

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT
RULE RELATING TO PARKING ENFORCEMENT

In accordance with Chapters 190 and 120 of the Florida Statutes, and on February 22, 2017, and at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Lakeside Community Development District (the “District”) adopted the following rules to govern traffic and parking enforcement on District right-of-ways and other property. This rule repeals and supersedes all prior rules governing the same subject matter.

1. INTRODUCTION. The District finds that parked Vehicles, Commercial Vehicles, Vessels and Recreational Vehicles (hereinafter defined) on its roadways causes hazards and danger to the health, safety and welfare of District residents, paid users and the public. This Policy Relating to Parking Enforcement (the “Policy”) prohibits parking in certain areas within the District, and provides the manner in which any such Vehicles, Commercial Vehicles, Vessels and Recreational Vehicles so parked shall be towed/removed.

2. DEFINITIONS. The following definitions apply to this rule:

- A. *Vehicle.* Any device in, upon, or by which any person or property is or may be transported or drawn upon a highway.
- B. *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.
- C. *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- D. *Recreational Vehicle.* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- E. *Parked.* A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user. This definition excludes actively engaged delivery vehicles.
- F. *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.

SECTION 3. ESTABLISHMENT OF TOW-AWAY ZONES. Parking on District roadways is not permitted. All roadways within the District are hereby declared a Tow-Away Zone. Please refer to Chapter 316, Florida Statutes, Chapter 106 of the Pasco County Code of Ordinances, and the Amended and Restated Declaration of Protective Covenants for Lakeside. The District shall ensure that notice of all Tow-Away Zones is posted at conspicuous locations as required by Section 715.07, *Florida Statutes*. Additionally, the District shall obtain any local permits and/or approvals necessary for such signage.

SECTION 4. OVERNIGHT PARKING AREAS. Overnight parking is permitted in certain areas owned by the HOA. Please contact the HOA for additional information.

SECTION 5. ENFORCEMENT.

- A. To effectuate the towing/removal of a Vehicle, Commercial Vehicle, Vessel or Recreational Vehicle, the District Manager or his/her designee shall enter into and maintain an agreement with a firm authorized by Florida law to tow/remove such vehicles for the removal of the unauthorized Vehicle, Commercial Vehicle, Vessel or Recreational Vehicle at the owner's expense. The Vehicle, Commercial Vehicle, Vessel 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*.
- B. *Other District Penalties.* If any person is found to have violated any of the provisions of this rule, and pursuant to Sections 120.69(2) and (7), *Florida Statutes* and other applicable law, the District shall have the right to impose a fine of up to the amount of \$1,000 and collect such fine and attorney's fees as a contractual lien or as otherwise provided by Florida law. Additionally, the District reserves the right to pursue any other applicable legal action, whether civil or criminal in nature.
- C. *Law Enforcement.* The District hereby authorizes law enforcement personnel of Pasco County and other units of government to enforce the provisions of this rule, and to enforce any and all traffic and parking laws on District right-of-ways. The District may enter into traffic enforcement or other agreements in order to effect the provisions of this subsection.

SECTION 7. SOVEREIGN IMMUNITY. Nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statutes or law.

Specific Authority: §§ 120.54, 120.69, 190.011(5), 190.012(3), *Fla. Stat.*
Effective date: February 22,, 2017