

TRAILER ESTATES PARK & RECREATION DISTRICT

BOARD OF TRUSTEE WORKSHOP

May 1, 2023

Following the Board of Trustee Meeting

MARK'S HALL

1903 69TH AVENUE WEST

BRADENTON, FLORIDA 34207

1. Reoccurring – Deed Restriction Changes (Dalton)
2. Additional Deed Restriction Changes (Trotter)
3. Review Proposed Changes to Overnight Parking Rules (Dalton)
4. TE Instructor Service Contract (Trotter)
5. Beautification Club Request (Trotter)

RESIDENT COMMENTS

Pursuant to Section 286.0105, Florida Statutes, should any person wish to appeal a decision of the Board with respect to any matter considered at this meeting, he or she will need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Pursuant to Section 286.26, Florida Statutes, and the Americans With Disabilities Act, any handicapped person desiring to attend this meeting should contact TJ Miller at 756-7177, at least 48 hours in advance of the meeting, to ensure that adequate accommodations are provided for access to the meeting.

CANCELLED

TRAILER ESTATES PARK AND RECREATION DISTRICT
BOARD AGENDA ITEM FORM/POLICY

APR 24 '23 9:11 AM
PP 38

DUE IN OFFICE 10:30 A.M. WEDNESDAY PRIOR TO MEETING THAT YOU WISH TO BRING ITEM FORWARD.

Agenda Item Reoccurring - Deed Restriction Changes

For Upcoming Meeting—Date 04-03-2023 4/19/2023 5/1/2023

Type of Meeting (check one): Workshop Board Meeting *

*It is recommended that Board Meeting Agenda Items be an agenda item on a Workshop prior to the board meeting.

Rationale (for workshops)/ MOTION (for board meetings): To continue
discussing possible Deed Restriction changes. We started the discussion on
February 6, 2023 and will continue to discuss at each workshop. The
attached list of proposed changes will be updated for each meeting.

Costs/Estimated Costs: (Required if agenda item includes spending district money.)
None.

Attachments: (Please attach any diagrams or pertinent information concerning this
Agenda Item. Please list the attachments.) Current List of Proposed Changes, list
from 11/15/21 and excerpt from current Deed Restrictions

LD Trustee Lori Dalton

Date Submitted 03-22-2023

Chairman/Designee [Signature] 4/24/2023
4/10/2023

Office Manager/Designee: Date Posted 3/29/2023 Initials [Signature]

ONGOING DEED RESTRICTION RECOMMENDED CHANGES

11. Trailer Estates Park and Recreation District is a community intended and operated as "housing for older persons" within the meaning of the Fair Housing Amendments Act of 1988, 42 U.S.C. Sections 3601, et seq. Occupancy of dwelling units on lots in Trailer Estates Subdivision or in any of its Platted Additions or in American Park Subdivision or on any of the parcels within the lands described in the subdivision plat described in the preamble hereto, shall not be permitted unless at least one person in such dwelling unit shall be fifty-five (55) years of age or older, provided, however, all other occupants (excluding "guests" as defined below) of the dwelling unit must be at least forty-five years of age. In the event that all of the occupants of a dwelling unit who are fifty-five (55) years of age or older shall die or otherwise discontinue occupancy of the dwelling unit, then the Board of Trustees of Trailer Estates Park and Recreation District is hereby granted and otherwise reserves the right to terminate the occupancy of the dwelling unit by all persons under fifty-five (55) years of age, if continued occupancy would result in less than the eighty (80%) percent of the dwelling units in the community being occupied by at least one person fifty-five (55) years of age or older. Reasonable exceptions to the foregoing restrictions shall be permitted to allow occupancy of a dwelling unit by a caregiver engaged to provide care for a lot or parcel owner who is otherwise unable to maintain occupancy of the dwelling unit for health reasons. A "guest" of a lot or parcel owner, without restriction due to age shall be permitted to stay in a lot or parcel owner's dwelling unit provided such stay does not exceed a total of thirty (30) days in any calendar year. Any rental of property within the Park's jurisdiction and subdivision must be for a minimum of 31 continuous and consecutive days.

12. In order to maintain a community of congenial residents who are agreeable to abide by the "housing for older persons" restrictions contained in the Deed Restrictions and provisions of the Charter of Trailer Estates Park and Recreation District (hereinafter collectively "Restrictions"), the transfer of lots or parcels by any owner shall be subject to the conditions hereinafter set forth as long as said Restrictions shall remain in force and effect: It shall be necessary for the Board of Trustees Page 5 of 13 of the Trailer Estates Park and Recreation District, or its duly authorized officers, agents or committee, to approve in writing all sales, transfer of title, leases or subleases of a lot or parcel, or occupation of a dwelling unit on a lot or parcel, before such sale, transfer, lease, sublease or occupation shall be valid and effective. Written application for such approval shall contain such information as may be reasonably required by application forms promulgated by the board of Trustees and shall be accompanied by a transfer fee as required by resolution of the Board, provided, however, such fee shall not exceed Fifty (\$50.00) Dollars One Hundred Fifty (\$150.00) Dollars with an annual adjustment of \$5.00 per year to begin on January 1, 202 .

13. In the event of any violation of any of the covenants herein, the Board of Trustees of ~~or any owner of any lot, block or parcel in~~ Trailer Estates Park and Recreation District may bring action at law or in equity, either for injunctions, action for damages or other such remedy as may be available and recover all costs and reasonable attorney's fees in addition to other appropriate relief should the trustees or any owner be the prevailing party in any litigation, and in any appellate proceedings, involving the enforcement of this act and/or the deed restrictions as filed in the Manatee County public records.

as of 4/17/23

PAST Proposed Deed Restriction Changes

DATE	ACTIVE?	ITEM
10/18/21	NO	Change #1 to clarify 20' minimum parking space (the current verbiage only says 20' but doesn't speak to the minimum width)
10/18/21	NO	Change to require vacant lot to have a home within 18 months (they were trying to address the loss of assessment income due to increased vacant lots)
11/01/21	NO	Increase time on vacant lot from 18 months to 60 months (they were trying to address the loss of assessment income due to increased vacant lots)
11/15/21	NO	Require occupancy within 36 months (they were trying to address the loss of assessment income due to increased vacant lots)
11/15/21	YES	#12 Raise fees in office from \$50 to "no more than \$150 + \$5"
11/15/21	YES	#11 Require minimum 31 day lease
05/16/22	???	Limit the number of homes that could be owned. (Duane was checking on the legality)
02/07/23	???	#13 removal of the ability for owners to sue owners (Duane is checking legality)
02/07/23	YES/NO	#3 Minimum 31 day lease – remains in current plan under #11 (we just moved it from this recommended place to another)
02/07/23	NO	#6 allowing for temporary residential parking permit – plans to move from Deed Restriction to Rules and Regs currently being discussed
02/07/23	YES/NO	#12 Minimum 31 day lease – remains in current plan under #11 (we just moved it from this recommended place to another)
04/03/23	NO	Removed recommendation for 36 month occupancy (we looked at 11/15/21 list and removed this item)

TRAILER ESTATES PARK AND RECREATION DISTRICT
BOARD AGENDA ITEM FORM PP 38

DUE IN OFFICE 10:30 A.M. MONDAY PRIOR TO MEETING THAT YOU WISH TO BRING ITEM FORWARD.

Agenda Additional Deed Restriction Changes

For Upcoming Meeting—Date 5/1/2023

Type of Meeting (check one): Workshop Board Meeting

***It is recommended that Board Meeting Motions be an agenda item on a Workshop prior to the Board Meeting and the date or dates of the workshop discussions be included in the motion.**

Rationale (for workshops)/ MOTION (for board meetings): _____

Additional proposed changes to Deed Restrictions

1. Number of Homes that can be owned
2. Rental properties


Costs/Estimated Costs: (Required if agenda item includes spending district money.)

Attachments: (Please attach any diagrams or pertinent information concerning this Agenda Item. Please list the attachments.) See Attached

Trustee Trotter

Date Submitted 4/24/2023

Chairman/Designee 

Office Manager/Designee: Date Posted 4/24/2023 Initials 

NEW NUMBER for Deed Restrictions:

Number of Home Owned:

All lots in Trailer Estates Park and Recreation District, are designated as residential lots which shall not be used for any purpose other than the housing of one single family in accordance with the restrictions elsewhere herein set forth. No property owner in Trailer Estates shall be eligible to own or control more than two (2) residential properties at the same time. Existing or new units erected on a lot within the district must be owned by the corresponding lot owner, owned by the same individual(s), partnership, trust, corporation, limited liability company, or other business entity. The Board of Trustees is authorized to determine whether or not in its judgment the proposed manner of ownership of a property would result in the effective control of said property by a person or entity already owning and/or controlling two properties. Any property owner owning three or more properties in Trailer Estates as of the date of adoption of this amendment shall not be required to divest ownership of said properties as a consequence of this amendment; however, said property owner shall not be allowed to acquire or control additional properties in Trailer Estates Park and Recreation District until the owner is able to comply with the restrictions hereinabove set forth.

NEW NUMBER for Deed Restrictions:

Rental Properties:

Any rental of property within Trailer Estates Park and Recreation District's jurisdiction and subdivision with the exception of Guests, **must be for a minimum of thirty-one (31) continuous and consecutive calendar days** and no lot may be rented more than three (3) times in any 12-month period. All rentals must comply with Article 11 of the Amended and Restated Deed Restrictions, registered with the Trailer Estates Park and Recreation District office, and pay the required application fee. No more than 20% of the community can be rentals/leases in order to maintain the integrity of the community.

All rentals must be registered in the Trailer Estates Park office identifying the owner, the renter and provide a current driver's license to meet the age requirements of Article 11. Owners may not rent their FOB to a renter. All rentals are limited to one car parking with a maximum occupancy of two (2) two persons per bedroom and two (2) additional guests. All rentals must comply with the State and County requirements.

TRAILER ESTATES PARK AND RECREATION DISTRICT
BOARD AGENDA ITEM FORM/POLICY

PP 38

DUE IN OFFICE 10:30 A.M. WEDNESDAY PRIOR TO MEETING THAT YOU WISH TO BRING ITEM FORWARD.

Agenda Item Review Proposed Changes to Overnight Parking Rules

For Upcoming Meeting—Date 05-01-2023

Type of Meeting (check one): Workshop Board Meeting *

***It is recommended that Board Meeting Agenda Items be an agenda item on a Workshop prior to the board meeting.**

Rationale (for workshops)/ MOTION (for board meetings): To discuss the proposed changes to Overnight Parking Rules and the permit as discussed

at the workshops on April 3 and April 17.

Costs/Estimated Costs: **(Required if agenda item includes spending district money.)**
None.

Attachments: **(Please attach any diagrams or pertinent information concerning this Agenda Item. Please list the attachments.)** Draft of Overnight Parking, PP35 and a new PP35A

Trustee Lori Dalton

Date Submitted 04-18-2023

Chairman/Designee

Office Manager/Designee: Date Posted 4/24/2023 Initials

OVERNIGHT PARKING

Pursuant to Florida State Statute, 715.07, all overnight parking on Trailer Estates Park and Recreation District property is prohibited except by permit only.

PARK LANE PARKING LOT

- I. Six day storage permits may be requested at the District Office by those displaying current District Identification Cards for their own and/or a guest's vehicle. Permit must be prominently displayed on the vehicle upon arrival. If arrival will be after office hours, on a weekend or a holiday it is the owner's responsibility to obtain the permit PRIOR to arrival. In an emergency, contact the South PR Trustee, or their designee, regarding a permit.
- II. Occupancy is limited to three nights in self contained vehicles only. Permit must indicate occupancy. No extension to 3 day occupancy permits will be granted by the office.
- III. Trailer Estates Clubs may obtain three day permits for R.V.'s of those participating in a Club sponsored event.
- IV. THE FOLLOWING ACTIVITIES ARE PROHIBITED:
 - A. NO pets.
 - B. NO idling of vehicle's motor for more than ten (10) minutes at any time except while parking or just prior to departure.
 - C. NO operation of any auxiliary motor (e.g. refrigeration unit or generator).
 - D. NO parking of commercial vehicles parking of new mobile homes overnight.
 - E. NO discharging of any waste.
 - F. NO Connecting to park utilities (i.e. electric, water, etc.)
- V. Any vehicle found violating this parking regulation SHALL BE TOWED AWAY AT THE OWNER'S EXPENSE.
- VI. This regulation shall be printed on the back of the permit issued by the District.
- VII. In compliance with Section 715.07, proper signs shall be posted.
- VIII. Extensions and exemptions to this parking regulation may be made by any District's Board Trustee.

ALL OTHER TE PARKING LOTS AND THE TEN PROPERTY

- IX. Overnight parking in other TE parking areas or on the TEN property is prohibited. Vehicles SHALL BE TOWED AWAY AT THE OWNER'S EXPENSE.

RESIDENTIAL PARKING EXCEPTIONS

- X. With a Parking Permit (PP35A) prominently displayed on the inside of the windshield or exterior of the vehicle, boats, travel trailers, utility trailers and motor homes or similar property may be on premises for purpose of loading, unloading, repairs, cleaning, etc. for no more than 48 hours in a 30 day period.

TOUR PARKING

- XI. Tour Parking Permits (PP35) may be requested at the District Office by those displaying current District Identification Cards for their own and/or a guest's vehicle. Permit must be prominently displayed on the vehicle upon arrival and are only approved for the dates listed on the permit.

DRAFT 5/1/22

**TRAILER ESTATES PARK AND RECREATION DISTRICT
PARKING PERMIT - PARK LANE PP 35**

NAME: _____

HOME ADDRESS: _____

VEHICLE TYPE (Car, Van, Pickup, Motor Home, Trailer, etc.): _____

VEHICLE DESCRIPTION (Color, Make, Model): _____

VEHICLE LICENSE: _____

LENGTH OF STAY:
FROM: _____ TO: _____

WILL THE VEHICLE HAVE OVERNIGHT OCCUPANCY? (Yes or No): _____

LOCAL ADDRESS: _____

LOCAL TELEPHONE NUMBER: _____

DATE OF ISSUE: _____

ISSUED BY: _____

I HEREBY AGREE TO ABIDE BY THE PARKING RULES AS PRINTED ON THE
BACK SIDE OF THIS PERMIT.

DRAFT 5/1/2023

THIS PERMIT MUST BE DISPLAYED ON INSIDE OF WINDSHIELD

TRAILER ESTATES PARK AND RECREATION DISTRICT PARKING PERMIT – PARK LANE PP 35

From: Rules & Regulations - Part D, Page 6

OVERNIGHT PARKING

Pursuant to Florida State Statute, 715.07, all overnight parking on Trailer Estates Park and Recreation District property is prohibited except by permit only.

PARK LANE PARKING LOT

- I. Six day storage permits may be requested at the District Office by those displaying current District Identification Cards for their own and/or a guest's vehicle. Permit must be prominently displayed on the vehicle upon arrival. If arrival will be after office hours, on a weekend or a holiday it is the owner's responsibility to obtain the permit PRIOR to arrival. In an emergency, contact the South PR Trustee, or their designee, regarding a permit.
- II. Occupancy is limited to three nights in self contained vehicles only. Permit must indicate occupancy. No extension to 3 day occupancy permits will be granted by the office.
- III. Trailer Estates Clubs may obtain three day permits for R.V.'s of those participating in a Club sponsored event.
- IV. THE FOLLOWING ACTIVITIES ARE PROHIBITED:
 - A. NO pets.
 - B. NO idling of vehicle's motor for more than ten (10) minutes at any time except while parking or just prior to departure.
 - C. NO operation of any auxiliary motor (e.g. refrigeration unit or generator).
 - D. NO parking of commercial vehicles parking of new mobile homes overnight.
 - E. NO discharging of any waste.
 - F. NO Connecting to park utilities (i.e. electric, water, etc.)
- V. Any vehicle found violating this parking regulation SHALL BE TOWED AWAY AT THE OWNER'S EXPENSE.
- VI. This regulation shall be printed on the back of the permit issued by the District.
- VII. In compliance with Section 715.07, proper signs shall be posted.
- VIII. Extensions and exemptions to this parking regulation may be made by any District's Board Trustee.

ALL OTHER TE PARKING LOTS AND THE TEN PROPERTY

- IX. Overnight parking in other TE parking areas or on the TEN property is prohibited. Vehicles SHALL BE TOWED AWAY AT THE OWNER'S EXPENSE.

RESIDENTIAL PARKING EXCEPTIONS

- X. With a Parking Permit (PP35A) prominently displayed on the inside of the windshield or exterior of the vehicle, boats, travel trailers, utility trailers and motor homes or similar property may be on premises for purpose of loading, unloading, repairs, cleaning, etc. for no more than 48 hours in a 30 day period.

TOUR PARKING

- XI. Tour Parking Permits (PP35) may be requested at the District Office by those displaying current District Identification Cards for their own and/or a guest's vehicle. Permit must be prominently displayed on the vehicle upon arrival and are only approved for the dates listed on the permit.

TRAILER ESTATES PARK AND RECREATION DISTRICT
PARKING PERMIT - AT RESIDENCE PP 35A

NAME: _____

TE STREET ADDRESS: _____

VEHICLE TYPE (Car, Van, Pickup, Motor Home, Boat, Trailer, etc.): _____

VEHICLE DESCRIPTION (Color, Make, Model): _____

VEHICLE LICENSE: _____

LENGTH OF TIME AT RESIDENCE:
FROM: _____ TO: _____

LOCAL TELEPHONE NUMBER: _____

DATE OF ISSUE: _____

ISSUED BY: _____

I HEREBY AGREE TO ABIDE BY THE PARKING RULES AS PRINTED ON THE
BACK SIDE OF THIS PERMIT.

THIS PERMIT MUST BE DISPLAYED ON INSIDE OF WINDSHIELD OR EXTERIOR OF VEHICLE

TRAILER ESTATES PARK AND RECREATION DISTRICT**PARKING PERMIT – PARK LANE****PP 35A**

From: Rules & Regulations - Part D, Page 6

OVERNIGHT PARKING

Pursuant to Florida State Statute, 715.07, all overnight parking on Trailer Estates Park and Recreation District property is prohibited except by permit only.

PARK LANE PARKING LOT

- I. Six day storage permits may be requested at the District Office by those displaying current District Identification Cards for their own and/or a guest's vehicle. Permit must be prominently displayed on the vehicle upon arrival. If arrival will be after office hours, on a weekend or a holiday it is the owner's responsibility to obtain the permit PRIOR to arrival. In an emergency, contact the South PR Trustee, or their designee, regarding a permit.
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 - C. NO operation of any auxiliary motor (e.g. refrigeration unit or generator).
 - D. NO parking of commercial vehicles parking of new mobile homes overnight.
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 - VI. This regulation shall be printed on the back of the permit issued by the District.
 - VII. In compliance with Section 715.07, proper signs shall be posted.
 - VIII. Extensions and exemptions to this parking regulation may be made by any District's Board Trustee.
- ALL OTHER TE PARKING LOTS AND THE TEN PROPERTY**
- IX. Overnight parking in other TE parking areas or on the TEN property is prohibited. Vehicles SHALL BE TOWED AWAY AT THE OWNER'S EXPENSE.

Revised 2/3/03, Revised 12/15/08, Revised 12/19/11, Revised 9/6/16, 08/07/17, 06/04/18; 09/04/18,
3/4/19, 3/16/20, 2/1/21, 5/2/22
Rules & Regulations: PART D

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**TRAILER ESTATES PARK AND RECREATION DISTRICT
BOARD AGENDA ITEM FORM PP 38**

DUE IN OFFICE 10:30 A.M. MONDAY PRIOR TO MEETING THAT YOU WISH TO BRING ITEM FORWARD.

Agenda TE Instructor Service Contract

For Upcoming Meeting—Date May 1, 2023

Type of Meeting (check one): Workshop Board Meeting

***It is recommended that Board Meeting Motions be an agenda item on a Workshop prior to the Board Meeting and the date or dates of the workshop discussions be included in the motion.**

Rationale (for workshops)/ MOTION (for board meetings): _____

Review proposed Instructor contracts

Costs/Estimated Costs: **(Required if agenda item includes spending district money.)**

Attachments: **(Please attach any diagrams or pertinent information concerning this Agenda Item. Please list the attachments.)** See Attached Contract

Trustee Trotter

Date Submitted 4/24/2023

Chairman/Designee _____

Office Manager/Designee: Date Posted _____ Initials _____

TRAILER ESTATES INSTRUCTOR SERVICE CONTRACT

This contract between TRAILER ESTATES PARK AND RECREATION DISTRICT hereafter called the PARK and CONTRACTOR

_____ SS/FEIN# _____

Address _____ City _____

State _____ Zip Code _____ Telephone Number _____

The previously mentioned parties do hereby agree to the following conditions of employment:

Name of Class: _____

Date(s) of employment: From: _____ To: _____

Location of Class: _____

Hours: From: _____ To: _____

Fee Paid by Park/Per Class: _____

Fee Paid Per Student/Class: _____

Other terms and conditions affecting this contract: _____

Services will be provided by the CONTRACTOR in a safe manner to themself and to the public. PARK will not be liable for any injuries to the CONTRACTOR while providing the service. In the event of cancellation, both parties will mutually agree. The PARK will send written notification of the cancellation to the CONTRACTOR.

CONTRACTOR:

Signature _____

Printed Name _____

Date _____

TRAILER ESTATES PARK & RECREATION DISTRICT

Name _____

Title _____

Telephone # _____

1903 69th Avenue West, Bradenton, FL 34207

Date _____

**TRAILER ESTATES PARK AND RECREATION DISTRICT
BOARD AGENDA ITEM FORM PP 38**

DUE IN OFFICE 10:30 A.M. MONDAY PRIOR TO MEETING THAT YOU WISH TO BRING ITEM FORWARD.

Agenda Beatification Club Request

For Upcoming Meeting—Date May 1, 2023

Type of Meeting (check one): Workshop Board Meeting

***It is recommended that Board Meeting Motions be an agenda item on a Workshop prior to the Board Meeting and the date or dates of the workshop discussions be included in the motion.**

Rationale (for workshops)/ MOTION (for board meetings): _____

Discuss the Beatification Club requests addressed at the 4/17/2023 Board Meeting
to take over Rose Garden budget and sell Boutique items, ice cream and candy
during Bingo intermission.

Costs/Estimated Costs: (Required if agenda item includes spending district money.)

Attachments: (Please attach any diagrams or pertinent information concerning this
Agenda Item. Please list the attachments.) _____

Trustee Trotter

Date Submitted 4/18/2023

Chairman/Designee 

Office Manager/Designee: Date Posted 4/24/2023 Initials 