



# ZEPHYRHILLS FLORIDA COMMUNITY PROFILE

## Housing

|                     |           |
|---------------------|-----------|
| Number of units     | 7,836     |
| Median Home Value   | \$191,700 |
| Median Monthly Rent | \$1,560   |

## Utilities

|                      |                                          |
|----------------------|------------------------------------------|
| Electric             | Duke Energy                              |
|                      | Withlacoochee River Electric Cooperative |
| Water                | City of Zephyrhills                      |
| • System Capacity    | 3.4 MGD                                  |
| • Average Use        | 2.4 MGD                                  |
| • Source             | Groundwater                              |
| • System Status      | Planning Upgrades                        |
| Sewer                | City of Zephyrhills                      |
| • System Capacity    | 3.85 MGD                                 |
| • Average Use        | 1.5 MGD                                  |
| • System Status      | Within Capacity                          |
| Natural Gas          | TECO/People's Gas                        |
| Landfill             | East Pasco Transfer Station              |
| Refuse Disposal      | City of Zephyrhills Sanitation           |
| • Curbside Recycling | yes                                      |

## Communications

|                |                     |
|----------------|---------------------|
| Cable Provider | Spectrum            |
|                | Frontier            |
| Newspapers     | Tampa Tribune (Sun) |
|                | The Laker (Weekly)  |
| Radio Stations | 48 FM, 64 AM        |

## Healthcare

|             |                                |
|-------------|--------------------------------|
| Hospitals   | AdventHealth Zephyrhills       |
| • Beds      | 149                            |
| • Employees | 1,100                          |
| Other       | Florida Medical/Orlando Health |
|             | Multi-Specialty Campus         |

## Arts & Entertainment

|                |                                        |
|----------------|----------------------------------------|
| Museums        | Zephyrhills Depot Museum               |
|                | Zephyrhills Museum of Military History |
| Movie Theaters | 1 (10 Screens)                         |

## Shopping

|                              |          |
|------------------------------|----------|
| Area Malls                   |          |
| • Shoppes At Wiregrass       | 7 miles  |
| • Lakeland Square Mall       | 10 miles |
| • The Grove at Wesley Chapel | 12 miles |
| • Tampa Premium Outlets      | 16 miles |

## Education

|                                      |                      |
|--------------------------------------|----------------------|
| Public                               | Pasco County Schools |
| Zephyrhills Total Student Enrollment | 4,813                |
| Facilities                           |                      |
| • 3 Elementary Schools (K-5)         |                      |
| • 1 Middle School (6-8)              |                      |
| • 1 High School (9-12)               |                      |
| Expenditure/Student (2025-2026)      | \$12,415             |
| SAT Mean Scores                      |                      |
| • Verbal                             | 550                  |
| • Math                               | 520                  |
| Special Features                     | Dual Enrollment      |
|                                      | Advanced Placement   |
|                                      | AVID Program         |
|                                      | 1 Charter, 4 Private |
| Charter/Private                      |                      |
| Universities/Colleges                |                      |
| • University of South Florida        | 50,626               |
| • Pasco-Hernando State College       | 9,891                |
| • Saint Leo University               | 9,832                |

## Regional Sports

|                              |                      |
|------------------------------|----------------------|
| Professional Baseball        | Tampa Bay Rays       |
| Minor League Baseball        | Tampa Yankees        |
|                              | Clearwater Threshers |
|                              | Tampa Bay Lightning  |
| Professional Hockey          | Tampa Bay Buccaneers |
| National Football League     | Tampa Bay Storm      |
| Arena Football League        | Tampa Bay Rowdies    |
| North American Soccer League |                      |

## Parks & Recreation

|                           |    |
|---------------------------|----|
| Public Water Parks        | 2  |
| Local Golf Courses        | 4  |
| City Parks                | 12 |
| County Parks              | 34 |
| City Library              | 1  |
| County Library            | 1  |
| World Class Skate Park    | 1  |
| World Class Tennis Center | 1  |

## Religion

|                           |    |
|---------------------------|----|
| Local Places of Worship   | 52 |
| Denominations Represented | 24 |

## Environment

|                            |                    |
|----------------------------|--------------------|
| Air Quality Index          | 35 (Good)          |
| Terrain                    | Flat to Rolling    |
| Surface Water Features     | Lake Zephyr        |
|                            | Little Lake Austin |
| Largest Geographic Feature | Brooksville Ridge  |

## Climate

|                                 |                   |
|---------------------------------|-------------------|
| Avg. High Temperature (July)    | 89°               |
| Avg. High Temperature (January) | 71°               |
| Relative Humidity               | 80%               |
| Average Participation           | 54 inches         |
| Sky Cover                       | 248 Avg. Sunshine |
|                                 | Days/Year         |



City of Zephyrhills  
[www.ci.zephyrhills.fl.us](http://www.ci.zephyrhills.fl.us)

East Pasco Chamber  
of Commerce  
[www.eastpascochamber.org](http://www.eastpascochamber.org)

Main Street Zephyrhills, Inc.  
[www.mainstreetzephyrhills.org](http://www.mainstreetzephyrhills.org)

Pasco Economic  
Development Council  
[www.pascoedc.com](http://www.pascoedc.com)

Pasco County Schools  
[www.pasco.k12.fl.us](http://www.pasco.k12.fl.us)

Pasco County Libraries  
[www.pascolibraries.org](http://www.pascolibraries.org)

Saint Leo University  
[www.saintleo.edu](http://www.saintleo.edu)

Pasco Hernando State College  
[www.phsc.edu](http://www.phsc.edu)

University of South Florida  
[www.usf.edu](http://www.usf.edu)

AdventHealth Zephyrhills  
[Adventhealth.com/Zephyrhills](http://Adventhealth.com/Zephyrhills)

Florida Medical/Orlando  
Health  
[www.floridamedicalclinic.com](http://www.floridamedicalclinic.com)

Florida Health Pasco County  
[Pasco.floridahealth.gov](http://Pasco.floridahealth.gov)





# ZEPHYRHILLS FLORIDA COMMUNITY PROFILE

The City of Zephyrhills is a flourishing city, located just north of Tampa Bay and the I-4 Corridor, which respects its heritage, values the diversity of its residents, and encourages economic growth, while retaining its small town, neighborly charm.

Built around pure water, healthy living, recreation, and a family-friendly culture, Zephyrhills has been known as a go to destination for seasonal residents since 1930. While other Florida cities capture their share of winter visitors, Zephyrhills was a pioneer in recognizing their contribution to the community. Each winter, the population of the Zephyrhills area swells from 22,000 permanent residents to 88,000.

Today, the city is poised to take off as Florida resumes its growth arc and younger Tampa Bay commuters realize the convenience of a Zephyrhills location and the value of good schools.

## Location

|                      |                          |
|----------------------|--------------------------|
| County               | Pasco                    |
| Latitude & Longitude | 28°14'14"N 82°10'46"W    |
| Elevation            | 92 ft. (29 m)            |
| Total Area           | 9.61 sq mi (24.88 sq km) |

## Demographics

|                                 |          |
|---------------------------------|----------|
| City Population (2024 estimate) | 22,069   |
| Ethnicity (2020)                |          |
| • White                         | 79.67%   |
| • Hispanic                      | 8.56%    |
| • African American              | 7.71%    |
| • Asian                         | 1.74%    |
| • Other                         | 2.32%    |
| Households                      | 7,836    |
| Median Household Income         | \$49,295 |
| Median Age                      | 48.9     |
| County Population               | 569,000  |

## Transportation

|                                                   |                             |
|---------------------------------------------------|-----------------------------|
| Highways                                          | US 301, SR 54, SR 56, SR 39 |
|                                                   | I-75 (12 miles)             |
|                                                   | I-4 (15 miles)              |
| Railroads                                         | CSX                         |
| Airports                                          |                             |
| • Zephyrhills Municipal Airport (ZPH)             |                             |
| • Tampa International Airport (TPA)               | 35 miles                    |
| • St. Pete/Clearwater International Airport (PIE) | 45 miles                    |
| Sea Ports                                         |                             |
| • Port Tampa Bay                                  | 29 miles                    |

## Distance to Markets

|                |           |
|----------------|-----------|
| Tampa          | 29 miles  |
| St. Petersburg | 44 miles  |
| Clearwater     | 44 miles  |
| Sarasota       | 74 miles  |
| Lakeland       | 25 miles  |
| Orlando        | 74 miles  |
| Jacksonville   | 174 miles |
| Miami          | 262 miles |
| Atlanta        | 431 miles |

## Government

|                              |                                          |
|------------------------------|------------------------------------------|
| Structure                    | City                                     |
| Governance                   | City Manager, Mayor<br>5 Council Members |
| Operating Budget (2025-2026) | \$135.9 million                          |
| Employment                   | 75                                       |
| Police                       | 38 officers<br>12 civilians              |
| Fire                         | 24 Firefighters                          |

## Local Taxes

|                                   |                 |
|-----------------------------------|-----------------|
| County Sales Tax                  | 7.0%            |
| County Combined Property Tax Rate | 22.7879/\$1,000 |
| Assessed Value                    | yes             |
| • Homestead Exemption             | yes             |
| • Inflation Limit                 | yes             |

## Workforce

|                          |            |
|--------------------------|------------|
| Workforce                | 6,601      |
| Unemployment Rate        | 4.5%       |
| Right-to-Work State      | yes        |
| Mean Travel Time to Work | 25 minutes |

## Leading Employers

|                                          |       |
|------------------------------------------|-------|
| AdventHealth Zephyrhills                 | 1,100 |
| Florida Medical/Orlando Health           | 1,000 |
| Primo Brands (Zephyrhills Bottled Water) | 400   |
| Morrow Steel                             | 147   |
| Heyl Truck Lines                         | 100   |
| Professional Hair Labs                   | 50    |

## Typical Wages

|                                  |           |
|----------------------------------|-----------|
| Healthcare Practitioners         | \$263,306 |
| Production Occupations           | \$49,026  |
| Sales & Related                  | \$48,000  |
| Office & Administrative          | \$47,109  |
| Transportation & Material Moving | \$45,760  |

## Cost of Living

|                                        |     |
|----------------------------------------|-----|
| Zephyrhills Metro Cost of Living Index | 91% |
|----------------------------------------|-----|

### City of Zephyrhills

**William (Billy) Poe, City Mgr.**  
813-780-0004

**Zephyrhills Municipal Airport**  
**Nathan Coleman, Airport Mgr.**  
813-780-0030

**Main Street Zephyrhills, Inc.**  
**Antwon Gildon, Coordinator**  
813-780-1414

**Greater East Pasco Chamber of Commerce**  
**Vicki Wiggins, CEO**  
813-782-1913

**Pasco Economic Development Council**  
**Bill Cronin, President/CEO**  
813-926-0827

### USEFUL PHONE NUMBERS

**City Hall**  
813-780-0000  
**Building Department**  
813-780-0020  
**City Services**  
(Water/Sewer/Garbage)  
813-780-0015  
**Fire Department**  
(non-emergency)  
813-780-0041  
**Occupational Licenses**  
813-780-0020  
**Parks Department**  
813-780-0022  
**Police Department**  
(non-emergency)  
813-780-0050  
**Public Library**  
813-780-0064  
813-788-6375  
**Pasco County Courthouse**  
(Dade City)  
352-521-4111