

**VILLASOL COMMUNITY DEVELOPMENT DISTRICT
RULE CHAPTER II– PARKING AND TOWING ON THE
DISTRICT’S ROADWAYS**

Pursuant to Chapter 190, Florida Statutes, at a duly noticed public meeting, the Board of Supervisors of VillaSol Community Development District (the “District”) adopted the following policy to govern overnight parking and parking enforcement on roadways owned by the District. This policy repeals and supersedes any and all prior rules and/or policies governing the same subject matter and shall be referred to as the “District’s Parking and Towing Rules.”

Section 1. Introduction. The District finds that the parking, stopping and standing of Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles (all as defined herein) have the potential to cause public safety hazards; impede the effective operation of the roadways owned by the District; and create a danger to the health, safety and welfare of District residents, paid users and the public. The District’s Parking and Towing Rules are intended to provide guidelines for parking on roadways owned by the District.

Section 2. Applicability. The District’s Parking and Towing Rules shall be applicable on, over or within (a) all portions of the right-of-way located within the District’s boundary that are owned by the District, including landscaped areas and sidewalks as applicable; and (b) designated parking areas/lots owned by the District (collectively referred to herein as the “District’s Roadways”). A list and map of the District’s Roadways is set forth in **Exhibit “A”** attached hereto.

Nothing in this designation shall be deemed to affect the obligation of owners of lots to maintain the lawns and landscape improvements within the right-of-way areas, 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.

Section 3. Definitions.

A. Commercial Vehicle. Vehicles and mobile items (whether motorized or not), that are: (1) titled, registered or leased to a company and not an individual person; or (2) not designed and used for personal/family transportation, such vehicles with work racks, tool racks and/or visible equipment for commercial purposes (includes limousines, lawn maintenance vehicles, construction vehicles and vehicles used for businesses); or (3) dual-wheel trucks. This also includes storage pods and other moving storage units.

B. Vehicle. Any mobile item which normally uses wheels, whether motorized or not (includes motorcycles and trailers).

C. Vessel. Any mobile item capable of being used as a means for transportation on water (includes a boat, boat trailer, watercraft, barge or airboat).

D. Recreational Vehicle. A mobile item designed for recreational use (includes motor homes, campers, trailers, go-carts, all-terrain vehicles, mopeds, unregistered vehicles, golf carts).

E. Parked. Left unattended or stalled by its owner or user.

F. Overnight. Between the hours of 10 p.m. and 6 a.m. daily.

The terms Commercial Vehicle, Vehicle, Vessel and Recreational Vehicle may collectively be referred to herein as the “vehicle.”

Section 4. Parking Restrictions.

A. The Map attached hereto as **Exhibit “B”** shows the areas where street parking is permitted in green and where street parking is not permitted in red. Street parking is permitted on Via Palma Lane only in front of the grass patches located directly in front of the following addresses: 3142 Via Palma Lane, Kissimmee, FL 34744; 3144 Via Palma Lane, Kissimmee, FL 34744; 3146 Via Palma Lane, Kissimmee, FL 34744; 3148 Via Palma Lane, Kissimmee, FL 34744; 3150 Via Palma Lane, Kissimmee, FL 34744; 3152 Via Palma Lane, Kissimmee, FL 34744; 3154 Via Palma Lane, Kissimmee, FL 34744; 3156 Via Palma Lane, Kissimmee, FL 34744; 3158 Via Palma Lane, Kissimmee, FL 34744; 3160 Via Palma Lane, Kissimmee, FL 34744; 3162 Via Palma Lane, Kissimmee, FL 34744; 3164 Via Palma Lane, Kissimmee, FL 34744; 3166 Via Palma Lane, Kissimmee, FL 34744; 3168 Via Palma Lane, Kissimmee, FL 34744; 3170 Via Palma Lane, Kissimmee, FL 34744; and 3172 Via Palma Lane Kissimmee, FL 34744. Street parking is permitted on Via Tuscany Way on Odd House Side Only at the following addresses: Street parking is permitted in the rear of the following lots: 2917 Puerta Del Sol Blvd., Kissimmee, FL 34744 and 2915 Puerta Del Sol Blvd., Kissimmee, FL 34744. Street parking is permitted in the front of the following lots: 2923 Via Tuscany Way, Kissimmee, FL 34744; 2921 Via Tuscany Way, Kissimmee, FL 34744; 2919 Via Tuscany Way, Kissimmee, FL 34744; 2917 Via Tuscany Way, Kissimmee, FL 34744; 2915 Via Tuscany Way, Kissimmee, FL 34744; 2913 Via Tuscany Way, Kissimmee, FL 34744; 2911 Via Tuscany Way, Kissimmee, FL 34744; 2909 Via Tuscany Way, Kissimmee, FL 34744; and 2907 Via Tuscany Way, Kissimmee, FL 34744. Street parking is permitted on Casabella on even side house numbers only at the following addresses: 2902 Casabella Dr, Kissimmee, FL 34744; 2904 Casabella Dr, Kissimmee, FL 34744; 2906 Casabella Dr, Kissimmee, FL 34744; 2908 Casabella Dr, Kissimmee, FL 34744; 2910 Casabella Dr, Kissimmee, FL 34744; 2912 Casabella Dr, Kissimmee, FL 34744; 2914 Casabella Dr, Kissimmee, FL 34744; 2916 Casabella Dr, Kissimmee, FL 34744; 2918 Casabella Dr, Kissimmee, FL 34744; 2920 Casabella Dr, Kissimmee, FL 34744; 2924 Casabella Dr, Kissimmee, FL 34744; 2928 Casabella Dr, Kissimmee, FL 34744; 2930 Casabella Dr, Kissimmee, FL 34744; 2932 Casabella Dr, Kissimmee, FL 34744; 2934 Casabella Dr, Kissimmee, FL 34744; 2936 Casabella Dr, Kissimmee, FL 34744; 2938 Casabella Dr, Kissimmee, FL 34744; 2940 Casabella Dr, Kissimmee, FL 34744; 2942 Casabella Dr, Kissimmee, FL 34744; 2944 Casabella Dr, Kissimmee, FL 34744; 2946 Casabella Dr, Kissimmee, FL 34744; 2948 Casabella Dr, Kissimmee, FL 34744; 2950 Casabella Dr, Kissimmee, FL 34744; 2952 Casabella Dr, Kissimmee, FL 34744.

Via Largo parking is permitted on odd street address side at the following addresses: 2801 Via Largo Ct, Kissimmee, FL 34744; 2803 Via Largo Ct, Kissimmee, FL 34744; 2805 Via Largo Ct, Kissimmee, FL 34744; 2807 Via Largo Ct, Kissimmee, FL 34744; 2809 Via Largo Ct, Kissimmee, FL 34744; 2811 Via Largo Ct, Kissimmee, FL 34744; 2813 Via Largo Ct, Kissimmee, FL 34744; 2815 Via Largo Ct, Kissimmee, FL 34744; 2817 Via Largo Ct, Kissimmee, FL 34744; 2819 Via Largo Ct, Kissimmee, FL 34744

B. Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles shall not park in any manner that blocks access to a driveway.

C. Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles shall not park, stop or stand in any manner that blocks a sidewalk, intersection and/or crosswalk. No parking within 20 feet of a crosswalk and no parking within 30 feet of a stop sign.

D. Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles shall not park, stop or stand with tires on grass, as this could cause damage to the District's irrigation/landscaping improvements.

E. Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles shall not park within thirty feet of the approach to a stop sign.

F. Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles shall not park, stop or stand, except momentarily to pick up or discharge a passenger or passengers, within 15 feet of a fire hydrant.

G. Temporarily parked Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles shall not park in any manner which has the effect of disrupting the normal flow of traffic; which block ingress or egress of trucks, public service vehicles and emergency vehicles; or which would require other vehicles to leave the paved surface of the District's Roadways to pass.

I. Any vehicle not capable of operating on its own is prohibited from being parked on, over or within the District's Roadways.

J. No vehicle bearing an expired tag sticker,¹ expired registration, missing license plate, or a license plate that fails to match the vehicle registration shall be parked on, over, or within the District's Roadways.

K. No vehicle parked on, over or within the District's Roadways or any other District property shall be used as a domicile or residence either temporarily or permanently.

L. Parking of any Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles is prohibited on or within all non-paved District property, including landscaped or grassed areas within or adjacent to any District roadways.

¹ As also may be referred to as a "registration decal" by the Florida Department of Highway Safety and Motor Vehicles and/or as a "validation sticker" by Section 320.06, *Florida Statutes*.

M. Parking, standing or stopping of any vehicles on District Roadway deemed to be unsafe by the District, as identified by signage, pavement marking or both.

N. Parking is prohibited in the District's parking lot adjacent to the Recreation Center during hours that the Recreation Center is not open for use.

O. No abandoned, inoperable and/or discarded vehicle (including a Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle), or any part thereof, shall be parked, stored or left upon on the District's Roadways for a period in excess of seventy-two (72) hours. Abandoned, inoperable and/or discarded means a state of disuse, neglect or abandonment. Evidence of "abandoned, inoperable and/or discarded" may include, any one (1) or a combination of the following factors: (1) the vehicle is wrecked; (2) the vehicle is inoperable, as evidenced by vegetation underneath as high as the vehicle body or frame; debris collected underneath; or, the vehicle is being used solely for storage/habitation purposes; (3) the vehicle is partially dismantled, having no engine, transmission or other major and visible part; (4) the vehicle has major and visible parts which are dismantled; (5) the vehicle is incapable of functioning as a vehicle in its present state; (6) the vehicle has only nominal salvage value; (7) the vehicle is incapable of safe operation under its own power, or a vehicle that cannot be self-propelled or moved in a manner it was originally intended to move.

P. Commercial vehicles shall not be parked on, over, or within the District's Roadways, except during the period of delivery or during the period of time services are provided to the adjacent residential unit(s), which shall not exceed nine hours.

Q. Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles shall not be parked in a manner that blocks access to mail kiosks or mailboxes on or adjacent to the District's Roadways between the hours of 8 a.m. and 6 p.m. Mail service requires 30 feet of clearance, so each side of a mailbox should have 15 feet of clear space.

R. All vehicles shall park facing the direction of authorized traffic movement on the District's Roadways (with its right-hand wheel (as applicable) within 12 inches of the right-hand curb or edge of the roadway (as applicable)).

Section 4. Parking Permits.

A. Overnight Parking Permits. Individuals may apply for an "overnight parking permit" to park on the District Roadways. Overnight parking permits only apply to commercial vehicles or moving/storage containers. Overnight parking permits will be granted in accordance with the following:

1. Permits may not exceed seven consecutive days. In no event may an Overnight Parking Permit be granted for more than fourteen nights per year for one vehicle, as identified by its license plate number.

2. Individuals interested in an Overnight Parking Permit may submit a request to the District Manager. Such request must include the following information:

- i. The name, address and contact information of the owner of the vehicle to which the permit will be granted;
- ii. The make/model and license plate of the vehicle to which the permit will apply;
- iii. The reason and special terms (if any) for the Overnight Parking Permit;
- iv. The date and time of the expiration of the requested Overnight Parking Permit.

3. It is the responsibility of the individual requesting an Overnight Parking Permit to secure all necessary documentation and approvals. Failure to secure all necessary documentation and approvals will result in the towing and/or removal of the vehicle from the District's Roadways.

4. Upon receipt of all requested documentation, as set forth above, the District Manager will issue an Overnight Parking Permit to the resident. Overnight Parking Permits will be granted by way of written correspondence from the District Manager. No verbal grants of authority will be issued or be held valid.

5. The Overnight Parking Permit must be displayed on the bottom left side of the Vehicle windshield.

Section 5. Enforcement.

A. Towing. Any vehicle parked in violation of the District's Parking and Towing Rules may be towed at the owner's expense by a towing contractor approved by the District's Board of Supervisors pursuant to Section 715.07, *Florida Statutes*. Such towing contractor shall be authorized to erect signage complying with Section 715.07, *Florida Statutes*, and tow vehicles violating the District's Parking and Towing Rules. All expenses associated with such towing and the storage of vehicles shall be the responsibility of the vehicle owner. Nothing herein shall prevent the District from issuing warnings or from implementing an administrative grace period. The Board of Supervisors for the District shall have the right to charge and assess an administrative fee pursuant to Section 190.035, *Florida Statutes*, not to exceed \$250.00 for violations of the District's Parking and Towing Rules.

B. Suspension and Termination of Privileges. A user's privileges at any or all District facilities may be subject to various lengths of suspension or termination by the Board of Supervisors due to violations of the District's Parking and Towing Rules.

C. Suspension of Rules. The enforcement of the District's Parking and Towing Rules may be suspended in whole or in part for a specified period of time, as determined by Resolution of the Board of Supervisors of the District. In addition, the enforcement of the District's Parking and Towing Rules may be suspended during emergency situations, or as otherwise deemed necessary, at the discretion of the District Manager.

D. Damage to District Property. Should the parking, stopping or standing of any vehicle on, over, or within the District’s Roadway or other property, or any portion thereof, even if on a temporary basis, cause damage to the District’s Roadway or property, including to landscaping or other improvements, including roadway gates, the owner and driver of the vehicle causing such damage shall be responsible to fully reimburse the District to repair or replace such damage and for any staff fees the District incurs related to such damage (including attorney fees for collection efforts). Damage includes, but is not limited to, staining caused by fluid leaking onto the District’s Roadway. The District reserves the right to collect such reimbursement as permitted by Florida law, including by lien and/or through utilization of the County’s Tax Roll, as applicable.

E. Vehicle Repairs. No vehicle maintenance or repairs shall be performed on, over, or within any portion of the District Roadway, District parking lots/areas or District property.

F. Other Traffic and Parking Regulations. Nothing in these District Parking and Towing Rules shall prohibit local law enforcement from enforcing the laws that are a part of the State Uniform Traffic Control Law, Chapter 316, *Florida Statutes*, or any other local or state law, rule or ordinance pertaining to vehicular traffic or parking enforcement.

Section 6. Parking at Your Own Risk. The District assumes no liability for any theft, vandalism and/or damage that may occur to personal property or vehicles parked on the District’s Roadways pursuant to the District’s Parking and Towing Rules.

Section 7. Severability. The invalidity or unenforceability of any one or more provisions of this Rule shall not affect the validity or enforceability of the remaining portions of this Rule or any part of this Rule not held to be invalid or unenforceable.

Section 8. Effective Date. The effective date of the District’s Parking and Towing Rules is November 14, 2023.

Exhibit “A”: List and map of the District’s Roadways

Exhibit “B”: Map Describing Permission for Street Parking on the District’s Roadways

Implemented Florida Law: Section 190.012, *Florida Statutes*; Section 190.011, *Florida Statutes*; Section 715.07, *Florida Statutes*; Section 316.1945, *Florida Statutes*; Section 316.195, *Florida Statutes*; Section 316.1951, *Florida Statutes*; Section 120.54, *Florida Statutes*; and Section 120.69, *Florida Statutes*.

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Exhibit “A”

List and Map of the District’s Roadways

[See attached.]



Villa Sol CDD, Roadways

Osceola County, FL
November 2023



0 360 720 Feet



Dewberry

Exhibit “B”

Map Describing Permission for Street Parking on the District’s Roadways

[See attached.]

Villa Sol CDD Updated Towing Rules

- Green - Authorized areas for public parking. In these areas there is **NO PARKING** in front of mailboxes, or fire hydrants. Please check your surroundings before leaving your vehicle.

- Red - **NO PARKING** is authorized in these areas.





