



Reedy Creek Improvement District  
Comprehensive Plan

**INTERGOVERNMENTAL  
COORDINATION  
ELEMENT**

**Part A:  
Policies**

# INTRODUCTION

The Local Government Comprehensive Planning and Land Development Regulation Act of 1985 (Chapter 163, Section 3161 *et seq.*, Florida Statutes, as amended), requires that all local government comprehensive plans include an element that addresses coordination among units of government. Intergovernmental coordination is needed to minimize duplication and incompatible activities and to promote cooperation and efficiency at the local, regional, state, and federal levels.

This element fulfills that requirement and addresses coordination between the District, the cities of Bay Lake and Lake Buena Vista, surrounding cities and counties, special districts, and regional and state agencies. It is divided into two major sections. The “Policies” component contains goals, objectives, and policies. The “Supporting Data and Analysis” component describes existing interlocal agreements and contains an analysis of future intergovernmental coordination needs.

## GOALS, OBJECTIVES, AND POLICIES

### GOAL

***It is the goal of the Reedy Creek Improvement District to promote intergovernmental coordination with the two cities within its boundaries; the two counties in which it is located; other local governments in the immediate vicinity; and regional, state and federal governmental entities for the mutual benefit of all involved parties.***

### Objective 1

*To continue to improve the coordination of planning and the provision of housing and public services, to implement existing agreements and, within one year after adoption of this Plan, to propose a multi-purpose joint planning agreement to Orange County and use best efforts to enter into this agreement.*

Policy 1.1: The RCID shall continue to fulfill its obligations under all joint planning and other interlocal agreements with Orange County. This includes all agreements in effect at the time this Plan is adopted and such agreements that may be executed subsequent to that time.

Policy 1.2: Within a year of adoption of this Plan, the District shall propose a joint planning agreement to Orange County and use best efforts to enter into this agreement. This agreement shall be consistent with the requirements of Chapter 163.3171(3), FL Statutes. Specific provisions will include:

- (1) The parties will each provide the other with notice of proposed land use changes, rezonings, and plats, and with copies of specific building permits if so requested;

- (2) Orange County will not issue any certificate of occupancy for any project that would discharge surface water into the geographic area of the District without the RCID agreeing to the discharge;
- (3) Within any area subject to joint planning, neither party will approve any development inconsistent with a plan developed by both parties;
- (4) The parties will establish a process to meet, as needed, to coordinate level of service standards for infrastructure, particularly for roads and water quality;
- (5) The parties will cooperate on reviewing and approving development within the Reedy Creek and Bonnet Creek watersheds that may have a negative impact on water quality or flood control within the District;
- (6) The parties will enter into separate interlocal agreements regarding the provision of water and wastewater services for areas to be annexed to or deannexed from the District;
- (7) The parties will coordinate on protecting flora and fauna as specific issues arise;
- (8) The parties will cooperate in achieving the goals, objectives, and policies of the Housing Element in this Plan; and
- (9) Other coordinative relationship issues that may be applicable.

Policy 1.3: The RCID shall continue to annually renew the existing solid waste disposal agreement with Orange County.

Policy 1.4: The RCID shall not extend water, sanitary sewer or other services which it provides within the District to land outside its boundaries and within Orange County unless provided for by an interlocal agreement that is consistent with the comprehensive plan of Orange County.

Policy 1.5: The RCID shall not deannex any of its land to, or annex land from, Orange County unless provided for by an interlocal agreement that ensures that services can be efficiently provided and values effectively protected.

## **Objective 2**

*To continue to improve the coordination of planning and the provision of housing and public services, to implement existing agreements and, within one year after adoption of this Plan, to propose a multi-purpose joint planning agreement to Osceola County and use best efforts to enter into this agreement.*

Policy 2.1: The RCID shall continue to fulfill its obligations under all joint planning and other interlocal agreements with Osceola County. This includes all agreements in effect at the time this Plan is adopted and such agreements that may be executed subsequent to that time.

Policy 2.2: Within a year of adoption of this Plan, the District shall propose a joint planning agreement to Osceola County and use best efforts to enter into this agreement. This agreement shall be consistent with the requirements of Chapter 163.3171(3), FL Statutes. Specific provisions will include:

- (1) The parties will each provide the other with notice of proposed land use changes, rezonings, and plat approvals, and with copies of specific building permits if so requested;
- (2) Osceola County will not issue any certificate of occupancy for any project that would discharge surface water into the geographic area of the District without the RCID agreeing to the discharge;
- (3) Within any area subject to joint planning, neither party will approve any development inconsistent with a plan developed by both parties;
- (4) The parties will establish a process to meet, as needed, to coordinate level of service standards for infrastructure, particularly for roads and water quality;
- (5) The parties will cooperate on reviewing and approving development within the Reedy Creek and Bonnet Creek watersheds that may have a negative impact on water quality or flood control within the District;
- (6) The parties will enter into separate interlocal agreements regarding the provision of water and wastewater services for areas to be annexed to or deannexed from the District;
- (7) The parties will coordinate on protecting flora and fauna as specific issues arise;
- (8) The parties will cooperate in achieving the goals, objectives, and policies of the Housing Element in this Plan; and
- (9) Other coordinative relationship issues that may be applicable.

Policy 2.3: The RCID shall not extend water, sanitary sewer or other services which it provides within the District to land outside its boundaries and within Osceola County unless provided for by an interlocal agreement that is consistent with the comprehensive plan of Osceola County.

Policy 2.4: The RCID shall not deannex any of its land to, or annex land from, Osceola County unless provided for by an interlocal agreement that ensures that services can be efficiently provided and environmental values effectively protected.

### **Objective 3**

*To maintain and continue to enhance existing intergovernmental coordination processes and mechanisms among the District, the City of Bay Lake and the City of Lake Buena Vista.*

Policy 3.1: The RCID, City of Bay Lake, and City of Lake Buena Vista shall separately adopt and update this unified Comprehensive Plan and the Land Development Regulations for the areas within the three jurisdictions.

#### **Objective 4**

*To continue to coordinate with other local jurisdictions and agencies on matters of mutual interest.*

Policy 4.1: The RCID shall continue to follow and, as necessary, update its procedures for dealing with local jurisdictions other than Orange and Osceola counties on matters that may affect it.

Policy 4.2: The RCID shall, upon written request, distribute copies of its Comprehensive Plan to local governments and other local entities.

Policy 4.3: The RCID shall send a notice of any proposed Comprehensive Plan or amendment thereto to school boards that have or may have students whose parents are employed within the District, with information on how to obtain a copy of the Plan or amendment and with whom to talk regarding any comments.

Policy 4.4: The RCID shall coordinate its water supply facilities planning with the South Florida Water Management District's Kissimmee Basin Water Supply Plan adopted on December 14, 1006, and all subsequent updates. (Added by Ordinance/Resolution No. 482 adopted 09/24/2008 and Ordinance Nos. 121 and 122 adopted 09/22/2008)

#### **Objective 5**

*To continue to actively participate in the planning and coordination of all modes of transportation with the Florida Department of Transportation, the Metropolitan Planning Organization, and the adjacent local governments.*

Policy 5.1: The RCID shall continue to fulfill its obligations under all joint planning and other interlocal agreements regarding transportation planning and coordination. This includes all agreements in effect at the time this Plan is adopted and such agreements that may be executed subsequent to that time.

Policy 5.2: The RCID shall participate in regional and subregional planning efforts, including those sponsored by the Metropolitan Planning Organization, that may affect the District.

Policy 5.3: The RCID shall cooperate with the Florida Department of Transportation and the federal government in transportation planning that may affect the District, especially on I-4.

## Objective 6

*To continue to participate in regional and subregional coordination and cooperation with the ECFRPC and other governmental and nongovernmental entities to solve problems that cannot effectively be addressed by a single jurisdiction.*

- Policy 6.1: The RCID shall continue to cooperate with the East Central Florida Regional Planning Council and other local governments by providing all nonproprietary planning-related information on matters of interlocal concern.
- Policy 6.2: The RCID shall participate in any newly established regional or subregional planning committees that deal with potential impacts on the District or with impacts that activities within the District may have on other jurisdictions.
- Policy 6.3: The RCID shall continue formal liaison with state and federal agencies that have permitting authority within the District, and inform them of development projects that are within their review authority.
- Policy 6.4: The RCID shall encourage the Florida Department of Environmental Protection to establish air quality monitoring stations in the District in the event that regional air quality conditions deteriorate.
- Policy 6.5: The RCID shall cooperate with the appropriate regional agencies in improving regional air quality.
- Policy 6.6: The RCID shall continue to encourage the participation of professional staff in local and regional organizations that serve to promote intergovernmental coordination.
- Policy 6.7: The RCID shall continue to appoint representatives to all public boards and committees to which it is invited.
- Policy 6.8: The RCID shall transmit copies of its Comprehensive Plan or plan amendments to all planning and regulatory agencies and governing bodies as required by F.S 163.3184(3). (Amended by Ordinance/Resolution No. 510 adopted 07/28/2010 and Ordinance Nos. 128 and 125 adopted 07/14/2010)
- Policy 6.9: In the event the RCID is unable to resolve disputes with other local governments or establish interlocal agreements as called for in this element, the RCID shall ask the East Central Florida Regional Planning Council for assistance through its informal mediation process, provided that this assistance shall not include binding arbitration or decision making imposed upon the RCID.
- Policy 6.10: If the RCID is not able to consummate any of the joint planning agreements specified in policies 1.2 and 2.2, RCID will continue to enter into interlocal agreements on a case by case basis. (Amended by Ordinance/Resolution No. 510 adopted 07/28/2010 and Ordinance Nos. 128 and 125 adopted 07/14/2010)

## **Intergovernmental Coordination Policies in Other Elements**

### ***Future Land Use Element:***

- Policy 5.1 Public road improvements and other applicable measures shall be undertaken so that the District transportation system can accommodate the traffic volumes indicated in Table 2-3 without reductions in the adopted levels of service. These improvements and service levels shall be specified in the Transportation Element and Capital Improvements Element.
- Policy 6.1 The District shall maintain an affordable housing program, as defined in the Housing Element of this Comprehensive Plan, which ensures that new housing opportunities are provided in proximity to the District's employment centers.
- Policy 6.3 The RCID shall not deannex any developed property unless the proposed use is consistent with the receiving government's comprehensive plan, and there is an interlocal agreement in place that addresses public facility and service issues.
- Policy 6.4 The extension of District water and sewer lines to property outside District boundaries shall only be permitted if the area to be served is designated for urban land uses on the adjacent jurisdiction's Future Land Use Map, and if development of the area would be consistent with the goals, objectives, and policies of the jurisdiction's Comprehensive Plan.
- Policy 6.5 All annexations shall comply fully with the provisions of Chapter 171, F.S. In the event that annexation is proposed, an annexation report shall be submitted demonstrating that the District can meet the traffic, water, sewer, solid waste, and stormwater management demand generated by the most intensive uses that could be permitted in the area to be annexed.

### ***Transportation Element:***

- Policy 4.1 To reduce the impacts of guest vehicle trips on roadways outside the District, provision of directional signage shall be coordinated with area local governments, the Orlando/Orange County Expressway Authority, and the Florida Department of Transportation.
- Policy 4.2 The RCID shall coordinate with FDOT, Osceola County, Orange County, and other appropriate government entities to pursue recommendations contained in the I-4 PD&E, the Orange County and Osceola County Comprehensive Plans, the Metropolitan Orlando Urban Area Transportation Plan, and any future planning studies which address transportation facilities and conditions within or around its boundaries.
- Policy 4.3: The RCID shall actively participate in OUATS, and other studies to coordinate with all appropriate local, regional, state, and federal agencies regarding the location, classification, planning, and construction of needed roads in the Metropolitan area.

- Policy 4.4: The RCID shall continue to conduct an annual traffic monitoring program for the public roadways within the RCID, as well as the following adjacent roadways: I-4, US 192, SR 535, CR 535, SR 536, Apopka-Vineland Road, Reams Road and SR 429. Appropriate capacities, daily traffic volumes, and peak-hour traffic volumes shall be determined through this on-site and off-site monitoring program.
- Policy 4.6: The RCID shall continue to coordinate with the Central Florida Regional Transit Authority (d.b.a. LYNX), Orange County, and Osceola County on the subject of increasing the level of bus service for visitors and employees.
- Policy 4.7: The District shall continue its participation in Metroplan Orlando by continuing its voting membership on the MPO Technical Committee.
- Policy 4.8: The RCID shall coordinate with FDOT, Osceola County, Orange County, and other appropriate government entities or regional transit authorities to facilitate high speed rail, commuter rail, and bus rapid transit services.

***Housing Element:***

- Policy 1.1 The District shall ensure that the permanent residential areas in the cities of Bay Lake and Lake Buena Vista are maintained in excellent condition. The District will promptly respond to any problems associated with structural deficiencies or visual blight in these areas.
- Policy 4.4: Projects outside RCID boundaries which do not meet the affordability criteria described above may receive water or sewer capacity from the RCID through interlocal agreements. In such instances, the developers of such projects shall be required to pass along savings resulting from the District's provision of these services in the form of more affordable sale and rental prices or other public or community amenities.
- Policy 4.5: The District shall work with public transit providers to increase the availability of public transportation between the District and affordable housing projects or areas. As appropriate, the District shall also work with the major landowners and private transportation companies to consider the feasibility of private transit services (including shuttle buses, vans, etc.) between affordable housing and District employment centers.
- Policy 4.6: The RCID will consider modifications to its stormwater permit fees (for example, allowing such fees to be paid in interest-free installments over five years) as a means of reducing front-end developer costs for affordable housing projects in the Reedy Creek drainage basin.
- Policy 5.5 The following additional activities may be employed by the RCID and primary employer to achieve the objective of providing additional affordable housing units, provided that the activity or combination of activities has the benefit of reducing the costs of the unit by at least 5 percent:

- (1) Acquisition and donation of land for affordable housing development within the HTZ.
- (2) Affordable housing construction outside of the District but within the HTZ, which is provided with assistance by RCID or an employer within RCID.
- (3) Direct rental assistance provided by RCID, or employers within RCID, to “low” and “very low” income households.
- (4) Participation in community service projects such as Habitat for Humanity.
- (5) Technical assistance to nonprofit organizations involved in the provision of affordable housing or housing services within the HTZ.
- (6) Downpayment assistance to persons employed within the RCID.
- (7) Transportation assistance between affordable housing projects and employment locations within the RCID.
- (8) Any other activities identified in this element or developed in the future relating to the provision of affordable housing units within the HTZ.

Policy 6.1: The District shall continue to work with the East Central Florida Regional Planning Council (ECFRPC) in its ongoing efforts to assess affordable housing needs and develop solutions to meeting unmet needs. The District shall actively seek representation on any ECFRPC task force created to address the issue of affordable housing.

Policy 6.2: The District shall work cooperatively with adjacent local governments to facilitate the production of affordable housing and assure that a sufficient supply of land to meet affordable housing needs is retained within the HTZ. Interlocal agreements with Orange County shall be developed as necessary and appropriate to create affordable housing opportunities within the Horizons West area to the north and northeast of District boundaries.

Policy 6.3: Interlocal agreements governing any future deannexation of land from the District into the adjacent counties shall address the issue of affordable housing. The receiving county will be encouraged to explore affordable housing opportunities within the area being deannexed.

Policy 6.4: The District shall support efforts to partner with Orange, Osceola, Lake, and Polk counties, and other jurisdictions as appropriate, to develop performance standards, policies, and developer incentives to encourage/ facilitate development of innovative communities and affordable housing. The District shall also support public/private partnerships between developers and local governments, including the District’s major landowners and nearby local governments, to produce affordable housing.

Policy 6.5: To the extent feasible and appropriate, future affordable housing activities of the District and its primary employer shall be integrated with State and County programs, such as the SAIL (State Apartment Incentive Loan) program, SHIP (State Housing Initiative Partnership) program, and HOME (Home Investment Partnership) program. Although the District is ineligible to receive such funds directly, they may assist nonprofit developers who receive these funds, thereby further improving the affordability of housing.

***Infrastructure Element: Potable Water Subelement***

Policy 4.6: The RCID shall not extend water services to land outside its boundaries unless provided for by interlocal agreements. Water extensions beyond District boundaries may be considered appropriate for health and safety reasons, or if the area is to be served will be developed with affordable housing or other uses providing local and regional benefits and consistent with that jurisdiction's comprehensive plan.

***Infrastructure Element: Sanitary Sewer Subelement***

Policy 8.6: The RCID shall continue to not extend sanitary sewer services to land outside its boundaries unless provided for by interlocal agreements. Wastewater extensions beyond District boundaries may be considered appropriate for health and safety reasons, or if the area is to be served will be developed with affordable housing or other uses providing local and regional benefits and consistent with that jurisdiction's comprehensive plan.

***Infrastructure Element: Solid Waste Subelement***

Policy 9.4: The RCID shall continue to transport its commercial and domestic solid wastes to permitted landfill facilities. The transfer of wastes to permitted facilities shall be governed by agreements.

Policy 12.6: As needed but not less than once every two years, the District shall assess its waste disposal agreements and ensure that adequate long-range capacity exists at the landfills where its solid waste is disposed.

***Infrastructure Element: Stormwater Management Subelement***

Policy 14.9: The RCID shall require outside drainage system sources to pay a connection fee prior to executing a drainage agreement in accordance with Circuit Court Order #66-1061 in Osceola County or Circuit Order #66-1061 in Orange County, as is appropriate.

Policy 14.10: The District shall require a copy of the SFWMD staff report for any drainage entering the District prior to executing a drainage agreement in accordance with Circuit Court Order #66-1061, Section IV in Osceola County or Circuit Order #66-1061, Section V in Orange County, as is appropriate. In those cases where the SFWMD analysis is not required,

the District shall require a report similar to that prepared by the SFWMD prior to executing a drainage agreement.

***Conservation Element:***

- Policy 1.1: The District will encourage research and analysis of groundwater recharge conditions in the region. The findings of such research, including the ongoing USGS groundwater study, will be considered in future land use and development decisions. Until more current groundwater maps are available, the District will rely on the most current maps available from the SFWMD or otherwise deemed acceptable by the SFWMD to identify recharge areas.
- Policy 1.5: The RCID shall continue to cooperate and coordinate with the SFWMD and other agencies and jurisdictions in their efforts to protect groundwater resources in Central Florida.
- Policy 6.1: The RCID shall encourage the Florida Department of Environmental Protection to establish air quality monitoring stations in the District in the event that regional air quality conditions deteriorate.

***Recreation and Open Space Element:***

There are no intergovernmental coordination policies in this element.

***Capital Improvements Element:***

- Policy 5.1: The District shall continue to work cooperatively with the FDOT and with adjacent local governments in the planning of improvements to I-4, US 192, CR/SR 535, Osceola Parkway, and the Western Beltway.
- Policy 5.2: In the event any vacant area is deannexed from the District, an interlocal agreement with the receiving county shall address the construction of capital improvements and provision of public services to the deannexed area.
- Policy 5.3: In annually updating its CIP and CIE, the RCID shall evaluate the FDOT five-year plan, the SFWMD facility improvement plan, and any other state or regional plans that may potentially impact the District. Projects proposed by these agencies should be evaluated based on:
- (1) their proximity to the District;
  - (2) the degree to which they facilitate or hinder implementation of this Plan;
  - (3) the degree to which they commit financial resources that would otherwise be committed to improvements within the District; and

- (4) the degree to which they induce growth in areas outside the District but in close enough proximity to impact RCID facilities.

### **Special Notes**

No policies are included dealing with designated areas of critical state concern because no such areas are located within the boundaries of the RCID.



Reedy Creek Improvement District  
Comprehensive Plan

**INTERGOVERNMENTAL  
COORDINATION  
ELEMENT**

**Part B:  
Supporting Data and Analysis**

# PURPOSE

This Element sets forth the intergovernmental coordination plans for the Reedy Creek Improvement District. The RCID was established in 1967 by the Florida Legislature (Chapter 67-764) in order to provide a full range of urban-related services within its jurisdiction. The RCID is governed by an elected Board of Supervisors and its staff is managed by a District Administrator.

The northern portion of the District is located in Orange County, which includes Orlando (the county seat) and is the most populated county in the Orange-Seminole-Osceola Metropolitan Statistical Area. The southern portion of the District is in Osceola County, which has the highest growth rate in the Central Florida area. The county seat of Osceola County is Kissimmee. Figure 1-1 shows the location of the District in relation to the two counties. This Element addresses relationships between the RCID and these two counties.

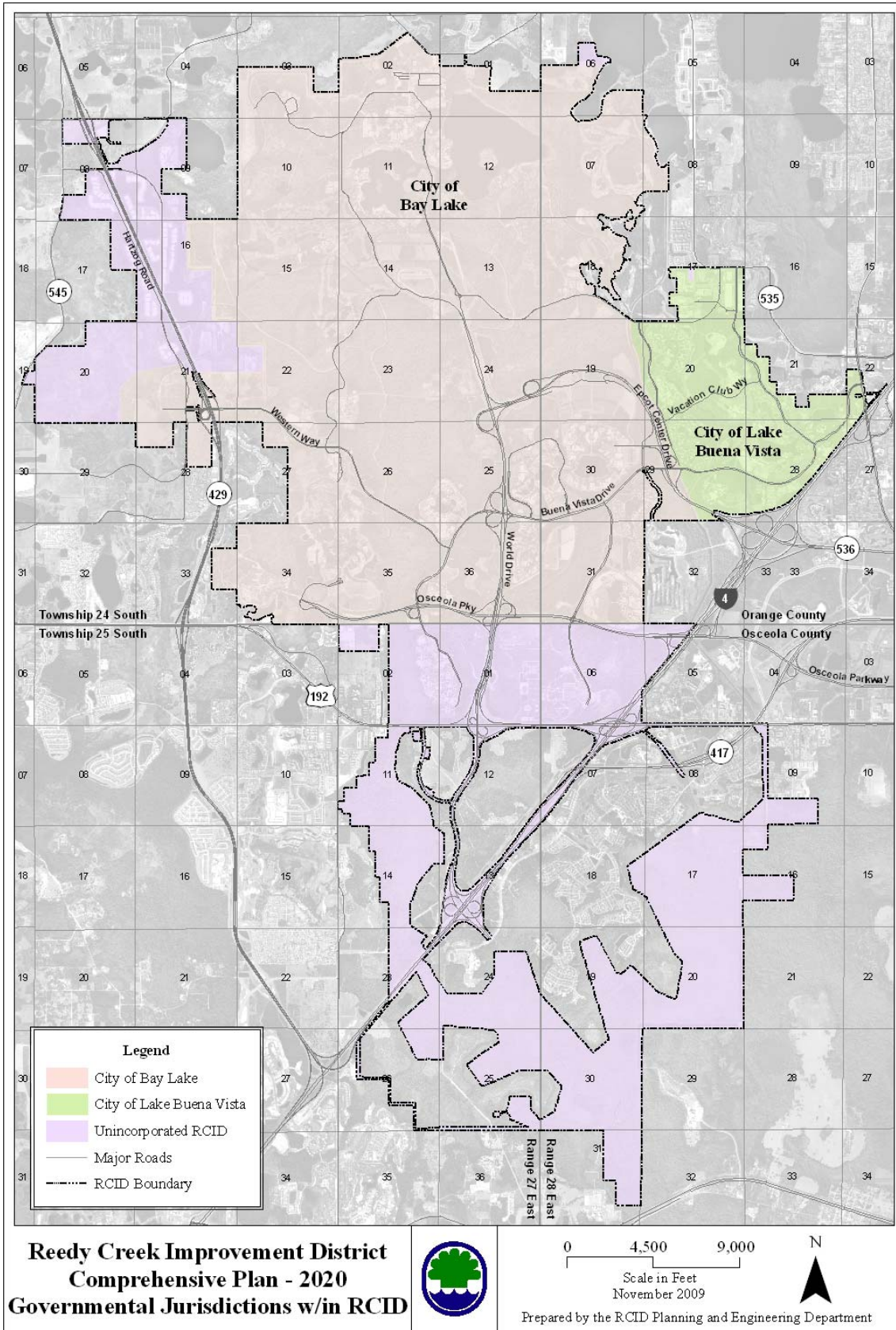
Two cities exist within the boundaries of the RCID (see Figure 8-1). The City of Bay Lake was established in 1967 (Chapter 67-1104) and the City of Lake Buena Vista was established the same year (Chapter 67-1965). (The City of Lake Buena Vista was known originally as the City of Reedy Creek.) Both cities have elected mayors and city councils. The staff of the RCID serves as the staff to both cities.

Legislation establishing the RCID and the two cities provides for joint agreements relating to their common powers, duties, and functions. As an example, this revised Comprehensive Plan was prepared under a joint agreement between the RCID and the two cities; therefore, it serves as the plan for all three entities. This element addresses other intergovernmental relationships between the RCID and the cities of Bay Lake and Lake Buena Vista.

The RCID and the two cities are within the jurisdictional boundaries of the East Central Florida Regional Planning Council; Lake Buena Vista is a member of the council. The RCID coordinates with a number of federal and state agencies in such areas as highway construction and maintenance, water quality management, and fish and game management. This element presents more details of these relationships.

The legislation establishing the RCID specifically authorizes it to enter into cooperative agreements with the state, counties, cities, or other public bodies or agencies. This element discusses a number of these agreements.

**Figure 8-1: Governmental Jurisdictions**



# EXISTING COORDINATION

## PLANNING

### General

This Comprehensive Plan has been prepared by the RCID for itself and the two cities within its jurisdictional boundaries. The planning staff for the District serves as the planning staff for the two cities. The RCID has often coordinated closely with Orange and Osceola counties and occasionally with Lake and Polk counties. The RCID also coordinates with regional and state planning agencies.

The RCID has executed a number of interlocal agreements with the Cities of Bay Lake and Lake Buena Vista, Orange County, Osceola County, the East Central Florida Regional Planning Council, the Florida Department of Community Affairs, and private companies setting forth conditions for annexations and deannexations, development approvals, and development criteria on a case by case basis.

## ENVIRONMENTAL QUALITY

### General

The RCID works closely with the U.S. Environmental Protection Agency regarding issues of water quality, wetlands protection, and hazardous waste disposal. It also works closely with the Florida Department of Environmental Protection (FDEP), especially on water quality issues. In addition to water quality, the FDEP is involved in water quantity (implemented by the South Florida Water Management District), drinking water, solid waste, air quality, and noise control. The FDEP permitting programs require coordination with the Florida Department of Natural Resources and the U.S. Army Corps of Engineers. The SFWMD issues permits and monitors drainage facilities.

The RCID has executed agreements with the Orange County Soil Conservation District for assistance in preparing a soil and water conservation plan; The Florida Department of Environmental Protection for resource commitment for monitoring and controlling pollution; Orange County and Osceola County for the acceptance of drainage from outside the District; South Florida Water Management District for the removal of and mitigation for specific wetlands and for the operation of all existing drainage facilities; and the Celebration Community Development District for drainage into District stormwater management systems.

## WATER, WASTEWATER, AND SOLID WASTE SERVICES

### General

The RCID owns a potable water system, a wastewater reclamation plan, a sewage collection system, and a solid waste disposal system. All water comes from wells owned by the District, except for a small area south of Animal Kingdom that is served by the City of Kissimmee. Wastewater is disposed of within the jurisdictional boundaries, except for the above-mentioned area south of Animal Kingdom. Solid waste,

with the exception of construction wastes, is transported to an Okeechobee County landfill. The SFWMD sets annual and daily water allocations for pumping water from the Floridan Aquifer. Water, wastewater, and solid waste services must comply with standards established by the Florida Department of Environmental Protection.

The District has agreements for utility services, solid waste disposal, water resources, wastewater reuse and canal maintenance easements with various governmental and private entities including: Reedy Creek Energy Service, Inc., Orange County, Orange County Utilities, Chambers Waste Systems of Florida, Inc., CWI of Florida, Inc., U.S. Geological Survey, SFWMD, City of Kissimmee, and Walt Disney World Co.

The District has also entered into an agreement with the City of Saint Cloud, Orange County Utilities, and Tohopekaliga Water Authority to work cooperatively on water supply projects and water use permit issues.

## **OTHER UTILITY SERVICES**

### **General**

The RCID owns a natural gas distribution system, an electric generation and distribution system, a chilled water system, and a hot water system. The District has an agreement with Reedy Creek Energy Services, Inc. for the operation of these utility facilities. The District purchases gas and most of its electricity from external sources including Florida Gas Transmission Company, People's Gas Company, Florida Power Corporation, Tampa Electric Company, Orlando Utilities Commission, and Orlando Cogeneration Limited.

## **HEALTH AND SAFETY**

### **General**

The RCID provides fire protection services within its jurisdictional boundaries. It is a party to several mutual aid agreements for fire protection and emergency rescue. The District also is involved in traffic signal maintenance and elevator inspection and has executed agreements with the Florida Department of Transportation and the Florida Department of Business Regulation, respectively. It cooperates with the Florida Department of Health and Rehabilitative Services in the inspection of restaurant facilities within its jurisdictional boundaries. The City of Bay Lake and the City of Lake Buena Vista have agreements with the Orange County Sheriff's Office for the latter to provide police services.

The RCID has executed agreements to provide firefighting and medical services in times of emergencies with Osceola County, Orange County, City of Kissimmee, City of Orlando, and with Four Corners Fire Protection and Rescue.

## **TRANSPORTATION**

### **General**

The RCID works closely with the Florida Department of Transportation with respect to the state road program. Of particular interest is increasing capacity of roads that serve the District. The two entities exchange information that enables each to do better planning. The RCID has representatives on the Transportation Technical Committee of the Metropolitan Planning Organization. It also coordinates with Orange County, Osceola County, and the City of Kissimmee on traffic planning.

The District's primary employer has an agreement with the Florida Department of Transportation to purchase trips on Interstate -4 pursuant to a Joint Participation Agreement and Donation Agreement for the Construction of Interstate-4 Improvements as a means of satisfying concurrency for trips on I-4.

The District has periodically entered into agreements for cost sharing on specific roadway projects including improvements fo I-4, Osceola Parkway, World Drive, Vineland Road, Southern Connector, and US 192 with the Florida Department of Transportation, Orange County, the Celebration Community Development District, Osceola County, and the Enterprise Community Development District.

## **HOUSING**

### **General**

Housing for permanent residents within the RCID jurisdictional boundaries consists of 17 manufactured homes; therefore, the vast majority of people employed within the boundaries live in the surrounding area. The number of these employees has been increasing and additional increases are anticipated.

## **SCHOOLS**

### **General**

The RCID has a very low permanent school-age population; therefore, the RCID has limited coordination with school boards.

### **Executed Agreements**

None.

## **RCID OFFICE WITH PRIMARY RESPONSIBILITIES**

Because of the small size of the RCID staff and acknowledged importance of interlocal coordination to the District, all such coordination is the responsibility of the District Administrator.

# ANALYSIS

## LOCAL GOVERNMENTS AND AGENCIES

### **The Cities of Lake Buena Vista and Bay Lake**

The RCID, City of Lake Buena Vista, and City of Bay Lake maintain a close working relationship because they share the same planning staff.

### **Orange County**

The RCID has several interlocal agreements with Orange County, such as the agreements dealing with the deannexations. Other topics covered by interlocal agreements between the two jurisdictions include drainage and water quality, solid waste disposal, fire protection and rescue, and I-4 improvements. An administrative process is in place to comment on land development proposals. The two jurisdictions are coordinating issues on a case-by-case basis. Generally the relations appear to be good, and no significant disputes or unresolved issues are known to exist.

An analysis of the level of projected growth and development shown in the Orange County Comprehensive Plan shows it to be consistent with the growth and development proposed by this Plan and indicates that the existing level of planning coordination is satisfactory.

### **Osceola County**

The RCID has several interlocal agreements with Osceola County, such as the transportation agreements dealing with improvements to I-4 and US-192. Other topics covered by interlocal agreements between the two jurisdictions include drainage and water quality, as well as fire protection and rescue. An administrative process is in place to comment on land development proposals. The two jurisdictions are coordinating issues on a case-by-case basis. Generally the relations appear to be good, and no significant disputes or unresolved issues are known to exist.

An analysis of the level of projected growth and development shown in the Osceola County Comprehensive Plan shows it to be consistent with the growth and development proposed by this Plan and indicates that the existing level of planning coordination is satisfactory.

### **Other Local Governments and Agencies**

The RCID has agreements with other local governments, especially mutual aid agreements on fire protection and rescue. These agreements appear to be working well. The RCID coordinates with the City of Kissimmee on traffic planning. Major issues regarding coordination problems with other local governments and agencies have not been identified.

The City of Bay Lake and City of Lake Buena Vista have an agreement with the Orange County Sheriff's Office to provide public safety services within both cities. The RCID is not a party to this agreement because it does not have legal authority or responsibility to provide police services.

The RCID has limited coordination with local school boards, such as providing bus shelters in the District. Significant coordination is not required because of the low school age population.

## **REGIONAL AND STATE AGENCIES**

### **Regional Agencies**

The RCID maintains a close working relationship with the East Central Florida Regional Planning Council, although it does not hold membership. (The City of Lake Buena Vista, however, is a member.) The RCID has significant contact with the South Florida Water Management District—extensive coordination occurs between these two entities and the working relationship appears to be exceptionally good.

The RCID is extensively involved in regional transportation issues. It has representation on the Transportation Technical Committee of the Metropolitan Planning Organization.

An analysis of the level of growth and development of this plan and the comprehensive plans for Orange County, Osceola County, City of Orlando, and City of Kissimmee, appears to indicate that existing levels of planning coordination are satisfactory.

### **State Agencies**

The RCID coordinates with the Florida Department of Environmental Protection more frequently than it does with other state agencies. No significant problems appear to exist. The relationship between the RCID and the Department of Community Affairs appears to be satisfactory. The same situation exists with respect to coordination with the Florida Department of Transportation and the Department of Environmental Protection. The RCID's coordination with the Division of Historic Resources appears to be limited, but adequate.

## **COORDINATION NEEDS BY PLAN ELEMENT**

### **Land Use**

**Review of Development Near Jurisdictional Boundaries** – A comprehensive interlocal agreement is needed with Orange County and Osceola County to formalize existing procedures for dealing with the review of proposed development located proximate to the RCID and county boundaries.

**Review of Plans** – The RCID should send copies of its Comprehensive Plan, and amendments thereto, to Orange and Osceola Counties. Upon receipt of the comprehensive plans from these jurisdictions, the RCID should review them for compatibility.

## **Traffic Circulation**

**Vehicle Reduction Strategies** – Ongoing coordination is needed with Orange County, Osceola County, and other applicable agencies to encourage car pooling, as well as the development and use of transit facilities.

**Transit Service Improvements** – Ongoing coordination is needed with the LYNX public bus system on transit service improvements, including the designation of bus stops and the construction of shelters.

**Levels of Service Standards** – Ongoing coordination is needed with Orange County, Osceola County, and FDOT in the coordination of level of service standards for roads. In addition, the RCID should update, as needed, during its monitoring and evaluation process, level of service standards for state and federal roadways within the District.

**Capacity of Off-site Roadway Improvements** – Ongoing coordination is needed with Orange County, Osceola County, and FDOT to increase the capacity of off-site roadways.

**Signage** – Ongoing coordination is needed with the appropriate agencies on directional signage for guest vehicles.

## **Housing**

**Housing Assistance Programs** – Ongoing coordination is needed with housing assistance programs in other jurisdictions, primarily Orange, Osceola, Polk, and Lake Counties.

**Land Availability** – Ongoing coordination is needed with Orange, Osceola, and Lake Counties to address the availability of land for affordable housing.

**Unmet Needs** – If an unmet need is determined to exist for affordable housing for people employed with the District, coordination is needed with Orange, Osceola, Polk, and Lake Counties to address the problem.

## **Infrastructure**

**General** – Ongoing coordination is needed with Orange County and Osceola County on level of service standards for infrastructure. Coordination is also needed with the City of Kissimmee on level of service standards for the support area at Disney's Animal Kingdom.

**Potable Water** – An interlocal agreement will be required before water will be provided to lands deannexed to or annexed from Orange County or Osceola County. Coordination is needed with the SFWMD and FDEP on standards for the selection of new well sites.

**Sanitary Sewer** – An interlocal agreement will be required before sanitary sewer service will be provided to lands deannexed to or annexed from Orange County or Osceola County. Coordination is needed with potentially impacted sanitary sewer districts in Orange and Osceola counties with respect to wastewater system planning.

**Drainage** – Ongoing coordination is needed with all local governments and development districts in the Reedy Creek Basin with respect to preparation, monitoring, and amendments to drainage plans.

**Groundwater Recharge** – Ongoing coordination is needed with the U.S. Geological Survey, Soil Conservation Service, and SFWMD to periodically update the map of "Prime Recharge Areas" within the District.

### **Conservation**

**Flora and Fauna Protection** – Ongoing coordination is needed with Orange and Osceola counties and other state and federal agencies to coordinate programs to protect flora and fauna.

**Air Quality** – Ongoing coordination is needed with the FDEP in the event that air quality monitoring stations are established within the District.

**Well Protection** – Ongoing coordination is needed with the SFWMD and adjacent jurisdictions with respect to modifying, as necessary, cones of influence around the District's water wells.

### **Recreation and Open Space**

No specific intergovernmental coordination problems or needs were identified in this element.

### **Intergovernmental Coordination**

**Dispute Resolution** – The East Central Florida Regional Planning Council should be asked for assistance in resolving intractable interjurisdictional disputes in the event that such disputes should arise.

### **Capital Improvements**

**Road Improvements** – Ongoing coordination is needed with FDOT and other local governments in planning and financing any needed improvements serving the District.

**Deannexed Areas** – Interlocal agreements addressing construction of capital improvements in areas deannexed from the District will be required with the receiving county.