



CITY OF FORT PIERCE PLANNING BOARD

June 12th, 2023

Boarding Houses/ Rooming Houses Amendment to Zoning Code of Ordinances

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This item proposes amendments to the Code of Ordinances which establish and enforce standards for Boarding houses and Rooming houses in the city in a manner which protects and preserves the health, safety, appearance and general welfare of the citizens of the City.

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The issue was presented to City Commission Conference meeting on 11th, October 2021.

The direction provided to staff was to move forward with the amendment to the code as described.

The text amendment proposes amendments to Sec. 125-187 – Allowed Uses, in the C-2 zoning district, establishing Sec. 125-328 – Boarding Houses and Rooming Houses and adopting minimum standards for such uses.

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EXISTING DEFINITION

Boarding house (Rooming house) means an establishment, other than an adult congregate living facility or a health care facility, with lodging for four, but not more than nine persons. There shall be no provision for cooking in individual sleeping rooms, but meals may be regularly prepared and served for compensation, provided the food is placed upon the table family-style without service or ordering individual portions from a menu.

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CURRENT DEFINITION

Boarding house or Rooming house shall mean a building in which sleeping accommodations are provided for a fee, where meals may be furnished for the occupants, but individual cooking facilities in the accommodations are prohibited. This definition shall not be deemed to include an adult congregate living facility or bed and breakfast.

Boarding house or Rooming house unit shall mean any room used or intended to be used as sleeping accommodations, excluding common areas.

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ZONING DISTRICT USE TABLE (Sec. 125-187 – Allowed Uses)

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
Group Living (except as noted below)	-	-	-	-	C	C	C	C	C	C	-	C	C	C	-	-	-	-	-	-	-	-	-
-Community Residential Home, Type 1 (1-6 residents)	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-Community Residential Home, Type 2 (7-14 residents)	-	-	-	-	-	-	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-
-Dormitories, Fraternity and Sorority Houses	-	-	-	-	-	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Boarding / Rooming House											C												

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SUPPLEMENTAL CODE – 125-328

Secs. 125-328. - Boarding Houses and Rooming Houses

(a) Purpose. To establish and enforce standards for boarding houses and rooming houses in the city in a manner which protects and preserves the health, safety, appearance, and general welfare of the citizens of the city.

(b) Definitions. The following words, terms and phrases when used in this article shall have the meanings ascribed to them in this section except where the context clearly indicates a different meaning:

Boarding house or rooming house means a building in which sleeping accommodations are provided for a fee, where meals may be furnished for the occupants, but individual cooking facilities in the accommodations are prohibited. This definition shall not be deemed to include an adult congregate living facility or bed and breakfast.

Boarding house or rooming house unit means any room or group of rooms, excluding common areas, forming a single habitable unit, used, or intended to be used as sleeping accommodations.

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Existing C-2 zoning – 125-199

Sec. 125-199. Neighborhood Commercial Zone (C-2).

(a) Purpose. This district is intended to be a restricted commercial zone which is designed to meet some of the commercial needs of the immediate residential neighborhood. Uses allowed are primarily those which provide convenience goods or frequently used services. Large business operations and extensions of strip commercial areas are not desired. Areas zoned C-2 should be located near the intersections of major streets and generally close to an R-4 zone.

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SUPPLEMENTAL CODE – 125-328

(c) Minimum maintenance standards. The owner of a boarding or rooming house shall not occupy nor let to another for occupancy, a boarding or rooming house unit that is not clean, sanitary, safe, and fit for human habitation as required by the standards established hereunder, and other codes of the City of Fort Pierce, St. Lucie County, and the State of Florida. The owner of a boarding house or rooming house shall:

- (1) Maintain the premises and all equipment, furnishings, walls, floors, ceilings, and other building parts in a safe and sanitary condition; and
- (2) Maintain all yards, courts, driveways, lawns, and shrubbery in a safe, clean, and orderly condition; and
- (3) Provide shades, draperies, or other devices or materials to cover all windows so as to afford privacy to occupants; and
- (4) Not permit cooking in any boarding or rooming unit; and
- (5) Promptly dispose of all garbage, rubbish, and trash by placing same in approved containers; and Control and exterminate rodents, vermin, and other pests; and
- (6) Not permit the use of any cellar or basement space as a habitable room; and
- (7) Maintain the exterior premises so as to prevent the accumulation of stagnant water thereon; and
- (8) Not allow animals or pets to be kept in any boarding or rooming unit, or on the premises, in such a manner that creates an unsanitary condition or a nuisance.

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SUPPLEMENTAL CODE – 125-328

(e) Minimum Space Requirements. Every room occupied for sleeping purposes shall:

- (1) Have a gross floor area of not less than seventy (70) square feet and, when occupied by more than one (1) occupant it shall have a gross floor area calculated on the basis of total habitable room area of not less than fifty (50) square feet for each occupant; and
- (2) Have a minimum width of eight (8) feet.
- (3) Every habitable room shall have a ceiling height of not less than seven (7) feet for at least one-half the floor area of the room. Any portion of a habitable room having a ceiling height of five (5) feet or less shall not be included in computing the total floor area of such room.

(f) Minimum Parking Requirements. Boarding houses and rooming houses subject to this code shall provide a minimum of 1 parking space for every two rooms available for sleeping purposes.

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SUPPLEMENTAL CODE – 125-328

(f) Preexisting boarding houses or rooming houses.

- (1) Preexisting boarding houses/rooming houses will be required to comply immediately with all minimum maintenance standards.
- (2) Preexisting boarding houses/rooming houses will be required to comply immediately with all applicable Florida Building and Fire Codes.
- (3) Preexisting boarding houses/rooming houses will be allowed twenty-four (24) months after the effective date to comply with the parking requirement and the minimum space requirement.

(g) Enforcement.

- (1) The police department's officers, code enforcement officers, and any other city employees designated by the city manager shall enforce this article; complaints may be filed with the city using all available and acceptable methods.
- (2) Provisions of this chapter may be enforced by the city as a civil violation pursuant to chapter 1, article II, or chapter 1, article III.

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RECOMMENDATION

Staff recommendation is for the Planning Board to move the proposed zoning text amendment to City Commission with a recommendation of approval.

ALTERNATIVE RECOMMENDATION

1. Approval with amendments.
- or
2. Denial.

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