

RESOLUTION 2022-02

A RESOLUTION ADOPTING AMENDED RULES AND REGULATIONS FOR STREETS AND ROADWAYS WITHIN VILLASOL 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 VILLASOL COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

WHEREAS, VillaSol 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 VillaSol Community Development District as follows:

1. **Street Parking**. Parking of vehicles in one of 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. For purposes of the foregoing, the following shall apply:

- a. On any street having a right of way of less than fifty feet (50’), street parking shall be prohibited.
- b. Street Parking shall be prohibited along Puerta del Sol Boulevard.
- c. 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.
- d. 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.

e. Dual rear wheel vehicles (as defined in Osceola County Code §22-50-2), Commercial Motor Vehicle or Recreational Vehicles shall be prohibited from Street Parking.

f. 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.

g. No trailer of any type, whether attached to a vehicle or not, may be parked on the street except during times where a trailer belonging to a vendor or service company is actually at a residence providing service to that residence.

h. No abandoned or inoperable vehicle or vehicle which does not have current tags and registration shall be parked on the street.

i. No vehicle may be parked in such a manner as to block or inhibit ingress and egress by other vehicles, including specifically emergency vehicles.

j. No vehicle may be parked in the parking lot adjacent to the Recreation Center during hours that the Recreation Center is not open for use.

k. For purposes of this Resolution, the street shall include all areas, including lawn areas and sidewalks, within the right of way owned by the VillaSol 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 Section 5.1 of that certain Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 2124, Page 2046, of the Public Records of Osceola County, Florida or any amendment or supplement thereto.

l. The following definitions shall apply to this Resolution:

i. "Vehicle" be a Motor Vehicle as defined in Fla. Stat. §316.003(21).

ii. "Parking" shall be as defined by Fla. Stat. §316.003(27).

iii. Commercial Motor Vehicle shall be as defined by Fla. Stat. §316.003(66).

iv. "Recreational Vehicle" shall be a vehicle described in Fla. Stat. §320.01(1)(b).

v. Any term not otherwise defined herein shall have the meaning set forth in Chapter 22 of the Osceola County Code.

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.

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(d) above.

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

ADOPTED this 9th day of November 2021.

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

DocuSigned by:

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_____, Chairman

Attest:



Gabriel Mena, Secretary