

MEMORANDUM

GROWTH MANAGEMENT

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To: Board of County Commissioners
Lake County Zoning Board

From: Brian T. Sheahan, AICP, Planning & Community Design Manager

Through: Amye King, AICP, Director, Growth Management Department
David Heath, AICP, Assistant County Manager

Date: November 18, 2011

Subject: Lake County Enterprise Zone Strategic Plan December Agenda Item

Background

The Lake County Enterprise Zone Strategic Plan was enabled by State Representative and former Lake County School Board and Zoning Board member Larry Metz who sponsored legislation in the 2011 Legislative Session that authorized Lake County to apply to the State Office of Tourism, Trade and Economic Development for designation of an Enterprise Zone of up to ten square miles, pursuant to the State of Florida's Enterprise Zone Act.

The Florida Enterprise Zone Act, contained in Sections 290.001 – 290.016, Florida Statutes, is intended to assist local communities, their residents, and the private sector in incentivizing and inducing private investment in distressed areas, in order to restore the economic productivity of such areas and create economic opportunities. Accordingly, the Florida Statutes provide criteria for the area to be nominated as an Enterprise Zone. Section 290.0055 of the Florida Statutes requires that the boundary of the nominated area coincide, to the greatest extent possible, with the boundaries of census geographic block groups, and requires that the governing body find that the area to be nominated as an Enterprise Zone chronically exhibits extreme and unacceptable levels of poverty, unemployment, physical deterioration, and economic disinvestment. Section 290.0058 of the Florida Statutes also outlines specific standards for the poverty rates to be contained in each census geographic block group within a nominated area.

Implementation

Based on the statutory standards, Lake County has identified three qualifying areas in Eustis, Leesburg and Mascotte to be nominated, collectively, as the Lake County Enterprise Zone, since Section 290.0055(4)(a) of the Florida Statutes permits the nominated area to consist of up to three noncontiguous parcels. On October 25, 2011, the Lake County Board of County Commissioners formally approved the three qualifying areas for inclusion in the proposed Lake County Enterprise Zone.

Following identification of the nominated area, Lake County is required to establish an Enterprise Zone Development Agency, which was done by the Board of County Commissioners on November 15, 2011, and to develop a Strategic Plan for the proposed Enterprise Zone. Pursuant to Section 290.0057 of the Florida Statutes, the purpose of the Strategic Plan is, generally, to describe the community's goals for revitalizing the nominated area, commit the governing bodies involved to enact and maintain local fiscal and regulatory incentives to the revitalization of the area, indicate how State Enterprise Zone tax incentives and state, local, and federal resources will be utilized within the nominated area, and identify baselines, methods, and benchmarks for measuring the success of carrying out the Strategic Plan.

Consistency with the Comprehensive Plan

Section 290.0057(2) of the Florida Statutes requires that the local planning agency review the attached Lake County Enterprise Zone Strategic Plan and make a written recommendation to the Board of County Commissioners as to the conformity of the Strategic Plan with the Comprehensive Plan. This review is also being conducted by the Cities of Eustis, Leesburg and Mascotte.

Policy I-1.1.5 *Urban Infill and Redevelopment Strategies* of the 2030 Comprehensive Plan, requires the County to identify, evaluate, and recommend appropriate implementation strategies to encourage urban infill and redevelopment within the Urban Future Land Use Series. The policy specifically allows the County to utilize Enterprise Zone to encourage the infill and redevelopment of the identified areas, where appropriate, to benefit established communities.

The three identified areas all meet the statutory requirements required for the designation of an Enterprise Zone. Further, the Strategic Plan is consistent with the Comprehensive Plan because the unincorporated areas of the proposed Enterprise Zone are in the Urban Future Land Use Series, in which Policy I-1.1.5 expressly defines the designation of an Enterprise Zone as an appropriate tool to encourage urban infill and redevelopment.

Recommendation

It is recommended that the Zoning Board find the Lake County Enterprise Zone Strategic Plan consistent with the 2030 Comprehensive Plan.