



Reedy Creek Improvement District
Comprehensive Plan

INTRODUCTION

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PURPOSE OF THE 2020 PLAN

The Reedy Creek Improvement District 2020 Plan is intended to provide the basis for future decisions regarding land use, development, conservation and infrastructure. It serves as the District's official policy for the use of both private and public lands, as well as the Comprehensive Plan for the Cities of Bay Lake and Lake Buena Vista. The Plan provides a framework for expansion of the unique uses in the District, while managing growth, protecting the environment, ensuring health and safety, and enhancing the quality of development. It continues the high standard of planning already undertaken and extends its purview ten years into the future.

The Plan's three overall functions are: 1) to govern the location and intensity of land use and development by providing the foundation for regulating proposed new projects; 2) to convey advance direction to the private sector by stating clearly the District's expectations for growth and conservation; and 3) to guide public investment in new facilities, such as roads, water systems, and water quality facilities.

The Plan is formulated to meet requirements of the Florida Local Government Comprehensive Planning and Development Regulation Act, found in Section 163 of Florida statutes and their administrative regulations. When it is adopted by the District and approved by the state, it will supersede the prior plan adopted in 1999.

BACKGROUND TO THE PLAN

Prior Planning Efforts

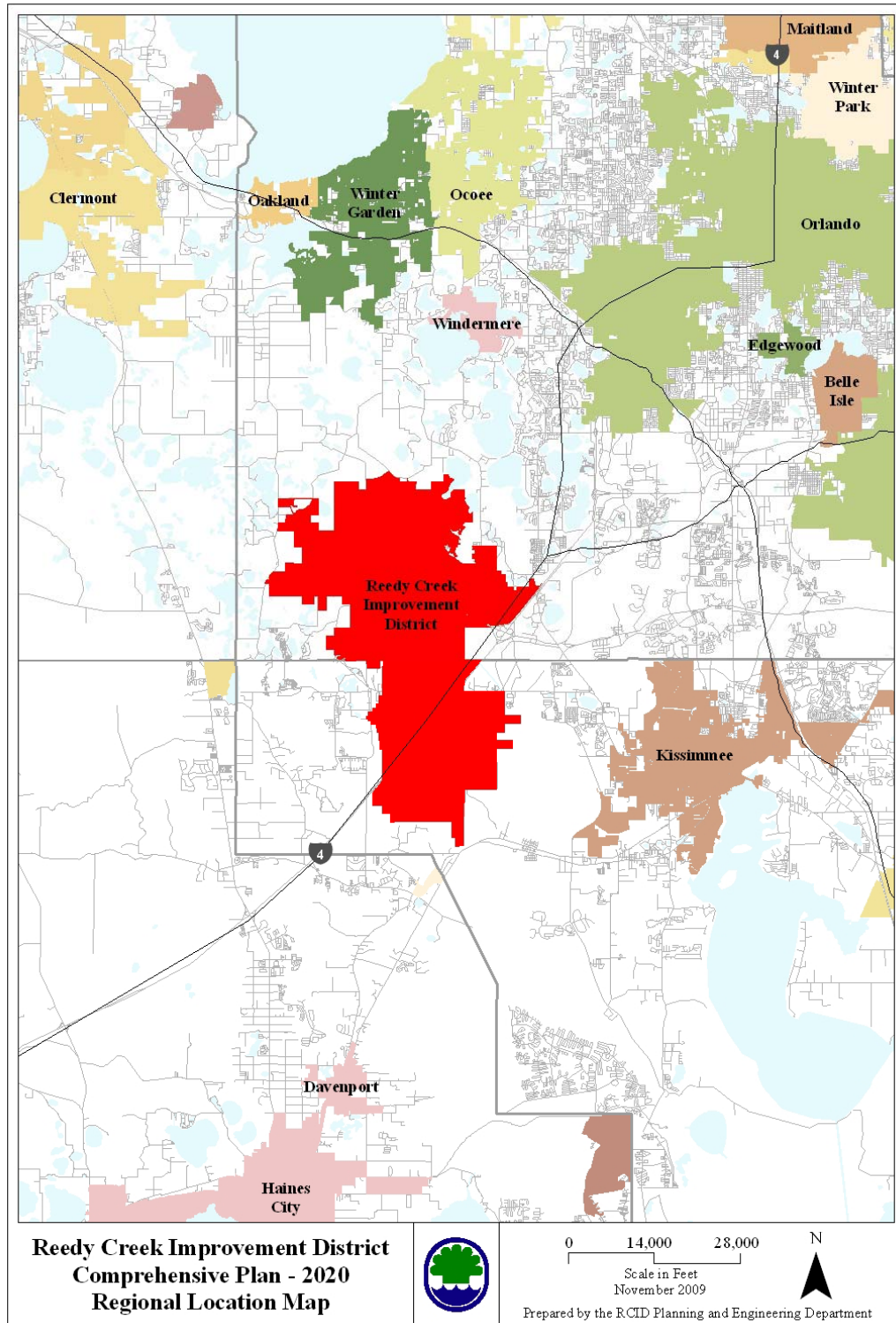
The Reedy Creek Improvement District was created by the Florida Legislature in 1967. It is coterminous with, and is intended to provide a full range of governmental and proprietary services for, Walt Disney World Resort. The District has been successful in anticipating, providing, and monitoring the adequacy of public facilities and roads, as well as in planning and regulating land use, development and environmental quality within its boundaries. Many of its efforts in this regard have been guided by Florida's Local Government Comprehensive Planning and Development Regulation Act.

This Comprehensive Plan is the culmination of several prior plans and programs. Its precursors include the original private plan for the resort, prepared in 1965 prior to applicability of public planning requirements. This early plan was the basis for the first increment of development, completed in 1971, including the Magic Kingdom theme park, several hotels and two golf courses. At the time, the District was more than 16 miles from the nearest urban development.

The first plan adopted by the District, however, was completed in 1974. It stipulated new environmental guidelines and included land use regulations. Like many of RCID's programs, this early plan could be considered state-of-the-art since it preceded the state's local planning legislation, enacted in 1975. The District modified the 1974 Plan to adhere to these state requirements in a 1979 revision. A shopping village, an additional hotel complex and Epcot were opened by 1982. Even when completed, these complexes still stood in relative isolation on the Interstate 4 Corridor. In 1988, the District, with still another theme park (Disney/MGM Studios) under construction, embarked on its most comprehensive effort, and adopted the resulting plan in 1991 and land development regulations in 1993.

In 1999, the resort contained four major theme parks and four minor theme parks, 26 hotels with over 25,000 rooms, and an abundance of related entertainment, retail and recreational facilities. Its developed area still covers only about a third of the overall site. As indicated in Figure 1-1, the edge of the Orlando urban area is now adjacent to the hotel and shopping complex on the District's eastern boundary.

Figure 1-1: Regional Location Map



Planning Methodology and Process

The 1991 Plan was rewritten in its entirety to produce the Plan that would take the District through to 2009. The EAR based amendments have been developed to respond to the Reedy Creek Improvement District Evaluation and Appraisal Report, adopted in 2008 by the District and the Cities of Bay Lake and Lake Buena Vista. Pursuant to state law and consistent with sound planning practice, the EAR first evaluated the 1999 Plan, as mandated by Florida Statutes, Section 163.3191(2). This provided an opportunity to assess the 1999 Plan's success in meeting its objectives, examined how well the Plan reflected current trends and conditions, and generally allowed the District to take a fresh look at local issues and determine the need for redirection. Taken as a whole, the District's 1999 Plan has been successfully implemented. The development maximums and infrastructure thresholds provide an excellent basis for reviewing development projects for consistency and concurrency with growth management requirements while providing the needed flexibility for landowners to respond to changing economic conditions and consumer preferences. Established Land Use categories are appropriate and sufficient land remains available for future development. This approach will continue with this Plan for the 2010 through 2020 planning horizon.

Following Plan adoption and state approval, the RCID Land Development Regulations will be revised to be consistent with the plan. These will contain updated standards for development and infrastructure. The Plan will be maintained and monitored via annual review and evaluation.

PLAN ORGANIZATION AND SUMMARY OF PLAN GOALS

The plan contains eight elements integrated to form an internally consistent policy framework for the future: land use, transportation, housing, infrastructure, conservation, recreation and open space, intergovernmental coordination and capital improvements. Each of these elements includes two components: Policies; and Supporting Data and Analysis. Additional data are presented in the Appendix.

The policy component of each element includes a major goal or goals, several objectives, sometimes arrayed under plan subelements, and numerous policies numbered individually. For ease of reference and revision, page numbers are preceded by an element number. Policy pages are noted with the letter "A" following the element number; supporting data and analysis pages are noted with the letter "B".

Nine goals provide the foundation for the plan. These include the following:

1. To preserve the integrity of the natural environment; maintain convenient, efficient public services; minimize threats to health and safety; and control and direct future development through policies, principles and standards that support the potential for economic benefit.
2. To continue to maintain a safe, convenient efficient, and balanced transportation system to meet the multi-modal capacity requirements of existing and future development.
3. To facilitate the provision of an adequate and affordable supply of housing that accommodates all current and future permanent residents of the district.
4. To facilitate the provision of an adequate supply of affordable housing for any unmet affordable housing need generated by employment growth within the district, to the extent required by Chapter 163.

5. To provide water, sewer, solid waste, and stormwater management services to existing and future development within its boundaries in the most efficient, cost-effective, and environmentally sound manner possible.
6. To protect and conserve the natural resources of the District.
7. To promote the creation of state-of-the-art vacation and recreational facilities; to maintain and expand access to these facilities; and to retain the visual, environmental, and psychological benefits provided by open space in the District.
8. 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.
9. To provide adequate public facilities to existing and planned development areas in a manner that is concurrent with the impacts of such development and efficient and consistent with available financial resources.

Taken together, these goals, when achieved, will allow RCID to continue to preserve and enhance the unique setting of the Walt Disney World Resort.