

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT



POLICY WORKSHOP

Monday, September 21, 2026

6:00 PM

10820 Mistflower Lane 19037 Tampa, Florida 33647

Date of Meeting: Monday, September 21, 2026
Time: 6:00 PM
Location: Amenities Center located at 10820 Mistflower Lane 19037
Tampa, Florida 33647

AGENDA

For the full agenda packet, please contact: Patricia@havenmgt.com

- I. Call to Order/ Roll Call**
- II. Audience Comments on Specific Agenda Items (*Audience Comments Limited to 5 Minutes Per Person for Agenda Items*)**
- III. Discussion of Updates to the Holiday Lighting Policy** **EXHIBIT 1**
- IV. Discussion of Updates to the Common Area Pond and Enforcement (Trespass) Rule** **EXHIBIT 2**
- V. Discussion of Updates to the Parking Enforcement Rule and Form of Agreement** **EXHIBIT 3**
- VI. Adjournment**

Exhibit 1

[Return to Agenda](#)

Policy Governing Member Requests for Holiday Lighting Displays

The K-Bar Ranch II Community Development District (the “District”) owns and operates monument lighting (the “Lights”) that can be programmed to display various colors in celebration of a holiday. The District Board of Supervisors has authorized the District Manager to effectuate this Policy.

I. General Operation. Lights are turned on at sundown each Calendar Day. For all Calendar Days that are not Dates of Observation on the Schedule as defined below, the Color Display of the Lights shall be White. Lights are turned off at sunrise each Calendar Day.

II. Standard Holiday Schedule. The District Manager shall, within two weeks of adoption of this Policy and annually on October 1 thereafter, produce a schedule governing the observed Holidays and corresponding Color Display of the Lights (the “Schedule”). The Schedule shall observe the following Holidays, and any additional holidays approved by the Board of Supervisors pursuant to Section III of this Policy, and the Lights shall be programmed to display the corresponding Color Display:

Holiday	Color Display
New Year's Day	Yellow and White
Birthday of Martin Luther King, Jr.	Green, Red, and Black
Inauguration Day	Red, White, and Blue
Washington's Birthday	Red, White, and Blue
Ramadan	Blue and Yellow
Lent	Purple
Memorial Day	Red, White, and Blue
Juneteenth National Independence Day	Green, Red, and Yellow
Independence Day	Red, White, and Blue
Labor Day	Red, White, and Blue
Yom Kippur	Blue and White
Columbus Day	Red, White, and Blue
Diwali	Red and Yellow
Veterans Day	Red, White, and Blue
Thanksgiving Day	Red, Orange, and Yellow
Hannukah	Blue and White
Christmas Day	Red and Green

The District Manager shall be responsible for identifying the Date(s) of Observation and Color Display for each Holiday on the Schedule, including the holidays listed above and any additional Holidays approved by the Board of Supervisors pursuant to Section III of this Policy.

III. Application for Member Requests. The District’s amenity Members (“Members”) (i.e., those individuals authorized to use the District’s amenities pursuant to the District’s Community Facilities Rules & Regulations, as amended from time to time) may request commemoration of

Policy Governing Member Requests for Holiday Lighting Displays

additional holidays by submitting a fully executed Holiday Lighting Application ("Application") set forth in Attachment #1 of this Policy to the District Manager no earlier than one hundred eighty (180) days and no later than ninety (90) days prior to October 1 of each year. Applications must be delivered to the District Manager via email at patricia@havenmgt.com. Applications must include the requested Holiday, Color Display, and suggested Date(s) of Observation for the forthcoming Calendar Year. The District Manager shall compile all timely submitted Applications and present them to the Board of Supervisors at a noticed public meeting held prior to October 1. The Board of Supervisors shall evaluate Applications using the following content-neutral criteria: (a) whether the requested Date(s) of Observation conflict with existing holidays on the Schedule; (b) whether the total number of approved Holidays would exceed thirty (30) per calendar year; and (c) whether the Application was timely and complete. The Board of Supervisors shall have final approval and legislative authority to amend this Policy to add requested holidays to the Schedule, effective for the forthcoming calendar year. The District Manager shall notify all applicants in writing of the Board's decision within fourteen (14) days following the Board's action.

Attachment #1 - Application

Holiday Lighting Application

Member Name: _____

Address: _____

I Am A(n): ☐ Owner ☐ Tenant ☐ Annual Pass Holder If Tenant, Owner Name: _____

Holiday: _____

Date(s) the Holiday falls on this Year: _____, 20____ to _____, 20____

Suggested Date(s) of Observation: _____

Suggested Color Display: _____

The above-referenced Member, on behalf of the Member's self, executors, personal representatives, assigns, heirs, and next of kin (collectively referred to as the "Member" herein), acknowledges and agrees that the K-Bar Ranch II Community Development District, its Board of Supervisors, its District Manager, and all their officers, employees, directors, members, executives, agents, affiliates, representatives, successors, and assigns (collectively, the "District") assume no responsibility or liability in connection with any and all activities, determinations, and decisions related to the Holiday Lighting Application. In exchange for consideration of the Member's Holiday Lighting Application, the Member does hereby agree to the following terms and conditions:

1. Member shall hold harmless and release the District from any claims and demands arising out of or in connection with the Holiday Lighting Application, excluding claims arising from the District's gross negligence or willful misconduct.
2. Member shall indemnify and defend the District from and against any loss, liability, damage, or cost caused by Member's misrepresentations in the Holiday Lighting Application or Member's actions in connection with the Holiday Lighting Application.
3. Member agrees that the foregoing release and waiver is intended to be as broad and inclusive as permitted by Florida law, and that if any portion is held invalid by a Court of competent jurisdiction, the remainder will continue in full legal force and effect.

Member agrees that Member has had opportunity to consult legal counsel regarding this Holiday Lighting Application, if desired, and signs this Holiday Lighting Application in full awareness and understanding of its contents.

Signature

Date

Exhibit 2

[Return to Agenda](#)

EXHIBIT 1
COMMON AREA POND & ENFORCEMENT RULES

**K-BAR RANCH II COMMUNITY
DEVELOPMENT DISTRICT**

COMMON AREA POND & ENFORCEMENT RULES

EXHIBIT 1
COMMON AREA POND & ENFORCEMENT RULES

PART 1: K-Bar Ranch II Community Development District

Common Area Pond Rules

Law Implemented: ss. 190.011, 190.035, Fla. Stat. (2024)

Effective Date: August 19, 2026

In accordance with Chapters 190 and 120, *Florida Statutes*, and at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the K-Bar Ranch II Community Development District adopted the following rules to govern the operation of the District's Amenities. All prior rules of the District governing this subject matter are hereby superseded on a going forward basis.

LAKE OR POND AREAS

The **Pond Areas** throughout the community, identified in **Exhibit A** hereto, are designed to help facilitate the District's natural water system for run off and overflow. Except as set forth herein, no individual other than District representatives, contractors and/or authorized invitees (e.g., homeowner's association representatives and/or contractors with prior permission from the District) shall have access to any property of the District set forth in **Exhibit A**, and any such prohibited access shall constitute a trespass, enforceable in accordance with the District's rules and Florida law. The following additional guidelines apply:

1. Please be respectful of the privacy of the residents living near the ponds.
2. Swimming, boating and any other use of the ponds is prohibited, except by authorized District Staff and/or District contractors, and except as otherwise set forth herein.
3. The practice of fishing in ponds throughout the community is generally prohibited except where signage designates otherwise. All fishing in designated areas shall be catch and release only.
4. Pets must be accompanied and in their owner's control at all times around ponds.
5. Parking along the right of way or on any grassed area near the ponds is prohibited.
6. Electric bicycles as defined in Section 316.003(29), Florida Statutes, as amended, are not permitted on any grassed area near the ponds.
7. Do not leave any litter.
8. Do not feed the wildlife anything, ever.

SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the Districts' limitations on liability contained in Section 768.28, F.S., or other statutes or law.

EXHIBIT 1
COMMON AREA POND & ENFORCEMENT RULES

SEVERABILITY

The invalidity or unenforceability of any one or more provisions of these Rules shall not affect the validity or enforceability of the remaining provisions, or any part of the Rules not held to be invalid or unenforceable.

AMENDMENTS / WAIVERS

The Board in its sole discretion may amend these Rules from time to time. The Board may also elect in its sole discretion at any time to grant waivers to any of the provisions of these Rules.

EXHIBIT 1
COMMON AREA POND & ENFORCEMENT RULES

PART 2: K-Bar Ranch II Community Development District
Disciplinary and Enforcement Rule

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2026)

Effective Date: August 19, 2026

In accordance with Chapters 190 and 120, Florida Statutes, and at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the K-Bar Ranch II Community Development District adopted the following rules to govern disciplinary and enforcement matters. All prior rules of the District governing this subject matter are hereby superseded on a going forward basis.

1. **Introduction.** This rule addresses disciplinary and enforcement matters relating to the use of the properties owned and managed by the District as depicted in **Exhibit A** hereto.

2. **Suspension of Rights.** The District, through its Board, and District Manager, shall have the right to restrict, suspend, or terminate the privileges of any person to access the District's property for any of the following behavior (and/or to otherwise take such action as authorized under this Rule):

- a. Submits false information on any application for use of the District's property;
- b. Exhibits threatening, dangerous, or inappropriate behavior or deportment;
- c. Fails to abide by any District rules and policies;
- d. Treats the District's supervisors, staff, amenities management, contractors, or other representatives, or other residents or guests, in an unreasonable or abusive manner;
- e. Damages or destroys District property;
- f. Trespasses on District property and/or otherwise enters District property for purposes not permitted by the District's rules and policies and/or without prior written authorization from the District Staff; or
- g. Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenities management, contractors, or other representatives, or other residents or guests.

3. **Authority of District Manager.** The District Manager may at any time restrict, suspend or terminate for cause or causes, including but not limited to those described above, any person's (and his/her family's) privileges to use any or all of the District Amenities for a period to be established by the District Manager. Any such person will have the right to appeal the imposition of the restriction, suspension or termination before the Board of Supervisors.

4. **Enforcement of Penalties/Fines.** For any of the reasons set forth in Section 3 above, the District Board of Supervisors shall additionally have the right to impose a fine of up to the amount of \$1,000 in accordance with the schedule below— in addition to any amounts for damages — and collect such fine, damages and attorney's fees as a contractual lien or as otherwise provided pursuant to Florida law.

EXHIBIT 1
COMMON AREA POND & ENFORCEMENT RULES

RULE VIOLATION	FINE
1. Please be respectful of the privacy of the residents living near the ponds.	\$250
2. Swimming, boating and any other use of the ponds is prohibited, except by authorized District Staff and/or District contractors, and except as otherwise set forth herein.	\$1,000
3. The practice of fishing is generally prohibited except where signage designates otherwise. All fishing in designated areas shall be catch and release only.	\$500
4. Pets must be accompanied and in their owner's control at all times around ponds.	\$250
5. Parking along the right of way or on any grassed area near the ponds is prohibited.	\$250
6. Electric bicycles as defined in Section 316.003(29), Florida Statutes, as amended, are not permitted on any grassed area near the ponds.	\$250
7. Do not leave any litter.	\$150
8. Do not feed the wildlife anything, ever.	\$150

5. **Legal Action; Criminal Prosecution.** If any person is found to have committed any of the infractions noted in Section 2 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

6. **Severability.** If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

COMMON AREAS

MAINTENANCE MAP

X03

EXHIBIT 1
COMMON AREA POND & ENFORCEMENT RULES
EXHIBIT A

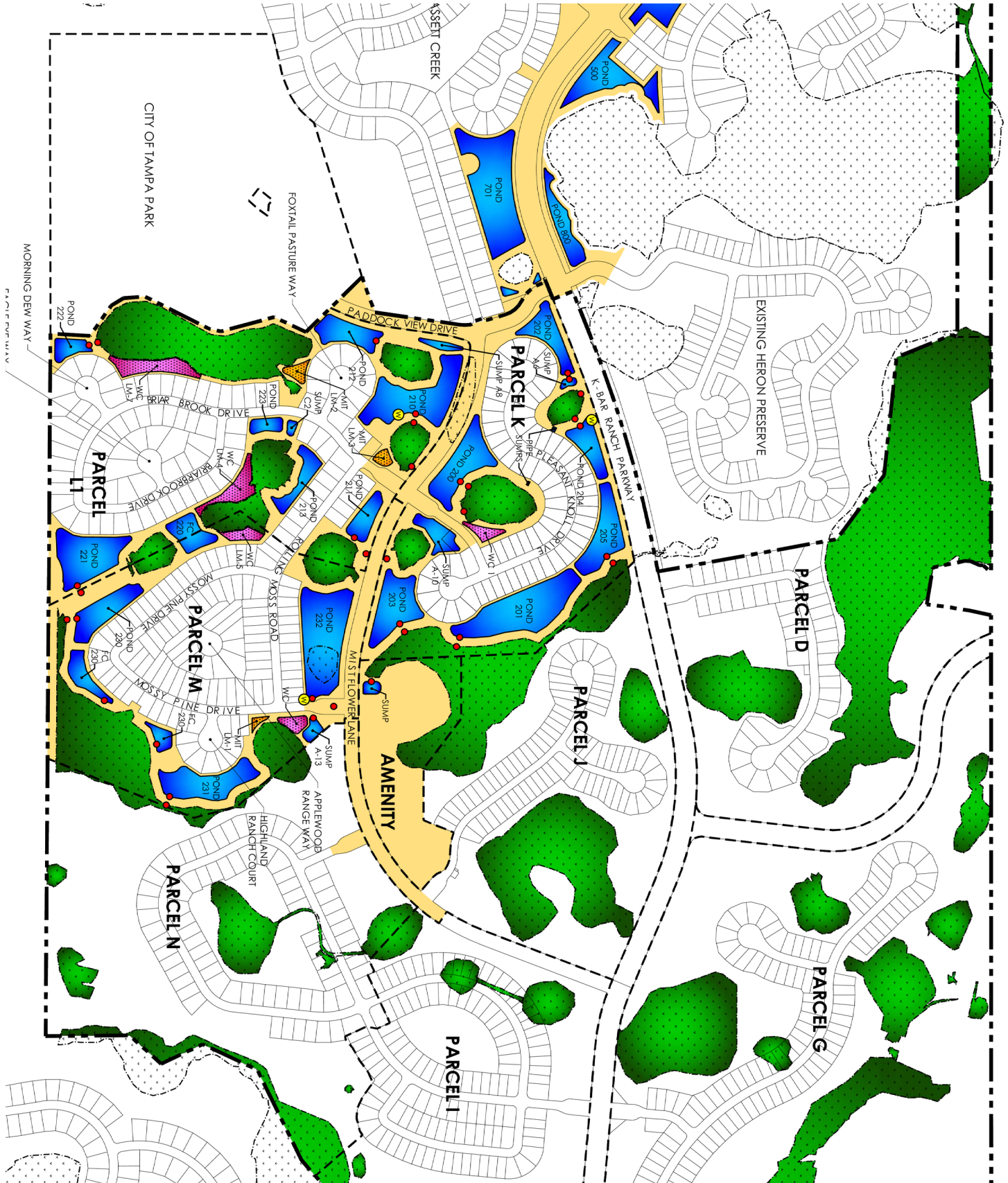


EXHIBIT 1
COMMON AREA POND & ENFORCEMENT RULES
EXHIBIT A

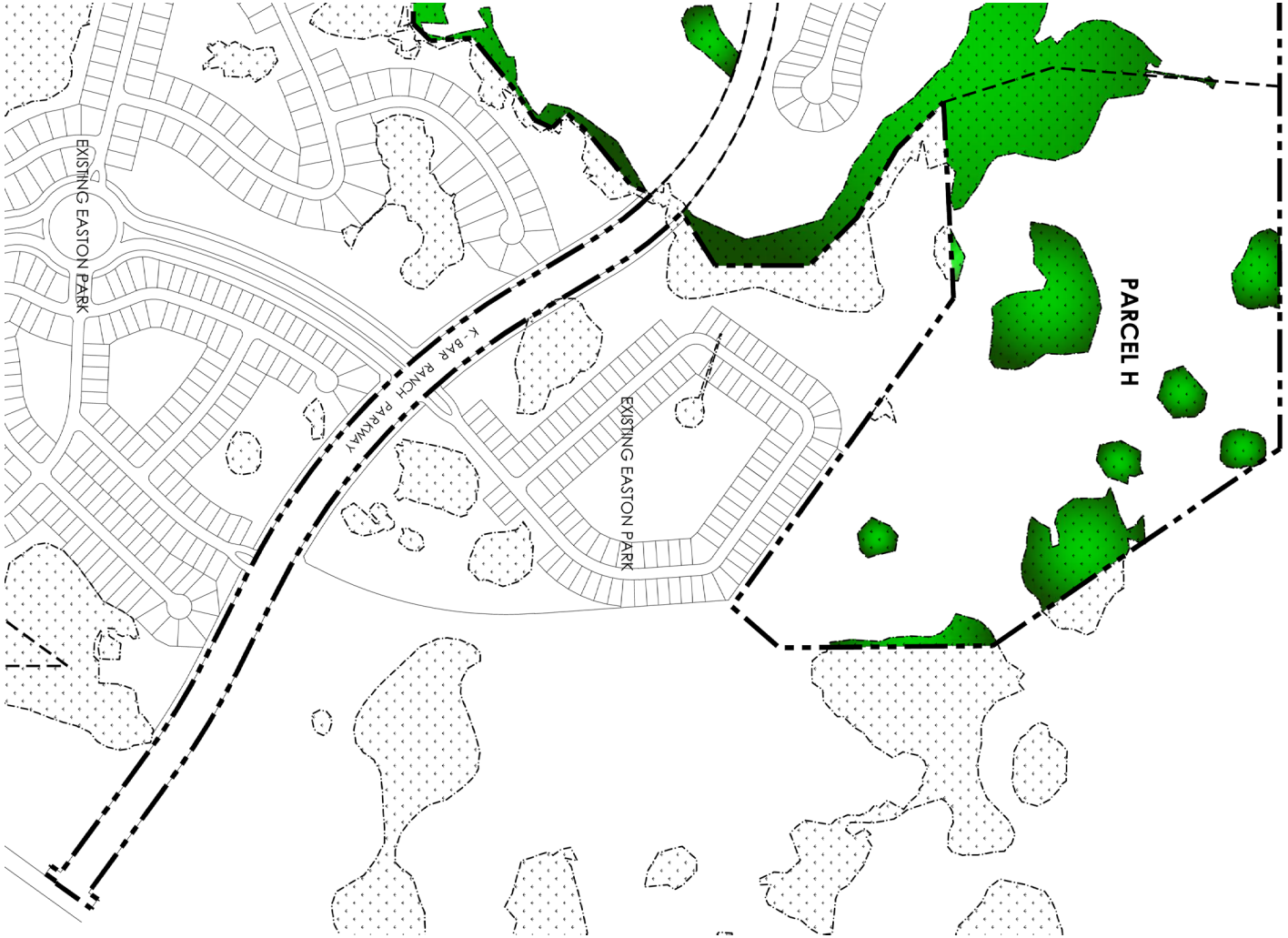


EXHIBIT 1
COMMON AREA POND & ENFORCEMENT RULES
EXHIBIT A
POND AREAS



EXHIBIT 2

K-Bar Ranch II Community Development District

c/o Haven Management Solutions, LLC

255 Primera Boulevard, Suite 160

Lake Mary, FL 32746

_____, ___, 2026

Hillsborough County Sheriff's Office

P.O. Box 3371

Tampa, FL 33601

Re: K-Bar Ranch II Community Development District Authorization
for Law Enforcement Officers to Enforce Trespass Violations

To Whom It May Concern:

I serve as District Manager for the K-Bar Ranch II Community Development District ("**District**"), a local unit of special-purpose government located in Hillsborough County, Florida, and am writing on behalf of the District. Please accept this letter as authorization for the County Sheriff's Office to order trespassers to leave the District's property and to otherwise enforce section 810.09, *Florida Statutes*, or any other applicable law related to trespasses on the District's property. For purposes of this authorization, "trespassers" refers to any person who, without being authorized, licensed or invited, willfully enters upon or remains on the District's property, as determined by any of the Authorized Representatives (defined below).

Pursuant to District Resolution 2026-13, a copy of which is attached, the following individuals (together, "**Authorized Representatives**") are authorized to contact law enforcement officers in Hillsborough County, Florida and provide this written authorization to law enforcement officers for the purpose of enforcing the District's policy and Florida law: (a) Patricia Thibault, the District's Manager; (b) any employees of Haven Management Solutions, LLC, as District Manager; (c) Duzianthan Mohan and/or Gregory Halstead as Chairperson / Vice-Chairperson of the District's Board of Supervisors. The Board of Supervisors and staff of the K-Bar Ranch II Community Development District will aid in the prosecution of any individuals arrested pursuant to this grant of authority.

Should you have any questions regarding this authorization, please contact me at (407) 966-7629.

Sincerely,

Patricia Thibault
District Manager

Attachment A: Resolution 2026-13

EXHIBIT 2

K-Bar Ranch II Community Development District

c/o Haven Management Solutions, LLC

255 Primera Boulevard, Suite 160

Lake Mary, FL 32746

_____, ___, 2026

Tampa Police Department
411 N. Franklin St.
Tampa, Florida, 33602

Re: K-Bar Ranch II Community Development District Authorization
for Law Enforcement Officers to Enforce Trespass Violations

To Whom It May Concern:

I serve as District Manager for the K-Bar Ranch II Community Development District ("**District**"), a local unit of special-purpose government located in Tampa, Florida, and am writing on behalf of the District. Please accept this letter as authorization for the Tampa Police Department to order trespassers to leave the District's property and to otherwise enforce section 810.09, *Florida Statutes*, or any other applicable law related to trespasses on the District's property. For purposes of this authorization, "trespassers" refers to any person who, without being authorized, licensed or invited, willfully enters upon or remains on the District's property, as determined by any of the Authorized Representatives (defined below).

Pursuant to District Resolution 2026-13, a copy of which is attached, the following individuals (together, "**Authorized Representatives**") are authorized to contact law enforcement officers in Tampa, Florida and provide this written authorization to law enforcement officers for the purpose of enforcing the District's policy and Florida law: (a) Patricia Thibault, the District's Manager; (b) any employees of Haven Management Solutions, LLC, as District Manager; (c) Duzianthan Mohan and/or Gregory Halstead as Chairperson / Vice-Chairperson of the District's Board of Supervisors. The Board of Supervisors and staff of the K-Bar Ranch II Community Development District will aid in the prosecution of any individuals arrested pursuant to this grant of authority.

Should you have any questions regarding this authorization, please contact me at (407) 966-7629.

Sincerely,

Patricia Thibault
District Manager

Attachment A: Resolution 2026-13

EXHIBIT 3

WAIVER AND RELEASE FORM

K-Bar Ranch II Community Development District

This Waiver and Release of Liability ("**Release**") is executed by _____ ("**Volunteer**"), who hereby releases the K-Bar Ranch II Community Development District ("**District**"), and its present, former, and future supervisors, staff, officers, managers, lawyers, engineers, employees, representatives and agents, and all of the successors and assigns of the foregoing (together, "**Released Parties**"). The Volunteer desires to provide volunteer services for the following District activity:

ASSIST WITH TRESPASS ENFORCEMENT AS AUTHORIZED BY RESOLUTION 2026-13

Volunteer understands that the scope of Volunteer's relationship with the District is limited to a volunteer position and that no compensation is expected in return for services provided by Volunteer; that Volunteer is not an employee of District and has no authority to act on behalf of District except as expressly authorized above; and that Volunteer is responsible for his/her own insurance coverage in the event of personal injury or illness as a result of Volunteer's involvement in the above-listed activity. The following additional provisions apply:

1. ***Waiver and Release:*** In consideration for allowing Volunteer to participate in the above-referenced activity, the sufficiency and adequacy of which are hereby acknowledged by Volunteer, I, the Volunteer, on behalf of myself, my personal representatives and my heirs hereby voluntarily agree to indemnify, defend, release, hold harmless, and forever discharge the Released Parties from any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney's fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, my participation as a volunteer to the District, including any and all on-site or off-site activities related to the services or properties of the District, and any transportation provided by the District to and from such activities. I expressly acknowledge that I assume all risk for any and all injuries and illness that may result from my participation in any and all of these activities. I understand that the District is not responsible for personal property lost or stolen while participating in these activities.
2. ***Insurance:*** Further I understand that District does not assume any responsibility for or obligation to provide me with financial or other assistance, including but not limited to medical, health or disability benefits or insurance of any nature in the event of my injury, illness, death or damage to my property.
3. ***Medical Treatment:*** I hereby release and forever discharge the District from any claim whatsoever which arises or may hereafter arise on account of any first-aid treatment or other medical services rendered in connection with an emergency during my tenure as a volunteer with District.

EXHIBIT 3

WAIVER AND RELEASE FORM

4. **Rules:** I further acknowledge and agree that I shall be bound at all times by the terms and conditions of the policies, rules and regulations of the District, as currently in effect and as may be amended from time to time.
5. **Other.** This Release shall be governed by and interpreted in accordance with the laws of the State of Florida, and is intended to be as broad and inclusive as permitted by the laws of the State of Florida. I agree that if any portion of this Release is deemed invalid, that the remainder will remain in full force and effect. Nothing in this Release shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes or other statute or law.

I am of legal age (18 years or older) and am freely signing this Release. I have read this Release and understand its terms, and further understand that by signing this document that I am waiving certain legal rights and remedies.

Participant Name: _____

Date: _____

Participant

Signature: _____

(if Participant is 18 years of age or older)

Parent/Guardian

Signature: _____ n/a _____

(if Participant is a minor child)

Address: _____

Phone Number (home): _____

Phone Number (alternate): _____

Emergency Contact: _____

Phone Number: _____

NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, the District may be required to disclose the information you submit to us. Under certain circumstances, the District may only be required to disclose part of the information submitted to the District. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager.

Exhibit 3

[Return to Agenda](#)

Exhibit A
Rule Relating to Parking Enforcement

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
RULE RELATING TO PARKING ENFORCEMENT

In accordance with Chapter 190, Florida Statutes, and on August 19, 2026, at a duly noticed public meeting, and after a public hearing, the Board of Supervisors of the K-Bar Ranch II Community Development District (“District”) adopted the following rule to govern parking enforcement on certain District property.

1. **INTRODUCTION.** The District finds that parked vehicles can cause hazards and danger to the health, safety and welfare of District residents and the public. This rule is intended to provide the District with the ability to remove such vehicles and fine such owners consistent with this rule and as indicated herein.
2. **PARKING RULES.**

City Parking Prohibitions

The parking prohibitions (“**City Parking Rules**”) set forth in Chapter 15, Article II, Division I of the Code of Ordinances of the City of Tampa, Florida are applicable to District-owned property, including but not limited to District-owned rights-of-way. A copy of such prohibitions is attached hereto as **Exhibit A**. The City parking prohibitions shall be enforced pursuant to a traffic enforcement agreement between the District and the City, or as set forth herein.

Parking on CDD Streets and Other Property

The District hereby adopts the City Parking Rules, as set forth in **Exhibit A** and the following State Parking Rules for CDD streets and other common property. Without intending to limit the foregoing, a summary of certain of such prohibitions is listed here (taken from Sections 316.1945 and 316.195, Florida Statutes), and certain additional provisions are also hereby created below:

- a. **Direction:** Vehicles must park in the direction of authorized traffic movement.
- b. **Distance from Curb:** Right-hand wheels must be within 12 inches of the right-hand curb or edge of the roadway.
- c. **Prohibited Areas (No Stopping, Standing, or Parking):**
Except when necessary to avoid conflict with other traffic, or in compliance with law or the directions of a police officer or official traffic control device, no person shall:
 - i. Stop, stand, or park a vehicle:
 1. On the roadway side of any vehicle stopped or parked at the edge or curb of a street.
 2. On a sidewalk.
 3. Within an intersection.
 4. On a crosswalk.
 5. Between a safety zone and the adjacent curb or within 30 feet of points

Exhibit A
Rule Relating to Parking Enforcement

on the curb immediately opposite the ends of a safety zone, unless the Department of Transportation indicates a different length by signs or markings.

6. Alongside or opposite any street excavation or obstruction when stopping, standing, or parking would obstruct traffic.
 7. Upon any bridge or other elevated structure upon a highway or within a highway tunnel.
 8. On any railroad tracks.
 9. On a bicycle path.
 10. At any place where official traffic control devices prohibit stopping.
- ii. Stand or park a vehicle, whether occupied or not, except momentarily to pick up or discharge a passenger or passengers:
1. In front of a public or private driveway.
 2. Within 15 feet of a fire hydrant.
 3. Within 20 feet of a crosswalk at an intersection.
 4. Within 30 feet upon the approach to any flashing signal, stop sign, or traffic control signal located at the side of a roadway.
 5. Within 20 feet of the driveway entrance to any fire station and on the side of a street opposite the entrance to any fire station within 75 feet of such entrance (when property signposted).
 6. On an exclusive bicycle lane.
 7. At any place where official traffic control devices prohibit standing.
- d. **Disabled Parking:**
- i. It is illegal to park in marked disabled spaces without a proper permit.
 - ii. It is illegal to obstruct the path of travel to an accessible parking space or curb cut.
- e. **Parking and Emergency Access:**
- i. No person may park a vehicle directly across from another vehicle, regardless of permitting status.
 - ii. No vehicle shall be parked in a manner that would block access by sanitation trucks, emergency vehicles, or other governmental service providers.
- f. **Parking on Common Areas Prohibited:**
- i. Except as outlined in this rule, parking on grassy areas or other common areas owned by the District or in which the District owns an easement is strictly prohibited except for authorized District vehicles and/or District contractors.
 - ii. Owners' vehicles shall be parked in the garage or driveway of the Owner's lot and shall not block the sidewalk in accordance with the Master Declaration for K-Bar Ranch II recorded at Book 25025, Page 1157 et seq. of the Official Records of Hillsborough County, Florida.

Parking at CDD Amenity Clubhouse

The District hereby adopts the following parking rules for the CDD amenity center:

- a. Amenity area parking is for amenity patrons and guests **only** and limited while enjoying the amenity area. No overnight parking is allowed between the hours of 10 p.m. to 6 a.m., except in parking spots specifically designated for overnight parking.
- b. Parking in the amenity area parking shall be on a first come/first serve basis.

Exhibit A
Rule Relating to Parking Enforcement

Parking at Designated CDD Parking Spots

The District hereby adopts the following parking rules for designated parking spots (“**Designated Parking Areas**”) around the community:

- a. Parking in the Designated Parking Areas is for District patrons and guests **only** and limited while enjoying the District’s common areas. No overnight parking is allowed between the hours of 10 p.m. to 6 a.m.
- b. Parking in the Designated Parking Areas shall be on a first come/first serve basis.
- c. No box trucks, trailers or other commercial vehicles are permitted in the Designated Parking Areas.

3. TOWING/REMOVAL PROCEDURES.

- a. **SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of these rules, and the parking prohibitions stated herein, 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. **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 in accordance with Florida law and with the rules set forth herein (“**Towing Operator**”).
- c. **TOWING/REMOVAL AUTHORITY.**
 - i. **Roam Towing** - The Towing Operator will/shall be permitted to conduct “roam” towing at the amenity and Designated Parking Areas, and between the hours of 12 a.m. to 6 a.m., in accordance with this Rule. The Towing Operator does not require authorization from the District to tow any vehicles in violation of this Rule. However, the Towing Operator shall render its services in accordance with this Rule, the Towing Agreement and Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*.
 - ii. **Noticed Towing** - The District’s staff may contact the Towing Operator for removal of a vehicle parked in violation of this Rule. The Towing Operator shall render its services in accordance with this Rule, the Towing Agreement and Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*. Alternatively, the District’s staff may elect to contact the City police or other local authority and notify such authority of any vehicle parked in violation of these rules.

- 4. **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

Exhibit A
Rule Relating to Parking Enforcement

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.

- 5. PARKING AT YOUR OWN RISK.** Vehicles may be parked on property within the District 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. Residents shall be responsible for any damage or claim incurred because of violation and enforcement of this Rule.

Effective date: **August 19, 2026**

Exhibit A
City Parking Rules

DIVISION 1. GENERAL PARKING REGULATIONS

Sec. 15-41. Parking in city lots, garages, public streets, and other property.

- (a) Any vehicle stopped, standing, or parked in a single parking space on any city owned or operated parking lot, garage, public street, or other property shall be parked within the lines marked for such single parking space. It is unlawful to stop, stand, or park any vehicle across any such line or mark or to park such vehicle in any such way that the same shall not be within the area so designated by such lines or markings for that single parking space.
- (b) It is unlawful for any person to remove a vehicle from any city owned or operated parking lot, garage, public street, or other property after the person shall have parked thereon without first making payment of authorized legal tender by manual or electronic means or for any person to make any attempt to defraud the city.
- (c) It is unlawful to fraudulently alter, duplicate, damage, destroy, throw away or copy any control card, spitter ticket, permit, tag, decal, citation, or receipt used for parking control issued by the parking division or to make any attempt thereof to defraud the city.
- (d) It is unlawful to deposit or cause to be deposited in any pay station, other electronic payment collection device, mechanical equipment on any city owned or operated parking lot, garage, public street, or other property any slug, device, metallic or other substitute for a coin of the United States of America or to make any attempt thereof to defraud the city.
- (e) It is unlawful and an offense for any person to deface, injure, tamper with, open, willfully break, destroy or impair the usefulness of any equipment installed on any city owned or operated parking lot, garage, public street or other property or to make any attempt thereof.
- (f) It is unlawful for the operator of a vehicle to stop, park or leave standing a vehicle on a city owned or operated parking lot, garage, public street, or other property, using pay stations, other electronic devices, mechanical equipment, meters or gates for revenue control, for a period longer than twenty-four (24) hours without first making arrangements in advance with the parking division.
- (g) No vehicle shall enter a parking garage which exceeds the height restriction posted on the clearance bar at the entrance of each garage.
- (h) It is unlawful for an operator of a vehicle to stop, stand or park such a vehicle in a space not designated or designed for its size. Standard cars are vehicles Class 9 or larger, as defined in accordance with the current domestic and imported passenger car size classification.
- (i) It is unlawful to stop, stand or park in city owned or operated parking lots, garages or other properties that are reserved for monthly parking without having a valid digital credential and/or properly displaying appropriate documentation of payment for parking privileges for the current period (hangtag, decal, etc.). (Ord. No. 2025-43, § 2 (Exh. A), 4-17-2025)

Sec. 15-42. Parking within designated spaces.

Any vehicle stopped, standing, or parked in or alongside a parking space as designated pursuant to this chapter shall park within the lines or markings designating such parking space. It is unlawful to park any vehicle in any such way that the same shall not be within the area so designated by such lines, delineations, markings, or sign post that corresponds with the parking space. The front bumper of the vehicle must be even with the lines, markings, or sign post that corresponds with the parking space or in close proximity thereto without parking beyond the established parking space, post or sign.

(Ord. No. 2025-43, § 2 (Exh. A), 4-17-2025)

Sec. 15-43. Parking in front of residences or public or private driveways.

- (a) All taxicabs, buses and motor vehicles for hire are prohibited from stopping, standing or parking at any time in front of any residence without permission from the owner or the occupant of such residence.
- (b) It is unlawful for any operator to stop, stand or park a vehicle, whether occupied or not, within ten (10) feet from the edge of a public or private driveway except in metered spaces or otherwise marked spaces available for parking or to momentarily pick up or discharge a passenger.
- (c) It is unlawful for any operator to stop, stand or park a vehicle across the street from a driveway if the street width is twenty-five (25) feet or less except in metered spaces or otherwise marked spaces available for parking or to momentarily pick up or discharge a passenger.
- (d) It is unlawful for any operator to stop, stand, or park a vehicle within ten (10) feet of a residential mailbox, or to by any means block the United States Postal Service or other delivery service from accessing an on-street mailbox.

Exhibit A
City Parking Rules

(Ord. No. 2025-43, § 2 (Exh. A), 4-17-2025)

Sec. 15-44. Ten feet of roadway to remain open for vehicular traffic.

It is unlawful for any operator to stop, stand or park any vehicle upon a street, in a traffic lane, in any alley or on other city owned or operated property in such a manner or under such conditions as to leave available less than ten (10) feet of the width of the traffic lane or roadway for free movement of vehicular traffic, except that an operator may stop only during the actual loading or unloading of passengers or when necessary in obedience to traffic regulations or traffic signs or signals or a police officer.

(Ord. No. 2025-43, § 2 (Exh. A), 4-17-2025)

Sec. 15-45. Vehicles other than taxicabs, buses, etc., parking in designated stands.

It is unlawful for the operator of any vehicle other than a bus, taxicab or for-hire automobile to stop, stand or park in an officially designated bus, taxicab or for-hire automobile stand, except that the operator of any passenger vehicle may temporarily stop in any such stop or stand for the purpose of and while actually engaged in the loading or unloading of passengers.

(Ord. No. 2025-43, § 2 (Exh. A), 4-17-2025)

Sec. 15-46. Trucks occupying more than one parking space.

No freight vehicle, truck, tractor truck or trailer shall occupy more than one (1) parking space where designated, except while loading or unloading and while all metered spaces used have been properly utilized or activated and/or when proper parking permits have been obtained and except in cases of emergency.

(Ord. No. 2025-43, § 2 (Exh. A), 4-17-2025)

Sec. 15-47. Parking motor vehicles of eighty-six inches or more in width on certain streets prohibited.

No motor vehicle, as defined by Florida Statutes, as may be amended, of eighty-six (86) inches or more in overall width (not including mirrors) shall be parked on any street, alley, or city owned or operated property, other than for loading and unloading, if parked adjacent to property designated by Code Chapter 27 as a residential district. A written warning will be provided prior to the issuance of a ticket. After twelve (12) hours of the provision of the written warning, if the motor vehicle is parked in any prohibited location, a ticket may be issued. Failure to move the motor vehicle in violation from streets, alleys, or city owned or operated property within two (2) hours after the issuance of a ticket shall subject the motor vehicle to immobilization and/or impoundment as provided under this chapter.

(Ord. No. 2025-43, § 2 (Exh. A), 4-17-2025)

Sec. 15-48. Freight, loading and unloading spaces restricted.

(a) Spaces designated "freight zone, freight space only, freight trucks only" shall be restricted to freight trucks and other vehicles properly marked and identified pursuant to subsection (c) of this section and engaged in the loading and unloading of materials, except for cases of emergency.

(b) No operator shall stop, stand, or park a vehicle for any purpose or length of time other than for the expeditious unloading and delivery or pickup and loading of materials in any place marked as a freight zone. During the hours when the provisions applicable to such zones are in effect, in no case shall the stop for loading and unloading exceed one (1) hour.

(c) This section is applicable only to commercial vehicles which must be identified by permanent or removable markings on both sides of the exterior of the vehicle, in letters not less than three (3) inches high, of the name of the company operating such vehicle.

(d) Spaces designated "load and unload, drop-off/pick-up" are restricted to the maximum time indicated on the sign while any vehicle is engaged in loading and unloading. It is unlawful for any operator to permit a vehicle to remain in any space for longer than the designated time. For any continuous parking in the same space, a violation will be deemed to have occurred for each interval of time designated that the vehicle remains in that space and/or if the required payment for use of the zone is not made.

(Ord. No. 2025-43, § 2 (Exh. A), 4-17-2025)

Sec. 15-49. Parking vehicles for certain purposes prohibited; sale of motor vehicles; prohibited acts.

(a) It is unlawful for any operator to park a motor vehicle upon a public street or highway, in a public parking lot, public garage, or other public property, or upon private property where the public has the right to travel by motor vehicle, for the principal purpose and intent of displaying the motor vehicle thereon for sale, hire, or rental unless the sale, hire, or rental of the motor vehicle is specifically authorized on such property by municipal or county regulation and the person is in compliance with all municipal or county licensing regulations.

Exhibit A
City Parking Rules

(b) Subsection (a) does not prohibit an operator from parking their own motor vehicle or their other personal property on any private real property which the operator owns or leases or on private real property which the operator does not own or lease, but for which the operator obtains the permission of the owner, or on the public street immediately adjacent thereto, for the principal purpose and intent of sale, hire, or rental.

(c) Subsection (a) does not prohibit a licensed motor vehicle dealer from displaying for sale or offering for sale motor vehicles at locations other than the dealer's licensed location if the dealer has been issued a supplemental license for off-premises sales and has complied with the requirements in subsection (a). A vehicle displayed for sale by a licensed dealer at any location other than the dealer's licensed location is subject to immediate removal without warning.

(d) A motor vehicle parked in violation of this section may be immediately towed upon instructions from any law enforcement agency with jurisdiction at the owner's expense when found in violation of subsection (a), except as provided in subsections (b) and (c), or in violation of subsection (e), subsection (f), subsection (g), or subsection (h), and the owner shall be assessed a five hundred dollar (\$500.00) penalty. A motor vehicle removed under this section shall not be released from an impound or towing and storage facility before a release form prescribed by the city has been completed verifying that the fine has been paid to the city or as provided under F.S. § 713.78(5).

(e) It is unlawful to offer a vehicle for sale if the vehicle identification number has been destroyed, removed, covered, altered, or defaced, as described in F.S. § 319.33(1)(d). A vehicle found in violation of this subsection is subject to immediate removal without warning.

(f) It is unlawful to knowingly attach to any motor vehicle a registration that was not assigned or lawfully transferred to the vehicle pursuant to F.S. § 320.261. A vehicle found in violation of this subsection is subject to immediate removal without warning.

(g) It is unlawful to display or offer for sale a vehicle that does not have a valid registration as provided in F.S. § 320.02. A vehicle found in violation of this subsection is subject to immediate removal without warning. This subsection does not apply to vehicles and recreational vehicles being offered for sale through motor vehicle auctions as defined in F.S. § 320.27(1)(c)4.

(h) A vehicle is subject to immediate removal without warning if it bears a telephone number that has been displayed on three (3) or more vehicles offered for sale within a twelve (12) month period.

(i) Any other provision of law to the contrary notwithstanding, a violation of subsection (1), subsection (5), subsection (6), subsection (7), or subsection (8) of this section shall subject the owner of such motor vehicle to towing fees reasonably necessitated by removal and storage of the motor vehicle and a fine as required by F.S. § 318.18.

(j) Nothing herein shall prohibit enforcement of any other law.

(Ord. No. 2025-43, § 2 (Exh. A), 4-17-2025)

State law reference(s)—Liens for recovering, towing, or storing vehicles and vessels, F.S. § 713.78(5); Registration required; application for registration; forms, F.S. § 320.02; Motor vehicle dealers, F.S. § 320.27(1)(c)4; Amount of penalties, F.S. § 318.18.

Sec. 15-50. Parking vehicles for primary purpose of vending, displaying, or advertising goods, services, or place of business.

It is unlawful for any operator to stop, stand, or park on any street or city owned or operated parking lot, garage, or other property any vehicle for the purpose of vending, displaying, or advertising goods, services or any place of business.

(Ord. No. 2025-43, § 2 (Exh. A), 4-17-2025)

Sec. 15-51 Parking on city right-of-way.

It is unlawful to park in the right-of-way except in designated parking spaces or parking lanes. For the purposes of this section, the term "right-of-way" shall have the definition as provided under Code Chapter 27.

(Ord. No. 2025-43, § 2 (Exh. A), 4-17-2025)

Sec. 15-52. Parking vehicles with altered or expired license tags.

It is unlawful for any vehicle to be stopped, standing, or parked in any city owned or operated parking space, parking lot, or other parking facility or property if such vehicle is not licensed in accordance with the laws of the state, if it displays a license tag that is expired or altered such that a person cannot reasonably discern the complete license tag number or if it does not display a valid license tag.

(Ord. No. 2025-43, § 2 (Exh. A), 4-17-2025)

Exhibit A
City Parking Rules

Sec. 15-53. Parking on housing authority properties.

- (a) It is unlawful for an operator to stop, stand, or park a vehicle on either side of any public street in or abutting the any Tampa Housing Authority property without a valid, properly displayed residential parking permit or guest residential parking permit issued for that particular property.
- (b) Resident parking permits and three (3) day visitor parking permits shall be issued by the Tampa Housing Authority, form to be approved by the Tampa Police Department, and shall be valid only for parking on the Tampa Housing Authority property for which they were issued.
- (c) A resident parking permit must be conspicuously affixed to the inside upper left corner of the back window of the motor vehicle. A three (3) day visitor parking permit must be conspicuously displayed on the inside of the front window of the motor vehicle. A three (3) day visitor parking permit will be valid only for the vehicle for which it is issued.

(Ord. No. 2025-43, § 2 (Exh. A), 4-17-2025)

Sec. 15-54. Illegal use of license plates, exemption parking permits, or temporary exemption parking permits issued to persons with disabilities.

- (a) It is prohibited for any operator to unlawfully use a license plate, an exemption parking permit, or a temporary exemption parking permit issued to persons with disabilities.
As used herein, "unlawful use" of a license plate, exemption parking permit, or a temporary exemption parking permit issued to persons with disabilities means the use or display of such license plate, exemption parking permit, or temporary exemption parking permit by an operator or other person in charge of a motor vehicle other than by the person to whom it was duly issued; provided, that, an operator who is chauffeuring a disabled person shall be allowed, without need for an identification parking permit or a special license plate, momentary parking in any "parking by disabled permit only" public or private parking spaces, for the purpose of loading or unloading such disabled person. No penalty shall be imposed upon the operator for such momentary parking.
- (b) When investigating the possibility of a violation of this section, a law enforcement officer, a duly certified code enforcement officer, or a parking enforcement specialist has the right to demand to be shown the vehicle registration, driver's license, or any state or other forms of identification of the operator or other person in charge of the motor vehicle or of the person eligible for such license plate, exemption permit, or temporary exemption parking permit. If such a request is refused, the person refusing shall be issued a citation for a violation of this subsection. That operator shall not be found guilty of violating this subsection if, prior to or at time of his court or hearing appearance, he produces in court or to the clerk of the court in which the charge is pending a vehicle registration, driver's license, or any state or other forms of identification which confirms that he is the same person to whom was issued the license plate, exemption parking permit, or temporary exemption parking permit used or displayed at the time of citation or that he is eligible for such license plate, exemption permit, or temporary exemption parking permit.
- (c) A law enforcement officer or a parking enforcement specialist has the right to confiscate a license plate, an exemption parking permit, or a temporary exemption parking permit issued to persons with disabilities when, based upon personal investigation, the officer or specialist has reasonable cause to believe that there is a violation of this section. If the operator or other person in charge of the motor vehicle fails or refuses to surrender the license plate, exemption parking permit, or temporary exemption permit, they shall be issued a citation for a violation of this subsection.

(Ord. No. 2025-43, § 2 (Exh. A), 4-17-2025)

Sec. 15-55. Continuous parking in metered and nonmetered parking spaces.

- (a) It is unlawful for any operator to permit a vehicle to remain in any parking space in violation of any posted restrictions as provided by state law or within this chapter.
- (b) It is unlawful for any operator to permit a vehicle to remain in any parking space for more than two (2) hours after a citation has been issued for violation of subsection (a) of this section.
- (c) For any continuous parking in the same parking space, no more than one (1) offense under subsection (a) of this section and one (1) offense under subsection (b) of this section shall be deemed to have occurred on any one (1) date. In the case of any continuous parking in violation of subsection (a) or subsection (b) hereof covering parts, but not the entirety of, of two (2) or more dates, one (1) offense under subsection (b) shall be deemed to have occurred on each of such dates.

(Ord. No. 2025-43, § 2 (Exh. A), 4-17-2025)

Exhibit A
City Parking Rules

Sec. 15-56. Reserved.

Sec. 15-57. Stopping, standing, or parking prohibited in specified places.

(a) Except when necessary to avoid conflict with other traffic, or in compliance with law or the directions of a police officer or official traffic control device, no operator shall:

(1) Stop, stand, or park a vehicle:

- a. On the roadway side of any vehicle stopped or parked at the edge or curb of a street.
- b. On a sidewalk.
- c. Within an intersection.
- d. On a crosswalk.
- e. Between a safety zone and the adjacent curb or within thirty (30) feet of points on the curb immediately opposite the ends of a safety zone, unless the City of Tampa, Hillsborough County, or the Department of Transportation indicates a different length by signs or markings.
- f. Alongside or opposite any street excavation or obstruction when stopping, standing, or parking would obstruct traffic.
- g. Upon any bridge or other elevated structure upon a street or highway.
- h. On any railroad tracks.
- i. On a bicycle or shared use path.
- j. At any place where official traffic control devices or official signs prohibit stopping.
- k. On the roadway or shoulder of a limited access facility, except as provided by regulation of the Department of Transportation, or on the paved portion of a connecting ramp; except that a vehicle which is disabled or in a condition improper to be driven as a result of mechanical failure or crash may be parked on such shoulder for a period not to exceed six (6) hours. This provision is not applicable to an operator stopping a vehicle to render aid to an injured person or assistance to a disabled vehicle in obedience to the directions of a law enforcement officer or to operator stopping a vehicle in compliance with applicable traffic laws.
- l. For the purpose of loading or unloading a passenger on the paved roadway or shoulder of a limited access facility or on the paved portion of any connecting ramp. This provision is not applicable to an operator stopping a vehicle to render aid to an injured person or assistance to a disabled vehicle.

m. In any parking space specifically designated for charging an electric vehicle if the vehicle is not capable of using an electrical recharging station, consistent with F.S. § 366.94, or if the vehicle is not actively charging.

(2) Stand or park a vehicle, whether occupied or not, except to momentarily pick up or discharge a passenger or passengers:

- a. In front of a public or private driveway.
 - b. Within fifteen (15) feet of a fire hydrant.
 - c. Within twenty (20) feet of a crosswalk.
 - d. Within thirty (30) feet upon the approach to any flashing signal, stop sign, or traffic control signal located at the side of a roadway.
 - e. Within twenty (20) feet of the driveway entrance to any fire station and on the side of a street opposite the entrance to any fire station within seventy-five (75) feet of such entrance (when property signposted).
 - f. On an exclusive bicycle lane.
 - g. At any place where official traffic control devices or official signs prohibit standing or parking.
 - h. In a fire lane.
 - i. Blocking access to a mailbox of a business, community mailbox unit, or package delivery locker between the hours of 8:00 a.m. and 6:00 p.m. when said mailbox or locker is directly adjacent to the roadway.
 - j. In a tow-away zone.
 - k. In a no parking zone.
 - l. On a street designated part of a parade route, right-of-way closure, or restricted area or zone after public notice.
 - m. In a reserved parking space as indicated by signage, meter bags, or other methods.
- (3) Park a vehicle, whether occupied or not, except temporarily for the purpose of, and while actually engaged in, loading or unloading merchandise or passengers:
- a. Within fifty (50) feet of the nearest rail of a railroad crossing unless the Department of Transportation establishes a different distance due to unusual circumstances.

Exhibit A
City Parking Rules

- b. At any place where official traffic control devices or official signs prohibit parking.
 - (b) No person shall move a vehicle not lawfully under their control into any such prohibited area or away from a curb such a distance as is unlawful.
 - (c) A vehicle which violates this section and is determined to be a public safety or welfare concern, or which has not been moved after the issuance of a ticket may be towed upon instructions from any law enforcement agency with jurisdiction. The cost of removal includes towing, storage, and administrative fees, shall be the responsibility of the registered owner of the vehicle and will be a lien against the motor vehicle in accordance with F.S. § 713.78. The removal of the vehicle shall be reported to the Department of Highway Safety and Motor Vehicles in the appropriate database to ensure the owner can locate and recover the towed vehicle.
(Ord. No. 2025-43, § 2 (Exh. A), 4-17-2025)
- State law reference(s)—Electric vehicle charging stations, F.S. § 366.94; Liens for recovering, towing, or storing vehicles and vessels, F.S. § 713.78.
-

Sec. 15-58. Additional parking regulations.

- (a) Except as otherwise provided in this section, every vehicle stopped or parked upon a two-way roadway shall be so stopped or parked with the right-hand wheels parallel to and within twelve (12) inches of the right-hand curb or edge of the roadway.
 - (b) Except when otherwise provided in the code, every vehicle stopped or parked upon a one-way roadway shall be so stopped or parked parallel to the curb or edge of the roadway, in the direction of authorized traffic movement, with its right-hand wheels within twelve (12) inches of the right-hand curb or edge of the roadway, or its left wheels within twelve (12) inches of the left-hand curb or edge of the roadway.
 - (c) Angle parking on any street or roadway shall be permitted where designated lines or official signs allow angle parking.
(Ord. No. 2025-43, § 2 (Exh. A), 4-17-2025)
-

Sec. 15-59. Enforcement of parking requirements for persons who have disabilities.

- (a) It is unlawful for any operator to stop, stand, or park a vehicle within, or to obstruct, any such specially designated and metered parking space provided in accordance with F.S. § 553.5041, unless the vehicle displays a properly issued disabled parking permit or a properly issued license plate and the vehicle is transporting the person to whom the displayed permit is issued. The violation may not be dismissed for failure of the marking on the parking space to comply with section 553.5041, Florida Statutes, if the space is in general compliance and is clearly distinguishable as a designated accessible parking space for people who have disabilities. Only a warning may be issued for unlawfully parking in a space designated for persons with disabilities if there is no above-grade sign.
- (1) Whenever a law enforcement officer, a parking enforcement specialist, or the owner or lessee of the space finds a vehicle in violation of this subsection, that law enforcement officer, owner, or lessor shall have the vehicle in violation removed to any lawful parking space or facility or require the operator or other person in charge of the vehicle immediately to remove the unauthorized vehicle from the parking space.
- a. Whenever any vehicle is removed under this section to a storage lot, as provided in section 15-125, the cost of the removal and parking constitutes a lien against the vehicle.
- b. Whenever any vehicle is removed under this chapter, as provided in section 15-125, to a parking garage, or other parking space, the cost of the removal and parking constitutes an invoice against the vehicle.
- (2) The owner of a leased vehicle is not responsible for a violation of this section if the vehicle is registered in the name of the lessee.
- (3) A law enforcement officer or a parking enforcement specialist has the right to demand to be shown the person's disabled parking permit and driver's license or state identification card when investigating the possibility of a violation of this section. If such a request is refused, the person in charge of the vehicle may be charged with resisting an officer without violence, as provided in F.S. § 843.02.
- (b) It is unlawful for any operator to obstruct the path of travel to an accessible parking space, curb cut, or access aisle by standing or parking a vehicle within any such designated area. The violator is subject to the same penalties as are imposed for illegally parking in a space that is designated as an accessible parking space for persons who have disabilities.
- (c) Any operator who is chauffeuring a person who has a disability is allowed, without need for a disabled parking permit or a special license plate, to stand temporarily in any such parking space, for the purpose of loading

Exhibit A
City Parking Rules

or unloading the person who has a disability. A penalty may not be imposed upon the driver for such temporary standing.

(d) (1) A vehicle that is transporting a person who has a disability and that has a properly issued permit, may be parked for a maximum of thirty (30) minutes in any parking space reserved for persons who have disabilities.

(2) Notwithstanding section (d)(1), a theme park or an entertainment complex as defined in F.S. § 509.013(9), which provides parking in designated areas for persons who have disabilities may allow any vehicle that is transporting a person who has a disability to remain parked in a space reserved for persons who have disabilities throughout the period the theme park is open to the public for that day.

(e) This section shall be enforced on public or private property.

(f) When a vehicle is parked in a properly delineated parking space for persons who have disabilities in violation of this section, it is prima facie evidence that the vehicle was parked and left in the space by the registered owner of the vehicle.

(Ord. No. 2025-43, § 2 (Exh. A), 4-17-2025)

State law reference(s)—Parking spaces for persons who have disabilities, F.S. § 553.5041; Resisting officer without violence to his or her person, F.S. § 843.02; Definitions, F.S. § 509.013(9).

Sec. 15-60. Unattended motor vehicle.

(a) An operator driving or in charge of any motor vehicle may not permit it to stand unattended without first stopping the engine, locking the ignition, and removing the key. A vehicle shall not be permitted to stand unattended upon any perceptible grade without stopping the engine and effectively setting the brake thereon and turning the front wheels to the curb or side of the street.

(b) This section does not apply to the operator of:

(1) An authorized emergency vehicle while in the performance of official duties that is equipped with an activated antitheft device that prohibits the vehicle from being driven;

(2) A licensed delivery truck or other delivery vehicle while making deliveries;

(3) A solid waste or recovered materials collection vehicle while collecting such items; or

(4) A vehicle that starts by remote control while the ignition, transmission, and doors are locked.

(c) This section does not apply to a fully autonomous vehicle operating with the automated driving system engaged.

(Ord. No. 2025-43, § 2 (Exh. A), 4-17-2025)

Sec. 15-61. Reserved.

Exhibit B
Form of Agreement