

**RESOLUTION 2024-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SAWYER'S LANDING COMMUNITY DEVELOPMENT DISTRICT, ADOPTING PARKING GARAGE RULES AND REGULATIONS; AUTHORIZING AND DIRECTING THE DISTRICT MANAGER TO TAKE CERTAIN ACTIONS CONSISTENT WITH THE ADOPTION OF THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, pursuant to Chapters 120 and 190, Florida Statutes, the Sawyer's Landing Community Development District (the "District") advertised a public hearing for [December 20, 2023](#), in order to hear and receive comments on the proposed parking garage rules and regulations for the District (Collectively, the "Rules"); and

**WHEREAS**, the intent of this Resolution is to provide for the adoption of the Rules; and

**WHEREAS**, it is further the intent of the District Board of Supervisors that the Rules constitute a comprehensive list of the garage rules pertaining to District operations and procedures not otherwise specifically set forth in Chapters 190, Florida Statutes, or elsewhere in the Florida Statutes; and

**WHEREAS**, pursuant to Section 190.011, Florida Statutes, the District is authorized to adopt and modify rules and regulations pursuant to the provisions of Chapter 120, Florida Statutes, prescribing the conduct of the business of the District; and

**WHEREAS**, the District has complied with the provisions of Chapter 120, Florida Statutes, and has conducted a public hearing to address the proposed Rules; and

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SAWYER'S LANDING COMMUNITY DEVELOPMENT DISTRICT, THAT:**

**Section 1.** The above recitals are true and correct and by this reference are hereby incorporated into and made an integral part of this Resolution.

**Section 2.** The Rules attached hereto as Exhibit A are hereby adopted.

**Section 3.** Any previously adopted rules or regulations in conflict herewith are hereby replaced in favor of the Rules attached as Exhibit A.

**Section 4.** The District Manager is hereby directed to take all actions consistent with this Resolution, including, but not limited to, implementation of the Rules, including such Rules as part of the Official Records of Proceeding of the District, and adding the Rules to the District’s website.

**Section 5.** All motions, resolutions or parts of motions or resolutions in conflict herewith are hereby repealed to the extent of such conflict.

**Section 6.** If any clause, section, paragraph, provision, or other part or application of this Resolution is held by court of competent jurisdiction to be unconstitutional, ineffective, or invalid, in part or as applied, it shall not affect the validity of the remaining clauses, sections, paragraphs, provisions, parts, or applications of the Resolution.

**Section 7.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 10th DAY OF January, 2024.**

**ATTEST:**

**SAWYER’S LANDING COMMUNITY  
DEVELOPMENT DISTRICT**

DocuSigned by:  
*Juliana Duque*  
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**Secretary/Assistant Secretary**

DocuSigned by:  
*Sidney Atzmon*  
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\_\_\_\_\_  
**Chair/ Vice-Chair**

**Exhibit A**

**Parking Garage Rules And Regulations**

# Sawyer’s Landing Community Development District

## Parking Rules and Regulations

Public parking rules and regulations are designed to promote safe, efficient, and fair use of parking facilities while ensuring the well-being of both drivers and the community. The Parking Rules and Regulations for the Sawyer’s Garage Public Parking Facility (the “Parking Garage”) are as follows:

### 1. Hours of Operation; Ownership; Management:

The parking facility is open 24/7. Overnight parking is only allowed if authorized. The Sawyer’s Landing Community Development District (the “District”) is the owner of the Parking Garage, and the District has engaged SG Property Manager, LLC (the “Parking Manager”) to manage the Parking Garage.

### 2. Payment and Fees:

All users of the parking facility are required to pay the posted parking fees. After the complimentary first two-hour period expires, payment methods include credit/debit cards, mobile apps, and near-field communication (Apple and Google Pay) or other forms of payment required by law.

The payment method for monthly permit holders will be by automatic monthly withdrawal from the holder’s bank account, credit or debit card, or near-field communication platform (Apple and Google Pay).

Special rates, discounts, or validations may apply during designated hours or days.

Failure to pay by a user of the parking facility may result in additional administrative expenses and towing by a third party towing service under contract with the District to provide such services, each at the owner's expense.

### 3. Fee Schedule:

Below is the initial parking fee schedule for the parking facility, which may be adjusted at any public hearing of the Board of Supervisors that provides for discussion and public comment.

Hours	Fee/Rate
0 – 2 Hours	\$0.00
2-3 Hours	\$15.00
3-4 Hours	\$20.00
4-5 Hours	\$30.00
5-6 Hours	\$40.00
6-7 Hours	\$50.00

7-12 Hours	\$75.00
Daily Maximum	\$75.00
Lost Ticket	\$75.00
Monthly Parking	\$185.00

All above amounts are inclusive of the City of Miami surcharge and all taxes and fees. The City of Miami surcharge and taxes and fees for the Monthly Parking permits are currently \$35.00 in the aggregate. By purchasing a monthly parking permit, the holder thereof waives any right to challenge any fee or surcharge imposed.

#### **4. Monthly Parking**

The Parking Manager is authorized to offer monthly parking permit reservations prior to the opening of the Parking Garage. The Parking Manager shall publicly notice and advertise that monthly parking permit reservations are available to the general public on a first-come, first-serve basis. At any time after such public notice and advertisement and prior to the opening of the Parking Garage, a person desiring to reserve a monthly parking permit shall deliver written notice to the Parking Manager and upon confirmation from the Parking Manager that a reservation is available, pay a monthly reservation fee to the Parking Manager equal to \$10.00 per reservation. Once a monthly parking permit reservation is acquired, the reservation will automatically renew every 30 days, provided the holder pays the monthly reservation fee and complies with these rules and regulations. Upon the opening of the Parking Garage to the general public, a monthly parking permit reservation will automatically convert to a monthly parking permit subject to payment of the monthly parking fee set forth above and compliance with these rules and regulations.

The Parking Manager shall designate sufficient parking areas within the Parking Garage to provide monthly parking permit holders with specific parking areas and spaces in which they are permitted to park. Such spaces shall be clearly identified, indicating they are for "monthly parking" or "monthly parking only" and not with the name of any individual or company holding the parking permits. The number of spaces so identified shall be not less than the number of holders of then-issued monthly parking permits. In addition, the Parking Manager may paint certain monthly parking spaces and/or the wheel stops of such monthly parking spaces in different colors.

Monthly parking permits may be acquired by either individuals or companies. The companies may allocate the monthly parking permits as they wish and provide the driver's vehicle and personal information, as the same may change from time to time, to the Parking Manager after the permits are acquired.

Ownership interests in any company holding monthly parking permits may change from time to time without changing the company's right to continue to use its monthly parking permits. Once a monthly parking permit is issued, the permit will automatically renew, provided the holder complies with the rules and regulations of the District, including the timely payment of any monthly fees or other costs as provided under the permit.

## **5. Access Control:**

LPR cameras and signage will control entry and exit. Users must follow instructions, yield to pedestrians, not tailgate or attempt to enter/exit without proper authorization.

## **6. Speed Limit and Traffic Flow:**

The maximum speed limit within the parking facility is five mph, which will be identified with appropriate signage. Users must follow directional signs and traffic flow patterns. One-way and safety/fire lanes must be observed accordingly.

## **7. Parking Spaces:**

Users of the parking facility shall park only within designated parking spaces, shall not block access lanes, walkways, or other vehicles, and shall use accessible parking spaces only with a valid disability permit or license plate.

## **8. Time Restrictions:**

Users shall observe posted time limits for parking in specific areas, including loading zones, drop-off zones, short-term "pickup" spaces and zones, and/or specific spaces for hourly parkers and holders of monthly parking permits.

## **9. Vehicle Restrictions:**

Motorcycles and bicycles must use designated parking areas or racks. Oversized or long vehicles may have designated parking areas or restrictions. The Parking Manager shall post signage for guidance.

## **10. Prohibited Actions:**

The following actions are prohibited:

- Overnight camping or sleeping in vehicles.
- Littering or dumping of trash in the parking facility.
- Maintenance or repair work on vehicles, including changing oil or fluids.
- Soliciting, loitering, or engaging in disruptive behavior.

## **11. Security and Personal Safety:**

Users shall park at their own risk. Neither the District nor the Parking Manager is responsible for theft, damage, or accidents.

Users should use the buddy system when parking during late hours.

Users shall report any suspicious activity to Parking Garage security or local law enforcement or dial 911.

**12. Enforcement and Violations:**

Violations of these rules may result in administrative expenses, towing, or revocation of parking privileges, the costs of shall be borne by the user.

Appeals of citations must be submitted within 14 calendar days of issuance.

**13. Emergency Procedures:**

In the case of an emergency or a fire alarm, users shall follow posted evacuation routes and instructions.

Emergency services can be contacted by dialing 911.

**14. Contact Information:**

For facility-related inquiries, contact [Facility Management Office].

For security concerns, contact [Security Office].

For assistance with payments or questions about rates, contact [Customer Service].

These rules and regulations should be clearly posted at the entrance and throughout the parking facility to inform users of the expectations and guidelines for parking. Regular monitoring, enforcement, and communication are essential to ensuring compliance and a positive parking experience for all users.