

PEACE CREEK COMMUNITY DEVELOPMENT DISTRICT
RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT

In accordance with Chapter 190, *Florida Statutes*, and on February 11, 2025, at a duly noticed public meeting, the Board of Supervisors of the Peace Creek Community Development District (“District”) adopted the following policy to govern overnight parking and parking enforcement on certain District property (the “Rule or Policy”). This Policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that Oversized Vehicles, Vessels Recreational Vehicles, and Abandoned/Broken-Down Vehicles parked on certain of its property cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This Rule is intended to provide the District with a means to remove such Oversized Vehicles, Vessels, Recreational Vehicles, and Abandoned/Broken-Down Vehicles which are parked in a manner which violates this Rule. This Rule does not govern parking on private residential lots.

SECTION 2. DEFINITIONS.

- A.** *Oversized Vehicle.* As used herein, “Oversized Vehicle” shall mean the following:
 - a. Any Vehicle or Vessel heavier or larger in size than a one-ton, dual rear wheel pick-up truck;
 - b. Motor Vehicles with a trailer attached;
 - c. Motor coaches/homes;
 - d. Travel trailers, camping trailers, park trailers, fifth-wheel trailers, semi-trailers, or any other kind of trailer;
 - e. Mobile homes or manufactured homes.

- B.** *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not. This term shall include Oversized Vehicles, Recreational Vehicles, and Abandoned/Broken-Down Vehicles.

- 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.** *Abandoned/Broken-Down Vehicle.* A vehicle that has no license plate, has expired registration, is visibly not operational, or has not moved for a period of seven (7) days.

- F. *Parked.* A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user or attended by its owner or user but kept stationary for a period of an hour or more.
- G. *Tow-Away Zone.* District property for which the District is authorized to initiate a towing and/or removal action.
- H. *Overnight.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.

SECTION 3. ESTABLISHMENT OF TOW-AWAY ZONES. Those areas within the District’s boundaries identified as grass common areas, amenity parking, mailbox parking, and roadways as depicted at **Exhibit A**, which is incorporated herein by reference, are hereby established as “Tow-Away Zones” for all Oversized Vehicles, Vessels, Recreational Vehicles, and Abandoned/Broken-Down Vehicles (together, “**Tow-Away Zones**”), enforceable subject to the Rules set forth herein.

SECTION 4. PARKING RULES.

- A. **OVERNIGHT PARKING.** Oversized Vehicles, Vessels, Recreational Vehicles, and Abandoned/Broken-Down Vehicles may not Park Overnight in District Tow-Away Zones.
- B. **DAYTIME PARKING.** Oversized Vehicles, Vessels, and Recreational Vehicles may be Parked in Tow-Away Zones on roadways only when actively loading or unloading. Abandoned/Broken-Down Vehicles may not be Parked in Tow-Away Zones at any time. Parking on grass common areas is not permitted at any time.
- C. **MANNER OF PARKING.** Vehicles and Vessels of any kind may not be Parked such that they utilize additional spaces, block access to District property, prevent the safe and orderly flow of traffic, obstruct the ability of emergency vehicles to access roadways or property, cause damage to the District’s property, restrict 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. All Parking must comply with all state and local laws and ordinances.

SECTION 5. TOWING/REMOVAL PROCEDURES; ENFORCEMENT.

- A. **SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be posted on District property in the manner set forth in Section 715.07, *Florida Statutes*.
- B. **TOWING/REMOVAL AUTHORITY.** The District may tow/remove any Vehicle or Vessel improperly Parked in a Tow-Away Zone at the owner’s expense. The Vehicle or Vessel shall be towed/removed by the towing service in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*.
- C. **AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District Manager 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.

- D. AMENITY SUSPENSION.** The District may, in its discretion, suspend the amenity privileges of the owner or operator of any Vehicle or Vessel Parked in violation of this Rule, in accordance with the District’s adopted *Suspension and Termination of Access Rule*.

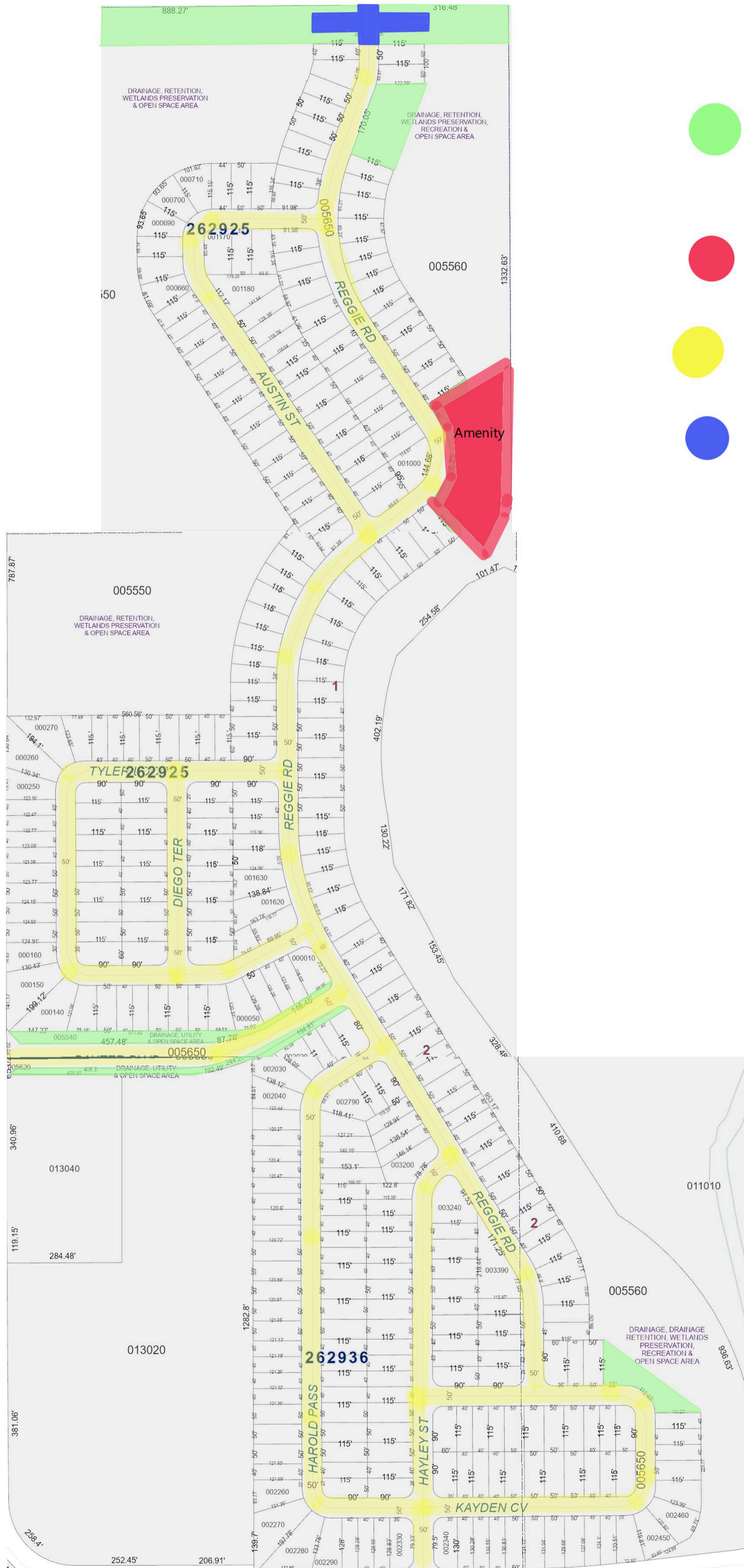
SECTION 6. PARKING AT YOUR OWN RISK. Vehicles, Vessels or Recreational Vehicles may be Parked on District property pursuant to this Rule, provided however that the District assumes no liability for any theft, vandalism and/or damage that might occur to personal property and/or to such vehicles.

SECTION 7. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW-AWAY ZONES. The Board in its sole discretion may amend these Rules Related to Overnight Parking 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 and Designated Parking Areas are subject to proper signage and notice prior to enforcement of these rules in such areas.

EXHIBIT A – *Tow Away Zone (highlighted areas)*

Effective date: February 11, 2025

Peace Creek CDD



- CDD common area
- No Overnight Parking
- Roadway
- Not for Public Use

