

**BOARD OF TRUSTEES
REGULAR BOARD MEETING**

September 18, 2023

**MARK'S HALL
TRAILER ESTATES
1903 69TH AVENUE WEST
BRADENTON, FLORIDA 34207**

Call To Order
Roll Call
Public Input (Limit 3 Minutes on Any Topic)
Approval of Minutes
Treasurer Report
Invoice Approval

**PUBLIC HEARING - REDUCE BOARD MEETINGS VIA BYLAW AMENDMENT
OPEN PUBLIC HEARING
PUBLIC INPUT
ADJOURN PUBLIC HEARING**

Items Presented by Board & Staff (PP38)

1. Bylaw Amendment - Reduce Board Meeting - Resolution 2023-07 (Trotter)
2. Trustee Term Length Changes - Resolution 2023-06 (Smith)
3. Water Front Work 6915 & 6917 Tarpon Lane (Smith)
4. Adopt Salary and Benefit Plan (Nickels)
5. Website Upgrade & Migration to Streamline (Morris)
6. Boat/Storage Slip Changes & PP Modification as Required (Lombardi)
7. Update PP21 - Rates: Boat Slips (Lombardi)
8. Update PP21A - Storage Lot Rates (Lombardi)
9. Update PP22 - Dock Rental Agreement/Lease (Lombardi)
10. Update PP23 - Storage Space Lease (Lombardi)
11. Create PP25B - Waiting List Verification for Slip/Lot Rental (Lombardi)

Trustee/Staff Final Comments
Unfinished Business
Adjournment

Trailer Estates broadcasts its Meeting live on Channel 732 inside the Community
Zoom Meeting Access: Time: September 18, 2023 09:30 AM Eastern Time (US and Canada)

Dial by your location • +1 305 224 1968 US, • +1 309 205 3325 US

Find your local number: <https://us02web.zoom.us/j/khJsczeL4c>

Phone in Meeting ID: 825 7290 8309 Passcode: 444220

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 T J 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 PP 38**

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

Agenda Reduce Board Meetings via Bylaw Amendment-Resolution 2023-07

For Upcoming Meeting—Date September 18, 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): adopt Resolution 2023-07 and Proposed 2024 Meeting Calendar as attached.

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.) Resolution 2023-07, Proposed 2024 Meeting Calendar.

Trustee Chairman Trotter

Date Submitted September 6, 2023

Chairman/Designee 

Office Manager/Designee: Date Posted _____ Initials _____

RESOLUTION 2023- 07

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TRAILER ESTATES PARK AND RECREATION DISTRICT PROVIDING FOR AMENDMENT TO THE DISTRICT'S BYLAWS TO REDUCE THE NUMBER OF BOARD MEETING DATES AND CHANGE THE MEETING DAY; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Trailer Estates Park and Recreation District is an independent special park and recreation district created by, Laws of Florida, as amended most recently by House Bill No. 1631 (collectively referred to as "Enabling Legislation") and provided supplemental authority pursuant to general law including Chapters 189 and 418, Florida Statutes; and

WHEREAS, Trailer Estates Park and Recreation District (the "District") provides services within its jurisdiction in unincorporated Manatee County; and

WHEREAS, the District has Bylaws which governs the operation of the District and the District Board of Trustees (the "Board"); and

WHEREAS, the Bylaws currently provide for meetings and workshops on the first and third Mondays of each month; and

WHEREAS, at a duly scheduled meeting on August 7, 2023, the Board voted to proceed with a public hearing at their meeting on September 18, 2023, to consider a potential change to the number of Board meetings per month and the day of such meetings; and

WHEREAS, the District properly advertised the public hearing in conformance with the requirements of the District Bylaws and applicable law.

NOW, THEREFORE AFTER TAKING PUBLIC COMMENT PURSUANT TO THE PUBLIC HEARING NOTICE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TRAILER ESTATES PARK AND RECREATION DISTRICT THAT:

SECTION 1. RECITALS. The recitals set forth herein are true and correct and are hereby incorporated fully by reference.

SECTION 2. REVISED MEETING SCHEDULE. Pursuant to the previously enacted Bylaws of the Board and the procedure for amendment thereto, Article II of the Bylaws shall be revised as follows (shown as underline/strikethrough):

ARTICLE II. MEETINGS

A. Regular meetings of the Board of Trustees shall be held on the first and third Tuesdays during the months of January, February, March, and April; and on the 3rd Tuesday during the months of May through December. ~~Mondays of each month.~~ Special Meetings or workshop Meetings may be called by the Chairman or by a majority of the Board members present at any meeting of the Board. Emergency Meetings may be called as necessary by the Board.

B. A physical quorum of five (5) Trustees present is required to transact business. A quorum is defined as a majority of the seated Trustees at any given time.

SECTION 3. SEVERABILITY. If any provision of this Resolution is considered to be illegal or invalid, the remaining provisions shall remain in full force and effect.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED by the Trailer Estates Park and Recreation District Board of Trustees, meeting in regular session this ____ day of _____, 2023.

ATTEST:

TRAILER ESTATES PARK AND RECREATION DISTRICT, an independent special park and recreation district.

By: _____

Secretary

Duane Trotter
Chairman

[DISTRICT SEAL]

AUG 9 '23 11:21:09

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS

Order Number:
IPL0134996

Order Status:
Submitted

Classification:
Legals & Public Notices

Package:
BRD - Legal Ads

Final Cost:
\$70.98

Payment Type:
Account Billed

User ID:
IPL0026089

ACCOUNT INFORMATION

TRAILER ESTATE PARK & RECREATI IP
PO BOX 6298
BRADENTON, FL 34281
941-756-7177
noemail@mcclatchy.com
TRAILER ESTATE PARK & RECREATI

TRANSACTION REPORT

Date
August 9, 2023 11:14:32 AM EDT

Amount:
\$70.98

SCHEDULE FOR AD NUMBER IPL01349960

August 17, 2023
Bradenton Herald

PREVIEW FOR AD NUMBER IPL01349960

PUBLIC HEARING LEGAL NOTICE

Trailer Estates Park & Recreation District will hold a Public Hearing on Monday, September 18, 2023 at 9:30 a.m. to present a Bylaw Amendment for Workshop & Board Meeting Date Changes and the number of meetings in a calendar year. The hearing will be held in the District's Mark's Hall at 1903 69th Ave West, Bradenton, FL, 34207.

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 941-756-7177, at least 48 hours in advance of the meeting, to ensure that adequate accommodations are provided for access to the meeting.

W00000000
Aug 17 2023

Proposed Dates 2024

Trailer Estates Board of Trustees

Board Workshops and Board Meetings

January 2, 2024 Board Workshop 9:30am, Board Meeting Follows

January 16, 2024 Board Workshop 9:30am, Board Meeting Follows

February 6, 2024 Board Workshop 9:30am, Board Meeting Follows

February 20, 2024 Board Workshop 9:30am, Board Meeting Follows

March 5, 2024 Board Workshop 9:30am, Board Meeting Follows

March 19, 2024 Board Workshop 9:30am, Board Meeting Follows

April 2, 2024 Board Workshop 9:30am, Board Meeting Follows

April 16, 2024 Board Workshop 9:30am, Board Meeting Follows

May 21, 2024 Board Workshop 9:30am, Board Meeting Follows

June 18, 2024 Board Workshop 9:30am, Board Meeting Follows

July 16, 2024 Board Workshop 9:30am, Board Meeting Follows

August 20, 2024 Board Workshop 9:30am, Board Meeting Follows

September 17, 2024 Board Workshop 9:30am, Board Meeting Follows

October 15, 2024 Board Workshop 9:30am, Board Meeting Follows

November 19, 2024 Board Workshop 9:30am, Board Meeting Follows

December 17, 2024 Board Workshop 9:30am, Board Meeting Follows

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 Trustee Term Length Change- Resolution 2023-06

For Upcoming Meeting—Date September 18, 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): adopt resolution
2023-06 as attached and presented.

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

Attachments: (Please attach any diagrams or pertinent information concerning this
Agenda Item. Please list the attachments.) Resolution 2023-06 and Chart

Trustee Rod Smith *Rod Smith*

Date Submitted September 1, 2023

Chairman/Designee *[Signature]*

Office Manager/Designee: Date Posted _____ Initials _____

RESOLUTION 2023- 06

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TRAILER ESTATES PARK AND RECREATION DISTRICT PROVIDING FOR A REFERENDUM OF THE QUALIFIED ELECTORS WITHIN THE TRAILER ESTATES PARK AND RECREATION DISTRICT TO DETERMINE WHETHER TO AMEND THE TERMS OF OFFICE OF TRUSTEES FROM TWO YEAR TO THREE YEAR TERMS AND REVISE THE ELECTION DATE FROM DECEMBER TO MARCH OF THE CALENDAR YEAR; PROVIDING FOR THE PLACEMENT OF A REFERENDUM ON THE DECEMBER 5, 2023 BALLOT; PROVIDING FOR OFFICIAL BALLOT LANGUAGE; PROVIDING FOR NOTICE/CERTIFICATION OF THE REFERENDUM AND CERTAIN OTHER MATTERS IN CONNECTION WITH CONDUCT OF THE REFERENDUM; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Trailer Estates Park and Recreation District is an independent special park and recreation district created by, Laws of Florida, as amended most recently by House Bill No. 1631 (collectively referred to as “Enabling Legislation”) and provided supplemental authority pursuant to general law including Chapters 189 and 418, Florida Statutes; and

WHEREAS, Trailer Estates Park and Recreation District (the “District”) provides services within its jurisdiction in unincorporated Manatee County; and

WHEREAS, currently pursuant to the Enabling Legislation of the District, the District is governed by a nine (9) member Board of Trustees each with a two-year term with four (4) Trustees elected in a given year and then five (5) Trustees elected the following year all pursuant to annual elections on the first Tuesday after the first Monday of December; and

WHEREAS, pursuant to the terms of the Enabling Legislation, the District is entitled to amend and revise the Enabling Legislation through a process involving a Resolution of the Board of Trustees and an election of the qualified electors of the District; and

WHEREAS, the District wishes to amend the Enabling Legislation to provide for three (3) year terms of the Trustees with three (3) Trustees elected each year on the second Tuesday in March of the calendar year; and

WHEREAS, the District’s Board of Trustees seeks to pose a referendum pursuant to its Enabling Legislation and general law, to the qualified electors; and

WHEREAS, the District’s Board of Trustees seeks to take all actions required under applicable Florida law to present the referendum question set forth herein to the qualified electors at the December 5, 2023, election.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TRAILER ESTATES PARK AND RECREATION DISTRICT THAT:

SECTION 1. RECITALS. The recitals set forth herein are true and correct and are hereby incorporated fully by reference.

SECTION 2. CALLING FOR REFERENDUM. Pursuant to the Enabling Legislation and additional applicable law, a referendum election is hereby called for and ordered in Manatee County, Florida to be held on December 5, 2023, for the purpose of submitting to the qualified electors of the Trailer Estates Park and Recreation District on the question of whether the District should amend the terms of office of its Board of Trustees and change the date of annual election. The referendum shall be conducted by the Manatee County Supervisor of Elections in accordance with all applicable requirements of law. The staff of the District is hereby authorized and directed to take such actions as may be necessary or desirable in furtherance thereof, including coordination with the Manatee County Supervisor of Elections and entering into an agreement with the Supervisor on the District's behalf regarding conduct of the referendum.

SECTION 3. COMPLIANCE WITH APPLICABLE LAWS. Said election shall be conducted according to the requirements of all special and general laws governing special district elections, including but not limited to the Enabling Legislation and Florida Statutes §§ 100.011 and 100.342.

SECTION 4. CONDUCT OF ELECTION AND OFFICIAL BALLOT. Pursuant to applicable Florida Statutes, the election shall be held at the polling places and early voting sites as designated by the Supervisor of Elections of Manatee County, Florida. The polls and early voting sites shall be opened and closed as provided by law. The ballots to be used in said election shall be in the form as provided by law and shall contain the question to be voted upon and said question shall have the following ballot title and the question shall be in substantially the following form:

**Amendments to Trailer Estates Park and Recreation District Enabling Legislation
Amending Trustee Terms/ Election Date**

Shall District Enabling Legislation be amended changing terms of office/election date of Trustees from a two year term with Trustees elected annually on the first Tuesday after the first Monday of December to terms of three years with three Trustees elected each year on the second Tuesday in March annually (reserving right to move the election date one week per the Supervisor of Elections) and if rejected, terms of office/election date remain unchanged?

YES-Approve _____
NO- Reject _____

SECTION 5. NOTICE OF ELECTION. Pursuant to the Enabling Legislation and applicable Florida Statutes including §100.342, the District shall comply with all applicable notice requirements associated with the referendum. The District shall provide at least 30 days' notice of the referendum by publication in a newspaper of general circulation in Manatee

County. The District shall publish such notice at least twice, once in the fifth week and once in the third week prior to the week in which the referendum is to be held. The proposed Enabling Resolution amendments shall be available for review at the District's office located at 1903 69th Avenue West, Bradenton, Florida through the date of the election.

SECTION 6. INTENT TO REIMBURSE. Pursuant to Florida Statutes §100.011, the District shall bear responsibility for costs directly associated with the referendum election or pay the District's proportionate share, if applicable. The District shall reimburse the Manatee County Supervisor of Elections immediately upon receipt of invoiced applicable costs.

SECTION 7. LANGUAGE. To the extent required by law, the official ballot referendum shall be published in both the English and Spanish language. The District shall pay the costs associated with obtaining a Spanish translation of the above stated official ballot question.

SECTION 8. SEVERABILITY. Should any portion of this Resolution be found by a court of competent jurisdiction to be illegal or unconstitutional, then such portion shall be severed, and the remaining portions of this Resolution shall be unaffected thereby.

SECTION 9. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption. If approved by a majority of the "yes" vote of the electors voting in the referendum, the Enabling Legislation amendments shall take effect upon certification of the election results by the Supervisor of Elections.

ADOPTED by the Trailer Estates Park and Recreation District Board of Trustees, meeting in regular session this ____ day of _____, 2023.

ATTEST:

TRAILER ESTATES PARK AND RECREATION DISTRICT, an independent special park and recreation district.

By: _____

Secretary

Duane Trotter
Chairman

[DISTRICT SEAL]

Seat	12/5/23	Dec/2024	March 11th 2025	March 10 th 2026	March 9 th 2027	March 14 th 2028	March 13 th 2029	March 12 th 2030	2031
2	X 27 months	>	>	X 3 yr	>	>	X 3yr	>	>
3	X 27 months	>	>	X 3 yr	>	>	X 3 yr	>	>
4	X 27 months	>	>	X 3 yr	>	>	X 3 yr	>	>
6	X 15 months	>	X 3 yr	>	>	X 3 yr	>	>	X 3 yr
1	>	X 3 yr	>	>	X 3 yr	>	>	X 3yr	>
5	>	X 3 yr	>	>	X 3 yr	>	>	X 3 yr	>
7	>	X 3 yr	>	>	X 3 yr	>	>	X 3 yr	>
8	>	X 1 yr	X 3 yr	>	>	X 3 yr	>	>	X 3 yr
9	>	X 1 yr	X 3 yr	>	>	X 3 yr	>	>	X 3 yr

**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 Waterfront Work - 6915 & 6917 Tarpon Ln

For Upcoming Meeting—Date September 18, 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): to approve waterfront on 6915 & 6917 Tarpon Lane as per attached plans.

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.)** ARC Approvals, site diagrams, and Plans.

Trustee Rod Smith *Rod Smith* LM

Date Submitted September 6, 2023

Chairman/Designee _____

Office Manager/Designee: Date Posted _____ Initials _____

DEED RESTRICTIONS BUILDING REQUEST PP 33

THIS FORM IS ONLY FOR APPROVAL OF BUILDING REQUESTS AS DEFINED IN THE TRAILER ESTATE DEED RESTRICTIONS. PROPERTY OWNER SHOULD CONTACT MANATEE COUNTY DIRECTLY TO DETERMINE IF BUILDING PERMITS OR OTHER ADDITIONAL LAND DEVELOPMENT APPROVALS ARE REQUIRED. They can be reached at MANATEE COUNTY PERMITTING DEPT., 1112 Manatee Ave West 2nd flo Bradenton, FL 34205 , 941-749-3047 ext.3800

PERMIT NUMBER: 159
330-719-1043

Hannah Shawn 6915 Tarpon Ln
 (Print) LAST NAME FIRST ADDRESS PHONE
40 7 #1

BLOCK NUMBER LOT NUMBER(S) SUBDIVISION OR ADDITION
Vinyl seawall, new concrete across water front, Boat Lift & dock

TYPE OF CONSTRUCTION Example: NEW HOME, ADDITION, CEMENT WORK, PORCH, A/C, RESIDING, ETC.
8' x 44' x 30" seawall, cement work Hazelbaker Building Inc. RF0037301 CBC 023189

DIMENSIONS: (W-L-H) BUILDER CONTRACTORS NUMBER

SET BACKS	FRONT	BACK	LEFT SIDE	RIGHT SIDE	
ORIG & 2 nd ADD	5'	5'	4'	2'8" (single lots only) otherwise 4'	SET BACKS
1 st ADD	5'	5'	4'	4'	ARE MEASURED FROM
3 rd to 7 th	5'	5'	5'	5'	PROPERTY LINE

MAKE SCALE DRAWING ON REVERSE SIDE OR SUBMIT ON SEPARATE SHEET(S) SHOWING PROPER SETBACKS ASK OFFICE FOR SHEETS.

EXPIRATION: THIS BUILDING REQUEST EXPIRES 6 MONTHS FROM DATE OF APPROVAL.

APPROVAL IS FOR SETBACKS ONLY. ALL COUNTY CODES MUST BE FOLLOWED AND APPROVE

I, the undersigned owner or purchaser of Lot 7 Block 40 of Trailer Estates do hereby certify that I assume full responsibility that the construction will conform as shown in the drawings, plans, and specifications as submitted. If said construction commences before this application is approved and a building permit is issued by the County, the construction or addition work will be stopped immediately and I shall be subject to County Zoning Laws as per violation noted, until such violation is remedied. I also realize I am responsible for any other persons property as to damage done by contractors working for my benefit, and I shall see that the damage is corrected at no cost to the district or property owner.

NOTIFY DISTRICT OFFICE WHEN WORK STARTS AND UPON COMPLETION. SIGNING THIS GIVES ARC PERMISSION TO ENTER YOUR PROPERTY.

6-27-2023
 Date

RECEIVED
JUN 27 2023

BY: [Signature] OFFICE USE

[Signature]
 Property Owner

APPROVED, DISAPPROVED OR PENDING Date: 6/28/23
 For The Board of Trustees

EXPLANATION: Approved by ABC But Contingent on TE Board Approval

APPLICANT NOTIFIED BY phone ON 6/28/23 (date)

BUILDING PERMIT FORM (formerly PP39)

Revised 7/9/10 Revised 10/15/12 Revised 5/4/15; 11/2016

Date: 6/12/2023
To: Contractor - Hazelbaker Construction
c/o Hardy
From: Customer - Shawn & Jaime Hannah
Property: 6915 Tarpon Lane
Bradenton, FL 34207

Below is an outline of agreed work to be done on the said property (above) for the agreed amount. Sea wall \$39,500, optional Boat lift for \$15,000 and Dock \$3,000.

- 1) All permits and engineering fees needed to perform the work.
- 2) Demo the 4 x 8 north sidewalk. Install new 44 ft vinyl seawall at least 8" above existing seawall on the north end of property approximately ~~26~~ ft. The remaining approximately ~~18~~ ft. to finish approximately about 30" higher than existing seawall. Demo on south end limited to what is necessary to fill voids and attach level to existing concrete. New concrete slabs to be poured with rebar connected to seawall cap on both elevations sloped towards canal. Install concrete walls and steps on each side of lower elevation. 1" ↑
- 3) ~~Install~~ 10,000 pound boat lift approximately 2 to 3 foot from new seawall with 4 vinyl wrapped post 8 foot from south property line with auto stop.
- 4) ~~Install~~ dock 2 to 3 ft wide x 28 ft or at least 4 ft longer on the north end of boat lift.
- 5) Customer responsible for water and electrical lines to dock and lift, and have on job site pvc downspout drainage pipes to be installed through new seawall.

Note: Total amount of demo that is needed, the size of sea wall panels, anchor points, weep holes, types of fill and how much rebar is used and so on to be determined by contractor and engineer to meet or exceed industry standards.

Payment schedule: ~~6000 down, 10000 to start seawall, 10000 form up, 13,500 at completion.~~
Total 39,500 ⁺¹⁰⁰⁰ ~~7000~~ down ^{7,000.00} ~~9,000.00~~ start

optional Payment schedule: 9000 at start of lift and dock, 9000 at completion. Total 18,000

The above is agreed upon by both parties once deposit is paid by customer

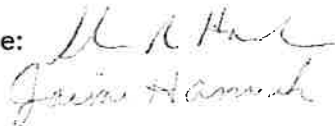
Date: 6-14-2023

DATE:

Customer: Shawn & Jaime Hannah

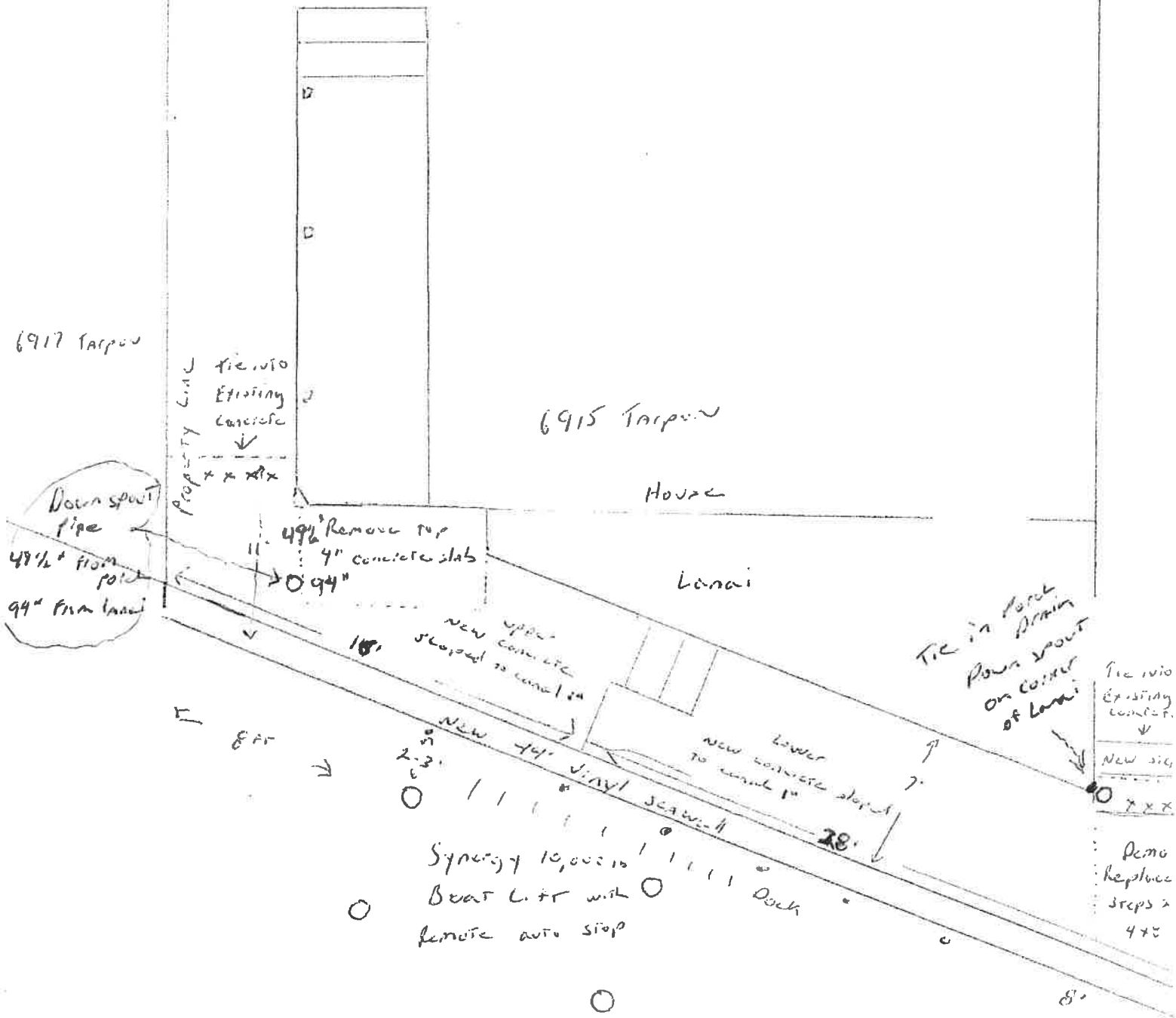
Contractor: Hazelbaker Construction/Hardy

Signature:



Signature:

Shawn & Saine Hannah
 823 McArthur dr.
 Girard Ohio 44420
 330 719-1043
 shawnhannah@gmail.com



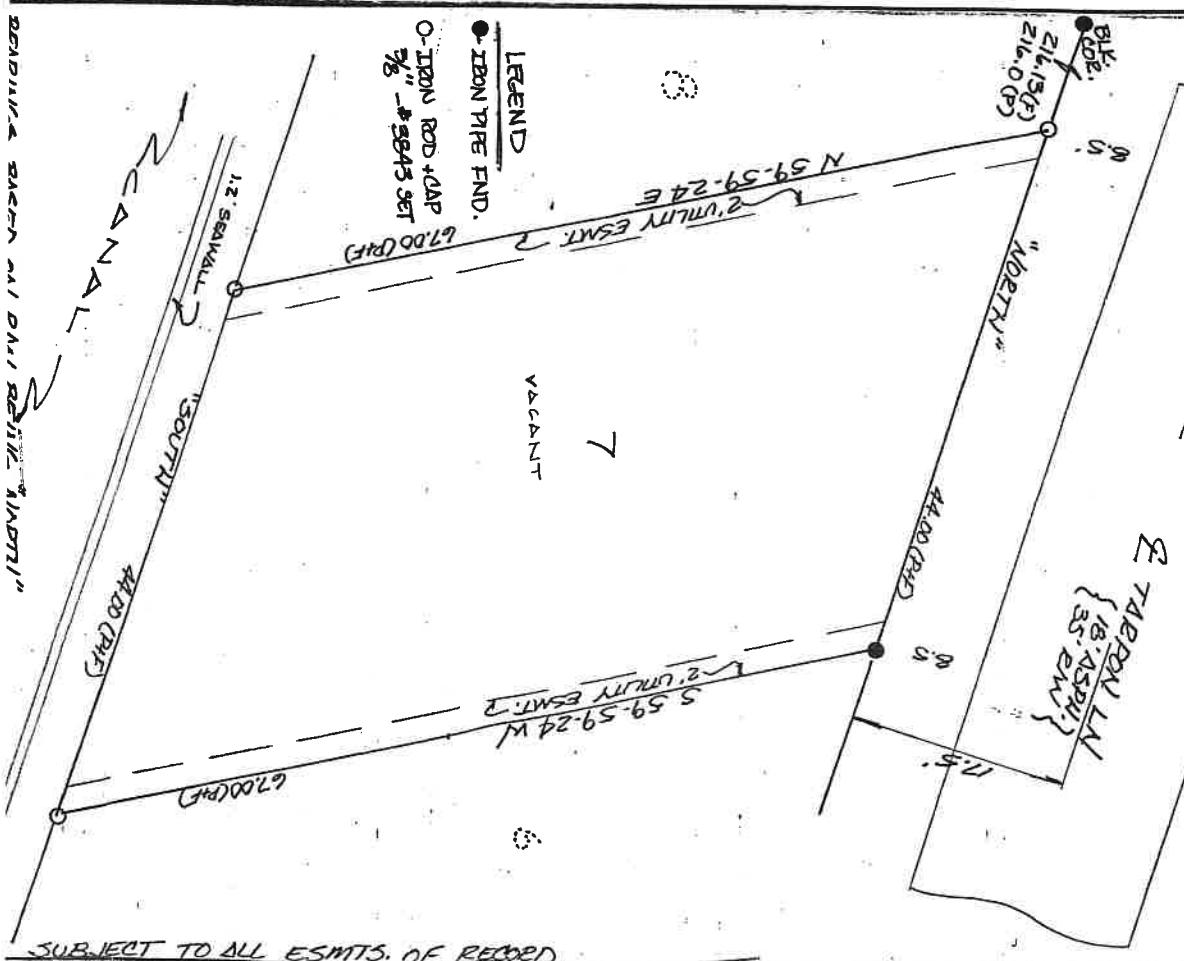
Original agreement 42,500 with concrete seawall
 3,000 credit to go with vinyl seawall.

Seawall 39,500
 Beet Ltr 15,000
 Duck 3,000
 Total \$57,500

Hazebaker Building Inc.

Shawn Hannah

BENSON ENGINEERING
 ENGINEERS • PLANNERS • SURVEYORS
 311 67TH ST. W. BRADENTON, FL 34209
 (813) 792-6161



REQUIRE BACK ON OWNERS' SIDE "NAD 83" "NAD 83"

PLAT PROPERTY		MEASURED		DATE	
OWNER	VINCENT POLITO	DATE	8/15/08	PLAT	7
ADDRESS	N/A	CITY	TARPON LN.	STATE	FL.
FLOOD ZONE	A-15	DATE FIELD WORK		SCALE	1"=10'

PROPERTY DESCRIPTION
 LOT (a) 7 BLK. 40
 SUBDIVISION TARPON EST. 1ST ADD.
 PLAT BOOK 9 PAGE 71

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS RECORD OF SURVEY REPRESENTS A FIELD SURVEY OF THE PROPERTY SHOWN HEREON AND THAT THE SAME HAS BEEN PERFORMED UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA AND THAT I AM A MEMBER OF THE PROFESSIONAL SURVEYORS ASSOCIATION OF FLORIDA. I HAVE REVIEWED THE ORIGINAL FIELD NOTES AND THE CALCULATIONS AND FIND THEM TO BE CORRECT AND ACCURATE. I HAVE ALSO REVIEWED THE ORIGINAL FIELD NOTES AND THE CALCULATIONS AND FIND THEM TO BE CORRECT AND ACCURATE. I HAVE ALSO REVIEWED THE ORIGINAL FIELD NOTES AND THE CALCULATIONS AND FIND THEM TO BE CORRECT AND ACCURATE.

SUBJECT TO ALL ESMTS. OF RECORD

DEED RESTRICTIONS BUILDING REQUEST PP 33

THIS FORM IS ONLY FOR APPROVAL OF BUILDING REQUESTS AS DEFINED IN THE TRAILER ESTATE DEED RESTRICTIONS. PROPERTY OWNER SHOULD CONTACT MANATEE COUNTY DIRECTLY TO DETERMINE IF BUILDING PERMITS OR OTHER ADDITIONAL LAND DEVELOPMENT APPROVALS ARE REQUIRED. They can be reached at MANATEE COUNTY PERMITTING DEPT., 1112 Manatee Ave West 2nd flo Bradenton, FL 34205 , 941-749-3047 ext.3800

Weeks Karen 6917 Tarpon Ln. Bradenton, FL PERMIT NUMBER: 160
 (Print) LAST NAME FIRST ADDRESS PHONE 205-908-7625

40 8 #1
 BLOCK NUMBER LOT NUMBER(S) SUBDIVISION OR ADDITION
 Seawall, replace existing dock, replace existing deck w/concrete
 TYPE OF CONSTRUCTION Example: NEW HOME, ADDITION, CEMENT WORK, PORCH, A/C, RESIDING, ETC.

3ft x 44ft x 2ft Hazelbacker Builders RE0037301 CBC 023189
 DIMENSIONS: (W-L-H) BUILDER CONTRACTORS NUMBER

SET BACKS	FRONT	BACK	LEFT SIDE	RIGHT SIDE	
ORIG & 2 nd ADD	5'	5'	4'	2'8"	(single lots only) otherwise 4' SET BACKS
1 st ADD	5'	5'	4'	4'	ARE MEASURED FROM
3 rd to 7 th	5'	5'	5'	5'	PROPERTY LINE

MAKE SCALE DRAWING ON REVERSE SIDE OR SUBMIT ON SEPARATE SHEET(S) SHOWING PROPER SETBACKS ASK OFFICE FOR SHEETS.

EXPIRATION: THIS BUILDING REQUEST EXPIRES 6 MONTHS FROM DATE OF APPROVAL.

APPROVAL IS FOR SETBACKS ONLY. ALL COUNTY CODES MUST BE FOLLOWED AND APPROVE

I, the undersigned owner or purchaser of Lot 8 Block 40 of Trailer Estates do hereby certify that I assume full responsibility that the construction will conform as shown in the drawings, plans, and specifications as submitted. If said construction commences before this application is approved and a building permit is issued by the County, the construction or addition work will be stopped immediately and I shall be subject to County Zoning Laws as per violation noted, until such violation is remedied. I also realize I am responsible for any other persons property as to damage done by contractors working for my benefit, and I shall see that the damage is corrected at no cost to the district or property owner.

NOTIFY DISTRICT OFFICE WHEN WORK STARTS AND UPON COMPLETION. SIGNING THIS GIVES ARCHITECTURAL CENTER YOUR PROPERTY.

6/27/2023 Date **RECEIVED** JUN 27 2023 Karen Weeks Property Owner
 BY: [Signature]

OFFICE USE

APPROVED, DISAPPROVED OR PENDING Date: 6/28/23 [Signature] For The Board of Trustees

EXPLANATION: Approved by ARC But Contingent on TE Board Approval

APPLICANT NOTIFIED BY phone ON 6/28/23 (date)

See Attached Drawing

44'
Refrigerator Dock
4'
4' x 12' Floor
10' 0"

5'-0"

160°

5'-0"

5'-0"

SEE FRONT PAGE FOR
SET BACKS

SET BACKS

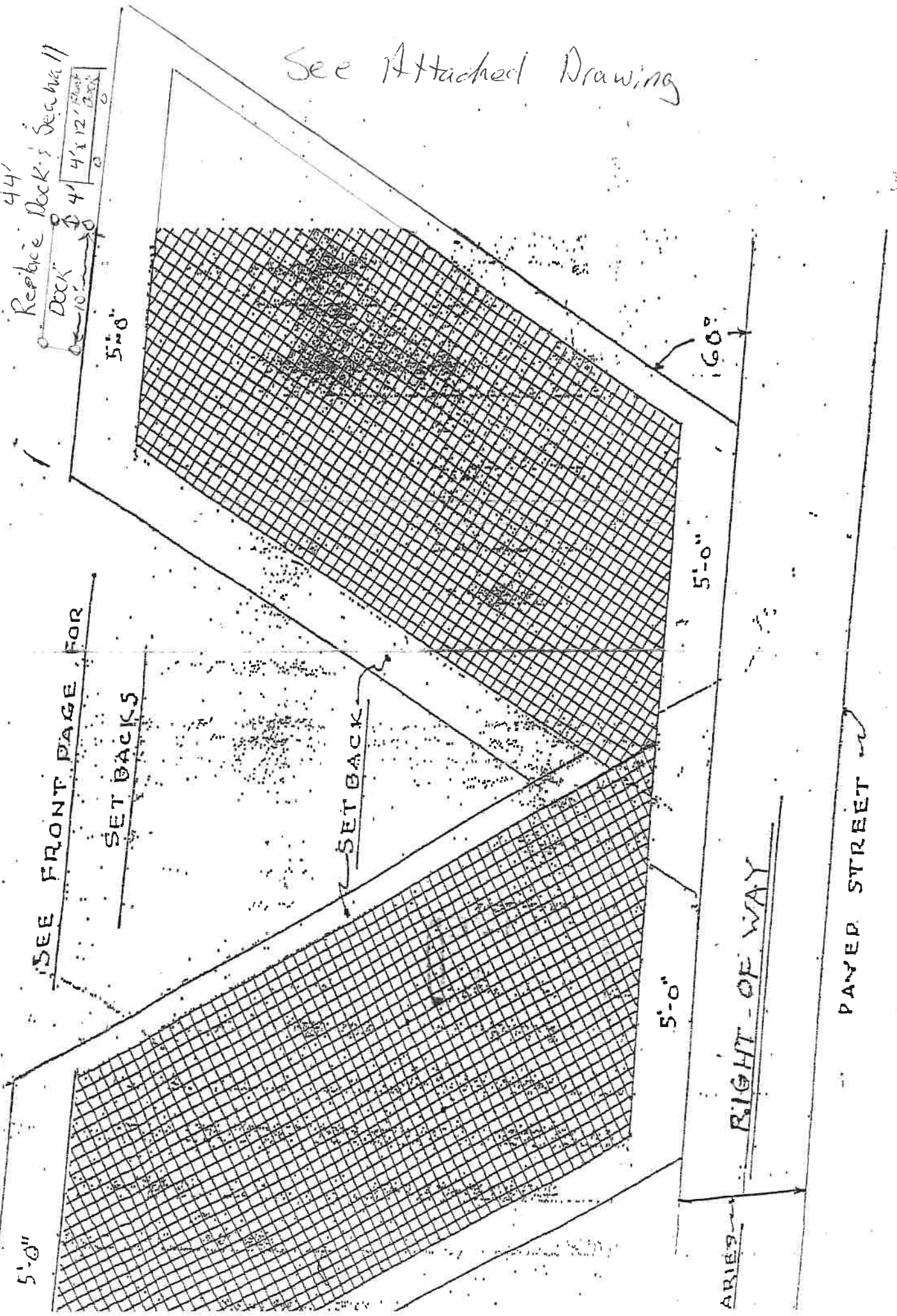
SET BACK

RIGHT-OF-WAY

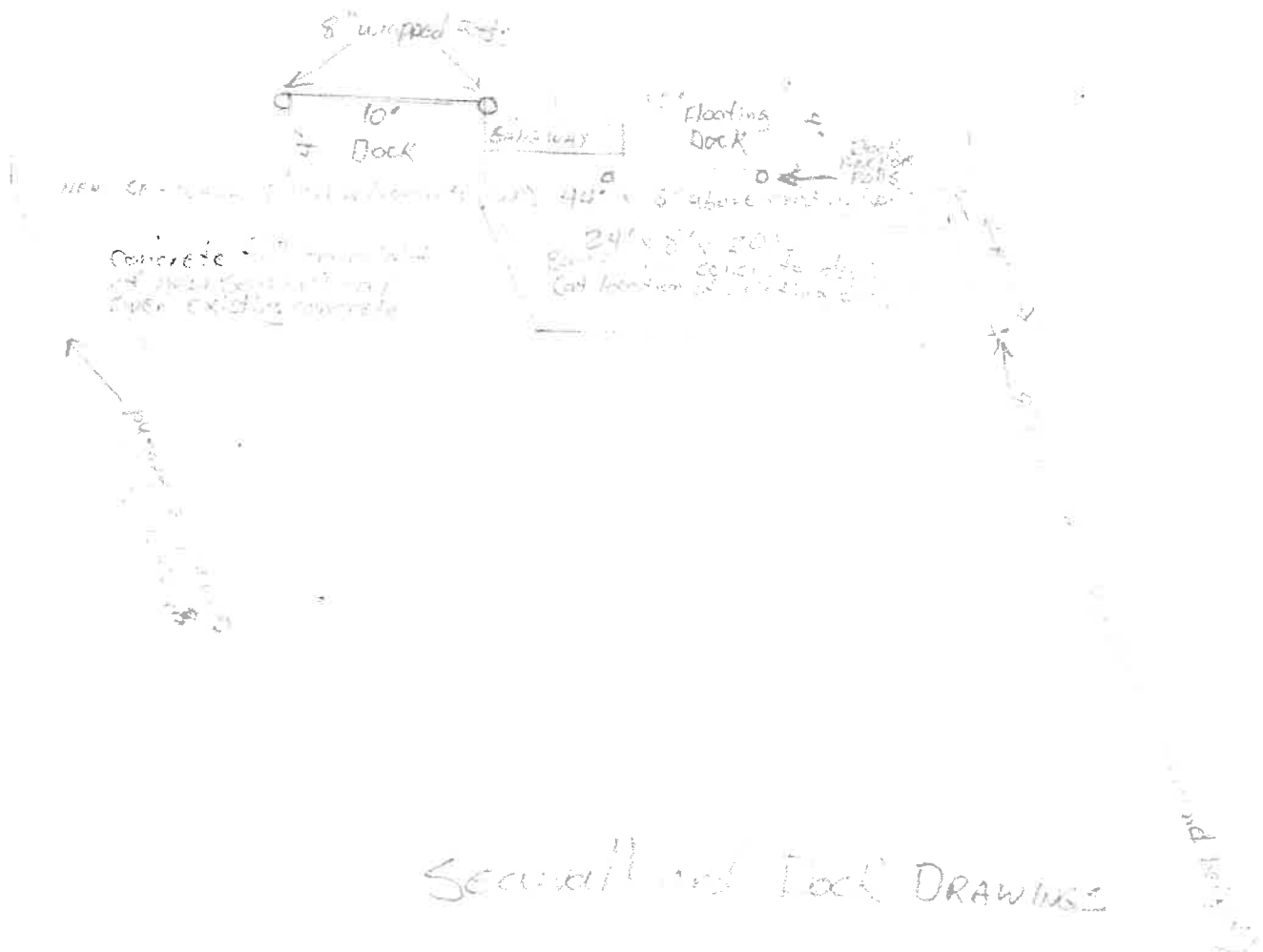
PAVED STREET

ARIES

5'-0"



CANAL



Seawall and Lock DRAWINGS

Karen Weeks / Holms & Narver

6917 Tarpon Ln.

205-908-9625

941-962-1031

STREET

PLACE IN STREET WINDOW

Trailer Estates ARC APPROVED

6 / 28 / 23 # 159

Approval EXPIRES 6 months after approval date
Upon Completion Sign _____ Date _____

Return to ARC Box

* Contingent Upon Bowed Approval
* Requires County Permit

New Seawall, Dock & Boat Lift

PLACE IN STREET WINDOW

Trailer Estates ARC APPROVED

6 / 28 / 23 # 160

Approval EXPIRES 6 months after approval date
Upon Completion Sign _____ Date _____

Return to ARC Box

* Contingent Upon Bowed Approval

**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 Salary/Benefits - Staff

For Upcoming Meeting—Date September 18, 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): To adopt the attached staff benefits and salary plan for the 2023-24 budget year.

Costs/Estimated Costs: (Required if agenda item includes spending district money.)
Per approved 2023-24 budget

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

Trustee Treasurer Nickels

Date Submitted September 11, 2023

Chairman/Designee _____

Office Manager/Designee: Date Posted _____ Initials _____

**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 Update Website w/Special District Specific Content

For Upcoming Meeting—Date September 18, 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): to migrate our website over to a Streamline Special District Platform.

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

Monthly cost will be \$375, there will be a reduction in the Big Fish monthly charges.

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

Trustee Park Manager Morris

Date Submitted September 9, 2023

Chairman/Designee _____

Office Manager/Designee: Date Posted _____ Initials _____



STREAMLINE

Trailer Estates Park & Recreation District

Quote created: August 18, 2023 Reference: 20230818-144332744

Trailer Estates Park & Recreation District

1903 69th Avenue West, TRAILER ESTATES
Bradenton, FL 34207
United States

Comments

Migration-\$500

FASD Discount applied

Hannah Holmes - Streamline



Products & Services

Streamline Web FASD Member

1 x \$4,500.00 / year

Annual subtotal ----- \$4,500.00

Total ----- **\$4,500.00**

This quote expires on November 1, 2023

Purchase terms

Questions? Contact me



Hannah Holmes

hannah@getstreamline.com

Streamline

3301 C Street #1000

Sacramento CA 95816

US

**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 Update PP21 - Rates: Boat Slips

For Upcoming Meeting—Date 09-18-2023

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): To update
PP21-Rates: Boat Slips to remove 3 month leases, add a 10% handling fee
for 6 month leases, calculate the annual 5% increases and add waiting list
assignments requiring a \$100.00 deposits as discussed at workshops on
September 5, 2023 and earlier today.

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.) Final of PP21

Trustee Todd Lombardi

Date Submitted 09-08-2023

Chairman/Designee _____

Office Manager/Designee: Date Posted 9/11/2023 Initials 

**TRAILER ESTATES PARK AND RECREATION DISTRICT
RATES: BOAT SLIPS PP 21**

Slips will be assigned on a “first come, first served” basis for the size of the slip required from the waiting list maintained by the Office Manager. Slip size to be determined by the Dock Master prior to placement on the waiting list. The office will require a \$100.00 deposit to be placed on the waiting list. If the offer is accepted, the \$100.00 deposit will be applied to the first term’s lease amount. If the offer is declined or the person is not responding within 2 days, they will be removed from the waiting list and forfeit their \$100.00 deposit. Trailer Estates will make a good faith effort to contact the person at the top of each waiting list using the phone number provided by the applicant. If the applicant cannot be reached, they forfeit their \$100.00 deposit.

ALL RATES DISPLAYED ARE BEFORE TAX/WITH TAX

BOAT SLIP RENTAL RATES

	PROPERTY OWNER RATES		NON PROPERTY OWNER RATES	
20FT SLIP	6 MONTH	\$286.52/ \$305.14	6 MONTH	\$935.94/ \$996.78
	12 MONTHS	\$520.94/ \$554.80	12 MONTHS	\$1701.71/ \$1812.33
24FT SLIP	6 MONTH	\$343.81/ \$366.16	6 MONTH	\$1154.97/ \$1230.04
	12 MONTH	\$625.12/ \$665.75	12 MONTHS	\$2099.94/ \$2236.43
26FT SLIP	6 MONTH	\$372.46/ \$396.67	6 MONTH	\$1251.74/ \$1333.11
	12 MONTH	\$677.21/ \$721.23	12 MONTHS	\$2275.90/ \$2423.83
30FT SLIP	6 MONTH	\$429.77/ \$457.70	6 MONTH	\$1432.56/ \$1525.68
	12 MONTH	\$781.40/ \$832.19	12 MONTHS	\$2604.66/ \$2773.96
50FT SLIP	6 MONTH	\$727.65/ \$774.95	6 MONTH	\$2425.50/ \$2583.16
	12 MONTH	\$1323.00/ \$1409.00	12 MONTHS	\$4410.00/ \$4696.65

\$25.00/26.63 Repositioning of boat from one slip to another each occurrence.

These “with tax” rates are based on the current Florida Sales Tax rate of 6.5% and are subject to immediate change if/when the Florida Sales Tax is Changed. Board Secretary is to fix the with tax figure displayed as needed.

Rates Set February 7, 2005, Revised April 2, 2007, 3/15/10, 3/29/10, 4/5/10, 11/16/16; 11/2016, 2/6/17, 7/17/17, 01/15/2018, 11/19/2018, 3/2/20, 4/18/22, 10/01/2022, 9/18/23

**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 Update PP21A - Storage Lot Rates

For Upcoming Meeting—Date 09-18-2023

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): To update
PP21A-Storage Lot Rates to remove the per foot column, add a 10% handling fee
for 6 month leases and calculate the annual 5% increases as discussed in the
workshops on September 18, 2023 and earlier today.


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.) Final of PP21A

Trustee Todd Lombardi

Date Submitted 09-08-2023

Chairman/Designee _____

Office Manager/Designee: Date Posted 9/10/2023 Initials 

**TRAILER ESTATES PARK AND RECREATION DISTRICT
STORAGE LOT RATES PP 21A**

Lots will be assigned on a “first come, first served” basis for the size of the lot required from the waiting list maintained by the Office Manager. Lot size to be determined by the Storage Lot Manager prior to placement on the waiting list. The office will require a \$100.00 deposit to be placed on the waiting list. If the offer is accepted, the \$100.00 deposit will be applied to the first term’s lease amount. If the offer is declined or the person is not responding within 2 days, they will be removed from the waiting list and forfeit their \$100.00 deposit. Trailer Estates will make a good faith effort to contact the person at the top of each waiting list using the phone number provided by the applicant. If the applicant cannot be reached, they forfeit their \$100.00 deposit.

RESIDENT RATES: Storage lots are available for residents only.

<u>Lot Size</u>	<u>Time Frame</u>	<u>Base Price</u>	<u>Taxes Included</u>
50'	12 months	\$757.97	\$807.24
	6 months	\$380.09	\$404.79
40' Paved	12 months	\$606.38	\$645.79
	6 months	\$304.29	\$324.07
40' Unpaved	12 months	\$573.30	\$610.56
	6 months	\$287.75	\$306.45
30'	12 months	\$429.98	\$457.92
	6 months	\$216.09	\$230.13
24'	12 months	\$343.98	\$366.34
	6 months	\$173.09	\$184.34
20'	12 months	\$286.65	\$305.28
	6 months	\$144.43	\$153.81
18'	12 months	\$257.99	\$274.75
	6 months	\$130.09	\$138.55

CANOE/KAYAK RATES:

Annually \$110.25/\$117.42

These “with tax” rates are based on the current Florida Sales Tax rate of 6.5% and are subject to immediate change if/when Florida Sales Tax is changed.

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 Update PP22 - Dock Rental Agreement/Lease

For Upcoming Meeting—Date 09-18-2023

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): To update
PP22-Dock Rental Agreement/Lease to add information regarding slip
assignments requiring a \$100.00 deposit and removing the statement of no boat
over 30' and discussed at workshops on September 5, 2023 and earlier today.

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.) Final of PP22

Trustee Todd Lombardi

Date Submitted 09-08-2023

Chairman/Designee _____

Office Manager/Designee: Date Posted 9/11/2023 Initials [Signature]

**TRAILER ESTATES PARK AND RECREATION DISTRICT
DOCK RENTAL AGREEMENT/LEASE PP22**

Slips will be assigned on a "first come, first served" basis for the size of the slip required from the waiting list maintained by the Office Manager. Slip size to be determined by the Dock Master prior to placement on the waiting list. The office will require a \$100.00 deposit to be placed on the waiting list. If the offer is accepted, the \$100.00 deposit will be applied to the first term's lease amount. If the offer is declined or the person is not responding within 2 days, they will be removed from the waiting list and forfeit their \$100.00 deposit. Trailer Estates will make a good faith effort to contact the person at the top of each waiting list using the phone number provided by the applicant. If the applicant cannot be reached, they forfeit their \$100.00 deposit.

Trailer Estates Park & Recreation District, P.O. Box 6298, Bradenton, Florida, 34281, Lessor, hereafter known as "District" does hereby let to the undersigned boat owner, hereinafter called "Lessee" one space for each boat as described below and which space shall be assigned by District at its discretion, subject to such rules and regulations as District may make from time to time respecting the use and rates thereof. It is understood by the Lessee that District residents have priority consideration over Non-Residents. Should a District owner require a slip leased to a Non-Resident, the non-resident will be required to leave their leased space at the end of their rental term. District will make every effort to relocate the Lessee.

Lessee Information: E-Mail: _____

Lessee's Name: _____

Street Address: _____ PO Box# _____

City: _____ State: _____ Zip Code _____

Home Phone: () _____ Cell Phone: () _____

Vessel Slip Number: _____ Annual Slip Amount: _____

Boat Name: _____ Boat Description: _____

Make/Model: _____ Length: _____ Mfg. Year: _____

Type: _____ Houseboat _____ Cruiser _____ Runabout _____ Pontoon _____ Sail

Registration State/No. _____ Lessee shall present boat registration at the time of Lease and at the time of any renewal. To the extent applicable, Lessee shall apply with all law related to reciprocity, including Section 328.58 Florida Statutes.

Vessel Insurance Information: Certificate of Insurance & Registration must be provided (**NO EXCEPTIONS**)

Insurance Carrier: _____

Insured's Name: _____

Agent Name: _____ Phone Number: _____

Agent Address: _____

City: _____ State: _____ Zip Code: _____

Policy No: _____ Policy Exp. Date: _____

Lessee must present proof of a minimum of \$100,000.00 boat liability insurance at the time of the lease, maintain it for the term of the lease and thereafter at each renewal.

Lessee Signature: _____ Date: _____

Commence Date: _____ Ending Date: _____

RENTAL RATES: Rates are based on the slip size for the boat described above. This agreement is for the use of a boat slip space only, and the right to use such slip space is not transferable. Lessee's sale or replacement of boat registered on this document does not constitute grounds for the termination of this Agreement. If Lessee desires to transfer the slip to another boat owner, it must request District consent in writing. If the District consents, any new boat to occupy a slip may not be larger than the boat originally registered under this Agreement and the new boat's owner must enter a new slip rental agreement with District (but the original Lessee will not be relieved of its obligations hereunder.) Current rental rates are available on the District website (trailerestates.com) or in the District Office. The District may increase/decrease the rental rate at its own discretion on a yearly basis. Any renewals or extension of this lease will be at the rate in effect at the time of the extension/renewal. Fees remaining unpaid for fifteen (15) days beyond the effective date of any rental term shall incur a late charge of 10 percent (10%). Fees more than thirty (30) days in arrears will incur an additional late charge of 10 percent (10%) and result in termination of the Lease and require your vessel to be chained until payment in full is made. A storage fee of \$100.00 for residents and \$250.00 for non-residents per 30 days or portion thereof will be assessed until full payment is received. This lease and all provisions herein shall be automatically renewed for an additional six months' term unless a) the Lessee provides a 30-day written notice to District and removes the vessel prior to the expiration of the lease term; or b) the District provides thirty (30) days written notice to the Lessee, if the Lessee is not a property owner within the District and a property owner within the

District desires to lease the District dock space and no other comparable dock space is available. Upon non-renewal of the Lease by either party, the Lessee shall remove any boat or equipment from the dock space, prior to the end of the Lease.

All rates must be paid in advance for the rental period. It is agreed that the minimum rental period is three months for District residents and six months for non-residents. District residents agree to pay the current dock space rental fee payable quarterly in advance.

TERMINATION OF LEASE: Should a breach of this agreement or violation of rules and regulations occur, this Lease Agreement may be terminated, the Lessee given notice in writing and advised that they must remove boat immediately. District may remove the vessel from the space or chain lock the boat at the owner's risk and expense and retain possession of the leased space. Lessee may receive a prorated refund of rent already paid for any unused months (beyond the minimum) left on the lease minus a fee of 30% of the prorated refund.

SALE OF VESSEL: If the Lease is terminated and the vessel and other property at the slip is not removed within thirty (30) days, the vessel and such property may be sold. The provisions of Section 328.17, Florida Statutes, regarding non-judicial sale of vessels, shall apply to this rental agreement. The lessee covenants that the Lessee is the Lessee of the boat described above and hereby authorizes the District to proceed under Section 328.17, Florida Statutes, after termination or non-renewal of the lease. The address of the lessee shown above shall be used for any required notice to a lessee/owner.

PERSONAL INJURY & PROPERTY LOSS: The slip space is to be used at the sole risk of Lessee. Lessee including agents, heirs and assigns, hereby agrees to save District harmless for any and all liability or damages for personal injury to himself or herself, family, employees, invitees, guests and agents, arising out of, or in connection with the condition or use of the Lessee's boat, motor and accessories, or the use of the marina premises or facilities. The Lessee, for himself or herself, heirs or assigns, hereby releases and agrees to indemnify and hold harmless the District from any and all liability for, or loss or damage to the above described property or the contents thereof, due to fire, theft, collision, windstorm, accident, or like causes. District is not considered under this agreement as an insurer of the Lessee's property. The Lessee shall indemnify and hold harmless the District for any and all loss, injury, death or damage caused by the leasing of the slip or use of the marina by Lessee or Lessee's guests. Lessee shall be responsible for such indemnity shall include District costs and expenses (including attorneys' fees). No warranty is made as to the condition of the District docks, walks or gangways, ramps, or other District equipment or facilities.

ELECTRICAL/FRESH WATER: The power connection (110V) is for temporary use for battery charging and is not to be used for a continuous connection and not longer than 24 hours. The dock master is authorized to remove said connections after 24 hours of use. Lessee will be notified of said removal. If Lessee requests that the connection remain, the Lessee will incur a charge of \$5.00 per day until the connection is disconnected. Any and all electrical lines, fixtures, accessories etc., which are connected directly or indirectly to Marina provided electrical supply must conform to current U.S. Coast Guard regulations and/or applicable state and local electrical codes as may pertain to marinas. Fresh water service is available and is supplied at no charge to Lessee. It is required that water be shut off when the boat is unoccupied.

ADDITIONS OR ALTERATIONS: Additions or alterations of a slip or walkway are expressly prohibited unless approved in writing by the District. In the event District approves an addition or alteration, said addition becomes the property of the District upon its installation. All unauthorized additions or alterations will be removed.

SLIPS:

- a) Subleasing of slips, transfer of boats between slips or from one slip space to another, or leasing, renting or Chartering of boats, shall not be allowed except with written prior approval from the District. Commercial use of the marina by any boat slip renter is prohibited.
- b) The District may reassign, for any reason and in its discretion the slip assigned to the Lessee, to a slip of equal or greater size. If the District requests, Lessee shall move Lessee's boat to a new assigned slip.
- c) Anyone that wants to move or exchange slips must notify District dock master and fill out a slip transfer form. If approved, there is a \$25.00 slip change fee.
- d) If you fuel in the Marina you must use a proper gas can. Fuel with extreme caution and report all spills to the District Office immediately.

MARINA RULES AND REGULATIONS: Lessee agrees to abide by the following general rules and regulations, and such additional regulations as may hereafter be published and or posted by the District.

- (a) The Dock Master has the sole discretion to determine the appropriate slip for the boat. As a part of this lease application a Verification Form For Boat Slip Rental is required. If the boat has not been measured by the Dock Master and it is found that the boat does not fit properly in the assigned slip, the renter agrees to remove the boat from the TE Marina or into another slip assigned by the Dock Master (if another slip is available). The boat (bow or stern) may not stick out more than 18 inches into the canal. The boat (bow or stern) must not come closer than 12 inches to the dock.

- (b) While occupying or cruising in the marina lease area no garbage, refuse matter, sewage or waste material of any type may be thrown, discharged, deposited or allowed to fall from any boat, car or dock into the water or upon the docks, slips, spaces or walkways. Nor will any dock, slip, walkway areas be used as a storage space for any gear or equipment unless loading or unloading the vessel. Fish cleaning shall only be done at the fish cleaning station.
- (c) Lessee is required to maintain equipment in working order; bilge pump, charged batteries, and extra lines stored in boat for emergency use.
- (d) District shall have the right to designate its agent or Dock Master to carry out duties required by this agreement and to enforce the provisions hereof.
- (e) Lessee are required (as a bare minimum) to utilize 6 dock lines; 2 fore, 2 aft and 2 Spring Lines – 1 front and 1 back. Dock lines must be maintained in good condition and must be replaced when they begin to show wear. Boats under 27' in length, must use at least 3/8" diameter dock lines. Boats 27'- 30' in length must use at least 1/2" dock lines. Dock master may require additional lines for safety. When departing, dock lines are to be place on dock in a safe manner. No lines are to be left lying across walkways.
- (f) Lessee agrees that in case of emergency, the District may move the boat to any other docking space on a temporary basis.
- (g) Under no condition will anyone be allowed to overnight or live aboard any vessel in the District marina.
- (h) Lessee is responsible for securing of boats, especially during hurricanes, high tides and heavy rains. Lessee is responsible for the care and protection of their boat. If an emergency occurs when a boat is in distress, or is in danger of sinking, and/or causing harm to another boat or the marina, an attempt to contact the owner will be made by the Dock master or Maintenance Supervisor and a minimum fee of \$60.00 and a maximum of \$210.00 for 2 hours may be charged. If the Lessee cannot be reached, the Dock master has the authority to pump out and secure the boat and a fee of up to \$210.00 for 2 hours will be charged to the Lessee. If the Dock master or Maintenance Supervisor extends beyond 2 hours, the Lessee will be charged an additional \$50 per hour (1 person) or \$100.00 per hour (2 persons). In no instance shall the Dock master or District be held responsible or liable for damages to the Lessee's vessel.
- (i) The gate to the ramp is open 8:00 a.m. to 5:00 p.m. Monday through Friday; and 8:00 a.m. to 12:00 noon on Saturday and closed on Sunday. The Dock Master has a key in case of emergency. Use of ramp is exclusively for District property owners, renter residents, non-resident dock renters, and District authorized agents
- (j) No boat shall be moored with the stern toward the perimeter seal wall.

- (k) Lessee and guests are required to "Curb Walk" their "Pets" on American Way only. No pets are allowed on the marina property without a leash.
- (l) Lessee shall abide by all rules and regulations established by the District from time to time.

GOVERNING LAW: This lease is governed by the laws of the State of Florida and in the event of any dispute under this lease, venue shall be in the courts in and for Manatee County, Florida.

IN WITNESS WHEREOF, the undersigned has read and understands the terms of this agreement.

Lessee Signature Required:

X _____ 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 Update PP23 - Storage Space Lease

For Upcoming Meeting—Date 09-18-2023

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): To update
PP23-Storage Space Lease to add information regarding slip assignments
requiring a \$100.00 deposit as discussed at workshops on September 5, 2023 and
earlier today.

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.) Final of PP23

Trustee Todd Lombardi

Date Submitted 09-08-2023

Chairman/Designee _____

Office Manager/Designee: Date Posted 9/11/2023 Initials

**TRAILER ESTATES PARK AND RECREATION DISTRICT
RECREATIONAL VEHICLE, BOAT & TRAILER
STORAGE SPACE LEASE PP 23**

RULES/LEASE

1. Spaces will be assigned on a "first come, first served" basis for the size lot required from the waiting list maintained by the Office Manager. Lot size to be determined by the Storage Lot Manager prior to placement on the waiting list. The office will require a \$100.00 deposit to be placed on the waiting list. When a space is offered to someone on the waiting list, he/she will be given two full working days to accept or reject the offer.
2. All storage spaces must be leased through the Trailer Estates Office. Storage Lot may only be leased to Property Owners and renters. Office Manager will notify Storage Lot Manager/Maintenance Trustee of the next available space and notify the next person on the waiting list.
3. Resident must meet with Storage Lot Manager/Maintenance Trustee to be assigned the appropriately sized space. Storage spaces shall be limited to boat on trailer, boat trailer, motor home travel trailer, vehicle towing trailer, utility trailer, cargo trailer, cars and or truck and total length cannot exceed storage space assigned. Storage Lot Manager will review PP23 Rules/Lease with the applicant and return PP25A – Verification Form For Storage Lot Rental to the Office Manager.
4. Trailer Estates has at its sole discretion to change or re-assign the leased space of a Lessee.
5. Commercial use of storage lot by lessee is prohibited. Sheds or other buildings are not permitted in the storage area. Stored items not owned by Lessee will be removed at the owner's expense including but not limited to towing of such items.
6. Lessee must provide and maintain a current address, phone number, current vehicle and/or boat registration on file in the Trailer Estates Office. Current vehicle and/or boat registration must be placed on the stored item for verification. **Failure to have up to date licensing and/or registration will result in those items being removed at the owners' expense, including but not limited to towing of such item.**
7. Invoices will be mailed 30 days prior to the effective date of the lease term. Lease will be paid in advance from the first of the month in which the space is assigned.
8. Leases remaining unpaid for fifteen (15) days beyond the effective date of any rental term shall incur a late charge of 10 percent (10%) of the annual

**TRAILER ESTATES PARK AND RECREATION DISTRICT
RECREATIONAL VEHICLE, BOAT & TRAILER
STORAGE SPACE LEASE PP 23**

lot rental. After 30 days, an additional late charge of 10 percent (10%) of the annual lot rental will be assessed and result in the termination of the Lease. The stored unit will be chained or removed. If removed it will be at the owner's expense including but not limited to towing of such item. If chained a storage fee of \$100 per 30 days or portion thereof will be assessed until full payment is received.

9. If the offer is accepted, the written lease application must be submitted and a full term's lot rental less the \$100.00 applied from the waiting list deposit (either six months or one year), from the beginning of the month of the offer and must be paid within two days.
 - a. Trailer Estates will then give the applicant one month to present documentation of the required licensing of vehicles and registration. In the intervening time,
 - b. no item may be stored on the lot.
 - c. If applicant is unable to present the required documentation within the one-month grace period (Board can approve an extension for extenuating circumstances), Trailer Estates will prorate and refund any lot rental fee for the months remaining after the month in which applicant notifies Trailer Estates his/her inability to meet all lease requirements.
 - d. If a person on the waiting list rejects the offer they forfeit their \$100.00 deposit.
 - e. A person not responding by the deadline will be removed from the waiting list and they forfeit their \$100.00 deposit.
 - f. Trailer Estates will make a good faith effort to contact the person at the top of each waiting list using the phone number provided by the applicant. If the applicant cannot be reached, they forfeit their \$100.00 deposit.

10. Lessee may terminate his/her full year lease at any time and will receive a prorated refund of rent already paid for any unused full months remaining on the lease.

11. Spaces leased under **a six-month** agreement will not be provided a refund if the item is removed prior to the lease term.

12. Trailer Estates Park and Recreation District shall not be financially responsible for any injuries to Lessee or their agents or from damages or theft of stored property. Lessee assumes full responsibility for damages or injuries caused by the Lessee or his/her stored property.

**TRAILER ESTATES PARK AND RECREATION DISTRICT
RECREATIONAL VEHICLE, BOAT & TRAILER
STORAGE SPACE LEASE PP 23**

- 13. Nothing may be stored or left lying on the ground. Lessee shall keep the rented space clear of all debris and free of safety hazards. Blocks needed for stored items must be neatly stacked along fence when not in use.
- 14. All stored items must be aligned so as not to encroach upon adjacent spaces, must be situated starting at the back of the lot, centered between the markers or poles. Space markers and/or lot numbers may not be removed. Stored items shall be well maintained, i.e., no flat tires, torn or ripped tarps, etc.
- 15. Violations of any lease provisions will be given a 30-day notice to remedy. If not corrected within 30 days, violators will lose their rental space and will not receive a refund of any rent paid. Stored items must be removed by the owner, if not, the stored item shall be removed at the owner's expense including but not limited to towing of such item.

IN WITNESS WHEREOF, the undersigned has read and understands the terms of this agreement.

Lessee Signature Required:

X _____ 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 Create PP25B - Waiting List Verification for Slip/Lot Rental

For Upcoming Meeting—Date 09-18-2023

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): To create
a new PP25B-Waiting List Verification for Slip/Lot Rental to support changes
to the slip/lot rental requiring a \$100 deposit to be placed on the waiting list as
discussed at the workshop earlier today.

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.)** Final of PP25B

Trustee Todd Lombardi

Date Submitted 09-08-2023

Chairman/Designee _____

Office Manager/Designee: Date Posted 9/11/2023 Initials AW

**TRAILER ESTATES PARK AND RECREATION DISTRICT
WAITING LIST VERIFICATION FOR SLIP/LOT RENTAL PP 25B**

Slips or Lots will be assigned on a “first come, first served” basis for the size of the slip/lot required from the waiting list maintained by the Office Manager. Slip/lot size to be determined by the Dock Master (slips) or Storage Lot Manager (lot) prior to placement on the waiting list. The office will require a \$100.00 deposit to be placed on the waiting list. If the offer is accepted, the \$100.00 deposit will be applied to the first term’s lease amount. If the offer is declined or the person is not responding within 2 days, they will be removed from the waiting list and forfeit their \$100.00 deposit. Trailer Estates will make a good faith effort to contact the person at the top of each waiting list using the phone number provided by the applicant. If the applicant cannot be reached, they forfeit their \$100.00 deposit.

This is verification that slip/lot rental requirements met to be placed on the waiting list as follows and a \$100.00 deposit will be collected by the Office manager:

MARINA: SLIP SIZE REQUIRED: _____

STORAGE: LOT SIZE REQUIRED: _____

This has been approved by:

Signature (Dock Master, Assistant Dock Master or Storage Lot Manager) Date

NOTE: THIS IS ONLY GOOD FOR 3 WORKING DAYS FROM THE ABOVE DATE

**TRAILER ESTATES PARK AND RECREATION DISTRICT
WAITING LIST VERIFICATION FOR SLIP/LOT RENTAL PP 25B**

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