

**REEDY CREEK IMPROVEMENT DISTRICT
City of Lake Buena Vista and City of Bay Lake**

**SMALL SCALE AMENDMENTS
2011-1.A-1 through A-9
RCID COMPREHENSIVE PLAN 2020**



Adoption Phase Public Hearings

Planning Board – October 25, 2011 at 4:30 P.M.

City Council of Bay Lake – November 9, 2011 at 8:30 A.M.

City Council of Lake Buena Vista – November 9, 2011 at 9:00 A.M.

Board of Supervisors – November 16, 2011 at 9:30 A.M.

Reedy Creek Improvement District Planning and Engineering

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Tab 1

Executed Ordinances
Adopting Amendments

ORDINANCE NO. 127

AN ORDINANCE OF THE CITY OF LAKE BUENA
VISTA, FLORIDA, ADOPTING AMENDMENT
SMALL SCALE AMENDMENTS # 2011-1.A-1
THROUGH A-9 AMENDING AND UPDATING
THE RCID COMPREHENSIVE PLAN 2020

WHEREAS, Section 163.3167, Florida Statutes provides that the governing body of each local government shall prepare and enforce a comprehensive plan for development within their jurisdiction; and

WHEREAS, the City Council of the City of Lake Buena Vista finds that the Charter of the City of Lake Buena Vista (Chapter 67-1965, Laws of Florida, Special Acts of 1967) empowers the City to prepare and enforce a comprehensive plan and amendments thereto; and

WHEREAS, the City Council of the City of Lake Buena Vista finds that the Cities of Bay Lake and Lake Buena Vista and the Reedy Creek Improvement District have entered into Interlocal Agreements pursuant to the requirements of Chapter 163, Part I, Florida Statutes to prepare a single comprehensive plan for all three jurisdictions; and

WHEREAS, on November 15, 1991, by Ordinance No. 62, the City Council of the City of Lake Buena Vista adopted a comprehensive plan known as the "1991 Reedy Creek Improvement District Comprehensive Plan" hereinafter referred to as the "Plan" pursuant to Sections 163.3161-163-3215 known as the "Local Government Comprehensive Planning and Land Development Act" which sets forth procedures and requirements for a local government in the State of Florida to adopt a comprehensive plan and amendment to a comprehensive plan; and

WHEREAS, the City of Lake Buena Vista, upon recommendation by the Reedy Creek Improvement District Planning Board, has adopted amendments to said Comprehensive Plan all of which have been duly processed and found to be in compliance by the Florida Department of Community Affairs; and

WHEREAS, on October 25, 2011, after public notice, the Reedy Creek Improvement District Planning Board held a public hearing to consider the proposed Amendment Small Scale Amendments # 2011-1.A-1 through A-9 to the Plan and recommended adoption of the proposed Amendment to the Reedy Creek Improvement District, City of Lake Buena Vista and City of Bay Lake; and

WHEREAS, the Reedy Creek Improvement District further considered all oral and written comments received prior to and during public hearings; and

WHEREAS, in exercise of its authority, the City Council of the City of Lake Buena Vista has determined it necessary and desirable to adopt Amendment Small Scale Amendments # 2011-1.A-1 through A-9 to the RCID Comprehensive Plan 2020 and transmit to the Department of Economic Opportunity, Community Planning and Development.

NOW, THEREFORE, BE IT ENACTED by the people of the City of Lake Buena Vista, this November 9, 2011, as follows:

SECTION ONE: Purpose and Intent. This Ordinance is necessary to carry out the purpose and intent of, and exercise the authority set out in, the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163-3161 through 163.3215, Florida Statutes as amended and Chapter 67-764, Florida Statutes.

SECTION TWO: Title of Amendment. This Amendment shall be entitled "Small Scale Amendments # 2011-1.A-1 through A-9", amending and updating the 1991 Comprehensive Plan.

SECTION THREE: Amendment "Small Scale Amendments # 2011-1.A-1 through A-9" amends the Future Land Use Map (FLUM).

SECTION FOUR: Applicability and Effect. The applicability and effect of Amendment "Small Scale Amendments # 2011-1.A-1 through A-9" is to amend the Reedy Creek Improvement District Comprehensive Plan 2020 to update land use designations of lands on the FLUM.

SECTION FIVE: Severability. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

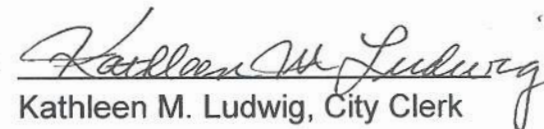
SECTION SIX: Copy Availability.

- a. A certified copy of this enacting Ordinance, as well as certified copies of the Amendment shall be filed with the Clerk of the Reedy Creek Improvement District and the City of Lake Buena Vista.
- b. To make the plan available to the public, a certified copy of this enacting Ordinance, as well as certified copies of the Amendments shall be located in the office of Planning and Engineering of the Reedy Creek Improvement District and shall be provided to the Orlando and Kissimmee Public Libraries. The District shall also make copies available to the public at a reasonable reproduction charge.

SECTION SEVEN: Effective Date. Pursuant to Section 163.3187 (5) (c), Florida Statutes, this Ordinance shall become effective 31 days after adoption. If challenged within 30 days after adoption, small scale development amendments may not become effective until the state land planning agency or the Administrative Commission, respectively, issues a final order determining the adopted small scale development amendment is in compliance. If the Administration Commission issues a final order determining the adopted amendment to not be in compliance in accordance with Section 163.3184(8), Florida Statutes, this ordinance may still be made effective by resolution at a public meeting after public notice, subject to any sanctions imposed by the Administration Commission pursuant to Section 163.3184(8), Florida Statutes.

**CITY OF LAKE BUENA VISTA, FLORIDA
BY ITS CITY COUNCIL**

By: 
Terry Fay, Major

Attest: 
Kathleen M. Ludwig, City Clerk

Passed and Adopted on 1st Reading
Final Publication
Effective Date:

11-9-11
11-17-11

ORDINANCE NO. 130

AN ORDINANCE OF THE CITY OF BAY
LAKE, FLORIDA, ADOPTING AMENDMENT
SMALL SCALE AMENDMENTS # 2011-1.A-1
THROUGH A-9 AMENDING AND UPDATING
THE RCID COMPREHENSIVE PLAN 2020

WHEREAS, Section 163.3167, Florida Statutes provides that the governing body of each local government shall prepare and enforce a comprehensive plan for development within their jurisdiction; and

WHEREAS, the City Council of the City of Bay Lake finds that the Charter of the City of Bay Lake (Chapter 67-1104, Laws of Florida, Special Acts of 1967) empowers the City to prepare and enforce a comprehensive plan and amendments thereto; and

WHEREAS, the City Council of the City of Bay Lake finds that the Cities of Bay Lake and Lake Buena Vista and the Reedy Creek Improvement District have entered into Interlocal Agreements pursuant to the requirements of Chapter 163, Part I, Florida Statutes to prepare a single comprehensive plan for all three jurisdictions; and

WHEREAS, on November 15, 1991, by Ordinance No. 51, the City Council of the City of Bay Lake adopted a comprehensive plan known as the "1991 Reedy Creek Improvement District Comprehensive Plan" hereinafter referred to as the "Plan" pursuant to Sections 163.3161-163-3215 known as the "Local Government Comprehensive Planning and Land Development Act" which sets forth procedures and requirements for a local government in the State of Florida to adopt a comprehensive plan and amendment to a comprehensive plan; and

WHEREAS, the City of Bay Lake, upon recommendation by the Reedy Creek Improvement District Planning Board, has adopted amendments to said Comprehensive Plan all of which have been duly processed and found to be in compliance by the Florida Department of Community Affairs; and

WHEREAS, on October 25, 2011, after public notice, the Reedy Creek Improvement District Planning Board held a public hearing to consider the proposed Amendment Small Scale Amendments # 2011-1.A-1 through A-9 to the Plan and recommended adoption of the proposed Amendments to the Reedy Creek Improvement District, City of Lake Buena Vista and City of Bay Lake; and

WHEREAS, the Reedy Creek Improvement District further considered all oral and written comments received prior to and during public hearings; and

WHEREAS, in exercise of its authority, the City Council of the City of Bay Lake has determined it necessary and desirable to adopt Amendment Small Scale Amendments # 2011-1.A-1 through A-9 to the RCID Comprehensive Plan 2020 and transmit to the Department of Economic Opportunity, Community Planning and Development.

NOW, THEREFORE, BE IT ENACTED by the people of the City of Bay Lake, this November 9, 2011, as follows:

SECTION ONE: Purpose and Intent. This Ordinance is necessary to carry out the purpose and intent of, and exercise the authority set out in, the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163-3161 through 163.3215, Florida Statutes as amended and Chapter 67-764, Florida Statutes.

SECTION TWO: Title of Amendment. This Amendment shall be entitled "Small Scale Amendments # 2011-1.A-1 through A-9" amending and updating the 1991 Comprehensive Plan.

SECTION THREE: Amendment. Amendment "Small Scale Amendments # 2011-1.A-1 through A-9" amends the Future Land Use Map (FLUM).

SECTION FOUR: Applicability and Effect. The applicability and effect of Amendment "Small Scale Amendments # 2011-1.A-1 through A-9" is to amend the Reedy Creek Improvement District Comprehensive Plan 2020 to update land use designations of lands on the FLUM.

SECTION FIVE: Severability. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

SECTION SIX: Copy Availability.

- a. A certified copy of this enacting Ordinance, as well as certified copies of the Amendment shall be filed with the Clerk of the Reedy Creek Improvement District and the City of Bay Lake.
- b. To make the plan available to the public, a certified copy of this enacting Ordinance, as well as certified copies of the Amendments shall be located in the office of Planning and Engineering of the Reedy Creek Improvement District and shall be provided to the Orlando and Kissimmee Public Libraries. The District shall also make copies available to the public at a reasonable reproduction charge.

SECTION SEVEN: Effective Date. Pursuant to Section 163.3187 (5) (c), Florida Statutes, this Ordinance shall become effective 31 days after adoption. If challenged within 30 days after adoption, small scale development amendments may not become effective until the state land planning agency or the Administrative Commission, respectively, issues a final order determining the adopted small scale development amendment is in compliance. If the Administration Commission issues a final order determining the adopted amendment to not be in compliance in accordance with Section 163.3184(8), Florida Statutes, this ordinance may still be made effective by resolution at a public meeting after public notice, subject to any sanctions imposed by the Administration Commission pursuant to Section 163.3184(8), Florida Statutes.

**CITY OF BAY LAKE, FLORIDA
BY ITS CITY COUNCIL**

By: MARK KRAUSE
Mark Krause, Major

Attest: Kathleen M. Ludwig
Kathleen M. Ludwig, City Clerk

Passed and Adopted on 1st Reading
Final Publication
Effective Date:

11-9-11
11-17-11

ORDINANCE/RESOLUTION NO. 531

AN ORDINANCE/RESOLUTION OF THE
REEDY CREEK IMPROVEMENT DISTRICT,
FLORIDA, ADOPTING AMENDMENT SMALL
SCALE AMENDMENTS # 2011-1.A-1
THROUGH A-9 AMENDING AND UPDATING
THE RCID COMPREHENSIVE PLAN 2020

Whereas, Section 163.3167, Florida Statutes, provides that the governing body of each local government shall prepare and enforce a comprehensive plan for development within their jurisdiction; and

Whereas, the Board of Supervisors of the Reedy Creek Improvement District finds that Chapter 67-764, Florida Statutes, empowers the District to prepare and enforce a comprehensive plan and amendments thereto; and

Whereas, Chapter 67-764, Section 23(8) Florida Statutes established a Planning Board for the District; and

WHEREAS, the Reedy Creek Improvement District Board of Supervisors, pursuant to Chapter 163, Florida Statutes, adopted on November 15, 1991 by Resolution/Ordinance No. 244, a joint comprehensive plan along with the City of Lake Buena Vista and the City of Bay Lake; known as the "1991 Reedy Creek Improvement District Comprehensive Plan"; hereinafter referred to as the "Plan" pursuant to Sections 163.3161 – 163.3215 known as the "Local Government Comprehensive Planning and Land Development Act" which sets forth procedures and requirements for a local government in the State of Florida to adopt a comprehensive plan and amendment to a comprehensive plan; and

WHEREAS, the Reedy Creek Improvement District, upon recommendation by the Reedy Creek Improvement District Planning Board, has adopted amendments to said Plan all of which have been duly processed and found to be in compliance by the Florida Department of Community Affairs; and

WHEREAS, on October 25, 2011, after public notice, the Reedy Creek Improvement District Planning Board held a public hearing to consider the proposed Amendment Small Scale Amendments # 2011-1.A-1 through A-9 to the Plan and recommended adoption of the proposed Amendment to the Reedy Creek Improvement District, City of Lake Buena Vista and City of Bay Lake; and

WHEREAS, the Reedy Creek Improvement District further considered all oral and written comments received prior to and during public hearings; and

WHEREAS, in exercise of its authority, the Board of Supervisors of the Reedy Creek Improvement District has determined it necessary and advisable to adopt Amendment Small Scale Amendments # 2011-1.A-1 through A-9 to the RCID Comprehensive Plan 2020 and transmit to the Department of Economic Opportunity, Community Planning and Development.

NOW, THEREFORE, BE IT RESOLVED AND ORDAINED by the Board of Supervisors of the Reedy Creek Improvement District, on this 18th day of November, 2009, as follows:

SECTION ONE: Purpose and Intent. This Ordinance/Resolution is enacted to carry out the purpose and intent of, and exercise the authority set out in Chapters 163 and 166, Florida Statutes, and the provisions of the Reedy Creek Improvement District Comprehensive Plan.

SECTION TWO: Title of Amendment. This Amendment shall be entitled "Small Scale Amendments # 2011-1.A-1 through A-9", amending and updating the Reedy Creek Improvement District Comprehensive Plan.

SECTION THREE: Amendment. Amendment "Small Scale Amendments # 2011-1.A-1 through A-9" amends the Future Land Use Map (FLUM).

SECTION FOUR: Applicability and Effect. The applicability and effect of Amendment "Small Scale Amendments # 2011-1.A-1 through A-9" is to amend the Reedy Creek Improvement District Comprehensive Plan 2020 to update land use designations of lands on the FLUM.

SECTION Five: Severability. If any provision, or portion of this Ordinance/Resolution is declared by any court of competent jurisdiction to be void, unconditional, or unenforceable, then all remaining provisions and portions of this Ordinance/Resolution remain in full force and effect.


SECTION SIX: Copy Availability.

- a. A certified copy of this enacting Ordinance/Resolution, as well as certified copies of the Amendment shall be filed with the Clerk of the Reedy Creek Improvement District.
- b. To make the plan available to the public, a certified copy of this enacting Ordinance/Resolution, as well as certified copies of the Amendments shall be located in the office of Planning and Engineering of the Reedy Creek Improvement District and shall be provided to the Orlando and Kissimmee Public Libraries. The District shall also make copies available to the public for a reasonable reproduction charge.

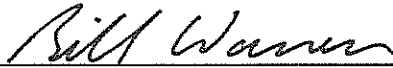
SECTION SEVEN: Effective Date. Pursuant to Section 163.3187 (5) (c), Florida Statutes, this Ordinance shall become effective 31 days after adoption. If challenged within 30 days after adoption, small scale development amendments may not become

effective until the state land planning agency or the Administrative Commission, respectively, issues a final order determining the adopted small scale development amendment is in compliance. If the Administration Commission issues a final order determining the adopted amendment to not be in compliance in accordance with Section 163.3184(8), Florida Statutes, this ordinance may still be made effective by resolution at a public meeting after public notice, subject to any sanctions imposed by the Administration Commission pursuant to Section 163.3184(8), Florida Statutes.

REEDY CREEK IMPROVEMENT DISTRICT

By: 
Donald R. Greer
President of the Board of Supervisors

ATTESTED:

By: 
Bill Warren
District Administrator and
Secretary of the Board of Supervisors

Passed and Adopted on 1st Reading
Final Publication
Effective Date:

November 16, 2011
December 7, 2011



Tab 2
Staff Report
FLUM Amendments

Small Scale Comprehensive Plan Amendment # 2011-1.A-1 through A-9

Reedy Creek Improvement District
Planning and Engineering/Staff Report

RCID INITIATED FUTURE LAND USE MAP (FLUM) AMENDMENTS

PRESENT FUTURE LAND USE See FLUM Designation Table 1

PROPOSED FUTURE LAND USE See FLUM Designation Table 1

INTRODUCTION

The proposed Small Scale Future Land Use Map Amendments are needed to assign the appropriate future land use designations to properties annex from Orange County and to properties transferred from private to public ownership and public to private ownership. These amendments affect 9 parcels ranging in size from 0.28 to 6.10 acres and total 21.64 acres as shown in Table 1.

Table 1: FLUM Designation

Amend. #	Current Future Land Use	Amended Future Land Use	Acres	Land Owner
A-1	Orange County Right-of-Way and Tourist Commercial	Public Facilities	3.80	Reedy Creek Improvement District
A-2	Orange County Right-of-Way	Public Facilities	1.22	Reedy Creek Improvement District
A-3	Mixed Use	Public Facilities	0.37	Reedy Creek Improvement District
A-4	Mixed Use	Public Facilities	0.28	Reedy Creek Improvement District
A-5	Mixed Use	Public Facilities	6.10	Reedy Creek Improvement District
A-6	Public Facilities	Support Facilities	1.79	Walt Disney World Parks & Resorts U.S., Inc.
A-7	Mixed Use	Public Facilities	5.33	Reedy Creek Improvement District
A-8	Mixed Use	Public Facilities	1.22	Reedy Creek Improvement District
A-9	Mixed Use	Public Facilities	1.53	Reedy Creek Improvement District
Total Acres			21.64	

Small Scale Comprehensive Plan Amendment # 2011-1.A-1 through A-9

Reedy Creek Improvement District
Planning and Engineering/Staff Report

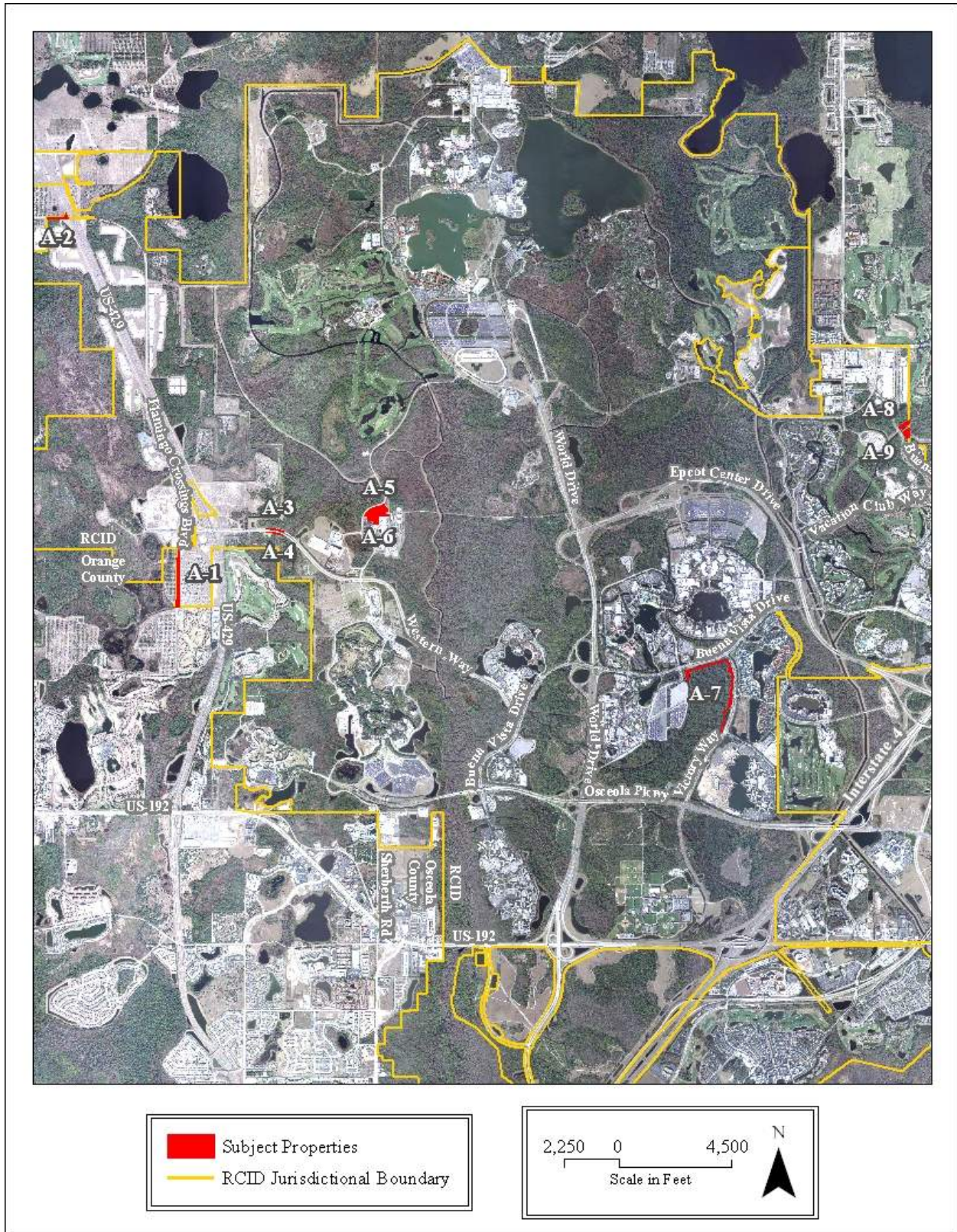
LAND USE COMPATITILITY

The land use changes listed above involve lands used for public services or private support services and are compatible with and/or directly serve the adjacent land uses of the existing and future developments as described in Table 2.

Table 2: Land Use Compatibility

Amend. #	Type of Public or Support Facility
A-1	Land to be used for new roadway to serve the Flamingo Crossings Development and Orange Lake Country Club. Ownership of this land was previously transferred from Orange County (Hartzog Road Right-of-Way) to RCID and from Orange Lake Country Club to RCID. RCID subsequently annexed the land into the District.
A-2	Existing Right-of-Way for Flamingo Crossings Blvd. Ownership of this land was previously transferred from Orange County (Hartzog Road Right of Way) to RCID. RCID later annexed the land into the District.
A-3	Ownership transfer of portion of Western Way westbound lane. This is a correction of an oversight in the previous ownership transfer for the construction of this roadway in 2006.
A-4	Ownership transfer of portion of Western Way eastbound lane. This is a correction of an oversight in the previous ownership transfer for the construction of this roadway in 2006.
A-5	Ownership transfer of land for the construction of a new solid waste transfer station. This parcel is adjacent to the South Service Area which contains the wastewater treatment plant. This new facility will replace the existing solid waste transfer station.
A-6	Ownership transfer of land at the South Service Area just south of the new solid waste transfer station used by the Walt Disney World Company for support services.
A-7	Ownership transfer of land for the extension of a right turn lane on eastbound Buena Vista Drive between Disney's Hollywood Studios and Victory Way and for an acceleration lane on Victory Way.
A-8	Ownership transfer of land adjacent to and north of the S103-A water control structure.
A-9	Ownership transfer of land adjacent to and south of the S103-A water control structure.

Figure 1: Location of Properties



FUTURE LAND USE MAP AMENDMENTS

Amendment A-1

Figure 2: Proposed Future Land Use

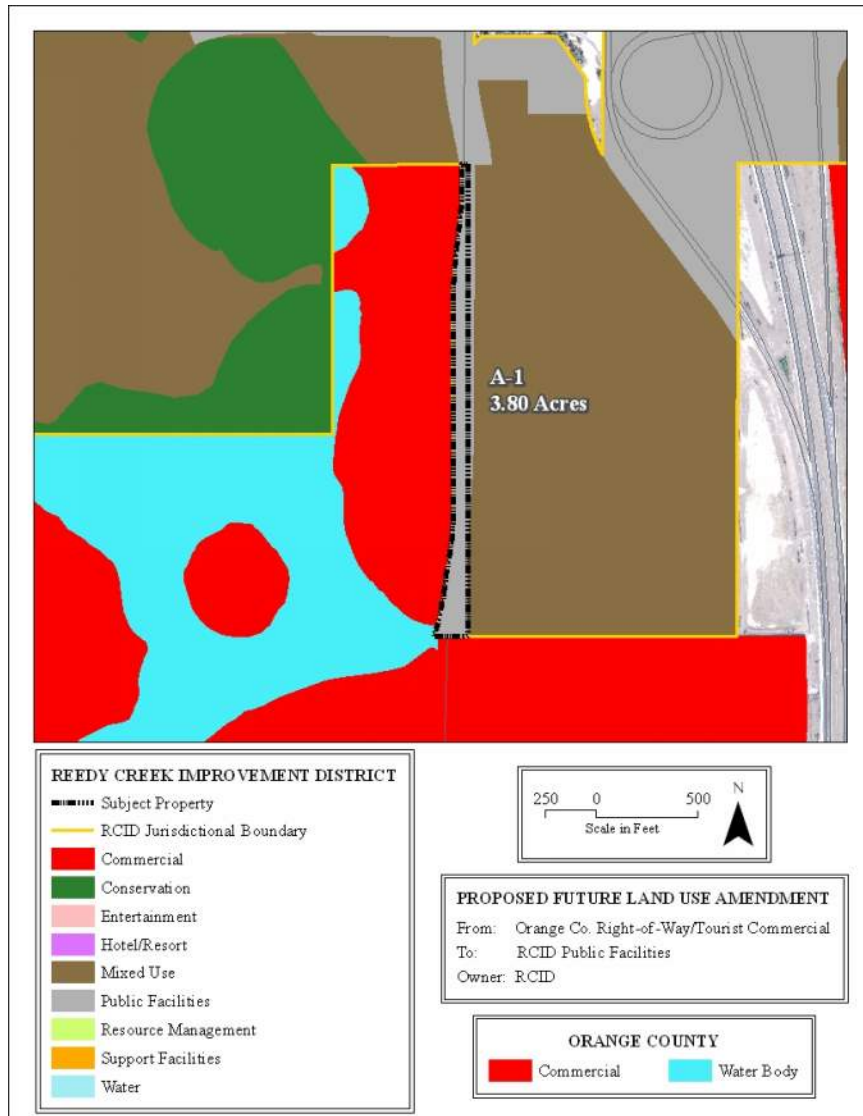
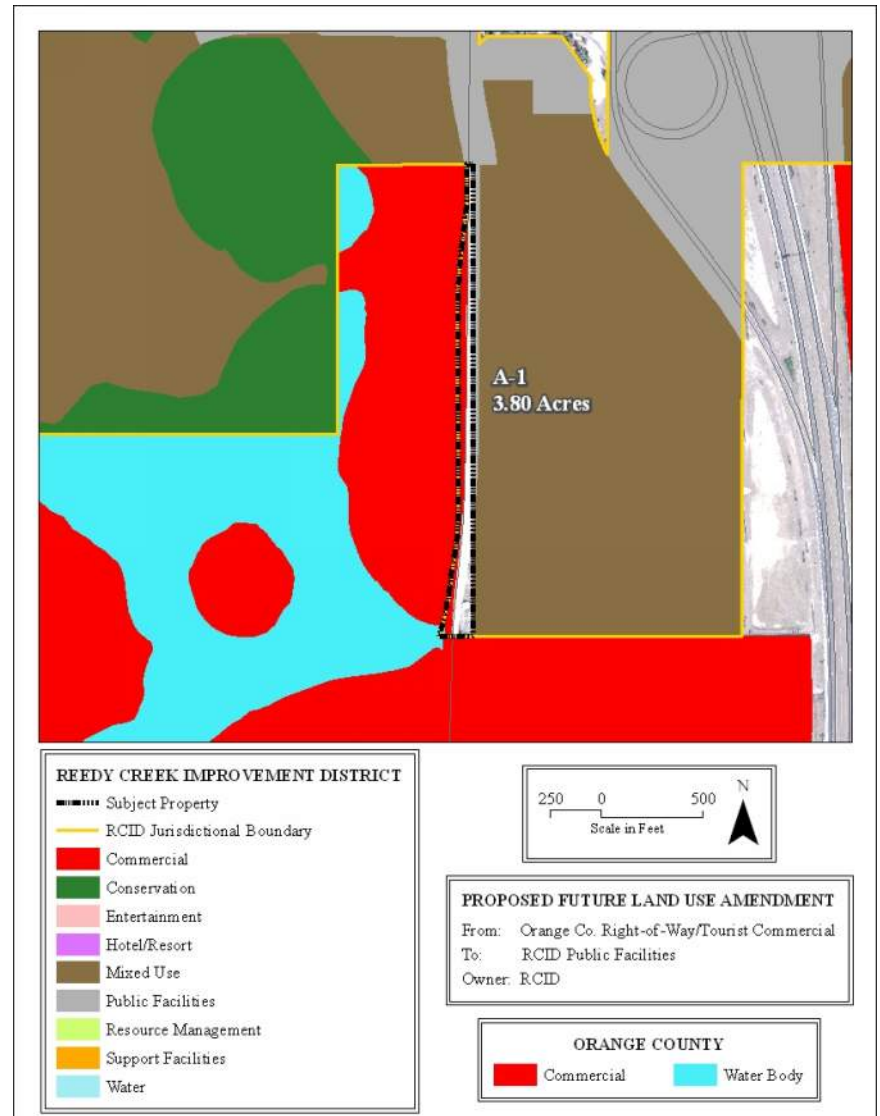


Figure 3: Present Future Land Use



FUTURE LAND USE MAP AMENDMENTS

Amendment A-2

Figure 4: Proposed Future Land Use

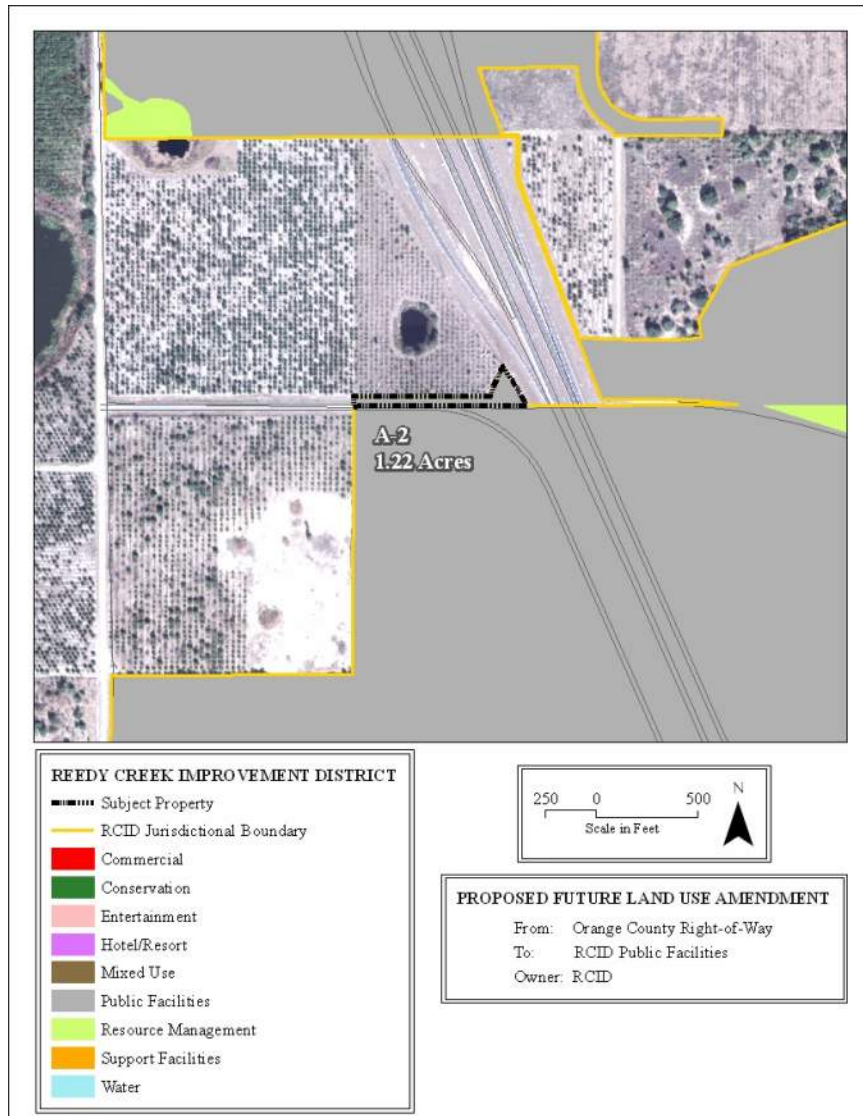
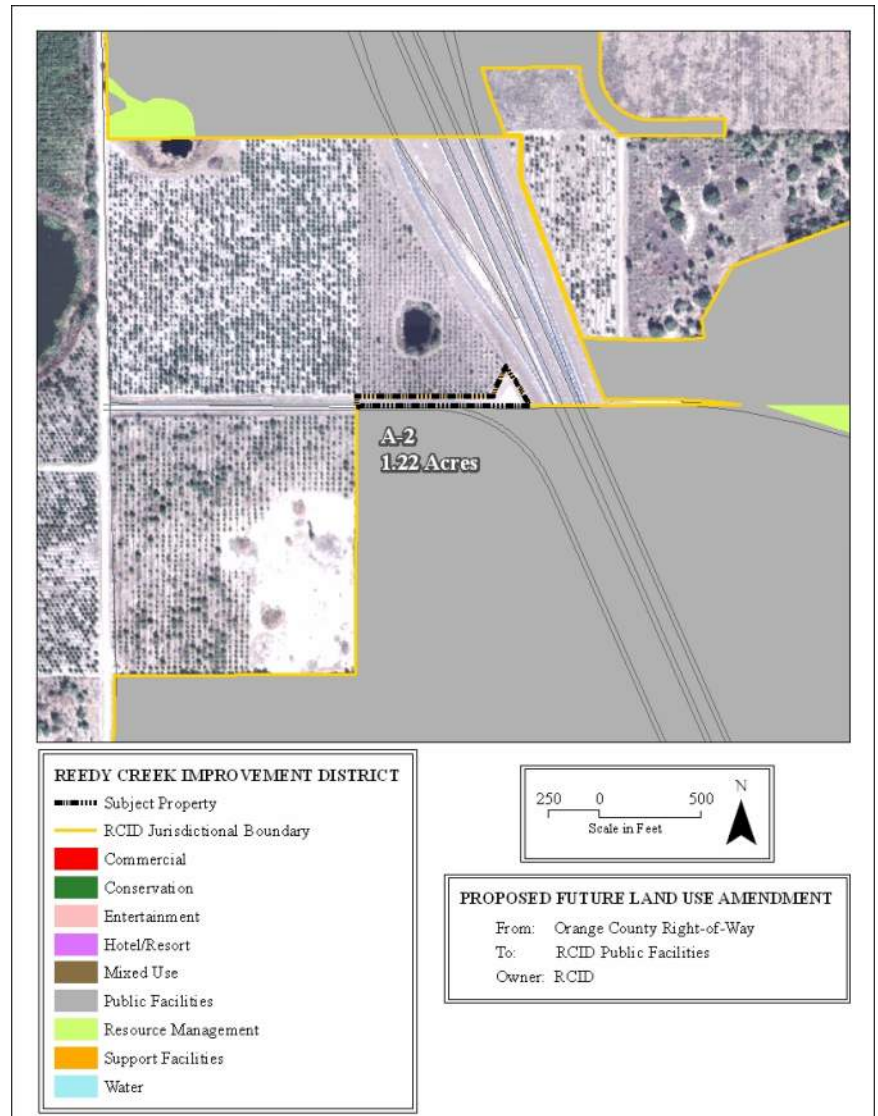


Figure 5: Present Future Land Use



FUTURE LAND USE MAP AMENDMENTS

Amendment A-3 and A-4

Figure 6: Proposed Future Land Use

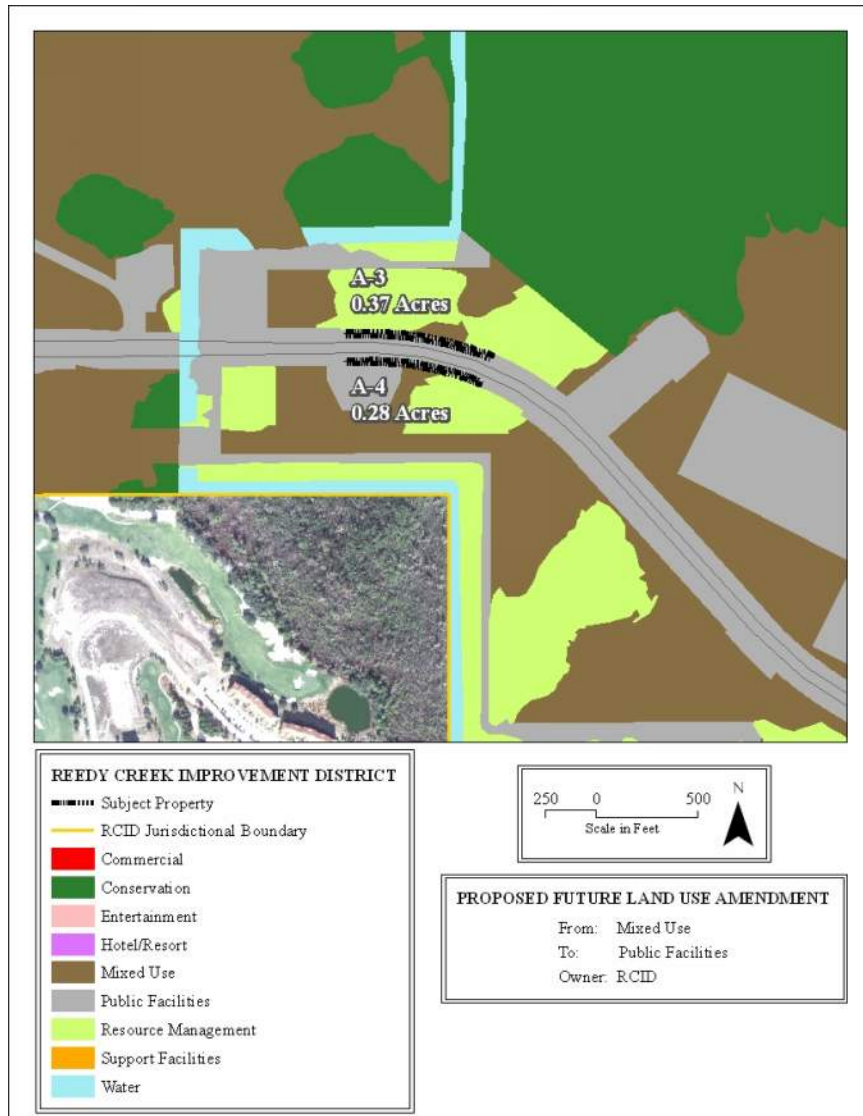
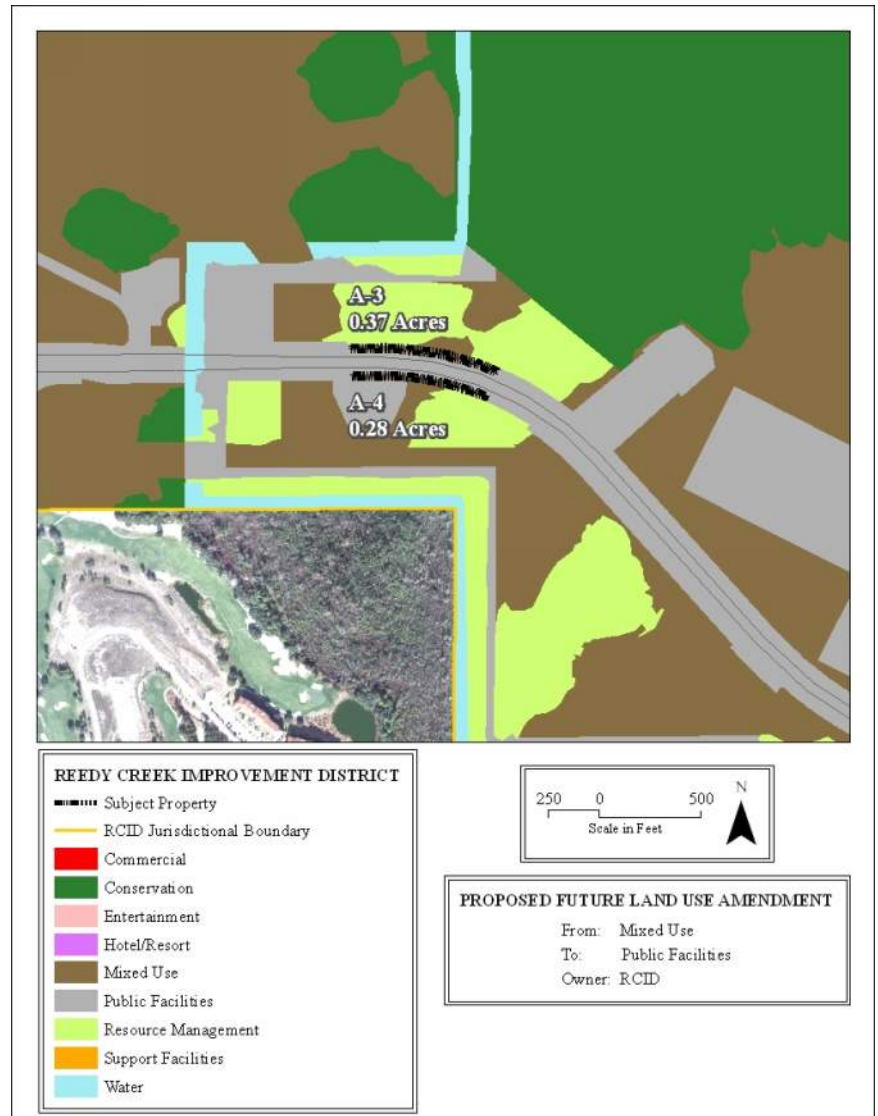


Figure 7: Present Future Land Use



FUTURE LAND USE MAP AMENDMENTS

Amendment A-5 and A-6

Figure 8: Proposed Future Land Use

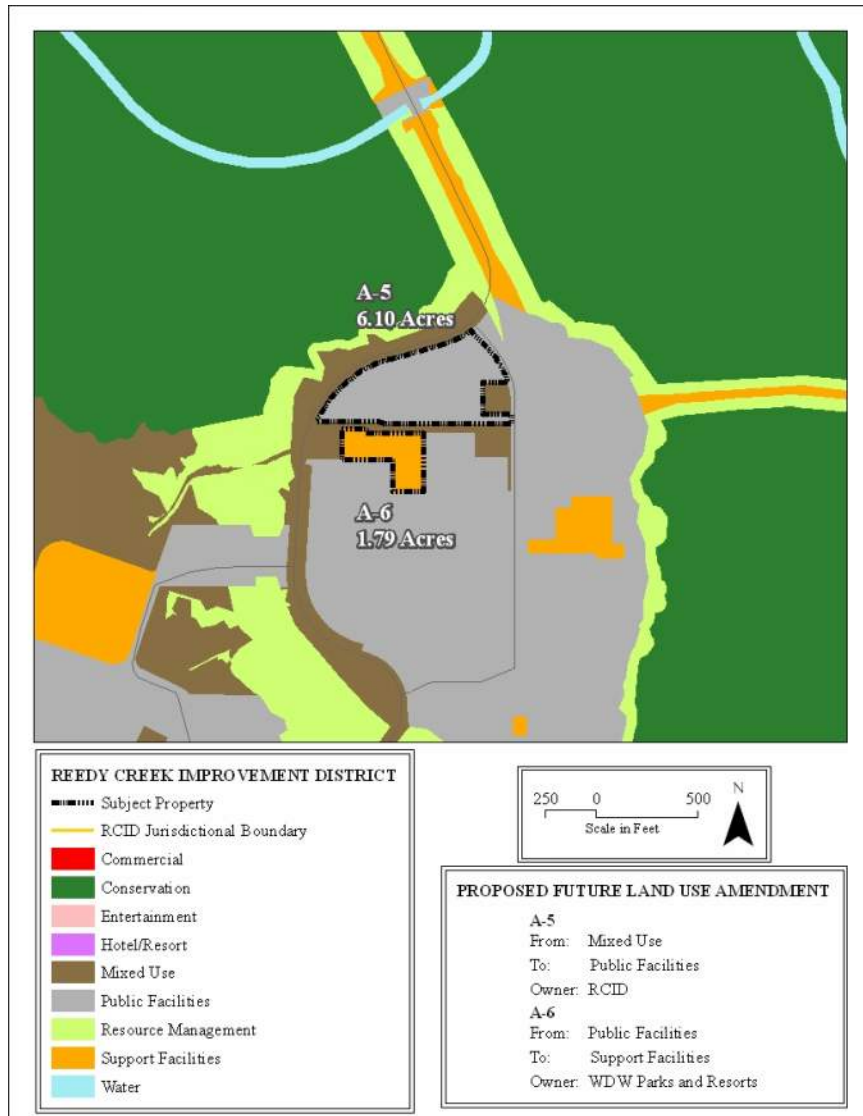
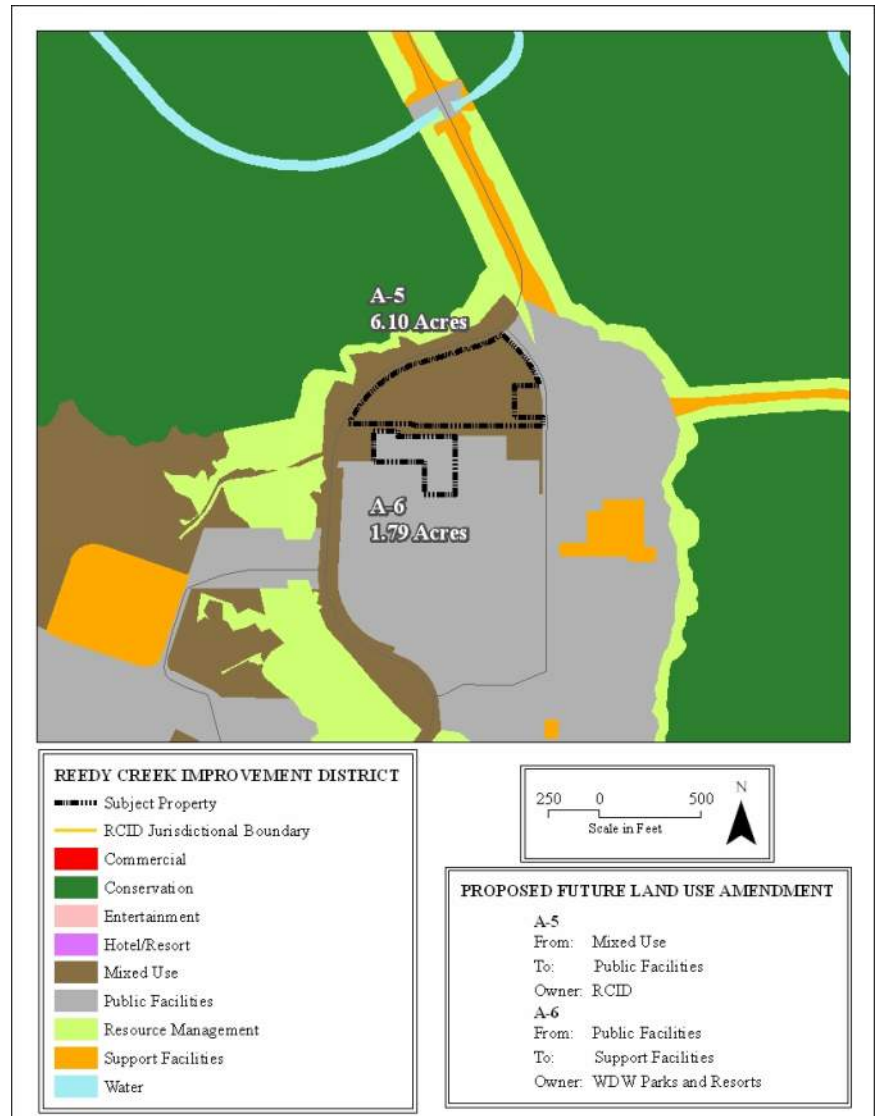


Figure 9: Present Future Land Use



FUTURE LAND USE MAP AMENDMENTS

Amendment A-7

Figure 10: Proposed Future Land Use

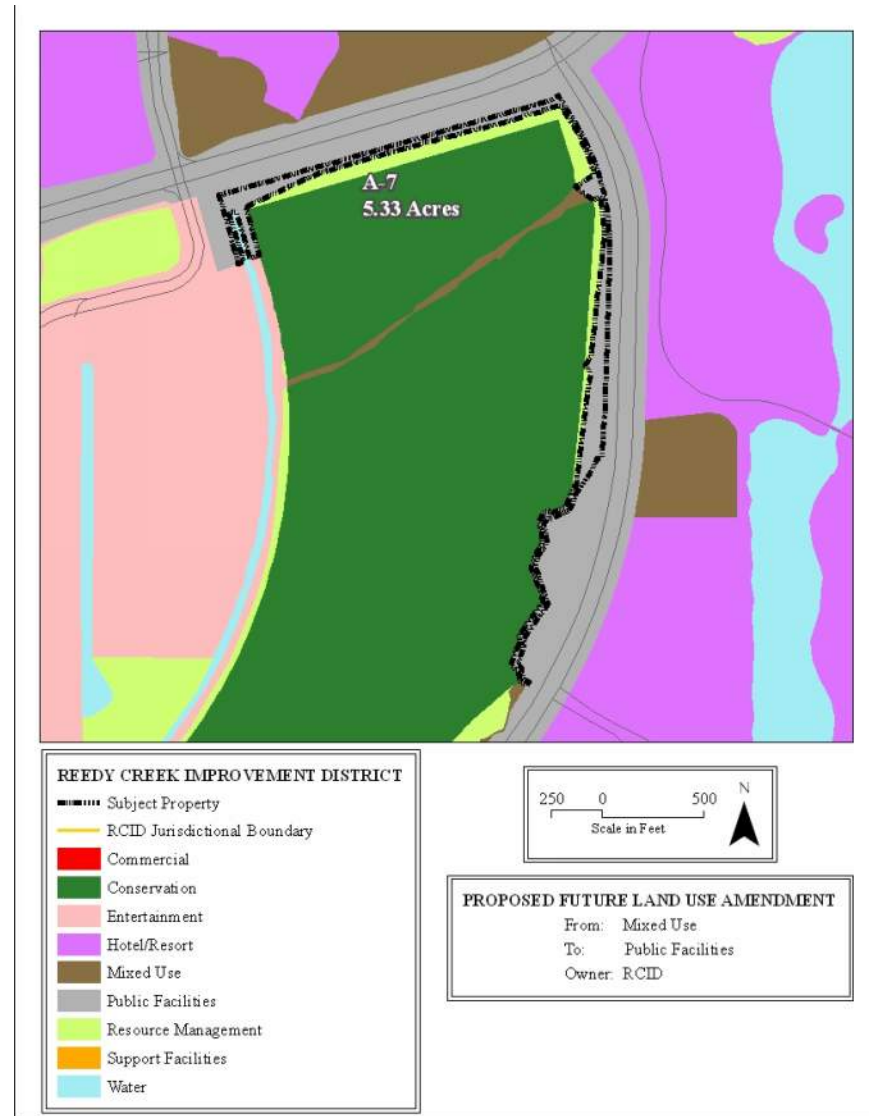
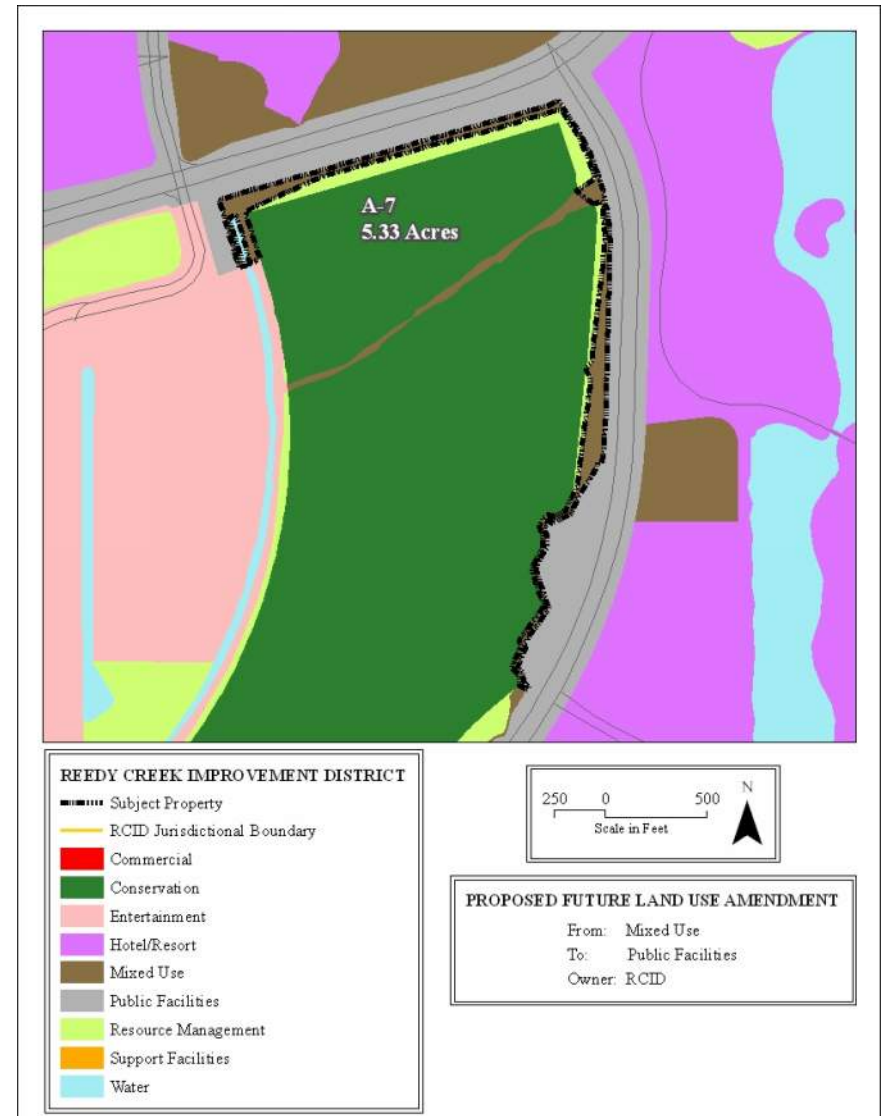


Figure 11: Present Future Land Use



FUTURE LAND USE MAP AMENDMENTS

Amendment A-8 and A-9

Figure 14: Proposed Future Land Use

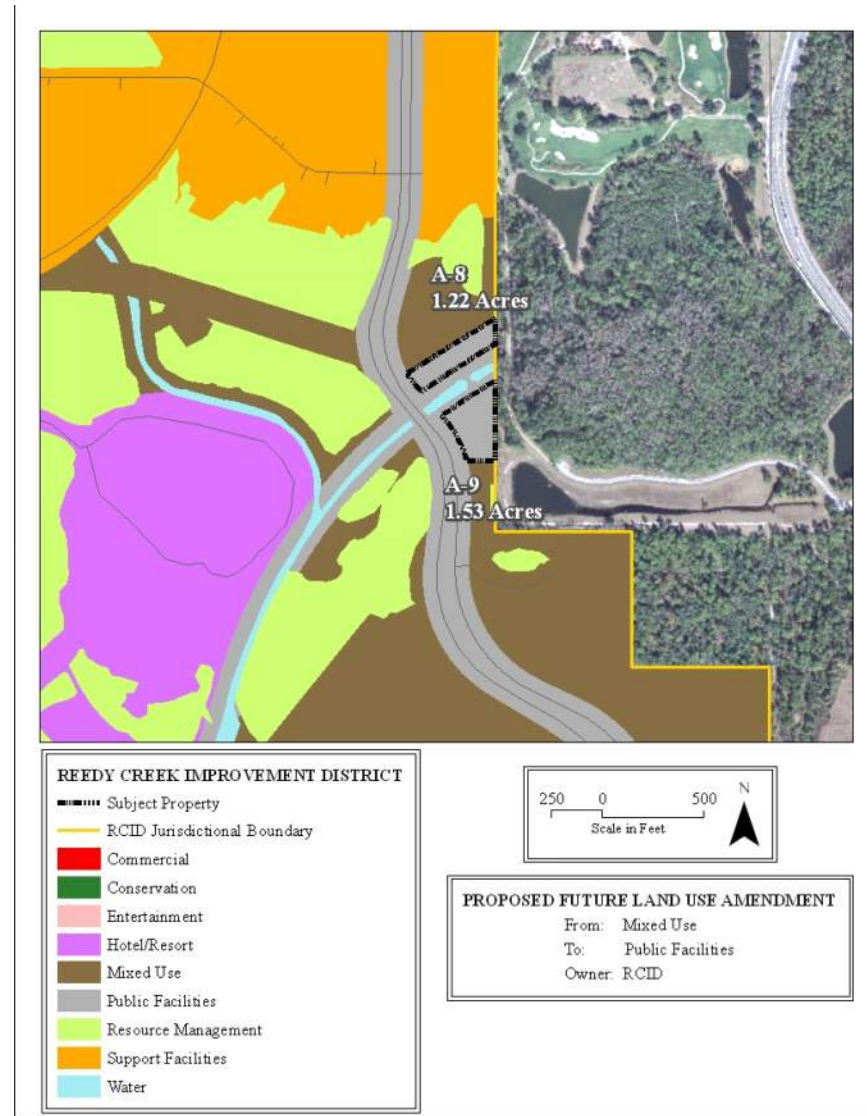
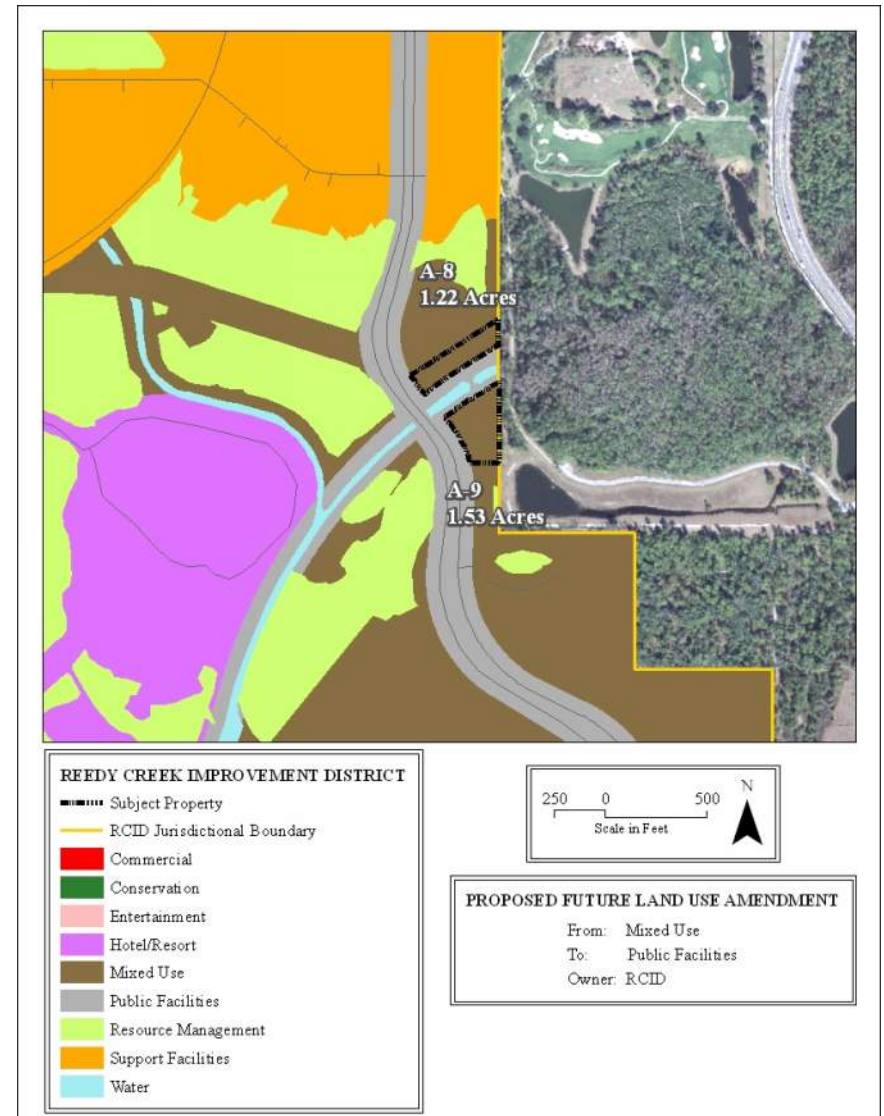


Figure 15: Present Future Land Use



CONSISTENCY WITH COMPREHENSIVE PLAN

The proposed land use amendments are consistent with the RCID Comprehensive Plan Policies as follows:

Future Land Use Element

Policy 1.4: The Support Facilities category, as shown on the Future Land Use Map, shall be used to accommodate public or private administrative, production, maintenance, storage, service, communication, and utility functions that support the entertainment, resort, and commercial activities in the District.

Policy 1.5: The Public Facilities category, as shown on the Future Land Use Map, shall be used to accommodate existing and future public services provided by the Reedy Creek Improvement District, including transportation, water, reclaimed water, wastewater, energy, fire protection, administration, and solid waste facilities.

All lands owned by the District are classified as Public Facilities.

Demands on Infrastructure

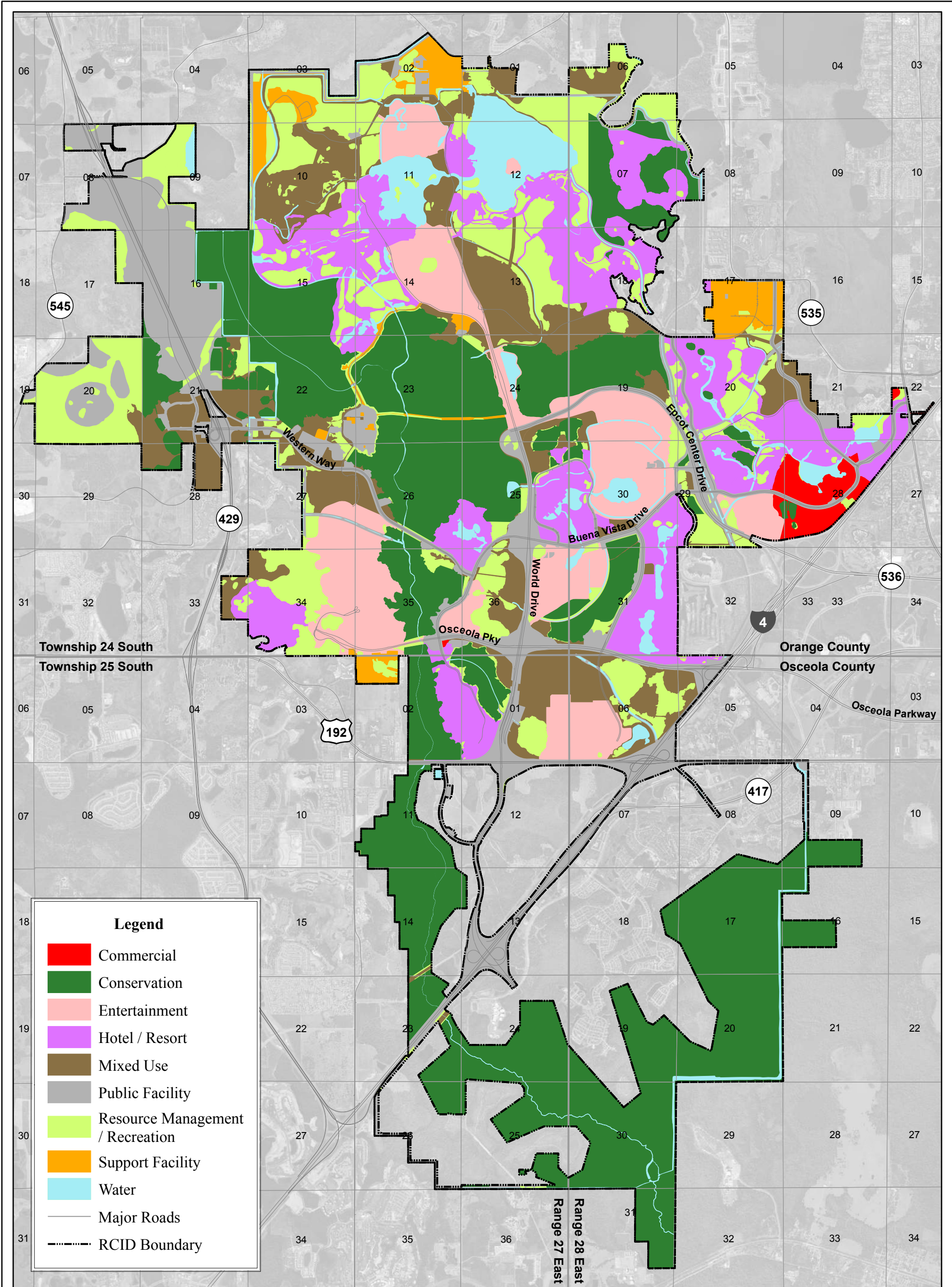
Although most of the lands were previously assigned a Future Land Use designation of Mixed Use, it is unlikely that these lands would have ever been developed as anything other than public facilities or private support facilities, thus no increased or decreased demands on infrastructure will result.

RECOMMENDATION

The RCID Planning and Engineering Department staff recommends to the RCID Planning Board, the RCID Board of Supervisors, and the City Councils of the City of Lake Buena Vista and the City of Bay Lake that they make a finding of consistency with the Comprehensive Plan 2020 and approve the adoption of the Amendments.



Tab 3
Amended FLUM



**Reedy Creek Improvement District
Comprehensive Plan - 2020
Future Land Use Map**



0 4,500 9,000

Scale in Feet
November 2011

N



Prepared by the RCID Planning and Engineering Department

As Amended:

EAR Based Ord/Resolution 510 adopted 11/18/2009 / Ordinances 125 & 128 adopted 11/11/2009
Amend 2011-1 Ord/Resolution 531 adopted 11/16/2011 / Ordinances 127 & 130 adopted 11/09/2011