

CITY OF MARGATE, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MARGATE, FLORIDA, AMENDING CHAPTER 40 - LAND DEVELOPMENT CODE, ARTICLE III ADMINISTRATION, DIVISION 2 - APPLICATIONS, REVIEW PROCEDURES AND PUBLIC NOTICE, SECTION 40.308 - NONCONFORMING USE AND STRUCTURES, OF THE CITY OF MARGATE CODE OF ORDINANCES IN ORDER TO ADD A NEW SUBSECTION (K) TO PROVIDE FOR AN EXCEPTION TO NON-CONFORMING USE LIMITATIONS FOR A ONE-TIME EXPANSION OF AN EXISTING PAWNSHOP; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

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

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

40.308. Nonconforming Use and Structures.

. . .

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

1. The status of the pawnshop shall remain nonconforming, and all other limitations of this article remain applicable.
2. Any such expansion shall be limited to the original size and dimensions of a building, in its form and size as of December 31, 2025. If a building is enlarged

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1 after this date, the new area shall not be used for a
2 pawnshop.

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

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

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

13 **[Note to Municipal Code: The rest of this section shall**
14 **remain as codified.]**
15

16 **SECTION 2:** All ordinances or parts of ordinances
17 in conflict herewith are repealed to the extent of such
18 conflict.
19

20 **SECTION 3:** If any section, sentence, clause, or
21 phrase of this ordinance is held to be invalid or
22 unconstitutional by a court of competent jurisdiction, then
23 said holding shall in no way affect the validity of the
24 remaining portions of this Ordinance.
25

26 **SECTION 4:** It is the intention of the City
27 Commission that the provisions of this Ordinance shall become
28 and be made a part of the City of Margate Code, and that the
29 sections of this Ordinance may be renumbered or relettered
30 and the word "ordinance" may be changed to "section",
31 "article" or such other appropriate word or phrase in order
32 to accomplish such intentions.
33

34 **SECTION 5:** This Ordinance shall become effective
35 immediately upon adoption at its second reading.
36

37 PASSED ON FIRST READING THIS 1ST day of APRIL, 2026.

38 PASSED ON SECOND READING THIS 15TH day of APRIL, 2026.

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ORDINANCE _____

ATTEST:

JENNIFER M. JOHNSON
CITY CLERK

ANTONIO V. ARSERIO
MAYOR

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

Schwartz	<u>ABSENT</u>	Schwartz	_____
Simone	<u>NO</u>	Simone	_____
Ruzzano	<u>YES</u>	Ruzzano	_____
Caggiano	<u>YES</u>	Caggiano	_____
Arserio	<u>YES</u>	Arserio	_____

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