Reedy Creek Improvement District
Comprehensive Plan

FUTURE LAND USE ELEMENT

Part A: Policies

INTRODUCTION

The Future Land Use Element establishes the District's policies for growth and development over the next ten years. It provides guidance in the location of specific uses, the density and intensity of those uses, and the overall quantity of development that may occur by 2020. The element includes two major components. The "Policy" component includes the goals, objectives, and policies formally adopted by the District as well as the Future Land Use Map and the Future Natural Resources Map. The "Supporting Data and Analysis" component provides the supporting data, descriptions of current and future conditions, and issue discussions.

GOALS, OBJECTIVES, AND POLICIES

GOAL

It is the goal of the Reedy Creek Improvement District 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.

Objective 1

To implement a land use classification system that: (1) promotes the creation of innovative entertainment, recreational, and commercial facilities; (2) provides favorable conditions for the application of new and advanced concepts in recreation-oriented community design; (3) designates areas which have been determined to be marginally suitable or unsuitable for development based on soil, vegetative, hydrologic, and topographic conditions for nonurban uses; (4) directs development into those areas where the extension of public services and facilities can be achieved with minimal impacts on natural resources, as depicted on Figure 2-2; and (5) provides the basis for land development regulations.

Policy 1.1: The Commercial category, as shown on the Future Land Use Map, shall be used to meet the needs of people who work, visit, or stay in the District for commercial goods and services by promoting a wide range of commercial facilities and activities at convenient and readily accessible locations.

Policy 1.2: The Hotel/ Resort category, as shown on the Future Land Use Map, shall be used to denote existing resort hotels, resort hotels under construction, and vacant sites announced for possible resort hotel construction. Sites with this designation may support hotels, motels, other resort units (such as campsites, recreational vehicle parks, villas, and interval ownership units), and ancillary resort facilities (such as golf courses, conference centers, and equestrian areas).

Policy 1.3: The Entertainment category, as shown on the Future Land Use Map, shall be used to denote existing gated attractions and to identify areas for the potential expansion of these attractions.

Sites with this designation may also contain spectator sporting facilities.

Policy 1.4: The Support Facilities category, as shown on the Future Land Use Map, shall be used to accommodate public or private administrative, production, maintenance, storage, service, communication, and utility functions that support the entertainment, resort, and commercial activities in the District.

Policy 1.5: The Public Facilities category, as shown on the Future Land Use Map, shall be used to accommodate existing and future public services provided by the Reedy Creek Improvement District, including transportation, water, reclaimed water, wastewater, energy, fire protection, administration, and solid waste facilities.

Policy 1.6: The Mixed Use category, as shown on the Future Land Use Map, shall be used to permit innovative combinations of land use and development intensity, while ensuring that compatible uses and high aesthetic standards are maintained.

Policy 1.7: The Resource Management/Recreation category, as shown on the Future Land Use Map, shall be used to identify environmentally sensitive areas suited for low-intensity recreational use or landscape buffers. Where no other alternatives are feasible, access and utility corridors may be allowed when reviewed and approved in accordance with Future Land Use Policies 3.11 and 3.12.

Policy 1.8: The Conservation category, as shown on the Future Land Use Map, shall be used to preserve semi-aquatic natural habitats, environmentally sensitive uplands, and wetlands. Structural improvements crossing the area shall be limited to the maximum extent possible.

Policy 1.9: The Water category, as shown on the Future Land Use Map, shall be used to identify surface water bodies larger than 10 acres in size, including lakes, ponds, and canals.

Objective 2

To direct future development to appropriately designated areas on the Future Land Use Map, preserve the unique character of the RCID, and prevent blight and land use incompatibility in the District through the implementation of the adopted land development regulations. These regulations shall reflect the following innovative concepts: (1) development maximums, as shown in Table 2-1; (2) infrastructure thresholds, as shown in Table 2-3; (3) the vertical mixing of different land uses (such as hotel, retail, and entertainment) on a single development site; (4) the use of ferries, monorails, buses, and other alternatives to the automobile to provide access to development sites; and (5) the development of phased master-planned projects that incorporate multiple land uses (accommodations and entertainment).

Policy 2.1: All future development shall be required to be consistent with the future land use designations shown on Figure 2-1. Definitions of each future land use category are provided in the Land Use Element Data and Analysis document under the heading "Future Land Use Categories."

Policy 2.2: The subdivision of land shall be governed by provisions contained in the Land Development Regulations.

Policy 2.3: The amount of development that occurs through 2020 shall be regulated by a series of thresholds that are based on the capacity of infrastructure, inclusive of planned improvements, through the year 2020. These thresholds are presented in Table 2-3 of this element. (Amended by Ordinance/Resolution No. 510 adopted 07/28/2010 and Ordinance Nos. 128 and 125 adopted 07/14/2010)

Policy 2.4: The composition of land uses added through 2020 shall be generally guided by the estimated development maximums contained in Table 2-1 of this element. (Amended by Ordinance/Resolution No. 510 adopted 07/28/2010 and Ordinance Nos. 128 and 125 adopted 07/14/2010)

Policy 2.5: Prior to the approval of new development projects, the District shall ensure that:

(1) The cumulative quantity of development does not exceed the maximums set in Table 2-1 for any land use;

(2) The cumulative quantity of land that may be developed through 2020 shall not exceed the maximums set in Table 2-2 of the Future Land Use Element;

(3) The cumulative quantity of infrastructure required does not exceed the thresholds set in Table 2-3 for any service category listed;

(4) The level of service standards set in this Comprehensive Plan will not be reduced as a result of the proposed development; and

(5) No health or safety hazard will be created on any property within or adjacent to the District boundary as a result of the development.

(Amended by Ordinance/Resolution No. 510 adopted 07/28/2010 and Ordinance Nos. 128 and 125 adopted 07/14/2010)

Policy 2.6: New development shall occur in a manner that maximizes the use of existing and planned public facilities and services including existing and future electric power generation and transmission systems. (Amended by Ordinance/Resolution No. 510 adopted 07/28/2010 and Ordinance Nos. 128 and 125 adopted 07/14/2010)

Policy 2.7: The RCID shall continue to work with the major landowners in efforts to maintain and update hotel, recreation, and entertainment facilities to ensure that a high-quality environment is maintained, including use of new technologies for energy conservation and the reduction of greenhouse gas emissions. (Amended by Ordinance/Resolution No. 510 adopted 07/28/2010 and Ordinance Nos. 128 and 125 adopted 07/14/2010)

Policy 2.8: The Land Development Regulations shall continue to enable new and innovative concepts, designs, and ideas in recreation and community living, transportation, communication, utilities, and energy to be carried out in the District.

Policy 2.9: Land uses in Mixed Use areas that are potentially incompatible with one another shall be buffered through the provision of open space, berms, site design, or other suitable means.

Policy 2.10: All development adjacent to any collector, minor arterial, or major arterial street shall be buffered from that street by landscaping.

Policy 2.11: By January 1, 2011, the District shall develop noise compatibility guidelines for inclusion in the Land Development Regulations. These guidelines should ensure that a comfortable noise environment is maintained within and beyond District boundaries. (Amended by Ordinance/Resolution No. 510 adopted 07/28/2010 and Ordinance Nos. 128 and 125 adopted 07/14/2010)

Policy 2.12: The RCID shall require that at least 30 percent of the area within its boundaries but outside the designated Wildlife Management Conservation Area (WMCA) be set aside as open space. The area designated as open space shall be defined on an Open Space Map to be contained in the Recreation and Open Space Element of the Comprehensive Plan.

Policy 2.13: The RCID's Land Development Regulations shall require that all road signage meets minimum standards for public safety and that traffic flow and parking provisions meet the minimum standards and design criteria necessary for the safe movement of automobiles and pedestrians.

Policy 2.14 Except as indicated in Policy 2.15, the development maximums established by Table 2-1 shall not be changed without undergoing the plan amendment process described in Chapter 163.3184 and 163.3187, Florida statutes.

Policy 2.15: For purposes of calculating the quantity of development that may be built through 2015 and 2020, the District shall allow the permitted number of Hotel/Resort rooms and Other Resort Units to be interchanged without a plan amendment, provided that such action causes no net increase in infrastructure demand. Based on the level of service standards in the Infrastructure Element, Hotel/Resort room allowances may be converted to allowances for Other Resort Units at the rate of 0.67 Other Resort Unit per Hotel room. Other Resort Unit allowances may be converted to Hotel room allowances at a 1 to 1 ratio. (Amended by Ordinance/Resolution No. 510 adopted 07/28/2010 and Ordinance Nos. 128 and 125 adopted 07/14/2010)

Policy 2.16 The District shall encourage infill development on vacant parcels that will maximize the mix of existing uses and modes of transportation.

(Added by Ordinance/Resolution No. 510 adopted 07/28/2010 and Ordinance Nos. 128 and 125 adopted 07/14/2010)

Objective 3

To direct development in a manner which minimizes adverse impacts to natural resources as depicted in Figure 2-2, and which minimizes hazards to life and property, including flooding.

The following policies are in addition to those found in the Conservation Element:

Policy 3.1: The District shall abide by and enforce state and federal standards and regulations regarding

development in wetlands, areas of rare plant concentration, and the habitat of species that are endangered, threatened, or of special state concern.

Policy 3.2: Development in the 100-year flood plain shall generally be discouraged. Where such development does occur, it will only be permitted if:

(1) compensating storage is provided within the sub-basin;

(2) the flood-carrying capacity of the floodway is maintained with no increase in the flood level; and

(3) the first floor elevation of all habitable structures is placed at least one foot above the 100-year flood elevation.

Policy 3.3: The drainage impacts of all future projects shall be fully mitigated through a combination of improvements to canals and/or culverts, on-site retention and detention of stormwater, and maintenance of the flood carrying capacity of the floodway. Such improvements shall ensure that flow at the S-40 control structure does not exceed 3,282 cfs in a ten-year/three-day storm event, and that the drainage level-of-service standards established in the Infrastructure Element for the flood elevation on roads and parking areas are maintained. The necessary mitigation measures shall be determined by the RCID Planning and Engineering Department through the use of the RCID drainage model.

Policy 3.4: Wherever feasible, the RCID shall require drought-tolerant landscaping or the development of an irrigation system that accommodates recycled water for all landscaped areas within future development. (Amended by Ordinance/Resolution No. 482 adopted 09/24/2008 and Ordinance Nos. 121 and 122 adopted 09/22/2008)

Policy 3.5: A 200-foot radius cone of influence within which all new development shall be excluded except for water pumping and storage facilities shall be designated around each existing potable water well in the District. A 400-foot radius around each potable water well shall also be designated and the following land uses shall be excluded therein:

(1) Landfills;

(2) Bulk storage of materials on the Florida Substance List;

(3) Any activities that require the storage, use, or handling of agricultural, or chemical wastes; and

(4) Wastewater treatment plants and facilities.

Policy 3.6: Unavoidable impacts to the threatened plants shown in Appendix D shall be minimized.

Policy 3.7: In accordance with national environmental goals, the loss of wetlands or deterioration of their functional value will be avoided. Where wetland impacts are unavoidable, they shall be minimized with applicable mitigation measures. Mitigation may occur anywhere within the Reedy Creek Watershed, upon agreement with all applicable state, regional, and federal

agencies.

Policy 3.8: In accordance with the permits listed below, known collectively as the "Long Term Permits" (LTPs), impacts to a limited number of specific wetlands and animal species within the RCID have already been approved and may continue to occur. Mitigation for these impacts has already been finalized. The issuing agency and permit number for the LTPs are as follows:

Agency	**Permit Number**
South Florida Water Management District	#48-00714-S
Florida Dept of Environmental Regulation	#48, 49 & 532039239
Army Corps of Engineering	#199101901 (IP-GS)

Policy 3.9: All wetlands not approved for impacts under the Long Term Permits shall be protected by an undisturbed upland buffer a minimum of fifteen feet wide and an average of twenty-five feet wide. This buffer may be used for passive activities (e.g., pervious hiking trails) only when the activities will not adversely affect the function of the buffer or the wetland.

Policy 3.10: All wetlands not approved for impacts under the District's Long Term Permits shall be defined as Class I or Class II. All Class I wetlands shall be placed in the Conservation Land Use category. All Class II areas shall be placed in Resource Management/ Recreation Land Use category. The Land Development Regulations shall define use restrictions for Class I and II wetland areas which recognize their respective ecological values.

Policy 3.11: Development within the Resource Management/Recreation Land Use category shall generally be limited to nonstructural stormwater management and passive recreational facilities. Such uses will only be permitted when it is determined that the natural function of wetlands and wetland systems, including functions of water quality enhancement, flood protection, water storage, ground water recharge, and wildlife habitat will not be materially altered. As indicated in Policy 1.7, access and utility corridors may be allowed in RM/R areas where no other alternative is feasible. In such instances, the other provisions of this policy and Policy 3.12 will continue to apply.

Policy 3.12: Where appropriate, activities proposed in the Resource Management/Recreation Land Use category will require an Environmental Impact Report (EIR). The report shall at a minimum describe the proposed project, identify and describe the types of impacts expected/proposed and their significance, and identify conservation measures to minimize or compensate for adverse environmental impacts. Should the proposed activities negatively impact the Resource Management/Recreation Land Use, mitigation shall be considered as one means to compensate for loss of wetland function.

Policy 3.13: Where wetland boundaries have not been officially delineated by state and federal agencies, the RM/R designation shall serve as a conceptual indicator of wetland areas. In such cases, the precise delineation of wetlands shall be determined through site-specific studies and field determinations. If an area is designated RM/R and is later determined to be nonjurisdictional by state and federal agencies, the subject property owner may request reconsideration of the map designation. A formal FLUM amendment shall not be required to change the designation if the above circumstances apply.

Policy 3.14: The District shall encourage innovative approaches to wetland mitigation such as the Disney Wilderness Preserve mitigation project.

Policy 3.15: Site planning for new development in the RCID shall be conducted in a manner that makes the best possible use of climatic and topographic design factors.

Policy 3.16: In the designated Mixed Use areas, structural improvements shall be concentrated on upland sites. When development is proposed on upland sites adjacent to wetlands, such development shall not cause adverse impacts to the existing hydroperiod and hydrology of these wetlands.

Policy 3.17: Although there are no known sites of historical or archaeological significance in the District at this time, historic or archaeological surveys shall be required in the event that such resources are discovered in the District in the future. If development is proposed in an area where such resources are found present, the District shall require appropriate measures to conserve the resources prior to construction.

Policy 3.18: Hotel/Resort development that is surrounded by Wetland System Number 9.29 is limited to the footprint of the existing filled areas comprising ±4.7 acres and is limited to a maximum of sixty (60) Other Resort Units (i.e., 60 Keys) to be located on these existing filled areas. No wetland impacts will be permitted in Wetland System Number 9.29 without a plan amendment.

Objective 4

To reserve areas of vacant land specifically dedicated for the development of new and expanded public and support facilities so that the urban service needs generated by growth can be met.

Policy 4.1: New Support Facility areas shall be located adjacent to existing service areas, or as part of a development within the Mixed Use category.

Policy 4.2: The RCID shall maintain ongoing coordination with the major landowners regarding activities in the Support Facility areas, and shall work collaboratively with the landowners in the siting of new facilities.

Policy 4.3: Support facility areas should be clearly organized and well marked. Negative visual elements, such as open storage yards and construction debris, should be screened from public view.

Objective 5

To expand public services so that sufficient capacity is provided for additional development.

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 5.2: Potable water system improvements shall be undertaken concurrent with the impacts of development, so that up to 22.2 mgd can be pumped and distributed on an average day without a reduction in the adopted level of service. These improvements shall be as specified in the Potable Water Subelement and Capital Improvements Element.

Policy 5.3: Improvements to the sanitary sewer system shall be undertaken as needed so that wastewater can be collected, treated, and disposed on an average day without a reduction in the adopted levels of service. These improvements shall be as specified in the Sanitary Sewer Subelement and Capital Improvements Element. (Amended by Ordinance/Resolution No. 510 adopted 07/28/2010 and Ordinance Nos. 128 and 125 adopted 07/14/2010)

Policy 5.4: Improvements to the reclaimed water system shall be undertaken so that more than 95 percent of the District's treated effluent may be directed to the reclaimed system during dry weather.

Policy 5.5: Improvements to the solid waste collection and disposal system shall be undertaken as needed so that Class I solid waste can be collected and transferred to regional disposal facilities on an average day without a reduction in the adopted levels of service. These improvements shall be as specified in the Solid Waste Subelement and Capital Improvements Element. (Amended by Ordinance/Resolution No. 510 adopted 07/28/2010 and Ordinance Nos. 128 and 125 adopted 07/14/2010)

Policy 5.6: Improvements to the solid waste collection and disposal system should be undertaken so that the District creates the capacity for diverting 50 percent of the Class I waste generated within its boundaries from landfills.

Policy 5.7: All permits for development shall be conditioned on the availability of public facilities and services, including adequate potable water supplies, necessary to meet the adopted level of service standards in the RCID. Such facilities and services must be scheduled to be in place no later than the date on which the District anticipates issuing a certificate of occupancy. Prior to development approval and/or issuance of a building permit, the RCID Planning Department will consult with the applicable water supplier to determine whether adequate water supplies to serve the new development will be available no later than the date on which the District anticipates issuing a certificate of occupancy.

Objective 6

To discourage urban sprawl by restricting the extension of RCID road, water, sewer, solid waste, and drainage services beyond the District boundaries into areas designated for agricultural or open space uses on the adjacent County and City General Plans, and by allowing such extensions only when the areas are designated for urban uses on such plans.

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 6.2: The RCID's adopted Land Development Regulations shall continue to promote the development of a diverse range of land uses within District boundaries.

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 receiving 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, electric power generation and transmission, and stormwater management demand generated by the most intensive uses that could be permitted in the area to be annexed. (Amended by Ordinance/Resolution No. 510 adopted 07/28/2010 and Ordinance Nos. 128 and 125 adopted 07/14/2010)

Policy 6.6 Adjustments to the development and infrastructure thresholds in Tables 2-1, 2-2, and 2-3 may be permitted in the event that additional land is annexed to the District. Such adjustments would require a formal plan amendment.

Objective 7

To update the plan in response to changing conditions, objectives, consumer preferences, laws and regulations, and to implement its policies.

Policy 7.1: The Future Land Use Map and Future Land Use Element policies shall be reviewed as needed, with a formal review conducted not less than once a year. The purpose of the review shall be to determine if the map and policies still accurately reflect expectations and objectives for the future, and to recommend appropriate changes through the Plan amendment process.

Policy 7.2: The Comprehensive Plan shall undergo an evaluation and appraisal at least once every five years in response to changing development conditions, expectations, and objectives.

Inapplicable Rule 9J-5 Objectives

The following Rule 9J-5.006(3)(b) objectives are not relevant:

2. Encourage the redevelopment and renewal of blighted areas.

All facilities in the District are in good physical condition and are regularly maintained and updated. There is no blight.

3. *Encourage the reduction or elimination of uses that are inconsistent with the community's character and future land uses.*

   Because the District has developed according to a master land use plan since its inception, and because most of the District is under single ownership, there are no instances of land use incompatibility within its boundaries. Incompatibility has been avoided by strictly adhering to the master plan. Potential incompatibility problems could arise in the future along the boundary between RCID and the unincorporated areas of the counties. These problems are addressed in the Intergovernmental Coordination Element.

5. *Coordinate coastal area population densities with the appropriate local or regional hurricane evacuation plan, when applicable.*

   The District is not in a coastal area; therefore, the objective does not apply.

6. *Coordinate future land uses by encouraging the elimination or reduction of uses inconsistent with any interagency hazard mitigation report recommendations that the local government determines to be appropriate.*

   There are no applicable interagency hazard mitigation reports.

11. *Ensure the availability of dredge spoils disposal sites for coastal counties and municipalities that have spoils disposal responsibilities.*

    The RCID and its two cities do not have dredge spoils disposal responsibilities.

Rule 9J-5 Objectives Discussed in Other Elements

Rule 9J-5.006(3)(b)(7) *(Coordinate with any appropriate resource planning and management plan prepared pursuant to Chapter 380, Florida Statutes, and approved by the Governor and Cabinet)* is addressed in the Intergovernmental Coordination Element.

Table 2-1: Maximum Development – Through 2020

Uses	Plan Designation Where Use Is Permitted	2010 Base Condition	2015 5 Year Increment Maximum	2020 5 Year Increment Maximum	2020 10 Year Increment Maximum
Hotel/Motel	Mixed Use Hotel/ Resort	28,267 Keys	6,300 Keys	5,000 Keys	11,300 Keys
Hotel/Motel	Mixed Use 180 Acres of Western Beltway Property (Parcel Id Numbers: 21-24-27-0000-00-003, 21-24-27-0000-00-005, 21-24-27-0000-00-008)		1,757 Keys		1,757 Room (Subset of 11,300 Hotel/Motel Keys)
Other Resort Unit	Mixed Use Hotel/Resort	5,000 Keys	4,000 Keys	4,900 Keys	8,900 Keys
Other Resort Unit	Mixed Use 180 Acres of Western Beltway Property (Parcel Id Numbers: 21-24-27-0000-00-003, 21-24-27-0000-00-005, 21-24-27-0000-00-008)			1,259 Units	1,259 Units (Subset of 8,900 Other Resort Keys)
Golf Courses	Mixed Use Hotel/Resort	81 Holes	0 Holes	18 Holes	18 Holes
Office	Mixed Use Commercial	882,000 SF	100,000 SF	50,000 SF	150,000 SF
Retail/ Restaurant	Mixed Use Commercial	897,887 SF	560,000 SF	275,000 SF	835,000 SF
Office/ Retail/ Restaurant	Mixed Use 180 Acres of Western Beltway Property (Parcel Id Numbers: 21-24-27-0000-00-003, 21-24-27-0000-00-005, 21-24-27-0000-00-008)				450,000 SF (Subset of 150,000 SF Office and 835,000 SF Retail/ Restaurant)
Major Theme Parks	Mixed Use Entertainment	4 Parks	0 Park	1 Parks	1 Parks
Minor Theme Parks	Mixed Use Entertainment	3 Parks	1 Parks	1 Park	2 Parks

(Amended by Ordinance/Resolution No. 510 adopted 07/28/2010 and Ordinance Nos. 128 and 125 adopted 07/14/2010)

Table 2-2: Projected Land Area To Be Developed Through 2020

Use	2010 Average Density	2020 Development Maximums	2020 Based on 2010 Density
Hotel/Motel	13.9 Keys/Acre	11,300 Keys	813
Other Resort Unit	13.9 Keys/Acre	8,900 Keys	640
Golf Course	13.1 Acres/Hole	18 Holes	236
Office	0.31 FAR	150,000 SF	12
Retail/Restaurant	0.14 FAR	835,000 SF	146
Major Theme Park	377 Acres/Park	1 Park	377
Minor Theme Park	107 Acres/Park	2 Parks	214
Support Facilities/ Public Facilities	-	-	250
TOTAL			2,688

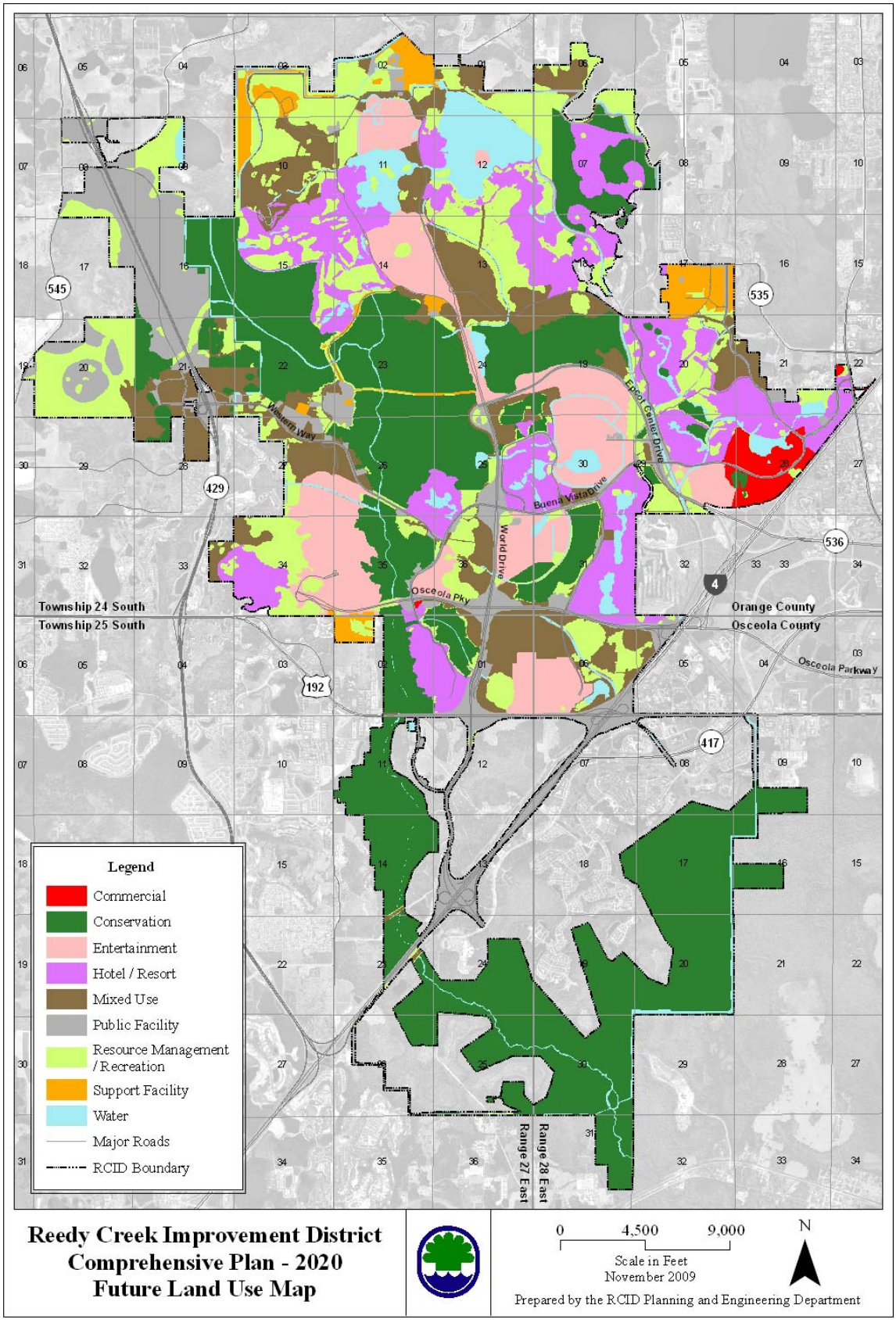
(Amended by Ordinance/Resolution No. 510 adopted 07/28/2010 and Ordinance Nos. 128 and 125 adopted 07/14/2010)

Table 2-3: Development Thresholds for Mixed Use Areas

Service	Unit of Measurement	2010 Base Condition	2015 5 Year	2020 10 Year	2020 Increment Maximum
Traffic	trips/average day	238,015	343,774	436,295	198,280
Water	mgd/average day	16.23	19.607	23.922	7.692 mgd
Sanitary Sewer	mgd/average day	11.641	14.398	18.263	6.622 mgd
Solid Waste (transfer station weight only)	tons/average day	177	224	274	97 tons/day
Drainage	CFS at S-40	3,282	3,282	3,282	0
Neighborhood Park	acre/1,000 residents	2.0	2.0	2.0	0
Community Park	acre/10,000 residents	20.0	20.0	20.0	0

(Amended by Ordinance/Resolution No. 510 adopted 07/28/2010 and Ordinance Nos. 128 and 125 adopted 07/14/2010)

Figure 2-1: Future Land Use Map Through 2020



Reedy Creek Improvement District
Comprehensive Plan

FUTURE LAND USE ELEMENT

Part B: Supporting Data and Analysis

PURPOSE

The Future Land Use Element provides the framework for decisions regarding growth in the Reedy Creek Improvement District (RCID). The element discusses the factors affecting growth and presents goals, objectives, and policies for how and where development may occur. Its cornerstone is the Future Land Use Map, a graphic depiction of planned land uses through the year 2020.

The Future Land Use Map (Figure 2-1) is based on an evaluation of the suitability of land for development and the availability of public services and infrastructure to accommodate growth in the District. The map also reflects the unique role of the District as a service provider to one principal landowner, as well as that landowner's unique role as a service provider in the international market for resort and entertainment facilities. Whereas growth in cities and counties is driven by increases in local population and employment, growth in the RCID is driven by the demand for leisure-time activities in the United States and abroad.

Although the Future Land Use Element is just one of the eight elements that comprise the RCID Comprehensive Plan, it is the element that sets the direction for the other seven. It provides the basis for future road and utility plans through the year 2020. It is the foundation of the District's Land Development Regulations and its capital improvement plans. Its policies ensure that future development will occur in a manner that minimizes conflict with the surrounding natural and built environment, and protects the health and safety of future residents, visitors, and employees.

The RCID differs substantially from other Florida local governments in its land use mix, economic base, and pattern of land ownership. Accordingly, this element has been written to reflect those special circumstances. Where the element departs from the format and content required by Rule 9J-5, Florida Administrative Code, justification for the alternative approach is provided. Such departures are made in the population projections and in the definition of land use categories.

The Future Land Use Element builds upon the 1979, 1984, 1991, and 1999 Comprehensive Plans for the District; it incorporates new data as required by Rule 9J-5 and Chapter 163, and provides new policies to ensure consistency with the regional policy plan and the state plan. As in previous plans for the District, the flexibility to adapt to changing technology, values, consumer preferences, and development forms is maintained. This flexibility is essential to maintain the community's position as one the world's premiere resort destinations. The Reedy Creek Improvement District Land Development Regulations provide the legal mechanism to ensure that a quality environment is maintained within the flexible framework prescribed in the Comprehensive Plan.

The element begins with a description of existing land use: that is, the type and location of development and open space in the District. The character of the District and adjoining land is described in maps, tables, and text. The element continues with a discussion of the factors affecting future land use in the District, looking first at the suitability of land for development, second at the availability of infrastructure and public services, and third at the demand for land based on expected growth. The Future Land Use Map is then described. For each area designated on the map, a range of permitted uses and development intensities is set forth. Goals, objectives, and policies are presented in the Policies component preceding the Data and Analysis component. Relevant background data are contained in a series of appendices.

EXISTING LAND USE

HISTORY

The Reedy Creek Improvement District and the cities of Bay Lake and Lake Buena Vista were created by the Florida Legislature in 1967 to provide a full range of government services to the original 27,400-acre site that was to become the Walt Disney World Resort. The cities were given most powers common to other municipalities in the state, while the District was authorized to provide a full range of urban services, including the adoption of zoning and building codes.

Initial phases of the Disney plans announced at that time included: a theme park modeled after Disneyland in Southern California; a planned city with a balance of commercial, industrial, and residential uses; and a greenbelt to buffer the community from development on its periphery. The first phase of the project, the Magic Kingdom Theme Park, opened in 1971, accompanied in Bay Lake by two resort hotels and a golf course and in Lake Buena Vista by several franchised hotels. The Walt Disney World Shopping Village opened in 1975. A second theme park, Epcot opened in 1982 as a showcase for technologies and cultures of the world instead of the planned city originally envisioned.

Rapid expansion occurred during the late 1980s and early 1990s. New resort hotels and attractions (including Disney/MGM Studios) were constructed in both Bay Lake and Lake Buena Vista. Nearly 10,000 hotel rooms were added between 1988 and 1992. Roads and utilities in the District were expanded to accommodate the increased level of development and support facilities for the attractions, and the resorts grew significantly. Facilities and services were provided concurrently with development.

Development continued into the mid to late 1990s, with another 7,000 hotel rooms added between 1994 and 1997. A major sports complex was added in 1997. A fourth major theme park (Disney's Animal Kingdom) opened in 1998. Walt Disney World Village evolved into Downtown Disney, more than doubling in size with new attractions and amenities. An extensive network of infrastructure improvements accompanied the expansion, including construction of Osceola Parkway and the extension of World Drive to I-4. At the same time, nearly 5,000 acres of the District were de-annexed to Osceola County for the development of Celebration, a neo-traditional community containing housing, recreation, and employment centers.

Another 4,489 hotel rooms were added from 1999 and 2002, after which development slowed considerably and the redevelopment of existing resorts far outpacing the construction of new ones. In total 1,233 hotel rooms were demolished or extensively remodeled to be replaced with 1,968 interval ownership units. An additional 892 interval ownership units were also added to existing resorts bringing the net number of rooms added during the last ten years to 6,116. Although no new parks were opened from 1999 through 2008, a number of major attractions were added to existing parks. The River Country Water Park was closed and the Eagle Pines Golf Course was deannexed into Orange County and re-graded for the construction of a mixed residential and fractional ownership development.

COMMUNITY CHARACTER

Because of the District's size and the character of a large part of its land, Walt Disney World has always been perceived as a free-standing community, buffered by forested open space from surrounding agricultural and

urban areas. The community's setting enhances the sense of arrival for visitors and screens the community from development on its periphery.

When the Magic Kingdom opened in 1971, it was more than 16 miles from the nearest urban development. Today, the edge of the Orlando urban area is adjacent to the District's east side and there are new communities planned or under construction to the north, west, and south of District boundaries. The perimeter of the District has evolved from a tourist-oriented landscape to a full-service community with year-round housing, community-oriented shopping, and non-service industry employment.

Within the District boundaries, distinct activity areas have developed. These areas, illustrated in Figure 2-2, are generally separated from each other by forested open space and are connected by limited access roads.

Magic Kingdom Resort Area

The Magic Kingdom area is the District's oldest and perhaps most familiar activity area, consisting of the Magic Kingdom theme park and associated parking areas, four resorts with a total of 3,455 rooms and convention space, two 18-hole golf courses, a 9-hole par 3 course, an auto speedway, and a service utility area that includes warehouse, maintenance, administrative, construction landfill, and production facilities. Development is generally oriented in a concentric ring around Seven Seas Lagoon, a recreational lake providing swimming and water sports activities for the resorts and transportation (ferries) to the Magic Kingdom. A monorail loop follows the lake's perimeter, linking the hotels and the Magic Kingdom and providing access to the transportation transfer station for connections to Epcot. Many of the individual development sites are separated from one another by open space, landscaping, and wetlands.

Fort Wilderness Resort Area

The Fort Wilderness activity area includes the Wilderness Lodge Resort and Annex, Fort Wilderness campgrounds, Osprey Ridge Golf Course, and the City of Bay Lake residential area. The area is densely wooded and maintains a low profile relative to other activity areas in the District. The environment creates a more rustic vacation experience for visitors and emphasizes outdoor activities, such as hiking and horseback riding. Wilderness Lodge and Annex are modeled after the national park lodges of the American West and have 909 rooms. The 700 acres Fort Wilderness resort includes 799 campsites that accommodate recreational vehicles or tents and 409 cabins, comfort stations with toilets, showers and laundry facilities, convenience stores and recreational facilities, and an entertainment hall with a dining establishment.

Epcot Resort Area

The Epcot area includes Epcot and Disney's Hollywood Studios theme parks, associated parking and support facility areas, five resorts with 6,786 rooms and convention space, and a retail, entertainment and dining complex. Development is oriented around a series of lakes, many of which are interconnected by canals. Epcot is the most prominent feature in this area; its 18-story geo-sphere has become a universally recognized landmark. Recently added to Epcot is a wellness center for Disney's cast members and their families. Disney's Hollywood Studios consists of a theme park oriented to the television and motion picture industries. Fantasia Miniature Golf with two courses is also located in the Epcot / Studios resort area.

Downtown Disney Resort Area

Downtown Disney, a retail, dining, and entertainment complex set on the shores of Village Lake, is the most publicly visible and multi-functional area in the District. Downtown Disney includes three architecturally unique districts—the Marketplace, Pleasure Island, and Westside. An 18-hole golf course located to the west of Downtown Disney winds its way through a number of area resorts. To the south of Downtown Disney are several architecturally distinct office buildings, including the 400,000 square foot Team Disney Administration Building and the Walt Disney World Casting Center.

Beyond Downtown Disney, the area includes 8,587 resort rooms and convention space. The Downtown Disney resort area also includes Typhoon Lagoon (a themed water park), a walk-in medical care facility and the residential portion of the City of Lake Buena Vista.

Lake Buena Vista includes the Administration Area located adjacent to CR 535 about three miles north of Interstate 4. This area receives few visitors and is primarily used for production, maintenance, engineering, and administrative activities. It consists of large, low-rise warehouse structures, parking lots, office buildings, communications equipment, electrical substations, outdoor work areas, an employee softball field and a child care facility.

Animal Kingdom Resort Area

The Animal Kingdom area is located west of Reedy Creek at the end of Osceola Parkway. It includes the Animal Kingdom theme park and the Blizzard Beach themed water park. It includes 9,435 resort rooms. Support service areas are located to the north and south of the Animal Kingdom Theme Park. The service area to the north contains a long-established complex of public facilities such as the wastewater treatment plant, environmental services lab, recycling center, and tree farm. The service area to the south was constructed to support Animal Kingdom and includes support buildings, as well as a child care facility.

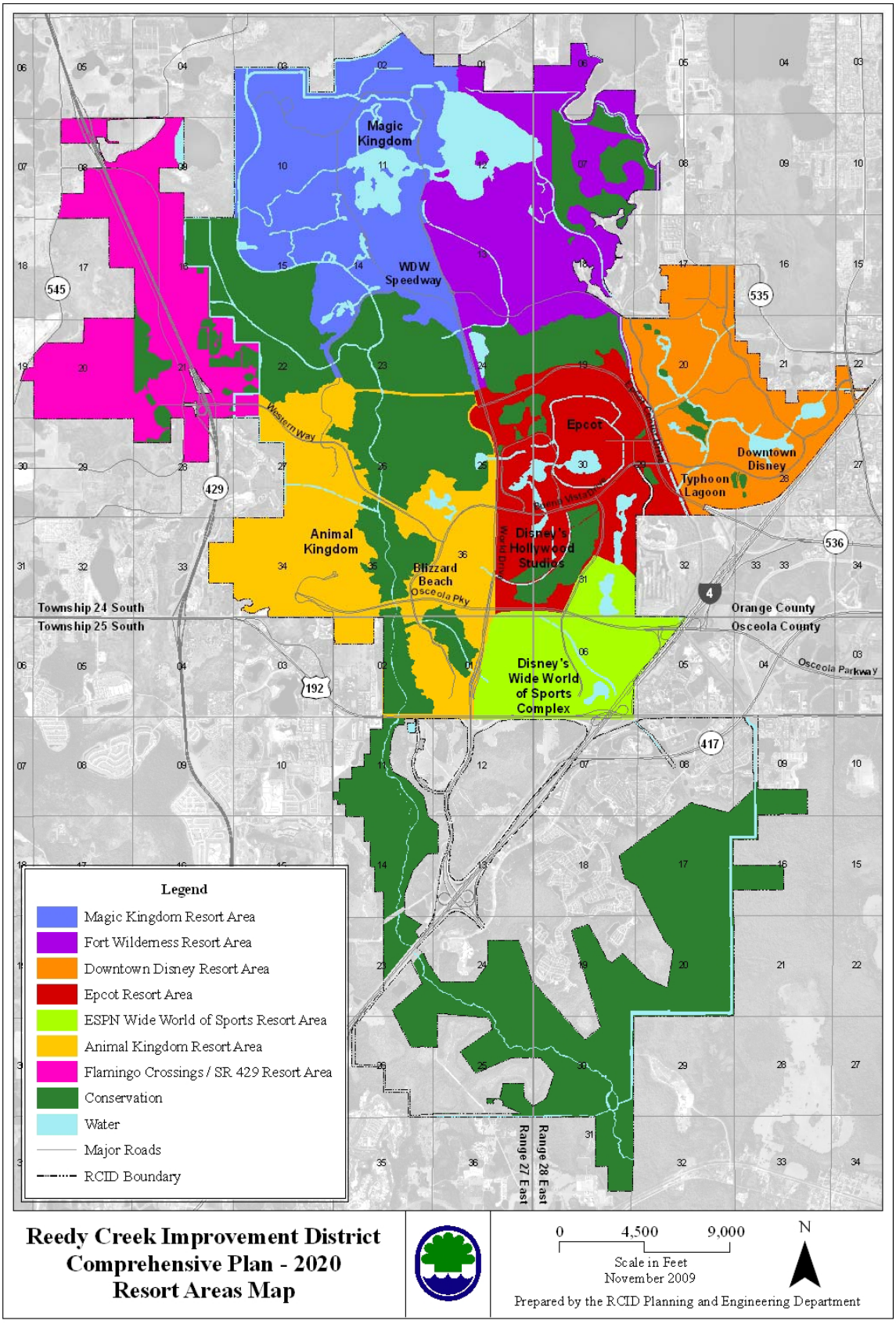
ESPN Wide World of Sports Resort Area

This area includes land bordered by Osceola Parkway on the north, US 192 on the south, World Drive on the west, and I-4 on the east. The area's major development is Wide World of Sports, a complex of athletic fields and spectator sports facilities. The complex includes playing fields, two arenas, a baseball stadium, a restaurant, office and retail space, and various accessory buildings. Wide World of Sports is abutted by several large upland sites suitable for future development. The Pop Century Resort with 2,880 rooms is located within the resort area.

Flamingo Crossings / SR 429 Resort Area

This area is located in the western most portion of the District and currently consists of the infrastructure for Phase 1 of a 248 acre mixed-use tourist commercial district of third-party branded lodging, retail, and dining establishments. To the north of Flamingo Crossings are the District's Rapid Infiltration Basins (RIBs) which border SR 429 to the east and west. Most of the land was planted with citrus groves until it was acquired by the District for use as a treated effluent disposal site in the late 1980s. More than 800 acres have been developed with rapid infiltration basins. The remainder of the area includes wetland mitigation sites and undeveloped uplands.

Figure 2-2: Resort Areas



MAPPING OF EXISTING LAND USES

Departures From Rule 9J-5

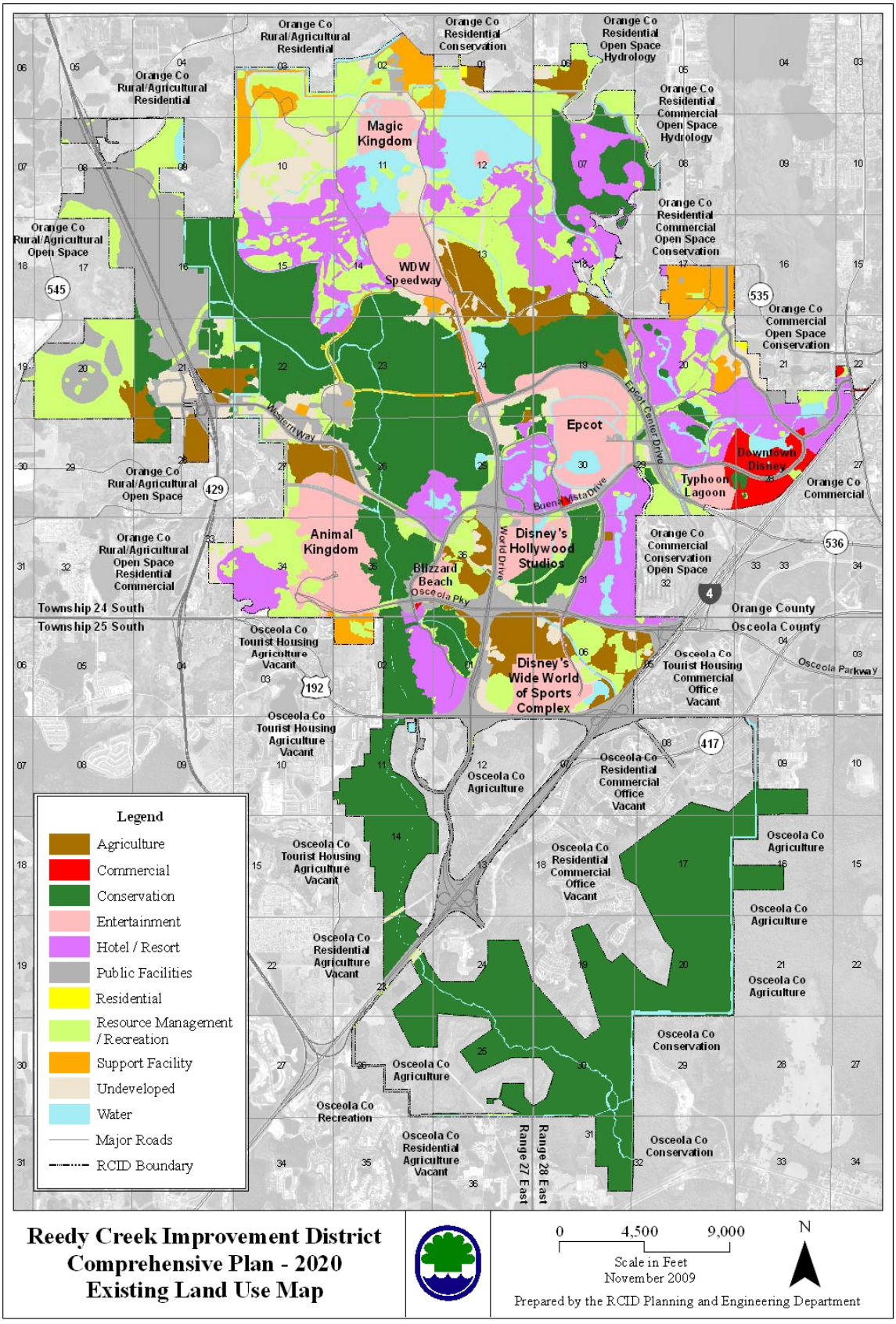
Rule 9J-5.006(1)(a) specifies that the existing land use categories must include residential, commercial, industrial, agricultural, recreational, conservation, educational, public, and vacant land. The rule also specifies that the existing land use map display key natural and historic resources.

Because of the unique character of the RCID, departures from the Rule 9J-5 classification system have been made. Commercial uses have been further divided so that hotel/resort and entertainment uses appear separately. Traditional industrial uses (manufacturing, research and development, etc.) are not present in the RCID. Uses with some industrial character have been incorporated in a more inclusive category called Support Services because such uses exist to support the District's entertainment and resort activities.

The Existing Land Use Map does not include an explicit Recreational category because the entire district is recreational in its function. Active recreational areas have been described as Entertainment, while open land has been described as Conservation, Agriculture, or Undeveloped. Likewise, there is no Educational category. Although many of the entertainment facilities serve an educational function, the conventional use of this category to identify public schools is not relevant because there are no public schools in the District. Public land uses include all facilities owned or operated by the District, such as the wastewater treatment plant, rapid infiltration basins, fire stations, energy plants, and public roads.

Rather than using a single map to show all existing land uses and natural resources, two maps are used. Figure 2-3 illustrates land use categories, while Figure 2-4 illustrates resource categories (wetlands, water bodies, flood plains, in accordance with Section 119.071(3), Florida Statues, locations of water wells are not provided due to the sensitive nature of these facilities and the security thereof, and there are no archaeological sites within the RCID). The two maps are integrated in Figure 2-5, an illustration of the suitability of vacant land for future development. Although soil mapping is contained in the Conservation Element, soil and mineral data have been used in the evaluation of development suitability shown in Figure 2-5. Figure 2-5 indicates those areas with the potential for future development, based on the suitability criteria discussed below.

Figure 2-3: Existing Land Use



Existing Land Use Categories

Figure 2-2 depicts existing land use in the RCID. The mapped data are quantified in Table 2-4. Land in the District has been divided into 11 categories, defined below. The first seven categories represent urban uses, while the latter four describe undeveloped areas. All data represent conditions as of 2009.

Table 2-4: Existing Land Use

Land Use	Acreage	Percent of Total
Residential	14	0.1
Commercial	241	1.0
Hotel/ Resort	3,137	12.7
Entertainment	2,305	9.3
Support Facilities	618	2.5
Public Facilities/Roads	3,080	12.4
Agriculture	1,304	5.3
Undeveloped	1,321	5.3
Resource Management/Recreation	3,410	13.8
Conservation	7,939	32.1
Water	1,373	5.5
TOTAL	24,742	100.0

Residential – This category includes all permanent residential units in the District. There are 14 acres categorized as residential, with 17 manufactured homes. Average residential density is about 1.2 units per acre. The residential acreage is located on two sites, one on the north shore of Bay Lake and the other on the east side of Buena Vista Drive.

Commercial – This category includes all commercial uses except entertainment (gated attractions) and hotel/ resort facilities. The District's commercial areas contain offices, banks, restaurants, service stations, theaters, entertainment venues, retail shops, and associated parking areas. Shops and restaurants within or ancillary to gated attractions or resorts are coded as Entertainment or Hotel/Resort.[1] In 2009, there were 238 acres of commercial development in the District, containing 897,887 square feet of retail, restaurant, entertainment, and theater space, 882,000 square feet of office space, and three automobile service stations.[2] The average floor area ratios in the commercial areas are 0.31 for office space and 0.14 for retail and restaurant space.[3] Commercial uses comprise 1.0 percent of the District's area.

Hotel/Resort – Hotel/Resort land uses include all lodging and ancillary lodging facilities in the District, including golf courses. This land use category encompasses 3,137 acres and contains 33,267 lodging units.

[1] *For example, retail and restaurant uses at the Boardwalk Hotel Promenade are not included in this category, nor is the Rainforest Cafe at the Animal Kingdom.*

[2] *Office square footage does not include offices within Support Service areas or office space within gated attractions (such as the 211,000 square foot animation building at Disney's Hollywood Studios.)*

[3] *Floor Area Ratio is the ratio of total built space (in square feet) to land area in the listed use (in square feet).*

Lodging includes 28,267 hotel rooms, 5,000 interval ownership units, and 799 recreational vehicle and tent camping sites, and 409 cabins. There are 23 resort hotels, eight interval ownership units, and the campgrounds. Hotel/Resort uses cover 12.7 percent of the District's land area. The average density for this land use after factoring out golf courses is 13.9 rooms per acre.

Entertainment – This category includes all attractions and associated parking, including the landscape buffer areas on each attraction's perimeter. Entertainment areas include the Magic Kingdom, Epcot, Disney's Hollywood Studios, Disney's Animal Kingdom, Blizzard Beach Water Park, Typhoon Lagoon Water Park, Wide World of Sports, the WDW Speedway, Fantasia Miniature Gold, and WinterSummerland Miniature Golf. These areas comprise 2,305 acres, or 9.3 percent of the District's area. For planning purposes, entertainment uses within Downtown Disney and the resorts are not counted in this acreage figure.

Square footage does not provide a reasonable measure of development intensity for the theme parks as it does for the other nonresidential uses within the District. Animal Kingdom is much larger than Magic Kingdom, but generates fewer trips and less demand on public services. A better measure of intensity is average daily attendance. Estimates of attendance are published annually *by Themed Entertainment Association/ Economic Research Associate's*, which projected average daily attendance at Magic Kingdom for 2008 of 46,750 and 26,140 for Animal Kingdom.

Most of the theme parks have the potential for expansion or infill within their current boundaries. New rides and attractions are continually added to the parks on sites previously used for storage, parking, or other less intensive uses as well as on sites previously occupied by a ride or attraction that has been closed. Such features increase the intensity of development without a commensurate increase in developed land area.

Support Facilities – The Support Facilities category is assigned to all private activities that support the other urban land uses in the District. These activities are concentrated north of the Magic Kingdom at the North Service Area, two adjacent to Buena Vista Drive (the Administration Area and Village Administration), and south of Animal Kingdom. Other Support Facilities are also scattered throughout the District, including a construction landfill west of the Magic Kingdom.

This land use category encompasses 618 acres of land, or about 2.5 percent of the District's land area. Support Facilities buildings include more than 2.7 million square feet of enclosed floor space. Access to the larger Support Facilities complexes is generally restricted to employees. The Support Facilities areas have an industrial park character and consist of integrated warehouse, office, maintenance, and production buildings. Outdoor storage and production areas, parking areas, and communication equipment are also located throughout these areas.

Public Facilities – These facilities include District administrative facilities; wastewater treatment facilities; potable water wells and pumping stations; solid waste transfer, recycling, and composting facilities; energy plants; and fire stations. Most of the acreage consists of rapid infiltration basins east and west of S.R. 429. Public Facilities comprise 1,344 acres, or 5.4 percent of the District's area. Publicly owned roadways, including pavement, medians, interchanges, and stormwater ponds associated with the roadway are classified as Public Facilities. There are 1,736 acres of roads within the classification, or 7.0 percent of the District's area.

Agriculture – This land use comprises 1,305 acres of the District, or 5.3 percent of the total area. Most of the acreage consists of pasture in Osceola County and is used for cattle grazing. Other areas with this

designation include pine plantations and citrus groves. The Walt Disney World nursery and tree farm is also included in this category.

Undeveloped – This category is used to describe all undeveloped, nonagricultural land suitable for development. It applies to 1,321 acres or 5.3 percent of the District. It is comprised of primarily of uplands, but also includes wetlands that have been permitted for impact.

Resource Management/Recreation – This category includes all jurisdictional wetlands and other environmentally sensitive lands. There are 3,410 acres within this category and apply to 13.8 percent of the Districts land area.

Conservation –Conservation comprises 7,939 acres, most of which is within the flood plain of Reedy Creek. Although the vast majority of Conservation lands consist of wetlands, there are uplands within this land use category. All lands covered by conservation easements are classified as Conservation. This designation accounts for nearly 32.1 percent of the District's area.

Water Bodies. Water Bodies include canals, lakes, ponds, and streams. There are 1,373 acres of water within the District boundary, or about 5.5 percent of the total area. The largest water bodies are Bay Lake (406 acres) and Seven Seas Lagoon (185 acres).

ADJOINING LAND USES

Figure 2-4 depicts existing land uses outside the District as well as within it. The map includes areas extending about one mile beyond the District boundaries so that existing and future land use compatibility issues along the perimeter areas can be identified.

CR/SR 535 Corridor[4]

Urban land uses extend along CR/SR 535 from US 192 north to Apopka-Vineland Road. Primary uses in the corridor are hotels, resorts, and shopping centers, most of which are contained within large-scale projects. There are also a number of apartment complexes. Because of its proximity to I-4 and its location near the attractions, this has historically been the fastest-growing area on the District's perimeter. Its development has been accelerated by completion of the International Drive Extension, Osceola Parkway, and Greenway Toll Road. Concentrations of tourist-oriented development have also emerged adjacent to this corridor along the east side of I-4 and north side of SR 536, and to the north along Apopka-Vineland Road. Large mixed use communities are also planned or under construction to the east along the toll roads.

Farther north along CR 535, a large golf resort and high rise hotel lies adjacent to the District boundaries. Much of the area to the north and northwest of the District is planned for future development as part of Horizons West, a 5,200-acre area comprised of multiple properties and planned for nearly 11,000 housing units. Numerous properties have already been developed, including several affordable housing complexes.

[4] *Route 535 is county-maintained north of I-4and state-maintained south of I-4.*

US 192 Corridor

Commercial development extends along US 192 for several miles to the east and west of the District boundary. Principal uses are hotels, restaurants, shopping centers, commercial recreation, and gift shops. In addition, new residential communities have been developed in the 192 Corridor and more housing is under construction or planned. The corridor also includes agricultural uses and undeveloped acreage.

Celebration and Little Lake Bryan

Celebration is a planned community being developed on about 5,200 acres south of US 192 and adjacent to District boundaries. The Town has been designed according to traditional urban planning principles and includes a pedestrian-oriented downtown area, housing at a variety of densities, schools and public buildings, extensive park and recreational amenities, and shopping and employment opportunities. The site was deannexed from the RCID in 1993 and development has been underway since 1995. At build out, the community is projected to house 20,000 residents and provide 15,000 jobs.

Little Lake Bryan is also being developed on land formerly within the District. The 300-acre site is planned for 2,700 multiple family housing units, 1,380 hotel rooms, and 375,000 square feet of retail space. Much of this development has taken place.

LAND USE ANALYSIS

POPULATION PROJECTIONS

Appendix A provides documentation of the District's projected population through the year 2020. Since the Executive Office of the Governor and the East Central Florida Regional Planning Council do not provide projections for the Reedy Creek Improvement District, a projections methodology was independently derived.

Permanent Population

The RCID has a permanent population of 43 residents, residing in eight manufactured homes in Bay Lake and nine manufactured homes in Lake Buena Vista. This population is expected to remain generally constant through the year 2020.

Overnight Guest Population

On an average day in 2009, the District accommodates about 85,000 overnight guests in its resorts. Because the demand for accommodations within the District frequently exceeds the supply, additional hotels and interval ownership units will be planned for construction by 2020. As documented in Appendix A, average overnight guest population could reach as high as about 114,000 in 2015 and 143,000 in 2020 if all of the hotels and interval ownership units are constructed as provided for in the maximum development thresholds.

Theme Park Visitor Population

Theme Park visitors include persons visiting the District's major attractions, namely the four major theme parks and the two water parks. Attendance estimates for these six attractions are published annually by the Themed Entertainment Association / Economics Research Associates' (TEA/ERA). Theme park visitors include overnight guests (persons staying within District boundaries at hotels, campgrounds, and interval ownership units) and day visitors (persons staying outside the District or residing in the area and visiting for the day). Data on the percentage of theme park visitors who are staying within the District is available.

TEA/ERA estimated attendance at the four major theme parks during 2008 as follows: Magic Kingdom – 17,063,000 or about 46,750 per average day; Epcot – 10,935,000 or about 30,000 per average day, Disney's Hollywood Studios – 9,608,000 or about 26,300 per average day, and Disney's Animal Kingdom – 9,540,000 or about 26,000 per average day. TEA/ERA also provided estimates for the water parks during 2008 of 2,059,000 or 6,150 per average day for Typhoon Lagoon and 1,891,000 or 5,650 per average day for Blizzard Beach. These estimates are for flat to a one prevent decline in attendance. The Disney Company reported a three percent decline in overall theme park attendance in Florida for its 2009 fiscal year. Theme park attendance is projected to lag a bit behind the economic recovery.

Further detail on population and attendance projections is provided in Appendix A.

Employment

In 2009, there were an estimated 60,000 persons employed within the District on a full-time, part-time and seasonal basis. Approximately 80 percent of these persons were employed by the major landowners, with the other 20 percent employed by others including: RCID, tenants, and contractors. Tenants include the operators and employees of non-Disney hotels and retail shop within District boundaries. A construction workforce fluctuates with the amount of construction taking place within the District.

Primary employment centers include the four major theme parks, the resort hotels, the shopping complexes, and the support service areas. This mix is not expected to change over the next ten year planning period.

Total "Functional" or Daytime Population

Daytime or "functional" population refers to the total number of persons that are present in the District during a typical daytime period. The figure includes permanent residents, resort guests, theme park visitors, and employees. Estimates of functional population are best expressed as a range because many resort guests are potentially double counted as theme park visitors. The daytime or "functional population for 2009, 2015, and 2020 are estimated to be:

Year	Low	High
2009	178,690	264,021
2015	194,987	309,041
2020	214,868	357,488

NATURAL RESOURCE OPPORTUNITIES AND CONSTRAINTS

Introduction

This section describes how environmental features in the District affect the suitability of the vacant land supply for development. Since the RCID was established, there has always been a deliberate effort to let natural conditions guide the location of development. Attractions and hotels generally have been built on upland areas, above the flood plain, and outside of large wetland areas. Small or isolated wetlands within development areas have been incorporated as passive open space and treated as amenities where feasible. This environmentally sensitive approach to site planning will continue in the District.

Undeveloped land in the District may be broadly categorized as forested uplands and forested wetlands. The distribution of uplands and wetlands is related to the soils, topography, and drainage patterns that occur in the District. Each of these factors is described below. The factors are important in determining the suitability of a site for development. Figure 2-2 depicts existing natural resources in the RCID.

Soils

Soils have characteristics that affect their capabilities to support different uses. Well-drained soils account for only a small portion of the District's total land area. Other soil characteristics that may limit development include wetness (amount of water in the soil at various times of the year) and corrosiveness. Much of the undeveloped portion of the District is characterized by poorly drained soils and is subject to seasonal inundation. These limitations have been overcome in the past, although they may affect the choice of building materials and may require more costly construction techniques.

Soils are mapped in Figure 6-5 of the Conservation Element. No changes to existing soil characteristics are anticipated during the time period covered by this Plan.

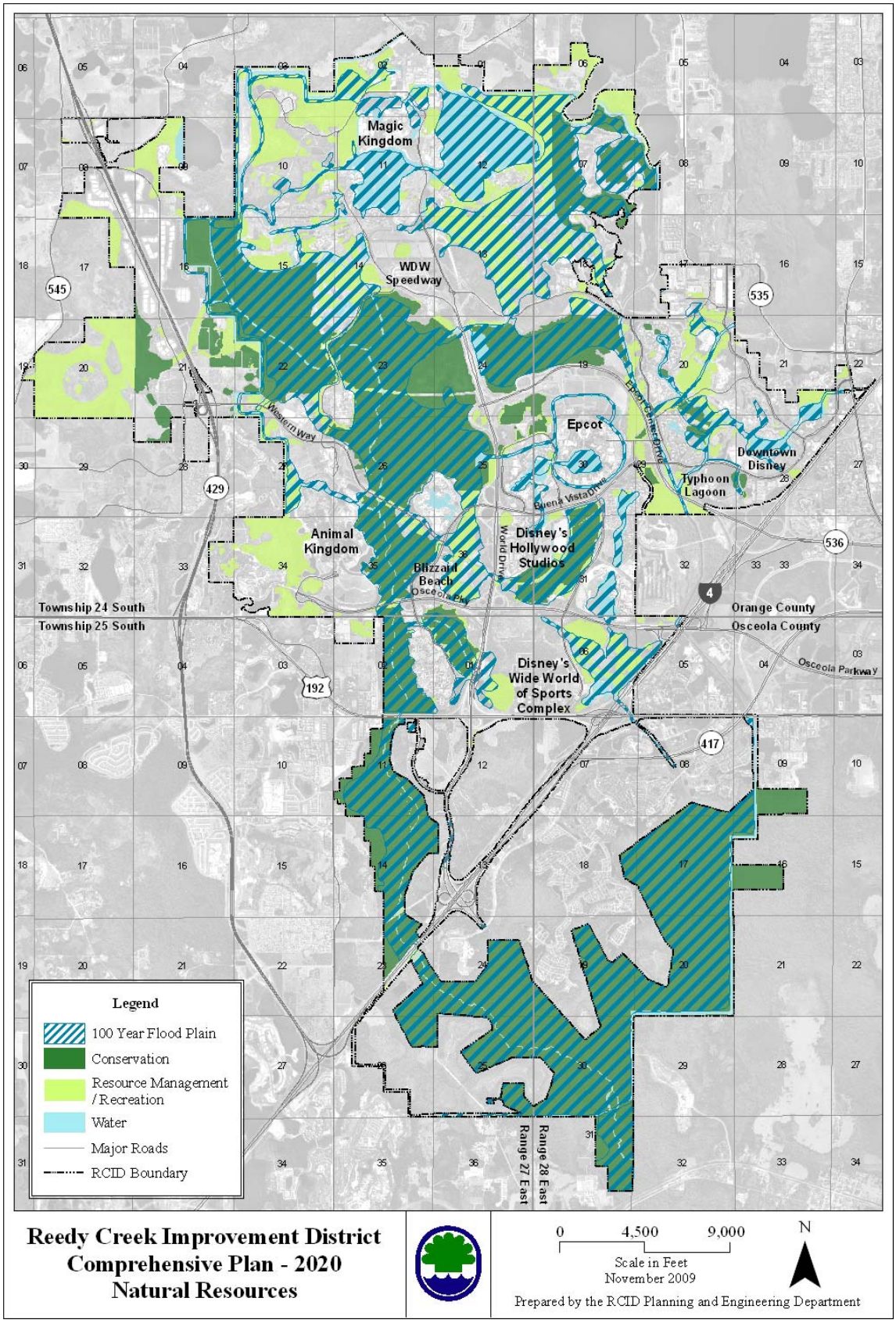
Mineral Resources

The District's primary mineral resource is sand; a number of excavation sites exist where sand has been extracted for fill purposes. Mineral resources will not significantly impact the location or character of development in the future.

Topography

The topography of the District is generally flat, with a very gradual downward slope from north to south. Elevation ranges from about 150 feet in the northwest part of the District to about 65 feet at its southern-most extreme. Areas of higher elevation generally occur along the east-central and west-central boundaries of the District and in the central portion near the border between Orange County and Osceola County. Slope will not constrain development in the District. Some areas may require drainage improvements because of insufficient natural gradients.

Figure 2-4: Natural Resources



Hydrology

The District consists of two major waterways: Reedy Creek which flows southward near the western boundary and Bonnet Creek which flows southward through the center of the District and drains into Reedy Creek. Both creeks discharge into the Reedy Creek Swamp, located south of US 192. Other important surface waters in the District are Bay Lake, Seven Seas Lagoon, World Showcase Lagoon, Village Lake, Lake Buena Vista, and Club Lake. The location of these creeks and lakes is shown in Figure 2-2.

Since 1967, drainage within the District has been improved for purposes of flood control, using canals, levees, culverts, and automatic flow-control structures. In general, drainage systems in the Bonnet Creek Basin have been channelized and are controlled by man-made structures. In contrast, the lower portion of the Reedy Creek drainage system remains in a relatively natural state, characterized by the detention of large quantities of runoff.

Groundwater

The District relies on subsurface geologic formations called aquifers as its primary source of potable water. Water is withdrawn from the Floridan Aquifer through wells located throughout the District. Percolation of rainwater into the ground, a process known as recharge, commonly occurs in areas at higher elevations and with porous soils. The level of recharge is generally highest in the northwest part of the District. In most of the District, recharge capabilities are low because of poor drainage and low surface elevations. The District protects high recharge areas from contamination through its land development regulations and through policies in the Conservation Element of its Comprehensive Plan. Groundwater quality is monitored at various locations within the District.

Flood Plains

Figure 2-2 shows the 100-year flood plain for the District. Most flood-prone areas lie adjacent to Reedy Creek in the western portion of the District, along Bonnet Creek, and in the Reedy Creek Swamp south of I-4. Approximately 10,656 acres, or about 43 percent of the District, lie within the 100-year flood plain. Recognizing the hazards of floods and the inherent environmental values of the Reedy Creek Swamp, over 7,000 acres in the Reedy Creek flood plain are designated as Conservation area. A more detailed analysis of the flood plain may be found in the Conservation Element.

Biotic Communities

The natural vegetative communities within the RCID fall into two broad groups: forested uplands and wetlands. The forested uplands (conifers and hardwoods) occur on the District's drier soils; portions of these areas provide habitat for wildlife. Wetlands are areas that are frequently inundated by surface water or groundwater and that support vegetative or aquatic life requiring saturated soil conditions for growth and reproduction. Such areas cover approximately 11,055 acres, or roughly 45 percent of the District. The location of wetlands in the District is shown in Figure 2-2.

Wetlands include both forested areas and marshes. Forested wetlands, which represent the vast majority of the District’s wetland acreage, act as natural storage areas for floodwater and also support wildlife. Marshes also have high value for wildlife and support several species whose range is restricted to wetland areas. Marshes are considered highly fragile and susceptible to variations in water levels. To protect the valuable natural functions that wetlands perform, these areas traditionally have been preserved. In addition to policies

in this element, the Conservation Element includes policies which protect wetlands and provide mitigation measures for development impacts.

Certain wetlands within the RCID (not included in the above acreage figure) have been approved for impact and mitigation through Long Term Permits (LTPs) issued by the South Florida Water Management District, the Florida Department of Environmental Protection, and the Army Corps of Engineers. The District will ensure that wetlands not covered by the LTPs are protected from development as provided for by this Element and other elements of the Comprehensive Plan.

Historic and Archaeological Resources

The District and its major landowners have conducted extensive study of potential historic and archaeological resources within District boundaries. The studies have concluded that there are no sites or structures of significance within the boundaries of the RCID.

Areas of Critical State Concern

There are no Areas of Critical State Concern within or adjacent to the District.

PUBLIC SERVICES

Introduction

While natural factors affect the capability of land to support development, public services affect the feasibility of actually developing the land. Without roads, water, and wastewater facilities, even the most ideal site cannot be considered developable. This section addresses those services provided by the RCID, as well as those provided by private entities. Some of the infrastructure serving the District is shared by other jurisdictions; this is especially true of highway facilities. An adequate circulation system is essential both within the District and between the District and points of origin for its visitors.

Traffic Circulation

Access to the RCID from the regional transportation network is provided by Interstate 4, US 192, SR 429, CR/SR 535, SR 536/International Drive, Apopka-Vineland Road, Osceola Parkway, and the Greenway Toll Road. A number of smaller roads in Orange and Osceola Counties such as Reams Road provide access to various support facility areas within the District. Thirteen roadways are owned and maintained by the District: World Drive (south of Epcot Center Drive), Osceola Parkway (west of I-4 and east of Reedy Creek), Epcot Center Drive, Buena Vista Drive, Hotel Plaza Boulevard, Victory Way, Western Way, Flamingo Crossing Boulevard, Epcot Resorts Boulevard, Bonnet Creek Parkway, Flagler Avenue, Backstage Lane, and Overpass Road. There are also private roads serving individual attractions, hotels, and service areas. Road capacities and levels of service are documented and mapped in the Transportation Element.

Traffic reduction measures and capital improvements to maintain the adopted levels of service are discussed in the Transportation Element.

Potable Water

The water distribution system, composed of wells, pumps, storage tanks, and distribution lines, serves all developed areas of the District. Under the June 2007 permit issued by the South Florida Water Management District (SFWMD), the annual water allocation for the RCID is 8,103 billion gallons, equivalent to 22.2 million gallons per day (mgd). Average daily consumption of water during the 12-month period ending January 1, 2010 was 16.23 mgd. Water conservation measures and increased reliance on reuse water for landscape irrigation have resulted in significant potable water savings despite resort and attraction growth.

For the recently issued Water Use Permit from SFWMD, RCID predicted a potable water demand of 23.8 MGD for the 2026 timeframe in the permit application. This demand was based on the summation of the planned and existing commercial development. RCID's Water Use Permit was issued based on the demand forecasts for the year 2013 of 22.2 MGD. The District has developed a Ten Year Water Supply Facilities Work Plan to address an anticipated shortfall in potable water after 2013. Details can be found in the Infrastructure Element.

The District has also taken measures to protect the quality of potable water at its wells. Land Use Regulations have been adopted specifying permitted and prohibited uses within 200, 300, and 400 feet cones of influence around all wells. Uses such as landfills and hazardous materials storage are strictly prohibited within the cone areas. Water quality and water levels are monitored at all well locations. Further information on groundwater and water quality is contained in the Conservation and Infrastructure Elements.

Wastewater Facilities

The RCID wastewater facilities consist of a collection and transmission system that conveys wastewater from developed areas in the District to a wastewater treatment plant (WWTP) located in the western portion of the City of Bay Lake. This facility has an existing capacity of 15.0 mgd and provides tertiary treatment. Treated effluent, the liquid portion of treated waste, is disposed through a network of rapid infiltration basins in the northwest part of the District or is reused for irrigation purposes through the system described above. Bio-solids (sludge) are de-watered and composted, with the finished product sold as a soil conditioner. Average daily flows for wastewater during the 12- month period ending in January 1, 2010, were 11.641 mgd, or about 78 percent of plant capacity.

Continued expansion of the wastewater treatment and disposal facilities is planned during the next 10 years. System improvements during the next five years will bring capacity to 20.0 mgd. Additional lift stations and collection lines are planned in new development areas. Because of these planned expansions, treatment and disposal of wastewater is not expected to constrain development within the District. The current collection system has been sized to permit additional future flows and will not require modification as new development occurs.

Solid Waste

Reedy Creek Energy Services, Inc. (RCES) operates the collection system, transfer station, and recycling program for the District. The RCID plans the adequate provision of equipment and facilities for operation, while RCES is charged with day-to-day operation. The two major components of the solid waste program are disposal and recycling. Approximately 64,502 tons of Class I solid waste was delivered to the landfill by the District during 2009, with 21,379 tons recycled.

Nonrecycled waste is collected by a fleet of vehicles, compacted at a transfer station, and transported to a private landfill in Okeechobee County. Recycled waste is collected by a separate fleet of vehicles and is transported to a Materials Recovery Facility within the District. Depending on the material, recyclables are sorted and processed for sale or are composted. The ability to collect and dispose of solid waste is not expected to adversely affect the development potential of the District.

Stormwater Management

The District's Water Control Plan covers a 108,000-acre service area that includes the RCID and off-site lands that convey stormwater through the District boundaries. Ultimately, all discharged stormwater flows into the Reedy Creek system. Retention and detention facilities (such as ponds and lakes) and wetland areas are innovatively incorporated as aesthetic or recreational amenities within District development.

The stormwater management facilities are monitored by the SFWMD, as well as the RCID. Periodic water quality tests are taken throughout the District and along the boundaries. Repair, maintenance, or corrective measures are applied as needed. Each annual budget establishes funds for repair, maintenance, and emergency corrective measures. Most of the District's flood control needs were met through capital improvement projects during the 1980s and 1990s; the current priority is to maintain existing facilities.

While drainage patterns do not necessarily restrict development, runoff volumes and water quality must be carefully evaluated for each new development. All new development plans in the service area (which includes contributory off-site lands) are reviewed by the District for stormwater discharge volume and quality. The District requires on-site retention of the first inch of runoff or 2.5 times the percent of impervious surface, whichever is greater. District-wide impervious surface coverage (pavement and buildings) is further limited by its SFWMD drainage permit.

As with other public services, planning for adequate drainage requires coordination with surrounding jurisdictions. A significant portion of the Reedy Creek drainage basin lies in Lake, Orange, Osceola, and Polk counties. This topic is further addressed in the Drainage Subelement of this plan.

Natural Groundwater Aquifer Recharge

New development plans are reviewed to ensure that the natural recharge system will be maintained. As mentioned earlier, the highest recharge areas are located in the northwest area of the District.

Electric and Gas Utilities

Through contractual arrangements with various utility companies (see Intergovernmental Coordination Element), the District operates and maintains its own electrical power and natural gas utilities. The District also operates hot and chilled water systems. All systems are adequate for present and committed development. For future development, additional capacity will be needed. Electrical, natural gas, and hot and chilled water system plans are updated annually by the District. Availability of these services is not expected to constrain development.

COMPOSITE SUITABILITY FOR DEVELOPMENT

There are currently 24,742 acres of land within the boundaries of the RCID. Of this total, 9,195 acres (37.2 percent) are essentially developed, 1,373 acres (5.5 percent) are water, and 14,174 acres (57.3 percent) are undeveloped. The undeveloped land includes lands within existing resort areas as well as areas that are more remote and not yet accessible by road.

Suitability Ratings

For analysis purposes, the District's undeveloped land can be further classified based on its suitability for development. The natural resource data described earlier in this chapter has been used to identify land as *suitable, marginally suitable* or *unsuitable.* The distribution of land in each category is shown in Figure 2-5.

Suitable – Areas given a suitable rating are generally forested uplands, pasture lands, or other undeveloped sites outside the Conservation areas. There are 2,825 acres (19.9 percent of the undeveloped land) in this category. Lands classified as suitable are generally above the 100-year flood elevation. However, in a few instances, corrective drainage improvements would be required prior to construction.

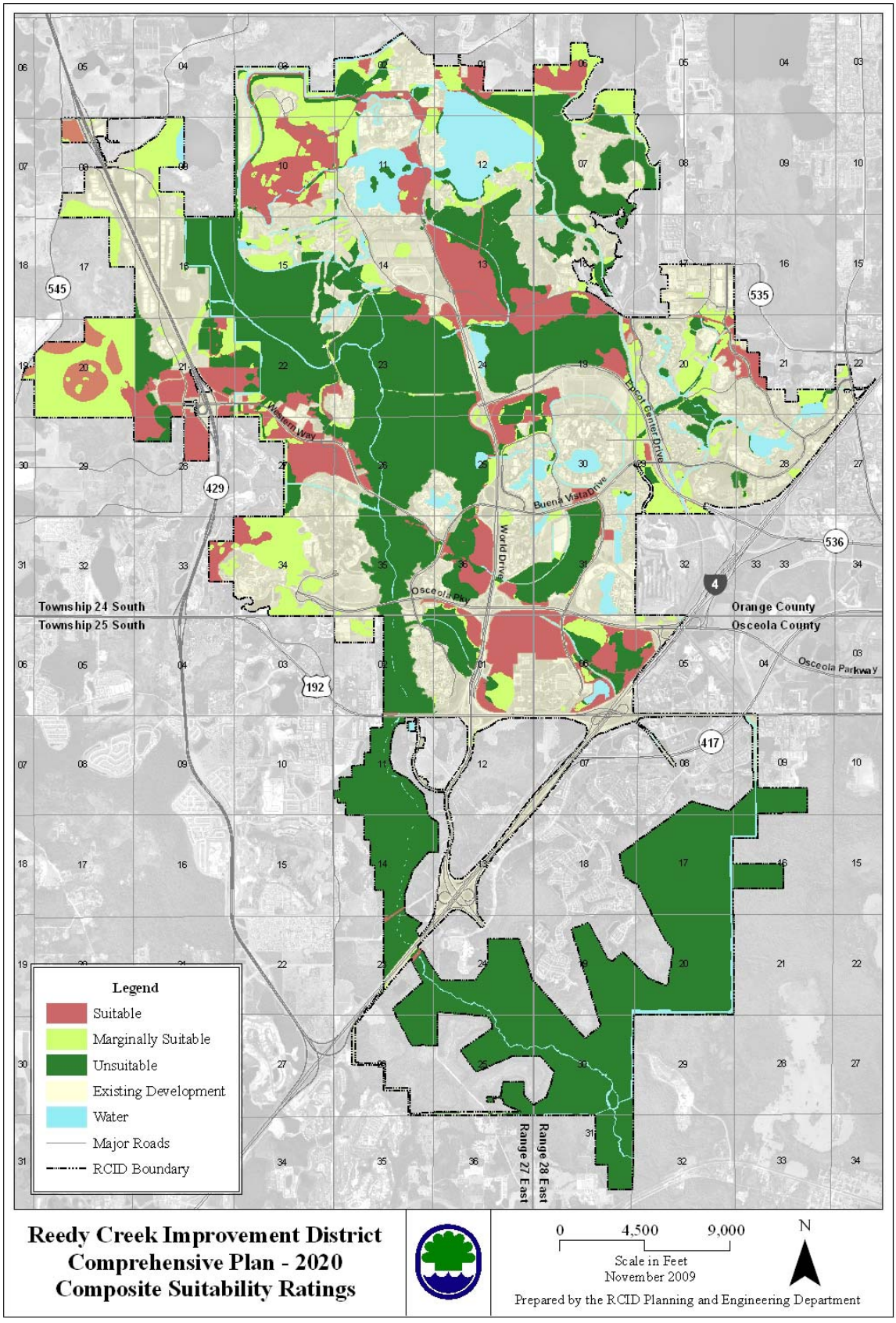
Marginally Suitable – Areas given a marginally suitable rating have identified or recognized constraints for development. This classification corresponds to wetlands that are above the 100-year flood elevation. Development in these areas is strongly discouraged and would require mitigation of wetland impacts above and beyond what is prescribed in the District's Long Term Permits. There are 2,256 acres in this category or 15.9 percent of the undeveloped land area.

Unsuitable – Land in the unsuitable category has the most restrictive development constraints. It has been applied to wetlands below the 100-year flood elevation and to all wetland and uplands Conservation Areas. Most of the acreage is in the Reedy Creek Swamp. Land with this designation is considered unavailable for development. The 9,093 acres with this designation represent 64.2 percent of the undeveloped land area.

Location of Suitable Land

During the next 10 years, the District's development will be directed to those areas identified as *suitable* in the above analysis. The largest areas of suitable land are located west of Animal Kingdom, between World Drive and I-4 between Osceola Parkway and US 192, around Lake Mable, north of the Magnolia Golf Course, east of the Magic Kingdom parking lot, and west of Disney's Hollywood Studios. Other areas identified as suitable are scattered throughout the District on sites of less than 100 acres. Figure 2-6, later in this chapter, shows the location of suitable land based on land use designation.

Figure 2-5: Composite Suitability Ratings



LAND DEMAND

INTRODUCTION

This section of the Future Land Use Element projects the demand for land in the Reedy Creek Improvement District through 2020. In most cities and counties, land demand is driven by population and economic growth. The need for residential land is determined by the expected density of new housing, expected household size, and size of the future resident population. The need for nonresidential land is determined by regional economic projections and the percentage of regional growth that the local area can expect to capture. Commercial land demand is also driven by population growth, especially for retail and service uses.

Many of these conventional forces are absent in the RCID. A vast majority of the District's land is owned by a single property owner or its subsidiaries. Therefore, it is difficult to predict future land use needs based on past trends. The amount of land developed will be determined not by local population growth or regional economic conditions, but by the global demand for tourism and entertainment facilities as perceived by the landowners.

The Future Land Use Element for the RCID recognizes its desire to be competitive with other destination resorts and attractions around the world, as well as in Central Florida. The Future Land Use Map retains the flexibility to adapt to changing trends and consumer preferences, as well as the changing character of the Orlando region. Past plans for the District have enabled its major landowners to remain at the forefront of the theme park and resort industries for the past four decades. The Walt Disney World Company intends to continue to meet the demand for state-of-the-art vacation experiences during the next decade. Expansion and diversification of facilities, including the development of new facilities, will be necessary.

GUIDELINES

Seven guidelines or assumptions about the future have been followed to derive land demand figures.

1) The RCID will remain a nonresidential, tourist-oriented community.

Permanent residential development is not expected to occur within the current boundaries of the RCID; births among the existing 43 residents are not expected to generate sufficient demand for new residential areas. As employment in the District grows there will be a demand for residential land in the RCID vicinity. Housing programs are further addressed in the Housing Element of this Plan.

2) The density of new development will be somewhat higher than existing development.

Table 2-5 indicates the existing density of development in the RCID. As the supply of vacant land becomes smaller, new development is projected to occur at somewhat higher densities or on somewhat smaller sites. Infill development within existing activity areas will also tend to increase the overall density of developed areas. While there will be exceptions to this assumption, the overall trend is expected to be towards more dense development.

Table 2-5: Average Land Use Densities and Intensities for Existing Development

Land Use		Developed Acreage	Units	Density / Intensity
Residential		14	17 DU	1.21 DU/Acre
Commercial				
	Retail/ Restaurant	*150*	*897,887 SF*	*0.14 FAR*
	Office	*69*	*882,000 SF*	*0.31 FAR*
Hotel/Resort				
	Hotels / Other Resort Units	*2,399*	*33,267*	*13.9 Keys/Acre*
	Golf Courses	*1,057*	*81 holes*	*13.1 Holes/Acre*
Entertainment				
	Major Theme Park	*1,588*	*4 parks*	*377 Acres/Park*
	Minor Theme Park	*427*	*3 parks*	*214 Acres/Park*

Note: DU = Dwelling Units / FAR = Floor Area Ratio

3) A continued effort will be made to accommodate theme park visitors within District boundaries.

The percentage of Walt Disney World visitors staying in overnight accommodations within the District boundaries has been increasing steadily and is projected to continue increasing. The demand for hotel rooms is projected to remain strong and a continued effort to accommodate visitors on-site will be made. The number of resort units (hotel rooms, campsites, and interval ownership units) could increase by over 20,200 by 2020. Based on an average density of 13.9 units per acre, this translates into a demand for over 1,453 acres of land.

Although Table 2-1 (Maximum Development 2010-2020) allows for development of an 18 hole golf course, there are no plans for one.

4) Attendance at the theme parks will continue to grow.

The number of visitors to existing attractions in the District is projected to grow from 2010-2020 at an estimated average annual rate of one percent. In the past a two percent compounded rate of growth has been used; however world events and economic factors during the last planning horizon have curtailed the consistent year to year growth experienced during 1970s, 1980s, and 1990s. After three decades of growth, attendance at the major theme parks located within the District declined in 2001 and 2002 and 2009. There are currently no new hotel/resort projects under review or construction. New features and enhancements of existing features within the established parks—such as rides, shows, and pavilions—are projected to be added to both support and attract more visitors. A major enhancement of Fantasyland at the Magic Kingdom is in the pre-construction stage.

Since there is no accepted method of forecasting acreage needs for entertainment facilities, each of the gated attractions has been examined for its potential to physically expand. Both Epcot and the Magic Kingdom may expand through infill and intensification of previously developed areas. Disney's Hollywood Studios has a potential expansion area west of the theme park although the area is located across World Drive from the existing attractions. Animal Kingdom has substantial room within its existing boundaries for

additional attractions. There are also several undeveloped sites within the District that are large enough for an entirely new theme park. Although Table 2-1 (Maximum Development 2010-2020) allows for development of one major and two minor theme parks there are no plans under review. Approximately 591 acres would be required for these uses.

5) A broader range of services will become available to RCID visitors.

The range of services available to District visitors is considerably broader than that traditionally offered at a theme park or resort and is more typical of what one would expect in a city or village. The visitor can shop at a variety of stores, see a movie at a 24-screen theater, purchase gasoline, receive medical care, do banking, visit a health club, and dine out at numerous establishments without ever leaving District boundaries. In this respect, the District is similar to other jurisdictions in its vicinity. As the number of people staying in the District grows, opportunities for new commercial development will arise. Further opportunities also will arise from the addition of convention and meeting facilities at Walt Disney World resorts.

There are presently 241 acres of commercial land in the RCID serving the visitor population. By the year 2020 additional commercial land will be needed to serve the larger number of visitors to the theme parks and resorts. Based on projected growth trends for the resorts and theme parks, 158 acres may be needed for additional retail, restaurant, and office development by 2020.

6) New support and public facilities will be required as growth occurs.

The support service areas north of the Magic Kingdom, around Animal Kingdom, and in the Administration area will need to be expanded as new development occurs within the RCID. New production, warehouse, food service, and maintenance facilities will be needed, and expansion of utilities will be required.

Support acreage needs are projected to grow more slowly than entertainment and resort acreage needs. Many of the support facilities required large land areas initially but can now be expanded incrementally with infill. The District already owns sufficient rights-of way to add lanes to most of its roadways.

7) The RCID will continue to encourage development of mixed uses on a single site or integrated in a single building.

Existing development in the RCID successfully integrates multiple uses, such as entertainment, hotel, retail, office, and support services within single buildings or sites. This practice is encouraged to create lively, stimulating, pedestrian-oriented environments. Continued promotion of mixed-use development is anticipated, with development guided by performance standards and impact thresholds rather than narrowly defined lists of permitted or prohibited uses.

Redevelopment Needs

Rule 9J-5 requires an evaluation of redevelopment needs in each jurisdiction covered by the Growth Management Act. Redevelopment areas are defined as blighted or containing land uses inconsistent with the community's character and proposed future land uses.

Development in the RCID is less than 30 years old. All facilities were originally planned and developed under highest quality standards and continue to be maintained as such. There are no blighted areas. There are no hazard mitigation reports for the jurisdiction. Moreover, advance planning of development since the District's

inception has precluded incompatible land uses or uses which are inconsistent with the community's character, within the RCID boundaries.

Two types of redevelopment activities presently occur within the District. First, facilities are regularly updated to meet consumer expectations and to maintain attendance and occupancy levels. Three resorts—the Disney Institute, the Treehouse Villas, and the north wing of the Contemporary Resort—were demolished and rebuild to meet changing consumer demands. Secondly, low-intensity land uses (such as outdoor storage) may be periodically displaced by new development or facility expansion. In these instances, relocation arrangements for these low-intensity uses are made by the District's major landowners as needed.

Development and Redevelopment of Flood-Prone Areas

The 100-year flood plain boundary, as determined by the RCID, is depicted in Figure 2-2. Drainage studies indicate that portions of the Fort Wilderness campground and Magic Kingdom parking area may be subject to flooding in a 100-year storm event. No flooding has occurred in these areas since development began in 1971. Future development will occur on sites above the 100-year flood elevation since the majority of the flood plain is designated for conservation and unavailable for development. For the few locations in the flood plain designated for future development, construction will be permitted only if: (1) the base flood elevation is maintained; and (2) on-site compensating storage is provided to fully offset drainage impacts.

SUMMARY

Based on the assumptions stated above, potentially 2,688 acres of land will be required to accommodate development in the RCID during the Plan period. The actual amount of land needed will be subject to change as the major landowner's objectives or market conditions change. The 2,688-acre total is intended to provide a benchmark for road and utility plans through the year 2020 and is the basis for this plan. If current trends continue, it is unlikely that all of the development allowed for in Table 2-1 will occur. Based on the amount of Mixed Use land available, the projected 2,688 acres of development would bring the District relatively close to build-out. Most of the sites that would still be vacant in 2020 would be small and odd-shaped. Development beyond 2020 would occur primarily through infill.

Just as it is difficult to predict the amount of land to be developed during the next ten years, it is also difficult to predict the composition of uses in the areas to be developed. Trends of the early 1990s suggest that about 60 percent of the acreage developed during 2010 through 2020 may be interval ownership units. Again, this figure could rise or fall significantly as new development ideas and market trends emerge. Even if the overall composition of uses were known, the combination of uses within individual development sites would vary. As mentioned in Guideline 7, multiple uses are often mixed on a single site or integrated in a single building. For this reason, a Mixed Use designation is used for most vacant areas designated for future development.

FUTURE LAND USE PLAN

CONCEPT

The Future Land Use Map for the Reedy Creek Improvement District is shown in Figure 2-1. The map depicts the pattern of land uses envisioned through the year 2020. In conjunction with the goals, objectives, and policies of this element, the map sets the course for future development in the District. The absence of rigidly defined land use categories will enable the District to continue the tradition of encouraging innovative mixed use development within its boundaries.

Slightly over half (51.4 percent) of the District, including most of the Reedy Creek flood plain, will remain undeveloped. The undeveloped areas correspond to lands designated as marginally suitable and unsuitable earlier in this chapter and also include water bodies. Most of the undeveloped land has been designated as Conservation to acknowledge and preserve its sensitive environmental features. Wetlands outside the Conservation area have been designated Resource Management/Recreation (RM/R). This classification permits low-intensity recreational uses, stormwater management, and landscape buffers, and in a limited number of cases, access and utility corridors.

The balance of the RCID (just over 12,000 acres) has been designated for more intensive uses. Approximately 75 percent of this total is already urbanized, while about 25 percent consists of vacant land. The vacant land basically corresponds to areas designated as suitable for development in Figure 2-5. The location of vacant land by land use category is shown in Figure 2-6.

The FLUM identifies existing lodging areas and golf courses as Hotel/Resort. Most of the area with this designation is currently developed. Entertainment areas are designated to identify existing gated attractions, planned expansion areas for these attractions, and new attractions. The map also designates areas for Commercial and Support Facility uses. Most of the land with these two designations is already developed.

Vacant land suitable for development but not included in the above categories has been designated as Mixed Use. A wide variety of land uses will be accommodated in Mixed Use areas. The integration of hotel, entertainment, commercial, and recreational uses will be encouraged. Other uses, such as housing, offices, and support facilities are also permitted. Performance standards in the Land Development Regulations ensure that these uses are compatible and appropriately situated on specific development sites. The regulations also ensure that the Mixed Use areas are developed in a way that does not overburden public services or reduce environmental quality.

The map designates sufficient developable land to maximize flexibility in site selection. The developable areas provide a wide range of natural settings that can accommodate themed development and respond to changing preferences for recreation and leisure activities. The map also fosters new self-contained attractions or activity centers surrounded by greenbelts that enhance the identity and image of each attraction or center. Much of the appeal of the existing theme parks and resorts is derived from their natural settings and physical separation from existing development. Future development is anticipated to carry on this tradition.

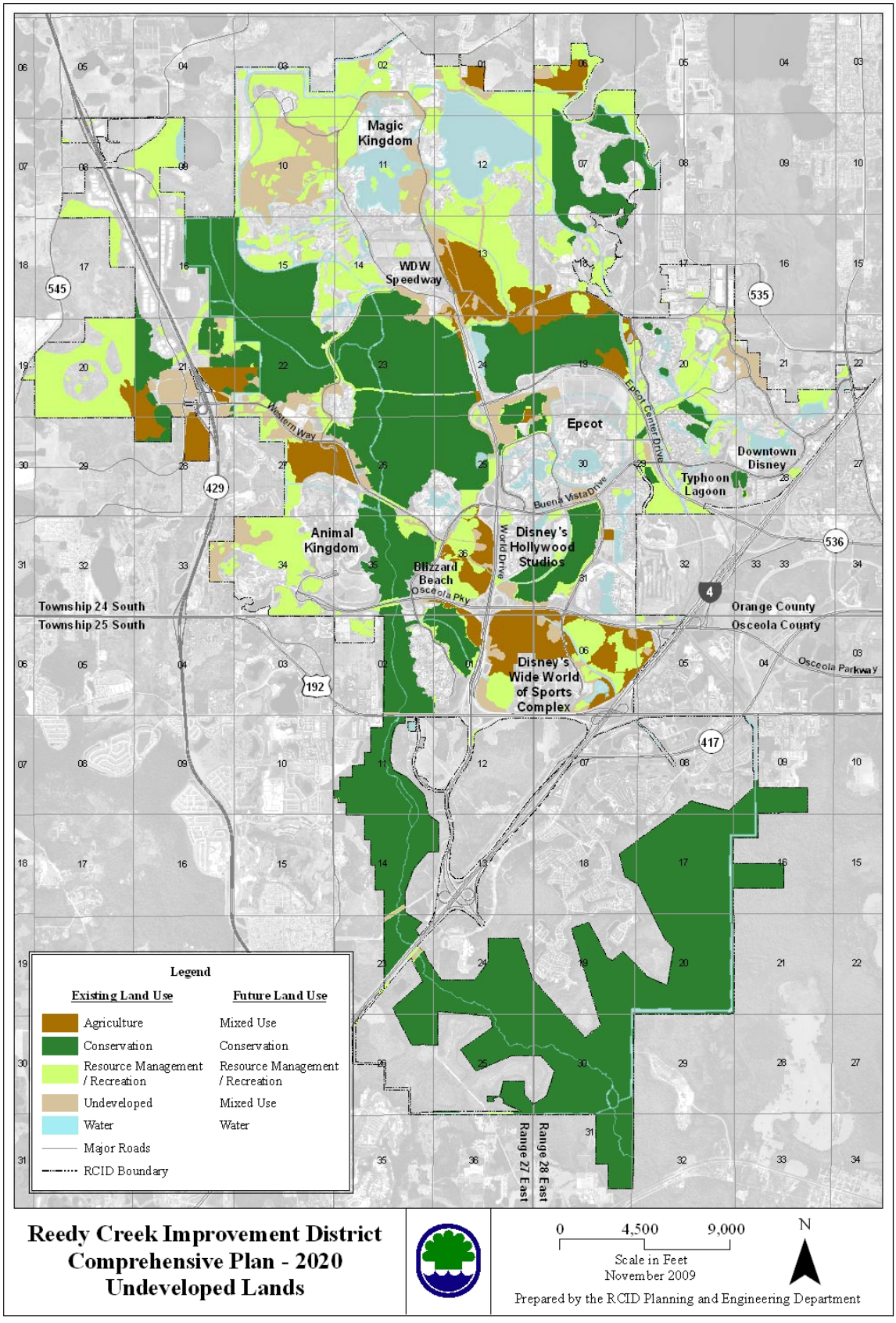
To ensure that the total amount of development during the lifetime of this plan is predictable and does not overburden local services, two growth management measures have been built into the plan. First, development maximums are used to indicate the potential composition of land uses in future mixed use areas.

Second, development thresholds are used to limit the total quantity of public service demand that may be generated by new development. The thresholds effectively place five- and ten-year caps on the amount of traffic that may be generated, the amount of water that may be pumped, the amount of wastewater that may be treated, and the amount of solid waste that may be generated within the boundaries of the District.

The thresholds reinforce the concurrency provision that requires public facilities to be in place or committed prior to the approval of new development. Not only must public facilities be provided concurrent with development impacts, but also the amount of new capacity that may be used by 2015 and 2020 is specified. The service caps provide jurisdictions outside the RCID with a projection of development that enables them to plan for local facilities that might be impacted by growth within the RCID, such as roads and transit.

Implementation of the Future Land Use Map will be affected by certain variables, such as changing technology, consumer preferences, and state and federal regulations. The plan has been designed to be flexible enough to respond to these changes while promoting continued economic development in the District. The Land Development Regulations provide more specific direction to guarantee that future development is safe and environmentally sound. The plan is subject to review every five years to ensure that its goals, objectives, and policies reflect both the priorities of the District and the mandates of state planning law.

Figure 2-6: Undeveloped Lands



MAPPING OF FUTURE LAND USES

Background

Rule 9J-5.006(4)(a) sets forth the list of land use categories to be used on the Future Land Use Map. The rule provides local governments with the discretion to depart from this list and apply mixed-use categories that combine specific uses. These categories are acceptable only when accompanied by policies dictating how various uses may be combined. The rule also permits local governments to develop new land use categories, provided these categories are clearly defined.

This Comprehensive Plan combines future residential, commercial, resort, entertainment, and recreational land uses into a Mixed Use category, and uses a Support Facilities category in lieu of an industrial category. Further detail on permitted uses in the Mixed Use areas is presented below and in the Goals, Objectives, and Policies. The Support Facilities category is used to describe areas that might be called industrial parks in cities or counties. Although they visually resemble industrial parks, the Support Facilities areas actually include privately operated facilities that support the theme parks and resorts in the District.

Public educational buildings are not included on the map because none exist or are planned within District boundaries. However, public schools are permitted in all Mixed Use zones. Likewise, a recreational category is not included because the entire District serves a recreational function. A wide range of recreational activities are available within most of the areas designated for entertainment, hotel/resort, commercial and mixed land uses. The Comprehensive Plan does not include an explicit designation for agriculture, because agriculture is not considered a viable long-term land use within the RCID boundaries. Agriculture is an acceptable interim use in all Mixed Use areas.

Consistent with Rule 9J-5, the map includes Conservation and Resource Management/Recreation categories used to denote lands that will remain undeveloped open space. The plan includes a broadly defined Commercial category used to identify the existing shopping centers and offices in Lake Buena Vista and to encourage infill of vacant lands in Lake Buena Vista with similar uses. More specific commercial uses are contained within the Hotel/Resort and Entertainment designations. Both of these designations are used to indicate sites that are either already developed with these specific uses or are currently under development. Finally, the plan includes a Public Facilities category that incorporates wastewater treatment facilities, public road rights-of-way, solid waste facilities, RCID utility and administrative buildings, and fire stations.

The map does not include historic district designations since there are no historically significant buildings within the RCID boundaries. Finally, future natural resource conditions are depicted on Figure 2-2, the same map showing existing natural resource conditions. The same figure is used for both existing and future resources because no major changes are planned to the District's physical features during the planning period. Flood plain and wetland boundaries are expected to remain the same. Significant mineral and soil resources are not explicitly labeled because these resources will not be extracted during the time frame of this plan.

Future Land Use Categories

Future land uses in the District have been classified into nine categories, defined below. Canals, streams, borrow pits, and ponds (lakes less than ten acres) have been incorporated into the figures for the adjoining areas. Limited-access public roads have been tabulated as Public Facilities, while private roads and local

public roads have been incorporated into the figures for the adjoining areas. Future roads are shown in the Traffic Circulation Element. The area in each category is summarized in Table 2-6.

Table 2-6: Future Land Use

Land Use	Acreage	Percent of Total
Commercial	236	1.0
Hotel/ Resort	3,123	12.6
Entertainment	2,305	9.3
Support Facilities	548	2.2
Public Facilities/Roads	3,080	12.4
Mixed Use	2,729	11.0
Resource Management/Recreation	3,410	13.8
Conservation	7,939	32.1
Water	1,372	5.5
TOTAL	24,742	100.0

Commercial – The Commercial category contains retail, service, office, hotel, and restaurant uses. It has been used to delineate the boundaries of the Lake Buena Vista Business District, including Downtown Disney, Team Disney, and adjoining areas. Infilling of vacant land in this area with new commercial uses will be encouraged. In addition, this area will continue to be promoted as the civic and cultural center of the RCID. New commercial development will also occur in future Mixed Use areas. In those areas, commercial uses will typically be integrated with hotel, recreation, or entertainment projects.

Hotel/ Resort – The Hotel/ Resort category is used to delineate resort hotels, campgrounds, and interval ownership units, including their ancillary facilities such as golf courses and equestrian stables. Commercial development that is ancillary to hotels, such as conference facilities, gift shops, and restaurants, are also permitted in these areas. As applied in Figure 2-1, this designation includes all existing resorts and resorts currently under construction or committed for construction in the near future.

Entertainment – The Entertainment category delineates the four primary theme parks in the District: the Magic Kingdom, Epcot, Disney's Hollywood Studios, and Disney's Animal Kingdom; and the smaller-scale parks or entertainment areas, namely Typhoon Lagoon, Disney Speedway, Blizzard Beach, and ESPN Wide World of Sports. The category also includes planned expansion areas for these parks. The principal uses are amusement and thrill rides, performance areas, shops and restaurants, educational and cultural displays, sports fields and venues, and television and motion picture production.

Although nearly all of this acreage with this designation is already developed many areas have the potential for additional construction through infill. For instance, large surface parking lots at the theme parks could potentially be reconfigured or replaced with structured parking to create additional development capacity.

Support Facilities – This category encompasses all private activities that will be needed to support the other urban land uses in the District through the year 2020. Included are existing Support Facilities north of the Magic Kingdom, at the CR 535/Buena Vista Drive junction, and south of Animal Kingdom. Also included are the construction landfill and the Car Care Center. Most of the Support Facilities areas will continue to have an

industrial park character, with site planning and landscaping standards set forth in the District's Land Development Regulations. Primary activities will be warehousing, administration, production, outdoor storage, food service, laundry, maintenance, communication, vehicle repair, and parking. Coupled with the areas designated for new Public Facilities, the Support Facility areas will provide sufficient land to accommodate all service needs generated by additional resort, entertainment, and commercial development.

Public Facilities – Most of the land with this designation consists of wastewater treatment facilities and roadway rights of way. Wastewater facilities with this designation include the treatment plant and the rapid infiltration basins along SR 429. Road rights-of-way includes extensive land coverage within interchanges as well as medians, roadsides, and roadways associated with I-4, World Drive, US 192, Osceola Parkway, EPCOT Center Drive, Buena Vista Drive, Western Way, Flamingo Crossings Boulevard and a number of smaller roadways. Other public uses include solid waste recycling and composting facilities, the RCID Administration Building, and District fire stations. Roads to be built in the future are shown on the 2015 and 2020 Recommended Transportation Network figures found in the Traffic Circulation Element.

Mixed Use – This is the predominant category used to identify future development sites in the District. The major permitted uses are resort accommodations, theme parks or other entertainment facilities, campgrounds, and recreational facilities. Additional permitted uses include retail shops, commercial services, offices, educational or research facilities, support facilities, housing, schools, and open space. The Land Development Regulations for the District specify how these uses may be arranged with respect to one another, as well as the requirements for physical site planning. Most of the land with this designation is presently vacant. Development in the Mixed Use areas will be guided by the development maximums and infrastructure caps presented later in this element. These measures set parameters for both the composition of new uses and the quantity of development that can take place.

The overall character of the mixed use areas will be comparable to existing mixed use development within the District boundaries. The purpose of mixing land uses in the District is to create lively, stimulating environments that reduce dependence on the automobile. The intent of using a mixed land use category in this plan is to create opportunities for innovative site planning and land use integration and to allow flexibility in the selection of sites for themed development.

Resource Management/Recreation (RM/R) – The RM/R areas correspond to jurisdictional wetlands located outside the Conservation area. These areas possess a combination of soil and drainage conditions that make them poorly suited for urban uses. They also have high habitat values and are an important part of the District's stormwater management system.

The RM/R areas are considered to be inappropriate for development and are generally to be retained as open space. The RM/R areas may also be incorporated as open space or greenbelts in development on adjoining upland sites. They may be used for stormwater management or for activities that require little or no alteration of the natural landscape, such as hiking trails. As stated in Policy 1.7 of this Element, access and utility corridors may be allowed within these areas under certain conditions if mitigation is provided. Wetland impacts will only be permitted if mitigated elsewhere in the Reedy Creek basin.

Conservation – The Conservation designation has been applied to the most environmentally sensitive portions of the District, namely wetlands and uplands falling within the flood plains of Reedy Creek and Bonnet Creek or covered by conservation easements. The size of this area may be increased during the planning period if development elsewhere in the District requires land dedication as a mitigation measure. Natural

resources associated with the Conservation areas and other areas in the District are depicted in Figure 2-2 and are further described in the Conservation Element.

Water Bodies – Water bodies include canals, lakes larger than ten acres, and streams.

DEVELOPMENT MAXIMUMS

Table 2-1 indicates development maximums for the 2015/2020 five year timeframes and the 2010 ten year timeframe. For each land use listed in the table, the figures represent the estimated maximum amount of development that will be permitted to occur during each time period. The table will be periodically reviewed and, if necessary, amended through the plan amendment process.

Table 2-1 includes a column indicating the plan designations in which each type of use will be permitted to occur. All of the uses listed in Table 2-1 will be allowed in Mixed Use areas; some of the uses will also be permitted in areas designated Commercial, Hotel/Resort, and Entertainment, as appropriate. In addition to the land uses listed in Table 2-1, facilities that provide support services to theme parks, hotels, retail/restaurants, and office developments will be developed during the next decade. These facilities include laundry, food service, warehouse, production, and utility buildings and will generally be located in areas designated for Support Facilities. The need for support facilities will be entirely driven by the other land uses listed in the table. Regardless of the type of development, the caps on infrastructure identified in the plan will not be exceeded at any point.

For service planning purposes, this plan projects that development will occur at the maximum level shown in Table 2-1 for the ten years through 2020. It is likely that the actual amount of development that occurs will be less than the maximum allowed. However, to ensure that adequate capacity is provided, infrastructure and roadway needs have been based on the most cautious (i.e., aggressive) forecasts for future growth. Assumptions on development will be reassessed at least annually to incorporate the most current information available on proposed development at that time.

Table 2-2 indicates the amount of land that would be developed by the year 2020 if development occurred at the maximum level indicated in Table 2-1 at existing average densities. Within any given mixed use area, the actual density will depend on the particular uses that are proposed on that site. For example, a mixed use site proposed for low-rise units may be developed at 10 units per acre, while a similar site with a high rise hotel may be developed at 30 units per acre. However, the overall amount of land used for hotels and interval ownership development during the next ten years is projected to be not more than 1,453 acres.

DEVELOPMENT THRESHOLDS

While the maximums in Table 2-1 are intended to provide a directive for the composition of future land uses in the District, the thresholds presented in Table 2-3 provide absolute limits on the overall quantity of development that may occur through 2015 and 2020. The maximum quantity of development will be fixed by placing "maximums" on urban service availability over the five- and ten-year intervals. An amendment to this plan would be required to change the service thresholds above the levels set in Table 2-3.

The first data column in Table 2-3 indicates the amount of road, water, sewer, solid waste, and drainage capacity required by development on an average day in 2010. In the next two columns, the table indicates the

maximum quantities of these average daily services that development will be permitted to consume by the years 2015 and 2020. The difference between the 2010 and 2020 figures dictates the amount of incremental new demands on public facilities that will occur.

Most of the thresholds in Table 2-3 will not be reached without some capital improvements or a reduction in the adopted level of service. Since minimum level of service standards will be maintained, new transportation, water, wastewater, and solid waste facilities will be required as development approaches the 2020 thresholds. Improvements for the 2015 five-year period are specified in the Capital Improvements Element, while improvements beyond 2015 are described in a general manner in the Traffic Circulation and Infrastructure Elements. Development will not be permitted if it will cause any of the development thresholds shown in Table 2-3 to be exceeded. Major projects will be phased, where feasible, so that the thresholds can remain in place through 2020 and plan amendments kept to a minimum.

Table 2-7 presents the service generation rates that will be used as future development is evaluated for its impact on public facilities. The table provides multipliers to determine water, sewer, and solid waste service needs for the major land uses allowed in Mixed Use areas. For instance, if an economy hotel is proposed, its impact on future water and wastewater facilities will be projected by multiplying the number of new keys (rooms) by the generation rates (150 gallons per day for water, and 130 for wastewater).

If the incremental addition causes District-wide water consumption and wastewater generation to rise above the thresholds in Table 2-3, then the development would have to be scaled down or the Comprehensive Plan formally amended so that the necessary improvements could be made. A Concurrency Management System tracks of all approved development projects and their projected demands on public facilities.

Table 2-7: Service Generation Factors

Land Use	Unit	Trips (trips/day)	Water (GPD)	Wastewater (GPD)	Solid Waste (lbs/Day)
Residential	Unit	9.57	350	300	11.5
Hotel (General)	Key	6.1	200	180	7.5
Luxury/Deluxe	*Key*	*7.4*	*250*	*230*	*11.0*
First Class	*Key*	*6.5*	*200*	*180*	*7.5*
Moderate/ Economy	*Key*	*4.5*	*150*	*130*	*6.0*
Other Resort Unit	Key	4.5	250	230	6.0
Convention Space	Sq Ft		0.25	0.20	0.0325
Office	Sq Ft	0.011	0.25	0.20	0.0020
Retail/Commercial	Sq Ft	0.043	0.30	0.25	0.0325
Theme Park	Guest	0.29	50	30	10 to 20 tons/park
Water Park	Guest	0.54	75	50	.05 to 1.0 tons/park

Once it is shown that a proposed development does not exceed the thresholds, concurrency must still be demonstrated. The public facilities that will support the development must be in place or committed at the time the project is approved. Thus, development approval is a two-step process. First, the project sponsor must show that District-wide service consumption will remain below the maximums in Table 2-1, the acreage figures in Table 2-2, and the thresholds in Table 2-3 after the project (and other approved projects) are completed. Second, the project sponsor must show that the public facilities needed to support the project without a reduction in the adopted levels of service are committed or in place. More specific guidelines for implementing

the concurrency and threshold requirements are set forth in the concurrency review provisions contained in the Land Development Regulations.

Tables 2-1, 2-2, and 2-3 are included in the Future Land Use Element Adoption Document and appear in that portion of this chapter.

PROVISIONS TO LIMIT URBAN SPRAWL

Rule 9J-5.006(5) requires the Comprehensive Plan to establish standards which discourage the proliferation of urban sprawl. Local plans must be consistent with provisions of the state comprehensive plan, the regional policy plan, and Chapter 163 which discourage urban sprawl and ensure efficient land use patterns and protection of natural resources. A series of indicators has been developed by the State to identify cases where sprawl may not be adequately discouraged. These are described below, followed by a discussion of their treatment in the RCID Comprehensive Plan.

PRIMARY INDICATORS OF SPRAWL

The state has identified 13 primary indicators of a Plan's propensity to encourage or discourage urban sprawl. The performance of the District on each of these indicators is identified below:

1. *Designation of Substantial Areas for low-intensity, low-density, or single use development.*

   The RCID Plan encourages more intense and dense development than what currently exists in the jurisdiction and designates most of the vacant land for mixed use rather than single use development. Based on this indicator, the Plan does not contribute to sprawl.

2. *Promotes or designates significant amounts of development to occur in rural areas while leaping over undeveloped areas.*

   The vast majority of the vacant land supply in the District is adjacent to existing development or major highways. There are no rural areas. Leapfrog development would only occur where the intervening lands are wetlands or Conservation areas since all land within the jurisdiction that is suitable for development has been designated for urban uses. Based on this indicator, the Plan does not contribute to sprawl.

3. *Promotes radial, strip, isolated, or ribbon patterns of development.*

   Historically, the District's site planning has deliberately avoided strip/ ribbon patterns of development in favor of creating activity centers and nodes. This continues to define planning practice and decision-making in the District today. The District's objective is to accommodate a larger share of visitors on-site as a means of discouraging strip patterns of development off-site; thus, based on this indicator the Plan does not contribute to sprawl.

4. *Fails to adequately protect natural resources and environmentally sensitive areas (encourages sprawl)*

The presence of environmental resources has been the primary determinant of land use designations in the District. Wetlands, water, and sensitive uplands in the District—representing more than half of its total area—have been designated for open space uses. Consequently, based on this indicator, the Plan does not contribute to sprawl.

5. *Fails to adequately protect agricultural activities.*

Existing agricultural uses in the District consist of pasture, orchards, a tree farm/nursery, and coniferous plantations. Given the District's urban character, these are not considered viable long-term uses. There are no areas in the District where urban uses are planned adjacent to agriculturally designated lands in surrounding jurisdictions. Based on this indicator, the Plan does not contribute to sprawl.

6. *Fails to maximize the use of existing public facilities and services.*

The Plan fully maximizes all existing public facilities and services, including roads. Because the District is a master planned community, the existing public facilities have been deliberately designed and planned to support the existing and future land use pattern. Based on this indicator, the Plan does not contribute to sprawl.

7. *Fails to maximize the use of future public facilities and services.*

Future public facilities and services have been planned specifically to support the future land use pattern. Based on this indicator, the Plan does not contribute to urban sprawl.

8. *Allows for land use patterns or development timing which disproportionally increase the cost of providing services.*

The establishment of development maximums and directly corresponding infrastructure thresholds ensures that the cost of services will be proportional to development and not disproportionately high. The Plan specifically discourages the creation of excess capacity in public services. Consequently, based on this indicator, the Plan does not contribute to sprawl.

9. *Fails to provide a clear separation between urban and rural uses.*

There are no rural uses existing or planned within the District. Where it is appropriate urban uses are clearly separated from other uses by open space and conservation areas. Based on this indicator, the Plan does not encourage sprawl.

10. *Discourages infill development and redevelopment.*

The Plan strongly encourages infill development and acknowledges that as the District approaches build-out, a growing share of its future development will occur as infill. Although traditional redevelopment is not required in the District due to the young age of development, the Plan strongly supports continued reinvestment in and expansion of the established activity centers within District boundaries. Based on this indicator, the Plan does not encourage sprawl.

11. *Fails to encourage an attractive and functional mix of uses.*

The guiding principle of the District's land use plan is to create an attractive and functional mix of uses; most of its land use objectives and policies are geared toward that end. Mixed use development is strongly encouraged. Based on this indicator, the Plan does not encourage sprawl.

12. Results in poor accessibility among linked land uses.

Virtually all of the land uses in the District may be considered linked, since there is one major landowner. The Plan emphasizes both roadway and transit links between different uses, with particular emphasis on transit links between the resorts and the theme parks. The Plan requires that these links continue to be developed and maintained. Based on this indicator, the Plan does not contribute to urban sprawl.

13. Results in the loss of functional open space.

The Plan strongly encourages the protection of existing functional open space (including golf courses, water, and landscaped buffers) and the creation of new functional open space within future development areas. Although the Plan designates more than 2,729 acres of open land for future development, it also sets aside 11,349 acres for conservation and resource management. Based on this indicator, the Plan does not contribute to urban sprawl.

EVALUATION OF LAND USES AND LOCAL CONDITIONS

Rule 9J-5.006(5)(h) requires an evaluation of each land use on the Future Land Use Map based on its extent, location, distribution, density, intensity, compatibility, suitability, functional relationship, land use combinations, and demonstrated need over the planning period. The evaluation must focus on the context of each use and characteristics unique to each locality.

Because of the District's unique land use composition, limited geographic area, and highly urban setting, the propensity for future land uses within its boundaries to contribute to urban sprawl is limited. In fact, the District has designated virtually all of its developable land supply for mixed use development. This category has been defined in a manner which makes urban sprawl very unlikely. Given past patterns, the mixed use sites are likely to be intensively developed with high-density, high-intensity uses that are fully supported by public services and utilities. Standards in the land development regulations ensure that multiple uses accommodated on a single parcel are compatible and that uses on adjoining mixed use parcels have a sound functional relationship to each other.

The other urban land use categories in the District's Plan—Commercial, Hotel/Resort, Entertainment, Support Facilities, and Public Facilities—have been primarily applied to existing development rather than vacant land. However, the Plan encourages more intense development in all of these areas and supports redevelopment of underutilized sites (such as storage yards and parking lots) with higher density or intensity hotel or entertainment uses. There are no rural land use categories in the Plan; rural densities would be discouraged in the District due to their inefficient use of the limited amount of vacant land remaining. The open space categories—Conservation, Resource Management/Recreation, and Water—help frame the urban areas and provide definition and distinction to activity areas within the District.

The overall size and location of areas designated for future growth have been identified based on projections of land demand (the projected growth rate) and assumptions about density and intensity (which dictate that future growth will be at least as dense as past growth). Based on the analysis in this Element, the size of the developable area is only slightly larger than the amount of land projected to be needed for development by 2020. Based on the location of the developable land, extensions of service (including roads) will not induce sprawl.

IMPACT OF COMPREHENSIVE PLAN DEVELOPMENT CONTROLS ON URBAN SPRAWL

The most notable development controls established by the Plan which discourage urban sprawl are the development maximums and infrastructure thresholds. These growth management tools create real limits to development potential and provide a strong incentive for the efficient use of land.

The District's open space requirements have been structured to minimize the propensity for sprawl by identifying future open space areas on a map in the Recreation and Open Space Element rather than requiring open space set-asides within individual projects. This has the net effect of encouraging more dense and intense development on urban sites, and preserving the most environmentally sensitive sites. Although the District has not adopted minimum density or intensity standards, the unique uses and intense market demand for land have dictated a trend toward higher rather than lower intensity development.

The District has historically emphasized mixed use, pedestrian-oriented development. The Comprehensive Plan establishes the expectation that future development will be similarly diverse, intense, and based on innovative design and planning principles. The Plan supports the evolution of the District into a more full-service and self-contained community.

ENERGY CONSERVATION AND REDUCTION OF GREENHOUSE GASES

Unlike a typical municipality or a county, there is one over arching purpose for development within the District—recreation and entertainment. All land use categories either directly provide for or support this purpose.

The District assigns a Future Land Use designation of Mixed Use for all land suitable for development within the District. While Mixed Use development may not occur on each parcel, taken as a whole the development patterns within the District clearly reflect the goal of the Mixed Use designation of creating "innovative combinations of land uses and development intensity, while ensuring compatible uses and high aesthetic standards". The goal of the Mixed Use designation is to allow for the development of Resorts, Attractions, Retail, Dining, and Entertainment Districts, and Office Complexes and the services that support these developments adjacent to one another. Each resort area shown on Figure 2-2 is a Mixed Use community, some to a greater degree than others. With vision, resourcefulness, and landscaping the Mixed Use designation can provide for the citing of support facilities and public facilities, such as fire stations, energy plants, recovered materials processing facility, in close proximity to the developments they serve. The District's designation of all land suitable for development as "generic" Mixed Use allows for the greatest opportunity for creating "energy efficient land use patterns" and "places

designed for people" and the reduction in greenhouse gas emissions.

ENERGY EFFICIENT LAND USE PATTERNS

For the most part development has occurred in energy efficient clusters comprised of multiple resorts adjacent to a major or minor theme park or a retail, dining, and entertainment (RD&E) district. Some of these mixed use clusters are more complete than others – consisting of resorts, theme park(s), RD&E districts, and service and public facilities. These mixed use clusters are also readily service by multiple modes of transportation which links all of the uses within a cluster and also between major attractions within all of the clusters. When safe and feasible, sidewalks and trails provide access between the various land uses. Figure 2-7 shows the seven mixed use resort areas or clusters as well as natural energy conservation features (wetlands, conservation uplands, and preserved open space), transit features, and energy plants.

The Epcot Resort Area represents a high mix of land uses and transportation modes. It is comprised of two major theme parks, a miniature golf complex, five resorts, and RD&E district, gasoline/mini-mart station, a central energy plant that provides electricity, chilled water for cooling and hot water for space heating, domestic hot water, air-conditioning humidity control, and kitchen use, an employee wellness center and a fire station, as well as undeveloped land for future uses. The Epcot Resort Area is served by multiple bus systems, monorail service, and water taxis. There are sidewalks linking four resorts, the miniature golf complex, the RD&E district and the Epcot Theme Park. The Magic Kingdom and Downtown Disney Resort Areas are also very complete in their mix of uses and transportation modes and pedestrian amenities. Many of the resorts provide bicycles and Pargo carts for guest use around the resorts as do a number of the theme parks for employee use in the backstage areas.

The Flamingo Crossings Resort Area is under development and will consist of a pedestrian oriented mixed use retail, dining, lodging, and commercial district oriented to drivers approaching the District from the north via the Turnpike and SR 429. At this point in time roadway and utility infrastructure for Phase 1 is complete, but no other development has commenced.

There are two resort areas with a limited mix of uses at this time – the Fort Wilderness and ESPN Wide World of Sports Resort Areas. The Fort Wilderness Resort Area consists of a resort, a golf course, and a full service campground with a dinner show, horseback riding, trails, etc. There are a number of undeveloped parcel for future use. The ESPN Wide World of Sports Resort Area consists of the sports complex and one resort with another resort under construction. This resort area has substantial undeveloped land and offers future potential as a mixed use/multimodal transportation hub.

As shown on Figure 2-7 the District has two Central Energy Plants that generate electricity, chilled water for air conditioning, and hot water for space heating, domestic hot water, air-conditioning humidity control, and kitchen use located at the North Service Area in the Magic Kingdom Resort Area and at Epcot in the Epcot Resort Area. Also located in the Epcot Resort Area is a Chiller Plant at Disney's Hollywood Studios which provides chilled water for air conditioning to the Studio. The District also operates two separate natural gas distribution system; the "Theme Park" system serves district customers in the northern portion of RCID and the "Residential" system serves customers in the southern portion of the District. Electricity is also provided to various RCID customers by Progress Energy.

Natural energy conservation features are discussed in the Conservation Element.

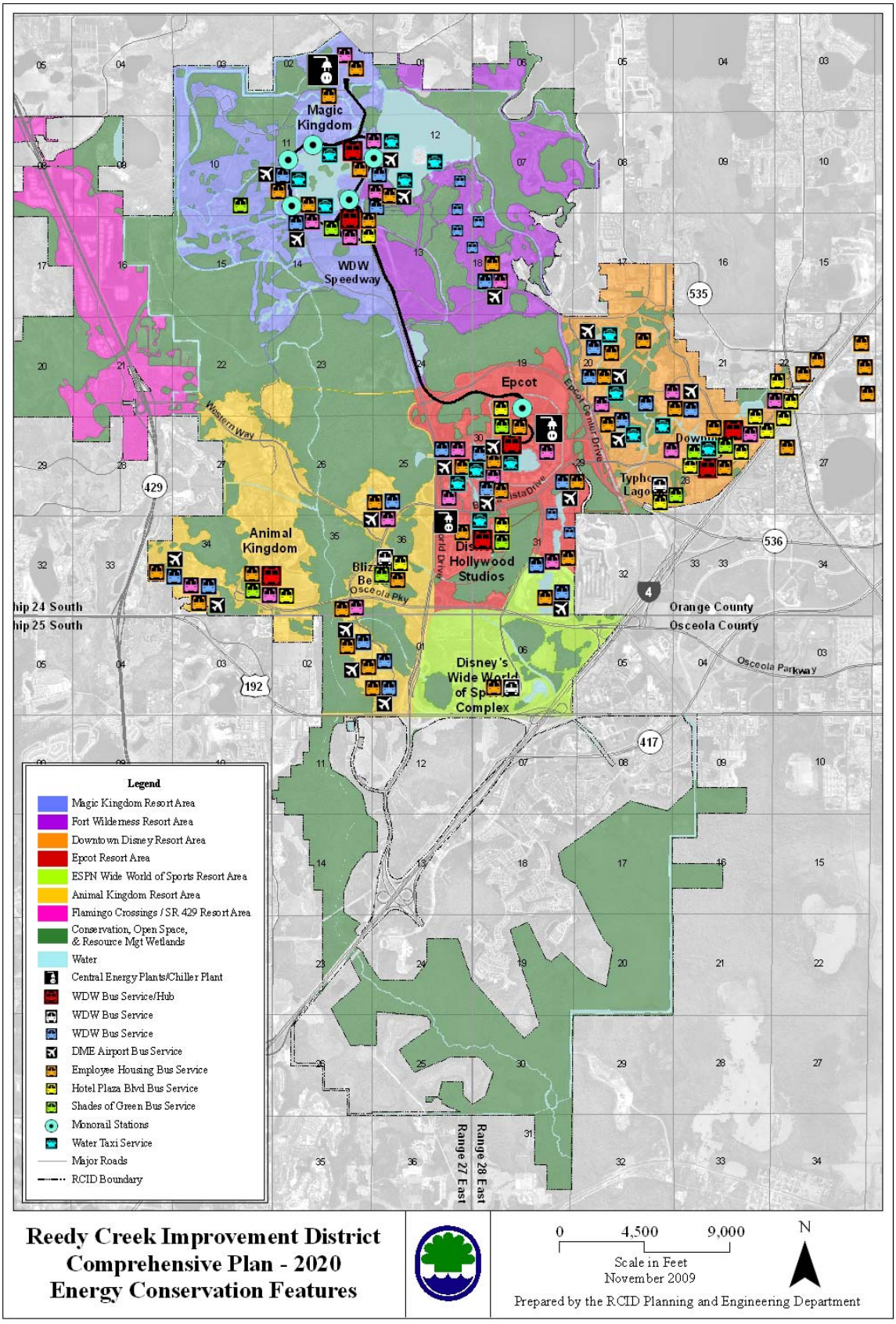



Figure 2-7: Energy Conservation Features