

PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT
RULES & POLICIES RELATING TO PARKING ENFORCEMENT

In accordance with Chapter 190, Florida Statutes, the Board of Supervisors of the Pioneer Ranch Community Development District (“District”) adopted the following policies and rules to govern parking enforcement on certain District property.

1. INTRODUCTION. The District finds that parked vehicles can cause hazards and danger to the health, safety and welfare of District residents and the public. This rule is intended to provide the District with the ability to remove such vehicles and fine such owners consistent with this rule and as indicated herein.

2. PARKING RULES & POLICIES.

State and Local Parking Rules

The parking prohibitions set forth in applicable state and local ordinances, including but not limited to, Chapter 316, Florida Statutes, and Chapter 18 – Traffic of the Marion County Code of Ordinances, are applicable to District-owned property, including but not limited to District-owned rights-of-way, and are incorporated herein by this reference (“**State & Local Parking Rules**”).

Parking on CDD Streets and Other Property

The District hereby adopts the State & Local Parking Rules for CDD streets and other common property. Without intending to limit the foregoing, a summary of certain of such prohibitions is listed here (taken from Sections 316.1945 and 316.195, Florida Statutes), and certain additional provisions are also hereby created below:

- a. Direction:** Vehicles must park in the direction of authorized traffic movement.
- b. Distance from Curb:** Right-hand wheels must be within 12 inches of the right-hand curb or edge of the roadway.
- c. Prohibited Areas (No Stopping, Standing, or Parking):**
 - (1) Except when necessary to avoid conflict with other traffic, or in compliance with law or the directions of a police officer or official traffic control device, no person shall:
 - (a) Stop, stand, or park a vehicle:
 - 1. On the roadway side of any vehicle stopped or parked at the edge or curb of a street.
 - 2. On a sidewalk.
 - 3. Within an intersection.
 - 4. On a crosswalk.

5. Between a safety zone and the adjacent curb or within 30 feet of points on the curb immediately opposite the ends of a safety zone, unless the Department of Transportation indicates a different length by signs or markings.
 6. Alongside or opposite any street excavation or obstruction when stopping, standing, or parking would obstruct traffic.
 7. Upon any bridge or other elevated structure upon a highway or within a highway tunnel.
 8. On any railroad tracks.
 9. On a bicycle path.
 10. At any place where official traffic control devices prohibit stopping.
- (b) Stand or park a vehicle, whether occupied or not, except momentarily to pick up or discharge a passenger or passengers:
1. In front of a public or private driveway.
 2. Within 15 feet of a fire hydrant.
 3. Within 20 feet of a crosswalk at an intersection.
 4. Within 30 feet upon the approach to any flashing signal, stop sign, or traffic control signal located at the side of a roadway.
 5. Within 20 feet of the driveway entrance to any fire station and on the side of a street opposite the entrance to any fire station within 75 feet of such entrance (when property signposted).
 6. On an exclusive bicycle lane.
 7. At any place where official traffic control devices prohibit standing.
- d. Disabled Parking:**
- i. It is illegal to park in marked disabled spaces without a proper permit.
 - ii. It is illegal to obstruct the path of travel to an accessible parking space or curb cut.
- e. Parking and Emergency Access:**
- i. No person may park a vehicle directly across from another vehicle, regardless of permitting status.
 - ii. No vehicle shall be parked in a manner that would block access by sanitation trucks, emergency vehicles, or other governmental service providers.
- f. Parking on Common Areas Prohibited:**
- i. Except as outlined in this rule, parking on grassy areas or other common areas owned by the District or in which the District owns an easement is strictly prohibited except for authorized District vehicles and/or District contractors.

3. TOWING/REMOVAL PROCEDURES.

- a. **SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of these rules, and the parking prohibitions stated herein, shall be approved by the District's Board of Supervisors and shall be posted on District property in the manner set forth in

section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with section 715.07, *Florida Statutes*.

b. 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 in accordance with Florida law and with the rules set forth herein (“**Towing Operator**”).

c. TOWING/REMOVAL AUTHORITY.

Streets / Other Common Area - The District’s staff may contact the Towing Operator for removal of a vehicle parked on the District’s streets or common areas in violation of this Rule. The Towing Operator shall render its services in accordance with this Rule, the Towing Agreement and Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*. Alternatively, the District’s staff may elect to contact local law enforcement and notify such authority of any vehicle parked in violation of these rules.

4. OTHER DISTRICT PENALTIES. If any person is found to have violated any of the provisions of this rule, and pursuant to Sections 120.69(2) and (7), *Florida Statutes* and other applicable law, the District shall have the right to impose a fine in the amount of \$100 and collect such fine and attorney’s fees as a contractual lien or as otherwise provided by Florida law.

5. PARKING AT YOUR OWN RISK. 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.

Effective date: **February 6, 2026 (Interim Approval)**