

RESOLUTION 2026-05

A RESOLUTION OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10 ("DISTRICT"), ADOPTING CHAPTER III RULE PROVIDING AUTHORIZATION AND REQUIREMENTS FOR TOWING AND REMOVAL OF VEHICLES AND VESSELS FROM PRIVATE PROPERTY IN SECTION 715.07, FLORIDA STATUTES, AS AMENDED FROM TIME TO TIME, WITH REGARD TO TOWING AND REMOVAL OF IMPROPERLY PARKED VEHICLES AND VESSELS FROM DISTRICT-OWNED PROPERTY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District has advertised its intent to create a Towing Rule to establish circumstances in which a vehicle or vessel may be removed from District - owned property where the manner in which the vehicle or vessel is parked that violates the plat book or the intended use of district property; and

WHEREAS, the District Board of Supervisors in a public hearing on June 10, 2026 considered public input and all input of staff and has determined it is in the best interests of all persons and entities to be served by the District to create a Towing Rule to establish circumstances in which a vehicle or vessel may be removed from District - owned property where the manner in which the vehicle or vessel is parked violates the plat book or the intended use of district property.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Village Community Development District No. 10, as follows:

1. The District hereby adopts the Chapter III Rule creating the authorization and requirements for towing and removal of vehicles and vessels from private property in Section 715.07, Florida Statutes, as amended from time to time, with regard to towing and removal of improperly parked vehicles and from District-owned property.
2. This Rule shall become effective upon adoption.

DONE AND RESOLVED at The Villages, Sumter County, Florida, this 10th day of June 2026.

VILLAGE COMMUNITY DEVELOPMENT
DISTRICT NO. 10

By: _____

Jack Miller, Chairman

ATTEST: _____

By: _____

Secretary

**A RULE OF THE
VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 10
CHAPTER III**

**PROVIDING FOR THE REGULATION OF PARKING AND
AUTHORIZATION FOR REMOVAL OF VEHICLES AND VESSELS
FROM DISTRICT-OWNED PROPERTY; PROVIDING FINDINGS;
DEFINITIONS; ENFORCEMENT PROCEDURES; AND PROVIDING
FOR AN EFFECTIVE DATE.**

Section 1. Authority and Formal Findings

This Rule is adopted pursuant to Chapters 190 and 715, Florida Statutes, and the District's proprietary authority over property owned or controlled by the District. The Board of Supervisors of Village Community Development District No. 10 (the "District") makes the following specific findings:

- a) The District owns and/or controls certain tracts, roadways, and infrastructure areas as depicted in recorded plats, including but not limited to the villa unit plats identified in Section 3 herein.
- b) Said plats designate certain areas for limited purposes, including temporary parking, access, utilities, and maintenance, and do not authorize unrestricted parking.
- c) Unauthorized parking on District property interferes with: (i) emergency vehicle access; (ii) traffic circulation; (iii) infrastructure maintenance; and (iv) public safety.
- d) The District has the legal authority to regulate the use of its property and to remove unauthorized vehicles.
- e) The District adopts procedures consistent with the principles of Section 715.07, Florida Statutes, to ensure reasonable notice and fairness, while exercising independent governmental authority.
- f) The Board finds that a posted notice and cure period provides constitutionally sufficient notice and opportunity to be heard prior to towing.

Section 2. Definitions

For purposes of this Rule, the following terms shall be defined as follows:

Vehicle: Any device capable of transporting persons or property, including automobiles, trucks, motorcycles, golf carts, trailers, and similar equipment.

Vessel: Any watercraft or similar device used for transportation on water.

District Property: Any property owned, controlled, maintained, or operated by the District, including roadways and platted tracts.

Temporary Parking Area: Any area designated on a recorded plat for limited-duration parking.

Unauthorized Vehicle: Any vehicle parked in violation of this Rule or inconsistent with the intended use of District property.

Abandoned Vehicle: A vehicle that: (i) appears inoperable; (ii) lacks current registration; (iii) remains unmoved beyond permitted time; or (iv) is otherwise reasonably deemed abandoned by the District or its designee.

Repeat Offender: A vehicle owner with more than one violation within a twelve (12) month period.

Section 3.

Temporary Parking Locations

Tracts established for temporary parking within the District are depicted in a Unit's plat. Temporary parking for the below listed Villa Units are for the Owners within the Villa, their Tenants, Invitees and Guests for temporary vehicular parking.

Villages of Sumter – Alden Bungalows (969)

Villages of Sumter – Antrim Dells (966)

Villages of Sumter – Beauclair (956)

Villages of Sumter – Belle Glade (957)

Villages of Sumter – Harlow (970)

Villages of Sumter – Kelsea (961)

Villages of Sumter – Marianna (954)

Villages of Sumter – Melbourne (963)

Villages of Sumter – Pensacola (965)

Villages of Sumter – Perry (955)

Villages of Sumter – Pineland (960)

Villages of Sumter – Ventura (967)

Villages of Sumter – Whitney (968)

Section 4.

Prohibited Parking

No person shall park or leave a Vehicle or Vessel on District Property except as expressly authorized. Violations include but are not limited to: (i) parking on District-owned roadways or District Property; (ii) parking outside a designated Temporary Parking Area; (iii) exceeding temporary parking duration; (iv) parking inoperable or unregistered vehicles; (v) obstructing access or operations; or (vi) creating nuisance conditions.

Section 5. Notice and Opportunity to Cure

- a) The District shall affix a written notice, in a conspicuous location reasonably calculated to provide notice, on any Vehicle or Vessel in violation of this Rule.
- b) The notice shall remain for not less than 48 hours.
- c) The notice shall: (i) identify the violation; (ii) state towing will occur at owner's expense; and (iii) provide a removal deadline.
- d) The District shall attempt to provide personal notice when feasible.
- e) Failure to locate the owner does not prevent enforcement.

Section 6. Enforcement and Towing Authorization

After expiration of the notice period, the District Manager or designee may authorize towing. All towing shall be performed by a licensed towing operator at the owner's expense.

Section 7. Repeat Offenders

The following process shall apply to Repeat Offenders:

First Violation: The first violation shall follow the standard process outlined in Section 5, including the 48-hour notice period prior to authorizing a towing company to remove the vehicle or vessel.

Second Violation: Upon a second violation within twelve (12) months:

- a) The District may reduce the notice period to not less than twenty-four (24) hours, after which the Vehicle or Vessel may be towed if the violation continues;
- b) The District Manager or designee shall send written notification to the owner at their last known address, informing them of their status as a Repeat Offender; and
- c) A \$50 administrative fee shall be assessed by the District in addition to any towing and storage costs charged by the towing company.

Third and Subsequent Violations: Upon a third or subsequent violation within twelve (12) months:

- a) The District may reduce the notice period to not less than twelve (12) hours, after which the Vehicle or Vessel may be towed if the violation continues;
- b) A \$100 administrative fee shall be assessed by the District in addition to any towing and storage costs charged by the towing company

Section 8. Immediate Removal

Immediate towing without notice is authorized for: (i) emergency access obstruction; (ii) safety hazards; (iii) blocked ingress/egress; or (iv) legal violations requiring immediate action.

Section 9. Documentation

The District shall maintain: (i) photographs; (ii) notice records; (iii) attempted contact logs; and (iv) towing authorization.

Section 10. Administrative Review

- a) Right to Request Review. Any owner or operator of a Vehicle or Vessel subject to enforcement under this Rule may request administrative review by the District Manager or his or her designee. Such request must be submitted in writing within thirty (30) days of the date of notice, towing, or assessment of any administrative fee. Failure to timely request review constitutes a waiver of the right to contest the enforcement action.
- b) Review Procedure. Upon receipt of a timely request, the District Manager or designee shall conduct a review of the enforcement action. The review shall include consideration of: (i) photographic evidence; (ii) documentation of notice posting; (iii) documentation of attempted personal notice; (iv) the location and condition of the Vehicle or Vessel; and (v) any information submitted by the requesting party.
- c) Determination. The District Manager or designee may: (i) affirm the enforcement action; (ii) rescind the violation or administrative fee; (iii) modify the enforcement action; or (iv) request additional information. A written determination shall be issued within a reasonable time and shall include a brief statement of the basis for the decision.
- d) Standard of Review. The determination shall be based on whether: (i) the Vehicle or Vessel was in violation of this Rule; and (ii) the District substantially complied with its notice and enforcement procedures. The District's enforcement action shall be upheld if supported by competent substantial evidence.
- e) Effect on Enforcement. The filing of a request for review shall not stay towing or removal where notice requirements have been satisfied and the cure period has expired.

- f) Payment of Fees. Administrative fees shall be due within thirty (30) days unless otherwise determined by the District Manager or designee. Payment shall not constitute a waiver of the right to seek review.
- g) Finality. The determination of the District Manager or designee shall constitute final administrative action of the District.
- h) Judicial Review. Any person aggrieved by a final administrative determination may seek relief in a court of competent jurisdiction.

Section 11. Effective Date

This Rule shall become effective upon its approval by the Board of Supervisors of the Village Community Development District No. 10 on June 10, 2026

History:

Adopted June 10, 2026