



# Zephyrhills Community Redevelopment Agency 2023 Annual Report

Let's jump right in to Redevelopment!

# "PLAN YOUR WORK AND WORK YOUR PLAN"

During 2023, The Zephyrhills Community Redevelopment Agency (CRA) worked with businesses, developers, and property owners to create plans which will enhance the economic attractiveness of the district, developing work plans that will lay the ground work for an even better Zephyrhills community.

2023 was a year to look at the district and create plans to better our infrastructure, our parks, our neighborhoods, and our housing. The CRA's first townhome project, Tyson Townhome, was completed.

The year gave the CRA a unique opportunity to take stock of the district and to envision projects and partnerships which will lead to a better future for Zephyrhills.

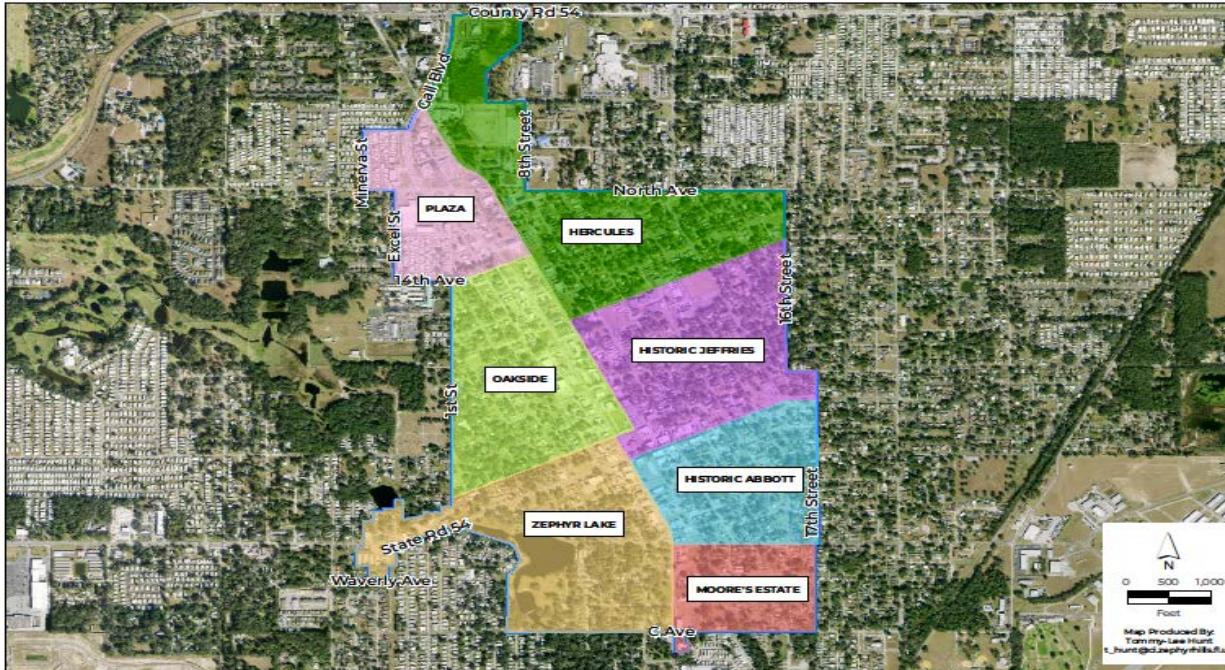


# The CRA Board of Commissioners with Mayor Monson

Vice Chair-Charlie Proctor, Steve Spina, Jodi Wilkerson, Lance Smith, Mayor Monson, Chair-Ken Burges



# Zephyrhills Community Redevelopment District



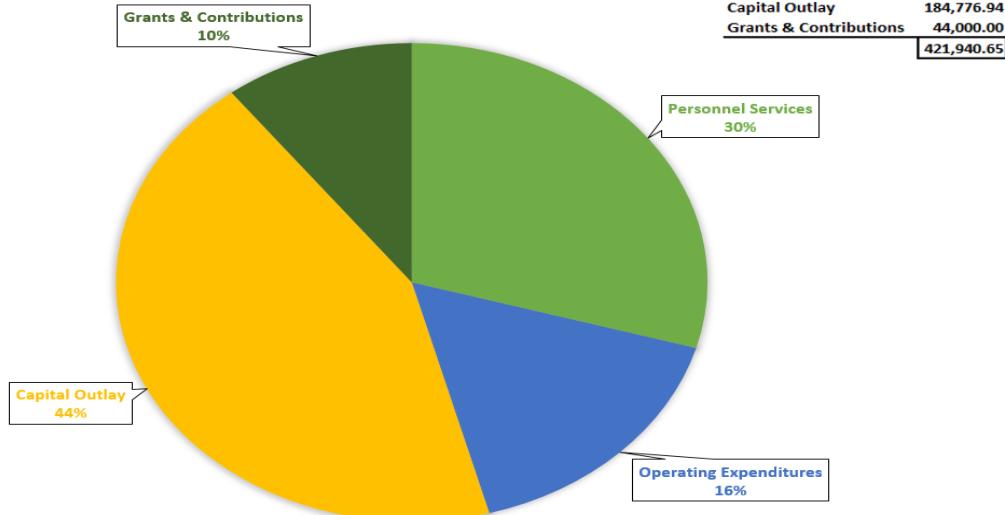
**CRA Neighborhood Districts**

Data Source:  
City of Zephyrhills  
5335 8th Street  
Zephyrhills, FL 33542

Project No:  
March 2024  
1in : 1,400ft

# 2023 FINANCIALS

## FY2023 EXPENDITURES





# CRA Projects for 2023

## Positive Impacts for the Community

# Zephyr Park Oakside Neighborhood Plan and

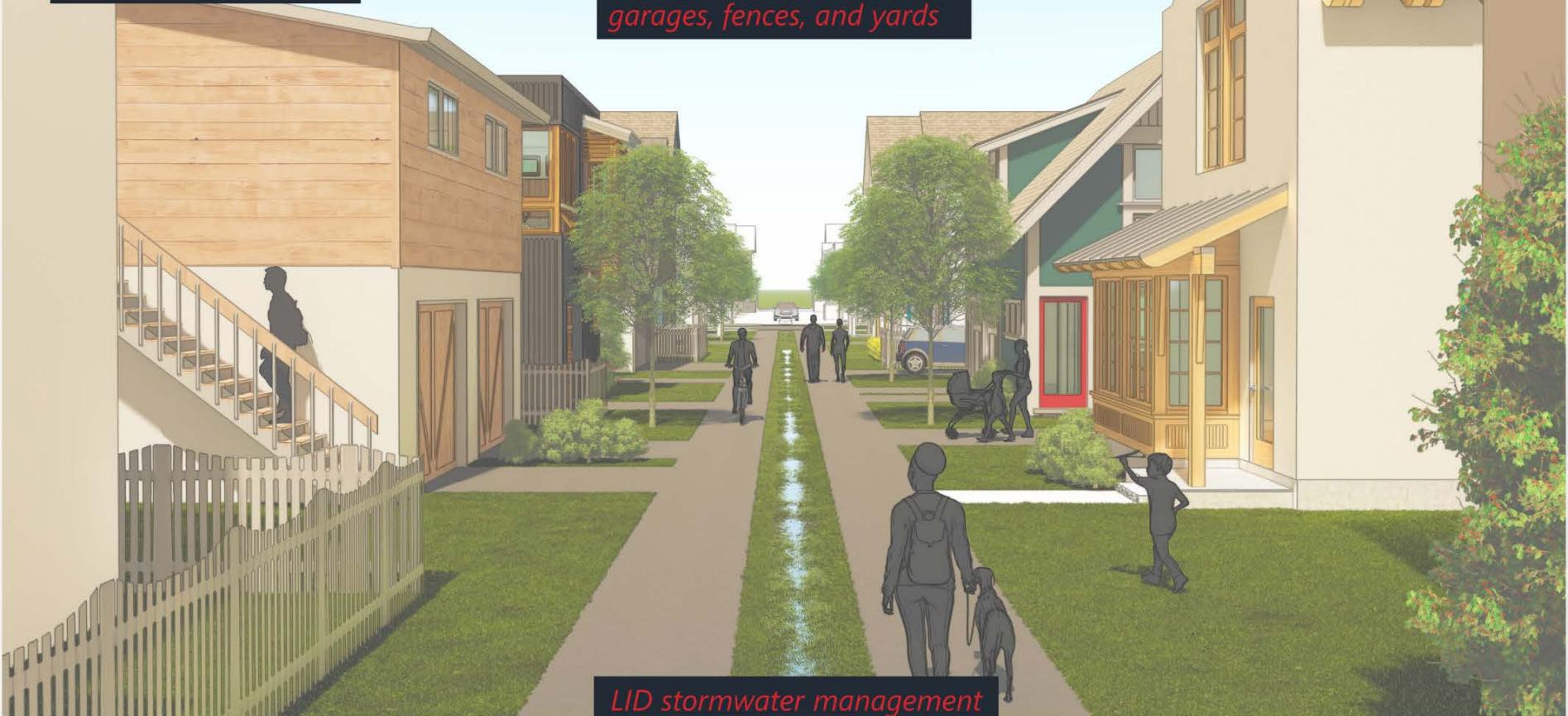


**E. Alleyways TODAY**



## E. Alleyways **NEXT**

*Combination porches,  
garages, fences, and yards*



# Zephyr Park Design and Public Input



# Hercules Park Groundbreaking



# Pasco County City of Zephyrhills Code Enforcement Joint Clean Up



Hosted by  
County Commissioner Oakley,  
District 1

## ZEPHYRHILLS COMMUNITY CLEANUP

Partnering with the City of Zephyrhills

**Saturday, April 29, 2023**  
**8 a.m. - 3 p.m.**

A crew and dumpsters will be located at Zephyrhills Park, 38116 5th Avenue, Zephyrhills. Drop-off only.

Please note: there is a limit of three tires per person, per day.



Residents can also bring waste to the Pasco County Solid Waste Citizen's Drop Off Area at 9626 Handcart Road, Dade City, at no charge Friday, April 28 and Saturday, April 29 7:30 a.m. - 4 p.m.

### *Proof of Residency Required.*

For more information, contact:  
Pasco County Code Compliance  
727.847.8171 | [mypassco.net](http://mypassco.net)



# CRA Streetscape Enhancement Plans

## 5<sup>TH</sup> Avenue Connections



PARK FRONTAGE | GATEWAY



PEDESTRIAN CONNECTION



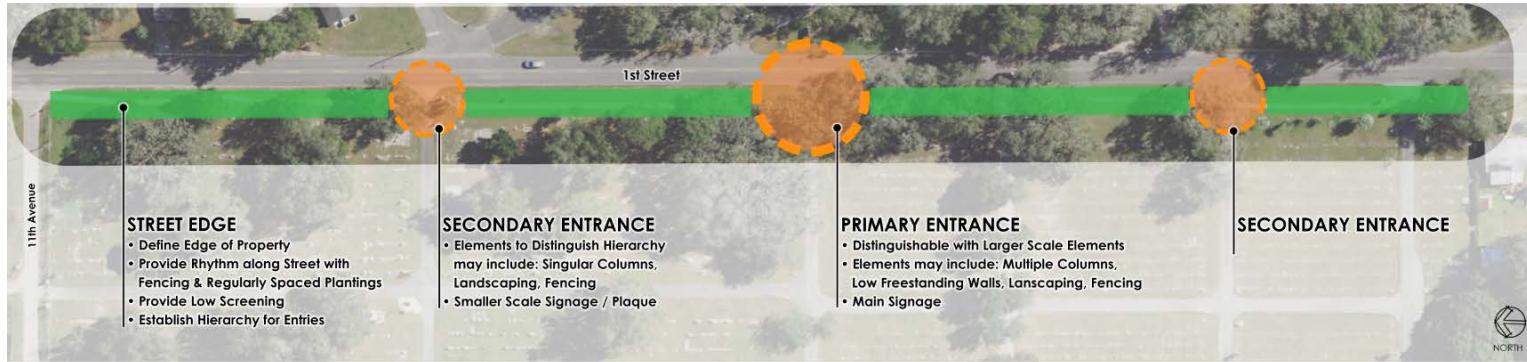
EDGE CONDITION



URBAN ZONE



# Oaksdie Cemetery Improvement Plan



# CRA Grants and Incentives Impact in 2023

The CRA offers a variety of grants and incentives for residential and commercial properties.

The CRA approved 15 grants in 2023:

4 - Residential Paint

2 – Commercial Façade

1 – Residential Matching

8 – Residential Ownership Incentive

\* 1- Developer Incentive for 6<sup>th</sup> Avenue Bungalow Court





**Zephyrhills is *NEXT***