

**MINUTES OF MEETING  
CITY COUNCIL OF THE  
CITY OF BAY LAKE  
February 8, 2023  
8:30 A.M.**

A regular meeting of the City Council for the City of Bay Lake was called to order on Wednesday, February 8, 2023 at 8:30 A.M., at 1900 Hotel Plaza Boulevard, Lake Buena Vista, Florida.

Those present were Mayor Todd Watzel, Council Members Wendy Duncan, Jessie Mack Burns, Joel Edwards and Mark Krause constituting a Council. Others present were Mike Crikis, Assistant City Manager, Susan Higginbotham, City Auditor; Tracy Borden, City Clerk; John Classe, City Manager of Lake Buena Vista; Christopher Quinn, Assistant City Manager of Lake Buena Vista, Lee Pulham, RCID Sr. Planner, Katherine Luetzow, RCID Manager of Planning & Engineering, Eryka Washington, RCID Communications Director and Renee Raper, Mayor of Lake Buena Vista..

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

A motion for approval of the Minutes of the January 11, 2023 meeting was made by Mark Krause and duly seconded by Joel Edwards. The minutes were approved as presented.

The City Auditor, Susan Higginbotham presented the final version of the Annual Financial Report for FY2022. Ms. Higginbotham stated there were no changes from the draft presented at the January 11<sup>h</sup> meeting. The Financial statements were audited by Cherry Berkhaert LLP. Cherry Bekaert issued an unqualified opinion, otherwise known as a clean opinion. After a brief discussion a motion for approval was made by Joel Edwards and duly seconded by Wendy Duncan and approved by all remaining council members.

The Public Hearing portion of the meeting was called to order at 8:32 a.m. and Mayor Watzel presented recommendations to pass and adopt on second reading the City Ordinance Number 139, 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 final of two required for approval of an Ordinance/Resolution to amend the Land Development Regulations.

ORDINANCE/RESOLUTION NO. 139

AN ORDINANCE OF THE CITY OF BAY LAKE 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 Bay Lake, pursuant to Chapter 163, Florida Statutes, adopted on November 15, 1991 by Ordinance No. 51, a joint comprehensive plan along with the Reedy Creek Improvement District and the City of Lake Buena Vista; known as the "1991 Reedy Creek Improvement District Comprehensive Plan"; and

WHEREAS, Section 163.3202, Florida Statutes, require that the City of Bay Lake 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 Bay Lake; 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 Bay Lake; 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 Bay Lake, 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 Bay Lake, 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 Bay Lake. 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 Bay Lake 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 Bay Lake, Florida, this 11th day of January 2023.

There being no further business to come before the Council, a motion was made by Mark Krause to adjourn the meeting; it being duly seconded by Wendy Duncan, the meeting was adjourned.

CITY OF BAY LAKE

BY:

  
Tracy Borden, City Clerk

APPROVED:

  
C. Michael Crikis., Assistant City Manager