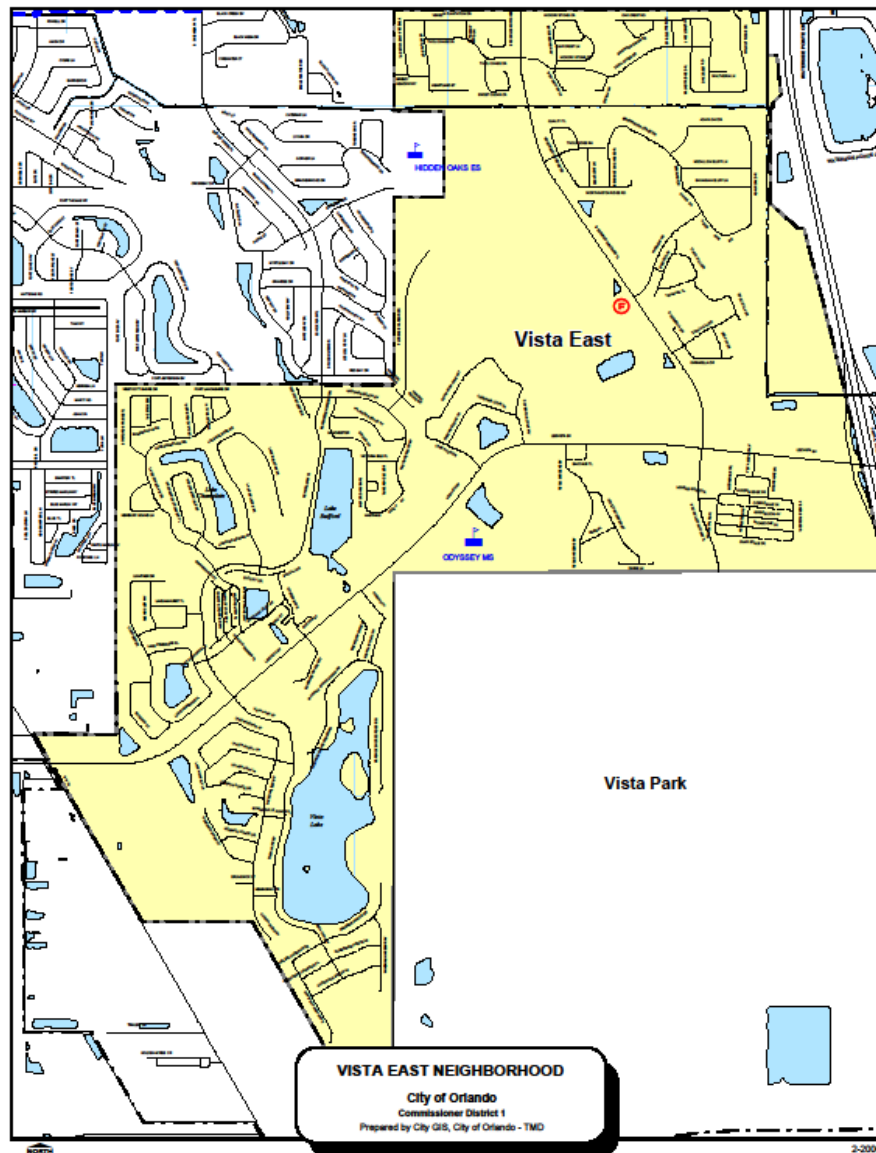


An Important Message for the Boards in Vista East Community and All Residents

This message has been developed by concerned residents to provide local Boards and their residents with information and issues concerning recent decisions by our elected officials. As residents of the Vista East community, we are once again facing difficult challenges that will have a negative impact on our community, home values, and safety unless we join together!

The Vista East Neighborhood is a community of several thousand homes and apartments as shown in the following City of Orlando figure.



This community is home to great neighborhoods, such as, Vista Lakes, Tivoli Woods, Tivoli Garden, Lee Vista Square, Art Ave Apartments, and Crowntree Lake Apartments. In general, we live in quiet, safe communities with rising home values. How is this going to change?

New Vista Park Development:

You may or may not know that the City of Orlando has signed an agreement with the Developer, Mockingbird Orlando, LLC, to allow development of their property behind Odyssey Middle School. The site is called Vista Park, as shown in the figure above and below, and will consist of 3,300 single family homes, 1,000 multi-family apartments and 40,000 SF of retail space. This property sits on top of the Pinecastle Jeep Range and an old Orange County landfill.

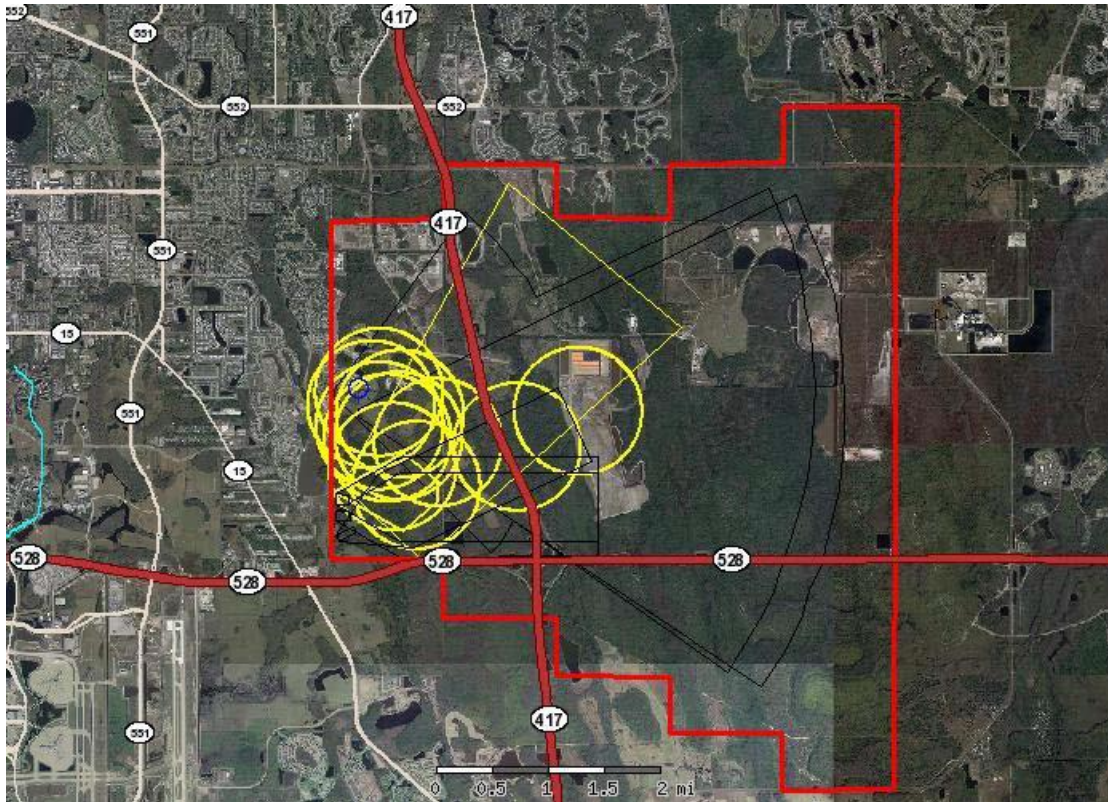


The two main entrances to Vista Park will be on Lee Vista Boulevard. The first entrance is at Passaic Parkway across from the Vista Lakes Amenity Center. This road is owned by Mockingbird Orlando, LLC. The second being an extension of Econlockhatchee Trail including a Beachline flyover bridge to Lake Nona. A new four lane road will connect Narcoossee Road to the Econlockhatchee extension within the new Vista Park development. This road is called the Hazeltine Road extension and will be constructed at the very end of Chelsea Harbour Drive and before the cell tower. The two lots at the end of this street were sold to Mockingbird Orlando, LLC by Newland Communities, the developer of Vista Lakes, to provide right of way for this road.

Is the Vista Park site cleared of unexploded ordnance and contaminated soil from the old Pinecastle Jeep Range? The answer is no! In fact the City will allow the Mockingbird Orlando, LLC to use a private contractor to perform the work the U. S. Army Corps of Engineers (USACE) was willing to complete using \$7.7 million of tax payer funds. However, Mockingbird refused to allow the USACE access to the property to start the work. The State is also involved since the Florida Department of Environmental Protection (FDEP) has signed a Voluntary Clear-

up Order with the Developer that allows the clean-up. These agreements only require a one-time public notice of the site history versus the proposed five year reviews, over thirty years, under the USACE plan.

If you are new to our area, the following figure clearly shows the Pinecastle Jeep Range bombing areas cover the entire Vista Park development site from the eastern boundary of the Vista Lakes community to beyond Route 417.



Challenges for Our Communities:

Why is this development a challenge for our community?

1. Pinecastle:

After several years of bad media and lower resale prices on our home investment, Pinecastle is back in the news. If there are any accidents evolving ordnance during the clearing of the site, or during the construction of the infrastructure we will have lost all we have gained in the last few years.

The decision by both the City and State to allow a private contractor under the control of the Developer to perform the clean-up raises a number of questions:

- Does the FDEP have any experience in the clean-up of old US Army military sites?

- What responsibility and/or leverage will FDEP have over a private contractor under the control of the Developer?
- Will there be a transparent communications program to keep residents informed of the progress and issues?
- Is the City and State repeating the same mistakes of the past by agreeing to a one-time public notice that maybe attempting to hide the Pinecastle issue from future home buyers in order to increase tax revenue?
- After all of the class action suits, why would any home builder agree to buy lots from the Developer on this property?

2. Traffic

Everybody that lives in Vista East has been coping with longer and longer commutes to and from work. As residents we live with the increased traffic problems and this City road plan does not seem to address east/west congestion that is only getting worse. The traffic plan only provides access roads into new development. Our location within the City of Orlando is unique. The airport provides a perfect barrier and prevents any east/west road solutions south of us. We continue to see increased traffic volume on the Beachline, Sand Lake, Lee Vista Blvd, and Curry Ford. Adding 4,300 units and double the amount of cars in Vista Park, could lead to gridlock on our roads. Furthermore, the Vista Park plan calls for a limited northbound Econlockhatchee Trail extension since there is no commitment from Orange County to add lanes to Econlockhatchee Trail north of the City line to Curry Ford.

Is there a solution? District One in the City of Orlando is the largest District and has the greatest volume of new growth generating increase tax revenue. It does not seem that this revenue is coming back into the District to improve our roads. There needs to be a commitment and funding for a new east/west road system if Vista Park is going to be allowed. One idea would be to construct a service road to the Beachline to allow traffic to move east and west without flowing back on our existing roads. Planning an Econlockhatchee flyover the Beachline instead of connecting to the Beachline or a new service road makes no sense. The purpose of the flyover is to connect Vista Park with a new retail center just south of the Beachline. This center is planned to have a 150 room hotel, an additional 600 apartments, 200,000 SF of office space and 1,140,000 SF of retail space.

3. Schools:

As of this date, we have no information from Orange County School District concerning any new schools to support this growth in student population. Will the existing elementary and middle schools have the capacity to handle the increase? Will new schools be built in Vista Park? When will our community see a new high school?

4. Water Management:

This year has been very wet and our ponds and lakes are close to capacity. We are not in the position to handle a major hurricane. Residents may not know that many of these ponds and lakes are interconnected and flow east under Lee Vista Blvd to the Saint Johns River Water Management canals including the one that runs under Econlockhatchee Trail. All of this water flows into the Saint Johns River. What would be the impact of additional development in our area on this infrastructure? As new roads and communities are built, new local storm systems are constructed and interconnected driving additional volume of water into the existing Saint Johns River system. The system is designed to handle a specific volume, that is, the pipe is only so big. Based on today's experience, the system maybe close to reaching capacity. What is the plan to provide relief before our communities experience major flooding?

Vista East Acton Committee:

A few residents have come together to form an informal committee to research the Vista Park plan. We have acquired a number of documents including:

1. Finalized Memorandum of Terms, dated July 16, 2015
2. Voluntary Clean-up Order, dated June 29, 2015
3. VHB Memorandum on Traffic, dated April 21, 2015
4. Integrated Corrective Action Plan and Appendices, dated June 26, 2015

The clean-up of the Vista Park site is scheduled to be completed by the end of 2016. Road construction is scheduled to start in 2017.

At this time our objective is to provide all available information to the Boards located in Vista East. Ask each Board to distribute this message to their residents via mail and determine resident interest in joining together. Depending on the response; create a working committee, example: "Vista East Action Committee" with representatives from all Boards. This new committee would set the strategy, agenda and objectives to move forward using our collective voting voice to influence our elected officials and their staffs to respond to community concerns.

What Can I Do?

As a resident you can voice your opinion to the following government officials:

- Mayor's Office – Buddy.Dyer@cityoforlando.net -407-246-2221
- District One Commissioner – jim.gray@cityoforlando.net 407-246-2001
- Florida Depart. of Environmental Protection – john.coates@dep.state.fl.us – 850-245-8709
- Orange County School Board – daryl.flynn@ocps.net – 407-317-3236
- Orange County Commissioner – Jennifer.Thompson@ocfl.net – 407-836-7350