

**MINUTES OF MEETING
CITY COUNCIL OF THE
CITY OF LAKE BUENA VISTA
January 11, 2023
9:00 A.M.**

A regular meeting of the City Council of Lake Buena Vista was called to order on Wednesday, January 11, 2023 at 9:00 A.M., at 1900 Hotel Plaza Boulevard, Lake Buena Vista, Florida.

Those present were Mayor Renee Raper, Council Members, Tom Nedorost, Angie Sola, and Gretchen Sterner constituting a quorum. Others present were John Classe, City Manager; Susan Higginbotham, City Auditor; Tracy Borden, City Clerk; Tina Graham, Assistant Clerk, Ryan Conrad, City Manager of Bay Lake; Christopher Quinn, RCID CFO/Comptroller; Katherine Luetzow, RCID Manager of Planning & Engineering, Lee Pulham, RCID Sr. Planner, Planning & Engineering, Laurel Stewart and Leonard Testa..

Andrea Fay was absent.

Mayor Raper asked the attendees to please stand for the Pledge of Allegiance.

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

Mayor Raper asked for nominations to serve as Mayor for the year 2023. Gretchen Sterner nominated Renee Raper and Angie Solar seconded the nomination. It was approved by all attending council members. Renee Raper will continue as Mayor for 2023.

Mayor Raper asked for nominations to serve as Mayor Pro Tem for 2023. Tom Nedorost was nominated by Angie Sola and seconded by Gretchen Sterner. It was approved by all attending council members. Tom Nedorost will serve as Mayor Pro Tem for 2023.

A motion for approval of the Minutes of the November 9, 2022 meeting was made by Tom Nedorost and duly seconded by Angie Sola. The minutes were approved as presented.

Susan Higginbotham discussed the draft of the 2022 financial statements with the Council. Lake Buena Vista's results of operations presents an excess of Revenue over Expenditures of \$406,073 for fiscal year 2022. This leaves an ending fund balance of \$2,506,744 for FY2022. The final statements will be distributed at the next meeting.

The Public Hearing portion of the meeting was called to order at 9:04 a.m. and Mayor Raper presented recommendations to pass and adopt on first reading the **City Ordinance Number 132**, Lee Pulham reviewed amending the RCID Land Development Regulations to incorporate amendments required by the recent Comprehensive Plan 2032 update, which was found in compliance on July 15, 2022. The Planning Board held a duly noticed public hearing on November 18, 2022 and recommended approval by the Board of Supervisors after finding 1) The amendments are consistent with and promote the intent of the Comprehensive Plan; 2) will not adversely affect other implementation programs for elements of the Comprehensive Plan; and 3) promote the public health, safety, and welfare within the District. The amendments fall within three general categories: 1) Updates to definitions and references to various statutes, codes, and manuals. 2) Updates to reflect specific amendments to the 2032 Comprehensive Plan. 3) The third category of amendments is the greatest in number and address how we conduct development reviews, how we regulate what, where, how something is required to be constructed, altered, or protected. This duly noticed public hearing is the first of two required for approval of an Ordinance/Resolution to amend the Land Development Regulations.

The Public Hearing portion of the meeting was closed. A motion for approval was made by Tom Nedorost, duly seconded by Gretchen Sterner and approved by all council members. Second reading and public hearing is scheduled for February 8, 2023. **(Exhibit B)**

ORDINANCE/RESOLUTION NO. 132

AN ORDINANCE OF THE CITY OF LAKE BUENA VISTA AMENDING THE RCID LAND DEVELOPMENT REGULATIONS FOR COMPLIANCE WITH THE 2032 COMPREHENSIVE PLAN; TO UPDATE DEFINITIONS; TO UPDATE REFERENCES, STANDARDS, AND PROCEDURES FOR USES; GROWTH; INFRASTRUCTURE; STREETS AND RIGHTS-OF-WAY; PARKING, LOADING, AND CIRCULATION; LANDSCAPING; SIGNS; WETLANDS; STORMWATER MANAGEMENT; GROUNDWATER PROTECTION; EROSION CONTROL; SANITARY SEWER; SOLID WASTE; FLORA AND FAUNA; CONSISTENCY REVIEW; DEVELOPMENT REVIEW; SUBDIVISION REVIEW; AMENDMENT OF COMPREHENSIVE PLAN; PLANNING BOARD; AND PLANNING AND ENGINEERING DEPARTMENT

WHEREAS, the City Council of the City of Lake Buena Vista, pursuant to Chapter 163, Florida Statutes, adopted on November 15, 1991 by Ordinance No. 62, a joint comprehensive plan along with the Reedy Creek Improvement District and the City of Bay Lake; known as the "1991 Reedy Creek Improvement District Comprehensive Plan"; and

WHEREAS, Section 163.3202, Florida Statutes, require that the City of Lake Buena Vista adopt and enforce Land Development Regulations that are consistent with and implement the Reedy Creek Improvement District Comprehensive Plan; and

WHEREAS, Reedy Creek Improvement District Planning Board has been established and designated as the Local Planning Agency for the City of Lake Buena Vista; and

WHEREAS, the Reedy Creek Improvement District Planning Board after public notice conducted public hearings and found the proposed Land Development Regulations to be consistent with and promote the intent of the Reedy Creek Improvement District Comprehensive Plan, do not adversely affect other implementation programs for elements of the Reedy Creek Improvement District Comprehensive Plan, and promote the public health, safety, and welfare within the Reedy Creek Improvement District and therefore recommended adoption by the City Council of the City of Lake Buena Vista; and

WHEREAS, the Reedy Creek Improvement District Board of Supervisors, the Lake Buena Vista City Council and the Bay Lake City Council after public notice conducted joint public hearings and by Resolution No. 289, Ordinance No 87, and Ordinance No. 85 on March 30, 1994, adopted the Reedy Creek Improvement District Land Development Regulations; and

WHEREAS, the City Council of the City of Lake Buena Vista, upon recommendation by the Reedy Creek Improvement District Planning Board finds and determines that the adoption of the proposed amendments to the Land Development Regulations are consistent with and implement the Reedy Creek Improvement District Comprehensive Plan and that adoption thereof would be in the best interest of the Reedy Creek Improvement District.

NOW, THEREFORE, BE IT RESOLVED AND ORDAINED by the City Council of the City of Lake Buena Vista, on this 11th day of January, 2023, as follows:

SECTION ONE: Purpose and Intent. This Ordinance 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 and Adoption. The regulations as set forth in Exhibit "A" and adopted hereby shall be known as and may be referred to as "An Ordinance of the Reedy Creek Improvement District Amending the RCID Land Development Regulations for compliance with the 2032 Comprehensive Plan; to Update Definitions, References, Standards, and Procedures for Uses; Growth; Infrastructure; Streets and Rights-of-Way; Parking, Loading, and Circulation; Landscaping; Signs; Wetlands; Stormwater Management; Groundwater Protection; Erosion Control; Sanitary Sewer; Solid Waste; Flora and Fauna; Consistency Review; Development Review; Subdivision Review; Amendment of Comprehensive Plan; Planning Board; and Planning and Engineering Department..

SECTION THREE: Conflicts. All ordinances, resolutions, parts of ordinances or parts of resolutions in conflict with the Land Development Regulations adopted hereby are superseded and repealed to the extent of such conflict.

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

SECTION FIVE: Copy Availability. A certified copy of this enacting Ordinance and the attached amendment to the Reedy Creek Improvement District Land Development Regulations and any future amendments thereto, shall be filed with the Clerk of the City of Lake Buena Vista. The District shall also make copies available to the public for a reasonable reproduction charge.

SECTION SIX: Codification. It is the intention of the City Council of the City of Lake Buena Vista that sections of the Land Development Regulations may be renumbered or re-lettered and the correction of typographical or scrivener errors which do not affect the intent may be authorized by Planning staff without need of public hearing, by filing a corrected recodified copy of same with the Clerk of the Reedy Creek Improvement District.

SECTION SEVEN: Jurisdiction. This Ordinance and the attached amendment to the Land Development Regulations shall be a minimum standard and shall apply to and be enforced throughout the unincorporated and incorporated boundary of the Reedy Creek Improvement District, Florida including the City of Lake Buena Vista, Florida and the City of Bay Lake, Florida.

SECTION EIGHT: Effective Date. This Ordinance shall become effective immediately upon final passage and adoption.

PASSED AND DULY ADOPTED, with a quorum present and voting, by the City Council of the City of Lake Buena Vista, Florida, this 11th day of January 2023.

After the public hearing, Mr. Leonard Testa of Celebration asked Ms. Pulham for clarification regarding the three theme parks she mentioned. Ms. Pulham went on to explain the numbers mentioned would correlate to 1 major theme park and 2 minor theme parks, with the example of mini golf being considered a minor theme park. She commented that there were no changes to the maximum development program listed in the Comprehensive Plan or the LDRs.

A consideration to approve and set a revised 2023 meeting calendar for the City of Bay Lake was made by Angie Sola duly seconded by Gretchen Sterner, and approved by all attending Council members. *(Exhibit C)*

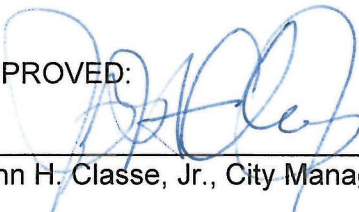
A motion was then made by Angie Sola and seconded by Gretchen Sterner, to appoint Christopher Quinn as Assistant City Manager, replacing Kerry Satterwhite.

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

CITY OF LAKE BUENA VISTA

BY: 
Tracy Borden, City Clerk

APPROVED:



John H. Classe, Jr., City Manager