



CITY OF FORT PIERCE

CITY COMMISSION

April 21st, 2025

Text Amendment to Establish Sec. 125-318
Boardinghouses and Roominghouses

This item proposes amendment to the Code of Ordinances to establish Sec. 125-318 in respect of enforcing standards for Boardinghouses and Roominghouses in the City of Fort Pierce 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, and thereafter to the City Commission for Public Hearing at its July 15, 2024, meeting, where additional consultation was requested. This item incorporates that feedback.

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



Since the initial hearing additional amendments to the List of Definitions and Permitted Use Table have been approved by City Commission at its September 2024 meeting.

Ordinance **24-030** included the following definition: ***Boardinghouse or Roominghouse*** means a building arranged or used for lodging for compensation, with rooms rented out individually, with or without meals, and not occupied as a single-family unit. This definition shall not be deemed to include an adult congregate living facility or bed and breakfast.



Ordinance 24-031 allocated the following Districts to be acceptable zoning districts for such uses as a **Conditional Use**

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP
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	-	-	-	-	-	-	-
-Boardinghouse or Roominghouse	-	-	-	-	-	-	-	-	C	-	C	-	-	-	-	-



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 AND PROPOSED BOARDINGHOUSES OR ROOMINGHOUSES IN R-5 or C-2 ZONING DISTRICTS

- Shall comply with all provisions of the code, to include, but not limited to minimum maintenance standards, space requirements, and parking requirements.
- Shall comply with the Florida Building Code (FBC) and with the Fire Code in effect at the time a certificate of occupancy is issued.
- Pre-existing boardinghouses and roominghouses in the R-5 or C-2 zoning districts will be allowed twenty-four (24) months from the date of adoption of this ordinance to obtain a conditional use permit from the planning department to continue their use.



NON-CONFORMING BOARDINGHOUSES OR ROOMINGHOUSES NOT WITHIN R-5 or C-5 ZONING DISTRICTS

- Shall be immediately required to apply for a conditional use 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



ENFORCEMENT

- The police department's officers, code enforcement officers, and any other city employees designated by the city manager shall enforce this article;
- Provisions of this chapter may be enforced by the city as a civil violation pursuant to chapter 1, article II.



RECOMMENDATION

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

ALTERNATIVE RECOMMENDATION

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

