



*Planning Board Application  
Request for Amendment to the  
Land Development Code*

Application Date: 5/08/2017

Applicant: Mick Novota

Applicant's Address: 411 W. DeSoto St, Pensacola, FL 32501

Email: mick@novota.com Phone: 850-501-3014

LDC Section: R-2 requirements for barber shop/salon  
*(If applicable)*

*\* An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include eleven (11) copies of the required supplemental information.*

**Amendment specifics/description:**

To change the phrase "4-lane roadway" to "major urbanized collector or larger roadway" as it relates to location criteria for barber salons and beauty shops within the R-2 zoning district. As supplemental information, you will find:

(1) City Map showing all R-2 locations where the district touches a Major/Minor Urbanized Collector roadway; the map does not distinguish between the two categories.

(2) Table of properties zoned R-2 which have frontage along a major urbanized collector or larger roadway

(3) Existing language and proposed language

(4) Copy of Ordinance 05-16 which imposed the location criteria with the land use

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\_\_\_\_\_  
Applicant Signature

6/5/2017  
\_\_\_\_\_  
Date

Location Number	Roadway Designation	Existing Building	Notes
1	Major Urban Collector	Multi-unit housing, Retirement community	Both face Langley - too large for conversion
2	Major Urban Collector	Office Complex	Too large for conversion unless separated into individual offices
3	Major Urban Collector	Single residential, Retirement community	Residents face interior roadways not Spanish Trail
4	Major Urban Collector	Multi-unit housing	Too large for conversion
5	Major Urban Collector	Roger Scott	City Owned
6	Minor Urban Collector	Cell Tower, Antique Store, Salon	
7	Minor Urban Collector	City Grocery, Chubby's Pizza, J Bakery, Salon	
8	Minor Urban Collector	Multi-unit housing, single residential	Salon across the street from single residential units
9	Minor Urban Collector	Eye clinic, residential, Saltmarsh (CPA)	Across the street from Publics Grocery Store
10	Minor Urban Collector	Office buildings, clinics	
11	Major Urban Collector	Baptist Hospital - clinical offices	
12	Major Urban Collector	Office Building, multi-unit housing	Only on block long all face A Street
13	Minor Urban Collector	Church, single residential, multi-unit housing, empty lot	2 Churches, 3 empty lots, 8 residents face roadway
14	Major Urban Collector	YMCA	
15	Major Urban Collector	Empty lot, multi-unit housing, single residential	All locations meet current rule

Existing Clause:

(w) Barber and beauty shop are permitted uses provided that they are located with property frontage on a four-lane roadway facility. Such properties must be proven to be a lot of record that was owned as a separate unit as shown of record on or prior to February 18, 2016.

Proposed Clause:

(w) Barber and beauty shop are permitted uses provided that they are located with property frontage on a ~~four-lane~~ Major Urban Collector or larger roadway facility. Such properties must be proven to be a lot of record that was owned as a separate unit as shown of record on or prior to February 18, 2016.

PROPOSED  
ORDINANCE NO. 01-16

ORDINANCE NO. 05-16

AN ORDINANCE  
TO BE ENTITLED:

AN ORDINANCE AMENDING SECTION 12-2-6(B) OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA; AMENDING THE PERMITTED USES IN THE R-2 ZONING DISTRICT; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY OF PENSACOLA, FLORIDA:

SECTION 1. Chapter 12-2-6 (B) of the Code of the City of Pensacola, Florida, is hereby amended to read as follows:

**Sec. 12-2-6 (B). - Residential Office land use district.**

(B) *Uses permitted.*

- (a) Single-family detached dwellings; Two-family attached dwellings (duplexes).
- (b) Single-family attached (townhouse and quadruplex construction) and detached zero lot line dwellings. The development must comply with the minimum standards established for the R-ZL zoning district in section 12-2-5(A)(5).
- (c) Multiple-family attached dwellings (three or more dwelling units), at a maximum gross density of thirty-five (35) units per acre.
- (d) Community residential homes licensed by the Florida Department of Health and Rehabilitative Services with:
  1. Six (6) or fewer residents providing that it is not to be located within one thousand (1,000) feet of another such home, measured from property line to property line.
  2. Seven (7) to fourteen (14) residents providing such home is not within one thousand two hundred (1,200) feet of another such home in a multi-family district, and that the home is not within five hundred (500) feet of a single-family zoning district. If it is proposed to be within the distance limits noted,

measured from property line to property or district line, it shall be permitted with city council approval after public notification of property owners in a five hundred-foot radius.

- (e) Cemeteries, subject to regulations in section 12-2-56
- (f) Home occupations, subject to regulations in section 12-2-33
- (g) Municipally owned and operated parks and playgrounds.
- (h) Private stables which shall be no closer than two hundred (200) feet to a property line and further provided that more than seventy-five (75) percent of the owners of dwelling houses within a radius of three hundred (300) feet of the stable have given their written consent to the stable and further provided that there shall not be kept more than one horse for each two (2) acres of property.
- (i) Minor structures for the following utilities: unoccupied gas, water and sewer substations of pump stations, electrical substations and telephone substations subject to regulations in section 12-2-59
- (j) Childcare facilities subject to regulations in section 12-2-58
- (k) Private clubs and lodges, except those operated as commercial enterprises.
- (l) Boarding and lodging houses.
- (m) Bed and breakfast subject to regulations in section 12-2-55
- (n) Dormitories.
- (o) Office buildings.
- (p) Hospitals, clinics (except animal hospitals and clinics).
- (q) Nursing homes, rest homes, convalescent homes.
- (r) Schools and educational institutions having a curriculum the same as ordinarily given in public schools and colleges subject to regulations in section 12-2-65
- (s) Libraries and community centers opened to the public and buildings used exclusively by the federal, state, county and city government for public purposes subject to regulations in section 12-2-61

- (t) Churches, Sunday school buildings and parish houses subject to regulations in section 12-2-57
- (u) Social services homes/centers.
- (v) Banks and financial institutions.
- (w) Barber and beauty shops are permitted uses provided that they are located with property frontage on a four-lane roadway facility. Such properties must be proven to be a lot of record that was owned as a separate unit as shown of record on or prior to February 18, 2016.
- (wx) Accessory structures, buildings and uses customarily incidental to any of the above uses subject to regulations in section 12-2-31

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 3. This ordinance shall become effective on the fifth business day after adoption, unless otherwise provided pursuant to Section 4.03(d) of the City Charter of the City of Pensacola.

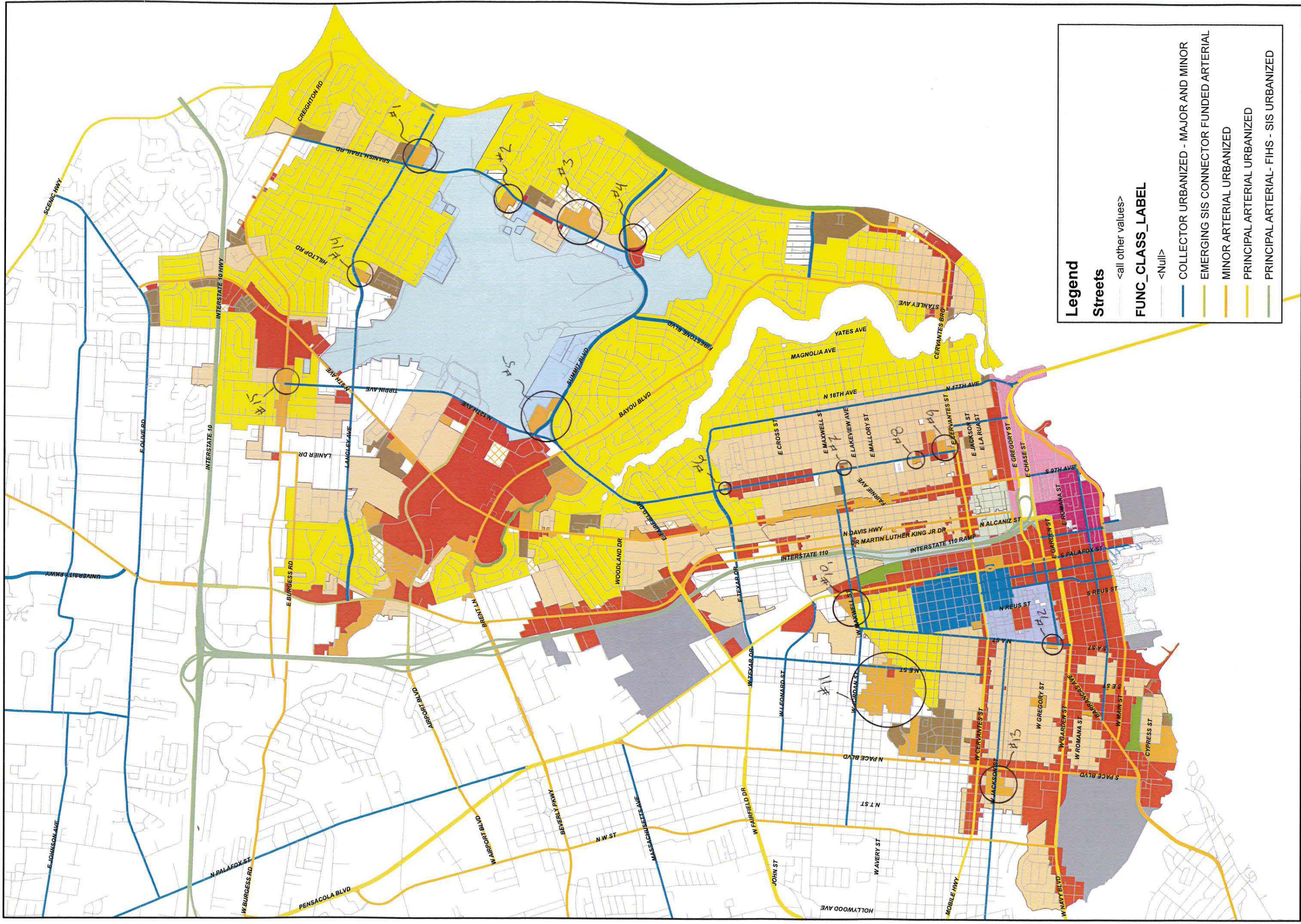
Passed: February 11, 2016

Approved: s/Charles L. Bare  
President of City Council

Attest:

s/Ericka L. Burnett  
City Clerk





**Legend**

**Streets**

- <all other values>

**FUNC\_CLASS\_LABEL**

- <Null>
- COLLECTOR URBANIZED - MAJOR AND MINOR
- EMERGING SIS CONNECTOR FUNDED ARTERIAL
- MINOR ARTERIAL URBANIZED
- PRINCIPAL ARTERIAL URBANIZED
- PRINCIPAL ARTERIAL - FIHS - SIS URBANIZED



## Brandi Deese

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**From:** fivespot55@aol.com  
**Sent:** Tuesday, June 13, 2017 5:58 PM  
**To:** Brandi Deese; mick@novota.com; Scott@novota.com  
**Subject:** City ordinance for barber shop and beauty salons

Mrs. Deese,

Novota Properties LLC is requesting that the item to "Amend the LDC Section 12-2-6 Residential/office land Use District" be placed on the agenda for the City Council meeting in July. We will be discussing the issue with our council representatives to see if any of the issues that were brought up in the Planning board meeting can be resolved to make the council comfortable with an amendment to the ordinance that will meet everyone's needs. We do not want to miss the opportunity to bring it before them in the July meeting but would reserve the right to pull the item if we find that a compromise can not be found with council representatives for their support prior to the Agenda Conference.

Thank you

Ryan Novota P.E.  
Novota Properties LLC