

## RESOLUTION 2023-01

**A RESOLUTION ADOPTING AMENDED RULES AND REGULATIONS FOR STREETS AND ROADWAYS WITHIN WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT; PROHIBITING CERTAIN STREET PARKING; PROVIDING FOR REMEDIES TO CORRECT STREET PARKING; PROVIDING FOR AN EFFECTIVE DATE.**

**BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:**

**WHEREAS**, Westridge Community Development District is the owner of various boulevards and streets within the boundaries of the Community Development District; and

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) has the right to adopt reasonable rules and regulations regarding the operation of District Roads located within the District; and

**WHEREAS**, the Board finds that excessive parking of vehicles or the parking of certain large vehicles or vessels on streets and roadways creates a cluttered look, impedes the effective operation of District Roads in accordance with their intended design and presents a safety hazard; and

**WHEREAS**, the Board desires to adopt rules and regulations dealing with street parking.

**WHEREAS**, the District is authorized by FLA.STAT. §190.012(2)(d) to engage a towing company and to utilize the procedures of FLA.STAT. §715.07 to enforce the provisions of this Resolution.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Supervisors of the Westridge Community Development District as follows:

1. **Street Parking**. Parking of vehicles on the streets or roads within the District (“Street Parking”) is prohibited in areas where there is inadequate room, where such parking is likely to create a public safety hazard, or where the Board of Supervisors otherwise determines that Street Parking shall be prohibited and so designates by appropriate signage, pavement marking, or both. For purposes of the foregoing, the following shall apply:

- A. Street Parking shall be prohibited on any street having a right-of-way of less than fifty feet (50’), except where there are clearly marked and delineated parking spaces.
- B. Street Parking shall be prohibited at any location or in any manner where it is not permitted pursuant to FLA.STAT.§§316.1945, 316.195 or 316.1951.

- C. Street Parking shall be prohibited in other locations where the Board of Supervisors has, by resolution, determined Street Parking to be unsafe or to hinder the effective operation of the District's Roads. Such areas shall be identified by signage, pavement marking, or both.
- D. Commercial Motor Vehicles as defined in FLA.STAT. §316.003(14), House Trailers as defined in FLA.STAT. §316.003(32) and Recreational Vehicles described in FLA. STAT. §320.01(1)(b) shall be prohibited from Street Parking.
- E. No boat or boat trailer shall be parked on the street except for time periods not exceeding 30 minutes for purposes of loading and unloading of such boat or boat trailer.
- F. No Trailer as defined in FLA.STAT. §316.003(100), whether attached to a Vehicle or not, may be parked on the street except during times when a Trailer belonging to a vendor or service company is actually at a residence providing service to that residence. No POD or similar storage container shall be parked on the road at any time.
- G. No abandoned or inoperable Vehicle or Vehicle which does not have current tags and registration shall be parked on the street.
- H. No Vehicle may be parked in such a manner as to block or inhibit ingress or egress by other Vehicles, including specifically emergency vehicles.
- I. For purposes of this Resolution, the street shall include all areas, including lawn areas and sidewalks, within the right-of-way owned by the Westridge Community Development District and shall include any areas owned by the District that are used for parking of vehicles. Nothing in this designation shall be deemed to affect the obligation of owners of improved lots to maintain lawn and landscape improvements within the right of way area as required under any applicable Declaration of Covenants, Conditions and Restrictions.
- J. The Board shall have the right to designate any portion of Tierra del Sol Boulevard as a "no-parking" area in order to facilitate the free flow of traffic on that street. The Board may further take measures to implement and enforce parking restrictions on street areas that are near or adjacent to the school property located within the District in order to eliminate parking and standing of vehicles in a manner that creates safety hazards.
- K. The following definitions shall apply to this Resolution:

(1) "Vehicle" shall mean a Motor Vehicle as defined in FLA.STAT. §316.003(46) or a Vehicle as defined in FLA.STAT. §316.003(106), whichever is appropriate under the circumstances.

(2) "Parking" shall be as defined by FLA.STAT. §316.003(55).

2. **Remedies.** The Board shall have the right to cause offenders of vehicles to be towed for violations. The notices provided for violations hereunder shall be the notices required by FLA.STAT. §715.07. For this purpose, the Board shall be authorized to enter into a contract with one or more towing companies under the provisions of FLA.STAT. §715.07 in order to provide for offending vehicles to be towed. Such towing companies shall be authorized to erect signage complying with FLA.STAT. §715.07 and to tow vehicles violating this resolution. All expenses associated with such towing and the storage of vehicles shall be the responsibility of the owner of such vehicle. The Board shall have the right to charge and assess an administrative fee, pursuant to FLA.STAT. §190.035, not to exceed \$250.00 for violations hereunder.

The Board shall also be authorized to enter into one or more agreements with the homeowners' associations which govern portions of the property within the District under which the District may elect to delegate enforcement and notice of violations hereunder to officers or managers of such associations.


3. **Rules and Regulations.** The Board shall have the right to adopt rules and regulations which further regulate and discourage Street Parking or which identify any specific areas described in Section 1.C. above.

4. **Effective Date.** This Resolution shall become effective upon its adoption.

**ADOPTED** this 27th day of October, 2022.

**WESTRIDGE COMMUNITY DEVELOPMENT  
DISTRICT**

  
Chairman

Attest:  
  
ASST Secretary