



TO: Technical Review Committee
FROM: Kev Freeman, Planning Director
RE: Technical Review Project: #42-900002
TRC DATE: January 19th, 2022

STAFF REPORT

Requested Action: Review DRAFT Code
Site Location: Citywide, only permitted within the C-2 Zoning District.

Background: City Staff have been directed to address the issue of the use of property as Boarding Houses within the City of Fort Pierce. An outline of the base code was provided to City Commission Conference meeting of October 8th, 2021.

Summary of Request:
The proposed amendments include a new insertion of a Sec. 125-328 and amendment to the table of uses at 125-187

Proposed Text Amendment

Sec. 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, welfare, 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.

(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.

(d) ***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.

(e) ***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 allowed twenty-four (24) months after the effective date to comply with the parking requirement and the minimum space requirement.

(f) ***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.

