

Sec. 24-63. - Hotels.

(A)

Minimum standards for new hotels.

(1)

No window air conditioning shall be permitted. Through the wall air conditioning units must be flush with the wall of the building and must be completely screened with architectural features so they are not visible from the outside. No unit shall emit condensation onto the exterior wall of the building.

(2)

An office or lobby containing a registration desk shall be located in an area where the path between entrances/exits, guest room corridors and public elevators is visible to staff working at the registration desk or by camera.

(3)

All entrances/exits shall be visible to staff working at the registration desk and continuously monitored and recorded by camera. Recordings shall be catalogued and maintained on premises for a minimum period of sixty (60) days.

(4)

The registration desk shall be staffed twenty four (24) hours per day by at least one (1) hotel employee on site and continuously monitored by camera by a person on site twenty four (24) hours per day.

(5)

Sleeping rooms shall not be less than two hundred fifty (250) square feet in area not including closets, bathrooms or balconies.

(6)

Elevator service shall be provided to all floors above grade.

(7)

Cooking facilities, including stoves, microwave ovens or refrigerators other than mini bars, shall only be permitted in suites with a floor plan approved by the planning and zoning division of the city's engineering and community development department. Microwave ovens are permitted in studios. The maximum size refrigerator shall be four and one-half (4.5) cubic feet.

(8)

High speed internet connectivity shall be provided in the hotel lobby and in at least one (1) other public area of the hotel.

(9)

A swimming pool with a minimum area of one thousand two hundred fifty (1,250) square feet shall be provided.

(10)

A full service restaurant serving breakfast, lunch and dinner seven (7) days a week shall be provided.

(11)

Sexual offenders or predators are prohibited from occupying a hotel sleeping room or suite in a hotel within two thousand two hundred fifty (2,250) feet of any school, designated public school bus stop, day care center, park, playground, or other place where children regularly congregate.

(12)

No hotel staff shall reside on the hotel premises.

(B)

Design standards for new hotels.

(1)

The hotel shall be designed so that interior corridors or hallways lead to and from guest or sleeping rooms. No "catwalk" exterior hallways to guest or sleeping rooms shall be permitted.

(2)

Architectural features.

(a)

Architectural design, arrangement and proportioning of windows, doors and other openings in the building wall is required.

(b)

Architectural elements such as balconies, cornices, awnings, porte-cochere, and architectural embellishments shall be included on any façade visible from a public street.

(3)

Form and mass.

(a)

Incorporate building mass changes including projection and recession on any façade facing a public street.

(b)

Provide multiple angles of roof lines.

(4)

Parking garages shall be designed in a manner that substantially screens parked vehicles from view of abutting streets.

(5)

Loading and service facilities shall be screened from view of abutting streets.

(6)

All rooftop mechanical equipment, stair and elevator towers shall be designed as integral to the building, screened or camouflaged so as not to be visible from abutting streets.

(C)

Additional standards for conference hotels. For the purposes of this subsection only, when a conflict occurs between this subsection and subsections (A) and (B) above, subsection (C) shall apply.

(1)

Definitions:

(a)

A conference hotel shall mean a lodging accommodation consisting of a combination of one hundred fifty (150) or more sleeping rooms and/or suites together with conference facilities. Ancillary uses, as defined herein, and rooms intended to hold conferences, exhibitions, meetings, seminars and training sessions are essential elements of a conference hotel.

(2)

Reserved.

(3)

Reserved.

(4)

Meeting or conference room(s) designed to seat at least one hundred fifty (150) persons are required. At least one (1) additional meeting room shall seat a minimum of seventy-five (75) persons. Conference facilities may be provided either within the hotel proper or situated elsewhere on that portion of the property lying within the City of Oakland Park. Conference facilities shall meet the following requirements:

(a)

Storage space to safely store materials and equipment overnight shall be available for conferees having multi-day meetings.

(b)

Each meeting room in a hotel conference facility shall have a controllable level of lighting.

(c)

Each meeting room shall have individual climate controls.

(d)

Each meeting room shall be equipped with built-in amplified sound, speakers, and be capable of providing audio-visual presentations.

(e)

Each meeting room shall have an adequate level of soundproofing to reduce or muffle outside noise and normal sounds from adjacent rooms and public area.

(f)

Each meeting room shall have internet connectivity and at least one (1) telephone outlet.

(5)

A full service restaurant or restaurants serving breakfast, lunch and dinner seven (7) days a week and seating a minimum of two-hundred (200) people shall be provided.

(6)

A bar or lounge located adjacent to the hotel lobby or in the restaurant shall be provided, and shall be exempt from the requirement in chapter 3, section 3-1, Code of Ordinances for a public hearing and use approval.

(7)

A fitness center shall be provided which includes an exercise area with aerobic and weight lifting or resistance equipment and also two (2) or more of the following types of facilities: sauna or steam room, swimming pool, hot tub, massage rooms, racquet ball or basketball court, or other fitness amenity, subject to the approval of the city commission.

(8)

Any or all of the facilities contained in subsections (5), (6) and (7) above may be located outside the hotel building provided they are approved in the site development plan for the project.

(9)

Ancillary use shall mean a retail, personal service, business center, restaurant or other commercial use which is incidental or supportive of the primary hotel use. Any such ancillary uses shall be deemed a hotel use. Additional parking spaces shall be required to be provided with respect to such ancillary use.

(10)

Parking requirements for properties containing a conference hotel: The minimum required parking for a development that includes a conference hotel shall be calculated pursuant to section 24-270 of the Code. As an additional incentive for any such development that also includes at least two hundred fifty thousand (250,000) square feet of hotel, office and retail uses, and is located adjacent to a major trafficway and has direct access to mass transit, a further parking reduction of forty (40) percent shall be granted. The required parking may be located anywhere within the development.

(D)

Existing hotels shall comply with the following regulations within one (1) year from the effective date of this section, however requirements under d. and e. under 1. Safety and security standards shall become effective upon adoption of this section.

(1)

Safety and security standards.

(a)

A registration desk shall be provided in the area where the path between entrances/exits and guest room corridors and public elevators is most visible.

(b)

All entrances and exits shall be continuously monitored by camera. Recordings from all security cameras shall be recorded, catalogued and maintained on premises for a minimum of sixty (60) days.

(c)

The registration desk shall be staffed twenty-four (24) hours per day by at least one (1) person on site twenty-four (24) hours per day.

(d)

Two (2) forms of identification including a government-issued picture identification shall be required to be provided by every registered guest aged seventeen (17) years of age or older.

(e)

The hotel desk clerk shall obtain and the hotel management shall keep on file for a minimum of sixty (60) days the following information for each adult hotel guest:

i.

Full name.

ii.

Home address.

iii.

Home telephone number.

iv.

Time of arrival.

v.

Number of assigned rooms.

(f)

Sexual offenders or predators are prohibited from occupying a hotel sleeping room or suite in a hotel within two thousand two hundred fifty (2,250) feet of any school, designated public school bus stop, day care center, park, playground, or other place where children regularly congregate.

(E)

Impact of problem hotels on the community. Hotels with calls for service per room ratio greater than one (1.0) on a twelve (12) month rolling basis are deemed to be a negative impact on the community. The chief of police is empowered to require immediate implementation of one (1) or more of the following additional security standards:

(1)

Guests and visitors shall be at least twenty-one (21) years of age to rent or visit a room unless accompanied by a parent or legal guardian.

(2)

Inspecting the rooms of guests who refuse room cleaning service.

(3)

Maintaining and enforcing "no rent" and "no trespass" lists for people who have been arrested on the property or have caused a disturbance at the hotel.

(4)

Posting of notices and signs such as "No Illegal Activity," "No Loitering," "No Public Drinking," and "Quiet Hours Between 10 p.m. and 6 a.m." and "No Trespassing."

(5)

Refusing to rent to known prostitutes, gang members or drug dealers.

(6)

Employing trained, uniformed on-site security guards.

(7)

Undergoing a crime prevention through environmental design survey by the police department and implementing additional recommended security measures.

(F)

In addition to the required conditional use approval, if a restaurant bar or hotel bar is included as defined in chapter 3, section 3-1 Code of Ordinances, then a public hearing and use approval is required by the city commission at a regular public meeting. Also a site plan (including a floor plan) shall be reviewed in accordance with article XII of this chapter.

(Ord. No. O-2016-004, §§ 6, 7, 3-2-16; Ord. No. O-2018-026, § 2, 10-17-18)