

TRI-PAR ESTATES PARK AND RECREATION DISTRICT POLICY AND PROCEDURE MANUAL

ITEM 5.01 CATEGORIES OF RESIDENTS

(Definitions are for Tri-Par purposes only)

GENERAL

The resident definitions noted below are for Tri-Par purposes only.

A. Owners: Person(s) named on deed as owner of property in Tri-Par Estates Park and Recreation District.

1. Background Check: Prospective resident owners are subject to a background check as outlined in Procedure 5.02, Background Checks. Prospective non-resident owner is not subject to check prior to purchase, but must apply for residency (reference Application for Purchase, Title Transfer, Occupancy, Rental) and is subject to check prior to becoming a resident.
2. Resident Owner must complete application for pets, Service Dogs or Emotional Support Animal (Reference 5.21 Pets, Service Dogs or Emotional Support Animal). Pets are allowed ONLY in designated areas of Tri-Par Estates.

B. Household Members: Person(s) not named on deed, but living with resident owner.

1. Background Check: Each Household member is subject to application and check prior to becoming a resident.
2. Fob: One or two household members may be listed on and share owner's FOB. An additional FOB may be purchased for use by permanent household member. (Reference Procedure 5.07 Keyless Security System (FOBs and OWNER Information for FOB form).

C: Renters - Annual: For periods of 6 months or longer.

1. Background Check: Each individual residing in the home, must submit an application and background check information , prior to becoming a resident.
2. Fob: Must be purchased by renters. Household members of primary renter may use the Household member provision regarding FOBs or purchase an individual FOB.
3. Renters must complete application for pets, Service Dogs or Emotional Support Animal (Reference 5.21 Pets, Service Dogs or Emotional Support Animal). Pets are allowed ONLY in designated areas of Tri-Par Estates.

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D: Renters - Seasonal: For periods of more than 30 days and less than 6 months.

1. Background Check: Each individual must complete an application and submit background check information, prior to becoming a resident.
2. FOBs: Must be purchased by renters. Household members of primary renter may use the Household member provision regarding FOBs.
3. Renters must complete application for pets, Service Dogs or Emotional Support Animal (Reference 5.21 Pets, Service Dogs or Emotional Support Animal). Pets are allowed ONLY in designated areas of Tri-Par Estates.

E. Renters, Short Term: Are not allowed in Tri-Par Estates for periods of less than 30 days per Sarasota County Unified Development Code, Chapter 124, Section 131, which states: *Homes throughout the County may be rented as a whole and for periods of greater than 30 days. **Only properties zoned RMF (Residential Multi-Family) on the barrier islands may be rented out short term (less than 30 days).** All other dwelling units within Sarasota County must comply with the requirements of UDC Section 124-131.*

F. Resident Visitors: Person(s) permitted to reside in home, without payment of rent for periods in excess of 30 days.

1. Background Check: Each individual in this category must complete an application and submit background check information prior to residency.
2. FOBs: Must be purchased by Resident Visitors. Household members of primary Resident Visitor may use the Household member provision regarding FOBs, or purchase an individual FOB.

G. Resident Guests: Person(s) permitted to reside in home, without payment of rent for periods of 30 days or less. (Underage guests are limited to 30 cumulative days in any 12 month period.)

1. Background Check: Not required.
2. Fob: Owner may secure a Guest Fob if desired. See 5.07 Keyless Security System (FOBs).

H. Day Guests: Someone who may accompany a Tri-Par resident to a specified function or activity and only for a limited number of hours on any given day. These visitors are not required to have background checks nor are they authorized to purchase a FOB. Resident will remain with the Day Guest at the specified function or activity at all times.

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I. Caregivers: Persons providing authorized caregiver service to a resident may be granted an exception to age restrictions.

1. The Caregiver status must be requested and the person approved as a suitable caregiver for the resident by the resident’s physician.
2. Background Check: Required if providing care for more than 30 days.
 - a. Upon approval by board of trustees the caregiver, regardless of age, may live with person receiving care, or at another home within Tri-Par.
3. FOB: May be purchased by the caregiver, and will have full access to facilities as a resident.
4. When caregiver services are no longer needed, an underage caregiver must move from Tri-Par within 30 days.

Reference Documents

ARTICLE 8. - SUPPLEMENTAL DEVELOPMENT REGULATIONS | Code of Ordinances | Sarasota County, FL | Municode Library

REVISION HISTORY

DRAFTED	CHANGE	DATE ADOPTED
Original	N/A	October 20, 2015
August 20, 2024	ADDED: Section H- Updated definition of Day Guest. DELETED: Section H-Requirement for Background Check and FOB	September 17, 2024
January 2026	REVISED: Procedure Title ADDED: General section; References to applicable procedures and forms; Requirement that renters complete application for pets, Service Dogs or ESA; County Code -short term renters; Reference Documents DELETED: Allowance for Short Term Rentals per County Code;	March 17, 2026