RESOLUTION 2026-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Trout Creek Community Development District (the "**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated within St. Johns County, Florida; and

WHEREAS, Chapter 190, Florida Statutes, authorizes the District to adopt resolutions as may be necessary for the conduct of District business; and

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

WHEREAS, the District desires to adopt the *Amended Policy Relating to Overnight Parking and Parking Enforcement* of the District (the "**Parking Rule**"), attached hereto as **Exhibit A** and incorporated herein, pursuant to the provisions of Sections 190.011(5) and 190.035 and Chapter 120, Florida Statutes; and

WHEREAS, the District has properly noticed for rule development and rulemaking regarding the Parking Rule and a public hearing was held at a meeting of the Board on May 28, 2026; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt by resolution the Parking Rule for immediate use and application.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The recitals stated above are true and correct and by this reference are incorporated herein.

SECTION 2. The District hereby adopts the Parking Rule, attached hereto as **Exhibit A**.

SECTION 3. If any provision of this Resolution or the Parking Rule 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 This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.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 28TH day of May 2026.

ATTEST**:**

_____
Secretary/Assistant Secretary

TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT

Clint wright (Oct 26, 2026 13:35:13 EDT)
_____
Chairperson, Board of Supervisors

Exhibit A: Amended Policy Relating to Overnight Parking and Parking Enforcement

Exhibit A
Amended Policy Relating to Overnight Parking and
Parking Enforcement

[Begins on following page.]

TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT

AMENDED POLICY RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT

On May 28, 2026, at a duly noticed public meeting, the Board of Supervisors of the Trout Creek Community Development District ("District") adopted the following policies to govern parking and parking enforcement on certain District property ("Policy"). This Policy repeals and supersedes all prior District rules or policies governing the same subject matter.

Section 1. Introduction and Application. The District finds that Vehicles and Vessels (as defined below) parked (as defined below) on certain District property may create hazards and danger to the health, safety, and welfare of District residents, paid users, and the public, and may damage District property. This Policy is intended to provide a means by which the District may address improperly parked Vehicles and Vessels, including by towing/removal, subject to the requirements of applicable law and the procedures in this Policy.

SECTION 2. DEFINITIONS.

A. *Abandoned.* Any Vehicle or Vessel that, for a period of twenty-four (24) hours, has remained in the same location on District property without being moved and without authorization to Park in that location shall be deemed abandoned.

B. *Park / Parking.* To stop, stand, or leave a Vehicle or Vessel, whether attended or unattended, except when stopping temporarily for the purpose of and while actually engaged in loading or unloading persons or property.

C. *Tow-Away Zone.* A designated area on District property (including, where applicable, District-owned or District-controlled roadways and rights-of-way) in which parking is prohibited and in which the District is authorized to initiate towing and/or removal. An area constitutes a Tow-Away Zone only after the District has (i) caused signage to be posted in accordance with section 715.07, Florida Statutes, and Section 5.A of this Policy, and (ii) identified the area as an active Tow-Away Zone on the list maintained on the District's website at https://troutcreekcdd.com/. **Exhibit A** identifies those areas of District property eligible to be designated as Tow-Away Zones.

D. *Vehicle*. Any motor vehicle, trailer, or other wheeled conveyance that is used or capable of being used as a means of transportation on land for persons or property.

E. *Vessel*. Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.

SECTION 3. PARKING ALLOWED ON LIMITED BASIS; PROHIBITION; EXCEPTIONS.

A. *Tow-Away Zones.* All District-owned or District-controlled roadways within the District, together with the additional areas of District property indicated on the map attached hereto as **Exhibit A**, are eligible for designation as Tow-Away Zones. Any such eligible area may become an active Tow-Away Zone subject to towing enforcement under this

Policy only upon (i) installation of signage complying with section 715.07, *Florida Statutes*, and Section 5.A, and (ii) posting of the area as an active Tow-Away Zone on the list maintained on the District's website. Except where expressly designated for Parking (e.g., marked parking spaces or signed parking areas), Vehicles and Vessels may not Park on District property at any time and are subject to towing. Vehicles and Vessels parked in a Tow-Away Zone in the same location in excess of 24 hours are subject to towing as Abandoned vehicles under Section 2.A. Notwithstanding the foregoing, Vehicles may Park for a maximum of five (5) minutes in the sections identified in **Exhibit A**; parking in these areas in excess of five (5) minutes is prohibited. Parking is prohibited at all times on any grassy or landscaped areas on District property, including common areas, pond banks, and areas bordering roadways, unless the District grants a written exception in advance. Any Vehicle or Vessel parked in an area not expressly designated for Parking, or in any grassy or landscaped area, is subject to towing in accordance with this Policy and applicable law. **Any Vehicle parked on District property, including District roads, if any, must do so in compliance with all applicable laws, ordinances, and codes, and shall not block access to driveways, property entrances, fire hydrants, fire lanes, or mailboxes. Vessels shall not be parked on District property without the express written permission of the District and are subject to towing if parked without such permission.**

B. *Abandoned Vehicles and Vessels*. Abandoned Vehicles and Vessels are not permitted to be Parked on District property at any time and are subject to towing at the owner's expense.

C. *Manner of Parking.* Vehicles (and pre-approved Vessels) may not be Parked such that they utilize more than one (1) marked parking space, 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 pose a danger to the District, its residents and guests, the general public, or the property of same.

D. *Exceptions.*

   a. Special Circumstances. District staff may issue a Parking permit to authorize an exception to this Policy for special events or as necessitated by special circumstances, in which case the Parking permit shall be for a limited time and shall be posted on the windshield of the Vehicle or Vessel.

   b. Vendors and Food Trucks. Food Trucks invited to special District events and District vendors performing District business are exempt from this Policy; provided, however, that such Food Trucks and vendors may not Park in a manner which threatens the health, safety, and welfare of District residents and guests, or causes property damage, and are subject to special instructions issued by the District for their Parking.

   c. Delivery Vehicles and Governmental Vehicles. Delivery Vehicles, including, but not limited to, Vehicles associated with U.S.P.S., U.P.S., Fed Ex, moving companies, and District vendors are exempt from this Policy while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also Park on District property while carrying out official duties.

SECTION 4. ENFORCEMENT.

A. *Towing.* Vehicles or Vessels Parked in violation of this Policy may be towed in the District's discretion and in accordance with the requirements and procedures set forth at Section 5 herein.

B. *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 Policy, in accordance with the District's adopted *Suspension and Termination of Access Rule*.

SECTION 5. TOWING/REMOVAL PROCEDURES.

A. *Signage and Language Requirements.* Signage-provisioned notice will be approved by the District's Board of Supervisors and furnished and installed by the District's authorized towing contractor on District property and roadways in conspicuous locations and in a manner consistent with the requirements of section 715.07, *Florida Statutes.* No Vehicle or Vessel shall be towed pursuant to this Policy from any area that has not been properly posted with signage satisfying the requirements of section 715.07, *Florida Statutes*. The current list of active Tow-Away Zones shall be posted on the District's website and updated as reasonably necessary to reflect changes in signage and designation.

B. *Towing/Removal Authority.* To effect towing/removal of a Vehicle or Vessel, the District Manager, General Manager, Assistant General Manager or such manager's designee will first verify that the subject Vehicle or Vessel was not authorized to Park under this Policy. To the extent that the District has entered into an agreement with an authorized towing service in accordance with Section 5.C., any of the foregoing managers, in his or her sole discretion, may authorize the removal of any such unauthorized Vehicle or Vessel by issuing a separate, written authorization specific to that Vehicle or Vessel to the towing service in a form agreed upon in the towing agreement. The towing service shall not remove any Vehicle or Vessel from District property or District roadways absent such specific, prior written authorization from the District for each individual tow. Any such removal, including towing fees, release fees, storage fees, etc., shall be at the owner's expense. The Vehicle and/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's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a company 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. Any permitted Parking pursuant to this Policy is at the driver's own risk. The District assumes no liability for any theft, vandalism, and/or damage that might occur to personal property and/or Vehicles or Vessels. Parking is subject to all applicable St. Johns County laws, ordinances, and regulations, and law enforcement may take action to enforce all such laws, ordinances, and regulations.

Section 7. Amendments. Designated Amenity Parking areas may be added to or removed from this Policy without a formal hearing by motion of the District's Board of Supervisors, subject to installation of proper signage, adoption of a new map, and compliance with all other requirements of Florida law. Requirements of this Policy may be suspended by the District's Board of Supervisors or by the District Manager for good cause. At the direction of the Board of Supervisors, the District Manager, General Manager, or Assistant General Manager (or such manager's designee) is authorized to activate or deactivate specific Tow-Away Zones within the eligible areas identified in Section 3.A and Exhibit A by causing (i) installation or removal of signage in accordance with Section 5.A, and (ii) corresponding updates to the active Tow-Away Zone list maintained on the District's website. No further Board action shall be required to implement Board-directed activation or deactivation of specific zones.

Exhibit A: Parking Map

Specific Authority: §§ 190.011(5), 190.012(2)(d), and 190.041, *Fla. Stat.*
Effective date: May 28, 2026

EXHIBIT A
AREAS ELIGIBLE FOR DESIGNATION AS TOW-AWAY ZONES

