

**MINUTES OF SPECIAL MEETING  
CITY COUNCIL OF THE  
CITY OF LAKE BUENA VISTA**

**May 24, 2022  
2:00 P.M.**

A special meeting of the City Council for the City of Lake Buena Vista was called to order on Tuesday, May 24, 2022 at 2:00 P.M., at 1900 Hotel Plaza Boulevard, Lake Buena Vista, Florida.

Those present were Mayor Renee Raper, Council Members Gretchen Sterner and Tom Nedorost constituting a Quorum. Others present were Tracy Borden, City Clerk; Tina Graham, Assistant City Clerk; Susan Higginbotham, City Auditor; John Classe, City Manager of Lake Buena Vista; Kerry Satterwhite, Assistant City Manager; Lee Pulham, Senior Planner for Planning & Engineering; Ryan Conrad Chief of Public Works and Todd Rimmer, Master Planning Executive, WDI.

Absent: Angie Sola and Andrea Fay with notice.

The Clerk presented proof of publication of the meeting notice. **(Exhibit A)**

Mayor Raper called the Public Hearing to order at 2:00 p.m. to consider request for adoption of proposed Ordinance No. 135 on second reading and approval, adopting EAR (Evaluation and Appraisal Report) Based amendments amending and updating the RCID Comprehensive Plan 2020.

Ms. Lee Pulham requested the Council adoption of **Ordinance No. 131** amending the RCID 2020 Comprehensive Plan and Future Land Use Map (FLUM) to adopt Evaluation and Appraisal Report amendments to the Future Land Use, Transportation, Housing, Infrastructure (Potable Water Sub-element), Conservation, Intergovernmental Coordination, and Capital Improvements Elements and to the FLUM to reflect changes in state requirements and to update statute and code references since the last update; to revise dates for various policies; and to update the FLUM to reflect the de-annexation of two parcels totaling 154.08 acres to Orange County. Ms. Pulham advised that changes in statutes apply to RCID's Comprehensive Plan (Comp Plan). Mayor Raper asked if there were any public comments on this request and there were none. **(Exhibit B)**

Public hearing portion of the meeting was closed. Upon motion by Tom Nedorost, duly seconded by Gretchen Sterner and approved by all attending Council members.

ORDINANCE NO. 131

AN ORDINANCE OF THE CITY OF LAKE BUENA VISTA, FLORIDA,  
ADOPTING EAR BASED AMENDMENTS 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 67-1104, 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 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 or the Department of Economic Opportunity; and

WHEREAS, on October 12, 2018, after public notice, the Reedy Creek Improvement District Planning Board held a public hearing to consider the proposed EAR Based Amendments 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 Lake Buena Vista has determined it necessary and desirable to adopt EAR Based Amendments 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 14, 2018, 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 "EAR Based Amendments" amending and updating the Reedy Creek Improvement District Comprehensive Plan.

SECTION THREE: Amendment. EAR Based Amendments, amends the Future Land Use Map (FLUM), Future Land Use Element, Transportation Element, Housing Element, Infrastructure Element, Conservation Element, Recreation and Open Space, Intergovernmental Coordination Element, and Capital Improvements Element as shown on "Exhibit A." Text shown with strike through lines is hereby deleted and text shown with underlines is hereby added.

SECTION FOUR: Applicability and Effect. The applicability and effect of the EAR Based Amendments is to amend the Reedy Creek Improvement District 2020 Comprehensive Plan to reflect changes in state requirements and to update statute and code references since the last update; to revise dates for various policies; and to update the Future Land Use Map (FLUM) to reflect the de-annexation of two parcels totaling 154.08 acres to Orange County for the construction of employee housing.

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.

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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. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the Department of Economic Opportunity notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the Department of Economic Opportunity or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Economic Opportunity.

There being no further business to come before the Council, a motion was made by Gretchen Sterner to adjourn the meeting; duly seconded by Tom Nedorost, the meeting was adjourned.

CITY OF LAKE BUENA VISTA

BY:

  
Tracy Borden, City Clerk

APPROVED:

  
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John H. Classe, Jr., City Manager