

**MINUTES OF MEETING  
BEAUMONT  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Beaumont Community Development District held a Workshop on March 11, 2024 at 12:30 p.m., at 7764 Penrose Place, Wildwood, Florida 34785.

**Present were:**

Ann Judy	Chair
Carol Michaels	Assistant Secretary
Gary Smith	Assistant Secretary

**Also present:**

Chuck Adams	District Manager
Antonio Shaw	Wrathell, Hunt and Associates LLC (WHA)
Bennett Davenport	District Counsel
Tammy Collins	Evergreen Lifestyle Management
Ariane Williams	Supervisor-Elect
Several residents	

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Shaw called the workshop to order at 12:30 p.m., and stated the purpose of today's workshop is to review the CDD Parking Rules.

Supervisors Judy, Michaels and Smith were present. Supervisor Curtis was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments (Agenda Items: 3  
Minutes Per Speaker)**

Ms. Judy noted that several speakers were misidentified in the January 8, 2024 meeting minutes. She asked everyone to state their names before speaking.

Ms. Judy voiced her disagreement with some of the items in the CDD Rules Relating to Overnight Parking and Parking Enforcement Exhibit A. She stated at least two households require street parking and, in her opinion, it is not the CDD's fault that the purchasers were possibly misinformed by DR Horton's Realtors, who she thinks might have informed buyers that

street parking was allowed, when it is not. She cited a statement from one homeowner, with an adult son and daughter, who live with and help care for their parents. The son has had to park in a neighbor's driveway and their other vehicle is parked at a relative's house because of towing concerns. For residents in this predicament, Ms. Judy suggested instituting a \$50 annual parking pass and placing the proceeds in a general fund similar to clubhouse rental revenues. She suggests not towing vehicles that display the pass but still towing any vehicles parked on the grass and vehicles parked overnight at the clubhouse.

Ms. Michaels cited Item 2F, regarding disability, and stated service providers, such as Home Health Aides or maid service are only on site temporarily and are not allowed to park overnight and vehicles of disabled individuals usually have a placard from the Department of Transportation (DOT). She took issue with allowing vehicles of disabled homeowners to park on the street because, in her opinion, the streets are not wide enough to accommodate two vehicles with passes on the same block. She asked what happens if an emergency vehicle cannot get through because certain vehicles are legally parked on the street.

Mr. Shaw issued a reminder that the Regular meeting will commence in 55 minutes and reiterated that the purpose of this workshop is to consider the Rules and present them to the City of Wildwood. He urged the workshop attendees to voice their views one after the other, in a concise and efficient manner, in order to reach a consensus on each rule ahead of the Regular meeting. The Board and Staff considered Items 2a through 2m of Exhibit A, as follows:

➤ **Item/Rule 2a.** "Owners' vehicles shall be parked in the garage or driveway of the respective owner's Lot and shall not block any sidewalks."

Discussion ensued regarding applying the Rules to the townhomes versus single-family homes, the driveway, the apron, prohibiting parallel parking, having vehicles towed, the sidewalk between the space and actual driveway, safety hazards and the HOA.

There were no objections to Item 2a.

➤ **Item/Rule 2b.** "No street parking is allowed in the District on any District-owned property, including roadways owned by the District, within the community."

Ms. Judy voiced her opinion that Item 2b should be amended to include the words "between dusk and dawn" so as to accommodate service providers. She reiterated her opinion

that permitted parking should be allowed, with guidelines to control the number of passes issued, so as not to block the streets. Ms. Micheals noted that the National Fire Association needs a radius of 23' to access the roads. Asked if homeowners can park their vehicles on the street without a pass, Ms. Judy replied affirmatively, in the daytime; however, vehicles parked on the street overnight must have passes.

Discussion ensued regarding the proposed \$50 annual parking permit fee, identifying the "dusk until dawn" hours, overflow parking in the townhomes, ensuring that vehicles are parked in the direction of traffic, the City Ordinance of 10' and striking the words "No street parking is allowed" from the Rules, as exceptions to Item 2b will be proposed.

Mr. Shaw stated it seems that the consensus is to allow street parking, under certain circumstances. The Board will be polled at the Regular meeting.

➤ **Item/Rule 2c.** "During holidays, the District understands that many will have visitors and there are not many parking areas. The District asks residents to be respectful to their neighbors and not block driveways or areas that prevent vehicles from backing up from their driveways."

Ms. Judy expressed her opinion that holidays should be categorized. She suggested that homeowners with visitors obtain temporary seven-day parking passes for street parking in front of homes for major holidays such as Christmas and Thanksgiving. Mr. Davenport suggested the Board consider the timeline for family functions, family reunions and federal holidays.

Discussion ensued regarding distinguishing short-term visitor passes from long-term annual resident passes, special circumstances and homeowners being responsible for explaining the Rules to their visitors and guests.

➤ **Item/Rule 2d.** "Parking on the grass is strictly prohibited."

Ms. Judy stated she agrees with this item. There were no issues with this Rule.

➤ **Item/Rule 2e.** "Parking in the clubhouse/amenity centers shall be on a first come/first serve basis."

There were no issues with this Rule.

➤ **Item/Rule 2f.** "No vehicles used in business for the purpose of transporting goods, equipment and the like, shall be parked on District property, except during the period of delivery of goods or during the provision of services. No vehicles used in business for the

purpose of transporting goods, equipment and the like, shall be parked on District property overnight.”

This item was previously discussed.

- **Item/Rule 2g.** “No vehicles which cannot operate on its own power shall remain on District property for more than 12 hours.”

A Board Member commented that she is curious about the 12 hours and asked if it means that a trailer can be parked in front of a resident’s home for 12 hours.

Discussion ensued regarding specifying “operable” and “broken down or abandoned” vehicles, reporting broken down vehicles to the HOA and emergency reflectors.

There were no issues with this Rule.

- **Item/Rule 2h.** “Parking spaces in front of the mailboxes are 10-minute parking spaces.”

Mr. Shaw stated, aside from the 10 minutes of allotted time, no parking is allowed at the mailboxes in any capacity.

Discussion ensued regarding the number of temporary spaces provided and if signage should be installed.

- **Item/Rule 2i.** “Amenity area parking is for amenity patrons and guests only and limited while enjoying the amenity area. No overnight parking is allowed, except for in certain designated spots as permitted by the District’s amenity manager.”

Ms. Judy stated she is fine with this Rule as it is written.

Discussion ensued regarding signage, CDD property, designated spaces and overflow overnight parking.

- **Item/Rule 2j.** “Golf cart parking spaces are for golf cart use only.”

Discussion ensued regarding merging this Rule with Rule 2g.

- **Item/Rule 2k.** “Parking spaces in front of the mailboxes are 10-minute parking spaces.”

This Rule should be merged with Item 2h.

- **Item/Rule 2l.** “Spaces across from the pool area are for amenity patrons and guests only and limited while enjoying the amenity area. Townhome vehicles may utilize these parking spaces when the amenity area is closed as overflow parking. Vehicles are not allowed to utilize these spaces for a period exceeding 12 hours.”

The consensus was to keep this Rule as is.

- **Item/Rule 2m.** “The additional overflow parking spaces in the Townhome area is for its patrons and guests only and for periods not exceeding 12 hours.”

Discussion ensued regarding signage, the City Ordinance about parking, blocking driveways, the 12-hour parking limit and no parking on easements.

**THIRD ORDER OF BUSINESS**

**Discussion: Overnight Parking - Enforcement**

**A. Rule Related to Overnight Parking and Parking Enforcement**

Regarding Towing/Removal Procedures, Ms. Judy stated she disagrees with the Amenity Manager not being on site in the evenings and the idea of assigning a resident-volunteer to monitor towing, as she thinks it pits homeowner against homeowner. In her opinion, a contract should be drafted with the towing company stipulating that the towing company can drive through and check for annual permits and, if a vehicle is parked on the street without a permit, or parked on the grassy easement, it will be towed.

Mr. Shaw stated he previously had lengthy discussions with the City regarding towing and the City will execute the stipulations that vehicles will be towed, under and what is allowed. The CDD will sign an authorization stipulating under which circumstances vehicles will be towed and there will not be a need for staff or a volunteer to be physically present.

Mr. Shaw will request towing invoices whenever the Board wishes. There will not be an open contract; the Board will outline what it wants and City law enforcement will access and police the CDD based on the towing guidelines.

Discussion ensued regarding whether tickets will be issued, following State guidelines about towing and having an authorization on file to tow vehicles.

Mr. Adams stated Rules 3a and 3b, in the handout, show the updated version. Rule 3a addresses the Statutes, signage and parking enforcement and Rule 3b focuses on an authorized towing service.

**B. City of Wildwood Agreement for Traffic Law Enforcement on Private Roads**

Ms. Judy stated, if a vote is taken on the annual parking permit and it is approved, she thinks it should be appropriated for the fiscal year October 1<sup>st</sup> through September 31<sup>st</sup> and not January to December. Mr. Adams stated the term will match the CDD’s fiscal year.

A Board Member voiced their opinion that a clarification and provision should be inserted in the Agreement Item C that states, “This authorizes rental towing with a licensed contractor pursuant to the agreement between the parties” and language should be added stating that enforcement must be in compliance with Florida Statutes.

Regarding Item #4, Other District Penalties, Ms. Judy questioned if imposing a \$1,000 fine is necessary in addition to towing the vehicle. Mr. Davenport stated it provides additional enforcement options to the CDD.

Ms. Judy asked if the Agreement can be revised if the Board opts to strike Item #4, proceeds with towing and implements the Agreement but, after one year, the program is not working. Mr. Shaw replied affirmatively.

**FOURTH ORDER OF BUSINESS**

**Board Members’ Comments/Requests**

There were no Board Member comments or requests.

**FIFTH ORDER OF BUSINESS**

**Public Comments (Non-Agenda Items: 3 Minutes Per Speaker)**

There were no public comments.

**SIXTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the workshop adjourned at 1:30 p.m.

  
Secretary/Assistant Secretary

  
Chair/Vice Chair