

**DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT**  
**AMENDED AND RESTATED RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT**

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**In accordance with Chapter 190, Florida Statutes, and on August 15, 2024, at a duly noticed public meeting, the Board of Supervisors of the Davenport Road South Community Development District (“District”) adopted the following policy to govern parking and parking enforcement on certain District property. This policy repeals and supersedes all prior rules and/or policies governing the same subject matter.**

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**SECTION 1. INTRODUCTION.** The District finds that parked Commercial Vehicles, Vehicles, Vessels, Trailers, and Recreational Vehicles (hereinafter defined) on certain of its property cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This policy is intended to provide the District’s residents and paid users with a means to park Vehicles on-street in certain designated parking areas as well as to allow additional parking for Vehicles and overnight guests in the District’s Overnight Parking Areas and remove such Commercial Vehicles, Vehicles, Vessels, Trailers, and Recreational Vehicles from District designated Tow-Away Zones consistent with this policy and as indicated on the **Exhibits** attached hereto and incorporated herein by reference. This policy authorizes additional overnight parking in designated areas, which areas are identified in **Exhibit B** attached hereto, subject to obtaining an Overnight Parking Permit.

**SECTION 2. DEFINITIONS.**

**A.** *Abandoned Vehicle.* Any Vehicle that is not operational or has not been moved for a period of two (2) weeks.

**B.** *Commercial Vehicle(s).* Any mobile item which normally uses wheels, whether motorized or not, that (i) is titled, registered or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered or leased to an individual person.

**C.** *Vehicle(s).* Any mobile item which normally uses wheels, whether motorized or not. For purposes of this policy, unless otherwise specified, any use of the term Vehicle(s) shall be interpreted so as to include Commercial Vehicle(s), Vessel(s), Trailer(s), and Recreational Vessel(s).

**D.** *Vessel(s).* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.

**E.** *Recreational Vehicle(s).* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.

**F.** *Parked.* A Vehicle, Vessel, Trailer, or Recreational Vehicle left unattended by its owner or user.

**G. Tow-Away Zone.** District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action. **Any District property not designated as a designated parking area is a Tow Away Zone.**

**H. Overnight.** Between the hours of 10:00 p.m. and 6:00 a.m. daily.

**I. Trailer.** An unpowered vehicle towed by another.

### **SECTION 3. DESIGNATED PARKING AREAS.**

**A.** On street parking is only authorized on the odd numbered side of the street (as indicated by address numbers). On-street parking is expressly prohibited on the even numbered side of the street (as indicated by address numbers).

**B.** The even numbered side of the street (as indicated by address numbers) and those areas within the District's boundaries depicted in **Exhibit A**, which is incorporated herein by reference, are hereby established as "Tow-Away Zones" for all Vehicles, including Commercial Vehicles, Vessels, Trailers, and Recreational Vehicles as set forth in Sections 4 and 5 herein ("**Tow-Away Zone**").

**C.** Additional overnight parking is permitted on certain District property as identified on **Exhibit B** attached hereto ("**Overnight Parking Areas**"), with a pre-approved permit as set forth in this Policy.

**D.** Parking at the District's amenity center as identified on **Exhibit C** is limited to four (4) hours ("**Amenity Center Parking Areas**") and is only to be utilized by District residents, paid users and/or guests actively using the amenity center, unless the Vehicle has a pre-approved permit as set forth in this policy. Any Vehicle which is parked at the Amenity Center Parking Area for a period of time longer than four (4) hours or does not belong to a District resident, paid user, and/or guest actively using the amenity center shall be subject to towing at owner's expense.

**E.** Parking at the District's dog park and pavilion as identified on **Exhibit D** is limited to one (1) hour ("**Outdoor Amenity Parking Areas**"). Any Vehicle which is parked at the Outdoor Amenity Parking Area for a period of time longer than one (1) hour shall be subject to towing at owner's expense.

**F.** Any Vehicle Parked on District property, including District roads, must do so in compliance with all laws, ordinances and codes.

**SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES.** Each area set forth in the **Exhibits** attached hereto is hereby declared a Tow-Away Zone, as identified by and in accordance with the rules established herein. In addition, any Vehicle which is parked in a manner which prevents or inhibits the ability of emergency response vehicles to navigate streets within the District are hereby authorized to be towed.

## SECTION 5. EXCEPTIONS.

**A. ON-STREET PARKING EXCEPTIONS.** Abandoned and/or broken-down Vehicles and Vehicles with expired registration are not permitted to be Parked on-street or on District property, including designated parking areas, at any time and are subject to towing at the owner's expense. Commercial Vehicles, Recreational Vehicles, Trailers, and Vessels are not permitted to be Parked on-street Overnight and shall be subject to towing at owner's expense.

**B. OVERNIGHT PARKING PERMITS.** Residents may apply for an "Overnight Parking Permit" which will allow such resident and/or guest to Park in the Overnight Parking Areas after-hours, and overnight. Overnight Parking Permit requests will be granted in accordance with the following:

1. Permits may not exceed seven (7) consecutive days. In no event may an Overnight Parking Permit be granted for more than fourteen (14) nights per calendar year for one Vehicle, as identified by the Vehicle's license plate number. Notwithstanding the foregoing, Overnight Parking Permits will not be issued for Trailers or Vessels under any circumstances.

2. Residents and paid users interested in an Overnight Parking Permit may submit a request to the District Manager or his/her designee which includes the following information:

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

It is the responsibility of the person(s) 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 property. Improperly permitted Vehicles parked in the Tow-Away Zones will be subject to towing.

3. Upon receipt of all requested documentation, as set forth above, the District Manager or his/her designee will issue an Overnight Parking Permit to the resident or paid user making the request. Overnight Parking Permits will be granted by way of written correspondence by the District Manager or his/her designee. **No verbal grants of authority will be issued or be held valid.**

4. The Overnight Parking Permit must be **clearly** displayed in the Vehicle windshield.

**C. VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to park company Vehicles in order to facilitate District business. All Vehicles so authorized must be identified by an Overnight Parking Pass.

**D. DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery Vehicles, including but not limited to, U.P.S., Fed Ex, moving company Vehicles, and lawn maintenance vendors may park on District property while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also park on District property while carrying out official duties.

#### **SECTION 6. TOWING/REMOVAL PROCEDURES.**

**A. SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District's Board of Supervisors and shall be posted on District property in the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.

**B. TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a Commercial Vehicle, Vehicle, Vessel, Trailer, or Recreational Vehicle, the District Manager or his/her designee must verify that the subject Commercial Vehicle, Vehicle, Vessel, Trailer, or Recreational Vehicle was not authorized to park under this rule in the Overnight Parking Areas or the Tow-Away Zone, and then must contact a firm authorized by Florida law to tow/remove Commercial Vehicles, Vehicles, Vessels, Trailers, and Recreational Vehicles for the removal of such unauthorized vehicle at the owner's expense. The Commercial Vehicle, Vehicle, Vessel, Trailer, or Recreational Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*. Notwithstanding the foregoing, a towing service retained by the District may tow/remove any vehicle Parked in the Tow-Away Zone.

**C. AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors ("Board") is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

**SECTION 7. PARKING AT YOUR OWN RISK.** Vehicles, Commercial Vehicles, Vessels, Trailers, or Recreational Vehicles may be Parked on District property pursuant to this policy, provided, however, the District assumes no liability for any theft, vandalism and/or damage that might occur to personal property and/or to such Vehicles, Commercial Vehicles, Vessels, Trailers, or Recreational Vehicles.

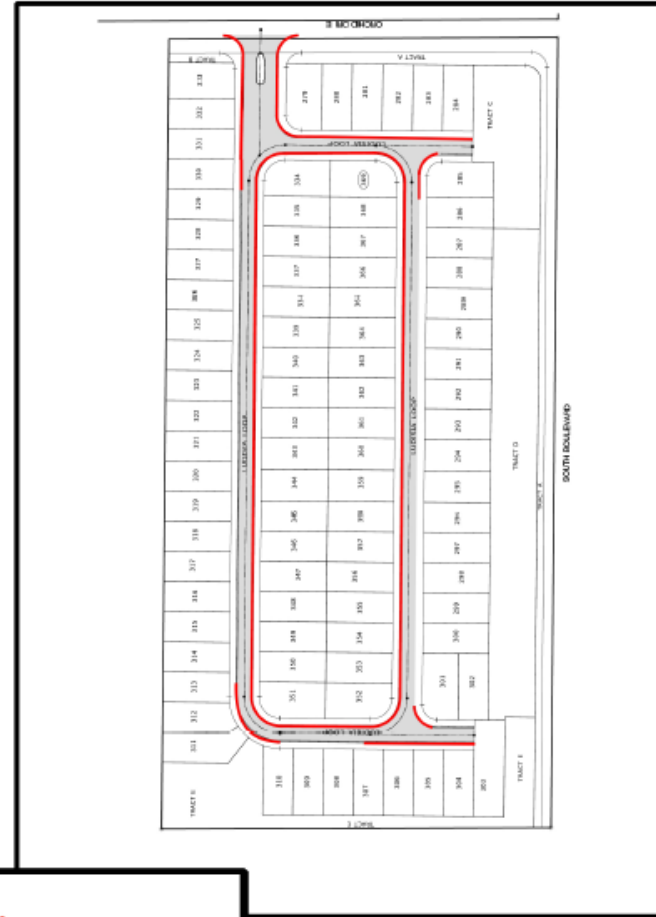
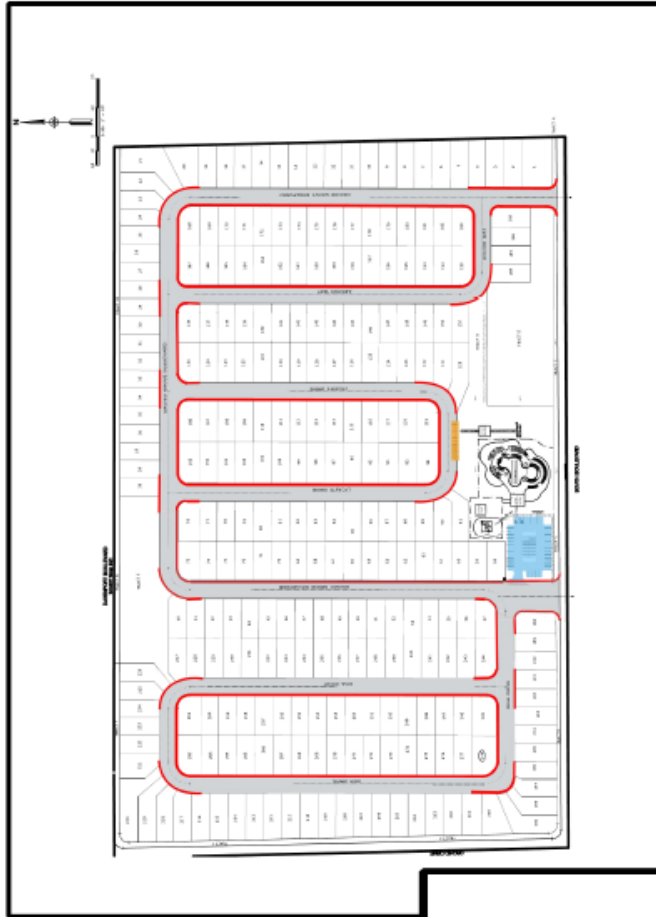
**SECTION 8. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW-AWAY ZONES.** The Board, in its sole discretion, may amend these *Amended and Restated Rules Relating to Overnight Parking and Parking Enforcement* from time to time to designate new Tow-Away Zones as the District acquires additional common areas. Such designations of new Tow-Away Zones are subject to proper signage and notice prior to enforcement of these rules on such new Tow-Away Zones.

- EXHIBIT A – *Tow Away Zone***
- EXHIBIT B - *Map of Overnight Parking Areas***
- EXHIBIT C - *Amenity Center Parking Areas***
- EXHIBIT D - *Outdoor Amenity Parking Areas***

Effective date: August 15, 2024

# EXHIBIT A – Tow Away Zone

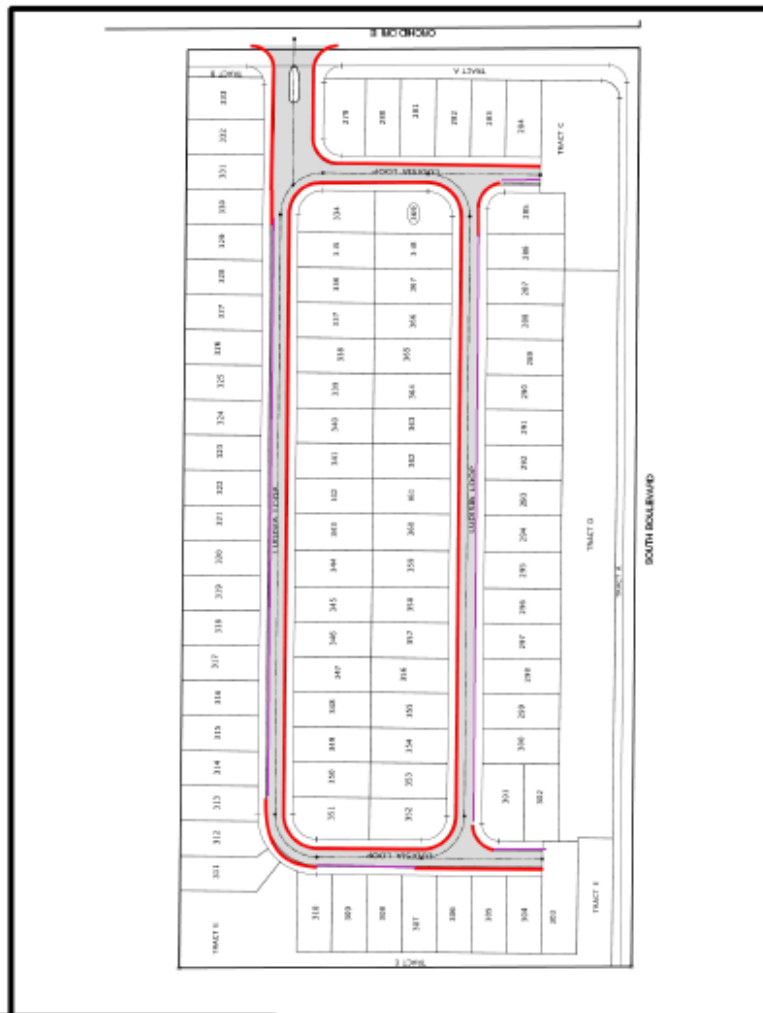
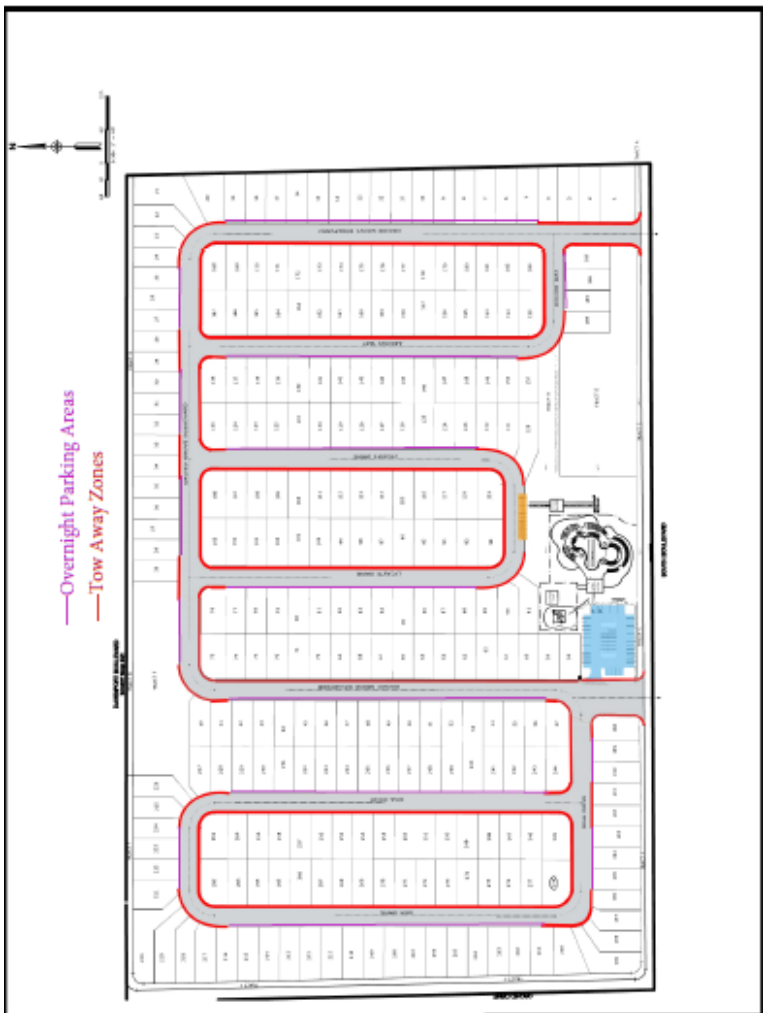
Davenport Road South CDD ("ORCHID GROVE")  
Parking Review Summer 2024  
Ver.1.2b



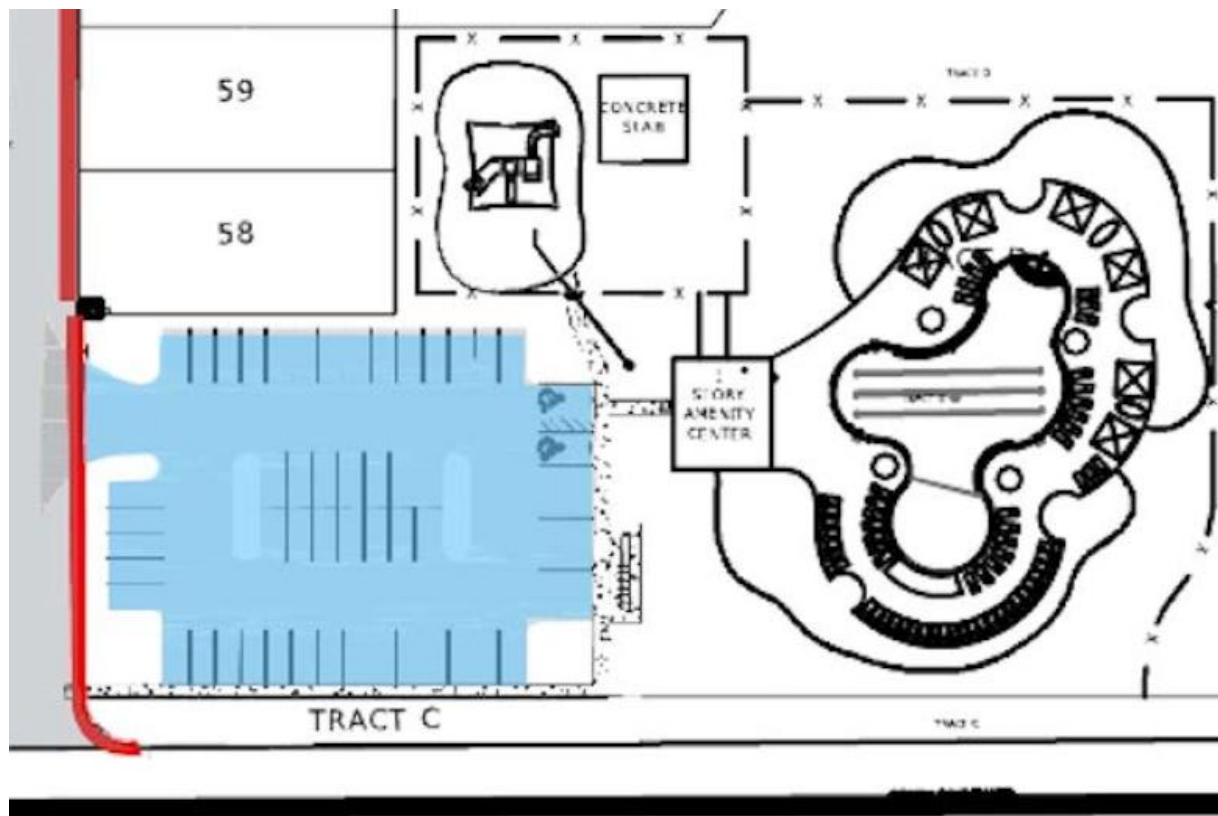
**LEGEND**

- Tow Away Zone
- AMENITY: 1 Hour Parking Zone (NO OVERNIGHT PARKING without approved permit\*)
- AMENITY: 4 Hour Parking Zone (NO OVERNIGHT PARKING without approved permit\*)

### EXHIBIT B - Map of Overnight Parking Areas



**EXHIBIT C - Amenity Center Parking Areas**



**SOUTH BOULEVARD**



EXHIBIT D - Outdoor Amenity Parking Areas

