

## **RESOLUTION 2022-05**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT ADOPTING A REVISED PARKING POLICIES STATEMENT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, Chapter 190, Florida Statutes, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business and to adopt administrative rules with respect to any project of the District; and

**WHEREAS**, the District has previously established parking policies formally adopted pursuant to Resolution 2020-03 on or about February 13, 2020; and

**WHEREAS**, the District desires to amend its parking policies pursuant to the revised policies attached hereto; and

**WHEREAS**, the attached revised parking policies are for immediate use and application, having been adopted after having held a public hearing before the District Board of Supervisors on July 18, 2022.

### **NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The Board of Supervisors hereby adopts the revised parking policies, as attached.

**SECTION 2.** District staff has provided notice to the general public in accordance with Chapters 120 and 190, Florida Statutes, and scheduled a public hearing before the Board of Supervisors.

**SECTION 3.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 18<sup>th</sup> day of July, 2022.

ATTEST:

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

*Taylor Nielsen*  
\_\_\_\_\_  
Secretary / Assistant Secretary

*Betty Valenti*  
\_\_\_\_\_  
Chairman / Vice Chairman

**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT  
PARKING POLICIES STATEMENT  
RESERVATION OF AMENDMENT POWER**

The Board of Supervisors of K-Bar Ranch II Community Development District (hereinafter referred to as the "District") reserves the right to amend, at any time, the policies contained herein at its sole and absolute discretion.

**NOTICE**

Failure to comply with the policies stated herein may possibly result in towing / removal of the violating personal property (Watercraft, Trailer, RV, etc.) or vehicle (car, truck, motorcycle) at owner's expense.

Park At Your Own Risk: The District assumes no liability for any theft, vandalism and / or damage that might occur to personal property and / or vehicles parked on its property.

In the event theft, vandalism and / or damage occur to either personal property or vehicles, affected owners are advised to contact the local law enforcement. In the event theft, vandalism and / or damage occur, District staff will not contact local law enforcement on behalf of affected owners.

**SECTION I: DESIGNATED PARKING AREAS**

Street Parking/Recreational Facilities Parking:

- NO OVERNIGHT PARKING permitted anytime between the hours of 12:00 A.M. and 6:00 A.M.
- NO PARKING on the main thoroughfares, at any time except for temporary sightseeing where one does not leave his or her vehicle.

Other District Common Areas (including mailbox kiosks):

- Parking for District Staff, Employee and Vendors / Consultants only (active project or construction related activities).
- NO OTHER PARKING permitted but parking exceptions may be granted (pursuant to the procedures as provided herein).

## **SECTION II: PARKING EXCEPTIONS / SPECIAL DISPENSATION AND CIRCUMSTANCES**

1. Parking exceptions will be granted by way of written correspondence from the District Manager (agent and representative of the management firm hired by the District), or his/her designee, as the designated authority of the District.
  - a. No verbal grants of authority will be issued or be held valid.
  - b. It is the responsibility of the person(s) requesting a parking exception to secure all necessary documentation and approvals.
  - c. Failure to secure all necessary documentation and approvals may result in the towing and / or removal of the vehicle and / or personal property from the premises.
2. Issuance of Written Exception Notice.
  - a. Copy of Notice to be placed on highly visible area of the vehicle and / or personal property for which exception was granted.
  - b. Digital photograph of item (to include identifying license plates or registration numbers if / whenever possible) for which exception was granted.
  - c. Location of vehicle and / or personal property (as described above).
  - d. Reason and special terms of parking exception.
  - e. Date and time of written exception notice issuance.
    - i. Long date format (e.g., Tuesday, May 26, 2009)
    - ii. 24-hour clock format (e.g., 16:30)
  - f. Date and time of written exception notice expiration.
    - i. Long date format (e.g., Tuesday, June 2, 2009)
    - ii. 24-hour clock format (e.g., 16:30)
  - g. Contact information of the District.
  - h. Signature of owner.
3. No parking exceptions will be granted for periods exceeding ten (10) calendar days without prior District approval.
4. Upon expiration of the Written Exception Notice, owner will have twenty-four (24) hours to remove the vehicle and / or personal property. Failure to remove the vehicle and / or personal property within the stated timeframe may result in the commencement of immediate towing and removal without further warning or opportunity for compliance.

### **SECTION III: TOWING / REMOVAL PROCEDURES**

1. Signage and Language Compliance.

The appropriate towing signage and verbiage will be posted on District property in conformance with applicable Florida Statutes and the District shall enter into and maintain a written agreement with a firm authorized by Florida law to perform such towing/removal services.
2. Towing / Removal Discretion Authority.
  - a. Prior to any towing or removal action being taken by anyone other than the District Manager or his/her designee, the authorized individuals must first contact the District Manager for verification that no exceptions were granted for the subject personal property or vehicle.
  - b. The District Manager is to be copied on any written correspondence permitting / granting parking exceptions.
3. Tow / Removal Appeal and Cost Reimbursement.
  - a. Any person(s) has the right to dispute and request cost reimbursement for a tow and / or removal action by appealing to the Board of Supervisors of the District.
    - i. An appeal must be submitted in writing to the District for placement on the next regularly scheduled District meeting agenda.
    - ii. The District must be in receipt of such appeal no fewer than ten (10) calendar days prior to the next regularly scheduled District meeting.
  - b. Any person(s) appealing a tow and / or removal action will be governed by the following conditions:
    - i. Must be physically present at meeting in which the appeal will be heard by the Board of Supervisors.
      1. Failure of attendance will result in dismissal of appeal with no resubmission on future District agenda docket.
    - ii. Argument and basis for appeal will be limited to five (5) minutes per account.
    - iii. Must furnish own copies of any documentation to present to the Board of Supervisors supplementing the argument and basis for the appeal (if applicable).
  - c. The District's Board of Supervisors reserves the right to grant or deny any appeal and cost reimbursement at its sole and absolute discretion.
    - i. District action(s) will be resolved by way of successful Board motion.
4. Emergencies.

Notwithstanding any provision contained herein, the District specifically reserves the right to immediately tow and/or remove any personal property or vehicle, which poses a safety hazard or is preventing ingress/egress to public and/or another's private property.






# Resolution 2022-05- Adopting Revised Parking Policy- K-Bar Ranch II

Final Audit Report

2022-07-20

Created:	2022-07-18
By:	Taylor Nielsen (tnielsen@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA9XV05T7ZbwRMrTIdTLCK0je2fBysNUue

## "Resolution 2022-05- Adopting Revised Parking Policy- K-Bar Ranch II" History

-  Document created by Taylor Nielsen (tnielsen@rizzetta.com)  
2022-07-18 - 5:11:37 PM GMT- IP address: 47.205.74.163
-  Document emailed to Betty Valenti (bvalenti@mihomes.com) for signature  
2022-07-18 - 5:11:51 PM GMT
-  Email viewed by Betty Valenti (bvalenti@mihomes.com)  
2022-07-20 - 4:09:49 PM GMT- IP address: 64.234.116.4
-  Document e-signed by Betty Valenti (bvalenti@mihomes.com)  
Signature Date: 2022-07-20 - 4:10:14 PM GMT - Time Source: server- IP address: 64.234.116.4
-  Agreement completed.  
2022-07-20 - 4:10:14 PM GMT