

**TRAILER ESTATES PARK & RECREATION DISTRICT**

**BOARD OF TRUSTEE WORKSHOP**

**April 17, 2023**

**Following the Board of Trustee Meeting**

**MARK'S HALL**

**1903 69<sup>TH</sup> AVENUE WEST**

**BRADENTON, FLORIDA 34207**

1. Trailer Estates Logo (Lombardi)
2. Rules & Regulations Change – Overnight Parking (Dalton)
3. Reoccurring – Deed Restriction Changes (Dalton)

**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.

TRAILER ESTATES PARK AND RECREATION DISTRICT  
BOARD AGENDA ITEM FORM

APR 10 '23 AM 8:23

PP 38

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

Agenda Trailer Estates Logo

For Upcoming Meeting—Date April 17, 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): \_\_\_\_\_

Discussion of possible official Trailer Estates logo  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 Todd Lombardi

Date Submitted 4/10/2023

Chairman/Designee \_\_\_\_\_

Office Manager/Designee: Date Posted 4/10/2023 Initials TL

# Trailer Estates Logo... TE Variations Page 1

APR 10 '23 AMB:23

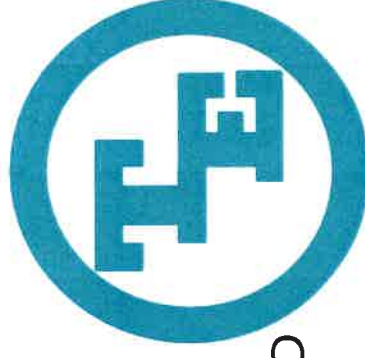
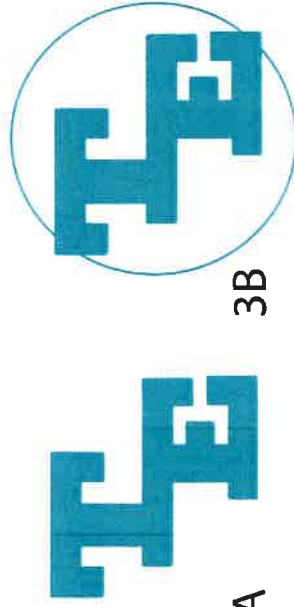
Susan Jacquet 941 727 9065 sjacquet@tampabay.rr.com



1



2



3



5



4

# Trailer Estates Logo... TE Variations Page 2

Susan Jacquet 941 727 9065 sjacquet@tampabay.rr.com

APR 10 '23 AM 8:23

6



6A



6B



6C



6D



6E



6F



6G



6H

# Trailer Estates Logo... TE Variations Page 3

Susan Jacquet 941 727 9065 sjacquet@tampabay.rr.com

7



7A



7B



7C

**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 Rules & Regulations Change - Overnight Parking

For Upcoming Meeting—Date 04-17-2023

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  
proposed changes to Rules & Regulations regarding Overnight Parking rules as  
recommended as part of the Deed Restriction changes discussed at the  
workshop on April 3.

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

Trustee Lori Dalton

Date Submitted 04-06-2023

Chairman/Designee \_\_\_\_\_

Office Manager/Designee: Date Posted 4/10/2023 Initials LD

## 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. 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 with an Parking Permit (PP35) prominently displayed on the inside of the windshield or exterior of the vehicle.

**TRAILER ESTATES PARK AND RECREATION DISTRICT  
PARKING PERMIT 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.



**THIS PERMIT MUST BE DISPLAYED ON INSIDE OF WINDSHIELD**



**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 Reoccurring - Deed Restriction Changes

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

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

 Trustee Lori Dalton

Date Submitted 03-22-2023

Chairman/Designee  4/10/2023

Office Manager/Designee: Date Posted 3/27/2023 Initials LD

## ONGOING DEED RESTRICTION RECOMMENDED CHANGES

Last updated following 4/3/23 workshop

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 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 October 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.