



CITY OF FORT PIERCE CITY COMMISSION

July 15, 2024

Text Amendment to Establish Sec. 125-318
Boarding Houses and Rooming Houses

This item proposes amendments to the Code of Ordinances which includes:

- The establishment of standards for Boardinghouses and Roominghouses in the city in a manner which protects and preserves the health, safety, appearance and general welfare of the citizens of the City.

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. The substantial components of this amendment was discussed and approved by the Planning Board at its meeting of September 11th, 2023.

Since that time, additional amendments are proposed in respect of the List of Definitions and Permitted Use Table, which are scheduled for City Commission in August 2024.

THE PURPOSE OF THE AMENDMENT

Sec. 125-328 - Boardinghouses and Roominghouses

Purpose. To establish and enforce standards for boardinghouses and roominghouses in the city in a manner which protects and preserves the health, safety, appearance, and general welfare of the citizens of the city.

THE AMENDMENT ESTABLISHES

Minimum maintenance standards.

The owner of a boardinghouse or roominghouse shall not occupy nor let to another for occupancy, a boardinghouse unit or roominghouse unit that is not clean, sanitary, safe, and fit for human habitation as required by the standards established by the City Code.

MAINTENANCE STANDARDS

- Compliance with International Property Maintenance Code (IPMC).
- Each unit is provided with its own utility connections.
- Every unit must have an operable window or secondary means of emergency egress.
- No cooking in any boardinghouse unit or roominghouse unit.
- trash and recycling container is provided and is maintained in compliance with City Code
- Habitable Rooms are not: cellar, garage, carport, shed, basement space, or similar accessory structure.
- Maintain the exterior of the premises to prevent the accumulation of stagnant water.
- All animals or pets must be licensed.
- Provide fire and smoke protection features and systems.

MINIMUM SPACE REQUIREMENTS

Every room occupied for sleeping purposes shall:

- 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
- Have a minimum width of eight (8) feet; and
- Comply with the requirements of the adopted International Property Maintenance Code (IPMC). Any portion of a room having a ceiling height less than the minimum specified in the IPMC shall not be included in computing the total floor area of such room.

MINIMUM PARKING REQUIREMENTS

- Minimum parking standards for boardinghouses are defined within the off-street parking standards of this code. Roominghouses shall be subject to the same requirements.
- Parking standards for boardinghouse or roominghouse establishments may be reduced by up to 50% if public transportation stops are located within one quarter mile of the boardinghouse or roominghouse.

PRE-EXISTING BOARDINGHOUSES OR ROOMINGHOUSES

- Pre-existing boardinghouses and roominghouses will be required to comply immediately with all provisions of this section, to include, but not limited to minimum maintenance standards, space requirements, and parking requirements.
- Legal preexisting boardinghouses and roominghouses shall comply with the Florida Building Code and with the Fire Code in effect at the time a certificate of occupancy was issued.
- Pre-existing boardinghouses and roominghouses will be allowed twenty-four (24) months to obtain a conditional use permit.

ENFORCEMENT

- 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.
- Provisions of this chapter may be enforced by the city as a civil violation pursuant to chapter 1, article II.
- Illegal boardinghouses and roominghouses shall immediately require an application for conditional use to be made to the city's planning department and be subject to and comply with all applicable Florida Building Code (FBC) and Fire Codes. In addition, such boardinghouses and roominghouses may also require a change of use and certificate of occupancy under the provisions of the FBC, made through the city's Building Department.

RECOMMENDATION

Staff recommendation is for the City Commission to APPROVE to move the proposed zoning text amendments.

ALTERNATIVE RECOMMENDATION

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