

MEMORANDUM

TO: MAYOR AND CITY COMMISSION

FROM: CITY ATTORNEY'S OFFICE

DATE: September 3, 2019

RE: Central Florida Innovation District Memorandum of Understanding Between Polk County, City of Lakeland and City of Auburndale

Attached hereto is a proposed Memorandum of Understanding (MOU) to create an innovation district in the area of SunTrax and Florida Polytechnic University. This agreement is in conjunction with Polk County, through the Central Florida Development Council (CFDC), and the City of Auburndale for support and cooperative efforts in furtherance of the objectives of the district.

The proposed innovation district implicates the governmental jurisdictions of the City of Auburndale, City of Lakeland, and unincorporated Polk County. The proposed district offers a unique opportunity to diversify the local economy, based on the STEM curriculum of Florida Polytechnic University and the rapidly increasing autonomous vehicle industry that SunTrax serves.

In order to create a cohesive vision among Auburndale, Lakeland and Polk County, the CFDC believes the three agencies must work together to identify transition areas, sub-districts, gateways, greenways and natural areas; and must lay out potential zoning, land uses, and development standards that are consistent across jurisdictional boundaries. To accomplish those objectives, the CFDC proposes creation of a shared vision for the innovation district, known as the "Central Florida Innovation District".

Sean Malott, President and CEO of the Central Florida Development Council is scheduled to appear before the Commission to answer any questions. It is recommended that the appropriate city officials be authorized to execute any documents necessary for this effort, subject to approval by the remaining parties.

attachment

Central Florida Innovation District Memorandum of Understanding

Between

Polk County – City of Lakeland – City of Auburndale

THIS MEMORANDUM OF UNDERSTANDING (hereinafter the “MOU”) is made by and between Polk County, a political subdivision of the State of Florida (“Polk County”), the City of Auburndale, a Florida municipal corporation (“Auburndale”), and the City of Lakeland, a Florida municipal corporation (“Lakeland”). Polk County, Auburndale and Lakeland shall collectively be referred to as the “Parties.”

WHEREAS, the Central Florida Development Council, Polk County’s Economic Development Partnership as designated by the Polk County Board of County Commissioners, is developing a vision for the Central Florida Innovation District located within Polk County (the “Innovation District”); and

WHEREAS, the proposed Innovation District spans the jurisdictions of three governmental jurisdictions – Lakeland, Auburndale, and unincorporated Polk County; and

WHEREAS the proposed Innovation District currently contains two major economic development drivers – Florida Polytechnic University, the State’s newest University with a STEM focus on solving industry problems through creative solutions, and SunTrax, America’s new center for emerging transportation research, development, and testing; and

WHEREAS, the Innovation District offers a unique opportunity to diversify Polk County’s economy, based on the STEM curriculum of Florida Poly and other supporting educational institutions, the burgeoning autonomous industry that SunTrax serves, and future research fields and industries that Central Florida’s economic market will benefit from; and

WHEREAS, Lakeland, Auburndale, and Polk County have concerns with development and growth under currently adopted regulations and the cohesive vision of the proposed Innovation District and need adequate time to consider possible amendments to currently adopted regulations; and

WHEREAS, in order to create a cohesive vision of the Innovation District among Lakeland, Auburndale, and Polk County, the Parties must identify transition areas, sub-districts, gateways, greenways, and natural areas; and must lay out potential zoning, land uses, and development standards that are cohesive across jurisdictional boundaries; and

WHEREAS, Lakeland, Auburndale, and Polk County desire to work together to create and advance the vision of the Innovation District; and

WHEREAS, Lakeland, Auburndale, and Polk County desire to collaborate with the Central Florida Development Council, Florida Polytechnic, and SunTrax to promote the Innovation District.

NOW THEREFORE, in consideration of the above statements Lakeland, Auburndale, and Polk County hereby endorse the creation of a vision for the Central Florida Innovation District for the area depicted in Exhibit A and agree as follows to;

1. Actively engage the landowners and other stakeholders within the Innovation District area to balance the expectations of the existing land use system with the proposed vision and solicit participation to help shape and implement this vision.
2. Establish the Central Florida Innovation District technical advisory committee comprised of managerial and planning staff, economic development professionals with representation from the respective local governments, and representatives from Florida Poly and SunTrax who will convene to:
 - a. Finalize the Innovation District concept based on stakeholder comments;
 - b. Guide the activities outlined in the MOU;
 - c. Provide a support role in the creation of a Research and Development Authority; and
 - d. Monitor the need for any future changes to the MOU to meet the above objectives.
3. Upon the Parties' endorsement of the Innovation District and subject to the requirements of Section 163.3171, Florida Statutes:
 - a. Identify and consider adoption of compatible land use districts and development standards that advance the Central Florida Innovation District vision.
 - b. Consider adoption of performance standards that establish minimum criteria for transportation (highway, public transportation and non-motorized) connectivity and mobility within the Central Florida Innovation

District to establish an interconnected transportation network and guide public investments.

- c. Consider the use of available incentives to encourage high-end, quality development within the Central Florida Innovation District.
 - d. Continue to work and collaborate with the Central Florida Development Council to promote the Innovation District.
4. This MOU shall not give rise to any cause of action between the Parties.
5. This MOU may be executed in counterparts, each of which so executed shall be deemed to be an original, and all such counterparts shall together constitute one in the same document.

IN WITNESS WHEREOF, the parties hereto have caused this Memorandum of Understanding to be executed by the duly authorized representatives as of the date set forth below.

CITY OF LAKELAND

By: _____
Mayor

Date: _____

Attest: _____
Clerk

Approved as to form and legal sufficiency

By: _____
City Attorney

CITY OF AUBURNDALE

By: _____
Timothy J. Pospichal, Mayor

Date: _____

Attest: _____
Shirley Lowrance, City Clerk

Approved as to form and legal sufficiency

By: _____
V. Patton Kee, City Attorney

POLK COUNTY BOARD OF COUNTY COMMISSIONERS

By: _____
Chairman

Date: _____

Attest: _____
Clerk

Approved as to form and legal sufficiency

By: _____
County Attorney

Exhibit A

