

**RESOLUTION 2020-11**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT  
ADOPTING RULES RELATING TO PARKING; AND  
PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Harrison Ranch Community Development District ("District") is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Manatee County, Florida; and

**WHEREAS**, the Board of Supervisors of the District ("Board") is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, rates, fees and charges pursuant to Chapter 120, *Florida Statutes*; and

**WHEREAS**, the Board desires to adopt the *Rule Relating to Overnight Parking and Parking Enforcement* ("Rule"), pursuant to the provisions of Sections 190.011(5) and 190.035 and Chapter 120, *Florida Statutes*; and

**WHEREAS**, the Board has conducted a public hearing for purposes of hearing comments to the proposed Rule and the Board finds that it is in the best interests of the District to adopt by resolution the Rule for immediate use and application.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF  
SUPERVISORS OF THE HARRISON RANCH COMMUNITY  
DEVELOPMENT DISTRICT:**

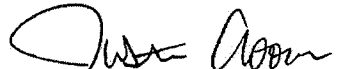
**SECTION 1.** The District hereby adopts the Rule, attached hereto as **Exhibit A**.

**SECTION 2.** If any provision of this Resolution or the Rule is held to be illegal or invalid, the other provisions shall remain in full force and effect.


**SECTION 3.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 8<sup>th</sup> day of June, 2020.

**ATTEST:**

  
\_\_\_\_\_  
Secretary/Assistant Secretary

**HARRISON RANCH COMMUNITY  
DEVELOPMENT DISTRICT**

  
\_\_\_\_\_  
Chairperson, Board of Supervisors

**HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT**  
***RULE RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT***

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In accordance with Chapters 190 and 120 of the Florida Statutes, and on June 8, 2020 at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Harrison Ranch Community Development District ("District") adopted the following rules to govern overnight parking and parking enforcement. This rule repeals and supersedes all prior rules governing the same subject matter.

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**SECTION 1. INTRODUCTION.** The District finds that Vehicles and Vessels (hereinafter defined) Parked (hereinafter defined) in the District's amenity parking lot 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 and Vessels, subject to certain exceptions.

**SECTION 2. DEFINITIONS.**

- A. *Vehicle.* Any mobile item which normally uses wheels.
- B. *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- C. *Park.* To leave a Vehicle or Vessel unattended by its owner or user.
- D. *Overnight.* Between the hours of 12:00 a.m. and 7:00 a.m. daily.

**SECTION 3. PARKING ALLOWED ON LIMITED BASIS; PROHIBITION; EXCEPTIONS.** Vehicles and Vessels may be Parked during daytime hours at the District's amenity center parking lot and in order to access the amenity center facilities. That said, Vehicles and Vessels may not be Parked on an overnight basis in the District's amenity parking lot, 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. The District's 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 for a specific location, and shall be posted in the windshield of the Vehicle or Vessel.

**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, a fine may be imposed and/or the Vehicle or Vessel may be towed.

- B. *Second Offense: Fine.* If the Vehicle or Vessel is not moved within the time specified in the written warning, if the Vehicle or Vessel is Parked improperly on another occasion after having previously received a written warning, or if the Vehicle or Vessel is known to have previously Parked improperly, whether a previous warning was provided or otherwise, a **\$150** fine shall be assessed, payable to the District.
- C. *Third Offense: Towing.* If the Vehicle or Vessel is not moved after issuance of a warning and imposition of a fine, is improperly Parked on another occasion after prior issuance of a warning and imposition of a fine, or if 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.
- D. *Special Circumstances:* In the event that the District cannot ascertain the identity of the individual or entity who owns or is in control of the Vehicle or Vessel in order to impose a fine, or if 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 and/or imposing a fine.

#### **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 6. PARKING AT YOUR OWN RISK.** Vehicles or Vessels may be Parked on District property in designated parking areas 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 Vehicles or Vessels.

Specific Authority: §§ 120.54, 190.011(5), and 190.041, *Fla. Stat.*  
Effective date: June 8, 2020