

Vehicle Parking Committee Overview



Committee Members:

Jennifer Jonach

Jim Moran

Fran Chambers

Ceil Roy

Marion Hubbard

Joyce Saunders

Roger Kjar

Ken Siefferman

Cindy Maguire

Terry Weis

Working to keep families together!

Why Are We Discussing Personal Use Pick-Up Trucks?

- Residents have told us their family, caregivers, and friends won't visit because they cannot park in Tequesta Gardens.
- Multiple residents have requested that the Board consider changes to our Vehicle restrictions.
- Pick-up trucks have become personal use passenger vehicles and are the number one selling vehicle in America.
- Our documents are 50 years old and have not been changed to reflect this significant trend.
- In 2013, in a letter from our attorney written to the Board of Directors, the attorney recommended revising our vehicle restrictions to allow parking of pick-up trucks. The Board did not act on the recommendation.
- Residents that own pick-up trucks cannot park their vehicle at their home.
- Street parking is extremely limited (5 spaces) and not sufficient for residents and guests.
- This past September, the Board approved the committee's recommendation to allow parking of personal use pick-up trucks be taken to a community vote.

“Working to keep families together!”

Quotes from Residents

Members of the Board
I am the co-owner of
4 Garden St Apt 202, Tequesta
Gardens
I am very confused about
the vehicle parking regulations
of the complex. Can you send me
a hold that one of my vehicles
is not a
property of
without a
permit of
I have also
trucks in
my area
down the
main
property
to maintain
trucks a
maintain

"Your neighbors might have family or friends that use trucks as their form of transportation. Nobody wants to hear that a wanted visitor or loved one isn't welcome because of the vehicle the person uses for transportation."

My children all drive pick-up trucks and when they come to visit with my grandchildren they are not allowed to park in the complex.

From Mary Ellison
In the last 9 years we have all had to change our
lifestyles and values. Really is all business and
about all people use computers, cell phones, have
right and line phones. Forms of transportation have
also changed from cars, vans, trucks, and SUVs to
people's needs.
Your neighbors might have family or friends that use
their form of transportation. Nobody wants to hear
that a wanted visitor or loved one isn't welcome because of the
vehicle the person uses for transportation.
Somebody if they had one usually done by a person that
was in truck or van for transportation. With and I
and was that there would be a variety of folks
at a grocery store we like
with the changes all have made
I have purchased a truck. I also
try to support your friends
having family or friends visit.
The person in the vehicle like
people with trucks would not
if a neighbor needed help.
The law says we side reply
removed. A friendly community
threatening community. Plus
list and let live and try to be
all different in our own way.

"For the last 9 years I have been lucky enough to have a person who visits me every day. He keeps me company, he cooks for me, and he helps me to fix and to maintain my unit; he also helps some of my friends...What if he couldn't visit me anymore?"

"With the changes all have endured all should realize transportation needs have also changed. Please don't try to deprive your friends or neighbors from having family or friends visit them because of the form of the vehicle the visitor drives."

Dear Board of Directors:
For those of you who don't know me, I have lived here since 2013. I am over 60 years old and on a fixed income, but many here. My family lives far away.

I am very concerned about the sudden installation of the zoning sign and the message I have received about my daily visitor who drives a pickup truck. This has all happened very quickly.

For the last 9 years I have been fortunate to have a person who visits me every day. He keeps me company, he cooks for me, and he helps me to fix and to maintain my unit; he also helps some of my friends. Without him I would be much harder for me to continue to live here at Tequesta. He only has a pickup truck and no other way to visit me.

He is my guest, he parks in a guest space, he is here for 3 hours a day. He is quiet and polite and he helps me. Why would we ever have to park his only transportation? That has to be expensive, and it would be embarrassing to me. And what if it were damaged? I wouldn't know what to do. What if he couldn't visit me any more?

I am writing to you because Tequesta Gardens is a friendly place, and I can't believe that anyone would knowingly do something to hurt other residents here. I want everyone to know how this change, after 9 years of his helping me, would hurt my friend, would hurt me, and the others he helps.

Please let him continue to visit and to help me. Please don't force his truck. Please change this rule.

Sincerely,
Mary Ellison

Mary Ellison
Tequesta Gardens Board of Directors
30 Emerald Drive
Tequesta, FL 33452
888-888-8888

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Top 12 Selling Vehicles In America

As of:
July 17, 2023

25 Best-Selling Cars of 2023, So Far - Kelley Blue Book (kbb.com)

1. Ford F-Series



Total Units Sold: 212,516

The Ford F-Series again takes the top spot on the strength of a 34% year-over-year increase in sales through the second quarter. The F-Series figures aggregate sales of the F-150, F-250, and F-350 pickups, as well as the even larger models, but it's no surprise to see the F-Series at the top of the list — the F-150 is Kelley Blue Book's Full-Size Truck Best Buy of 2023. See [Ford F-Series models for sale near you](#).

2. Chevrolet Silverado



Total Units Sold: 140,076

Like the F-Series, the Silverado's sales figures combine the 1500, 2500, 3500, and more, but they don't include sales figures for the nearly identical GMC Sierra (which you'll find just a bit lower down this list). Tough and capable, with a wide range of configurations and towing, the Silverado is another excellent choice for a hard-working, hard-playing pickup truck. See [Chevrolet Silverado models for sale near you](#).

3. Ram Pickup



Total Units Sold: 117,099

The Ram Pickup line follows the pattern of aggregating light-duty and heavy-duty models together but comes up substantially behind the Chevy and Ford trucks. However, it does sell more than any import pickup. The Ram group line is known for its excellent engine choices, comfortable ride, and serious capability. See [Ram Pickup models for sale near you](#).

4. Tesla Model Y



Total Units Sold: 105,500

Nearly doubling its sales from the first half of 2022, the Tesla Model Y is the bestselling EV in America so far this year, up 95.1%. If you're in the market for a compact electric SUV with up to 330 miles of range and excellent safety scores, you've probably already considered the Model Y. See [Tesla Model Y models for sale near you](#).

5. Toyota RAV4



Total Units Sold: 102,313

With some tech upgrades for 2023, the Toyota RAV4 continues to offer great value, with a roomy cabin, lots of standard safety features, and a practical compact SUV form factor. Those seeking even more efficiency should consider the RAV4 Hybrid or RAV4 Prime plug-in hybrid. See [Toyota RAV4 models for sale near you](#).

6. Honda CR-V



Total Units Sold: 96,456

Honda's answer to the RAV4, the CR-V, is already transitioning from the 2022 model year to 2024 and selling like hotcakes in the process, up 66.2% from the previous year's numbers. That's no surprise considering it's an excellent overall package: its combination of value and capability earns it our [Compact SUV Best Buy Award for 2023](#). See [Honda CR-V models for sale near you](#).

7. Toyota Camry



Total Units Sold: 84,705

Not as long ago, sedans like the Toyota Camry sat even higher on this list, but despite their waning popularity in the face of the SUV onslaught, sedans like the Camry continue to prove popular with American buyers, no doubt thanks to a roomy, comfortable cabin, abundant standard safety features, and available all-wheel drive (AWD). See [Toyota Camry models for sale near you](#).

8. GMC Sierra



Total Units Sold: 75,810

The GMC Sierra is a mechanical twin to the Silverado above but with its own style and slightly different available configurations. The Sierra line ranges from hardworking work trucks to fully-loaded luxury machines. It does a everything you'd expect of a pickup and a few things you might not, like drive itself when equipped with GM's Super Cruise semi-autonomous driving aid. See [GMC Sierra models for sale near you](#).

9. Nissan Rogue



Total Units Sold: 71,246

With a feisty look, excellent fuel economy, and solid safety scores, the Nissan Rogue is not only a good SUV, it's a solid value, starting at \$27,750. You'll have to opt for the top-level trim to get all of the best features, but even the base models are well-equipped for the money — as evidenced by the gasburner sales figures, up 67.9% so far this year. See [Nissan Rogue models for sale near you](#).

10. Jeep Grand Cherokee



Total Units Sold: 70,454

Serious off-road ability meets on-road comfort in the Jeep Grand Cherokee, offering more bandwidth than most SUVs can manage and luxurious features and equipment on its upper trims. Those who need more space might consider the Grand Cherokee L, while those looking for top-tier efficiency will appreciate the Grand Cherokee 4xe plug-in hybrid. See [Jeep Grand Cherokee models for sale near you](#).

11. Toyota Tacoma



Total Units Sold: 63,262

A midsize truck that's just the right size for daily driving, off-roading, and more, the Toyota Tacoma has a huge fanbase and a strong community. It's also our [Midsize Truck Best Buy of 2023](#), thanks to its toughness, configurability, and value. See [Toyota Tacoma models for sale near you](#).

12. Tesla Model 3



Total Units Sold: 50,500

The Tesla Model 3 Long Range can travel up to 333 miles on a charge and offers serious performance in its dual-motor Performance form. It's also the second-best-selling EV in the U.S. six months into this year, behind the closely related Tesla Model Y. If you're looking for a smaller electric sedan with lots of tech, the Model 3 is the go-to option. See [Tesla Model 3 models for sale near you](#).

Highlights:

- ❖ The Top 3 vehicles sold in America are all trucks
- ❖ 5 of the top 12 vehicles sold so far in 2023 are trucks
- ❖ The Ford F-150 has been the #1 selling vehicle in America for 46 years!
 - ❖ Ford F-150 is Ford's #1 selling vehicle in the world
 - ❖ Ford will stop producing some sedans because demand has dropped so much
- ❖ 4 of the top 12 vehicles are SUVs – *which weren't permitted to park in Tequesta Gardens until 1999 when an Amendment was made to the Declarations of Condominium for TG*
- ❖ 2 of the top 12 vehicles are electric vehicles
- ❖ 1 of the top 12 vehicles is a standard gasoline powered sedan

Resident Concerns To Be Addressed

Safety

Property
Value

Aesthetics

Noise

Enforcement

The Village of Tequesta

Personal Use Pick-up Trucks Can Park in the Village

Village Code was changed in 2016 to recognize the growing trend of pickup trucks as personal passenger vehicles.

“12) The provisions and conditions set forth in this section are not intended to regulate the parking of vehicles only used for personal transportation and not used or intended to be used for commercial purposes.”

Only heavy-duty truck are restricted from parking in the Village.

“No commercial vehicles or trucks over three-quarters ton rated capacity may be parked on any property or right-of-way within a residential area...”



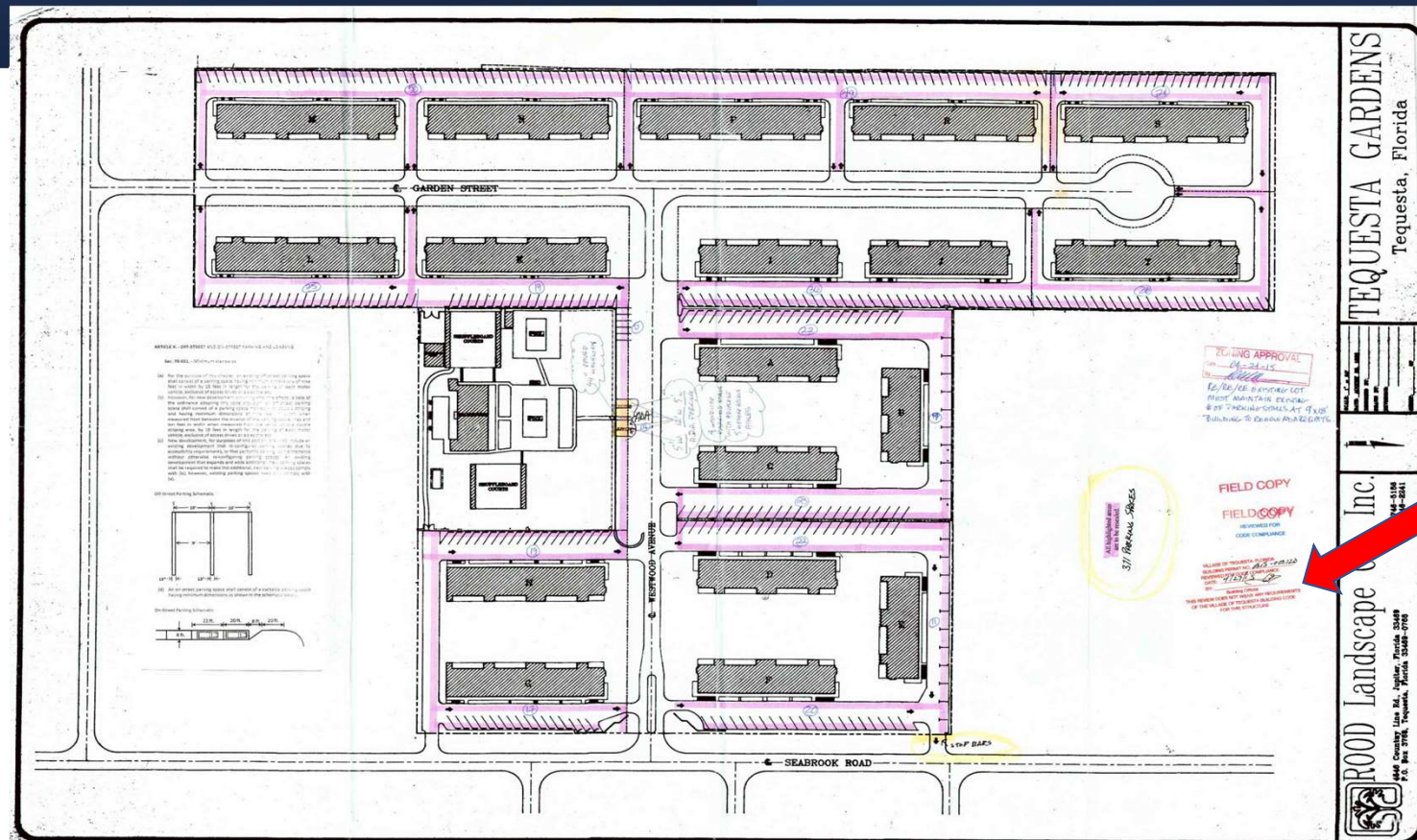
Resident Concerns About Size of Access Ways & Parking Space Size

- Driveways are too narrow
- Backing out of spaces, there isn't enough room – might hit AC units
- Parking Spaces are too small
- Trucks don't fit in spaces
- Trucks stick out too far and block people from backing out



Tequesta Gardens Paving & Striping – Approved by Village of Tequesta

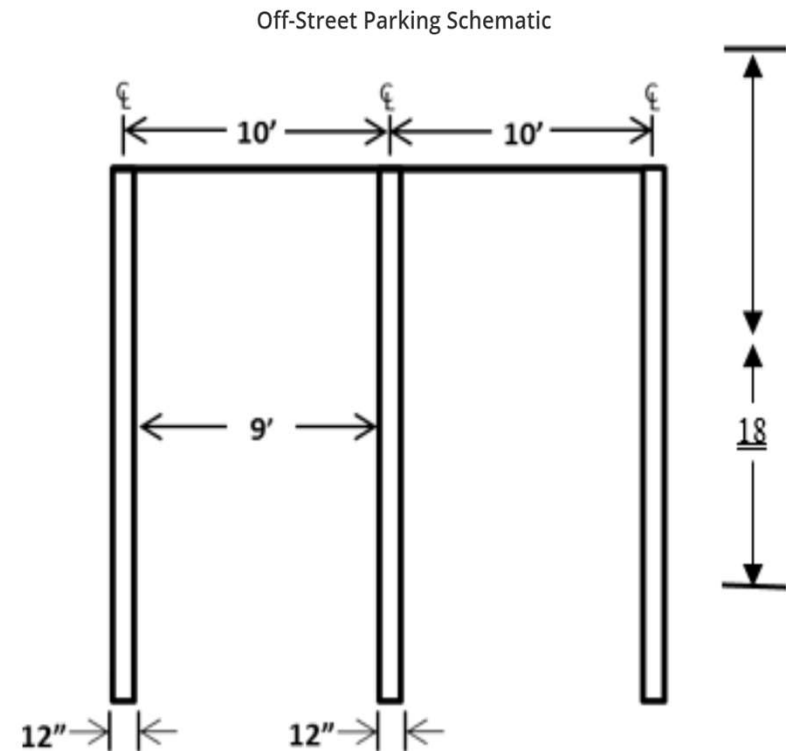
- All aisles/driveways and parking spaces in Tequesta Gardens meet Village of Tequesta Code requirements and provide adequate space for trucks to navigate.
- Much larger commercial vehicles pass through TG regularly – Mail trucks, UPS, Waste Management



Parking Spaces

Village of Tequesta Sec. 78-691. - Minimum Standards

(a) For the purpose of this chapter, an existing off-street parking space shall consist of a parking space having minimum dimensions of nine feet in width by 18 feet in length for the parking of each motor vehicle, excluding access drives or aisles thereto, sidewalks, and interior pedestrian walkways.

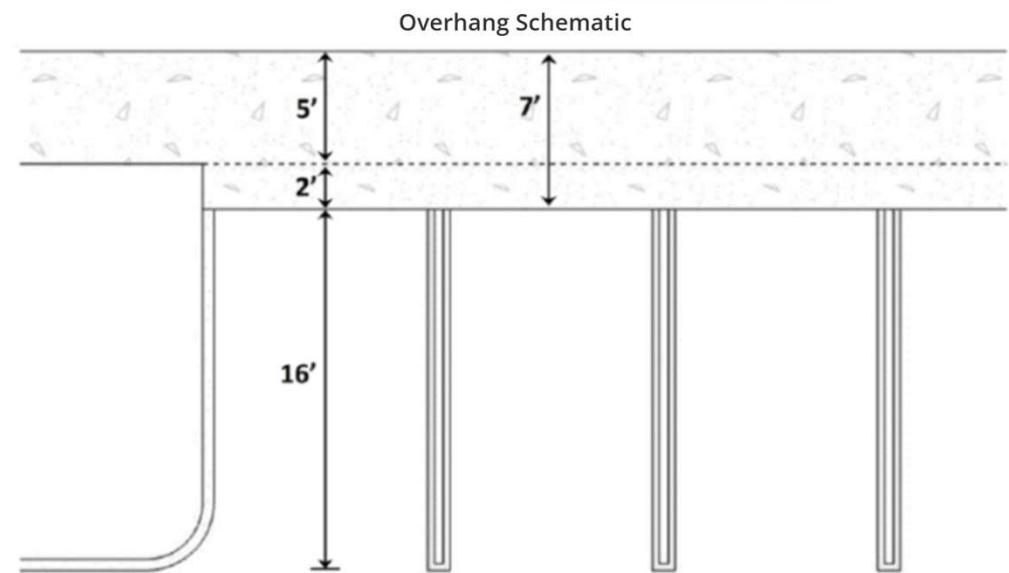


Minimum required space length in Tequesta is 216".

Parking Spaces

Village of Tequesta Sec. 78-691. - Minimum Standards

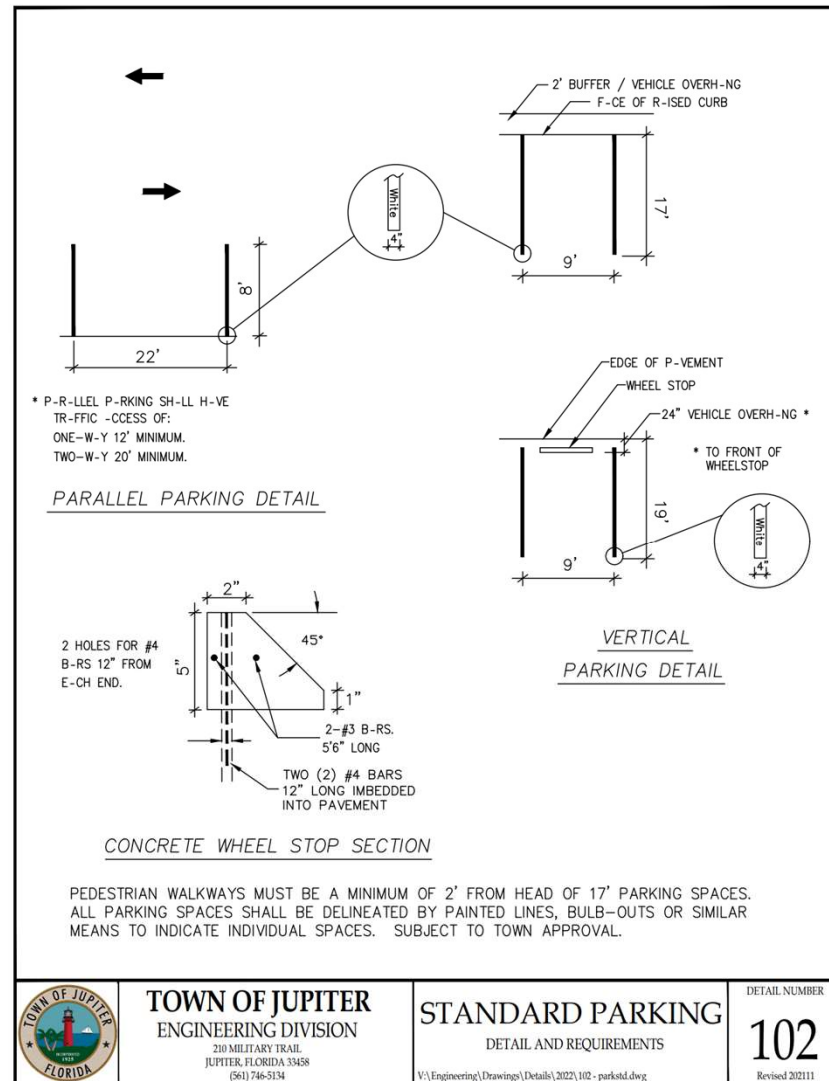
(d) Overhang areas. Vehicle parking areas designed to permit vehicles to overhang curbing may not be counted as part of a sidewalk or interior walkway. Such overhang shall be in addition to the required dimensions of sidewalks and interior walkways.



Utilizing overhang area the total can be 240" or greater.

Frequently Visited Areas – Town of Jupiter:

Standard Parking Slightly Smaller than Tequesta but overhang exists in many places



Driveways/Aisles:

Village of Tequesta Code: Minimum Access Areas

Sec. 78-703. - Aisles and driveways.



- (a) Each parking stall shall have appropriate access to a street or alley and maneuvering and access aisle areas shall be sufficient to permit vehicles to enter and leave the parking area in a forward motion, with the exception of a single-family and duplex areas. Driveways shall be paved and meet the requirements in subsection (b) of this section unless very high volumes or other special circumstances warrant variation by the village consulting engineer.
- (b) Minimum width of an access drive shall be ten feet for R-1 and R-1A districts. For all other districts, access dimension guidelines are as follows:
 - (1) Access Dimension:

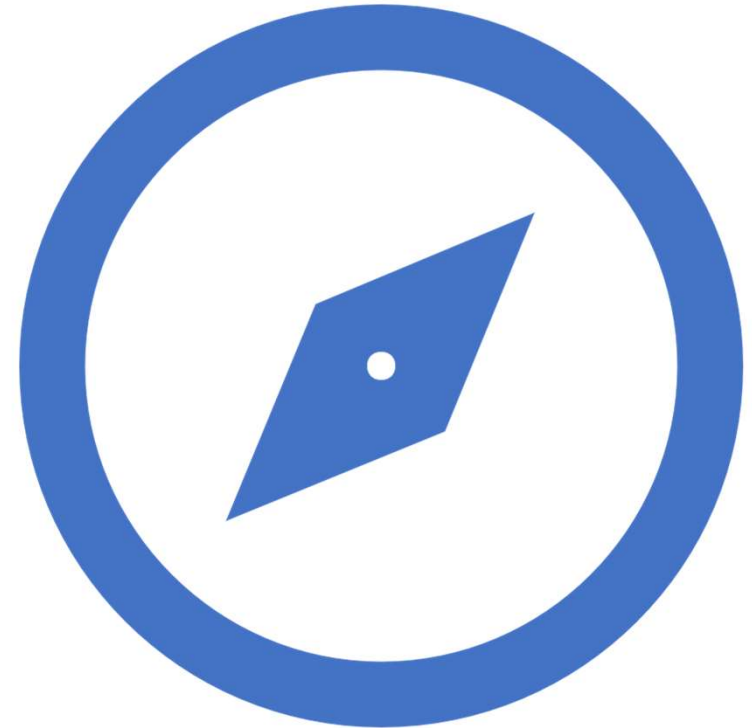
EXPAND



Access Dimension	Dimension at Street* (width in feet)
Minimum (one-way)	15
Minimum (two-way)	25
Maximum	35

Just To Make Sure

- Members of the team went out into the community and measured various places.
- They confirmed that the measurements meet the code requirements.
- There are many areas of the community that provide even more space than the 15' required. In some places we have over 22'.
- The paving schematic approved by the Village demonstrates that Tequesta Gardens is compliant with the Village Code.



Top 3 Truck Sizes:

#1 Selling Vehicle

Ford F-150

209 – 231”



#2 Selling Vehicle

Chevrolet Silverado

205 – 235”



#3 Selling Vehicle

Ram

229 – 232”



SUVs in Tequesta Gardens:



Another Perspective - Looking the other way



You can't see the pick-up truck parked behind the black SUV, but it is there!



Cars, SUV's and Trucks in Tequesta Gardens:



Resident Concern: Noise

-
- Diesel trucks make too much noise



Concerns about Noise

- The committee does not recommend excluding diesel trucks from parking on the property.
- The committee will not recommend a noise restriction that is specific to trucks.
- Any restriction on noise should be more encompassing and include all vehicles.
- Noise is a very difficult thing to regulate.
- We believe this concern should be addressed by existing Nuisance language in our Documents.

Resident Concern: Enforcement

- How will we enforce the truck restrictions?



Enforcement

- Simple recommendation that does not require any special enforcement.
- Trucks would be treated like any other vehicle.
- This keeps costs down – no additional staff time required.

Resident Concern: Property Value & Aesthetics

- Will property values go down if we allow trucks?
- Trucks are ugly and will make the complex look cheap.



Benchmarking Other Communities Tequesta & Jupiter



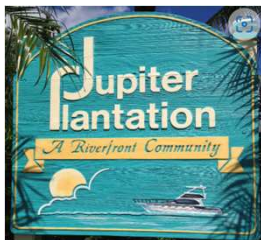
Turtle Creek Village –
Pick-up trucks
allowed



Tequesta Trace –
Truck parking in
driveways allowed



Tequesta Hills –
Recently changed
rules to allow
Trucks



Jupiter Plantation –
Person pick-up
trucks allowed



Blair House –
Personal pick-up
trucks allowed



Jupiter Bay –
Trucks allowed



Bella Villaggio –
Pick-up trucks
allowed in
driveways or
garage



Abacoa – Truck
parking on street
and driveways
allowed



Tequesta Pines –
Trucks allowed

Public Welfare & Aesthetics:

Village of Tequesta – “The purpose of the regulations in this division is to protect the public welfare, preserve the residential character of the residential zoning districts of the village, and enhance the aesthetic appeal of the village.”

As there are no restrictions on Personal Use Pick-up Trucks in Tequesta, we conclude:

- Pick-up trucks do not have a negative effect on the residential character of the Village.
- Pick-up trucks do not have a negative effect on the welfare of the community.
- Pick-up trucks do not have a negative effect on the aesthetic appeal of the Village.

Property Values & Aesthetics Conclusions:

- Nearby private homes and condos allow truck parking
- Property values in the surrounding area have skyrocketed in recent years
- Properties that allow truck parking have not been negatively affected
- Newly constructed properties realize trucks are a popular vehicle choice and are not restricting them
- If selling your property, having more buyers able to purchase your unit is a benefit. Did you know that 20% of the US population drives a pick-up truck?

Remember: Your neighbors and friends have asked for your support to make this change for our community.

Committee Recommendation:

- Approve the parking of resident and guest owned pick-up trucks in Tequesta Gardens.
- Trucks must be used solely for personal transportation. No commercial vehicles or other non-personal use.
- Equipped with original automobile manufacturer's factory design.

Residents:

- If it fits in your assigned space, you can park there.
- All vehicles, including trucks, must fit in the space. If they are off by a few inches, we can look at moving the tire stops or other accommodations.
- Alternate space assignments will be an option.
- Either the Truck owner or the neighboring space assignment holder can request a change.
- Residents cannot have more than one assigned space. If assigned an alternate space, the original assigned space will be designated a Visitor spot.
- If an alternate space is not available, street parking will be required.

Guests:

- Must fit in Visitor space.
- Street parking is an alternative.

Committee Recommendation (Cont.):

- Several spaces by 5 & 7 Westwood offer wider aisles and may be assigned by the office or used on a temporary basis by Visitors.
- No tags or special registration with the office required for either residents or guests.
- Must be kept neat and tidy – or covered.
- Same requirements would apply to SUVs.

Restrictions on All Vehicles:

- No Commercial vehicles
- Single axle trucks only
- Dual wheel rear tires prohibited
- No advertising or commercial markings
- No after-market lift kits – Modifications for handicapped will be an exception
- No ladder racks
- No alterations to exhaust systems that increase exhaust noise

Legal Considerations:

- In 2013, in a letter written to the Board of Directors, the Association attorney recommended revising our vehicle restrictions to allow parking of pick-up trucks. The Board did not act on the recommendation.
- There are cases in Florida (for example):
 - Appellant Court (Villas of Bonaventure at Bonaventure 23 Condominium Association, Inc. vs. Irene Pasquel)
 - Arbitration with the Dept. of Business and Professional Regulation (The Fairways at Pinebrook Owner's Association, Inc vs. William Peter Graham and Joyce Graham)
 - Decided in favor of the truck owners
 - If a suit is filed, and a truck owner prevails, the association will be required to defend the lawsuit and may end up compelled to reimburse the truck owner for their legal expenses as well.
- Selective Enforcement – Inconsistent or unfair enforcement.

A Community Vote Is Required

- The Board of Directors has approved this recommendation.
- A Community vote is required to make this change effective.
- We ask for your support for this change because your neighbors and friends have requested your support.

***VOTE “YES TO AMEND” THE DECLARATION OF CONDOMINIUM TO
APPROVE PERSONAL USE PICK-UP TRUCK PARKING***

Next Steps

- A third Community Information Session is being scheduled for January.
- **A mailing will be sent notifying all residents of the vote date with instructions and will contain the final language to be incorporated in our governing documents - currently targeting the end of January for the community vote.**
- The final decision will be determined by community vote.
- Whether you support the change to allow personal use pick-up trucks to park in Tequesta Gardens or not...

YOUR VOTE IS IMPORTANT!

Working to keep families together!



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