

# *Reunion East*

## *Community Development District*

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219 East Livingston Street, Orlando, FL 32801  
Phone: 407-841-5524 - Fax: 407-839-1526

December 3, 2019

**\*\*\*REVISED\*\*\***

Dear Reunion East Owners & Tenants,

The **Reunion East Community Development District (the “District”)** will hold a **Public Hearing December 19 at 7 PM at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, in Reunion. All residents who are concerned about roadway parking and proposed tow-away zones should attend.** Following the Public Hearing, the Board of Supervisors will deliberate Parking and Towing Rules that impact owners, tenants, and guests at Reunion.

### **Background:**

Reunion East was built as a residential community with compact roads that provide a neighborly feel. Because of the narrow design and construction of the roads, not all streets are suitable for on-street parking.

There have been numerous concerns brought to the District regarding the effective operation of the roads – specifically on-street parking. In addition to public safety concerns, discourteous parking has negatively impacted other drivers and pedestrians in the community. The District’s Board of Supervisors has reviewed and discussed concerns about on-street parking at meetings for several months. Supervisors have coordinated with security services and District staff to identify the most problematic areas. One frequently cited concern is that vehicles parked on the roads are potentially blocking public safety vehicles -- such as fire trucks -- when they are responding to an emergency. Other concerns brought to the Board include residents being prevented from driving on certain roads (due to large vehicles being parked on both sides of the roads) and discourteous drivers not realizing their parking behaviors are adversely impacting other drivers and even pedestrians. The Board of Supervisors is balancing the need for safe and effective roads with the understanding that residents have guests from time to time. Although on-street parking can be a convenience for guests, not every Reunion road and is suitable for on-street parking.

### **The Next Steps:**

The intention of the meeting is to designate No Parking areas. Vehicles that are found parked in designated No Parking zones would then be subject to towing at the vehicle owner’s expense. Florida’s statutes allow for CDDs to adopt and enforce towing policies. Should the No Parking zones and Towing guidelines be approved by the Board of Supervisors, owners, tenants, and guests will then see No Parking signs installed in various locations throughout the District. These signs will correspond with the District Parking and Towing Map attached to the Rules and will indicate the locations where parking will be restricted or prohibited. Once signage is complete the District will begin enforcing the provisions of the Rule including towing improperly located vehicles.

**Summary of the Key Parking Guidelines:**

- Roads and/or sections of roads of concern are **Corolla Court, Titian Court, Excitement Drive, Oconee Street, Gathering Drive and Gathering Court**. For these critical areas, parking will be permitted on one side of the street only.
- For all District roadways, commercial vehicles are not allowed to park except in paved areas adjacent to the residence being serviced or where a delivery is being made.
- For all District roadways, Recreational Vehicles (RVs) are not allowed to park except for loading and unloading.
- For all District roadways, recreational golf carts are not allowed to park but golf maintenance carts can be parked during certain hours adjacent to the residence being serviced.
- For all District roadways, courtesy guidelines such as not parking near mailbox kiosks, not blocking driveways, not blocking sidewalks and other situations are fully addressed in the attached proposed Rules. The Rules also allow for towing of disabled vehicles, illegal vehicles, or those that are unsafely parked on the street.

The summary is just a brief overview and not comprehensive. Please review the proposed Rules Relating to Parking and Parking Enforcement attached to this letter for a comprehensive understanding of the parking and towing guidelines.

Regards,

George S. Flint  
District Manager  
Reunion East Community Development District  
Telephone: (407) 841-5524  
Email: [gflint@gmscfl.com](mailto:gflint@gmscfl.com)

# REUNION EAST COMMUNITY DEVELOPMENT DISTRICT PARKING AND TOWING RULES

Adopted \_\_\_\_\_, 2019 (Resolution 2019-\_\_\_)

- 1.0 Parking and Towing. The rules and regulations of this Section 1.0 are hereby adopted by the Reunion East Community Development District (the "District") and shall be referred to as the "District Parking and Towing Rules."
- 1.1 Applicability. The District Parking and Towing Rules shall be applicable on, over, or within those (a) designated paved parking or stalls owned by or dedicated to the District (the "Parking Areas"), (b) District rights-of-way, including but not limited to the roads, streets, thoroughfares, swales, and sidewalks owned by or dedicated to the District or which the District is responsible for maintaining (the "District Right-of -Way"), as generally depicted on the parking and towing map shown in Appendix 1.0 (the "Parking and Towing Map"), which is attached to these Rules and is specifically made a part hereof, as well as (c) any other property owned by or which the District is responsible for maintaining. For purposes of these District Parking and Towing Rules, "vehicle" shall include any self-propelled vehicle or motorized means of transport.
- 1.2 District Parking Lots or Areas. Non-commercial vehicles not otherwise prohibited from parking on District Right-of-Way or Parking Areas are permitted to park within designated District parking lots or parking areas, which includes the Heritage Crossing Clubhouse parking lot and Parking Areas throughout the community on District property. Parking within the Heritage Crossing Clubhouse parking lot shall be on a first come, first served basis for individuals utilizing the Heritage Crossing Clubhouse during Heritage Crossing Clubhouse operating hours. No trailers shall be parked in the Heritage Crossing Clubhouse parking lot or any of the defined Parking Areas of the District. Should the trailer be attached or hooked up to a vehicle and parked in violation of these Rules, the trailer and the vehicle are each subject to towing.
- 1.3 On-Street Parking.
  - 1.3.1 On-street parking in the District is limited to one designated side of the street in those areas as marked in the District Parking and Towing Map attached hereto as Appendix 1.0, parking in the non-designated side of the street shall be prohibited, in addition the following prohibitions apply through the District:
    - (a) Guests and visitors shall follow all parking rules and regulations, including those of Osceola County and the State of Florida. The Board of Supervisors may grant temporary exceptions when it deems appropriate.
    - (b) Commercial vehicles (which for purposes of this provision are

defined as vehicles not designed and used for normal personal/family transportation, vehicles with work racks, tool racks and/or visible equipment, and/or vehicles bearing lettering, graphics, contact information, logos, advertising and/or any other commercial insignia), limousines, lawn maintenance vehicles, construction vehicles, trailers of any kind, vehicles for hire, or vehicles used in business of or for the purpose of transporting goods, equipment, passengers and the like, or any trucks or vans which are larger than one ton, or any dual-wheel trucks shall not be parked on, over, or within the District Right-of-Way or any District parking lots or Parking Areas, except during the period of delivery or the provision of services to the adjacent residential unit(s). Such vehicles temporarily parked in accordance with this section shall be fully parked on a paved surface designed for parking or vehicular travel. No portion of the vehicle shall be parked on, over, or within a landscaped or grassed surface of the District, including but not limited to the swale.

(c) Recreational vehicles, including campers, mobile homes and motor homes, regardless of size, all-terrain vehicles (ATVs or ATCs), go-carts, motorcycles, mini- motorcycles, mopeds, unregistered vehicles, boats, and trailers of any type, are prohibited at all times from parking or being parked on, over, or within any portion of the District Right-of-Way or District parking lots or Parking Areas; however, recreational vehicles may be temporarily parked in said areas for no more than eight (8) hours for the purposes of loading and unloading only.

(d) Golf carts are prohibited at all times from parking or being parked on, over, or within any portion of the District Right-of-Way or District parking lots or Parking Areas. Golf carts being utilized at the time for the purposes of maintenance of properties within the boundaries of the District and which are owned and operated by the District, a homeowners or property owners' association, or an agent thereof, are exempt from this provision between the hours of 6:00A.M. and 8:00P.M. of the same day.

(e) Individuals working in the District may park within the areas actively under construction in the District as specifically permitted by the District Manager or his/her designee.

1.3.2 No portion of any vehicle shall be parked on the District Right-of-Way for any period of time within twenty (20') feet of any District mailbox kiosk within the District, unless parked within a designated District parking stall in accordance with Section 1.2 above. No portion of any vehicle shall be parked on the District Right-of-Way in a manner that blocks access to any mailboxes.

1.3.3 No vehicle bearing a "For Sale" or similar sign shall be parked on, over, or within the District Right-of-Way or any District parking lot or Parking Area.

1.3.4 Vehicles temporarily parked in accordance with Section 1.3.1 above shall not park in any manner which has the effect of disrupting the normal flow of traffic, which would block the ingress or egress of trucks, public service vehicles, and emergency vehicles, which would require other vehicles to leave the paved surface of the District Rights-of-Way to pass, or which would result in a vehicle being parked in a portion of more than one parking stall of a District Parking Area. In addition, vehicles temporarily parked in accordance with Section 1.3.1 above:

- (a) Shall not park facing the wrong direction on the street.
- (b) Shall not park in any manner that blocks access to a driveway.
- (c) Shall not park in any manner that blocks a sidewalk.
- (d) Shall not park with tires on the grass, as this may cause damage to the District's irrigation.
- (e) Shall not park within thirty (30') feet of the approach to a stop sign.

1.3.5 Any vehicle that cannot operate on its own power is prohibited from being parked on, over, or within the District Right-of-Way or any District parking lot or Parking Area, and shall immediately be removed.

1.3.6 No vehicle bearing an expired registration, missing license plate, or a license plate that fails to match the vehicle registration shall be parked on, over, or within the District Rights-of-Way or any District parking lot or Parking Area.

1.3.7 It is a violation of the District Parking and Towing Rules for a vehicle otherwise lawfully parked on, over, or within the District Rights-of-Way or any District parking lot or Parking Area to be covered or partially covered with a tarpaulin or other type of vehicle cover. No vehicle parked on, over, or within the District Rights-of-Way or any District parking lot or Parking Area shall be used as a domicile or residence either temporarily or permanently.

1.4 Parking in Other Areas of the District. Parking of any vehicle or trailer, including but not limited to those referenced in Section 1.3.1 above, is strictly prohibited on or within all non-paved District property, including but not limited to, landscaped or grassed areas within or adjacent to any District Right-of-Way. This prohibition shall remain in effect twenty-four (24) hours per day, seven (7) days per week.

## 1.5 Enforcement

1.5.1 Towing. Any vehicle parked in violation of the District Parking and Towing Rules may be towed at the vehicle owner's expense by a towing contractor approved by the District Board of Supervisors pursuant to Section 715.07, *Florida Statutes*. Vehicles and vessels parked in violation of the District Parking and Towing Rules upon first offense, may receive a warning affixed to the vehicle or vessel. Towing may be initiated only after the first offense of the vehicle, trailer, or object parked in violation of these Rules. Thereafter, upon direction in writing (email and facsimile are acceptable) from the District Manager or a designee of the District Manager, the tow contractor is authorized to commence towing for a violation or violations of these Rules pursuant to Section 715.07, *Florida Statutes*. A vehicle or vessel parked in violation of the District Parking and Towing Rules for a period of longer than twenty-four (24) hours after receiving its initial warning under this section shall be subject to towing.

1.5.2 Suspension and Termination of Privileges. A resident's privileges at any or all District Amenity Facilities may be subject to various lengths of suspension or termination by the Board of Supervisors due to violations of these rules.

1.6 Suspension of Rules. The enforcement of the District Parking and Towing Rules may be suspended in whole or in part for specified periods of time, as determined by resolution of the Board of Supervisors of the District. In addition, the enforcement of the District Parking and Towing Rules may be suspended during emergency situations at the discretion of the District Manager.

1.7 Damage to District Property. Should the parking of any vehicle on, over, or within the District Rights-of-Way, District parking lots or Parking Areas, or District Property, or any portion thereof, even if on a temporary basis, cause damage to District infrastructure, landscaping or other improvement, the owner and driver of the vehicle causing such damage shall be responsible to fully reimburse the District to repair or replace such improvement. Damage includes, but is not limited to, staining caused by fluid leaking onto District parking areas. The decision on whether to repair or replace a damaged improvement shall be at the discretion of the District.

1.8 Vehicle Repairs. No vehicle maintenance or repair shall be performed on, over, or within any portion of the District Rights-of-Way, District parking lot or Parking Area, or District property. No vehicles shall be stored, even temporarily, on blocks on, within, or over the District Rights-of-Way, District parking lots or Parking Areas, or District Property.

1.9 Other Traffic and Parking Regulations. Nothing in these District Parking and Towing Rules shall prohibit local law enforcement from enforcing the laws that are a part of the State Uniform Traffic Control Law, Chapter 316, *Florida Statutes*, or any other local or state law, rule or ordinance pertaining to vehicular traffic or parking enforcement.

**Appendix 1.0**

**District Parking and Towing Map**



Depicted Roads or Road Portions where parking limited to one designated side:

- Excitement Drive
- Corolla Court
- Titian Court
- Gathering Drive
- Oconee Street