

1 CITY OF MARGATE, FLORIDA

2
3 ORDINANCE NO. _____

4 AN ORDINANCE OF THE CITY OF MARGATE, FLORIDA,
5 AMENDING CHAPTER 40 - LAND DEVELOPMENT CODE,
6 ARTICLE III ADMINISTRATION, DIVISION 2 -
7 APPLICATIONS, REVIEW PROCEDURES AND PUBLIC
8 NOTICE, SECTION 40.308 - NONCONFORMING USE
9 AND STRUCTURES, ADDING NEW SUBSECTION (K) TO
10 PROVIDE FOR AN EXCEPTION OF A ONE-TIME
11 EXPANSION FOR AN EXISTING PAWNSHOP; PROVIDING
12 FOR CONFLICT; PROVIDING FOR SEVERABILITY;
13 PROVIDING FOR CODIFICATION; PROVIDING FOR AN
14 EFFECTIVE DATE.
15
16 _____

17 BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF
18 MARGATE, FLORIDA:

19
20 **Section 1:** Chapter 40 - Land Development Code,
21 Article III Administration, Division 2 - Applications,
22 Review Procedures And Public Notice, Section 40.308 -
23 Nonconforming Use And Structures, is hereby amended adding
24 new subsection (K) to read as follows:

25 **40.308. Nonconforming Use and Structures.**

26 . . .

27
28 (K) As an exception to (B) and (C) above, an existing pawnshop
29 that is legally nonconforming as of December 31, 2025 and
30 maintains an active Local Business Tax Receipt issued by the
31 City of Margate may expand its premises into contiguous
32 building space, subject to the following:

- 33 1. The status of the pawnshop shall remain nonconforming,
34 and all other limitations of this article remain
35 applicable.
- 36 2. Any such expansion shall be limited to the original
37 size and dimensions of a building, in its form and size
38 as of December 31, 2025. If a building is enlarged
39 after this date, the new area shall not be used for a
40 pawnshop.

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1 3. Any expansion of a pawnshop shall not include any areas
2 outside of the building, including outside display or
3 storage. Any such expansion shall not extend beyond
4 current property lines.

5 4. A pawnshop may only expand once under this exception.

6 5. Any expansion of the pawnshop shall not exceed 100% of
7 the existing floor area of the existing pawnshop, shall
8 only expand through existing internal demising walls,
9 and shall be limited to the same floor (level) as the
10 existing pawnshop.

11 **[Note to Municipal Code: The rest of this section shall**
12 **remain as codified.]**

14 **SECTION 2:** All ordinances or parts of ordinances
15 in conflict herewith are repealed to the extent of such
16 conflict.

17
18 **SECTION 3:** If any section, sentence, clause, or
19 phrase of this ordinance is held to be invalid or
20 unconstitutional by a court of competent jurisdiction, then
21 said holding shall in no way affect the validity of the
22 remaining portions of this Ordinance.

23
24 **SECTION 4:** It is the intention of the City
25 Commission that the provisions of this Ordinance shall become
26 and be made a part of the City of Margate Code, and that the
27 sections of this Ordinance may be renumbered or relettered
28 and the word "ordinance" may be changed to "section",
29 "article" or such other appropriate word or phrase in order
30 to accomplish such intentions.

31
32 **SECTION 5:** This Ordinance shall become effective
33 immediately upon adoption at its second reading.

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35 PASSED ON FIRST READING THIS _____ day of _____ 2026.

36 PASSED ON SECOND READING THIS _____ day of _____ 2026.

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ORDINANCE _____

ATTEST:

JENNIFER M. JOHNSON
CITY CLERK

MAYOR ANTONIO V. ARSERIO

RECORD OF VOTE - 1ST READING RECORD OF VOTE - 2ND READING

Schwartz _____
Simone _____
Ruzzano _____
Caggiano _____
Arserio _____

Schwartz _____
Simone _____
Ruzzano _____
Caggiano _____
Arserio _____

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