

Tequesta Gardens Pickup Truck Parking Regulations Committee

Members: Peter Kline, John Skoglund, Roger Kjar, Fran Chambers

06-13-2022

History of vehicle regulation at Tequesta Gardens

- Original: Only cars and station wagons permitted; trucks, vans, dune buggies, buses, campers, motorcycles, commercial vehicles prohibited. Minivans permitted by exception by size (76"h, 77"w, 192"l)
- Truck prohibition language: "designed, manufactured, marketed, or sold **PRIMARILY** for the purpose of carrying cargo rather than passengers."
- 1999 change: SUVs permitted by exception to no truck rule: Cherokee, Explorer, (77"h, 205"l)
- 2004 change: language unchanged, but moved from "dwelling unit" section to "use restrictions"
- Oct 2013 attorney letter suggesting clarification around SUVs and flexibility around permitting small pickup trucks.
- Other unmet needs: EV parking and charging, kayak storage, bicycle storage, and ???

Conclusion: we're overdue to update our regulations. Pickup truck designs have changed (most have 4 or 5 passenger seats now), pickup trucks are marketed differently, and they are purchased for multiple uses (much like SUVs). Other types of vehicles require special parking or storage considerations as well.

Top 10 Selling in the USA 2022

Top 10 Sold Vehicles of the Year

1. Ford F-Series



The Ford F-150 has been the best-selling truck (and vehicle) in the United States for more than 40 years. Named the Edmunds Top Rated Truck for 2022, the F-150 has tons of configurations to meet your needs.

2. Chevrolet Silverado



The very first Chevy pickup truck from 1918 came without a bed, and buyers had to install their own. Thankfully, today's Chevrolet Silverado comes with everything you need in a full-size pickup.

3. Ram 1500/2500/3500



The Ram name only showed up on a pickup truck in 1981, making the Ram 1500 technically a millennial. It's also comfortable and capable, winning our award as the Top Rated Truck in 2019 and 2020.

4. Toyota RAV4



The Toyota RAV4 is the best-selling passenger vehicle that's not a full-size truck, and it's responsible for kicking off the SUV craze. The name stands for "Recreational Activity Vehicle."

5. Honda CR-V



Back when it launched, Honda said that the CR-V's name stood for "Comfortable Runabout Vehicle." After 25 years on the market, we can't disagree: The CR-V is a comfortable family runabout.

6. Toyota Camry



The Toyota corporation started out making textile looms. These days, the Toyota Camry does a different kind of weaving as it's the only nameplate on this list to have competed in NASCAR.

7. Honda Civic



The Honda Civic is the car that made Honda a household name. With multiple body styles and engines, the Civic has broad appeal that's kept it near the top of the best-seller list for decades.

8. Toyota Highlander



The Highlander gets high marks for its superb comfort and above-average fuel economy. It feels confident on a winding road, and its responsive acceleration is useful for driving around town.

9. GMC Sierra



Corporate twin to the Chevy Silverado, the GMC Sierra delivers all of its sibling's capability in a more upscale package, especially in top-level Denali trim.

10. Toyota Tacoma



The Toyota Tacoma enjoys a long-standing reputation for durability and go-anywhere capability. But it's also smooth, efficient and easy to get along with on the road.

Item 4: "The Toyota RAV4 is the best selling passenger vehicle that's not a full size truck."

"Passenger Vehicle" does not mean what it used to mean.

Some definitions

- What is a passenger vehicle?
 - NHTSA defines "passenger vehicle" as "a motor vehicle weighing less than 10,000 lbs and includes passenger cars, pickup trucks, vans, SUVs, and other light trucks".
- What is an automobile?
 - A passenger vehicle designed for operation on ordinary roads and typically having four wheels and a gasoline or diesel engine. (dictionary.com)
- What is a sport-utility vehicle?
 - A rugged automotive vehicle similar to a station wagon but built on a light-truck chassis. (merriam-webster.com)



← Pickup Truck /
Passenger Vehicle



Truck →

Objections to “trucks”

- Safety – too big, can't see
 - -> spaces can be moved and or lengthened – we can make this work for everyone – association has accommodated space move requests in the past
 - -> we're going to make similar accommodations for Electric Vehicle charging
- Property values – adverse impact
 - -> lots of pickup trucks in surrounding neighborhoods, no obvious impact to property values
 - -> no proof that trucks reduce property values has been offered
 - -> when it's time to sell, everyone wants as many buyers as possible. Pickup truck owners are a large part of the real estate buying population, why (or can we?) exclude them?
- Other – what are they, except “don't want”?
 - -> Tequesta Gardens has rules in place governing bad behavior and nuisances. We can't ban people... but we can manage nuisances
 - -> the 2013 attorney letter recommends changes to several outright prohibitions (forms of ownership, kinds of pets, kinds of vehicles, use of units for certain activities) which are unnecessarily strict or no longer reasonable. The board did not act at that time.

Conclusion: objections can be addressed, trucks are intended as and are purchased as passenger vehicles, and our country has adopted pickup trucks as passenger vehicles.

Proposed new vehicle parking regulations

- Vehicles must be registered and used as passenger vehicles
- Vehicles must be legally registered and insured at all times
- Vehicles must have 4 wheels and be self propelled
- Vehicles maximum dimensions 78” high, 78” wide, 235” long
- As an example, permitted vehicles conforming to the above restrictions include:
 - Passenger cars
 - Minivans
 - Sport-Utility Vehicles
 - Pickup trucks (half-ton)
- Vehicles registered, used, or decorated for commercial purposes are prohibited

Proposed new vehicle parking regulations cont'd

- **Allowed with exceptions:**
 - Commercial vehicles making deliveries
 - RVs and campers
- **Prohibited:**
 - Really long list of other vehicles

Meeting notes

- In attendance: Peter, Daryl, John Skoglund, Cindy Maguire, Brenda Landefeld, Kathy Devine, Judy Riddle, Ginger Lohmann, Hans Landefeld, Kathy Grove, Charlotte Jabara, Roger Kjar, Jennifer Jonach

Jennifer: rules and regulations update Nov 2013, following oct attorney letter, and several other times

Daryl: looking for meeting minutes following attorney letter and actions taken by board

Roger: licensed golf carts need to be considered as well

Kathy: need advice from attorney for order of operations. for vehicles, articles of incorporation are trump and must be changed prior to changing rules and regs

Kathy: what we can and can't restrict. can't restrict protected classes of person.

Jennifer: attorney was really saying that some language over restrictive, versus making regulation more common and accessible

Roger: getting into the 20th century, long time residents may not be aware of current vehicle trends

Roger: list of inclusions / restrictions to address ladder racks, tool boxes, should have examples

John S: 55 year older community, how many over that age buy pickups, John will investigate?

Jennifer: use internet websites to research... one example says avg age of F150 buyer is 55... which means allowing trucks would attract our target demographic

Kathy Grove: what about other condo associations, and rules re: vehicles – Peter will research

Kathy Devine: 84% male buyers, what's proportion of male / female?
concerned that the pickup truck effort has been handled in a way which has concerned certain people.
likes the suggestions of special parking spaces, likes the transparency and the community engagement

Judy Riddle: question about village code and size requirements for driveway, Roger observes that recent restriping done per DOT requirements

Action: Peter - investigate VoT building code and what it says about parking spaces ; document in presentation

Jennifer: talks about VoT code: VoT permits pickups and recognizes them as consistent with maintaining a <flowery language from Tequesta muni code here>

Meeting concluded at 1745

Peter to schedule next meeting