

ZEPHYRHILLS ECONOMIC SUMMIT

December 11, 2024

David Engel, MCRP, AICP

Director

**Planning, Development and Economic Growth
Department**

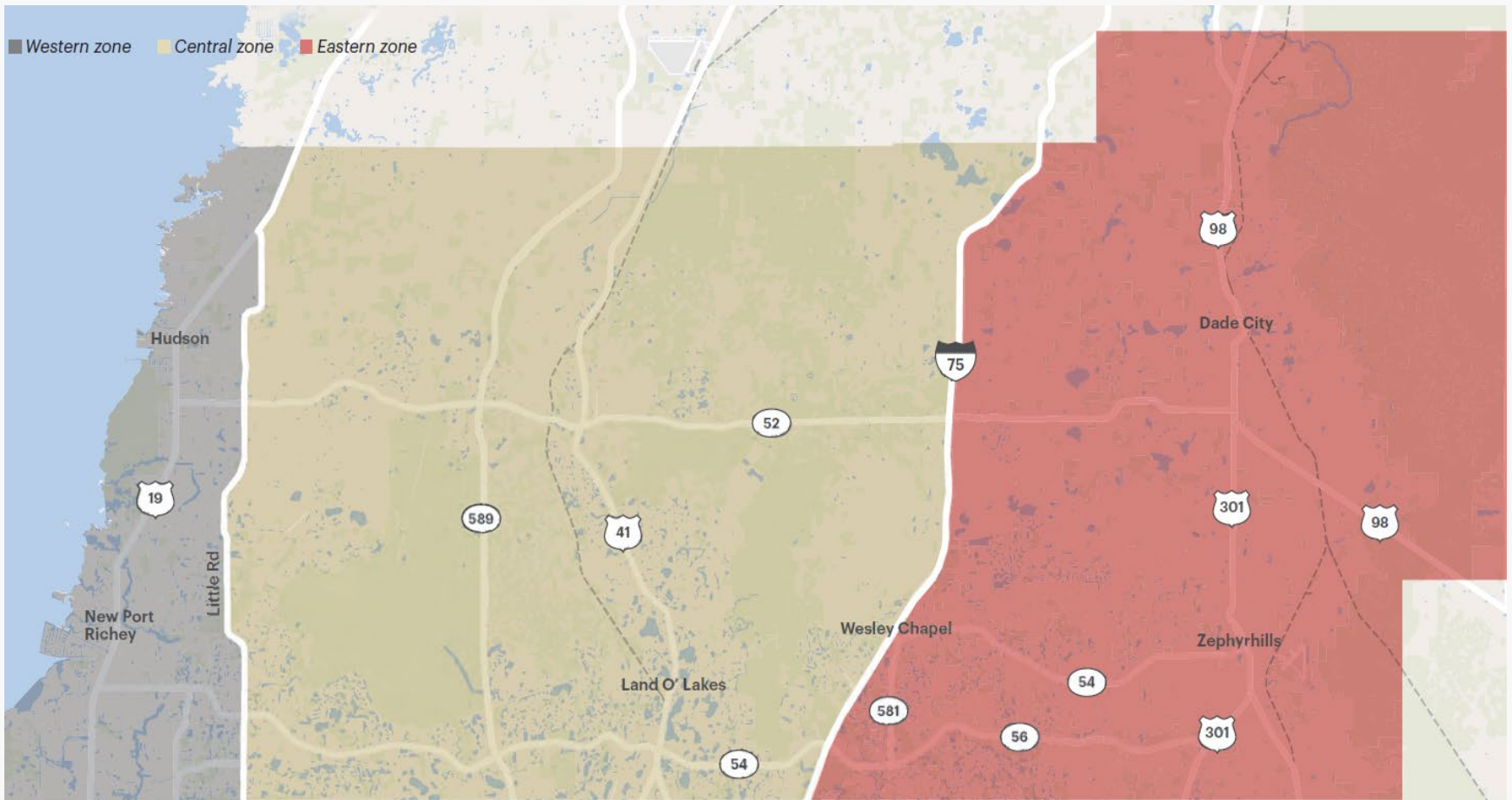


Population Projection - 2050

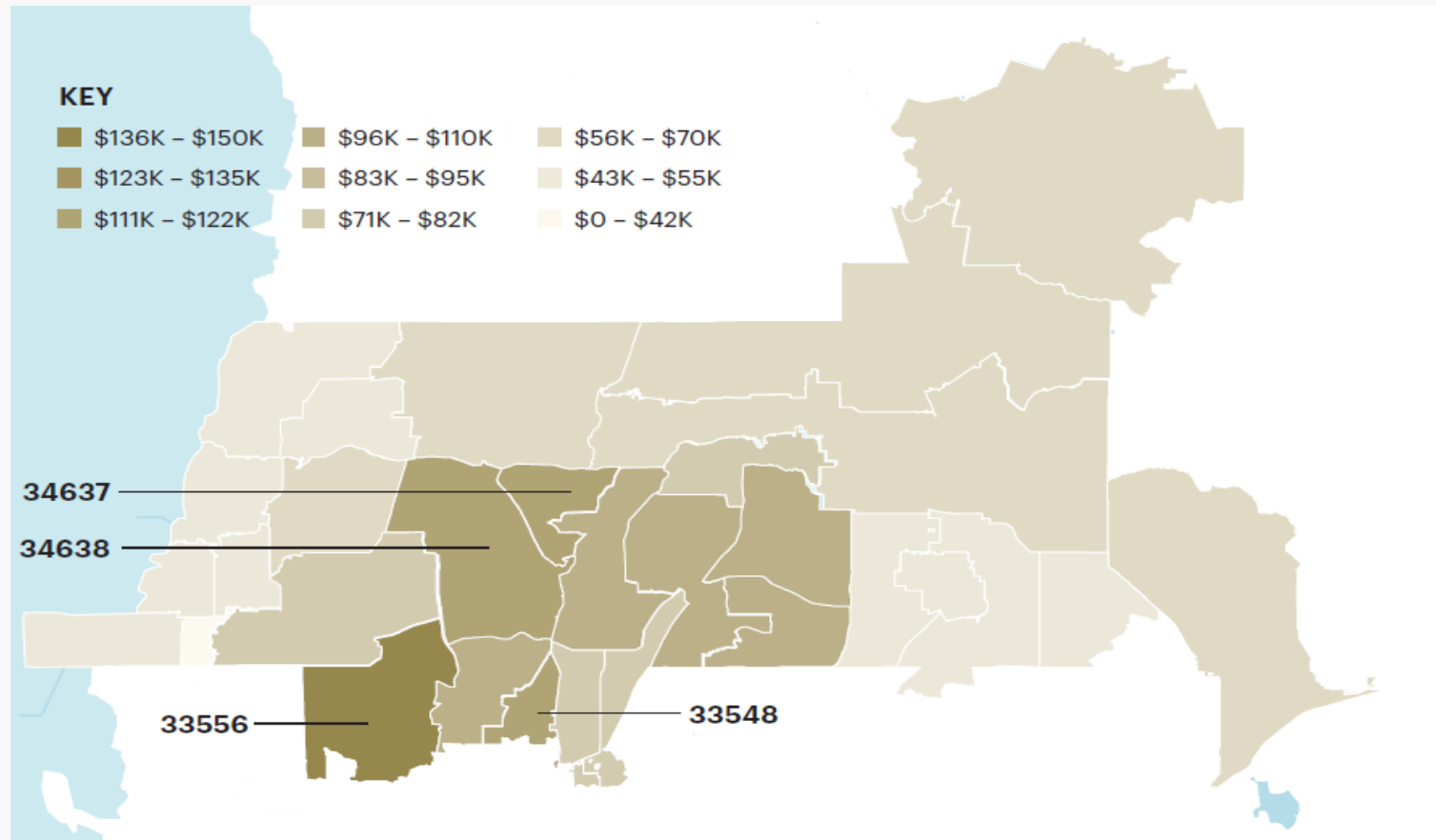
Year	Projection Model ¹	Countywide Permanent Population ²	Unincorporated Permanent Population ³	Unincorporated Seasonal Population ⁴	Total Unincorporated Population ⁵
2020	N/A	599,315	543,798	45,294	589,092
2025	High	710,571	644,397	53,673	698,070
2030	High	798,566	724,197	60,320	784,517
2035	Medium/High	864,494	783,986	61,380	845,365
2040	Medium/High	921,259	835,464	61,233	896,697
2045	Medium/High	971,264	880,812	60,152	940,964
2050	Medium/High	1,018,698	923,829	58,471	982,300



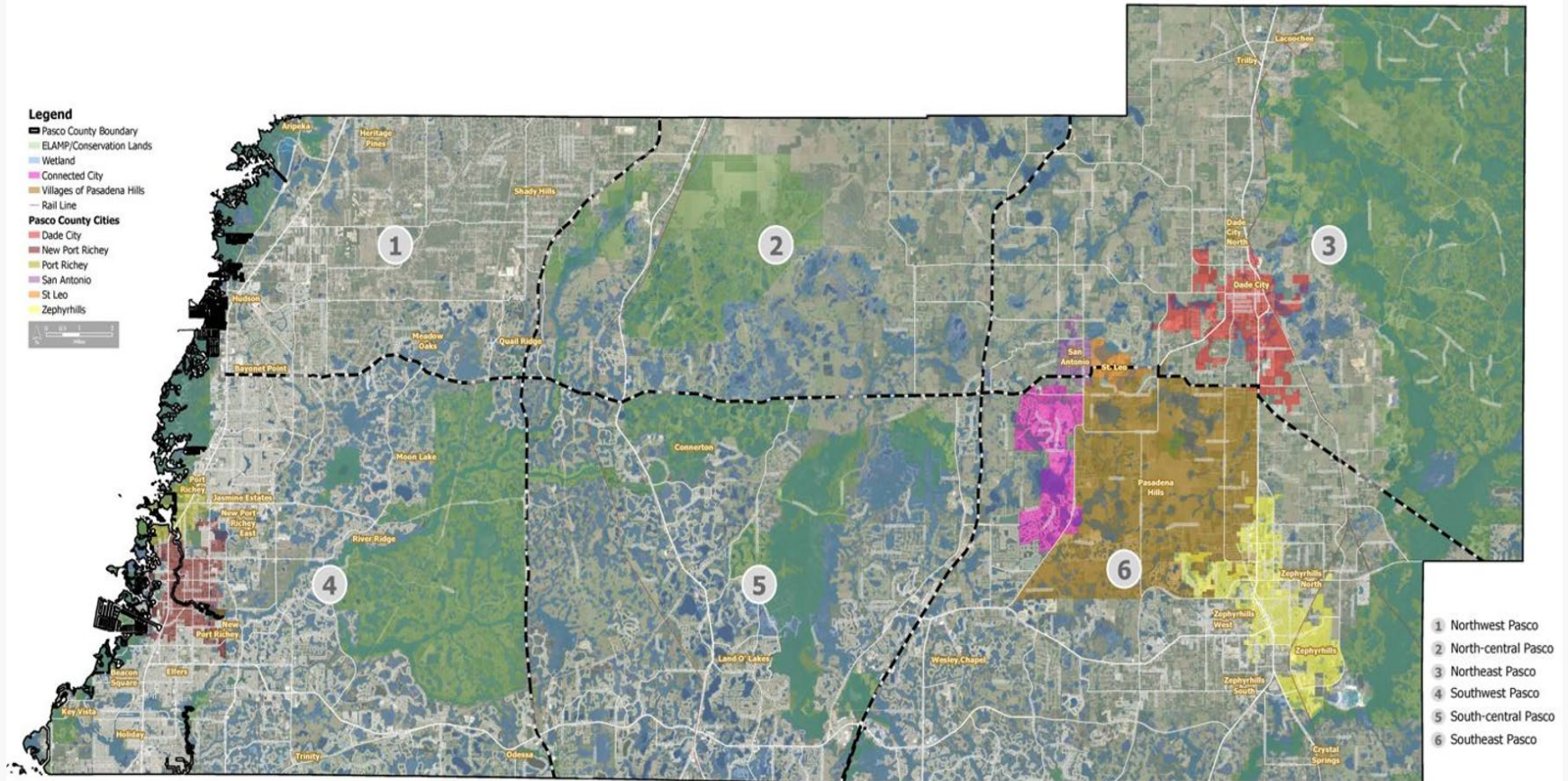
100k New Jobs – 100k New Households



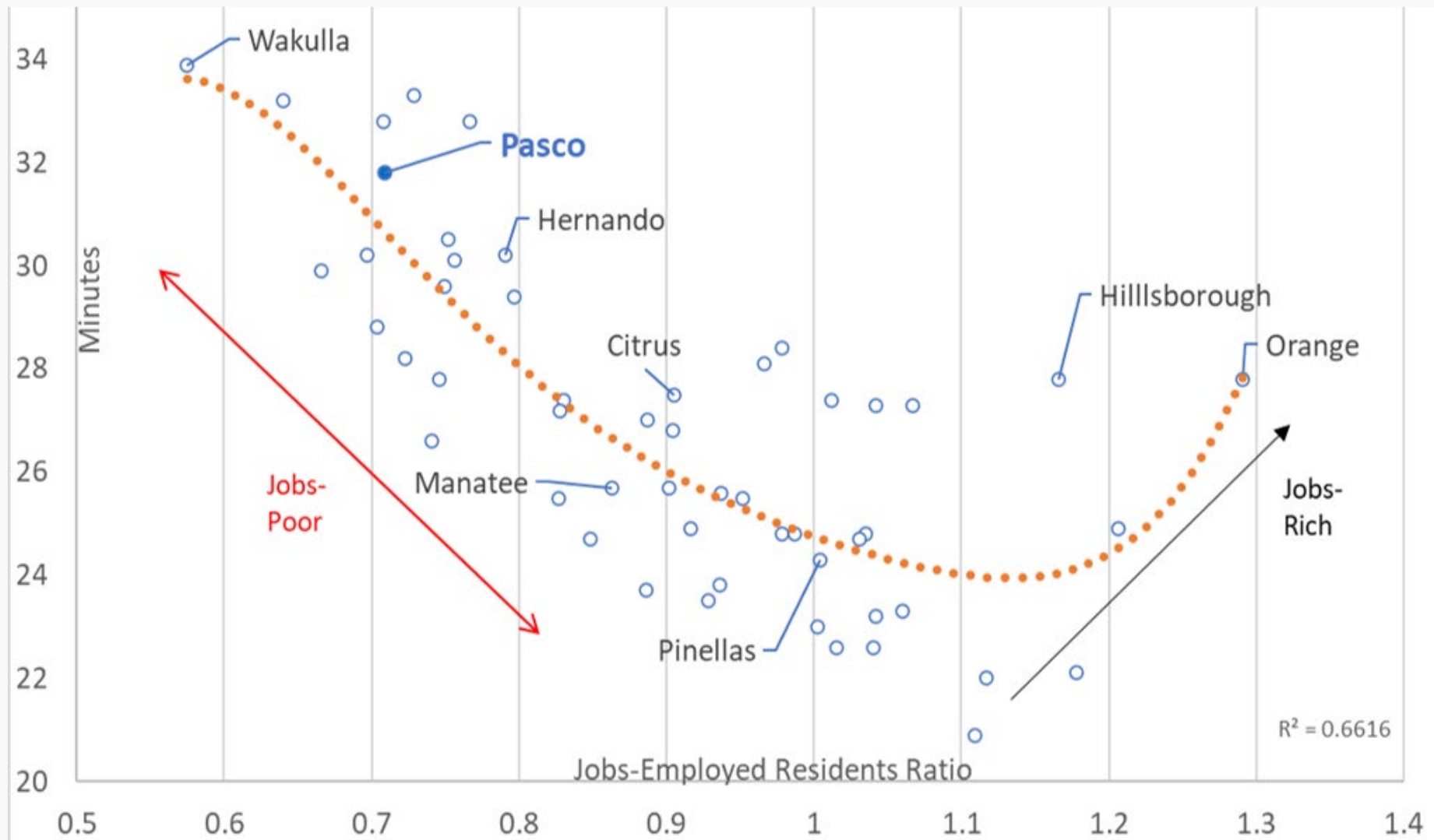
Rising Household Income



Environmental Lands Acquisition and Management Program



Imbalance to Balance



Estimated Future Employment Center Square Footage – FY22

Est. Sq. Footage	Anticipated End User	Estimated Jobs
517,220	Warehouse	500
165,000	Office	471
190,000	Commercial	422
120,000	Office	343
549,720	Warehouse	110
35,000	Office	100
39,000	Commercial	87
2,000,000	Hospital	2,000
4,000,000	Medical Office	16,000
3,333,333	Research	8,333
2,666,667	Warehouse	533
2,000,000	Education	1,538
2,000,000	Hotel/Lodging	2,000
2,200,000	Office	6,286
2,200,000	Commercial	4,889
350,000	Retail	583
1,000,000	Commercial/Office	2,857
100,000	Office/Warehouse	30
950,000	Industrial	380
880,000	Office/Lt Industrial	1,500
622,305	Retail	1,037
1,361,226	Office/Warehouse	509
3,000,000	Industrial	1,200
1,600,000	Warehouse/Office	2,400
1,500,000	Office-Lt Industrial	1,053
517,000	Warehouse	200
2,700,000	Retail	4,500
2,800,000	Office	8,000
1,600,000	Medical Office	6,400
400,000	Industrial	160
1,800,000	Warehouse	360
1,800,000	Warehouse	360
1,000,000	Office	2,857
550,000	Warehouse/Flex	110
150,000	Office	429
46,696,471		78,538



Estimated Future Employment Center Square Footage – FY24

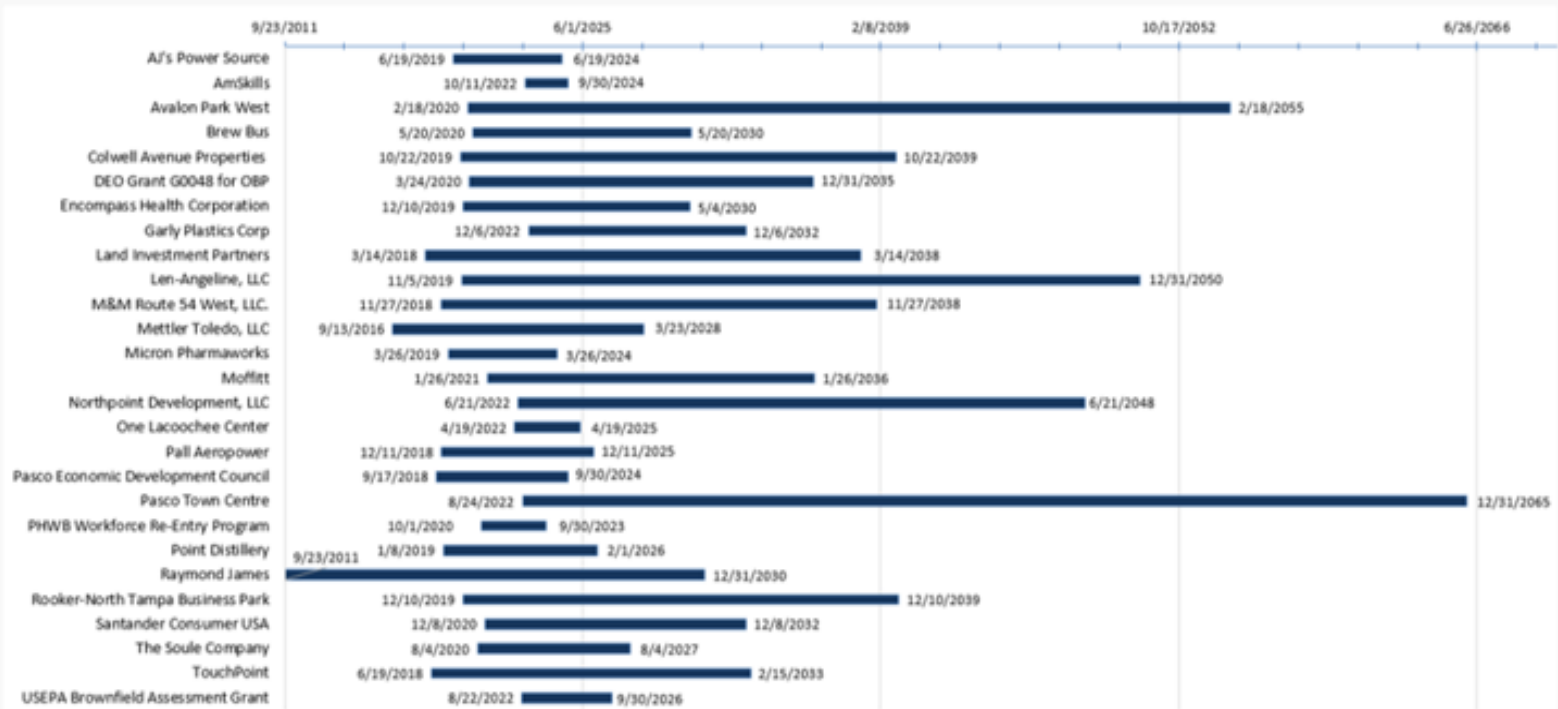
53% more Sq. Ft. and 78% more jobs

Est. Total Project Sq. Ft.	Anticipated End User	Total Employees
2,230,000	Ind/Office/Com/Whse	2,318
517,220	Warehouse	500
355,000	Office/Commercial	894
1,050,000	Office/Lt. Industrial/Retail	1,727
120,000	Office	343
1,000,000	Lt. Industrial	301
1,800,000	Warehouse	360
931,531	Industrial	373
840,465	Light Ind./Com/Office	1,055
2,261,635	Light Industrial	905
1,300,000	Light Industrial	520
3,690,000	Lt Ind/Whse/Office/Com.	2,501
1,900,000	Warehouse/Office	2,400
1,333,000	Target Ind/Commercial	218
8,000,000	Light Industrial	3,200
4,400,000	Office/Commercial	11,175
74,000	Office/Commercial	187
16,000,000	Med Office/Research/Whse	30,405
880,000	Office/Lt Industrial	1,500
5,659,200	Industrial/Retail/Office	3,802
100,000	Office/Warehouse	30
5,215,000	Industrial/Retail/Office	2,628
7,727,400	Retail/Office/Industrial	19,287
1,000,000	Office	750
363,000	Warehouse/Flex	73
13,500,000	Lt Ind./Mfctr/Com./Office	7,890
150,000	Office	429
2,952,388	Light Industrial	1,181
87,579,839		101,120



Balanced Growth

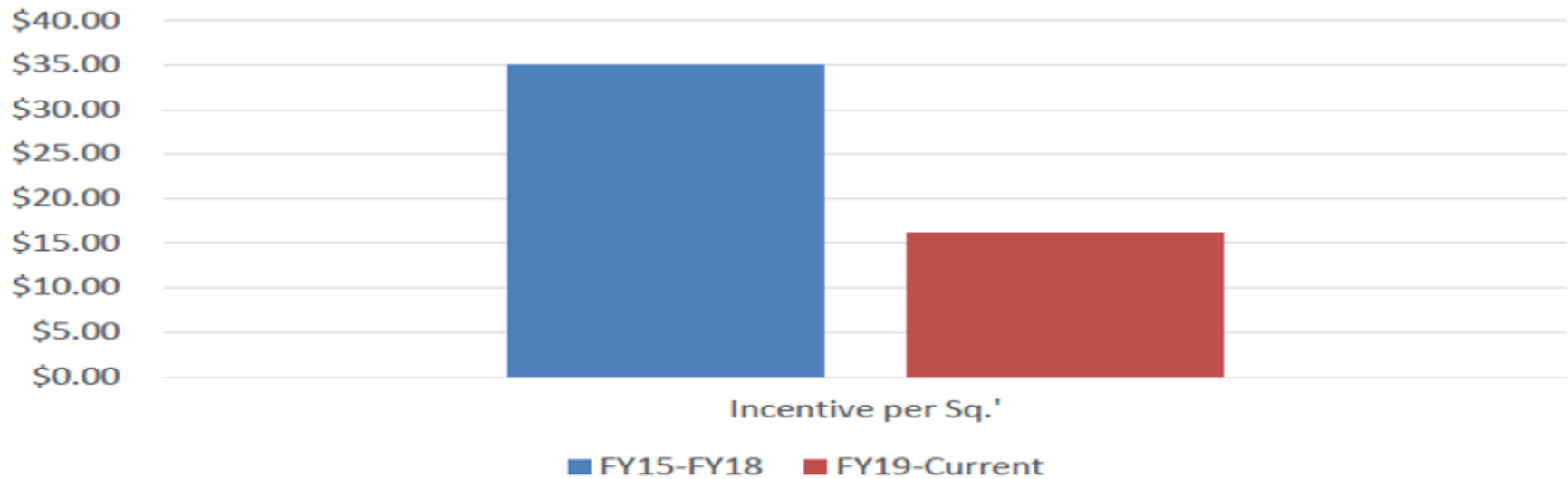
Category	FY19 Totals	FY20 Totals	FY21 Totals	FY22 Totals	FY23 Totals	% Inc. 2023 vs. 2019
Active Projects	10	18	20	25	27	170%
Active Programs	8	8	10	12	12	50%
# of Incentivized Jobs Requiring Annual Verifications	1,454	1,638	2,513	2,513	2,697	85%
# of Annual Ad Valorem Rebates Requiring Annual Review	4	9	10	12	13	225%
Square Footage of Incentivized Projects	778,720	6,703,720	8,219,145	14,886,145	15,154,745	1846%
Amount of Incentive Portfolio	\$39,227,090	\$100,526,325	\$132,230,667	\$195,554,067	\$197,674,773	404%
Annual Gross County Product from Incentivized Projects	\$411,100,000	\$600,590,000	\$1,182,310,432	\$1,645,480,873	\$1,776,280,873	332%
Average Term of Active Agreements	12.4	15.3	13.9	14.6	14.1	14%
Grant Origination and Management	1	2	2	3	5	400%



Negotiation Skills Matter

Period	Total Project Incentives	Sq.'	Incentive per Sq.'	Cost Savings @ \$16.13 per Sq.'
FY15-FY18	\$35,744,453.00	1,023,326	\$34.93	\$19,236,512
FY19-Current	\$153,269,183.00	9,501,145	\$16.13	
Total	\$189,013,636.00	10,524,471	\$17.96	

OEG Incentive per Square Foot Comparison



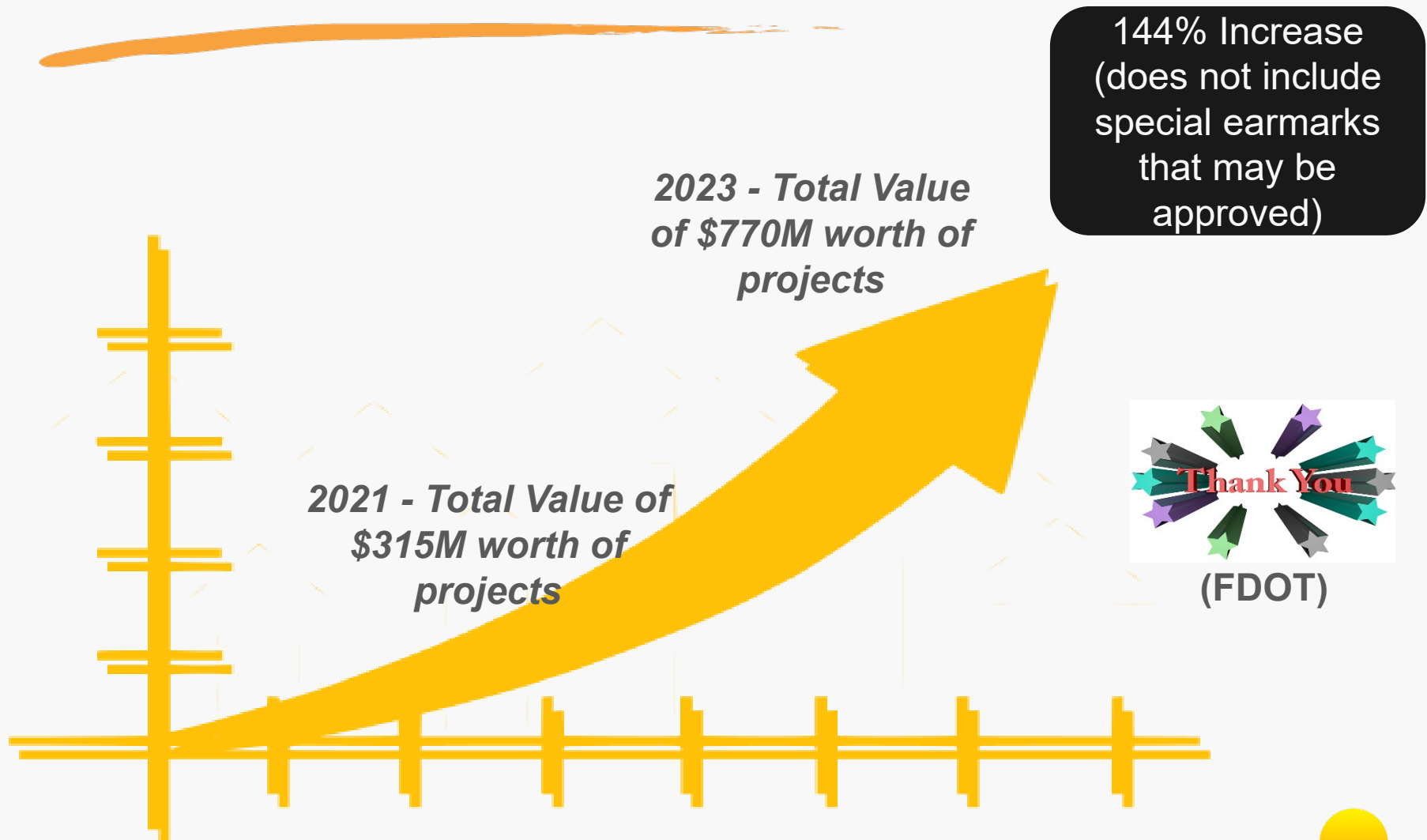
Grant Procurement Priority

Planning and Economic Growth Grants

Grant Agency	Grant Type	Purpose	Fiscal Year of Award	Completion Year	Amount of Grant
USEDA	Market Study	Market Study for Overpass Business Park	2019	2020	\$10,000
FL DEO	Job Creation Grant	Site Preparation/Roadwork Overpass Business Park	2020	2035	\$3,088,580
FDOT	Roadway Grant	Lacoochee Roadway Improvement Phase 1	2021	2025	\$4,260,000
FDOT	Roadway Grant	Lacoochee Roadway Improvement Phase 2	2022	2025	\$5,949,395
USEPA	Assessment Grant	Assess Potential County Brownfield Sites	2023	2026	\$500,000
FloridaCommerce	Broadband Grant	Broadband Opportunity Program- Total	2023	2026	\$3,742,206
FloridaCommerce	Broadband Grant	BA-000162	2023	2026	\$2,003,815
FloridaCommerce	Broadband Grant	BA-000163	2023	2026	\$578,531
FloridaCommerce	Broadband Grant	BA-000521	2024	2026	\$1,159,860
FloridaCommerce	Resiliency Grant	CBDG-MIT Reliency Grant MT027	2021	2025	\$754,870
FL DEP	Peril of Flood Grant	Pasco 2050 Comp. Plan Update-Peril of Flood	7/1/2021	6/30/2024	\$75,000
Total					\$22,122,257



Countywide Transportation Improvement Program Funds



Who Are Pasco's Businesses?



- 87% of the County's Businesses have <25 employees
- 72% of the County's Businesses are over 10 years old
- 35% will be hiring new employees – 3 Years
- 32% are expanding at location or new Pasco site
- 82% of businesses owned by Pasco residents



What Are Pasco Businesses Saying?



- 85% indicated Pasco is an excellent or good place to do business
- 83% indicated County is an excellent or good place to work
- 88% say Pasco is business friendly

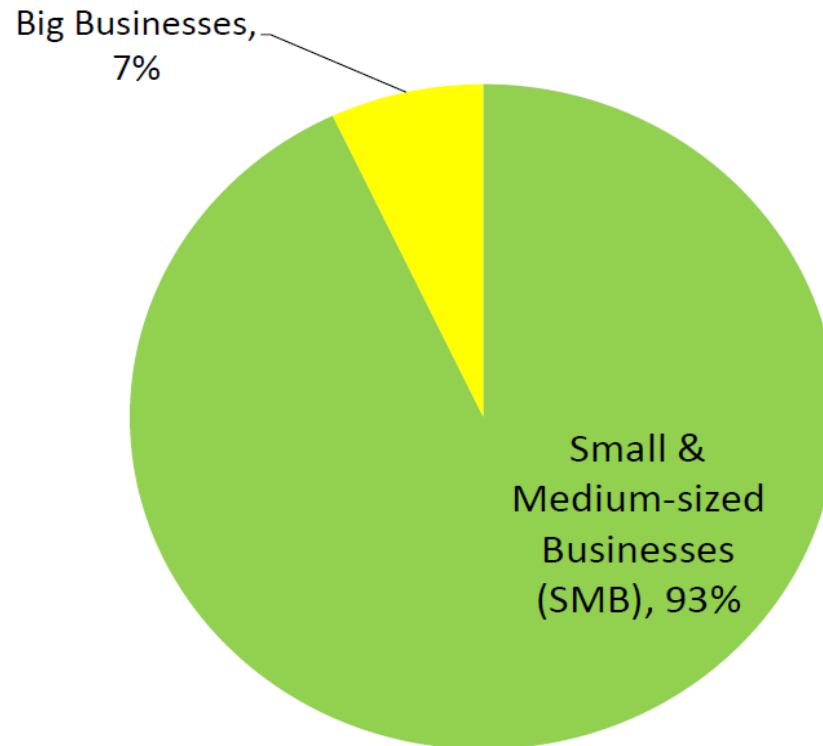
BUT....THERE ARE CONCERNS

- Flow of Traffic #1 concern
- Efforts to Revitalize low-income areas
- Quality, availability, stability and skill of workers

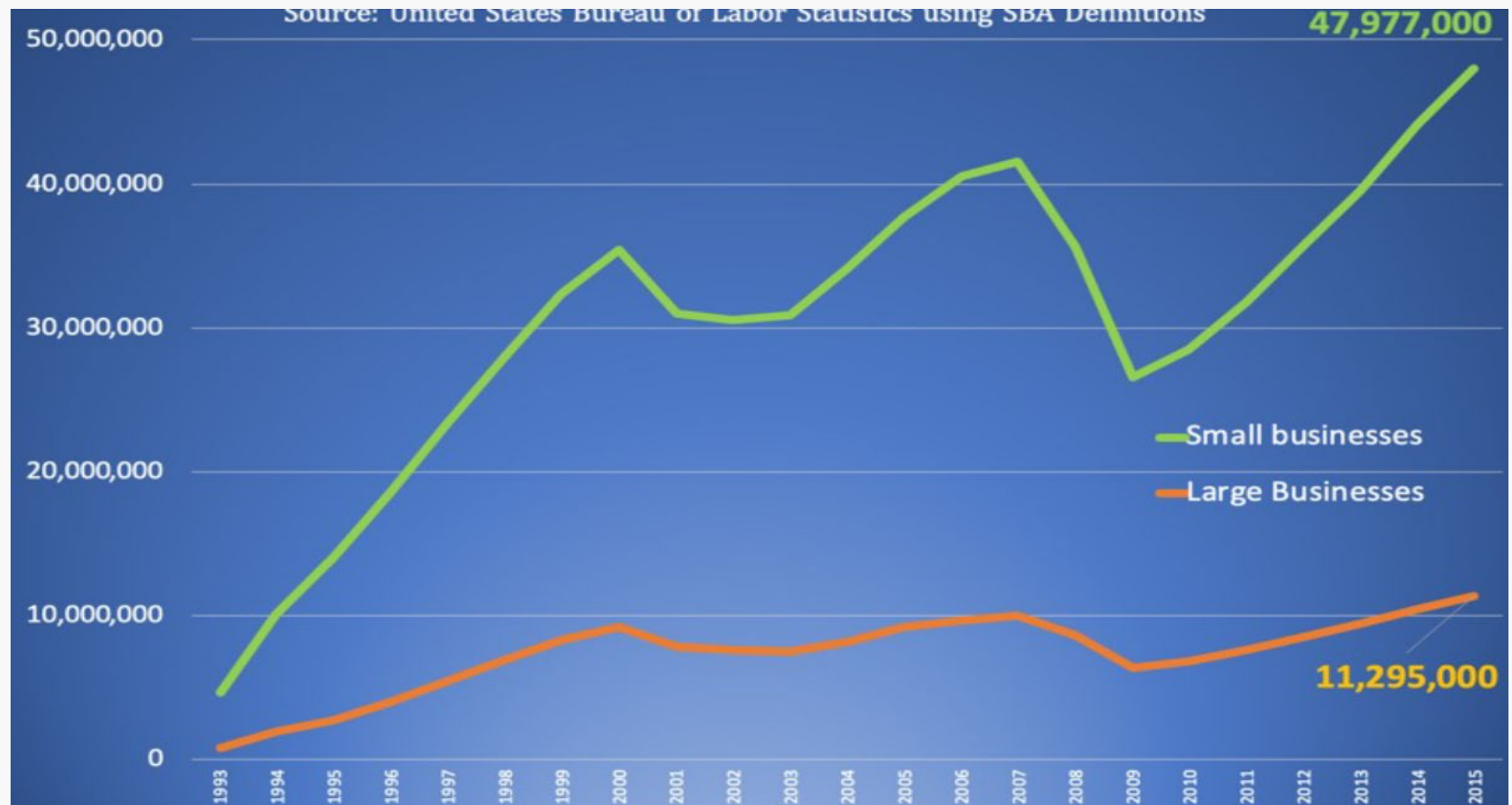


Where do New Jobs and Local Economic Growth Come From?

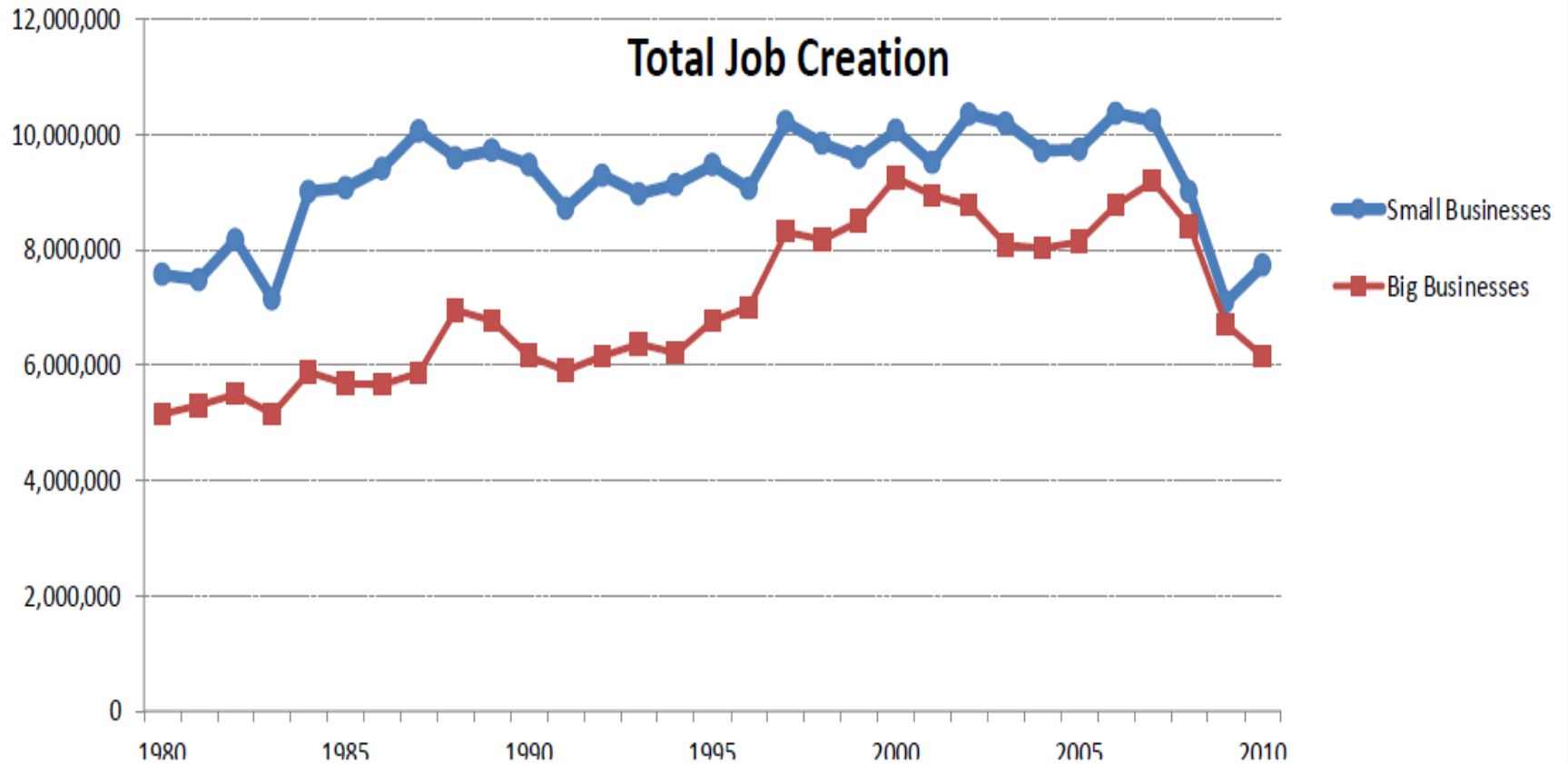
Over 10 years small business created 93% of all net **new jobs**.



Cumulative USA Net Jobs Growth



Small Business Rebounds Faster from Recessions



Small Business Programs



- CDBG Capital Loans
- Brownfields Assessment Study
- Commercial Landscaping Grant Program
- Small Business Capital Loans
- Locally Owned Small Business Mobility Fee Reductions
- Revolving Small Business Loan Program (pending)



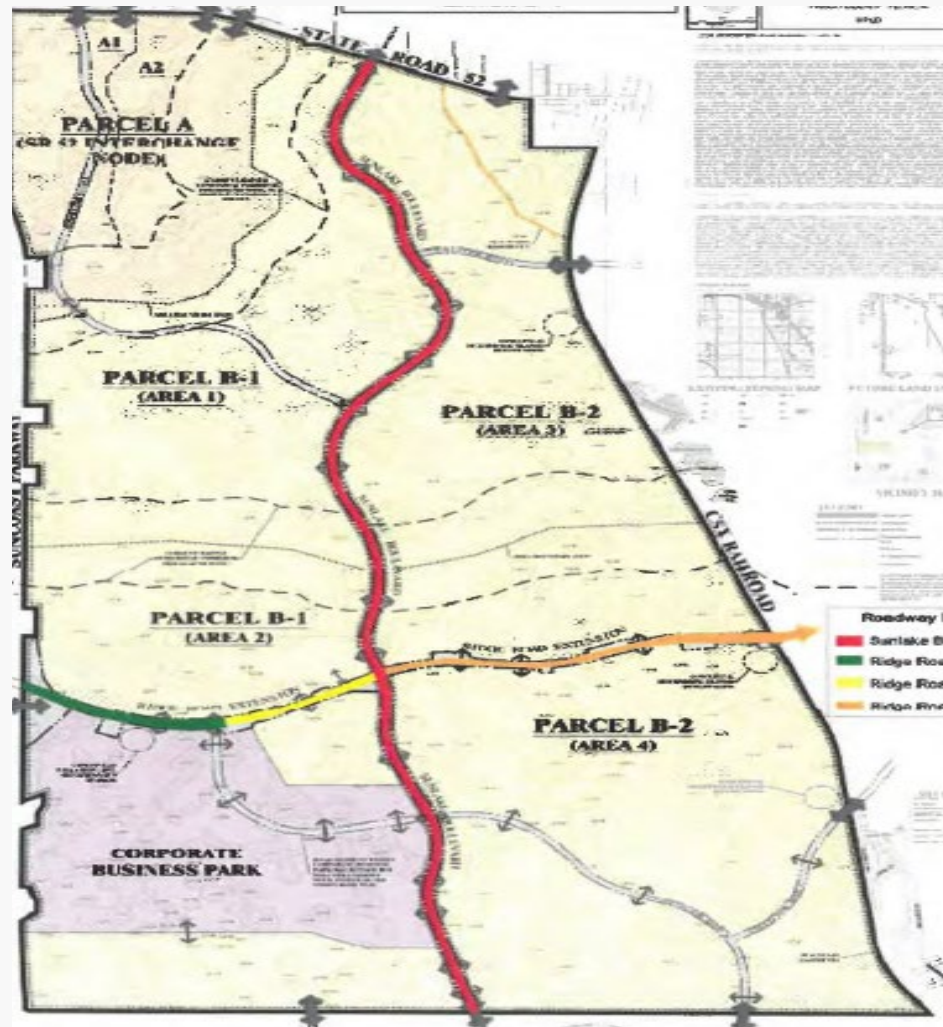
Gulf View Mall – Goodbye Sears



North Pasco Business Park – Gary Plastics



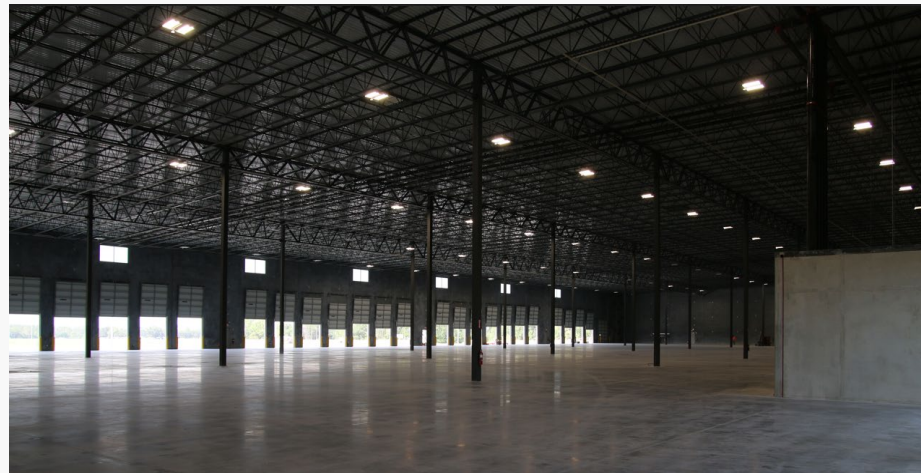
Angeline MPUD



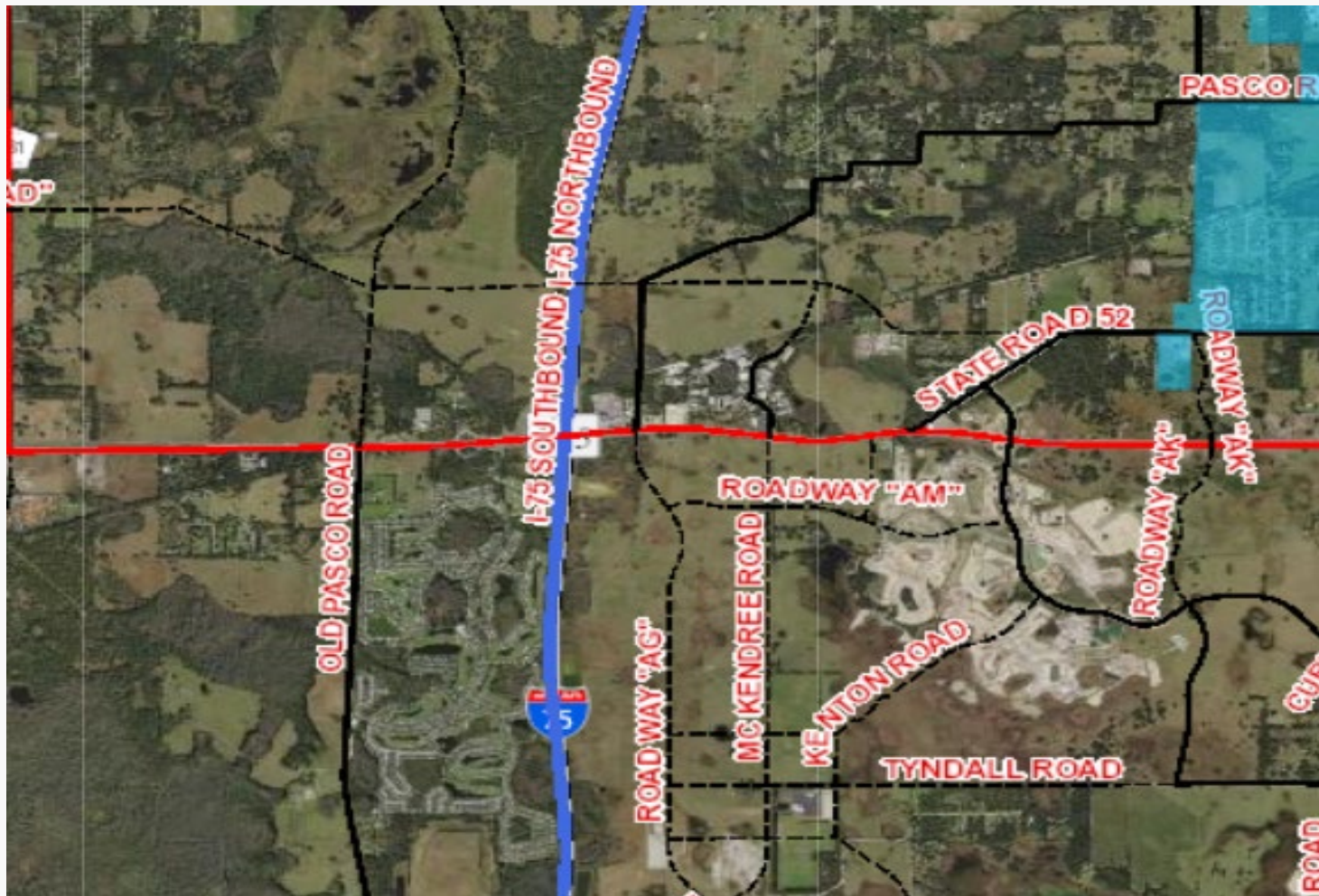
SPEROS FL



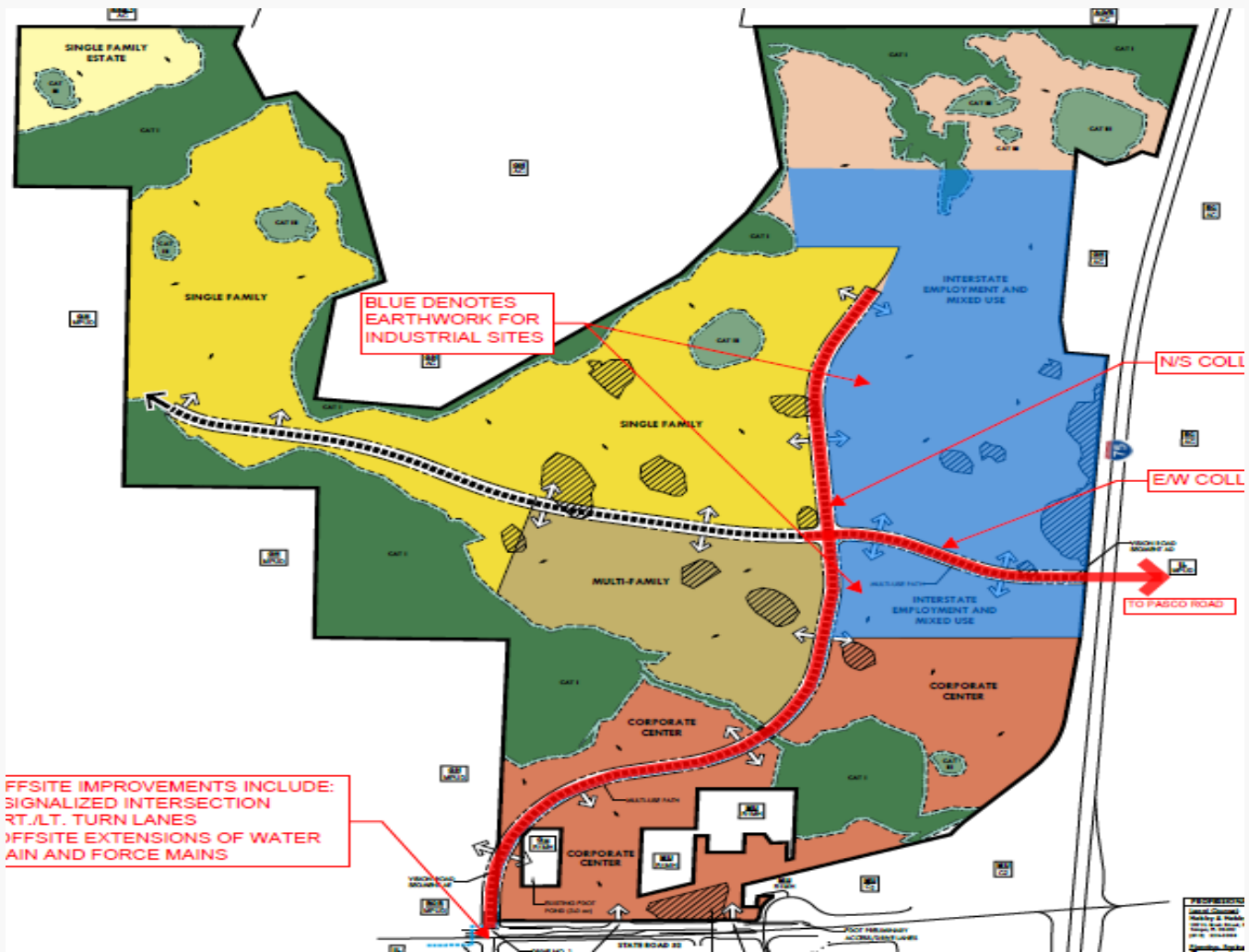
North Tampa Business Park – Old Pasco Road



I-75 and State Road 52 Employment Center



I-75 Gateway



I-75 Logistics - Target



Double Branch Development

Rendering 1



Baker Barrios
The shape of things to come.
Image: Baker Barrios



Double Branch Development

Rendering 2



Baker Barrios
The design Group to come
Image: Baker Barrios



Avalon Park – Wesley Chapel



Double Branch Development

Rendering 3



Baker Barrios
The Shape of Things to Come
Image: Baker Barrios



The Hub @ Bexley – Land O' Lakes



The Hub @ Bexley – Land O' Lakes



54 Crossing – Land O' Lakes



4 & Co.



Thank You!



Questions and Answers

David Engel

**Director – Planning, Development and Economic
Growth Department**

dengel@pascocountyfl.net



