Welcome to the City of Plantation. During your stay, should you need to contact the Plantation Police Department, please find the City’s non-emergency and emergency numbers below:

Non-Emergency ................................................................. 954-797-2100

Emergency ................................................................. 911

9-1-1 Needs to Know Where You Are!

Know your Location! When dialing 9-1-1 it is important to know this piece of information more than anything else. No matter what is occurring, without a location we cannot send you help. There is a lot of technology in place to assist 9-1-1 centers in locating you; however, in a situation where seconds can save lives, having your location readily available can be the difference between seconds and minutes. The following can help 9-1-1 Call Takers determine your location:

- Full address of location
- Cross streets or intersections
- Address number on a building or structure
- Names of landmarks, businesses, complexes, etc.
- Address of nearby location (across the street, next door, etc.)

Hospitals

The City of Plantation has two hospitals located within the City limits. The names, phone numbers and addresses of these hospitals is provided below (see attached map for the locations of the hospitals).

**Plantation General Hospital** .................................................. 954-587-5010
401 NW 42nd Ave, Plantation, FL 33317

**Westside Regional Medical Center** ................................. 954-473-6600
8201 W Broward Blvd, Plantation, FL 33324
Emergency Evacuation Requirements

NOTICE: Pursuant to Section 14-248(4) of the Code of Ordinances of the City of Plantation, all occupants of a vacation rental shall be required to promptly evacuate from the vacation rental upon the posting of any evacuation order issued by the state or local authorities.

Maximum Occupancy Standards

The maximum occupancy of a vacation rental shall be the lessor of (1) or (2) below:

(1) The maximum number of occupants authorized to stay overnight at any vacation rental shall be limited to two (2) persons per bedroom; or

(2) A total of eight (8) occupants per vacation rental, however, in the event there is more than one building or dwelling on one (1) platted lot, the maximum occupancy shall be capped at eight (8) occupants per lot or structure, whichever is less.

The maximum number of persons allowed to gather at or occupy a vacation rental shall not exceed three (3) times the maximum occupants authorized to stay overnight at that site, as shown on the registration for the vacation rental. Up to four (4) persons under thirteen (13) years of age are exempt from and shall not count toward the occupancy limits set in number one (1) above.

Off-street Parking Regulations

The maximum number of vehicles that will be allowed to park at a vacation rental shall not exceed the number of off-street parking spaces located at the vacation rental. On-street parking shall be prohibited.

For your convenience, your vacation rental owner has posted and/or attached a sketch or picture showing the location that you are permitted to park.
Garbage & Recycling Pick-Up

Solid Waste Guidelines

All City of Plantation single-family and multi-family households with less than five units, with the exception of Plantation Acres, Maleleuca Isles, Lago Largo, and Hawks Landing, are required to use approved blue bags for the disposal of residential solid waste. Only Plantation Acres, Maleleuca Isles, Lago Largo and Hawks Landing are permitted to use rollout carts, provided by Waste Management, for the curbside collection of household garbage and recyclables.

Collection of solid waste is provided 2 times per week, with no service on Sunday or Christmas Day. Solid waste and recyclable materials must be placed curbside prior to 7:00 AM on collection day. Rollout carts need to be removed from curbside by midnight of collection day. On regular collection days, yard waste will be removed if tied in bundles not exceeding 6 feet and 50 lbs. Christmas trees are excluded from this bundling and weight limitation and will be collected by the contractor. Yard waste bundles need to be placed with your blue bags. Leaves and smaller yard waste will also be picked up on regular collection days if placed in approved clear bags. A blue bag needs to be tied to each clear bag.

Recycling Guidelines

Recyclables need to be placed in approved clear recycling bags, or in approved rollout carts (for cart households) for curbside collection. All recyclable materials should be placed together in the same container. Recyclables should be clean and free of all food and residue before placing them in the recyclable bags/carts.

Recyclable materials include:
- Plastic bottles (e.g. used for soda, milk, water, detergents, shampoos, etc.). Caps must be removed.
- Paper products (e.g. newspapers, newspaper inserts, junk mail, catalogs, office paper, soft covered books, folders, cereal boxes, etc.).
- Glass containers (except blue glass) used for food, beverage or other uses.
- Cardboard boxes that are flattened (e.g. used for storage or shipping). No pizza boxes.
- Aluminum, steel, and tin cans.

Not Recyclable:
- Food scraps and household garbage.
- Pizza boxes and similar materials contaminated by food.
- Blue glass.
- Toys, cups, plastic bags and other miscellaneous plastics.
- Household hazardous waste, such as batteries, paint, or tires.
- Electronic materials.
Recycling Guidelines (con’t)

The City provides a location where residents may dispose of recyclables on their own, 24 hours per day, 7 days per week:

**Drop Off Recycling Center**
Plantation Public Works  
750 NW 91st Avenue  
Plantation, FL 33324  
Tel: (954) 452-2535

**Horticultural Recycling Center (HRC)**

Residents may dispose of natural foliage, such as tree branches, palm fronds, bushes, hedges and grass clippings at this location. We do not accept materials from commercial vehicles, since this is for residential purposes only. This is available for Plantation residents only, proof of residency will be required.

**Location:**
Plantation Public Works  
750 NW 91st Avenue  
Plantation, FL 33324  
Tel: (954) 452-2535

**Hours of operation are:**
Monday – Friday  
7:00 AM - 4:00 PM  
Closed on City holidays

**LOAD FEES – cash only:**
Bags of leaves, grass clippings ................................................................. Free  
Automobile ...................................................................................... $5 minimum  
Pick-up Truck, Van or Trailer ............................................................... $10 minimum

*Note: HRC fees based on minimum, plus assessment based on volume of load.*
Bulk & Yard Waste Collection – West of University Drive

Plantation Bulk & Yard Waste Collection Map

**Bulk Trash Collection**

**Single Family - Once monthly**

- Bulk should be placed curbside on the day before collection. However, if necessary, bulk may be placed curbside as early as the Saturday before collection.
- Only one bulk trash collection per household is allowed. No bulk collection at one residence may be scheduled on the same calendar day as bulk collection at another residence.

**Acceptable bulk items include:**
- Furniture, mattresses, white goods (washers, dryers, etc.), appliances, refrigerators (both soon removed), carpets & padding, yard waste in clear bags, tree branches, & other yard waste.

**For a detailed listing of acceptable items please visit Plantation.org or Recycle Coach App.**

**Tips:** Items such as carpeting, etc. Place glass in a rigid container that can be lifted safely. Keep solid waste blue bags separate from bulk waste.

- Do not place bulk near malleable, power poles, under trees, etc., to allow for easy collection.

Bulk trash is limited to 10 cubic yards per pickup.

4’

14’

8’

To schedule a special bulk pickup contact Waste Management: (954) 974-7500.

**Multi-family Condominium Households**

Two collections per year

- Multi-family households with more than 4 units receive two bulk collections each year.
- **Wednesday, March 11th, 2020**
- **Wednesday, September 16th, 2020**

**Bulk Collection Calendar - January - December 2020**

- The calendar below is for your bulk collection. Your collection day of the week is shown on the map above.

<table>
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<tr>
<th>MONDAY</th>
<th>TUESDAY</th>
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<th>THURSDAY</th>
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**Household Hazardous Waste (HHW) & Electronics Recycling**

- Household Hazardous Waste (HHW) includes paint, batteries, tires and similar items.
- Electronic Materials include computers, computer monitors, televisions, printers, stoves, and similar devices.
- Neither HHW nor Electronic Materials can be collected in yard waste, recyclable, or bulk trash. The City offers four quarterly HHW events which allow residents to drop off these materials. This is available to Plantation residents only, proof of residency will be required. HHW drop-off events at City of Plantation Public Works Compound, 750 NW 1st Avenue from 9:00am – 1:00pm: December, February 14, June 20, August 15 and November 3.

**Alternative Waste Disposal Site**

- PLANTATION residents can drop off HHW, Yard Waste, Bulk and Electronic Materials at the Wisedrucker South Facility, 4400 South State Road 7, Davie, from 8 AM to 4 PM on Wednesdays (closed on holidays and weekends). Please call Waste Management at 954-974-7500 for HHW Drop-off hours. HHW Drop-off hours: Monday – Friday, 7:00 AM – 4:00 PM for additional information. If you have any questions about the service, please call Waste Management at (954) 974-7500.
Noise Ordinance Standards

Vacation Rental occupants shall abide by Chapter 16 of the Code of Ordinances of the City of Plantation, which prohibits unreasonably loud, excessive, unnecessary, or offensive sound. Outdoor amplified sounds exceeding the City’s sound standards shall not be permitted during the times specified by Ordinance.

Pursuant to Chapter 16, the sound from any activity or from any permissible use of property within a residential zoning district of the city, except sound caused by the operation of the motor of a motor vehicle or the operation of air-conditioning or air-handling equipment, shall be excessive, unnecessary or offensive if it exceeds the following sound levels:

- At no point on the boundary of, or within an area used, for single-family residential property may the following sound pressure levels be exceeded.
  
  Day: 55 dBA.   Night: 50 dBA.

- At no point on the boundary of, or within an area used, for multi-family residential property may the following sound pressure levels be exceeded.
  
  Day: 60 dBA.   Night: 55 dBA.

Note: Day refers to the time between 7:00 AM and 10:00 PM and night refers to the time between 10:00 PM and 7:00 AM.

Public Nuisance Laws & Regulations

All occupants of a vacation rental facility shall abide by all applicable state and local public nuisance laws and ordinances including, but not limited to, Sections 823.05 and 823.10. Florida Statutes, which prohibit any place or premises from being used as the site for the unlawful sale or delivery of controlled substances, prostitution, youth and gang activities, gambling, illegal sale or consumption of alcoholic beverages, or lewd or lascivious behavior that adversely affects the public, safety, morals, and welfare.
Short-term Vacation Rental Ordinance
ORDINANCE NO. 2576

AN ORDINANCE OF THE CITY OF PLANTATION, FLORIDA PERTAINING TO THE SUBJECT OF VACATION RENTALS, AMENDING THE CODE TO ADD REGULATIONS PERTAINING TO VACATION RENTALS; MAKING FINDINGS OF FACTS; PROVIDING A STRUCTURE FOR THE REGULATION OF VACATION RENTALS; PROVIDING FOR ENFORCEMENT; PROVIDING FRAMEWORK FOR REGISTRATION; REQUIRING INSPECTIONS; PROVIDING REQUIREMENTS FOR OCCUPANCY; PROVIDING FOR GENERAL REGULATIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE THEREFOR.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANTATION, FLORIDA:

Section 1. Article V. – Vacation Rentals, Chapter 14 of the Code of Ordinances of the City of Plantation, is hereby created to read:

“Article V. VACATION RENTALS

Division 1. IN GENERAL

Sec. 14-200. - Authority, scope and purpose.

This Article is enacted under the home rule power of the City of Plantation in the interest of the health, peace, safety and general welfare.

In 2014, the Florida Legislature passed Senate Bill 356 (Chapter 2014-71, Laws of Florida), which amended Florida Statutes, Subsection 509.032 (b) to read "[e] local law, ordinance, or regulation may not prohibit vacation rentals or regulate the duration or frequency of rental of vacation rentals. This paragraph does not apply to any local law, ordinance, or regulation adopted on or before June 1, 2011." The official statement of legislative intent of Senate Bill 356 as reflected in the House of Representatives' Final Bill Analysis, dated June 19, 2014, states that the "Effect of the Bill" is as follows:
"The bill permits local governments to create regulation that
distinguishes vacation rentals from other residential property. In
the past, local government regulations have included noise,
parking, registration, and signage requirements for vacation
rentals.

The bill does not allow local governments to create regulations
that would prohibit vacation rentals or restrict the duration or
frequency of vacation rentals. These types of regulation remain
preempted to the state.

The grandfather provision in existing law exempting any local
law, ordinance, or regulation adopted on or before June 1, 2011,
is maintained. Any local law, ordinance, or regulation passed
before that date that prohibits or restricts vacation rentals based
on the duration or frequency may continue to be enforced."

Prior to 2011, the City zoning code defined a “family” for purposes of its residential zoning in
a manner that restricted to three (3) the number of “unrelated” persons who could reside in a
dwelling unit which enjoyed residential zoning. In enacting the provisions of this Article, the
City is in part liberalizing its regulation and increasing the number of unrelated persons which
could be transient occupants of vacation rental dwelling units, in light of the apparent policy
interests furthered by Chapter 2014-71, Laws of Florida, and in light of the regulation of other
municipalities on this subject.

This Article does not prohibit vacation rentals, or regulate the duration or frequency of
vacation rentals, rather this Article is intended to address life safety and compatibility concerns
in the interests of the health, peace, safety, and general welfare.

Sec. 14-201. - Findings of facts.

Based on information presented at various city council meetings, information from the
U.S. Census, and the Short-Term Rental Housing Restrictions White Paper, prepared by
Robinson & Cole LLP, Attorneys at Law, in 2011, prepared for the National Association of
Realtors, the city council finds:

(1) Residents residing in their residential dwellings are inherently familiar
with the local surroundings, local weather disturbances, local hurricane
 evacuation plans, and means of egress from their residential dwellings, thereby
 minimizing potential risks to themselves and their families.

(2) In contrast, there are increased risks that transient occupants of vacation
rentals, due to their transient nature, may not be as familiar with such as local
surroundings, local weather disturbances, local hurricane evacuation plans, and
means of egress from the vacation rentals in which they are staying, thereby
increasing potential risks, and creating potential increased burdens on,
potentially putting at risk emergency personnel in the event of an emergency situation.

(3) According to the 2012-16 U.S. Census estimates, the City of Plantation has an average household size of 2.69 persons.

(4) According to the 2010 U.S. Census, the City of Plantation has an average family size of 2.2 persons.

(5) Vacation rentals which have occupancies significantly in excess of the historical norms experienced in Plantation can create negative impacts within residential neighborhoods due to increased noise, additional needs for off-street parking, increased traffic, and increased potential for impacts on public services.

(6) Vacation rentals situated within residential neighborhoods if left unregulated can disturb the quiet nature and atmosphere of the residential neighborhoods and the quiet enjoyment of its residents.

(7) A residential dwelling is typically the single largest investment a family will make with the residents of the residential dwelling desiring tranquility and peaceful enjoyment of their neighborhood.

(8) Under the City’s pre-2011 regulatory scheme, a residential dwelling unit could be rented to three (3) or more transients (as defined herein) who are all “related” (as contemplated by the definition of “Family” in Sec. 27-1 of this Code), and, the numerical occupancy limits of this Article are intended to create additional practical and compatible limits to such transient occupancy that promote the public interest and improve the City’s regulatory scheme. By the same token, in the pre-2011 regulatory scheme when all transients are not “related”, as applied to the context of vacation rentals and in light of the additional regulation of this Article and State law, it is perceived as too restrictive.

(9) The presence of on-site management may assist in mitigating the negative impacts of vacation rentals.

(10) Owner-occupied short-term rentals, in which the owner is present on the premises for the duration of the rental, generally do not have the same effect on the community as articulated in paragraphs 5 and 6, supra.


Except as expressly provided otherwise, the terms defined in Chapter 509, Florida Statutes, shall carry the same definition in this Article. The following terms as used in this Article are defined as set forth hereinafter:

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Bedroom means any room in a vacation rental which has a bed or other place for
sleeping with a closet that is an integral part of the permanent construction within the bedroom
or with an in-suite bathroom, and which complies with the Florida Fire Code and Florida Life
Safety Code requirements for a bedroom. A bathroom, a kitchen, a dining room, or a main
living area is not considered a bedroom. If a room has been added, altered, or converted
without any required building permit having been granted, such room shall not be deemed a
bedroom.

Occupant(s) means any person who pays to occupy a vacation rental overnight. There is
a rebuttable presumption that all individuals who are not the family, as defined in Section 27-1
of the City Code, of the vacation rental owner are occupants as defined herein. The
presumption may only be overcome by clear and convincing evidence presented by the
vacation rental owner.

On-site management means an office located at the site of a transient public lodging
establishment that has no less than eight (8) hours per day, seven (7) days a week, a person or
persons physically present on site for purposes of supplying management, rental, and/or
maintenance services for that particular transient public lodging establishment, and when the
office is closed, has a person who is available upon one (1) hour's phone notice to return to the
transient public lodging establishment to supply management or maintenance services.

Overnight means the time period from 10:00 p.m. until 7:00 a.m. the following day.

Owner-occupied short-term rental means any unit in a condominium or cooperative or
any individually owned single-family, two-family, three-family, or four-family dwelling unit which (i) is rented to transients more than three times in a calendar year for periods
of less than thirty (30) days or one (1) calendar month, whichever is less, or which is advertised
or held out to the public as a place regularly rented to transients; (ii) is occupied by the vacation
rental owner; and (iii) has a vacation rental owner or tenant on site during the rental. In the event
that an entity owns the owner-occupied short-term rental occupancy by the vacation rental
owner may be satisfied if the property is occupied by the president, manager, managing partner,
or other individual having unrestricted control over the operations of the owner entity. In the
event that a trust owns the owner-occupied short-term rental occupancy by the vacation rental
owner may be satisfied if the property is occupied by a beneficiary of the trust.

Vacation rental means any unit or group of units in a condominium or cooperative or any
individually or collectively owned single-family, two-family, three-family, or four-family house
or dwelling unit which (i) is rented to transients more than three times in a calendar year for
periods of less than thirty (30) days or one (1) calendar month, whichever is less, or which is
advertised or held out to the public as a place regularly rented to transients; and (ii) is also a
transient public lodging establishment as defined in Chapter 509, Florida Statutes, but is not a
timeshare project regulated by Chapter 721, Florida Statutes. An owner-occupied short-term
rental shall not be treated as a vacation rental pursuant to this Article unless expressly provided
for herein.
Vacation rental owner is the fee simple owner of the real property which is used as a vacation rental or owner-occupied short-term rental, whether such owner is an individual, partnership, corporation, limited liability company, trust, or other entity.

Sec. 14-203. — Enforcement, Penalties, and Revocation.

(a) Violations of this Article may be enforced in accordance with the provisions of Chapter 6. Code Enforcement of this Code of Ordinances.

(b) In the event the City chooses to use the Supplemental Code Enforcement Procedures set forth in Article II of Chapter 6 of this Code, the first Civil Violation Ticket shall bear a fine in an amount of Two Hundred Dollars ($200.00) if uncontested or Three Hundred Dollars ($300.00) if contested. For repeat Civil Violation Tickets, the first shall be Four Hundred Dollars ($400.00) if uncontested or Five Hundred Dollars ($500.00) if contested.

(c) The City may also seek to enforce the provisions of this Article using any other means available to a Florida municipal corporation in enforcing local law, including those means set forth in Sections 1-13, 1-14 and 21-80 et. seq. of this Code.

(d) Any certificate of compliance issued pursuant to this article may be denied, revoked, or suspended by the Director of Planning Zoning and Economic Development upon the adjudication by the City’s Special Magistrate or a court of competent jurisdiction of a violation of this article, any City ordinance, or state law by the vacation rental owner for which the certificate of compliance is issued. Such denial, revocation or suspension is in addition to any penalty provided herein.

(e) Suspension of vacation rental certificate of compliance. In addition to any fines and any other remedies described herein or provided for by law, a City Special Magistrate or court of competent jurisdiction may suspend a vacation rental certificate of compliance in accordance with the following:

(1) Suspension time frames.

a. Upon a third violation of this article the vacation rental certificate may be suspended for a period of up to one hundred eighty (180) calendar days.

b. Upon a fourth violation of this article the vacation rental certificate may be suspended for a period of up to three hundred sixty-five (365) calendar days.

c. For each additional violation of this article the vacation rental certificate may be suspended for an additional thirty (30) calendar days up to a maximum period of twelve (12) months. For example, the fifth violation may be
for three hundred ninety-five (395) calendar days; the sixth violation may be for four hundred fifteen (415) calendar days; and so on.

d. A vacation rental certificate of compliance shall be subject to temporary suspension beginning five (5) working days after a citation is issued for a violation of the Florida Building Code or Florida Fire Prevention Code. Such suspension shall remain in place until the vacation rental is re-inspected and it is determined that the violation no longer exists by the City.

(2) Suspension restrictions. A vacation rental may not have occupants as defined herein during any period of suspension of a vacation rental certificate.

a. The suspension shall begin immediately following notice commencing either:

i. At the end of the current vacation rental lease period; or

ii. Within thirty (30) calendar days, whichever date commences earlier or as otherwise determined by the special magistrate or court of competent jurisdiction.

b. Operation during any period of suspension shall be deemed a violation pursuant to this article and may be subject to daily fine up to Five Hundred Dollars ($500.00) or to the maximum amount as otherwise provided in Florida Statutes for repeat violations, for each day that the vacation rental operates during a period of violation.

c. An application for a renewal may be submitted during the period of suspension; however, no certificate of compliance may be issued for the vacation rental until the period of suspension has expired.

(f) This Article applies to Division 5.

Sec. 14-204. - Construction of Article.

This Article, including but not limited to Division 5, shall be liberally construed to accomplish its purpose of regulating vacation rentals, protecting the residential character of Plantation, the health, safety, and general welfare of its residents and visitors, and the quiet enjoyment by Plantation's residents of their residential property.

Sec. 14-205. - Severability.

In the event that any word(s), phrase(s), portion(s), sub-sub-section(s), or section(s) of this Article is contrary to law, or against public policy, or shall for any reason whatsoever held to be invalid, illegal or unconstitutional by any court of competent jurisdiction, such word(s), phrase(s), portion(s), sub-sub-section(s), or section(s) of this Article shall be null and void, and shall be deemed severed and a separate, distinct, and independent provision from the remaining provisions of this Article, and such
holding shall in no manner affect the validity of the remaining words, phrases, portions, sub-
sub-sections, sub-sections, or sections of this Article, which shall remain in full force and
effect. This Article shall be construed in a manner to accomplish, to the greatest extent legally
possible, the purposes of this Article as expressed herein. This Article applies to Division 5.

Sec. 14-206—14-210. - Reserved.

Division 2. VACATION RENTAL REGISTRATION

Sec. 14-211. - Registration required.

(a) The operation of a vacation rental without registration and certificate of
compliance after September 1, 2019 shall be a violation of this Article, except in
the instance of providing accommodations to fulfill a pre-existing contract as
provided hereinafter. Every day of such operation without registration and
certificate of compliance shall constitute a separate violation. A property may
be offered as a vacation rental immediately upon submission of a completed
application, unless and until such time as the application is thereafter rejected
for failure to pass inspection.

Sec. 14-212. - Vacation rental registration.

(a) A vacation rental owner or agent, as applicable, registering a vacation rental
with the city shall submit to the city a completed application form utilizing a
form promulgated by the city, together with a non-refundable registration fee
of Two Hundred and Fifty Dollars ($250.00) or late registration fee of Four
Hundred Dollars ($400.00) per dwelling unit. These fees shall be subject to
adjustment as provided in Sec. 2-421 of this Code.

(b) A registration application form shall include the following submittals:

(1) A completed application form which shall be submitted under oath and
upon penalty of perjury.

(2) A copy of the vacation rental’s current and active license as a transient
public lodging establishment issued by the Florida Department of
Business and Professional Regulation as required by law.

(3) A copy of the vacation rental’s current and active certificate of
registration with the Florida Department of Revenue for the purposes of
collecting and remitting sales surtaxes, transient rental taxes, and any
other taxes required by law to be remitted to the Florida Department of
Revenue, if the registrant has such certificate of registration.

(4) Evidence of the vacation rental’s current and active account with the
Broward County Tax Collector for the purposes of collecting and
remitting tourist development taxes and any other taxes required by law to be remitted to the Broward County Tax Collector.

(5) Exterior site sketch. An exterior site sketch of the vacation rental facility shall be provided. The sketch shall show and identify all structures, pools, spas, hot tubs, fencing, and uses, including areas provided for off-street parking. For purposes of the sketch, off-street parking spaces shall be delineated so as to enable a fixed count of the number of spaces provided. At the option of the vacation rental owner, such sketch may be hand drawn and need not be professionally prepared.

(6) A copy of the most recent set of plans for the purposes of the receipt of the most recent Certificate of Occupancy for the dwelling unit proposed to be registered as a vacation rental which reflects the interior layout of the premises supplemented by information which discloses exits, hallways, and stairways, as applicable. At the option of the vacation rental owner, in the event a copy of the most recent set of plans is not maintained by the City, a sketch is acceptable, may be hand drawn, and need not be professionally prepared.

(7) A copy of a written notice sent by the vacation unit owner or agent to a mandatory homeowner’s association or condominium/cooperative association or board, if any, that the subject property or unit will be used as a vacation rental, which notice must be sent certified mail return receipt requested, and a copy of the green receipt signed by the addressee indicating receipt of such notice.

(8) A calculation of the maximum number of occupants allowed in the vacation rental in accordance with Sec. 14-246 of this Code.

(9) The identity and contact information of the vacation rental owner, and if an agent is designated by such owner pursuant to Subsection 14-217(a) of this Code, the contact information for such agent.

(10) A copy of the business tax receipt issued by the City Clerk, which shall be the same as that applicable to “Rentals-Apartments....”

(11) A copy of the business tax receipt issued by Broward County.

(12) A copy of the form vacation rental lease agreement to be used when contracting with occupants.

(c) A separate registration shall be required for each vacation rental dwelling unit.
(d) If a registration application is incomplete, the registrant will be notified of the deficiency and be allowed ten (10) days to provide any missing information or fees.

(e) Providing false or misleading information on a vacation rental application form is grounds to revoke a registration, and additionally, is a violation of this Article.

Sec. 14-213. – Minimum requirements for issuance of a certificate of compliance.

(a) The Director of Planning, Zoning and Economic Development will issue a certificate of compliance to the applicant upon the following:

(1) The vacation rental owner completing the city registration application form;
and

(2) The vacation rental owner paying the non-refundable registration fee; and

(3) The vacation rental owner submitting a business tax receipt from the City of Plantation; and

(4) The vacation rental owner submitting a business tax receipt from Broward County; and

(5) The vacation rental owner submitting a Florida Department of Revenue certificate of registration for purposes of collecting and remitting tourist development taxes, sales surtaxes and transient rental taxes; and

(6) The vacation rental owner submitting a Florida Department of Business and Professional Regulation license as a transient public lodging establishment; and

(7) The vacation rental owner submitting an affidavit demonstrating maintaining initial and ongoing compliance with vacation rental standards contained herein, plus any other applicable local, state and federal laws, regulations and standards to include, but not be limited to F.S. ch. 509, and F.A.C. 61C and 69A; and

(8) The vacation rental owner submitting a copy of the form vacation rental/lease agreement to be used when contracting with occupants; and

(9) The vacation rental owner submitting a copy of a written notice sent by the vacation unit owner or agent to a mandatory homeowner’s association or condominium/cooperative association or board, if any, that the subject property or unit will be used as a vacation rental, which notice must be sent certified mail return receipt requested, via FEDEX or via UPS. The vacation rental owner must also submit a copy of the return receipt signed by the addressee indicating receipt of such notice; and
(10) The vacation rental owner submitting an exterior site sketch of the property:
and

(11) That the vacation rental has satisfied the inspection requirements as provided
in Division 3 of this Article:
and

(12) That the vacation rental is not subject to a suspension pursuant to section 14-203.

Sec. 14-214. - Modification of vacation rental registration.

(a) An amendment of a vacation rental registration shall be required in the event
that any of the following changes to the vacation rental are proposed:

(1) An increase in the number of bedrooms in the vacation rental.

(2) An increase in the maximum occupancy of the vacation rental.

(3) An increase or decrease in the number of parking spaces, or a change in
the location of parking spaces for the vacation rental.

(4) A change in ownership of the vacation rental, or the designated agent.

(b) The fee for processing any proposed amendment shall be Fifty Dollars
($50.00). This fee shall be subject to adjustment as provided in Sec. 2-421 of
this Code.

Sec. 14-215. - Duration of vacation rental registration and certificates of compliance.

A vacation rental registration for which a certificate of compliance has been issued
shall be valid for one (1) year after the date of registration and all registrations and certificates
of compliance shall expire on September 30th of each year.

Sec. 14-216. - Renewal of vacation rental registration.

The application for renewal together with the Two Hundred Fifty Dollars ($250.00) must
be submitted no later than sixty (60) days prior to the September 30th expiration date. For late
renewals, the fee shall be Three Hundred Dollars ($300.00) and shall be charged to an
application for renewal submitted prior to the expiration date but after the sixty (60) days
required by this section. All applications for renewal received after September 30th shall be
processed as a new application and subject to all applicable fees. All registrations for which
certificates of compliance were issued within one hundred eighty (180) days prior to
September 30th shall remain valid and shall not expire until September 30th of the following
year.
Sec. 14-217. - Inspection of vacation rentals.

(a) Inspection of a vacation rental to verify compliance with the Florida Building Code, and the Florida Fire and Life Safety Codes, shall be conducted by the city upon registration of the vacation rental. If instances of noncompliance are found, all such instances of noncompliance shall be handled as other violations of the Florida Building Code and Florida Fire and Life Safety Codes are otherwise handled in the city.

(b) Inspections shall be made by the city through appointment with the vacation rental owner or agent as applicable. If a city inspector has made an appointment with the vacation rental owner or agent as applicable for an inspection and the city inspector is unable to complete the inspection as a result of an action or inaction of the vacation rental owner or agent, or an occupant of the vacation rental, the vacation rental owner shall be charged a "re-inspection" fee. The re-inspection fee shall be paid prior to scheduling the re-inspection. In addition, failure of a vacation rental owner or agent as applicable to make the vacation rental available for an inspection within twenty (20) days after notification by the city in writing that the city is ready to conduct the annual inspection shall be a violation of this Article. Each day that such violation continues shall be a separate violation.

(c) The fee for the initial inspection shall be One Hundred Dollars ($100.00), however, the fee for each re-inspection shall be Two Hundred Fifty Dollars ($250.00). These fees shall be subject to adjustment as provided in Sec. 2-421 of this Code.

(d) In the event a vacation rental certificate is revoked or suspended as set forth in Section 14-203 of this Code, inspection or re-inspection shall be required as set forth in this Sub-section.

Sec. 14-218. - Agent/Transfer of vacation rental registration.

(a) The duties and functions of a vacation rental owner may, at the option of the vacation rental owner, be performed by an agent of the vacation rental owner. The vacation rental owner shall be held responsible for all actions of such designated agent with respect to the applicable vacation rental.

(b) Vacation rental registrations are transferable only when the ownership of the vacation rental is sold or otherwise transferred, and the new owner has filed a modification of the registration with the city within thirty (30) days from the date of the sale or transfer. Absent such modification of the registration, any outstanding vacation rental registration as to that vacation rental shall be null and void on the 31st day after such sale or transfer.
Sec. 14-219. - Vested rights/waiver/estoppel.

A vacation rental registration or certificate of compliance shall not be construed to establish any vested rights or entitle the registered vacation rental to any rights under the theory of estoppel. A vacation rental registration or certificate of compliance shall not be construed as a waiver of any other requirements contained within the City of Plantation City Code or Comprehensive Plan, and is not an approval of any other code requirement outside this Article. The registration or issuance of a certificate of compliance for a vacation rental is not an approval of a use or activity that would otherwise be illegal under the Florida Statutes, the Florida Building Code, the Florida Fire Code or Life Safety Code, or in violation of the Plantation City Code or Comprehensive Plan. This Article applies to Division 5.

Sec. 14-220. - Duties of vacation rental owner.

Every vacation rental owner or agent, as applicable, shall be available by landline or mobile telephone answered by the vacation rental owner or agent at the listed phone number 24-hours a day, seven (7) days a week to respond to police, fire or other emergency personnel requests. Otherwise, response to contact by the city's regulatory personnel shall be required only Monday through Saturday, 9:00 a.m. to 6:00 p.m. Failure of the vacation rental owner or agent, as applicable, to fulfill this duty shall be a violation of this Article.

Secs. 14-221—14-240. — Reserved.

Division 3. STANDARDS AND REQUIREMENTS FOR VACATION RENTALS

Sec. 14-241. - Generally.

The standards and requirements set forth in this Article shall apply to the rental use and occupancy of vacation rentals in the City of Plantation. The vacation rental owner must conduct an on-site inspection of the vacation rental at the end of each rental period to ensure continued compliance with the standards and requirements of this Article.

Sec. 14-242. - Minimum safety and operational requirements.

Vacation rentals in the City of Plantation shall meet the applicable standards under the Florida Statutes, Florida Building Code and the Florida Fire Code and Life Safety Code, and each vacation rental must have at least one (1) telephone with the ability to call 911. Each vacation rental must have within each unit an operational smoke and carbon monoxide (CO) detection and notification system. Every smoke and carbon monoxide (CO) detection and notification system must be interconnected, hard-wired and receive primary power from the building wiring. The smoke and carbon monoxide (CO) detection and notification system must be installed and continually maintained consistent with the requirements of Section R314. Smoke Alarms and Section R315. Carbon Monoxide Alarms of the Florida Building Code—Residential. Each vacation rental must have a portable, multi-purpose dry chemical 2A:10B:C fire extinguisher shall be installed, inspected and maintained in accordance with NFPA 10 on
each floor/level of the unit. The fire extinguisher(s) shall be installed on the wall in an open
common area or in an enclosed space with appropriate markings visibly showing the location.

Sec. 14-243. - Maintenance of tax records, guest records and guest screening.

(a) If the vacation rental property is within a protected zone of the city established in
accordance with Article III of Chapter 17 of this Code where it is unlawful for
sexual offenders ("Offender") to reside, it shall be a violation of this Article for a
vacation rental owner or agent to allow any person who is an Offender as defined
in Section 17-35 to occupy the vacation rental contrary to the provisions of
Article III. Chapter 17 of this Code.

(b) If the vacation rental property is within a protected zone of the city established in
accordance with Article III of Chapter 17 of this Code where it is unlawful for
sexual offenders ("Offender") to reside, the vacation rental owner or agent shall
screen each prospective occupant of the vacation rental through the national and
state on-line databases, and in the event the name of the prospective occupant is
the same as any name disclosed by such databases, obtain other information from
the occupant as is necessary to determine that the prospective occupant is not the
same person as is identified by the database.

(c) The vacation rental owner must maintain a record of all occupants allowed in
the vacation rental for the preceding one (1) year period. The record shall
include the names, mailing addresses, and dates of stay of occupants. For
vacation rentals within a protected zone of the city established in accordance with
Article III of Chapter 17 of this Code, the record shall include any additional
information used by the vacation rental owner or agent to screen occupants as
may have been necessary in accordance with this Section. The City may request
a copy of the records during the one (1) period. The records must be provided to
the City within ten (10) business days of date of request from the City.

(d) The vacation rental owner must maintain a record of sales surtaxes, transient
rental taxes, and any other taxes remitted to the Florida Department of Revenue
for the preceding one (1) year period. The City may request a copy of the
records during the one (1) period. The records must be provided to the City
within ten (10) business days of date of request from the City.

Sec. 14-244. - Public nuisance. The vacation rental owner and occupants shall abide by all
applicable state and local public nuisance laws and ordinances, including, but not limited to,
Sections 823.05 and 823.10 of the Florida Statutes, which prohibits any place or premises from
being used as the site for the unlawful sale or delivery of controlled substances, prostitution,
youth and street gang activity, gambling, illegal sale or consumption of alcoholic beverages, or
lewd or lascivious behavior that adversely affects the public health, safety, morals, and welfare.
Sec. 14-245. - Swimming pool safety features. If there is a swimming pool onsite, the vacation rental owner will ensure that the swimming pool has in place at least one (1) of the pool safety features listed in Section 515.27, Florida Statutes, (i.e., pool safety barrier, pool safety cover, pool alarm, or door latch/alarm) prior to use of the property as a vacation rental by any person under the age of six (6). The vacation rental owner will be deemed to have complied with this provision if the pool safety feature is put in place at the time that the property is turned over to any transient occupant occupying the vacation rental. This provision shall not apply to a vacation rental with a community swimming pool onsite, such as in a condominium, as determined by the Chief Administrative Officer. Compliance with this provision shall be in addition to compliance with Section Chapter 5, Article IV of this Code pertaining to swimming pool fences.

Sec. 14-246. - Maximum occupancy/limitations/grandfathering.

(a) Subject to an increase as a result of Subsection (c) below, the maximum occupancy of a vacation rental shall be the lesser of (1) or (2) below:

(1) The maximum number of occupants authorized to stay overnight at any vacation rental shall be limited to two (2) persons per bedroom; or

(2) A total of eight (8) occupants per vacation rental, however, in the event there is more than one building or dwelling on one (1) platted lot the maximum occupancy shall be capped at eight (8) occupants per lot or structure whichever is less.

(b) The maximum number of persons allowed to gather at or occupy a vacation rental shall not exceed three (3) times the maximum occupants authorized to stay overnight at that site, as shown on the registration for the vacation rental.

(c) Up to four (4) persons under thirteen (13) years of age are exempt from and shall not count toward the occupancy limits set in Subsection 14-246 (a) above.

Sec. 2-247 – Grandfather Provision.

(a) A vacation rental that was used as a vacation rental as of the effective date of this Article, (September 1, 2019), may apply for the status of “grandfathered” for a period of five (5) years, so as to be relieved of the maximum occupancy limitations set forth in Paragraph 14-246 (a) (2) and Subsection 14-246 (b) above. All other requirements applicable to vacation rentals shall apply to “grandfathered” vacation rentals.

(b) A grandfathered vacation rental shall have its maximum occupancy based upon two (2) persons per bedroom (each bedroom must meet the definition of bedroom herein) at the time of application for grandfather status. A change in the number of bedrooms at the vacation rental shall cause such vacation rental to lose its grandfathered status.
(c) Vacation rentals that have an occupancy of eight (8) or less as determined according to Section 14-246 (a) (1) above will not require grandfathering to maintain that occupancy.

(d) Application and Procedure for review,

(1) The vacation rental owner, or agent as applicable, ("grandfathering applicant"), shall complete a grandfathering application as prescribed by the city, which shall be submitted under oath and upon penalty of perjury, and provide verifiable written proof of the number of bedrooms as herein defined in the vacation rental. Such proof may include but not be limited to all pre-existing rental agreements.

(2) The grandfathering application and supporting proof shall be submitted to city for review by city staff and such staff shall make a written determination as to the maximum occupancy of such grandfathered vacation rental and issue a certificate of compliance.

(3) If the city staff fails to confirm the requested occupancy level, the City of Plantation shall notify the grandfathering applicant of that fact and the occupancy level that can be approved in writing. Within twenty (20) days after such notice, an evidentiary hearing may be requested by the grandfathering applicant before the special magistrate to provide the grandfathering applicant an opportunity to provide evidence and/or testimony in support of the occupancy requested. A determination by the special magistrate after such evidentiary hearing shall be final. If no hearing is requested during that time period, the occupancy level shall be set at the level determined by the city staff upon initial review.

(4) An application for grandfathering shall be submitted if at all by no later than the time of registration of the vacation rental but not later than October 1, 2019. If the city extends the date that registration is required, the deadline for the application for grandfathering shall also be extended to the same extended date. If a vacation rental has been registered, but a final determination as to the occupancy level based upon grandfathering has not yet been made, such vacation rental may allow occupancy up to the occupancy requested in the grandfathering application until such time as a final determination as to occupancy has been made.

(5) If it is reasonably determined by the city staff that any information supplied to the City of Plantation in support of an application for grandfathering was intentionally false or fraudulent, any approved grandfathering application may be revoked. If there is such a determination by city staff, the City of Plantation shall notify the grandfathering applicant of that fact and within twenty (20) days after
such notice, an evidentiary hearing may be requested by the grandfather applicant before the special magistrate to provide the grandfather applicant an opportunity to provide evidence and/or testimony to show that the information supplied in support of the application for grandfathering was not intentionally false or fraudulent. The determination by the special magistrate after such evidentiary hearing shall be final. If no hearing is requested during that time period the initial determination by the city staff shall be final.

(6) If a vacation rental registration does not exist as to a vacation rental for a period in excess of thirteen (13) months, any grandfathering determination shall be deemed abandoned and shall no longer be applicable to that vacation rental.


Vacation rentals shall be rented, leased or occupied pursuant to a written rental agreement which contains, at a minimum, the following information:

(1) Maximum occupancy of the vacation rental that is consistent with the vacation rental registration.

(2) The maximum number of vehicles that will be allowed to park at the vacation rental. Such number of vehicles shall not exceed the number of parking spaces located at the vacation rental as shown in the sketch submitted with the vacation rental registration plus any other legal parking spaces that the vacation rental owner can show are available to the vacation rental.

(3) A statement that a sketch of the permitted off-street parking locations where occupants may park according to the vacation rental registration sketch and any other legal parking spaces available to the vacation rental will be posted at the vacation rental.

(4) A statement that all occupants must promptly evacuate from the vacation rental upon posting of any evacuation order issued by state or local authorities.

(4) A copy of a document to be supplied by the city which includes excerpts from City of Plantation ordinance provisions of general application relevant to vacation rentals to include solid waste and recyclable pick-up regulations, and City of Plantation Noise Ordinance, as specified by resolution of the city, as a lease addendum. The city will make available to vacation rental owners and agents a copy of such document in digital format upon request, and the city will post such document on its website.
Sec. 14-249. - Required providing of vacation rental and local information—Posting.

(a) In each vacation rental, there shall be provided, in a prominent location, the following written information:

1. The name, address and phone number of the vacation rental owner or agent, as applicable.

2. The maximum occupancy of the vacation rental.

3. A copy of a document to be supplied by the city which includes excerpts from City of Plantation ordinance provisions of general application relevant to vacation rentals to include solid waste and recyclable pick-up regulations, and City of Plantation Noise Ordinance, as specified by resolution of the city, as a lease addendum. The city will make available to vacation rental owners and agents a copy of such document in digital format upon request and the city will post such document on its website.

4. The maximum number of vehicles that can be parked at the vacation rental, along with a sketch of the location of the off-street parking spaces.

5. The days and times of garbage and recyclable pickup.

6. The location of the nearest hospital.

7. A copy of the City's Business Tax Receipt.

8. A copy of the Certificate of Completion.

(b) There shall be posted, next to the interior door of each bedroom a legible copy of a building evacuation map—Minimum 8½" by 11".

Secs. 14-250—14-259. - Reserved.

Division 4. EXEMPTIONS

Sec. 14-260. - Exemption for pre-existing rental agreements.

(a) Notwithstanding any other provision of this Article, rental agreements with prospective occupants for vacations rentals that were pre-existing as of the enactment of this Article (hereinafter "pre-existing agreements") are exempt from the provisions of this Article.
(b) If a vacation rental is cited for a violation of this Article (that would not be a violation if it were not for this Article), when the vacation rental is occupied under the terms of a pre-existing agreement, the vacation rental owner may defend such violation based on the fact that the vacation rental was exempt from this Article due to its being occupied pursuant to a pre-existing agreement. Such defense shall be determined based upon the following information and upon any additional information supplied by the vacation rental owner or otherwise determined by the fact finder:

1. Copy of deposit or payment information evidencing that the agreement was a pre-existing agreement.

2. Copy of e-mail or other communication evidencing a binding pre-existing agreement.

3. Information from the occupant confirming that there was a binding agreement in a time-frame to make the agreement as pre-existing agreement under this Article.”

Division 5. OWNER-OCCUPIED SHORT-TERM RENTALS

Sec. 14-261. — Owner-occupied short-term registration required.

The operation of an owner-occupied short-term rental without registration and certificate of compliance after September 1, 2019 shall be a violation of this Article, except in the instance of providing accommodations to fulfill a pre-existing contract as provided hereinafter. Every day of such operation without registration and certificate of compliance shall constitute a separate violation. A property may be offered as an owner-occupied short-term rental immediately upon submission of a completed application, unless and until such time as the application is thereafter rejected.

Sec. 14-262. — Owner-occupied short-term rental registration.

(a) An owner-occupied short-term rental owner registering a vacation rental with the City shall submit to the City a completed application form utilizing a form promulgated by the City, together with a non-refundable registration fee of One Hundred Twenty Five Dollars ($125.00), per dwelling unit to cover the City's administrative costs for registration and monitoring. These fees shall be subject to adjustment as provided in Sec. 2-421 of this Code.

(b) A registration application form shall include the following submittals:

1. A completed application form which shall be submitted under oath and upon penalty of perjury.

2. A copy of a written notice sent by the vacation unit owner or agent to a mandatory homeowner’s association or condominium/cooperative
association or board, if any, that the subject property or unit will be used
as a owner-occupied short-term vacation rental, which notice must be sent
certified mail return receipt requested and a copy of the green receipt
signed by the addressee indicating receipt of such notice.

(3) A certification that the property is an owner-occupied short-term rental
and that the owner-occupied short-term vacation rental owner understands
the City’s requirements for such rentals.

Sec. 14-263. - Minimum requirements for issuance of a certificate of compliance.

(a) The Director of Planning, Zoning and Economic Development will issue a
certificate of compliance to the applicant upon the following:

(1) The owner-occupied short-term vacation rental owner completing the city
registration application form; and

(2) The owner-occupied short-term vacation rental owner paying the non-
refundable registration fee; and

(3) The owner-occupied short-term vacation rental owner submitting a copy
of a written notice sent by the vacation unit owner or agent to a mandatory
homeowner’s association or condominium/cooperative association or
board, if any, that the subject property or unit will be used as a vacation
rental, which notice must be sent certified mail return receipt requested
via FEDEX or via UPS. The owner-occupied short-term vacation rental
owner must also submit a copy of the return receipt signed by the
addressee indicating receipt of such notice; and

(4) That the owner-occupied short-term vacation rental is not subject to a
suspension pursuant to section 14-203.


(a) Amendment of an owner-occupied short-term vacation rental registration shall be
required in the event that any of the following changes to the vacation rental are
proposed:

(1) A change in ownership of the owner-occupied short-term vacation rental.

(b) The fee for processing any proposed amendment shall Twenty Five Dollars
($25.00). This fee shall be subject to adjustment as provided in Sec. 2-421 of this
Code.
Sec. 14-265. - Duration of owner-occupied short-term vacation rental registration and certificates of compliance.

An owner-occupied short-term vacation rental registration for which a certificate of compliance has been issued shall be valid for one (1) year after the date of registration and all registrations and certificates of compliance shall expire on September 30th of each year.

Sec. 14-266. - Renewal of owner-occupied short-term vacation rental registration.

The application for renewal together with the One Hundred Twenty Five Dollars ($125.00) must be submitted no later than sixty (60) days prior to the September 30th expiration date. For late renewals, the fee shall be One Hundred Seventy Five Dollars ($175.00) and shall be charged to an application for renewal submitted prior to the expiration date but after the sixty (60) days required by this section. All applications for renewal received after September 30th shall be processed as a new application and subject to all applicable fees. All registrations for which certificates of compliance were issued within one hundred eighty (180) days prior to September 30th shall remain valid and shall not expire until September 30th of the following year.

Section 2. Should any article, division, section, subsection, paragraph, sentence, clause, phrase or other part of this Chapter be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Chapter as a whole or any article, division, section, subsection, paragraph, sentence, phrase, or word thereof, other than that so declared to be invalid.

Section 3. That the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Plantation, Florida, that the sections of the Ordinance may be renumbered or re-lettered to accomplish such intentions, and that the word "Ordinance" shall be changed to "Section," "Article" or other appropriate word.

Section 4. This Ordinance shall become effective immediately upon its passage and adoption and signature by the Mayor.

CONSIDERED AT FIRST READING by the City Council this 10th day of October 2018.

CONTINUED AND PASSED AT A CONTINUED FIRST READING by the City Council this 24th day of October 2018.

CONSIDERED AT SECOND READING by the City Council this 20th day of February 2019

CONSIDERED AND PASSED AT A CONTINUED SECOND READING by the City Council this 20th day of March 2019.

Signed by the Mayor this 7th day of May, 2019.
ATTEST:

Susan Slattery
Clerk

Lynn Stoner
Mayor

APPROVED DATE
REQUESTED BY:
DEPT. OK:
ADMIN. OK:
ATTY. OK:
AS TO FORM ONLY

RECORD ENTRY:

I HEREBY CERTIFY that the Original of the foregoing signed Ordinance No. 2576 was received by the Office of the City Clerk and entered into the Public Record this 26th day of May, 2019.

Susan Slattery, City Clerk

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