



Asturia

Community Development District

WORKSHOP

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Susan Coppa, Chairwoman

Jonathan Tietz, Vice Chairman

Jesse Lamb, Assistant Secretary

Samuel Whitten, Assistant Secretary

Donald Foltz, Assistant Secretary

March 10, 2026

# AGENDA

# Asturia Community Development District

## Agenda

Tuesday  
March 10, 2026  
6:00 p.m.

Seat 5: - C - Susan Coppa	
Seat 3: - VC - Jonathan Tietz	
Seat 4: - AS - Jesse Lamb	
Seat 2: - AS - Samuel Whitten	
Seat 1: - AS - Donald Foltz	

Asturia Clubhouse  
14575 Promenade Parkway  
Odessa, FL 33556

Zoom Link: <https://us06web.zoom.us/j/8260385621>

Meeting ID: 826 038 5621

Passcode: dS3D6Q

Zoom Phone #: (305) 224-1968

### Workshop

- I. Roll Call
- II. Pledge of Allegiance
- III. Audience Comments on Specific Items on the Agenda (Audience Comments **LIMITED to 3 Minutes per Person for Agenda Items**)
- IV. Discussion of Parking Policy in Consideration of the New Pasco Bill for Enforcement on CDD Properties
- V. Discussion of Power Washing on CDD Property
- VI. Discussion of Bike Rack Locations
- VII. Supervisors' Requests and General Audience Comments - New Business (limited to 3 minutes per individual for non-agenda items)
- VIII. Next Regularly Scheduled Board of Supervisors Meeting is March 24, 2026 at 6:00 p.m. at Asturia Clubhouse
- IX. Next Regularly Scheduled Board of Supervisors Workshop is April 14, 2026 at 6:00 p.m. at Asturia Clubhouse
- X. Adjournment

**Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: [asturiacdd.org](http://asturiacdd.org)**

# SECTION IV

**ASTURIA COMMUNITY DEVELOPMENT DISTRICT**  
***RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT***

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**In accordance with Chapter 190, *Florida Statutes*, and on \_\_\_\_\_, 2026, at a duly noticed public meeting, the Board of Supervisors of the Asturia Community Development District (“District”) adopted the following policy to govern parking and parking enforcement on certain District property (the “Rule” or “Policy”). This Rule 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 Vehicles and Vehicles (hereinafter defined) Parked (hereinafter defined) in the District’s designated parking lots or spaces on an overnight basis, and/or Parking of any Vehicles and Vessels on other grounds of the District, causes hazards and danger to the health, safety and welfare of District residents, paid users and the public. This Rule is intended to provide a means by which the District may tow any such parked Vehicles or Vessels, subject to certain exceptions.

**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.** *Designated Parking Areas.* Areas which have been explicitly approved for parking by the District, including areas indicated by asphalt markings and areas designated on the map attached hereto as Exhibit A.
- 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), Oversized Vehicle(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 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 12:00 a.m. and 7:00 am daily.
- I.** *Oversized Vehicle.* Any (i) Vehicle heavier or larger in size than one-ton, dual rear wheel pick-up truck; (ii) Vehicles with a trailer attached); (iii) motor coaches; (iv) travel trailers,

camping trailers, park trailers, fifth-wheel trailers, semi-trailers, or any other kind of trailer; and (v) mobile homes or manufactured homes.

**SECTION 3. PARKING ALLOWED ON LIMITED BASIS; PROHIBITION; EXCEPTIONS.** Vehicles and Vessels may be Parked during daytime hours at the District's designated Parking areas, as shown at **Composite Exhibit A**. That said, Vehicles and Vessels may not be Parked on an overnight basis in designated Parking areas and may not Park on other grounds of the District which are not designated for Parking, including grassy areas near the ponds, at any time. Any Vehicle or Vessel Parked must be Parked within the designated Parking spot and may not be improperly Parked such that it utilizes additional spaces or impedes the flow of traffic in any way. Oversized Vehicles are prohibited from Parking on District property except when actively engaged in loading or unloading. The District Manager and/or Amenity Manager may authorize in writing an exception to this Rule for special events or as necessitated by special circumstances, in which case the written authorization shall be for a limited time, and shall be posted in the windshield of the Vehicle or Vessel. Food Trucks invited to special events are exempt from this Rule.

**SECTION 4. ENFORCEMENT.**

- A. *First Offense: Written Warning.* The District will attempt to place a written warning on the windshield of the improperly Parked Vehicle or Vessel providing notification that such Vehicle or Vessel is improperly Parked and that, if it is not moved within a certain period of time, the Vehicle or Vessel may be towed.
- B. *Second Offense: Towing.* If the Vehicle or Vessel is not moved after issuance of a warning, is improperly Parked on another occasion after prior issuance of a warning, or in other special circumstances apply as set forth herein, such Vehicle or Vessel may be towed in the District's sole discretion and in accordance with the requirements and procedures set forth at Section 5 herein.
- C. *Special Circumstances:* In the event that the Vessel or Vehicle is Parked in such a manner that blocks access to District property, prevents the safe and orderly flow of traffic through the District, obstructs the ability of emergency vehicles to access roadways or property, causes damage to the District's property, restricts the normal operation of the District's business, or otherwise poses a danger to the District, its residents and guests, the general public, or the property of same, the District reserves the right to immediately tow such Vehicle or Vessel without first issuing a warning.

**SECTION 5. TOWING/REMOVAL PROCEDURES.**

- A. *Signage And Language Requirements.* Signage providing notice shall be approved by the District's Board of Supervisors and shall be posted on District property in conspicuous locations and in a manner consistent with the requirements of section 715.07, *Florida Statutes*.
- B. *Towing/Removal Authority.* To effect towing/removal of a vehicle or vessel, the District Manager, Amenity Manager, or his/her designee must verify that the subject Vehicle or Vessel was not authorized to Park under this Rule and then must contact a firm authorized by Florida law to tow/remove Vehicles and Vessels for the removal of such unauthorized Vehicle or Vessel at the owner's expense. The Vehicle or Vessel shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*.

- 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 policies set forth herein.

**SECTION 7. PARKING AT YOUR OWN RISK.** Vehicles, Commercial Vehicles, Vessels or Recreational Vehicles may be parked on District property pursuant to this rule, 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.

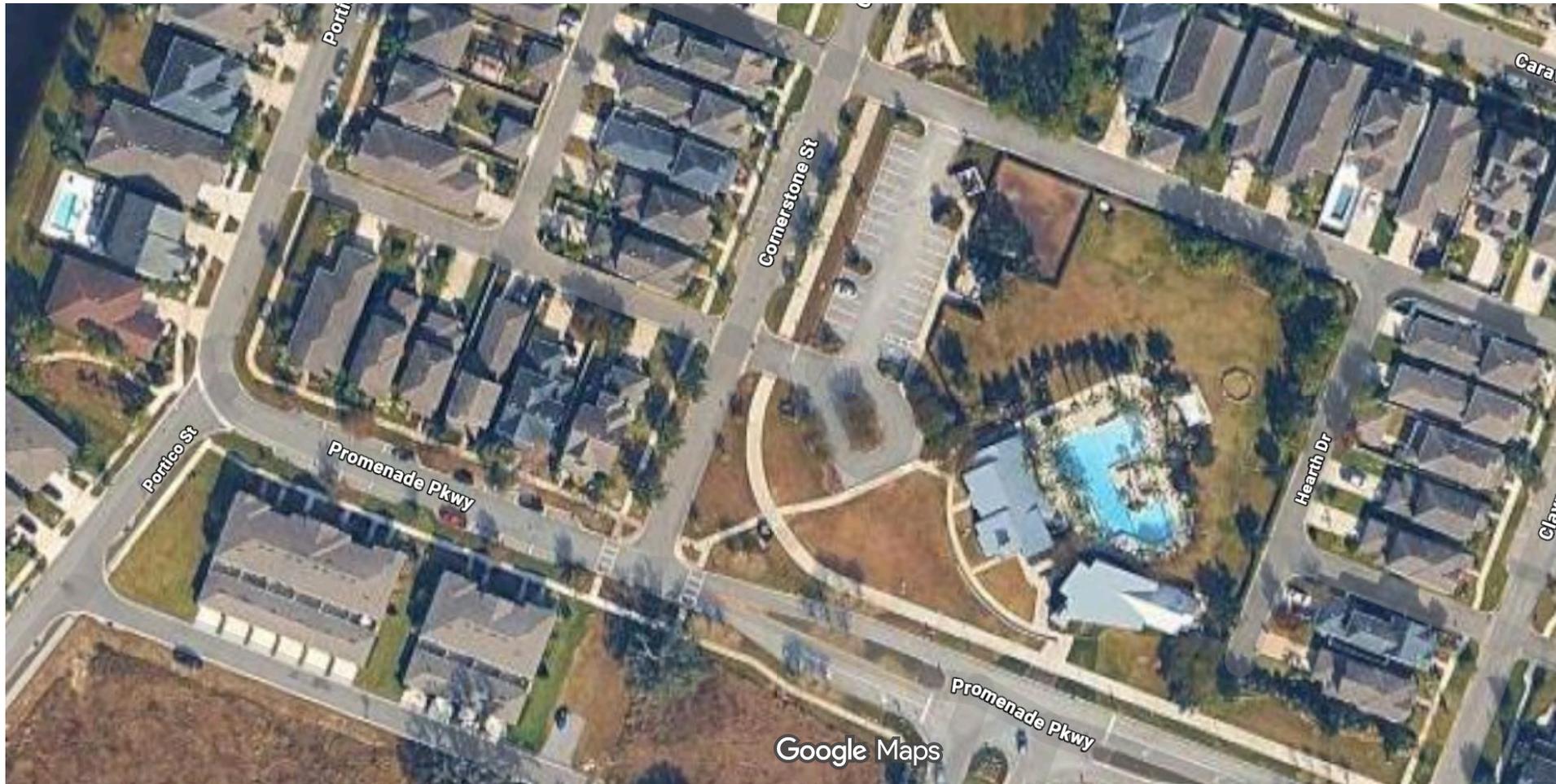
**SECTION 8. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW-AWAY ZONES OR DESIGNATED PARKING AREAS.** The Board in its sole discretion may amend these Rules Relating to Overnight and Parking Enforcement from time to time to designate new Tow-Away Zones as the District acquires additional common areas. Such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

**EXHIBIT A – *Designated Parking Areas /Tow Away Zone***

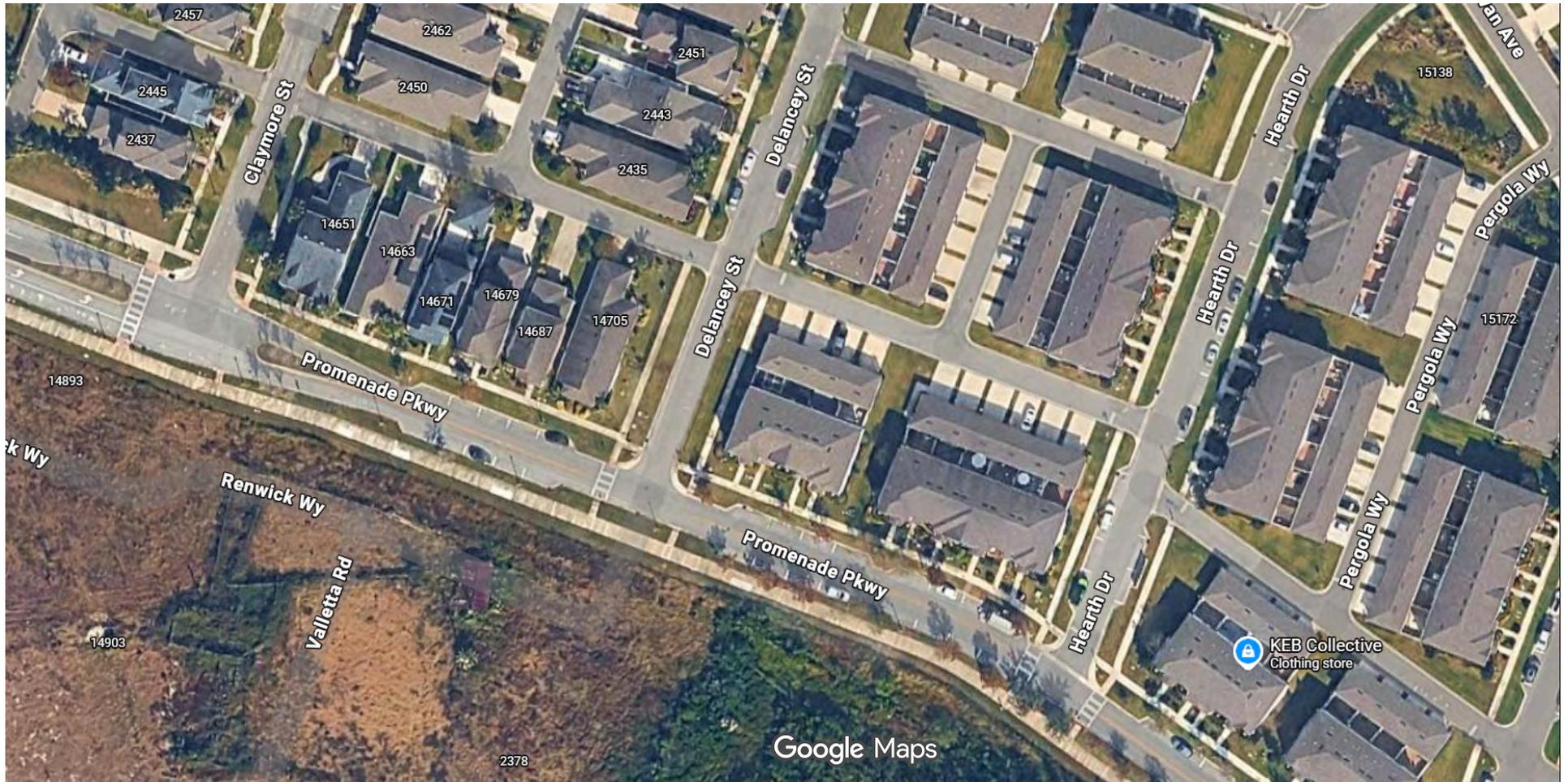
Effective date: \_\_\_\_\_, 2026

**Exhibit A**  
Designated Parking/Tow Away Zone

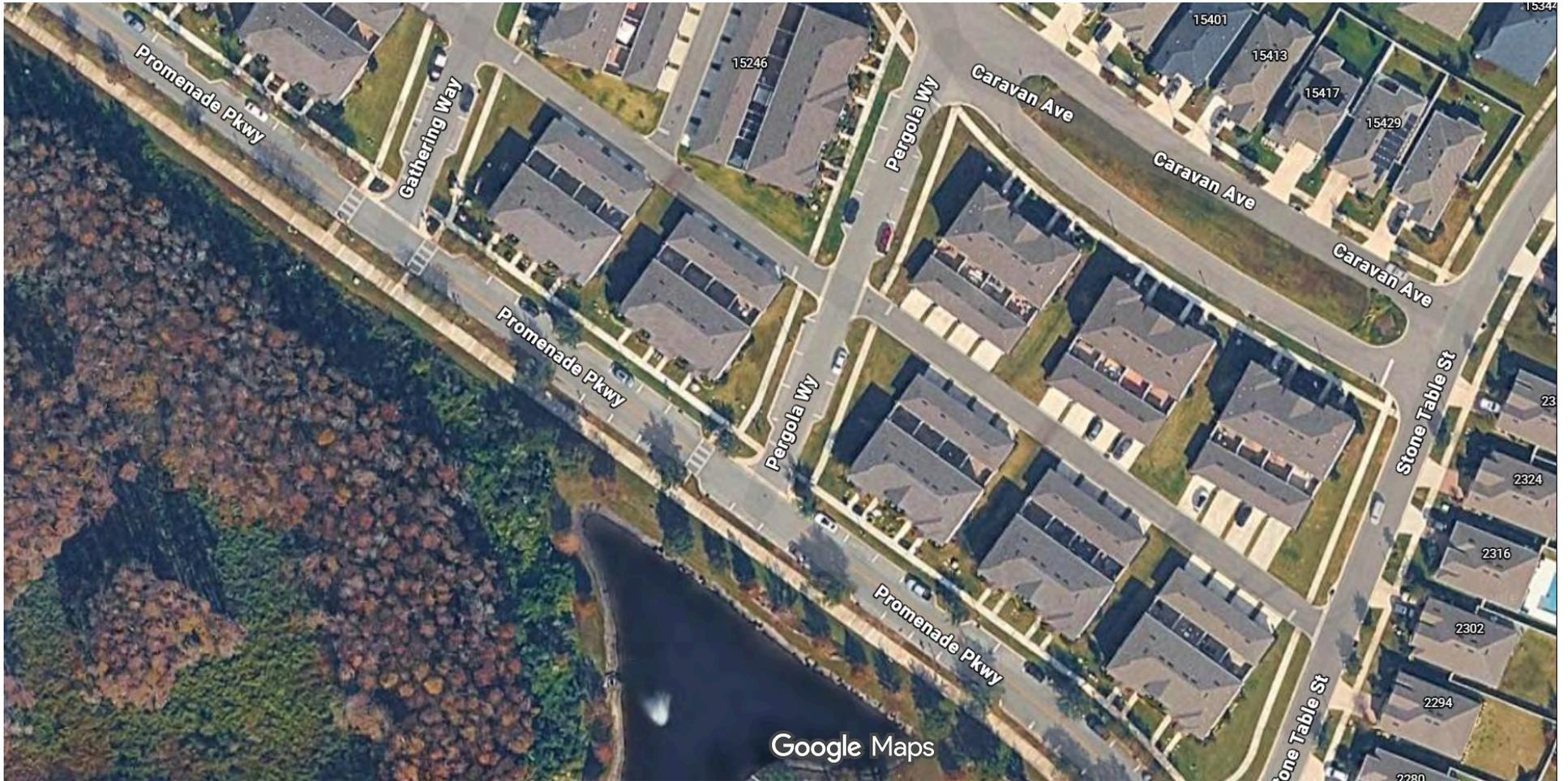
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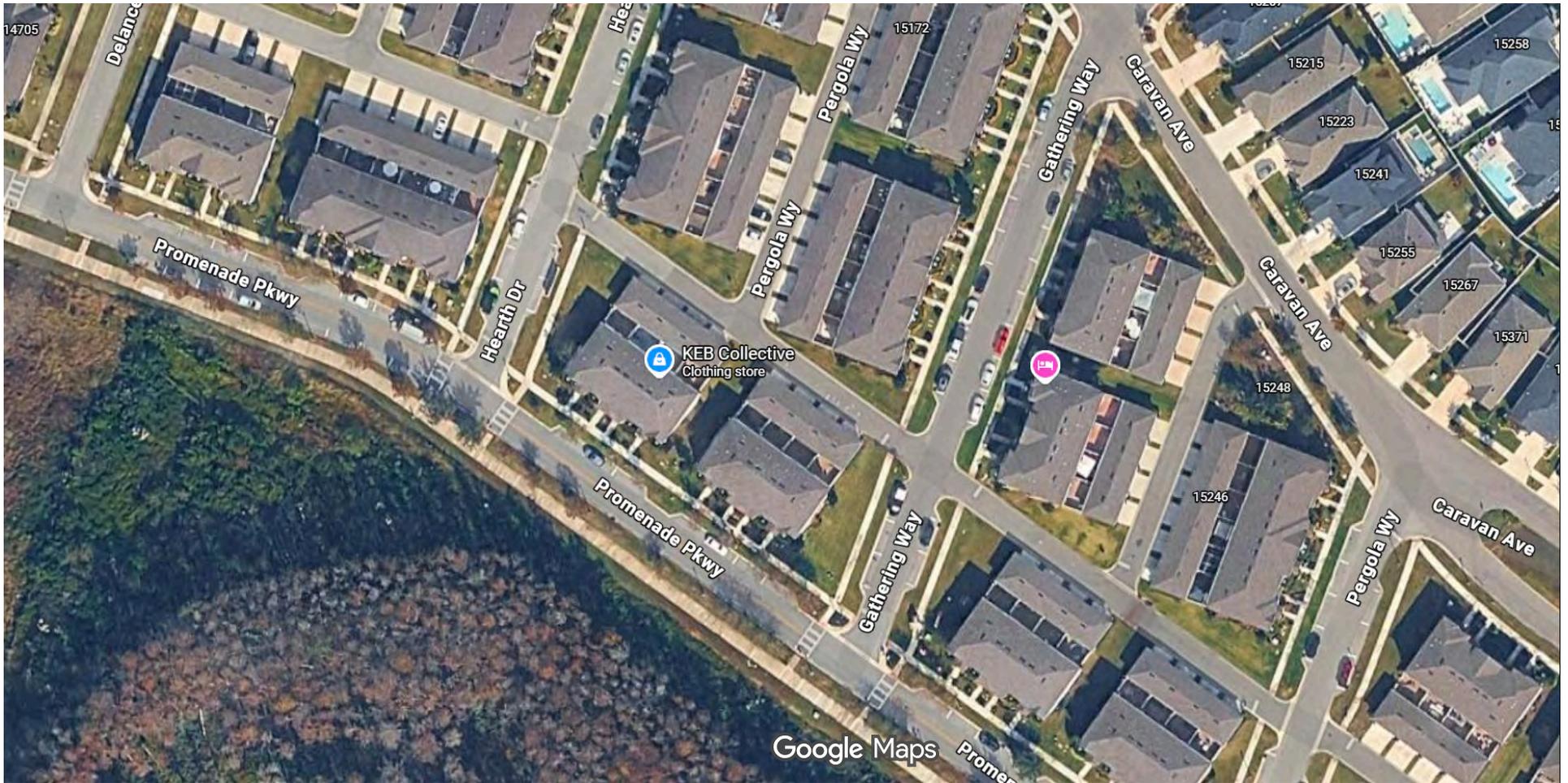
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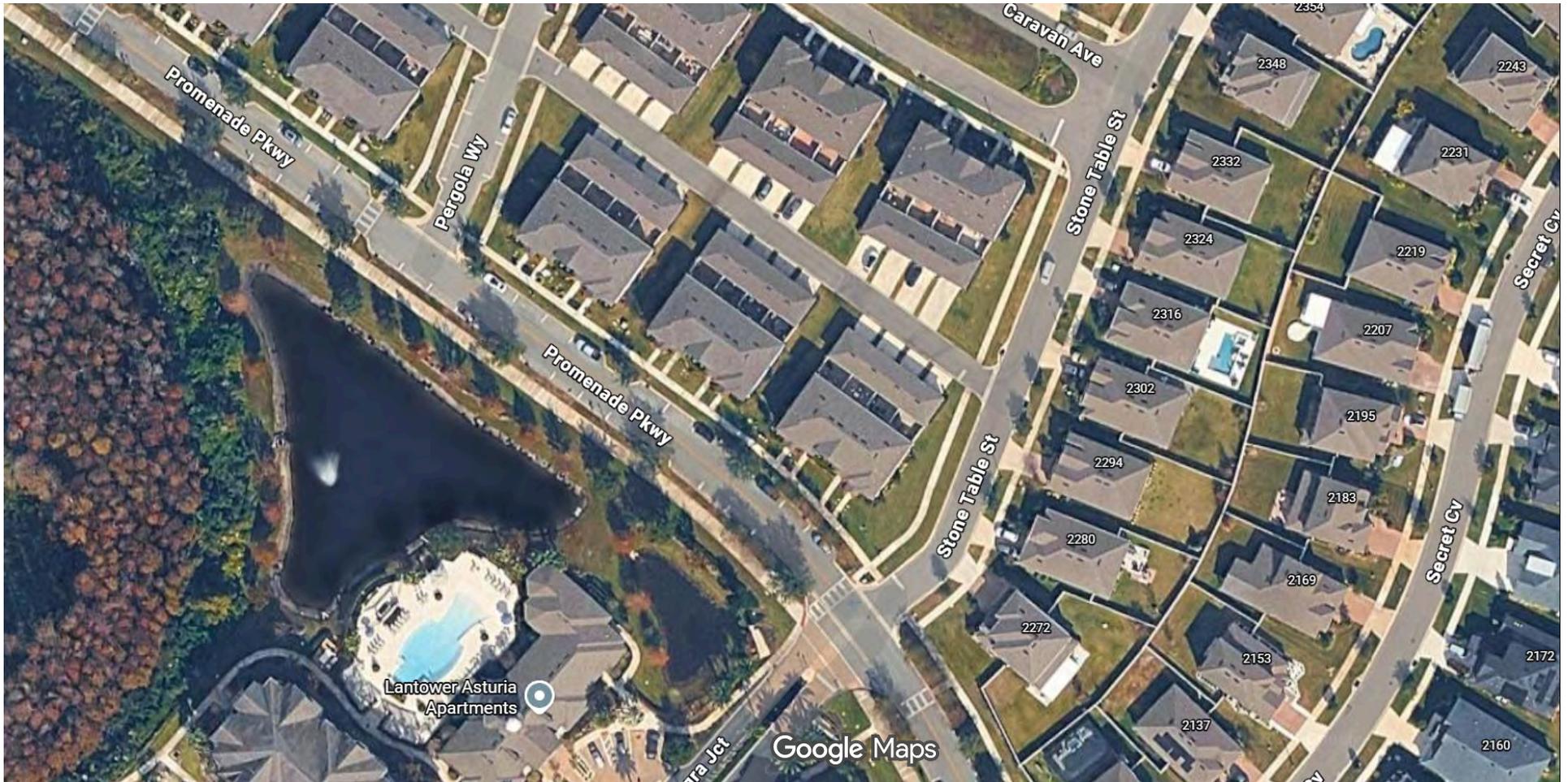
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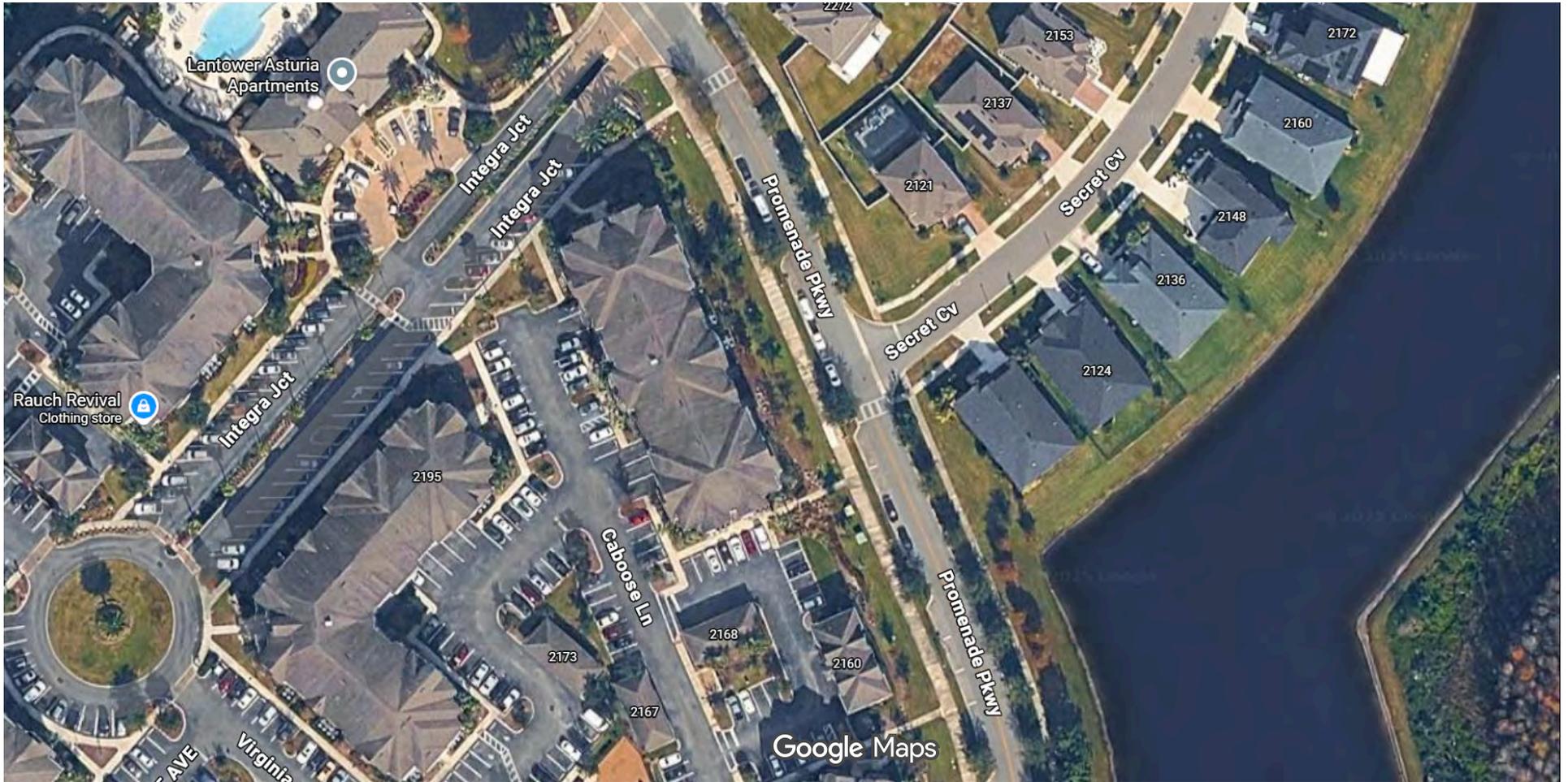
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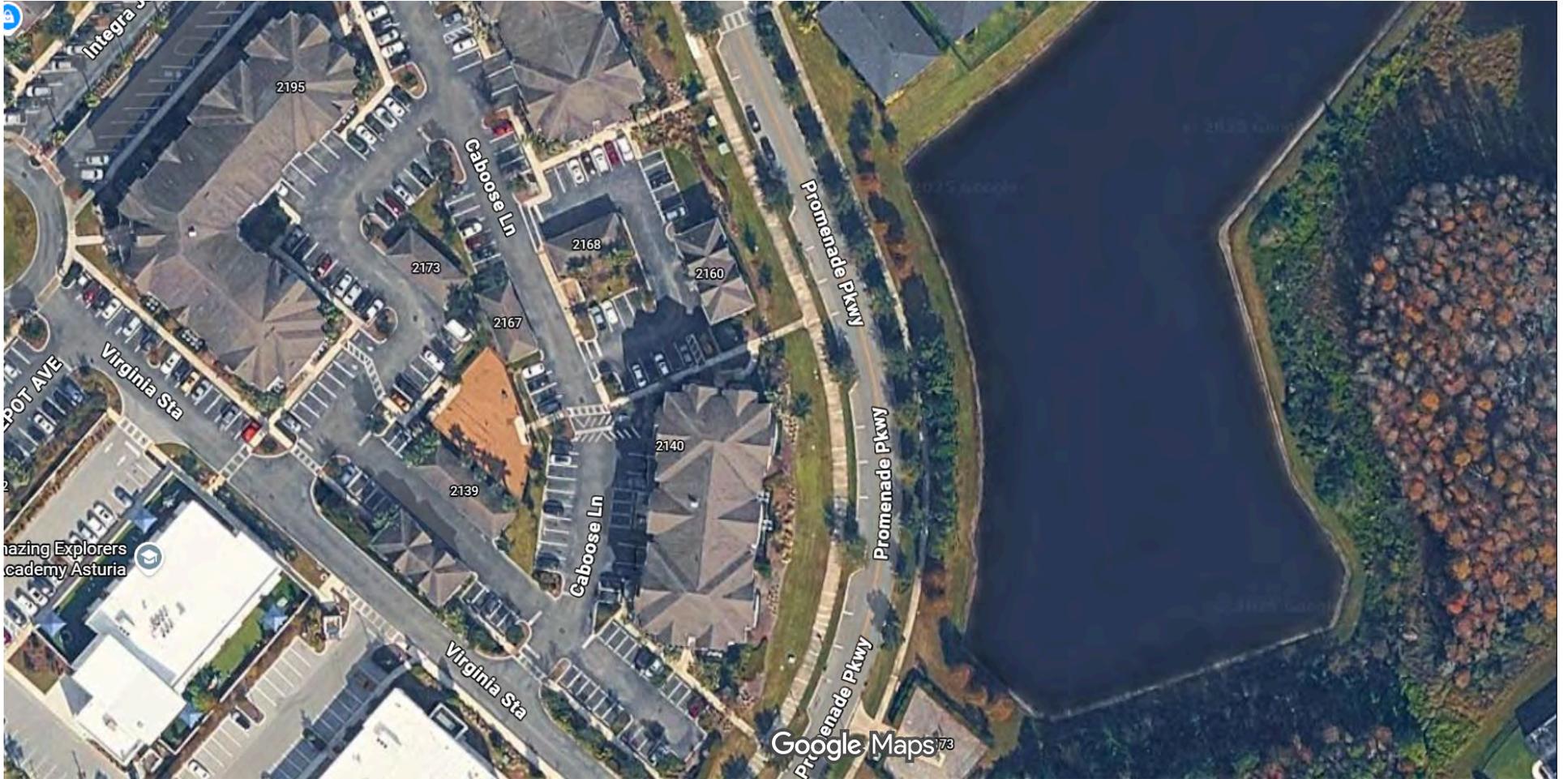
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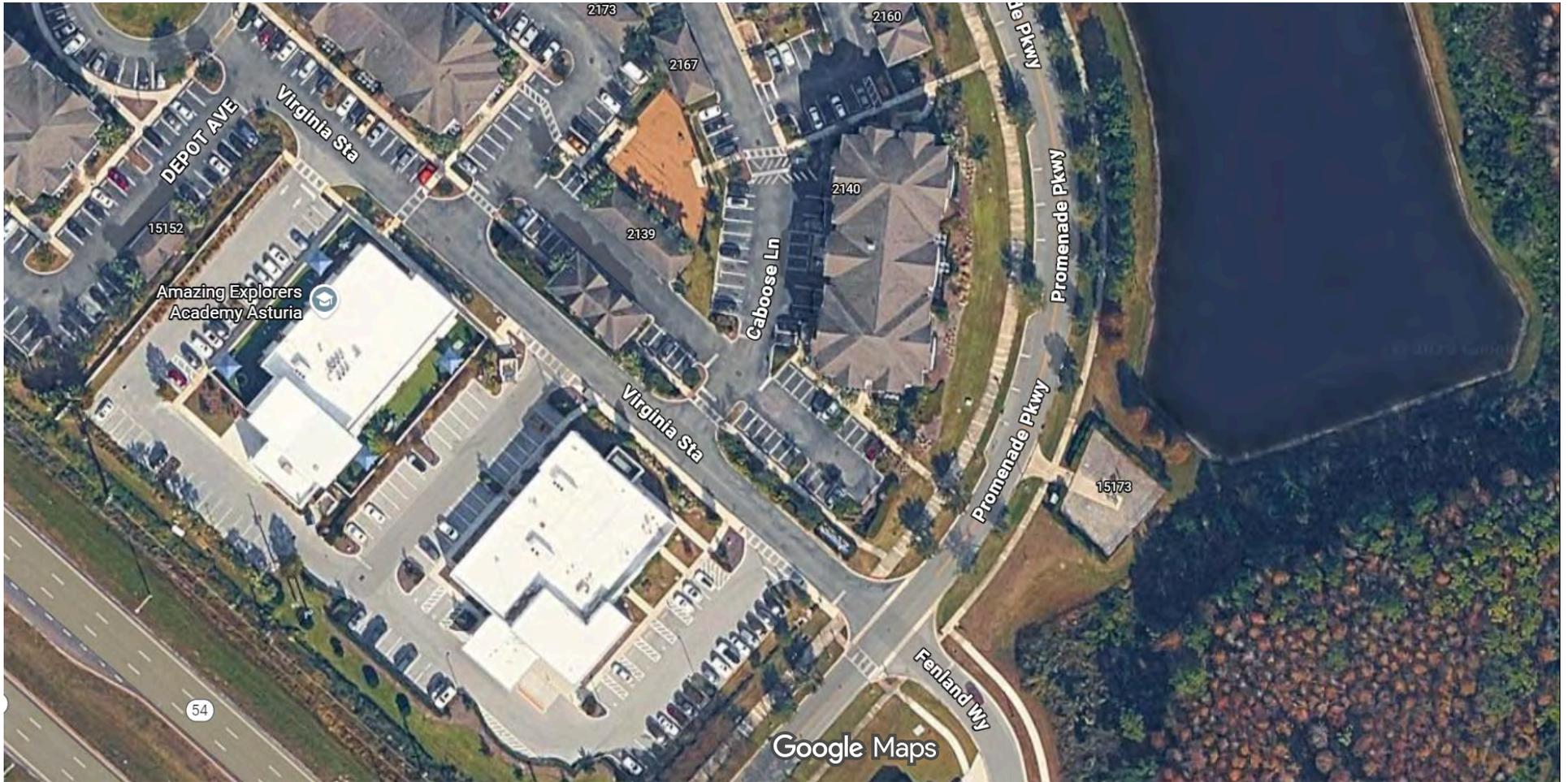
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