



RICHARD T. CROTTY  
MAYOR

ORANGE COUNTY  
OFFICE OF THE MAYOR

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May 12, 2010

Mr. A. Wayne Rich  
Broad and Cassel  
Bank of America, Suite 1400  
390 North Orange Avenue  
Orlando, FL 32801-4961

Subject: Innovation Way East

Dear Mr. Rich:

The Innovation Way East (IWE) public hearing Tuesday was one of the longest hearings in my years as Mayor. IWE is a large and complex project that encompasses diverse interests and enterprises including environmental protection, economic development, managed growth and fiscal responsibility. Continuing the hearing until June 22<sup>nd</sup> has given us an opportunity to explore whether the various stakeholders can coalesce around a workable concept. The purpose of this letter is to outline my thoughts on the subject.

When I established Innovation Way in 2005, I envisioned a high tech corridor that connects UCF to the Orlando International Airport. The backbone of this corridor is a high tech employment center with all the infrastructure necessary to support it, including a network of master planned communities with an appropriate mix of housing, schools, recreational facilities and support services, all connected via a multimodal transportation system. The County has established the policy framework necessary to balance sustainable economic development and environmental protection in this area.

Innovation Way East has the potential to carry my vision forward with its well-designed Activity Centers and Urban Community Villages. However, in order to be successful, IWE must address diverse stakeholder interests.

The following conditions are vital to the success of Innovation Way East and to the realization of my vision for Innovation Way. For that reason, the only way I will support transmittal and subsequent adoption of the IWE plan amendment and DRI is if these terms are met. You will recall that several of these issues were discussed by the Board at Tuesday's hearing.

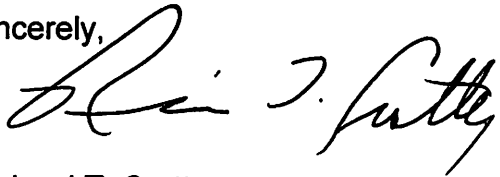
1. The area east of Turkey Creek will not be included in the plan amendment transmittal package. The area is not located contiguous to the Innovation Way Corridor, and development of this area is not appropriate at this time.

2. The County adopted the Innovation Way Multi-Modal Transportation District (MMTD) in 2009; however, the MMTD has been found not in compliance by the Florida Department of Community Affairs (DCA). The County is working with DCA to resolve their compliance issues. Because the MMTD is an integral component of Innovation Way, the IWE plan amendment cannot be adopted until the administrative challenge to the MMTD has been settled and the MMTD is in effect.
3. Farmland Reserve will commit \$4 million in unrestricted funds to Orange County to be used for economic development opportunities in Innovation Way. Prior to plan amendment adoption, this commitment will be memorialized in an agreement between Farmland Reserve and Orange County.
4. Farmland Reserve will commit \$8 million to *Project Transform*, and will work closely with Orange County, UCF and other partners to bring *Project Transform* to Innovation Way. If the *Project Transform* effort is not successful, the \$8 million will be invested for other economic development opportunities in Innovation Way. Prior to plan amendment adoption, this commitment will be memorialized in an agreement between Farmland Reserve and Orange County.
5. Farmland Reserve will commit \$3 million for a UCF business incubator at Central Florida Research Park and will donate 6 to 8 acres of land in ICP for the incubator. Prior to plan amendment adoption, this commitment will be memorialized in an agreement between Farmland Reserve and Orange County.
6. A community park has been proposed east of Turkey Creek. This park would provide approximately 60 acres of developable upland for activity-based recreational opportunities, as well as additional adjacent Environmental Lands Stewardship Program (ELSP) uplands and wetlands that can be used for resource-based recreational opportunities. Because the area east of Turkey Creek no longer will be included in the IWE plan amendment, this park will be relocated to another portion of the IWE site.
7. The ICP interchange agreement will be executed in substantially the form that has been negotiated to date.
8. Based upon your representation at Tuesday's hearing, International Corporate Park is dependent upon IWE to provide the right mix of high-quality housing to balance the jobs being provided in ICP. Just as ICP is dependent upon IWE, IWE is dependent upon ICP's jobs to succeed. Consequently, prior to adoption of IWE, the ICP DRI Substantial Deviation must be adopted by the Board.
9. At Tuesday's public hearing, you proposed a policy that requires phasing of the IWE development program. The policy will be reviewed with Orange County staff and revised as necessary, and the phasing details will be included in the Planned Development (PD) rezoning conditions. No platting of subsequent phases will be allowed until the policy requirements have been met for the previous phase.
10. You have proposed a number of comprehensive plan policies to govern development of IWE. Some of these policies have serious ramifications for the County in terms of urban services and environmental impacts. Farmland Reserve will work with staff to revise the policies proposed for IWE to ensure that the policies are consistent with the Innovation Way vision.

11. The IWE Development of Regional Impact and the PD rezoning will be brought to the Board simultaneously with adoption of the IWE plan amendment.

I realize that your client has invested a great deal of time and effort to get to this point. I believe these conditions will protect not only your economic interests but other stakeholders' interests as well, and I believe they are essential to ensuring that IWE furthers the Innovation Way vision. I hope you give them serious consideration, and I look forward to hearing from you.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard T. Crotty". The signature is fluid and cursive, with the first name "Richard" being the most prominent.

Richard T. Crotty  
Orange County Mayor

- c: Board of County Commissioners  
Suzanne Arnold, Communications Chairperson, Lake Mary Jane Alliance  
Marge Holt, Central Florida Sierra Club  
Dan Holsenback, Vice President for University Relations, University of Central Florida  
Joe Wallace, Executive Director, Central Florida Research Park  
Ray Gilley, President/CEO, Metro Orlando EDC  
Richard Morrison, Florida Hospital