

RESOLUTION NO. 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT, ENACTING THE RULES FOR PARKING ON DISTRICT PROPERTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Black Creek Community Development District (the “District”) was established pursuant to Chapter 190, Florida Statutes, and Miami-Dade County Ordinance No. 19-28; 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 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 prohibit parking on said District owned properties.

WHEREAS, the District advertised a public hearing for September 16, 2026, in order to hear and receive comments on the proposed District Rules for Parking on District Property 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 these Rules for Parking on District Property.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BLACK CREEK 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 Rules for Parking on District Property (“Rules”) are hereby enacted, which Rules are attached hereto and made a part hereof as Exhibit A.

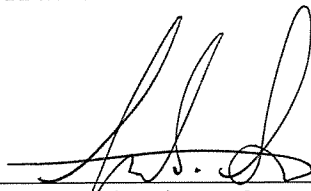
Section 3. The Rules apply to District-owned property within the boundaries of the District, including the designated public parking spaces which are part of the District infrastructure and which are depicted on the map attached hereto and made a part hereof as Exhibit B.

Section 4. 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 Rules on the District's website, and to generally make copies of such Rule available to inspection or copying by members of the general public pursuant to Florida's Public Records Law.

Section 5. This Resolution shall be effective immediately upon adoption.

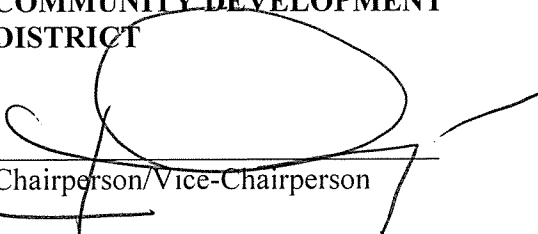
PASSED AND ADOPTED THIS 16th DAY OF September, 2026.

ATTEST:



Secretary/Assistant Secretary

**BLACK CREEK
COMMUNITY DEVELOPMENT
DISTRICT**



Chairperson/Vice-Chairperson

EXHIBIT A

**BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT
PARKING RULES AND REGULATIONS**

- 1.1 Any vehicle parked in violation of District parking rules as set forth herein may be towed at the vehicle owner's expense by a towing contractor approved by the District Board of Supervisors, subject to the provisions of applicable ordinances of Miami-Dade County and Florida Statutes. "No Parking" signs shall be installed at the location of towing areas in accordance with the requirements of applicable ordinances of Miami-Dade County and Florida Statutes. All other traffic and parking rules and regulations of Miami-Dade County or the State of Florida, including the requirements of Chapter 316, Florida Statutes, are to be enforced by the Miami-Dade Police Department or approved law enforcement agency having jurisdiction thereof.
- 1.2 Except as otherwise provided by resolution of the Board of Supervisors, on-street parking is prohibited twenty-four (24) hours a day, seven (7) days a week on all District streets, roadways, thoroughfares, or rights-of-way and on all other District property.
- 1.3 Parking is prohibited upon or within all non-paved District property including, but not limited to, landscaped areas within or adjacent to any District's right-of-way. This prohibition shall remain in effect twenty-four (24) hours per day, seven (7) days per week.
- 1.4 Marked law enforcement or other emergency vehicles are exempt from the parking rules prohibiting on-street parking.
- 1.5 The enforcement of these parking rules may be suspended in whole or in part for specified periods of time, as determined by the District.
- 1.6 No vehicle maintenance or repair shall be permitted over or on any portion of the District road rights-of-way or other District property.
- 1.7 Anyone operating a motor vehicle upon District road right-of-way shall do so in accordance with Florida law and posted speed limits and traffic regulations.
- 1.8 If District property is damaged or in need of repair as a result of violation of these rules, the District will provide an invoice to the property owner who is in violation for the reasonable cost of repair. In the event the invoice remains unpaid, the charges for the repair shall be added to the Operating and Maintenance assessment attributable to the violator's property within the District on the next ensuing tax bill.

EXHIBIT B

BLACK CREEK CDD DISTRICT OWNERSHIP PLAN



LOCATION MAP
SCALE 1"=200'

TRACT	DESCRIPTION	CURRENT OWNER	FUTURE OWNER
TRACT 1 (17/44)	COMMON AREA	AS ESSENTIAL HOUSING	SEAN CREEK HOA
TRACT 2 (17/44)	COMMON AREA	AS ESSENTIAL HOUSING	SEAN CREEK HOA

TRACT	DESCRIPTION	CURRENT OWNER	FUTURE OWNER
TRACT 3 (17/44)	COMMON AREA	AS ESSENTIAL HOUSING	SEAN CREEK HOA
TRACT 4 (17/44)	COMMON AREA	AS ESSENTIAL HOUSING	SEAN CREEK HOA

TRACT	DESCRIPTION	CURRENT OWNER	FUTURE OWNER
TRACT 5 (17/44)	COMMON AREA	AS ESSENTIAL HOUSING	SEAN CREEK HOA
TRACT 6 (17/44)	COMMON AREA	AS ESSENTIAL HOUSING	SEAN CREEK HOA

TRACT	DESCRIPTION	CURRENT OWNER	FUTURE OWNER
TRACT 7 (17/44)	COMMON AREA	AS ESSENTIAL HOUSING	SEAN CREEK HOA
TRACT 8 (17/44)	COMMON AREA	AS ESSENTIAL HOUSING	SEAN CREEK HOA

TRACT	DESCRIPTION	CURRENT OWNER	FUTURE OWNER
TRACT 9 (17/44)	COMMON AREA	AS ESSENTIAL HOUSING	SEAN CREEK HOA
TRACT 10 (17/44)	COMMON AREA	AS ESSENTIAL HOUSING	SEAN CREEK HOA

TRACT	DESCRIPTION	CURRENT OWNER	FUTURE OWNER
TRACT 11 (17/44)	COMMON AREA	AS ESSENTIAL HOUSING	SEAN CREEK HOA
TRACT 12 (17/44)	COMMON AREA	AS ESSENTIAL HOUSING	SEAN CREEK HOA

BLACK CREEK CDD

DISTRICT OWNERSHIP PLAN

BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT

11/27/24

ADD 2ND EXPANSION AREA

RECORD OF REVISION

NO.	DATE	DESCRIPTION
1	11/27/24	ADD 2ND EXPANSION AREA

19-014

MP-1

10 of 1

DATE: 11/27/24

BY: [Signature]

APP: [Signature]

CO: [Signature]

REVISION: [Signature]

DATE: 11/27/24

BY: [Signature]

APP: [Signature]

CO: [Signature]

REVISION: [Signature]

DATE: 11/27/24

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