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CITY OF MARGATE, FLORIDA

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF MARGATE, FLORIDA, AMENDING APPENDIX-A ZONING; ARTICLE VIII TRANSIT ORIENTED CORRIDOR-GATEWAY (TOC-G) DISTRICT, SECTION 8.4. TOC-G GATEWAY PERMITTED USES; ARTICLE IX TRANSIT ORIENTED CORRIDOR-CITY CENTER (TOC-CC) DISTRICT, SECTION 9.5 TOC-CC CITY CENTER PERMITTED USES; ARTICLE XXII COMMUNITY BUSINESS B-2 DISTRICT, SECTION 22.3 PERMITTED USES; PROVIDING FOR MEDICAL OFFICE; 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:** The Code of Ordinances of the City of Margate, Florida, Appendix-A Zoning, Article VIII Transit Oriented Corridor-Gateway (TOC-G) District, Section 8.4 TOC-G Gateway permitted uses, is hereby amended to read as follows<sup>1</sup>:

Sec. 8.4. - TOC-G Gateway permitted uses.

(A) *[Permitted uses.]* No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than any of the uses specified below.

. . .  
Medical office; ~~not more than five (5) physicians.~~ Not including correctional or mental, nor institutions for care of drug or liquor patients.  
. . .

<sup>1</sup>CODING: Words in ~~struck through~~ text are deletions from existing text, words in underscoring text are additions to existing text, and shaded text are changes between First and Second Readings.

1 [Note to Municipal Code: The rest of this section shall  
2 remain as codified.]

3  
4 **SECTION 2:** The Code of Ordinances of the City of  
5 Margate, Florida, Appendix-A Zoning, Article IX Transit  
6 Oriented Corridor-City Center (TOC-CC) District, Section 9.5  
7 TOC-CC City Center permitted uses, is hereby amended to read  
8 as follows:  
9

10 Sec. 9.5. - TOC-CC City Center permitted uses.

11  
12 (A) *[Permitted uses.]* No building or structure, or part  
13 thereof, shall be erected, altered or used, or land  
14 or water used, in whole or in part, for other than  
15 any of the uses specified below.  
16

17 . . .  
18 Medical office; ~~not more than five (5) physicians.~~ Not  
19 including correctional or mental, nor institutions for  
20 care of drug or liquor patients. Permitted on  
21 secondary streets only.  
22 . . .

23 [Note to Municipal Code: The rest of this section shall  
24 remain as codified.]

25  
26 **SECTION 3:** The Code of Ordinances of the City of  
27 Margate, Florida, Appendix-A Zoning, Article XXII Community  
28 Business B-2 District, Section 22.3 Permitted uses, is hereby  
29 amended to read as follows:  
30

31 Sec. 22.3. - Permitted uses.

32  
33 (A) *Permitted uses specified.* No building or structure,  
34 or part thereof, shall be erected, altered or used, or  
35 land or water used, in whole or in part, for other than  
36 any of the uses specified below.  
37

38 . . .  
39  
40 Medical office, subject to the following limitation(s):  
41

42 ~~(1) Less than three (3) physicians.~~

43 (12) Not including correctional and mental, nor  
44 institutions for care of drug or liquor  
45 patients, nor veterinary hospitals. May

1 have a magnetic resonance imaging (MRI)  
2 unit as an accessory.

3  
4  
5 [Note to Municipal Code: The rest of this section shall  
6 remain as codified.]

7  
8 **SECTION 4:** All ordinances or parts of ordinances  
9 in conflict herewith are and the same is hereby repealed to  
10 the extent of such conflict.

11  
12 **SECTION 5:** If any section, sentence, clause, or  
13 phrase of this ordinance is held to be invalid or  
14 unconstitutional by a court of competent jurisdiction, then  
15 said holding shall in no way affect the validity of the  
16 remaining portions of this ordinance.

17  
18 **SECTION 6:** It is the intention of the City  
19 Commission that the provisions of this ordinance shall become  
20 and be made a part of the City of Margate Code, and that the  
21 sections of this ordinance may be renumbered or relettered  
22 and the word "ordinance" may be changed to "section",  
23 "article" or such other appropriate word or phrase in order  
24 to accomplish such intentions.

25  
26 **SECTION 7:** This ordinance shall become effective  
27 immediately upon adoption at its second reading.

28  
29 PASSED ON FIRST READING THIS 18<sup>th</sup> day of APRIL 2018.

30 PASSED ON SECOND READING THIS 2<sup>ND</sup> day of MAY 2018.

31 ATTEST:

32  
33 \_\_\_\_\_  
34 JOSEPH J. KAVANAGH  
35 CITY CLERK

36 \_\_\_\_\_  
37 MAYOR ARLENE R. SCHWARTZ

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

38	Peerman	YES	Peerman	_____
39	Simone	YES	Simone	_____
40	Ruzzano	YES	Ruzzano	_____
41	Caggiano	YES	Caggiano	_____
42	Schwartz	YES	Schwartz	_____