

**2015-SX-004**

**Project Name:** N/A

**Applicant and/or  
Property Owner:** Bernard Alidor, III

**Representative:** N/A

**Request:** Special Exception to allow a limited range of commercial uses in conjunction with a residence in AG (Agriculture/Rural Residential), specifically a martial arts studio. (LDC 2.04.00.C.5)

**Zoning District:** AG (Agriculture/Rural Residential)



## Special Exception 2015-SX-004

### General Information:

**Applicant:** Bernard Alidor, III  
**Representative:** N/A  
**Project Location:** 5792 Todd St., Pace  
**Parcel Number:** 33-2N-29-0000-00231-0000  
**Request:** Special Exception to allow a limited range of commercial uses in conjunction with a residence in Ag (Agriculture/Rural Residential), specifically a martial arts studio.

**Current Conditions:** Single Family Residence

### Land Development Code Criteria

#### 2.04.00 SPECIAL EXCEPTIONS, VARIANCES AND CONDITIONAL USES:

The BOA shall have the following duties and powers:

C. Special Exceptions - To hear and decide special exceptions to the terms of this ordinance. The Board is hereby authorized to grant special exceptions in appropriate cases and with appropriate safeguards to authorize the use of a premises for a purpose not generally permitted within the district in which said premises is located or to interpret specific provisions of this ordinance expressed in this Section whenever it finds sufficient facts to demonstrate to its satisfaction that such exception if granted would be substantially in harmony with the general purpose and intent of this ordinance.

5. To permit a limited range of commercial uses strictly in conjunction with residential uses in Agricultural districts only and located on the same lot and limited to the following provisions:

- a. Maximum number of employees other than family members limited to four (4).

**Is this criterion met?      Yes**

**Staff Analysis: The applicant has stated that he would like to have a martial arts studio located on the rear portion of his property to have classes in the evenings. He also stated that there would be no employees.**

- b. The maximum sized structure allowed for commercial uses limited to 1,200 square feet of total gross floor area.

**Is this criterion met? Yes**

**Staff Analysis: The proposed building is shown to be 1,200 square feet.**

- c. Commercial activities limited to: woodworking, welding, professional services such as day care, modeling, dancing, and photography studios, hair care and similar services, plumbing and electrical contractors and similar services, and limited retail sales.

**Is this criterion met? Yes**

**Staff Analysis: The proposed use is a martial arts studio.**

- d. Insure the health, safety and welfare of the surrounding community by imposing additional, reasonable safeguards as it shall deem appropriate.

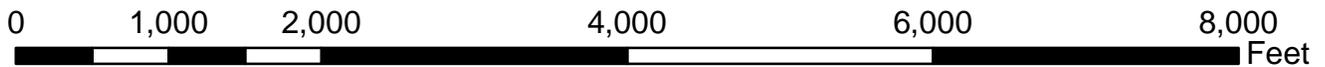
**Is this criterion met? Yes**

**Staff Analysis: This board may stipulate conditions deemed necessary to protect the health, safety and welfare of those in the surrounding community. The proposed use will be located on the northeastern portion of the property. This project will not be reviewed through the Commercial Site Plan review process.**

**If the Special Exception is approved, are there any potential building code issues?**

There are no potential building code issues.

# 2015-SX-004 Location



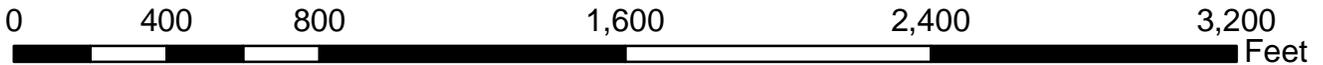
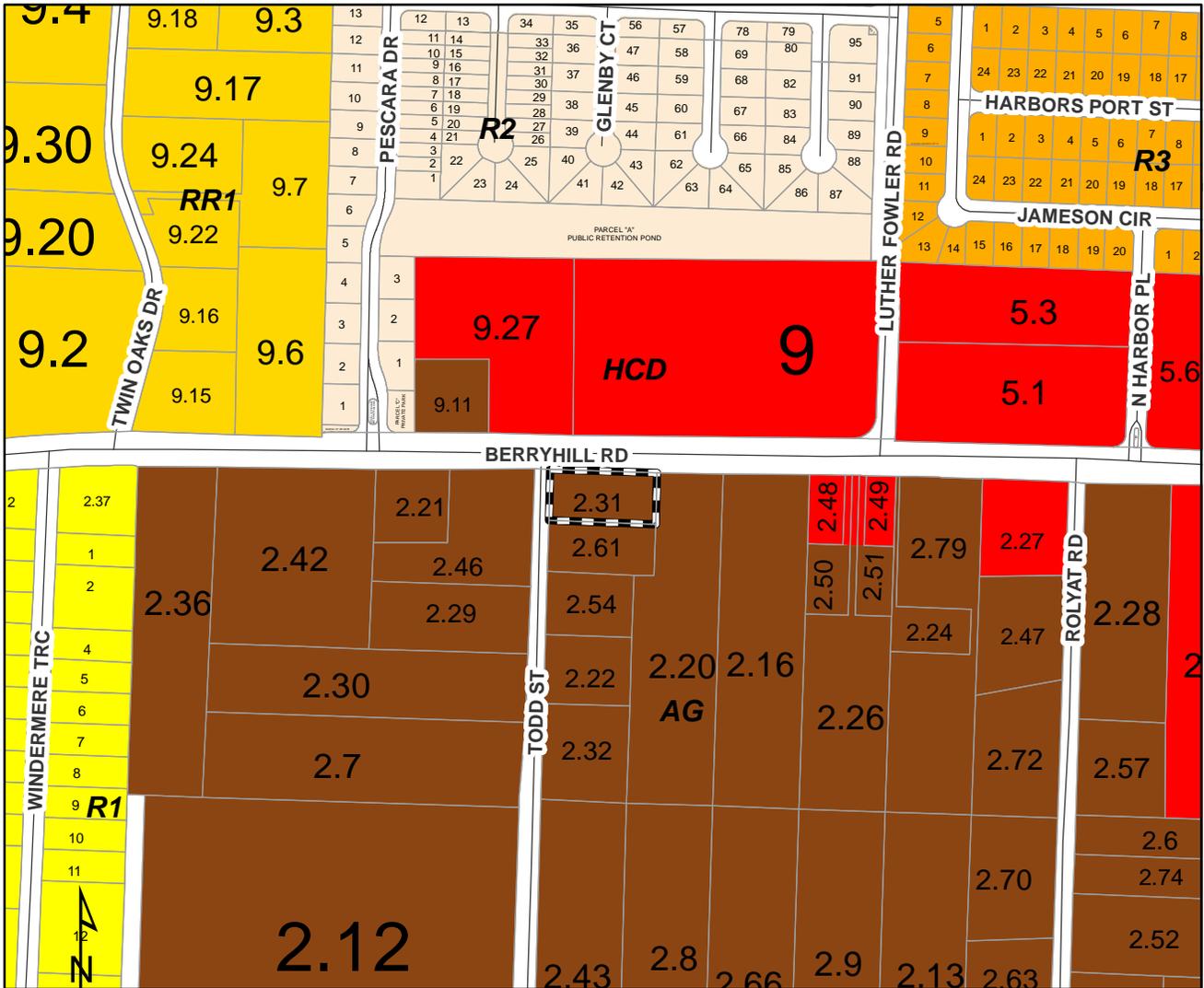
## Legend

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# 2015-SX-004

## Zoning



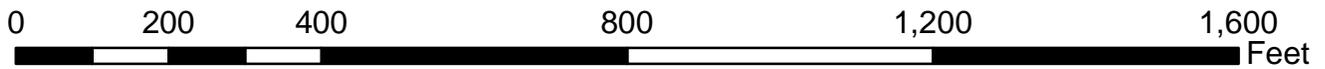
### Legend


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2015-SX-004  
Close Up Aerial



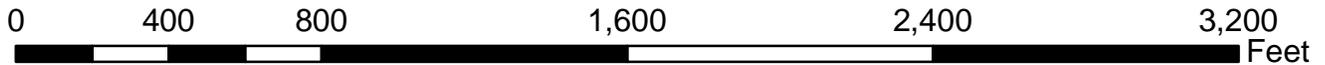
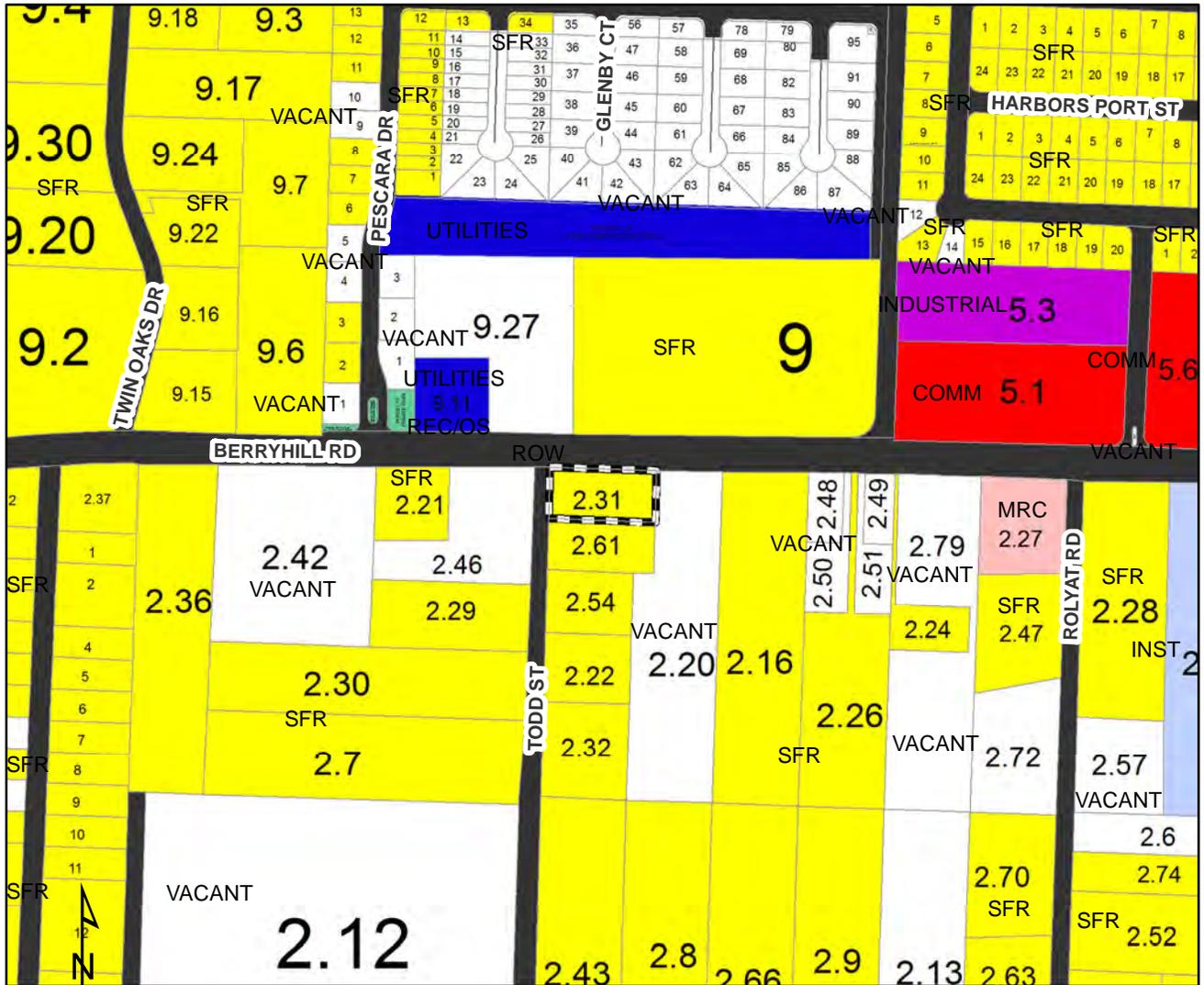
**Legend**

 PendingZBJune

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# 2015-SX-004 Existing Land Use



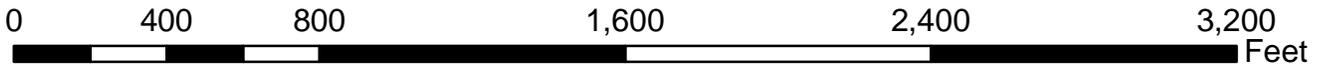
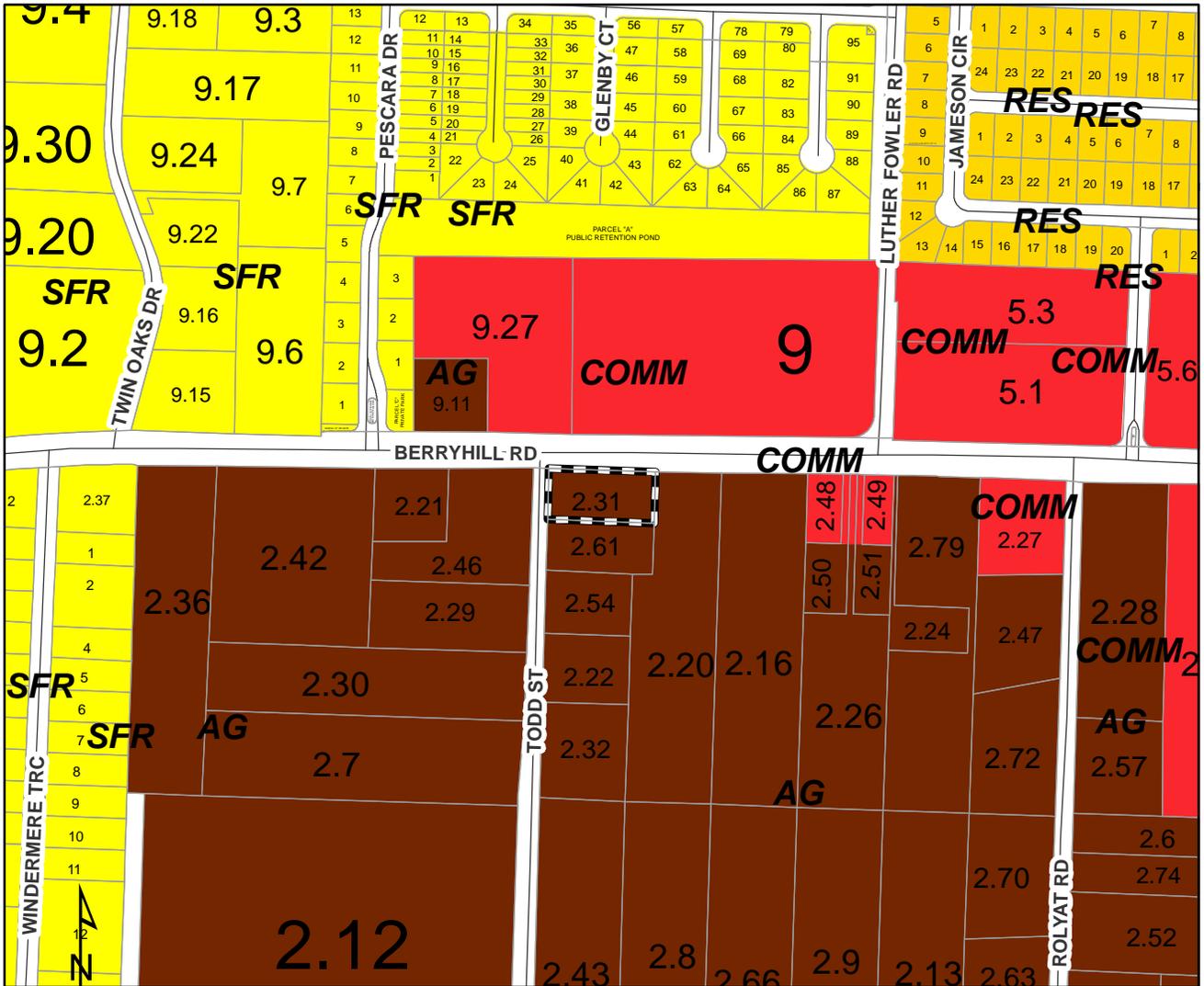
## Legend

 Pending ZBJune	<b>Existing Land Use</b>	 Multi-Family Residential <5	 Right of Way
<b>CATEGORY</b>		 Multi-Family Residential >5	 Single Family Residential
 Agriculture	 Military	 Mixed Residential/Commercial	 Silviculture
 Agriculture, Homestead	 Office	 Uncategorized	 Utilities
 Condo's/Townhomes	 Public Owned Property	 Vacant	 Water
 City	 Rail	 Recreation/Commercial	
 Commercial	 Recreation/Open Space		
 Industrial			
 Institutional			

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# 2015-SX-004 Future Land Use



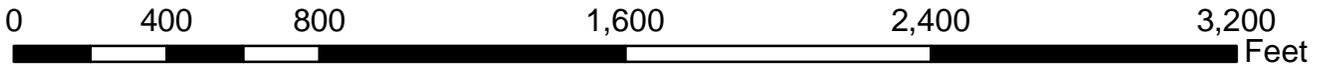
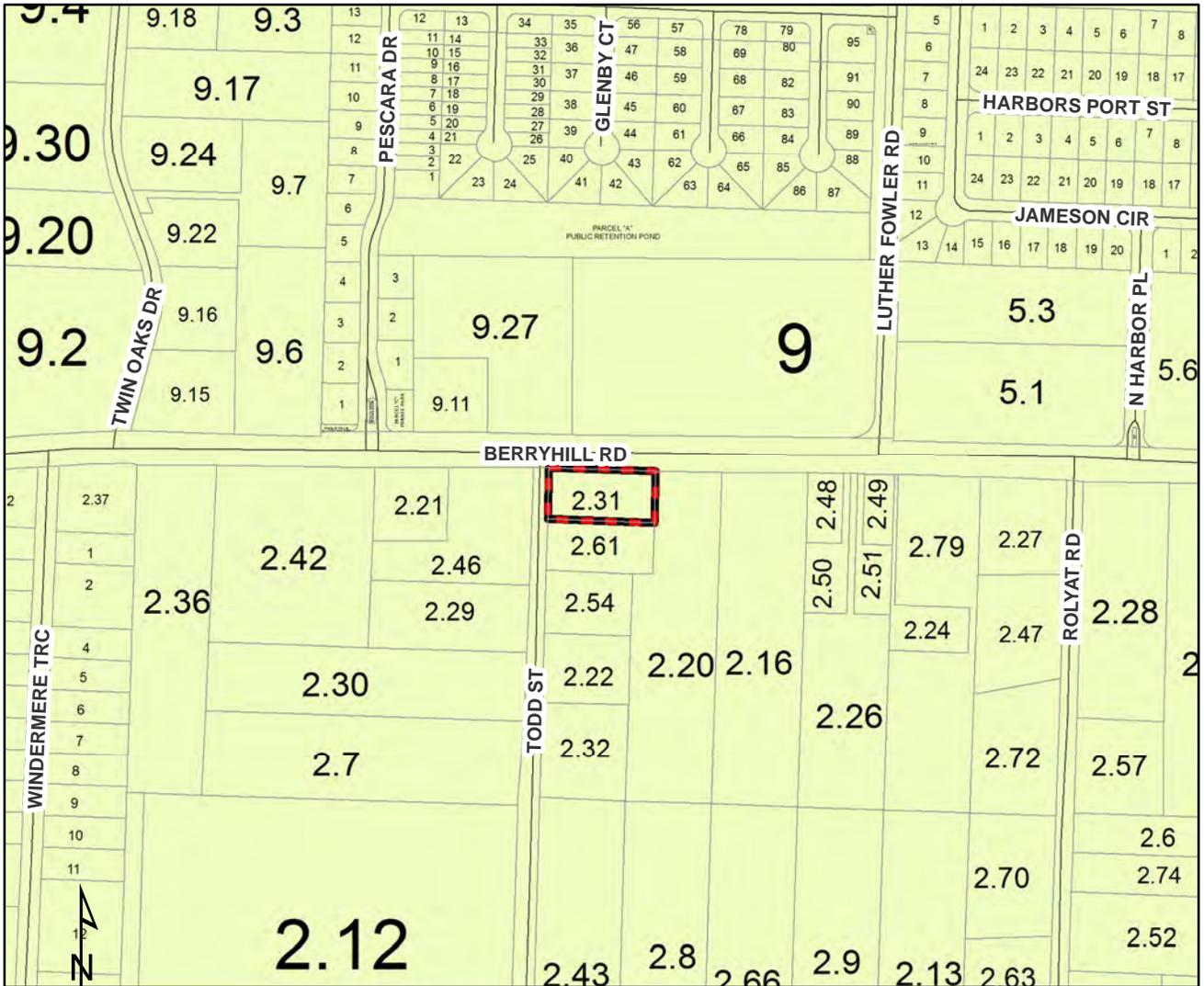
### Legend

Pending ZBJune	AGRICULTURE (AG)	BAGDAD HISTORIC DISTRICT (HIS)	NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMDR)
SINGLE FAMILY RESIDENTIAL (SFR)	INDUSTRIAL (INDUS)	MARINA (MARINA)	NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)
MEDIUM DENSITY RESIDENTIAL	MILITARY (MIL)	NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMRC)	NAVARRE BEACH UTILITIES (NBU)
RESIDENTIAL (RES)	COMMERCIAL (COMM)	NAVARRE BEACH COMMERCIAL (NBCOMM)	CITY
CONSERVATION/RECREATION (CON/REC)	MIXED RESIDENTIAL COMMERCIAL (MRC)	RAIL	WATER
GP SINGLE FAMILY RESIDENTIAL (GPSFR)	NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)		
GP RURAL RESIDENTIAL (GPRR)	NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)		

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# 2015-SX-004 Military Airfield Influence Area



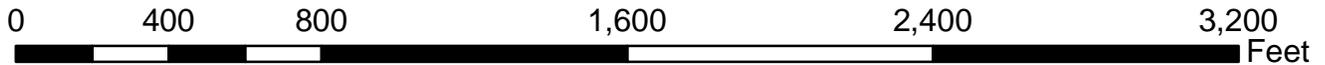
### Legend

-  PendingZBJune
-  Private/Military Airport Influence Area
-  Airfield Notification Zones
-  Military/Private Airport Zone
-  A - Clear Zone - High Accident Potential
-  B - APZ 1 - Significant Accident Potential
-  C - APZ 2 - Measurable Accident Potential

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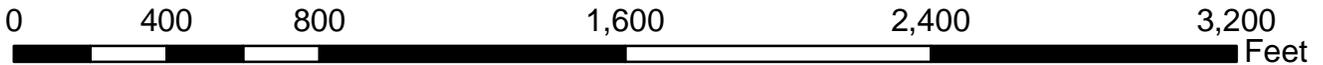
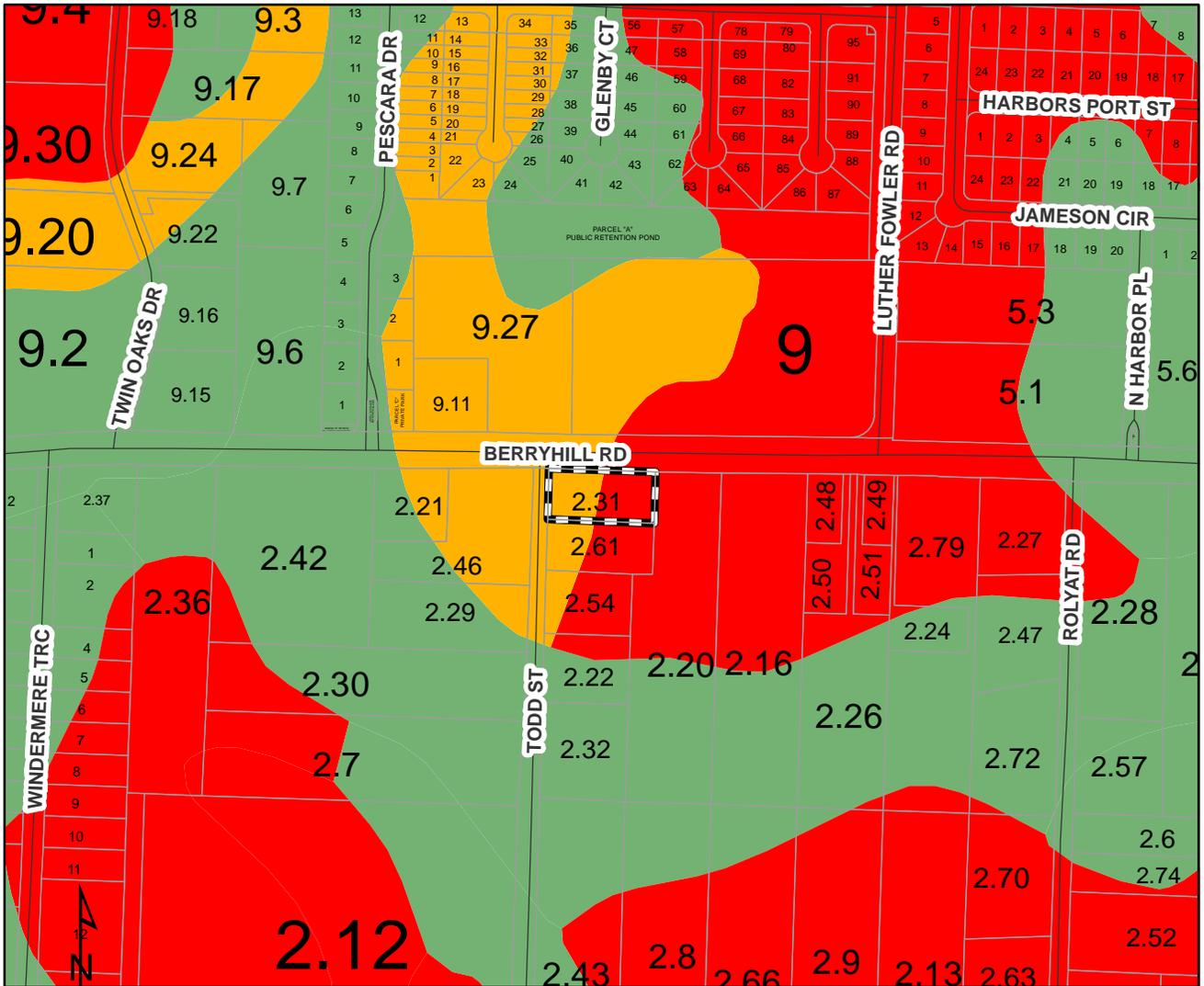
## Previous Zoning Board Decisions in the Area



**Legend**  
 Pending ZB June

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# 2015-SX-004 Septic Tank Suitability



**Legend**

gisdata.GISADMIN.SRCSOils

**Map Unit Symbol**

- Limitations are Slight for Septic Tank Absorption Fields
- Limitations are Moderate for Septic Tank Absorption Fields
- Limitations are Severe for Septic Tank Absorption Fields

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Beckie Cato, AICP  
Planning and Zoning Director

# Santa Rosa County Development Services

Santa Rosa County Public Service Complex  
6051 Old Bagdad Highway, Suite 202 Milton, Florida 32583  
[www.santarosa.fl.gov](http://www.santarosa.fl.gov)  
Office: (850) 981-7000



Rhonda C. Royals  
Building Official

## Special Exception Application

\* Application Instructions begin on Page 3

** For Official Use Only **			
Application No.	<u>2015 -SX-004</u>	Date Received:	<u>4-28-15</u>
Review Fee:	<u>235 + 26.85</u>	Receipt No.:	<u>152</u>
Zoning District:	<u>AG</u>	Special Exception	
FLUM Designation:	<u>AG</u>	Request:	<u>2.04.00.C.</u>

± 1.0 VD# 1

**Property Owner** Property Owner Name: Beverly J Peacock  
Address: 5792 Todd St.  
Pace, FL 32571  
Phone: 850-384-0749 Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

**Applicant**  Check here and skip this section if the applicant is the Property Owner. Otherwise, complete this section and provide authorization from the Property Owner giving the Applicant the authority to pursue special exception approvals.

Company: \_\_\_\_\_  
Contact Name: Bernard C Alidor III  
Address: 5740 Janet St.  
Milton, FL 32570  
Phone: 850-572-1226 Fax: \_\_\_\_\_  
Email: traalidor@yahoo.com

**Property Information** Parcel ID Number(s): 33-2N-29-0000-00231-0000  
-OR-  
Street Address of property for which the Conditional Use is requested :  
5792 Todd St., Pace F 32571  
Parcel Size (acres): 1

What is the present use of the property? Residential  
Zoned Ag.

**Special  
Exception  
Request**

Describe the Special Exception request. To have a  
Martial arts studio/club

Please read the attached special exception provisions carefully and explain how your request addresses each of the pertinent criteria. Attach additional pages if necessary.

To have an Martial arts studio of 1200 sqft.  
that operates in the Afternoons between  
6pm-8:30pm. I will be the owner/operator with no  
employees. The studio will not effect traffic flow.

I understand that all decisions made by the Zoning Board of Adjustments are subject to appeal and that their decision does not become effective until the appeal time has successfully passed.

Yes  No

I understand that approval by the Zoning Board of Adjustment does not authorize construction and/or land clearing to occur on this site and that additional approvals requirements and Building Permits may be required.

Yes  No

I understand that determinations by the Zoning Board are valid for 36 months.

Yes  No

**Certification and Authorization**

By my signature hereto, I do hereby certify that the information contained in this application and the required supplemental materials is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application. I do hereby authorize County staff to enter upon my property at any reasonable time for purposes of site inspection.

Bernard C Alidor III  
Applicant Name (Type or Print)

\_\_\_\_\_  
Title (if applicable)

Bernard C. Alidor III  
Applicant Signature

4-29-15  
Date





TODD ST

114.59

301.49

301.50

143.59

301.99

30ft

40ft

25FT

25FT

