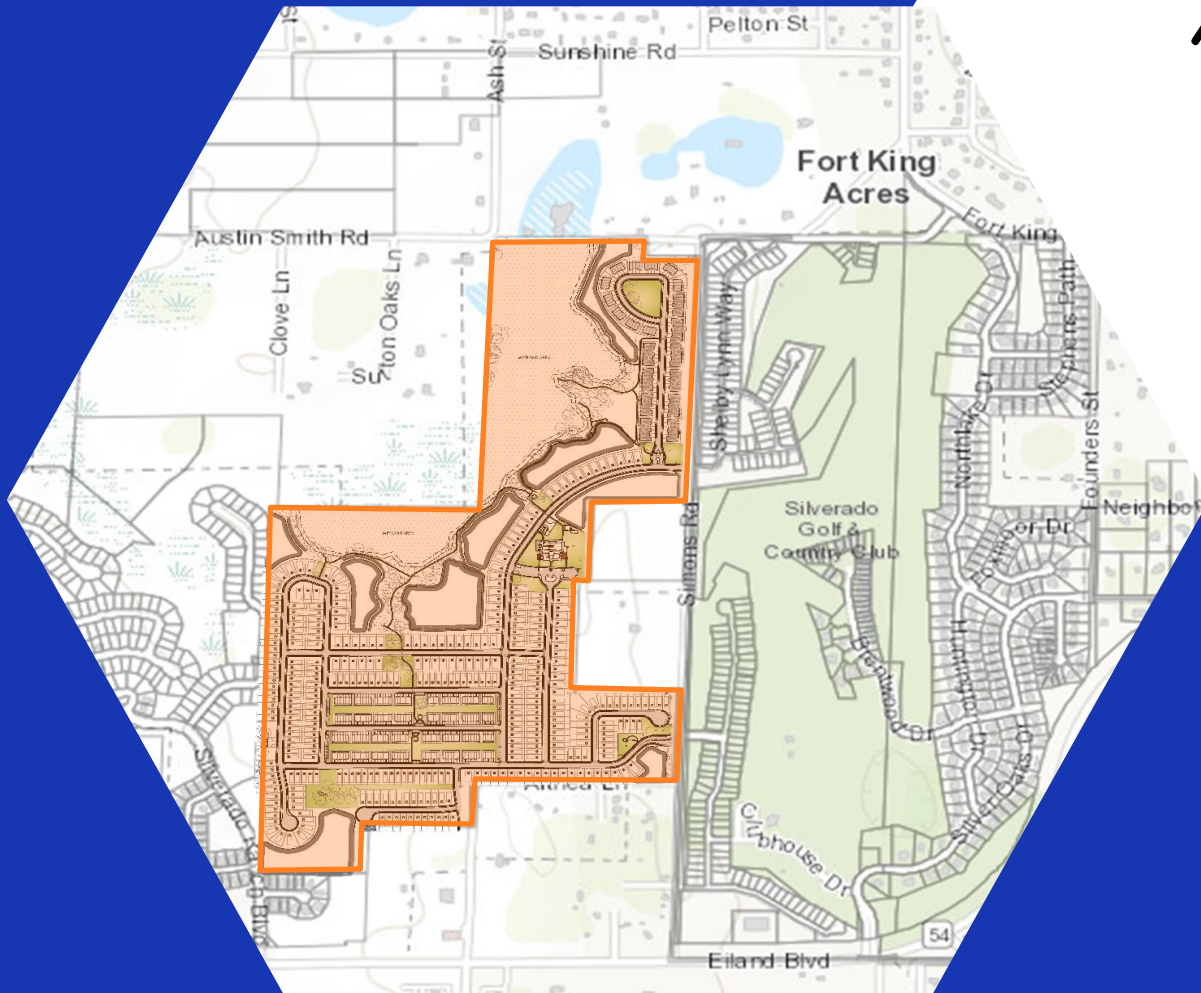
Intersection  
Project



## NEW DEVELOPMENTS

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# Abbott Square



## NEW DEVELOPMENTS

Healthier Stay + SVB  
Phase II



## NEW DEVELOPMENTS

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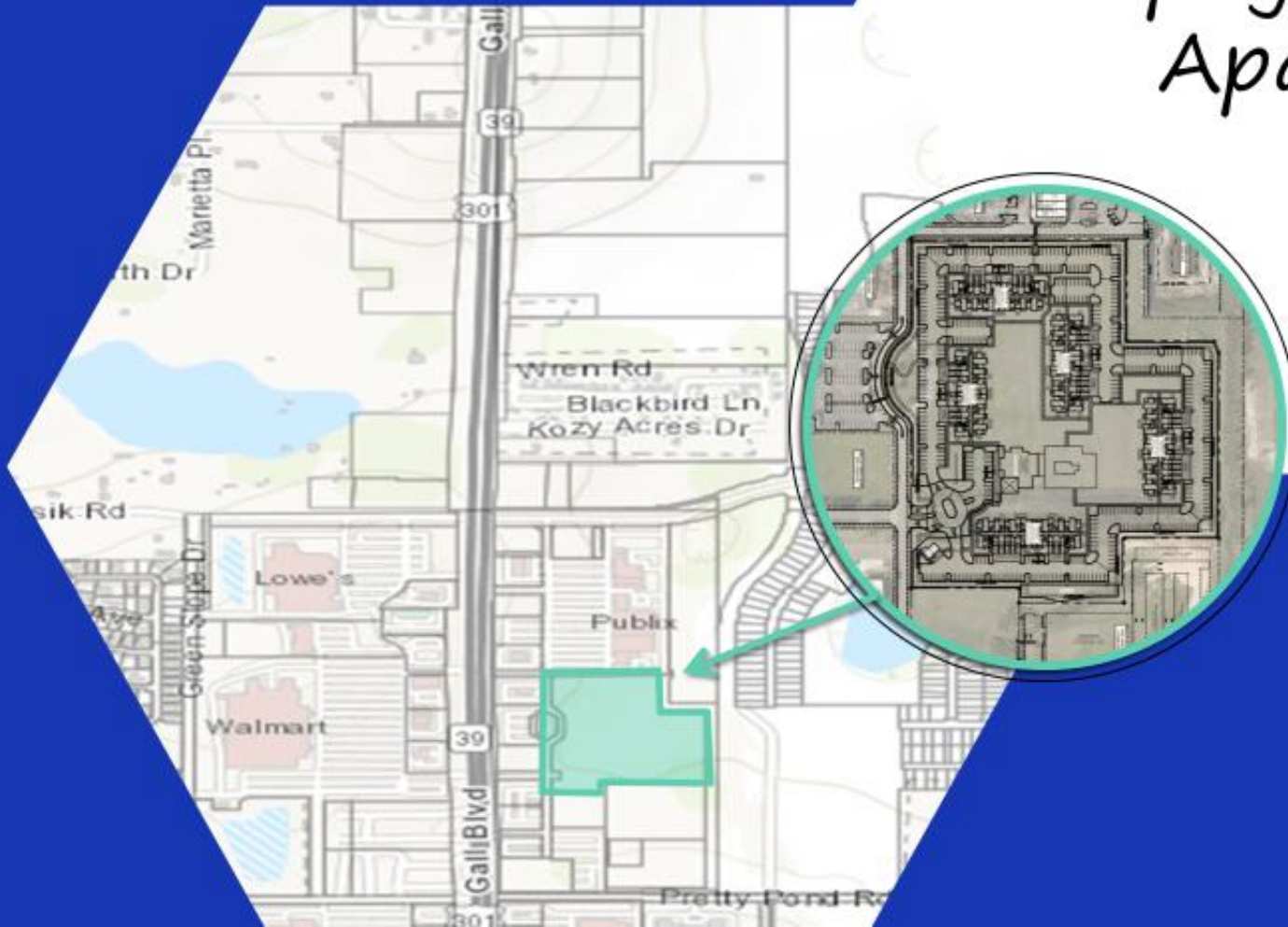
### *Trotter's Crossing*



## NEW DEVELOPMENTS

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### *Zephyr Commons Apartments*



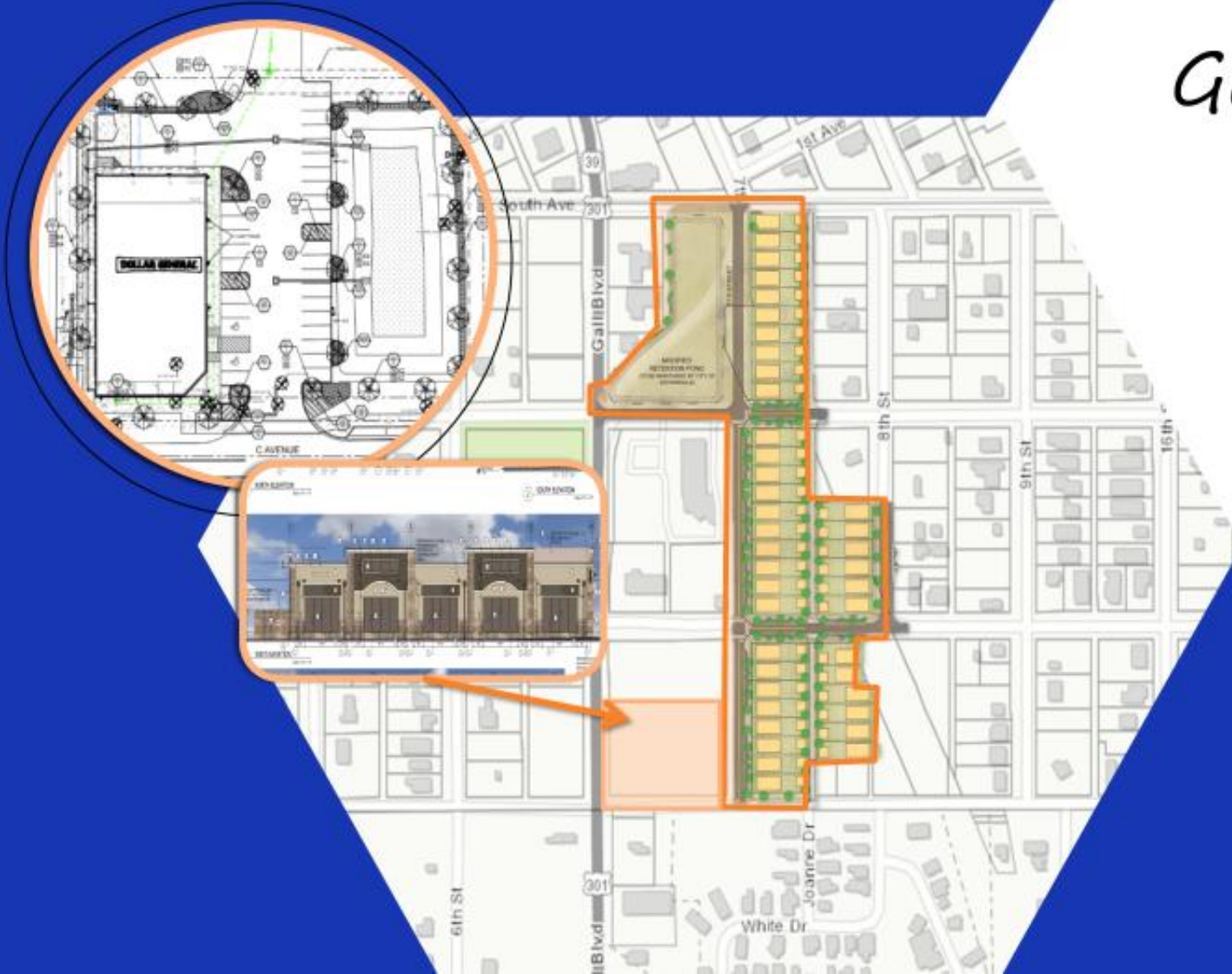
## NEW DEVELOPMENTS

### 15<sup>th</sup> Avenue Townhomes



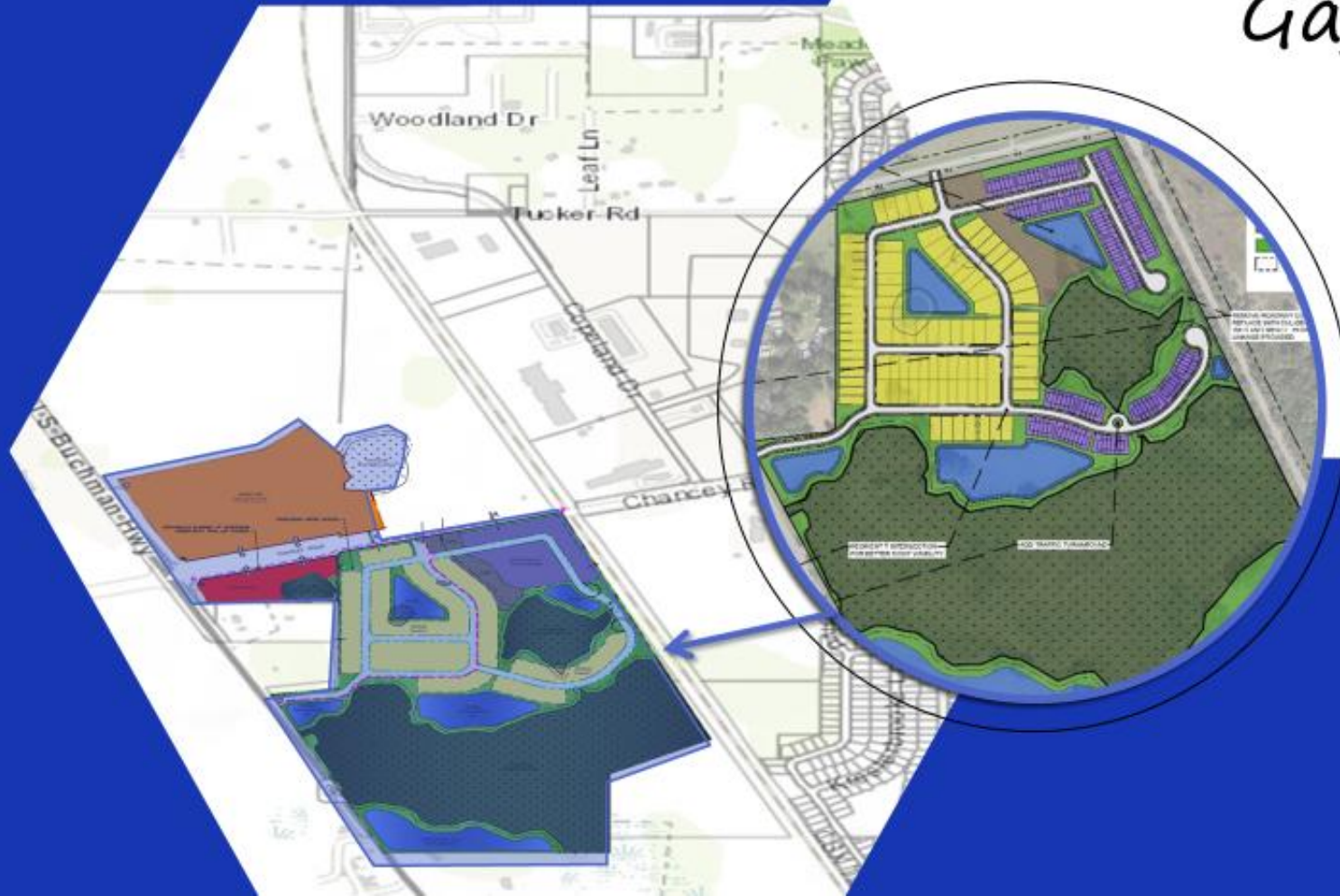
## NEW DEVELOPMENTS

# Gateway + Dollar General



## NEW DEVELOPMENTS

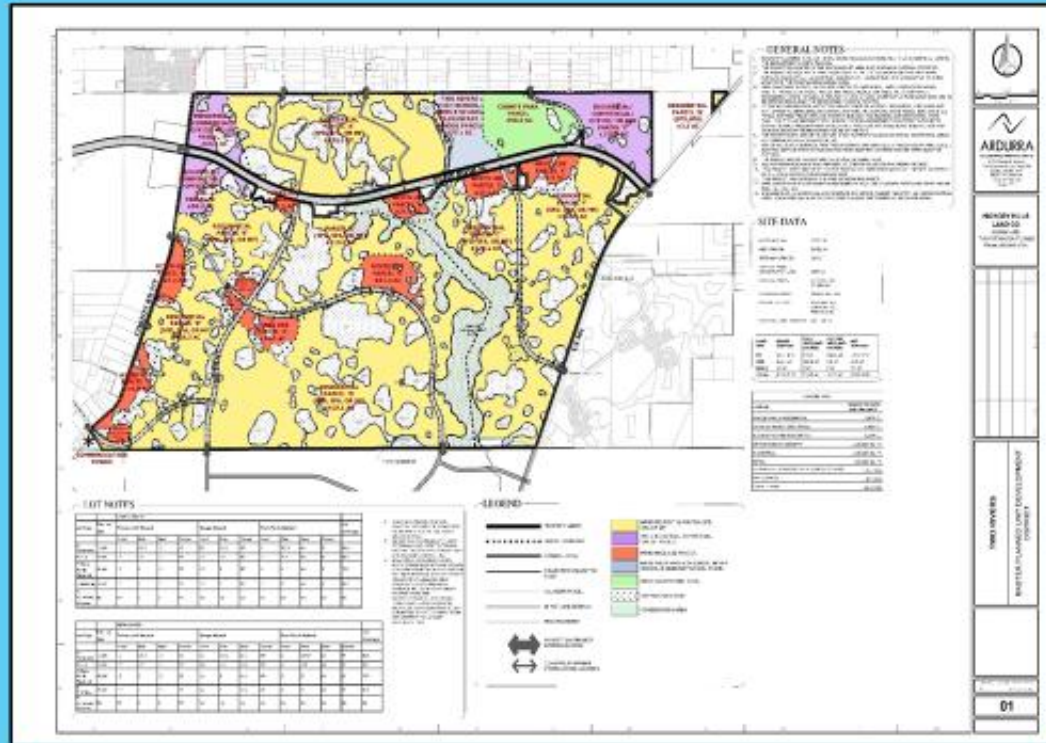
Gagne



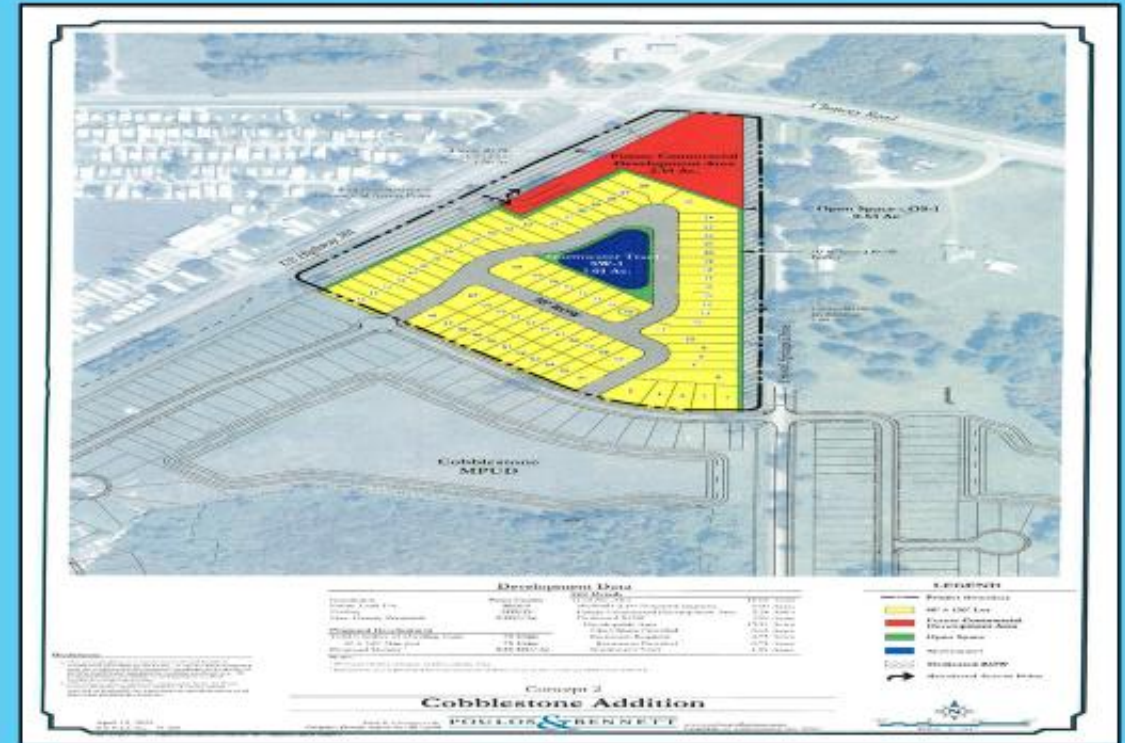
## PASCO COUNTY

### Nearby New Developments

## Two Rivers



## Cobblestone Development South of Chancey | East of US 301



# ZEPHYRHILLS DEVELOPMENT

Vaie O'Grady

VP of Marketing & Communications

Metro Development Group

[vaike@metrodg.com](mailto:vaike@metrodg.com)

Rank	Subdivision	Records	Absorption	Avg. Price	Avg. SF	PPSF
1	Bexley South Sfd	117	18	\$455,665	2765	\$166
2	<b>Mirada SFD 55</b>	<b>131</b>	<b>17.83</b>	<b>\$335,968</b>	<b>2331</b>	<b>\$146</b>
3	Watergrass	74	17.17	\$394,399	2482	\$163
4	Starkey Ranch Village SFD	147	17	\$536,131	3109	\$173
5	South Branch Preserve	109	17	\$335,625	2131	\$162
6	Copperspring	52	13.75	\$279,443	1953	\$147
7	<b>Union Park</b>	<b>74</b>	<b>13.75</b>	<b>\$329,144</b>	<b>2168</b>	<b>\$156</b>
8	<b>Epperson North Village</b>	<b>63</b>	<b>13.08</b>	<b>\$325,320</b>	<b>2306</b>	<b>\$144</b>
9	Wesbridge	35	12.42	\$340,757	2356	\$148
10	Talavera	23	12	\$315,325	2349	\$139
11	Bexley North - Del Webb	25	11.75	\$429,142	2043	\$214
12	<b>Epperson Ranch</b>	<b>78</b>	<b>11.5</b>	<b>\$355,436</b>	<b>2310</b>	<b>\$157</b>
13	Lakeside	24	10.5	\$265,251	2107	\$127
14	<b>Zephyr Lakes - Abbott Park</b>	<b>78</b>	<b>10.08</b>	<b>\$257,319</b>	<b>1889</b>	<b>\$139</b>
15	Esplanade Sfd	40	10	\$477,072	2734	\$175
16	Esplanade At Starkey Ranch	23	9.33	\$472,950	2165	\$215
17	Morsani	38	8.92	\$457,109	2880	\$162
18	Hidden River	37	8.83	\$248,980	1980	\$128
19	Cypress Preserve Sfd	16	8.42	\$304,474	2179	\$141
20	<b>Mirada Th 55</b>	<b>31</b>	<b>8.17</b>	<b>\$264,400</b>	<b>1805</b>	<b>\$147</b>
21	<b>Epperson Ranch South</b>	<b>20</b>	<b>7.58</b>	<b>\$400,067</b>	<b>2768</b>	<b>\$147</b>
22	South Branch Preserve Th	84	7.42	\$254,898	1693	\$150
23	Chapel Creek	13	7.17	\$263,225	1628	\$162
24	Silverado Ranch	46	6.67	\$267,291	1942	\$138
25	Hidden Creek	24	6.5	\$292,643	1903	\$158

# TOP SELLING PASCO COUNTY COMMUNITIES



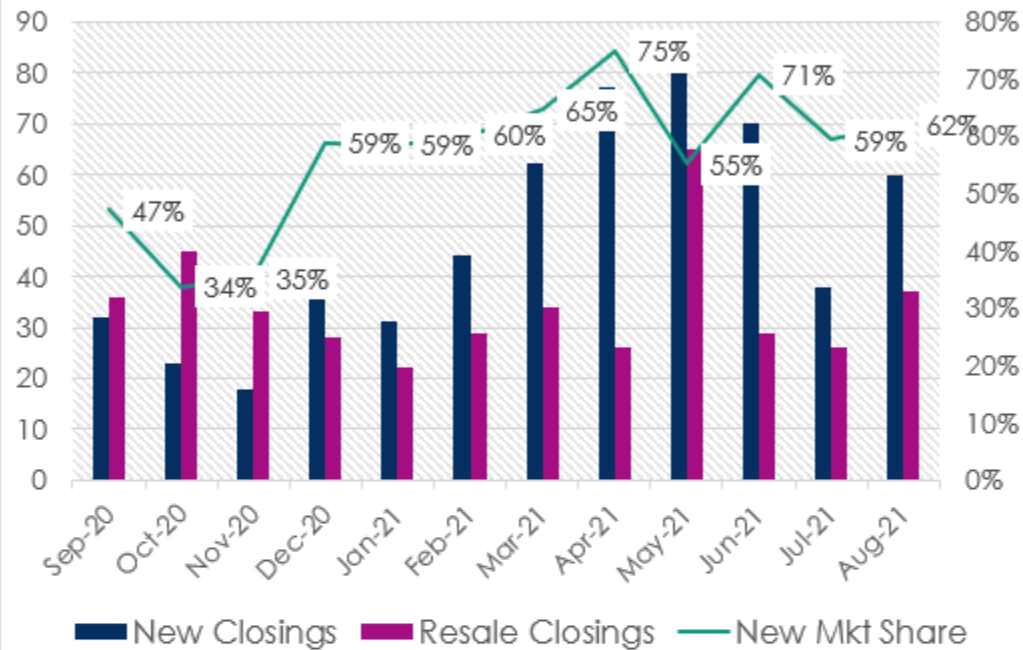
**MetroPlaces**

*All the elements for a great life*

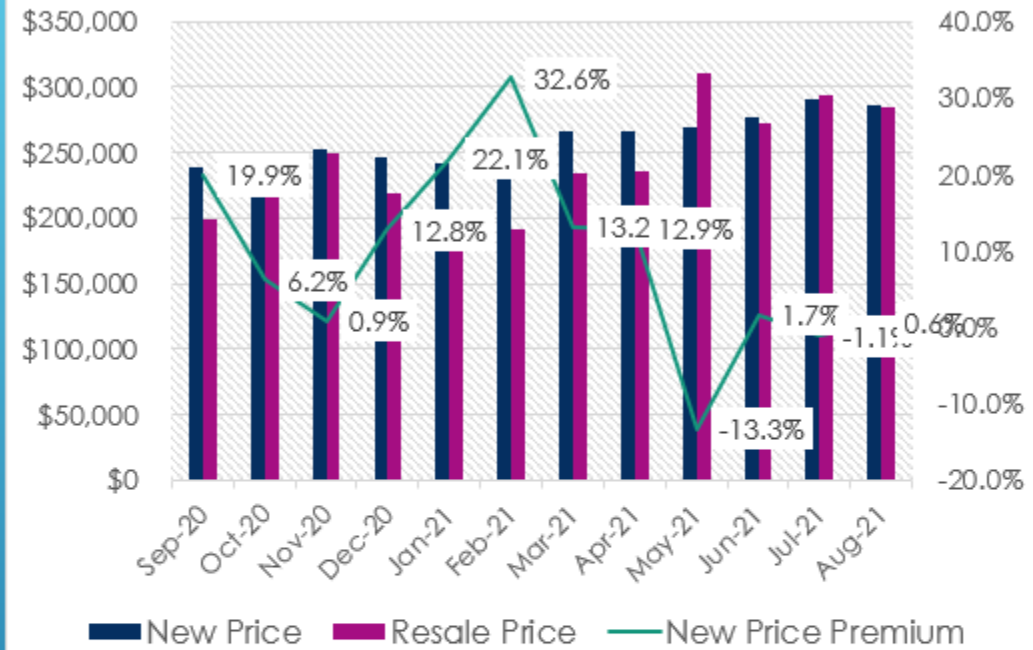
Rank	High School	Records	Absorption	Avg Price	Avg. SF	PPSF	Lot Size
1	Wesley Chapel	356	72.75	\$352,508	2328	\$154	0.16
2	Sunlake	250	58.92	\$420,968	2531	\$169	0.58
3	Wiregrass Ranch	235	49.5	\$369,232	2237	\$165	0.13
4	Zephyrhills	229	47.42	\$265,262	1904	\$142	0.15
5	River Ridge	202	44.72	\$478,535	2754	\$173	0.17
6	Mitchell	256	43.67	\$337,572	2062	\$162	0.11
7	Land O Lakes	146	35.67	\$438,101	2924	\$152	0.19
8	Pasco	175	27.5	\$322,198	2222	\$147	0.22
9	Hudson	62	16.75	\$279,308	2019	\$141	0.17
10	Gulf	73	15.58	\$263,437	1835	\$146	2.4
11	Cypress Creek	42	8.83	\$371,473	2690	\$142	0.17
12	Anclote	13	4.75	\$223,175	1529	\$146	0.05

## TOP PASCO NEW HOME SALES BY HIGH SCHOOL

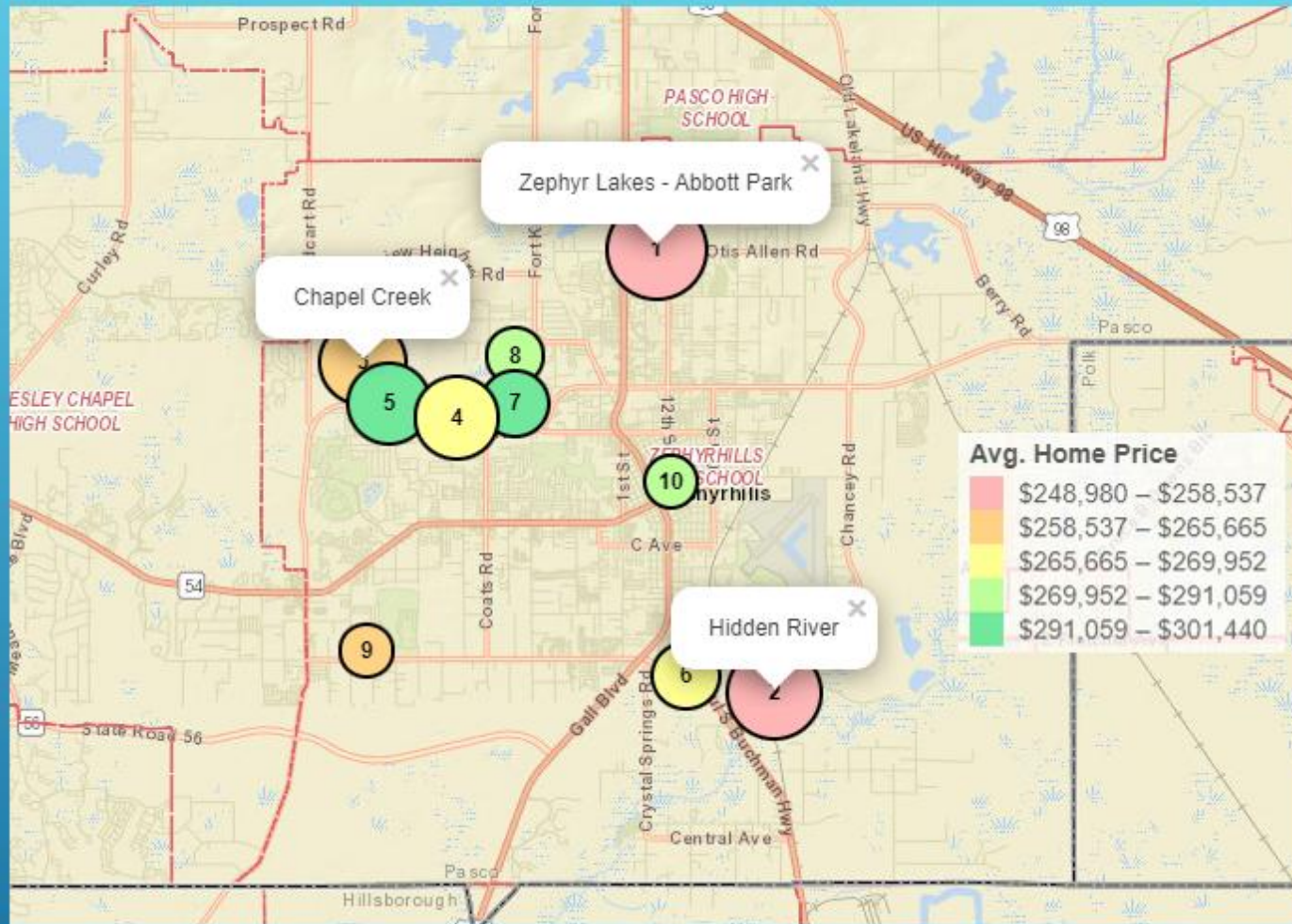
### New vs. Resale Closings



### New vs. Resale Prices



# ZEPHYRHILLS HS NEW VS. RESALE



# ZEPHYRHILLS HS NEW HOME SUBDIVISIONS

Rank	Subdivision	Closings	Monthly Absorption	Avg. Price	Avg. SF	PPSF
1	Zephyr Lakes - Abbott Park	78	10.1	\$257,319	1889	\$139
2	Hidden River	37	8.8	\$248,980	1980	\$128
3	Chapel Creek	13	7.2	\$263,225	1628	\$162
4	Silverado Ranch	46	6.7	\$267,291	1942	\$138
5	Hidden Creek	24	6.5	\$292,643	1903	\$158
6	Bristol Meadows	12	3.2	\$267,987	1795	\$151
7	Oaks Of Pasco	3	3.1	\$301,440	1787	\$168
8	Links At Calusa Springs	14	1.3	\$290,663	2057	\$145
9	Zephyr Place	1	0.5	\$258,841	1501	\$172

## ZEPHYRHILLS HS NEW HOME SUBDIVISIONS RANK BY MONTHLY ABSORPTION

# ZEPHYRHILLS ECONOMIC SUMMIT

START  
MOVE  
GROW

Your business here.



PASCO EDC  
NORTH TAMPA BAY, FLORIDA.



2013

2014

2015

2016

2017

2018

2019

2020



1984

1985

1986

1987

1988

1989

1990

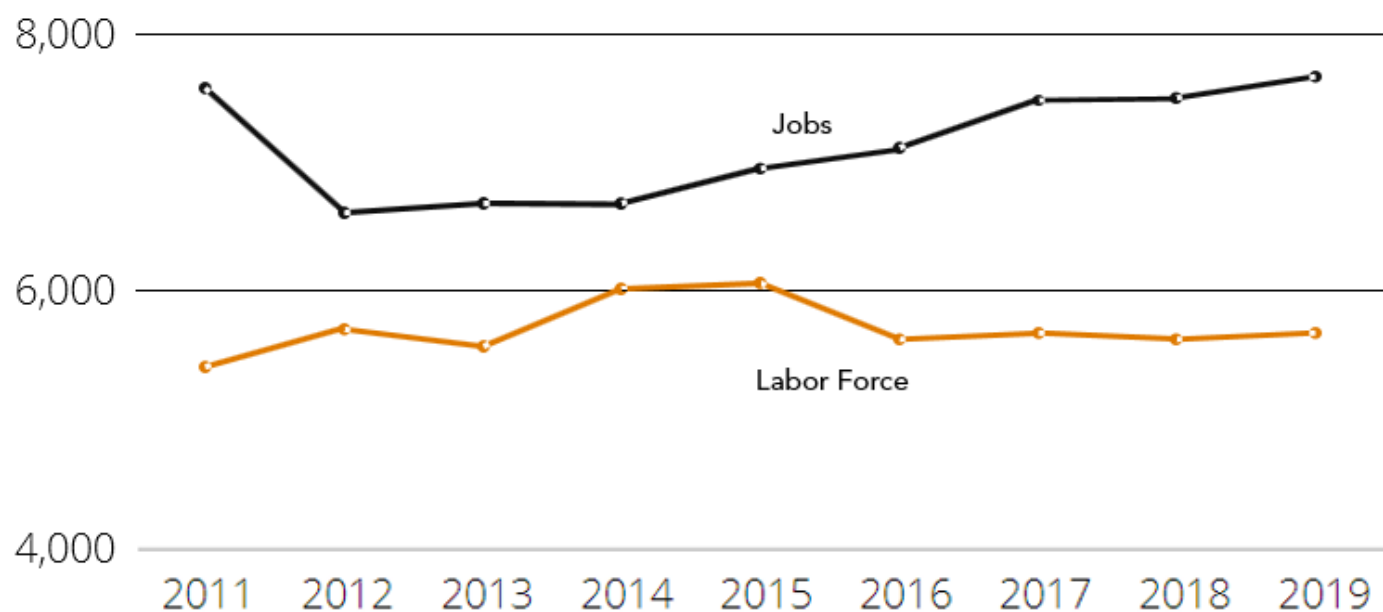
1991

1992

1993



0.5x



Source: JobsEQ®

- **Job growth is outpacing labor force growth**
- **Workers coming from outside the city**

**ZEPHYRHILLS IS  
GROWING**

# TOP OCCUPATIONS, ZEPHYRHILLS, FL

OCCUPATION	EMPLOYMENT	AVG WAGE	GROWTH
Sales and Related Occupations	1,063	\$36,200	0.4%
Office and Administrative Support Occupations	924	\$36,600	1.5%
Food Preparation and Serving Related Occupations	895	\$24,500	0.5%
Healthcare Practitioners and Technical Occupations	728	\$77,700	2.4%
Transportation and Material Moving Occupations	645	\$31,300	2.8%
Healthcare Support Occupations	426	\$28,600	2.5%
Management Occupations	409	\$100,000	3.0%
Production Occupations	376	\$35,600	0.6%
Educational Instruction and Library Occupations	349	\$48,400	-3.2%
Construction and Extraction Occupations	291	\$38,500	1.7%
Installation, Maintenance, and Repair Occupations	263	\$42,100	2.1%
Business and Financial Operations Occupations	238	\$65,800	4.9%
Building and Grounds Cleaning and Maintenance Occupations	204	\$29,800	-0.6%
Personal Care and Service Occupations	200	\$27,300	0.4%
Community and Social Service Occupations	103	\$42,800	-5.7%
Protective Service Occupations	101	\$48,400	1.3%
Arts, Design, Entertainment, Sports, and Media Occupations	93	\$45,800	2.0%
Computer and Mathematical Occupations	74	\$76,700	3.2%
Farming, Fishing, and Forestry Occupations	50	\$32,100	2.6%
Architecture and Engineering Occupations	49	\$70,600	3.1%
Life, Physical, and Social Science Occupations	32	\$67,500	1.9%
Legal Occupations	26	\$87,400	1.9%

Source: [JobsEQ®](#),

Data as of 2021Q1 unless noted otherwise, Data based on a four-quarter moving average unless noted otherwise. ,Wage data are as of 2020 and represent the average for all Covered Employment.





# WorkforceCONNECTpasco.com

- Aligning supply & demand of talent
- Online resource for employers and job seekers
- Collaborating with workforce development and education