

CITY OF MARGATE, FLORIDA

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

AN ORDINANCE AMENDING THE CODE OF THE CITY OF MARGATE, FLORIDA, APPENDIX A ZONING, ARTICLE XI COMMUNITY FACILITY CF-1 DISTRICT, SECTION 11.4 HEIGHT AND SECTION 11.5 LOT COVERAGE; PROVIDING FOR EXCEPTIONS; 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 the City of Margate, Florida, Appendix A Zoning, Article XI Community Facility CF-1 District, Section 11.4 Height, is hereby amended to read as follows<sup>1</sup>:

**Section 11.4. - Height.**

(A) Limitations.

1. No building or structure, or part thereof, shall be erected or altered to a height exceeding four (4) stories, or fifty (50) feet, except that a steeple or tower on a church may extend to a height of sixty-five (65) feet.

(B) Exceptions.

1. A steeple or tower on a church may extend to height of sixty-five (65) feet.

2. Hospitals with more than 200 beds for overnight patient treatment, located on a campus of at least 20 acres, are exempt from height limitations.

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

**SECTION 2:** The Code of the City of Margate, Florida, Appendix A Zoning, Article XI Community Facility CF-1 District, Section 11.5 Lot Coverage, is hereby amended to read as follows:

**Section 11.5. - Lot coverage.**

The combined ground area occupied by all buildings and structures shall not exceed the following:

| Height of Building  | Maximum<br>Lot Coverage<br>(per cent) |
|---------------------|---------------------------------------|
| One story .....     | 30                                    |
| Two stories .....   | 30                                    |
| Three stories ..... | 30                                    |
| Four stories .....  | 25                                    |

As an exception to the above limitations, hospitals with more than 200 beds for overnight patient treatment, located on a campus of at least 20 acres, are exempt from lot coverage limitations.

**SECTION 3:** All ordinances or parts of ordinances in conflict herewith repealed to the extent of such conflict.

**SECTION 4:** If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

**SECTION 5:** It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the City of Margate Code, and that the sections of this Ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section", "article" or such other appropriate word or phrase in order to accomplish such intentions.

**SECTION 6:** This Ordinance shall become effective immediately upon adoption at its second reading.

PASSED ON FIRST READING THIS \_\_\_\_ day of \_\_\_\_\_, 2017.

PASSED ON SECOND READING THIS \_\_\_\_ day of \_\_\_\_\_, 2017.

ATTEST:

\_\_\_\_\_  
JOSEPH KAVANAGH  
CITY CLERK

\_\_\_\_\_  
MAYOR TOMMY RUZZANO

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

|          |       |          |       |
|----------|-------|----------|-------|
| Caggiano | _____ | Caggiano | _____ |
| Simone   | _____ | Simone   | _____ |
| Peerman  | _____ | Peerman  | _____ |
| Schwartz | _____ | Schwartz | _____ |
| Ruzzano  | _____ | Ruzzano  | _____ |