

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT
RULES RELATING TO PARKING AND PARKING ENFORCEMENT

Text of Revised Rules

The proposed revisions to the existing parking rules are comprised of the underlined addition of Section 4 to the District's existing Parking and Enforcement Rule below. The remainder of the District's rule shall remain in full force and effect:

SECTION 1. INTRODUCTION. The District finds that parked Vehicles (hereinafter defined) on certain of its property cause hazards and danger to the health, safety and welfare of District residents and the public. This Rule is intended to provide the District's residents and paid users with a means to remove such Vehicles from District designated Tow-Away Zones (hereinafter defined) consistent with this Rule.

SECTION 2. DEFINITIONS.

- A. *Commercial Vehicle.* 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.
- B. *Mobile Vehicle.* Any mobile item which normally uses wheels, whether motorized or not.
- C. *Park; Parked; or Parking.* A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.
- D. *Recreational Vehicle.* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- E. *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 as further provided within this Rule.
- F. *Vehicle.* Any Mobile Vehicle, Commercial Vehicle, Vessel, or Recreational Vehicle.
- G. *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.

SECTION 3. DESIGNATED PARKING AREAS. Parking of any Vehicle in the area on the District's roadways depicted in **Exhibit A** attached hereto and incorporated herein by this reference (the "**Prohibited Street Parking Areas**") shall be prohibited. Any Vehicle parked on District property, including District roads, must do so in compliance with all laws, ordinances and codes.

SECTION 4. DESIGNATED PARKING AREAS – WEEKEND HOURS. Parking during the time period between 10:00 p.m. on Friday evening through 5:00 a.m. on Saturday morning and from 10:00 p.m. on Saturday evening through 5:00 a.m. Sunday (the “Weekend Hours”) morning is further restricted. Parking in the Designated Parking Areas is only permitted during the Weekend Hours with a special pass to be issued by gate security. The Weekend Hours passes shall be limited to five (5) per address. Any Vehicle parked in the designated parking areas without this pass shall be subject to towing at the owner’s expense.

SECTION 5. ESTABLISHMENT OF TOW-AWAY ZONES. At all times, the Prohibited Street Parking Areas depicted in **Exhibit A** and other areas governed by the Weekend Hours provision of Section 4 above, shall be “Tow-Away Zones.” Any Vehicle parked in violation of this Rule may be towed by the District at the sole expense of the owner of such Vehicle if it remains in violation of the terms and conditions of this Rule. The District shall not be liable to the owner of such Vehicle for trespass, conversion, damages, or otherwise, nor guilty of any criminal act by reason of such towing, and neither its removal nor failure of the owner of such Vehicle to receive any notice of said violation shall be grounds for relief of any kind. All towing shall be performed in accordance with section 715.07, *Florida Statutes*.

SECTION 6. EXCEPTIONS.

- A. VENDORS/CONTRACTORS/SPECIAL EXCEPTIONS.** Under special circumstances to be established by the District Manager, the District Manager or his/her designee may authorize vendors/consultants and/or others in writing to park vehicles on District roadways. All vehicles so authorized must be identified by a written parking pass from the District Manager or his/her designee.
- B. 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 7. 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 Vehicle, the District Manager or his/her designee must verify that the subject Vehicle was not authorized to park under the Rules provided herein, then must contact a firm authorized by Florida law to tow/remove Vehicles for the removal of such unauthorized Vehicle at the owner’s expense. The 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 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 Rules set

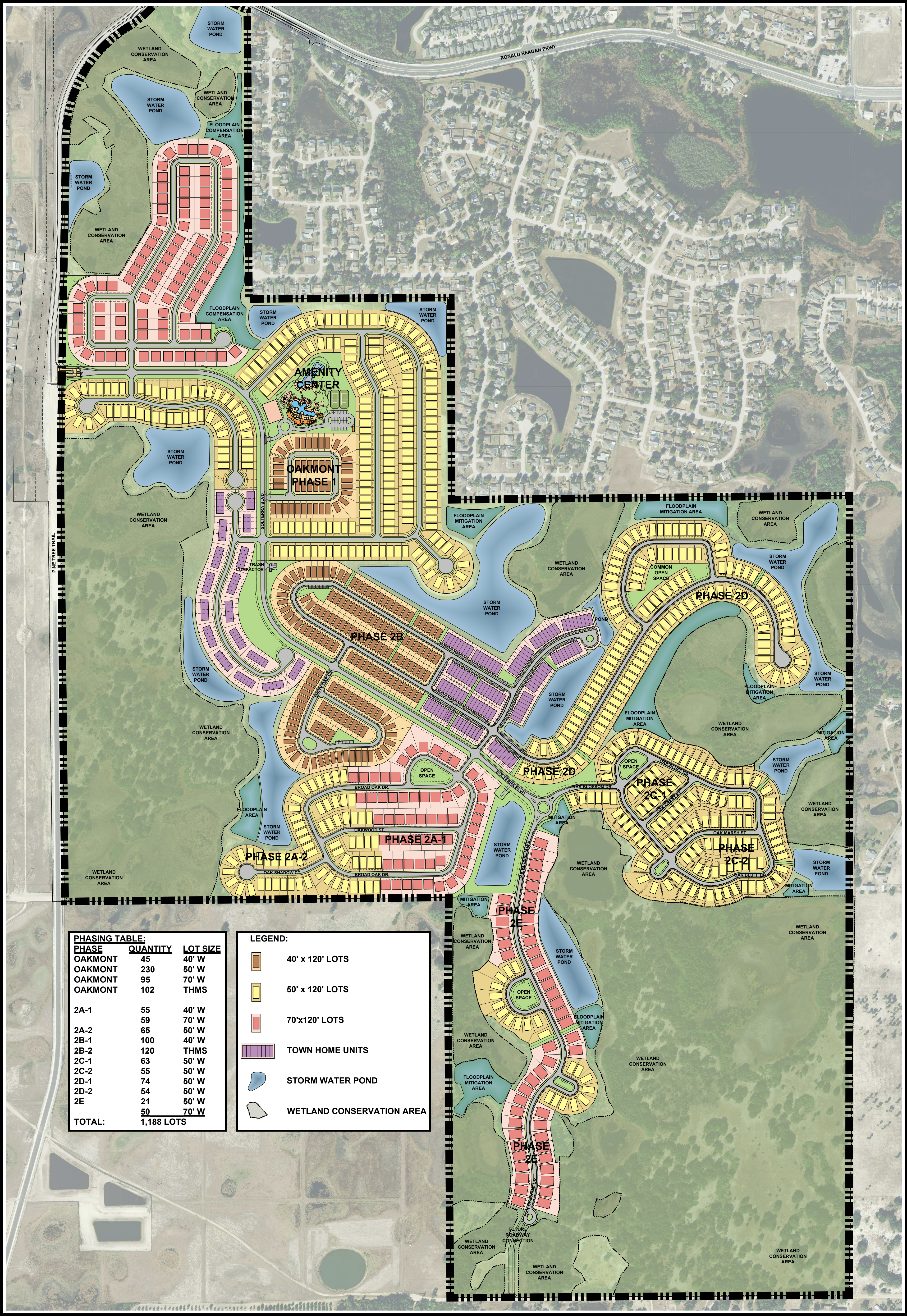
forth herein. Pursuant to Section 190.012(2)(d), *Florida Statutes*, the District's selection of a towing operator is not subject to public bidding if the towing operator is included in an approved list of towing operators maintained by Polk County.

SECTION 8. PARKING AT YOUR OWN RISK. Vehicles may be parked on District property pursuant to this Rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such Vehicles.

EXHIBIT A – *Prohibited Street Parking Areas*

Effective Date: August 27th, 2020

EXHIBIT A – *Prohibited Street Parking Areas*



PHASING TABLE:

PHASE	QUANTITY	LOT SIZE
OAKMONT	45	40' W
OAKMONT	230	50' W
OAKMONT	95	70' W
OAKMONT	102	THMS
2A-1	55	40' W
2A-2	59	70' W
2B-1	100	40' W
2B-2	120	THMS
2C-1	63	50' W
2C-2	55	50' W
2D-1	74	50' W
2D-2	54	50' W
2E	21	50' W
	50	70' W
TOTAL:	1,188	LOTS

LEGEND:

- 40' x 120' LOTS
- 50' x 120' LOTS
- 70'x120' LOTS
- TOWN HOME UNITS
- STORM WATER POND
- WETLAND CONSERVATION AREA

Solterra Resort - Phase 1 and 2
Overall Master Plan Exhibit

Kolter Land Partners
Polk County, Florida

SCALE: 1" = 300'
HALF SCALE 11" BY 17"

01-09-2019	MASTERPLAN GRAPHIC EXHIBIT	JC
01-03-2019	MASTERPLAN GRAPHIC EXHIBIT	JC
06-18-2018	MASTERPLAN GRAPHIC EXHIBIT	JC
09-24-2018	MASTERPLAN GRAPHIC EXHIBIT	JC
DATE:	DATE:	JOB #:

Note: This is a preliminary/conceptual site plan and is subject to survey information, final design, engineering and governmental approvals, additional drainage, floodplain and grand tree analysis to required and may affect final unit totals and layout.

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