



# SILVERLAKES

COMMUNITY ASSOCIATION, INC.

September 9, 2019

Attention Residents:

Several months ago, the Fire Department for the City of Miramar issued a violation to Silverlakes for vehicles parked on the road ways within Phase IV. In the days leading up to the issuance of the violation from the City of Miramar's Fire Department, numerous residents and at least one director of a sub-association personally went to the Fire Department to voice their discontent with on-street parking in the community. Additionally, there were more than one hundred (100) complaints related to on-street parking posted to the community website Next Door reviewed by the Fire Department.

Based on the number of complaints received from residents of the community coupled with the State of Florida Fire Code, the Association has been advised that on-street parking is not legally permitted within Silverlakes. In support of this, legal counsel for the City of Miramar provided Section 18.2.3.4.1.1 of the Fire Code which has been incorporated into Florida law, which provide that "Fire department access roads which consist of roadways, fire lanes, parking lot lanes, or a combination thereof shall have an unobstructed width of not less than 20 ft (6.1 m)." It is important to note that the roads within Silverlakes are designed in a manner that the parking of any type of vehicle on the roadway or partially on the roadway creates a width less than the legal minimum and thus a violation of the law.

The Fire Department for the City of Miramar has placed the community on notice that no on-street parking will be permitted. We certainly understand that this is not ideal for many of the residents throughout the community; however, Silverlakes is obligated to comply with the written order or face substantial fines. While this directive came directly from the City of Miramar, the Fire Code referenced is also applicable to the City of Pembroke Pines as well and, in fact, the entire State of Florida. Moreover, the Association is prohibited by the doctrine of selective enforcement from treating one part of the Association different than another. As such, the on-street parking prohibition applies to all of Silverlakes.

Based on the foregoing, the Association has drafted the attached Silverlakes Parking Enforcement Rules to comport with the State's Fire

Code. The new parking enforcement rules expressly prohibit all on-street parking. They give the Association and the sub-association the authority to remove (i.e. tow) any vehicles from the property that are in violation of the parking enforcement rules. It further envisions the execution of traffic enforcement agreement permitting the appropriate municipality to ticket offenders. Additionally, in the event a local municipality were to fine Silverlakes for a vehicle found to be in violation of the on-street parking prohibition, Silverlakes will pass that cost directly onto the Owner of the Lot associated with the offending vehicle including guests and invitees.

Regards,

Board of Directors  
Silverlakes Community Association, Inc.