

RESOLUTION NO. 2026-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE BISCAYNE DRIVE ESTATES COMMUNITY
DEVELOPMENT DISTRICT ENACTING PARKING
RULES AND REGULATIONS AND PROVIDING AN
EFFECTIVE DATE**

WHEREAS, the Biscayne Drive Estates Community Development District (the “District”) was established pursuant to Chapter 190, Florida Statutes, and Miami-Dade County Ordinance No. 21-101; and

WHEREAS, the District is the owner of and is responsible for the operation and maintenance of certain public rights-of-way, parking areas, and facilities within the boundaries of the District; and

WHEREAS, the District Board of Supervisors (the “Board”) desires to protect the integrity, operation, safety, and aesthetics associated with the District, owned rights-of-way, and lands located within the boundaries of the District, and has determined that it is necessary to establish and adopt rules and regulations governing parking on said District owned properties; and

WHEREAS, the District advertised a public hearing before the Board for January 16, 2026, in order to hear and receive comments on the proposed Biscayne Drive Estates Community Development District Parking Rules and Regulations (the “Parking Rules”) pursuant to the requirements of Chapter 120, Florida Statutes; and

WHEREAS, after a duly advertised public hearing, the District Board of Supervisors finds it to be in the best interests of the District, and the residents and property owners of the District to adopt the Parking Rules.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BISCAYNE DRIVE ESTATES COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The above recitals are true and correct and are incorporated in and adopted as part of this Resolution.

Section 2. The Parking Rules, which are attached hereto and made a part hereof as Exhibit A, are hereby enacted.

Section 3. The District Manager is hereby directed to distribute this Resolution as required by Chapters 120 and 190, Florida Statutes. The District Manager is further directed to publish these Parking Rules on the District’s website, and to generally make copies of such Parking Rules available for inspection or copying by members of the general public pursuant to Florida’s Public Records Law.

Section 4. This Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS 20th DAY OF MARCH, 2026.

ATTEST:

**BISCAYNE DRIVE ESTATES
COMMUNITY DEVELOPMENT
DISTRICT**

DocuSigned by:

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Print name: Juliana Duque
Secretary/Assistant Secretary

DocuSigned by:

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Print name: Teresa Baluja
Chairman/Vice-Chairman

EXHIBIT A
PARKING RULES

BISCAYNE DRIVE COMMUNITY DEVELOPMENT DISTRICT PARKING RULES AND REGULATIONS

1.0 **Title.** The rules and regulations herein shall be referred to as the “Biscayne Drive Community Development District Parking Rules and Regulations” or the “Parking Rules.”

2.0 **Applicability of Parking Rules.** The Parking Rules shall be applicable to the designated parking areas adjacent to the two (2) mailbox clusters and to the District roads, rights-of-way, and other property owned by the Biscayne Drive Community Development District (the “District”).

3.0 **Parking and Towing.**

3.1 Parking in those designated parking areas located in the vicinity of a mailbox cluster is reserved solely for brief (no more than fifteen (15) minutes) mailbox access by residents, the pick-up or drop-off of mail and packages at the mailbox cluster, and for official use by U.S. Postal Service representatives and employees, and for no other purposes. Vehicles shall not block access to mailboxes, designated parking areas, or drive aisles.

3.2 No vehicles of any nature shall be parked on any portion of the District-owned property except on the paved and striped parking areas specifically designated for parking. Parking is prohibited upon or within all non-paved District property, including, but not limited to, green areas or other landscaped areas owned by the District and grass swales and landscaped areas within or adjacent to any District rights-of-way. No vehicles shall be parked within or adjacent to District-owned property in a manner that damages, blocks, obstructs, or otherwise interferes with the proper functioning of District-owned or maintained drainage facilities and structures, irrigation facilities and structures, fire hydrants, or other public utilities. The prohibitions of this section shall remain in effect twenty-four (24) hours per day, seven (7) days per week.

3.3 Vehicles may not be double-parked in designated parking spaces. All vehicles must fit within the footprint of a parking space, and no portion of the vehicle may extend beyond the boundaries of the parking space.

3.4 Overnight parking in any District-owned, designated parking space is strictly prohibited. For purposes of this rule, overnight parking means parking between the hours of 11:00 pm and 5:00 am. **No overnight parking at any time**

3.5 Vehicles shall not be parked within or adjacent to District-owned property in a manner that extends out into the roads or rights-of-way such that it does not leave at least nine (9') feet of clearance in the adjacent travel lane for traffic or in a manner that impedes or prevents law enforcement, emergency, or public safety vehicles from utilizing the paved right-of-way.

3.6 No vehicle repairs or maintenance, except during the reasonable time to complete emergency repairs (e.g., battery replacement, flat tire repair or replacement), no car washing

or other cleaning of vehicles, and no storage on blocks or vehicle jack of vehicles shall be permitted over or on any portion of the District roads, rights-of-way, parking areas, or other District-owned property.

3.7 No vehicles with flat, rotted, or missing tires or vehicles that are otherwise inoperable for any reason (for example, a totaled vehicle or a vehicle without a windshield or a current vehicle registration) shall remain within the District roads, rights-of-way, parking areas, or other District-owned property for more than twenty-four (24) hours.

3.8 No commercial vehicle, heavy trucks, vehicle displaying commercial advertising, limousine, vehicle bearing a "For Sale" sign, recreational vehicle, camper, vehicle with expired vehicle registration, vehicle with a tarpaulin cover, boat, trailer, including, but not limited to, boat trailers, house trailers, and trailers of every other type, kind, or description may be parked on or within District roads, rights-of-way, parking areas, or other District-owned property at any time. For purposes of this rule, the term "commercial vehicle" does not include marked law enforcement vehicles or personal sports utility vehicles (SUVs) or clean non-work vehicles such as pick-up trucks, vans, or cars if they are used by the owner daily for normal transportation. Notwithstanding any other provision in these Parking Rules to the contrary, the foregoing provisions shall not apply to construction vehicles being used in connection with construction, improvements, installations, or repairs by the District at or in any property owned by the District.

3.9 Designated handicap parking spaces are to be used when handicap decal, state-issued placard, or disability plates with attached emblems are displayed on the front and/or rear of the vehicle.

4.0 Enforcement.

4.1 Any vehicle parked in violation of these Parking Rules may be towed at the vehicle owner's expense by a towing contractor approved by the District, subject to the provisions of applicable ordinances of Miami-Dade County and the Florida Statutes.

4.2 Appropriate signage related to parking and towing of vehicles shall be installed by the District at the location of towing areas in accordance with the requirements of applicable ordinances of Miami-Dade County and the Florida Statutes. "No Parking" signs, towing signage, and other parking signs related to the enforcement of the Parking Rules shall not be removed or damaged. Damaging or removing such parking signs is a violation of these Parking Rules and may constitute a crime or crimes, including, but not limited to, the crime of Criminal Mischief under Section 806.13, Florida Statutes, punishable as provided therein, and/or the crime of Theft under Section 812.014, Florida Statutes, punishable as provided therein.

4.3 All other traffic and parking rules and regulations of Miami-Dade County or the State of Florida, including, but not limited to, the requirements of Chapter 316, Florida Statutes, are to be enforced by the Miami-Dade Police Department or other approved law enforcement agency having jurisdiction thereof.

4.4 If any District-owned property, facilities, or improvements (including, but not limited

to, sod or landscaping) is damaged or in need of repairs as a result of the violation of these Parking Rules, the District will provide an invoice for the reasonable cost of repair or replacement to the owner of the vehicle subject to the violation or to the property owner within the District who is in violation or caused the damage. In the event the invoice remains unpaid, the charges for the repair or replacement of District-owned property may be added to the Operations and Maintenance assessment attributable to the violator's property within the District on the next ensuing tax bill.

4.5 The enforcement of these Parking Rules may be temporarily suspended or relaxed, in whole or in part, for specified periods of time (for example, on certain holidays, as determined by the District's Board of Supervisors in its sole discretion or by the District Manager in the event of an emergency or natural disaster.

4.6 Marked law enforcement or other emergency vehicles are exempt from these Parking Rules during the period of time such vehicles are being used in conjunction with law enforcement officers or emergency responders performing official duties at that location, and as otherwise provided by applicable Florida law.

Certificate Of Completion

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Ellen Acosta

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Juliana Duque

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District Manager - Assistant Secretary

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Teresa Baluja

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Chair

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