

2011-R-004

Property Owner: Helping Hands Mission Inc.

Agent: Dewey Mars

Existing Zoning: R1M (Mixed Residential Subdivision District)

Requested Zoning: AG (Agriculture)

Existing FLUM: Single Family Residential

Requested FLUM: Agriculture

STAFF ANALYSIS

Part I. General Information:

Applicant: Helping Hands Mission Inc.

Agent: Dewey Mars

Project Location: 4380 Ponderosa Rd, Milton

Parcel Number: 17-1N-28-0000-05079-0000, 17-1N-28-0000-07601-0000
17-1N-28-0000-08900-0000

Parcel Size: 4.55 (+/-) acres

Purpose: Establish a boarding house for the Helping Hands Mission Inc. City of Refuge Program.

Requested Action: (1) Amendment of the Land Development Code Official Zoning Map changing the zoning district from R1M to Ag and,
(2) Small scale amendment of the Comprehensive Plan Future Land Use Map changing the future land use designation from Single Family Residential to Agriculture.

Existing Zoning Description: R1M (Mixed Residential Subdivision District) is designed to accommodate single-family detached structures, mobile homes and accessory buildings compatible with a residential environment. It is the express purpose of this zoning district to exclude all buildings or other structures and uses having commercial characteristics except the minimal home occupation and the approved Conditional Use activities (i.e., educational institutions, places of worship recreation and park areas, public and private utilities and public facilities.) Maximum density = 4 dwelling units (du) per acre.

Proposed Zoning Description: AG (Agriculture District) allows detached single family residential structures and mobile homes. Also allows accessory structures, facilities and uses customarily found on farms and used expressly for activities conducted in connection with farming operations, commercial and non-commercial agriculture, poultry, horse and livestock raising, provided all buildings for such accessory uses meet setback requirements for primary buildings. Maximum allowable density = 1 dwelling unit (du) per acre.

Existing FLUM: Single Family Residential

Proposed FLUM: Agriculture

Current Use of Land: 4380 Ponderosa Road has a single family residential structure and a mobile located on it. Parcels 17-1N-28-0000-05079-0000 and 17-1N-28-0000-08900-0000 are wooded and vacant.

Surrounding Zoning: The property is surrounded by R1M District with the exception of M2 District located on the north side of Carroll Road.

Rezoning History: No rezonings have occurred in the immediate vicinity of the proposed rezoning.

Part II. Data and Analysis (Consistency with the Santa Rosa County Comprehensive Plan):

A. Infrastructure Availability:

(1) Predicted Maximum Roadway Impact:

In case of rezonings it is more acceptable to present a worse case scenario analysis as development plans are not finalized and due to the overall permanence of the situation. Assuming all of the projected vehicle trips impact Carroll Road, the current zoning would allow approximately 87 average daily vehicle trips onto Carroll Road. The proposed zoning could produce less traffic.

The applicant has indicated the majority of residents residing at the proposed boarding house will not have a vehicle. The location of the proposed rezoning is close public transit which is beneficial for the proposed use.

(2) Potable Water:

A letter provided by the applicant from Pace Water System, Inc. indicates that a 2" water main is located on the east side of Ponderosa Rd. The proposed amendment is not expected to create capacity problems for the Pace Water System, Inc.

(3) Sanitary Sewer:

The applicant indicates that the development will be on a septic system.

(4) Solid Waste:

The applicant indicates a private hauler will be used to transport solid waste from the site. Currently the landfill has approximately 52% of the permitted airspace remaining. Based on estimated population projections, the remaining life of this airspace is approximately 30 years.

(5) Parks, Recreation and Open Space:

A rezoning to Agriculture with a future land use amendment to Agriculture would not increase demand on recreation facilities.

B. Compatibility:

Policy 5.1.C.8 of the Comprehensive Plan states:

"the County shall continue to utilize the Future Land Use Map amendment, rezoning, conditional use and special exception approval process to assure that new proposed land uses are compatible with existing residential uses, and will not significantly contribute to the degradation of residential neighborhoods."

The applicant is proposing a temporary residential living arrangement for persons leaving an institutional setting and in need of a supportive living arrangement in order to readjust to living outside the institution. The property is surrounded by R1M, Mixed Residential Zoning District with M2, General Industrial located on the north side of Carroll Street. The M2 zoned property is owned by FDOT and Santa Rosa County. Currently, the majority of uses surrounding the site are single family residential homes. The proposed use is compatible with the surrounding uses.

C. Suitability:

Policy 3.1.E.6 of the Comprehensive Plan states:

"the County shall use the latest version of the Flood Damage Prevention Ordinance promulgated by the FEMA to determine the location of the 100-year floodplain and flood prone areas and development shall be limited in those areas, consistent with FEMA requirements."

Proposed revisions to the flood zone maps show this area is located within a FEMA Zone "X", which means an area determined to be outside 500- year flood plain. The National Wetlands Inventory Map indicates that no wetlands are present.

D. Urban Sprawl:

Policy 3.1.G.4 of the Comprehensive Plan states:

"no future land use category may be changed and no rezoning may be approved unless a finding is made that the change in land use or land use classification or zoning category will promote compact development and discourage urban sprawl. The Santa Rosa County Board of County Commissioners shall be responsible for making such finding upon receipt of a report from the LPA."

The proposed development for a boarding house on the property is in an area of increasing growth pressure and would not result in a finding of urban sprawl under the proposed classification.

E. Compatibility with the Land Development Code:

6.05.02 AG –Agriculture District Item C. identifies that boarding houses are permitted as conditional uses in the Agriculture Zoning District. The applicant has acknowledged that a conditional use will be required prior to use.

F. Compatibility with the Building Code:

The proposed change of use from an existing single family residential structure to a boarding house will require significant improvements to meet the requirements of the Florida Building Code. Although not typically a requirement for a rezoning, the Board may wish to take into consideration the ability of the applicant to complete the full scope of those improvements.

2011-R-004 Traffic Analysis Append

Traffic Analysis Append

For the R1M estimation:

Single Family Detached Housing (210)

4.55 acre x 4 du's/acre = 18.2 possible units

Average Rate: $9.57 \times 18.2 = 174.17$ Average Daily Trips

Driveway %: $0.50 \times 174.17 = 87.08$ Average Daily Trips

New Trip % = 100%; $87.08 \times 1.00 = 87.08$ New Daily Trips

Selection of the ITE data plot (210) for Single Family Detached Housing was made because this was the worst case scenario or the maximum allowable level of development intensity within the zoning district. The independent variable (Dwelling Units) was chosen in accordance with professionally accepted practices: there was a coefficient of determination of 0.96 for this data plot; the standard deviation of 3.69; and there was a large sample size (350 studies).



Gregory S. Brown, CFA
Santa Rosa County
Property Appraiser

6495 Caroline Street
 Milton, Florida 32570

(850) 983-1880 Voice
 (850) 623-1284 Fax
info@srcpa.org

Ownership Information	
Owner	HELPING HAND MISSIONS OF SANTA
Name2/Address	ROSA COUNTY INC
Address	PO BOX 457
City, State, Zip	MILTON, FL 32572

Parcel ID	17-1N-28-0000-05079-0000	Exempt Code		Show Parcel Map
Phys. Loc		Tax District Number	11	
Tax District Name	Avalon-Mulat	Millage Rate	14.8663	

2010 Certified Values	
Land Value	10,260
Building Value	0
Misc Value	0
Just Value*	10,260
Assessed Value	10,260
Exempt Value	0
Taxable Value	10,260

General Information	
DOR Code	000000
BLDG CNT	0
XF/OB CNT	0
ACRES	1.500

[Tax Collector Data](#)

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Legal Information	Show Expanded Legal Description
N2 OF S 660 FT OF N 693 FT OF	
E 198 FT OF W	
396 FT OF NW4 OF SE4 AS DES IN	

**** Legal description is for reference only and should not be used for Legal documents****

Sales Information				Sales in Area	
OR Book/Page	Sale Date	Sale Amount	Inst Type	Vac/Imp	Q/U
3024/1328	12/07/2010	100	WD	V	U
1683/1460	05/01/1996	100	QD	V	U
423/3	12/01/1977	100	WD	V	U
316/327	07/01/1974	3,000	WD	V	Q

Click Book/Page Number to Retrieve Clerk Of Court Information on Sale.

Land Information									
Item	Land Code	Description	Zoning	Frontage	Depth	Unit Type	Land Units	Adj Unit Price	Land Value
1	000100	SFR	R1M *	198	330	0000001.500	AC	6840.000	10260

[Show Zoning](#)

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[Santa Rosa Home](#)



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info@srcpa.org

Ownership Information	
Owner	HELPING HAND MISSIONS OF
Name2/Address	SANTA ROSA COUNTY INC
Address	PO BOX 457
City, State, Zip	MILTON, FL 32572

Parcel ID	17-1N-28-0000-08900-0000	Exempt Code		Show Parcel Map
Phys. Loc		Tax District Number	11	
Tax District Name	Avalon-Mulat	Millage Rate	14.8663	

2010 Certified Values	
Land Value	11,400
Building Value	0
Misc Value	0
Just Value*	11,400
Assessed Value	11,400
Exempt Value	0
Taxable Value	11,400

General Information	
DOR Code	000000
BLDG CNT	0
XF/OB CNT	0
ACRES	1.500

[Tax Collector Data](#)

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Legal Information	Show Expanded Legal Description
N2 OF FOL: S 660 FT OF N 693	
FT OF W 198 FT	
OF NW 4 OF SE4 AS DES IN OR	

**** Legal description is for reference only and should not be used for Legal documents****

Sales Information				Sales in Area	
OR Book/Page	Sale Date	Sale Amount	Inst Type	Vac/Imp	Q/U
3024/1335	12/07/2010	100	WD	V	U
1471/394	05/01/1995	19,000	WD	V	U
423/3	12/01/1977	100	WD	V	U

Click Book/Page Number to Retrieve Clerk Of Court Information on Sale.

Land Information									
Item	Land Code	Description	Zoning	Frontage	Depth	Unit Type	Land Units	Adj Unit Price	Land Value
1	000100	SFR	R1M *	198	330	0000001.500	AC	7600.000	11400

[Show Zoning](#)

[Previous Parcel](#)

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 Milton, Florida 32570

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info@srcpa.org

Ownership Information	
Owner	HELPING HANDS MISSION OF
Name2/Address	SANTA ROSA CO INC
Address	P O BOX 457
City, State, Zip	MILTON, FL 32572

Parcel ID	17-1N-28-0000-07601-0000	Exempt Code		Show Parcel Map
Phys. Loc	4380 PONDEROSA RD	Tax District Number	11	
Tax District Name	Avalon-Mulat	Millage Rate	14.8663	

2010 Certified Values	
Land Value	10,602
Building Value	104,650
Misc Value	3,752
Just Value*	119,004
Assessed Value	119,004
Exempt Value	0
Taxable Value	119,004

General Information	
DOR Code	000100
BLDG CNT	2
XF/OB CNT	2
ACRES	1.550

[Tax Collector Data](#)

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Legal Information	Show Expanded Legal Description
COM NE CORN OF SW4 THN S 130	
FT TO POB & CONT 336 FT THN	
W 200 FT THN N 336 FT THN E	

**** Legal description is for reference only and should not be used for Legal documents****

Sales Information				Sales in Area	
OR Book/Page	Sale Date	Sale Amount	Inst Type	Vac/Imp	Q/U
2953/997	10/22/2009	100	WD	I	U
1905/1541	05/01/2001	100	QD	I	U
1647/730	10/01/1997	38,000	WD	I	U
1531/446	04/01/1996	100	WD	I	U
747/394	05/01/1985	6,000	WD	I	U
592/161	07/01/1982	4,000	WD	V	U

Click Book/Page Number to Retrieve Clerk Of Court Information on Sale.

Land Information									
Item	Land Code	Description	Zoning	Frontage	Depth	Unit Type	Land Units	Adj Unit Price	Land Value
1	000100	SFR	R1M*	336	200	0000001.550	AC	6840.000	10602

[Show Zoning](#)

[Display Building Information](#)

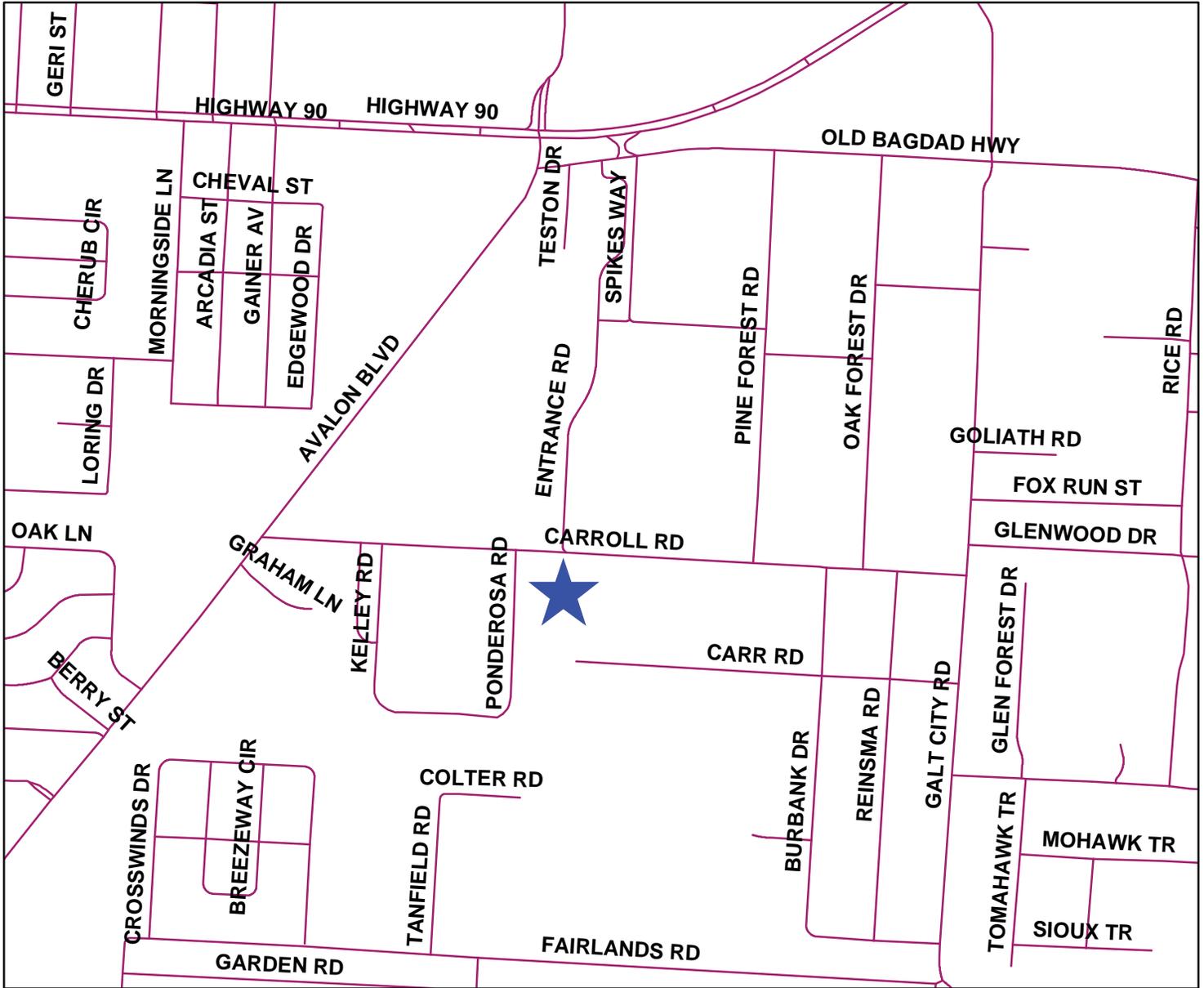
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Location Map (2011-R-004)



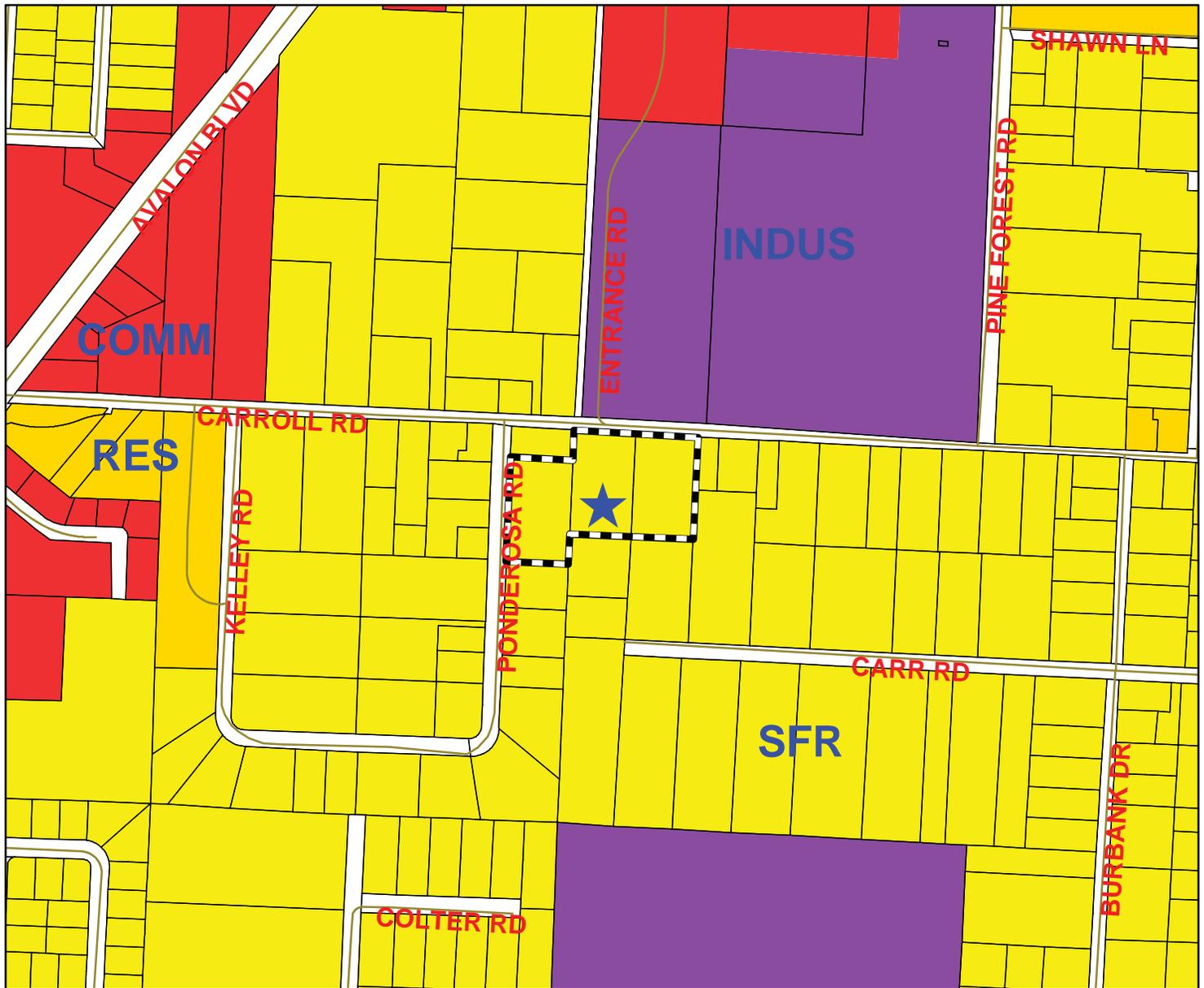
1 inch = 1,000 feet



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Future Land Use (2011-R-004)



1 inch = 500 feet



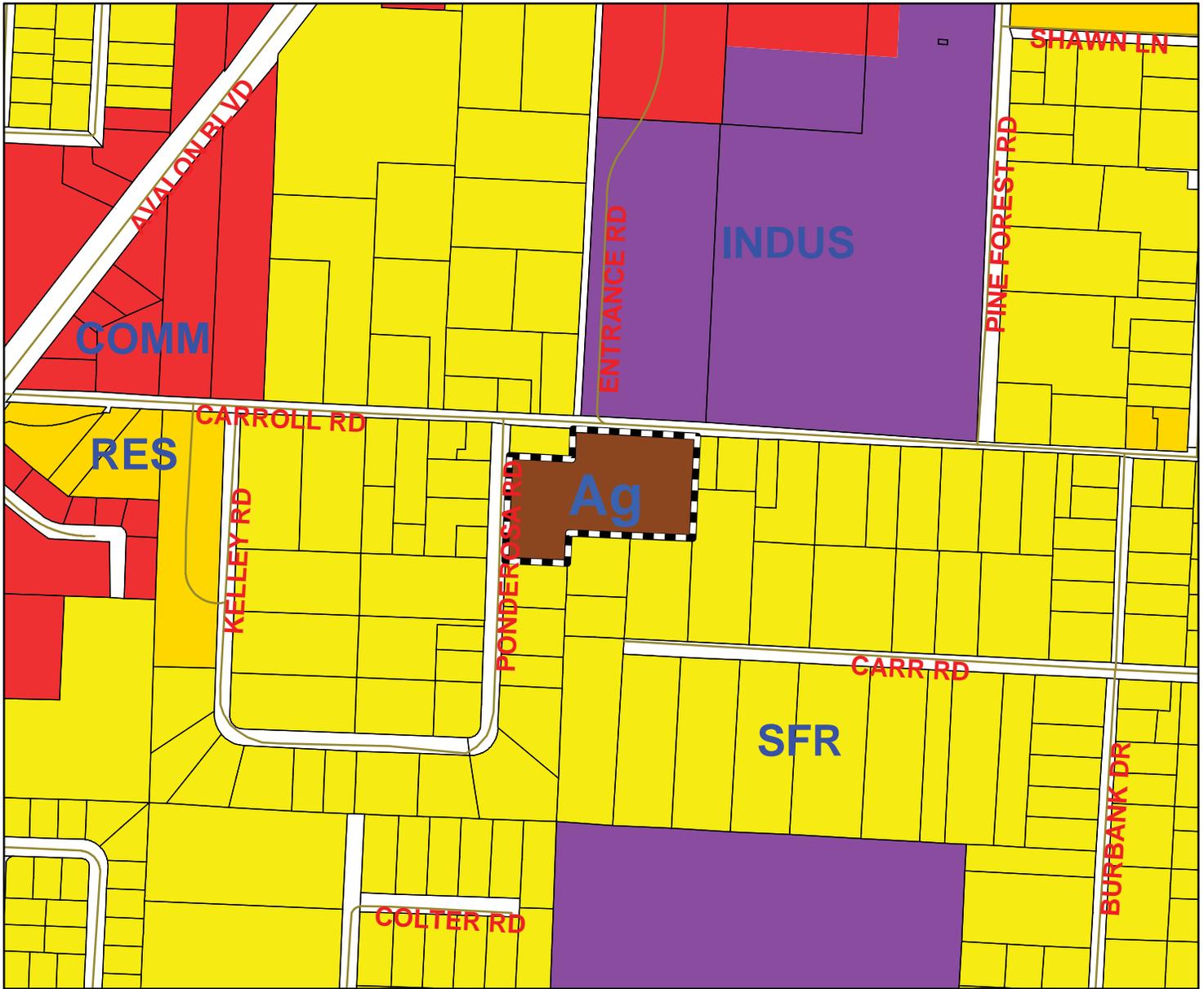
Legend

2011-R-004 Rezoning	GP SINGLE FAMILY RESIDENTIAL (GPSFR)	NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)
Streets	GP RURAL RESIDENTIAL (GPRR)	NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMHDR)
Parcels	BAGDAD HISTORIC DISTRICT (HIS)	NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)
FLUM	INDUSTRIAL (INDUS)	NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMRC)
AGRICULTURE (AG)	MARINA (MARINA)	NAVARRE BEACH UTILITIES (NBU)
SINGLE FAMILY RESIDENTIAL (SFR)	MILITARY (MIL)	CITY
MEDIUM DENSITY RESIDENTIAL	MIXED RESIDENTIAL COMMERCIAL (MRC)	RAIL
RESIDENTIAL (RES)	NAVARRE BEACH COMMERCIAL (NBCOMM)	WATER
COMMERCIAL (COMM)	NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)	
CONSERVATION/RECREATION (CON/REC)		

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Proposed Future Land Use (2011-R-004)



1 inch = 500 feet



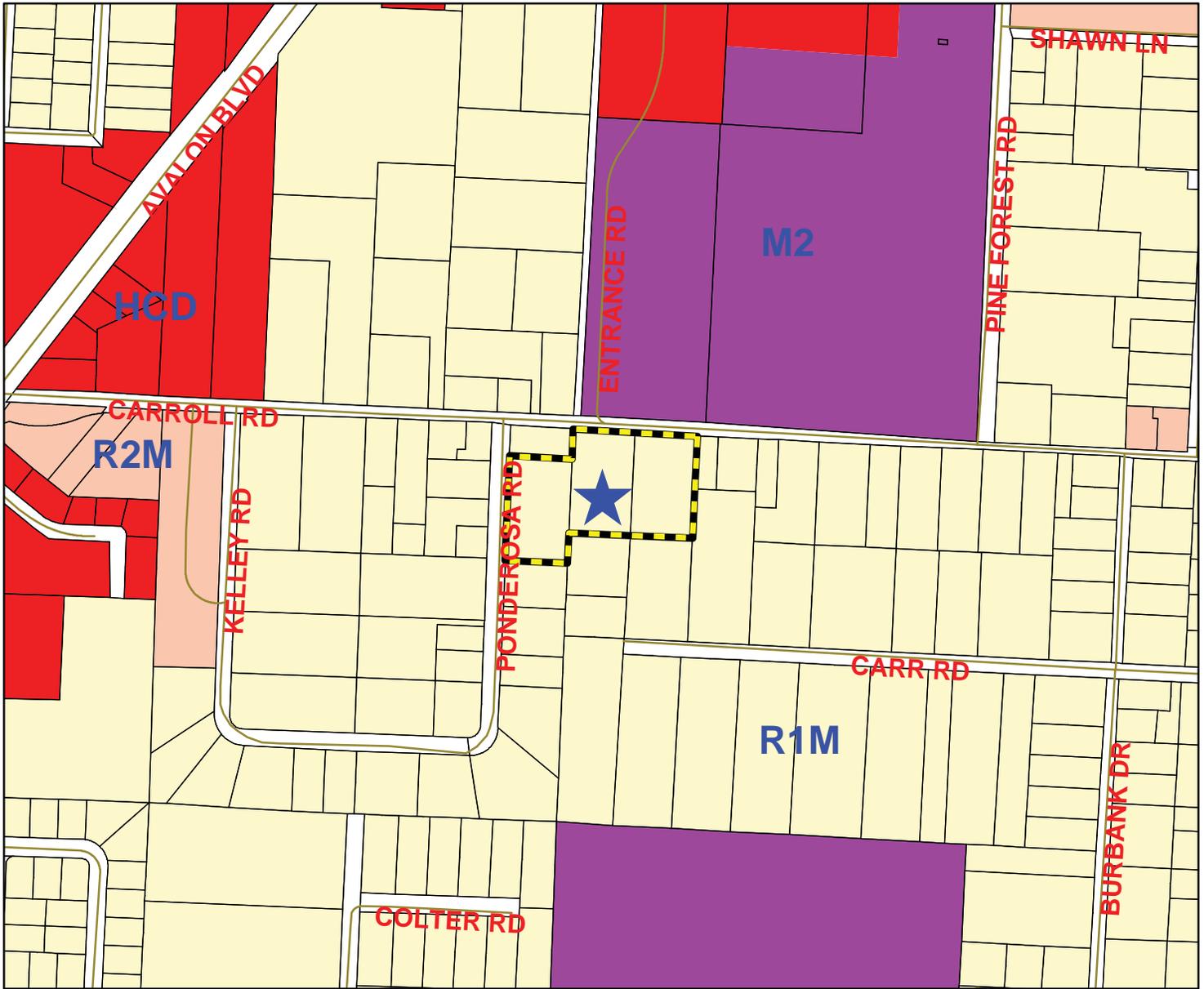
Legend

2011-R-004 Rezoning	GP SINGLE FAMILY RESIDENTIAL (GPSFR)	NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)
Streets	GP RURAL RESIDENTIAL (GPRR)	NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMHDR)
Parcels	BAGDAD HISTORIC DISTRICT (HIS)	NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)
FLUM	INDUSTRIAL (INDUS)	NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMRC)
AGRICULTURE (AG)	MARINA (MARINA)	NAVARRE BEACH UTILITIES (NBU)
SINGLE FAMILY RESIDENTIAL (SFR)	MILITARY (MIL)	CITY
MEDIUM DENSITY RESIDENTIAL	MIXED RESIDENTIAL COMMERCIAL (MRC)	RAIL
RESIDENTIAL (RES)	NAVARRE BEACH COMMERCIAL (NBCOMM)	WATER
COMMERCIAL (COMM)	NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)	
CONSERVATION/RECREATION (CON/REC)		

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Current Zoning (2011-R-004)



1 inch = 500 feet



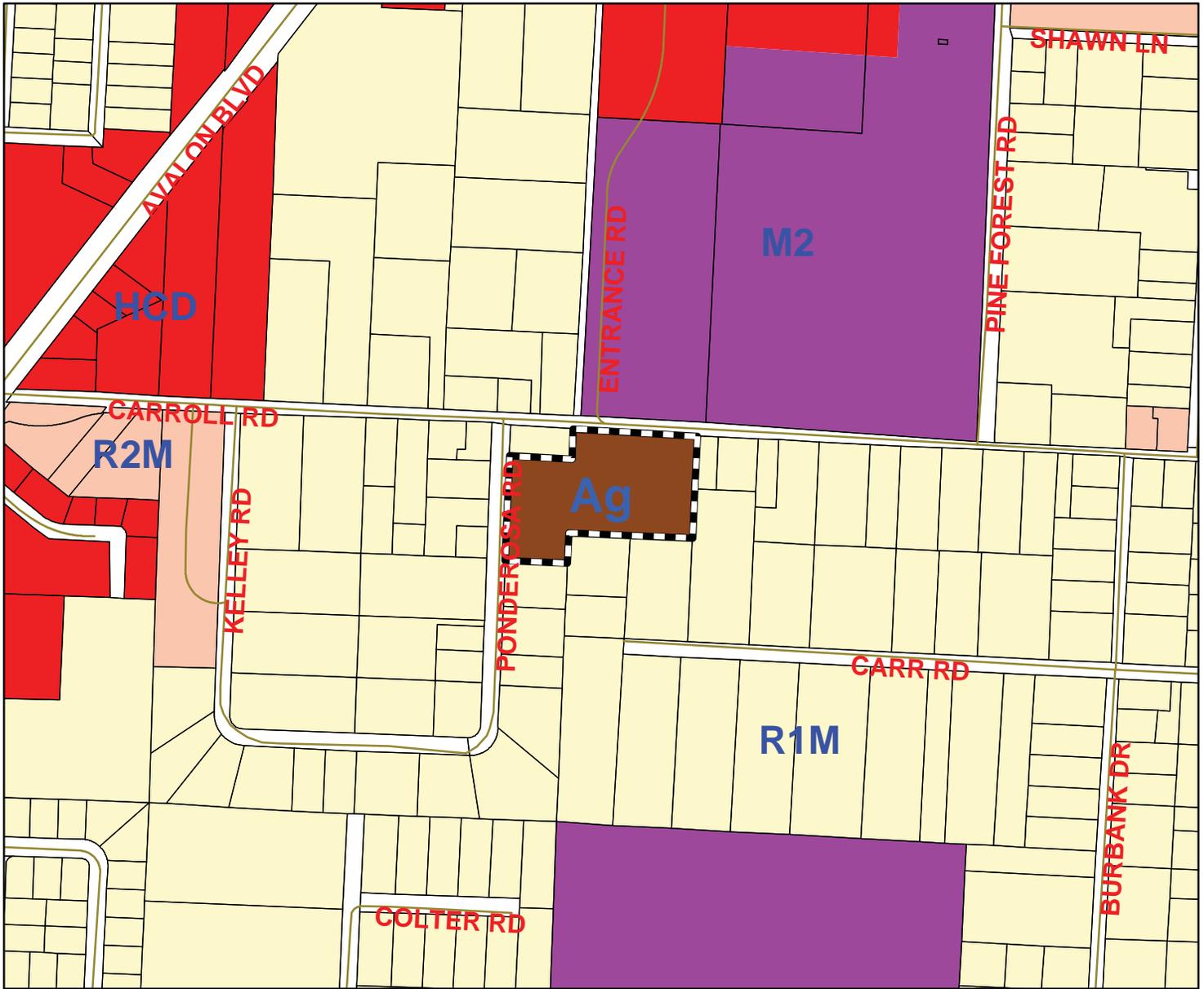
Legend

2011-R-004 Rezoning	Restricted Industrial (M-1)	R1 within an Accident Potential Zone (R1-APZ)	Navarre Beach - Commercial
Streets	M1 within an Accident Potential Zone (M1-APZ)	R1 within the Heart of Navarre (R1-HON)	Hotel - Navarre Beach
Parcels	M1 within the Heart of Navarre (M1-HON)	Single Family Residential (R-1A)	Navarre Beach - High Density
Zoning District	General Industrial (M-2)	Mixed Residential Subdivision (R-1M)	Navarre Beach - Medium Density
Agriculture/Rural Residential (AG)	M2 within an Accident Potential Zone (M2-APZ)	R1M within an Accident Potential Zone (R1M-APZ)	Navarre Beach - Planned Mixed Use Development
AG within an Accident Potential Zone (AG-APZ)	Planned Industrial Development (PID)	R1M within the Heart of Navarre (R1M-HON)	Navarre Beach - Conservation/Recreation
Agriculture (AG2)	Neighborhood Commercial (NC)	Medium Density Residential (R-2)	Navarre Beach - Single Family
AG2 within an Accident Potential Zone (AG2-APZ)	NC-APZ	R2 within an Accident Potential Zone (R2-APZ)	Navarre Beach - Medium High Density
Marina (C-1M)	NC within the Heart of Navarre (NC-HON)	R2 within the Heart of Navarre (R2-HON)	Navarre Beach - Utilities
Marina and Yacht Club (C-2M)	Passive Park (P-1)	Medium Density Mixed Residential (R-2M)	State
Historical/Commercial (HC-1)	P1 within the Heart of Navarre (P1-HON)	R2M within an Accident Potential Zone (R2M-APZ)	State within an Accident Potential Zone (STATE-APZ)
Highway Commercial Development (HCD)	Active Park (P-2)	R2M within the Navarre Town Center (R2M-NTC)	RAIL
HCD within an Accident Potential Zone (HCD-APZ)	P2 within an Accident Potential Zone (P2-APZ)	Medium High Density Residential (R-3)	Right of Ways
HCD within the Heart of Navarre (HCD-HON)	P2 within the Heart of Navarre (P2-HON)	Rural Residential Single Family (RR-1)	Military
HCD with the Navarre Town Center (HCD-NTC)	Planned Business District (PBD)	RR1 within an Accident Potential Zone (RR1-APZ)	Water
Historical/Single Family (HR-1)	Planned Unit Development (PUD)	Navarre Town Center 1 (TC1)	Municipal Boundaries
Historical/Multiple Family (HR-2)	Single Family Residential (R-1)	Navarre Town Center 2 (TC2)	

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Proposed Zoning (2011-R-004)



1 inch = 500 feet



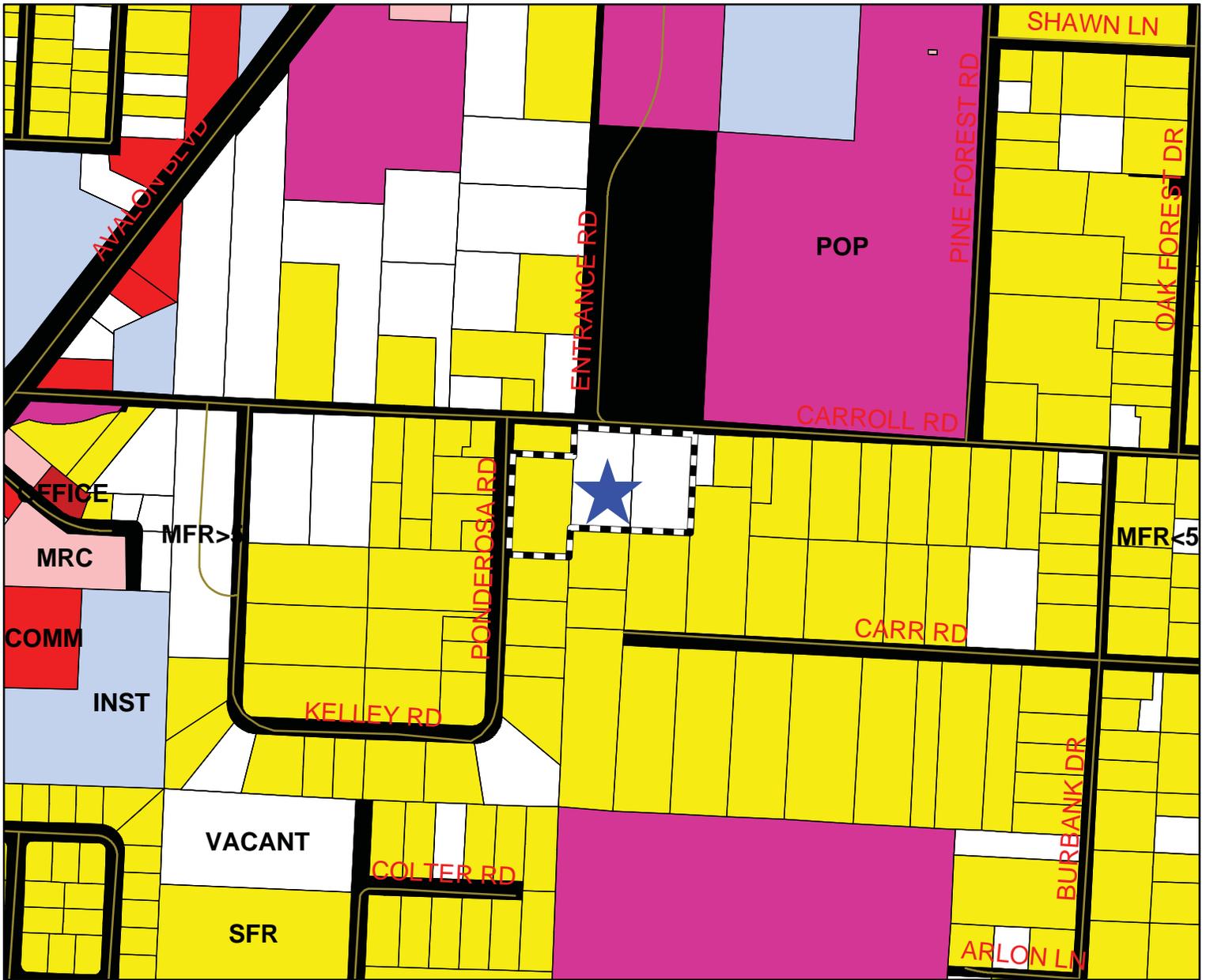
Legend

- | | | | |
|---|---|---|---|
| 2011-R-004 Rezoning | Restricted Industrial (M-1) | R1 within an Accident Potential Zone (R1-APZ) | Navarre Beach - Commercial |
| Hydro3 | M1 within an Accident Potential Zone (M1-APZ) | R1 within the Heart of Navarre (R1-HON) | Hotel - Navarre Beach |
| Streets | M1 within the Heart of Navarre (M1-HON) | Single Family Residential (R-1A) | Navarre Beach - High Density |
| Parcel Lines | General Industrial (M-2) | Mixed Residential Subdivision (R-1M) | Navarre Beach - Medium Density |
| Zoning District | M2 within an Accident Potential Zone (M2-APZ) | R1M within an Accident Potential Zone (R1M-APZ) | Navarre Beach - Planned Mixed Use Development |
| Agriculture/Rural Residential (AG) | Planned Industrial Development (PID) | R1M within the Heart of Navarre (R1M-HON) | Navarre Beach - Conservation/Recreation |
| AG within an Accident Potential Zone (AG-APZ) | Neighborhood Commercial (NC) | Medium Density Residential (R-2) | Navarre Beach - Single Family |
| Agriculture (AG2) | NC-APZ | R2 within an Accident Potential Zone (R2-APZ) | Navarre Beach - Medium High Density |
| AG2 within an Accident Potential Zone (AG2-APZ) | NC within the Heart of Navarre (NC-HON) | R2 within the Heart of Navarre (R2-HON) | Navarre Beach - Utilities |
| Marina (C-1M) | Passive Park (P-1) | Medium Density Mixed Residential (R-2M) | State |
| Marina and Yacht Club (C-2M) | P1 within the Heart of Navarre (P1-HON) | R2M within an Accident Potential Zone (R2M-APZ) | State within an Accident Potential Zone (STATE-APZ) |
| Historical/Commercial (HC-1) | Active Park (P-2) | R2M within the Navarre Town Center (R2M-NTC) | RAIL |
| Highway Commercial Development (HCD) | P2 within an Accident Potential Zone (P2-APZ) | R2 within an Accident Potential Zone (R2-APZ) | Right of Ways |
| HCD within an Accident Potential Zone (HCD-APZ) | P2 within the Heart of Navarre (P2-HON) | Medium High Density Residential (R-3) | Military |
| HCD within the Heart of Navarre (HCD-HON) | Planned Business District (PBD) | Rural Residential Single Family (RR-1) | Water |
| HCD within the Navarre Town Center (HCD-NTC) | Planned Unit Development (PUD) | RR1 within an Accident Potential Zone (RR1-APZ) | Municipal Boundaries |
| Historical/Single Family (HR-1) | Single Family Residential (R-1) | Navarre Town Center 1 (TC1) | |
| Historical/Multiple Family (HR-2) | | Navarre Town Center 2 (TC2) | |

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Existing Land Use Map (2011-R-004)



1 inch = 500 feet



Legend

2011-R-004 Rezoning	City	Recreation/Open Space
Water Bodies	Commercial	Right of Way
Streets	Institutional	Single Family Residential
Parcels	Military	Silviculture
ELUM	Mixed Residential/Commercial	Unknown
CATEGORY	Office	Vacant
Agriculture	Public Owned Property	Water
Agriculture Homestead	Recreation/Commercial	
Condo/Townhomes		

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Aerial View (2011-R-004)



1 inch = 200 feet



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Comments
Support & Opposition

2011-R-004

Shawn Ward

From: jim martin [james_martin@pd1.fl.gov]
Sent: Friday, March 25, 2011 2:17 PM
To: Shawn Ward
Subject: Rezoning

I live at 4357 Ponderosa Rd. in Milton and I am not in favor of any property in our neighborhood being rezoned. I don't know of anyone that are in favor of the rezoning.

Case # 2011-R-004

I have had a change of E-Mail address : james_martin@pd1.fl.gov
This Electronic Mail contains PRIVILEGED AND CONFIDENTIAL INFORMATION intended only for the use of the addressee(s) named above. If you are not the intended recipient of this E-mail, or the employee or agent responsible for delivering it to the intended recipient, YOU ARE HEREBY NOTIFIED that any dissemination or copying of this material is strictly prohibited. If you have received this E-mail in error, please immediately notify us and destroy the original material.

Helping Hands Mission rezoning Project

Location: Ponderosa Rd. Milton, FL

Concerned next door seventeen-year-old Florida resident

Dear members of The Zoning Board for Santa Rosa County FL,

My name is Mark L. Bullard and I am currently a resident of Santa Rosa County in our great State of Florida. I am an Honor-Roll student at Pensacola State College. I have taken this opportunity to write you in the hopes that you will read this plea and prevent a possibly dangerous situation in my community. Helping Hands Missions of Santa Rosa County Inc. is an organization that I believed to be a fine organization, but currently some issues have arisen to question this. Helping Hands Missions has decided that a property in their ownership located on Ponderosa Road would be a suitable place to double their current resident population of freshly released persons of questionable moralities into which is for all purposes a halfway-house without making improvements to the buildings or addressing some obvious safety concerns already there. Part of this property shares a border that is distinguished only by a three-foot high old wire-fence that was put in place by the former owner of my residence. The area in between our two properties is a very heavily wooded lot that, by the mission manager himself, has been admitted to be an unsafe haven for homeless individuals, and other possibly worse unmoral persons which still remains unchecked and unsecured. The Helping Hands Missions and Faith Baptist Church currently have voiced no immediate plans to clear the underbrush or to secure the property with privacy fencing or security fencing for the safety of the community. My property is not protective enough for it to be safe for my cherished ten-year old sister or my next door neighbor's children to run through the back side of our own residences with such persons possibly waiting to commit repulsive deeds in such close proximity. In a circle with a four mile radius from my house there are no less than 84 different sexual offenders, or even worse, sexual predators. This situation must not be allowed to escalate in its intensity. The manager of the mission has left us, the concerned citizens nearby to the facility in question, with the impression that he has absolutely no plans for clearing a "buffer zone" between the buildings and the neighboring properties or even erecting a security fence to prevent irreversible tragedies from happening. He has stated that there is no money available for such projects although Helping Hands Missions owns more than \$2.25 Million United States Dollars worth of real estate properties not throughout the entire State of Florida but just in Santa Rosa County alone! He has also made no efforts to remove the persons from the heavy brush and woods on their own lot. Please dear Members, PLEASE do not permit this tragedy waiting to happen to increase in size. I thank each of you for your service to our growing community.

A very concerned young adult male,

Mark L. Bullard



Rita Bullard
6030 Carr Road
Milton, FL 32583
850-626-3579

I appreciate the opportunity to address the Zoning Board on the issue of the request by Helping Hands Missions of Santa Rosa County Inc. to have their 3 parcels of property rezoned from Residential Single Family to Agricultural Use for the purpose of and expanded use by their ongoing "City of Refuge" program. We are very much opposed to the rezoning at this time.

We are aware that this program is already under operation the question today is wither or not they will be approved on their rezoning request so that they can expand the size and scope of the program and double the size of their halfway house in terms of live in residence that the program has under its auspices. Mr. Mars informed me that "The City of Refuge" program is for adult men upon their release from prison or jail, that they currently have 4 men in residence on Ponderosa Road along with the live in "House Supervisor" and are seeking the rezoning so that they can in the short term increase the program to house 8 men plus the "House Supervisor". He envisions upgrading the house on Ponderosa Road from a 4 bedroom 3 bath house to a suitable configuration to accommodate these numbers of full time residence. Presently, Helping Hands Missions of Santa Rosa County Inc. must have the parcels rezoned to be able to accommodate any more participants in the program. Should this be approved it concerns me on 2 primary issues (1) they presently do not have any site plans on file with the zoning board to show you just what they intend to do in the short term or in the long term should they gain the rezoning. (2) the additional problems associated with scaling up such an undertaking properly doubling the size of the population served in the near term much less the potential of a further increase in the long term. Although, they house has a full time live in "House Supervisor" this person is not trained in a conventional sense as one would understand that, does not even possess current certification in basic first aid and CPR as per Mr. Mars. He considers some suitable for this position if they themselves have successfully completed the program and they feel that he can take on the responsibility of being the "House Supervisor". This program is a 6 month program which can be extended for another 6 months under certain conditions, but for the second 6 months they are required to pay rent. I will not even get into the issues involved with the charge of rent. So every 6 months or so we could have a new group move into our neighborhood. Helping Hands missions does not limit this program to men that have an already established connection to the Milton area, such as family already living here. They take men from Mississippi, AL, Ga as well as FL. So some of these people would never know of Milton or Santa Rosa County if not for this program. When asked if they limit the men they will take into low risk, no sexual offenders, Mr. Mars said no. They actually have a young man as a current resident that is on the registered sexual offenders list and has 4380 Ponderosa Road Milton, FL 32583 as his permeant address. This individual is still listed under the control of the Florida Dept. of Corrections. Is Helping Hands Missions of Santa Rosa County Inc. or its affiliates being financially compensated or paid in any way for providing a place for this young man?

Mr. Mars told me that the current residence of the program as well as the "House Supervisor" have informed them of their belief that the 2 wooded lots are used by the homeless and vagrants

on a regular basis. This is very discerning news, and brings up more question than I am comfortable with. When asked what improvements to the house or property they planned, I was told they planned on doing some work on the house and eventually clearing out some of the two heavily wooded lots that front Carroll Road. When I asked, if they planned on replacing the fencing at the back of their lots to provide additional security for the surrounding property owners that adjoin them as well as to provide a barrier and further security for the surrounding community Mr. Mars, said that they had no plans to address the fencing even though it needed replacing and petty much indicated that the decision was made in part due to a budget issue. With persons currently at residence in their program housed at Ponderosa Dr. that are under the supervision of the FL Dept. of Corrections, I would think that addressing the fencing between them and the community as well as other properties would have been something that would be part of their general property improvement plan. This would insure some level of boundary between their property and others that would be visible to their residence and others in the community. One in their program could not cross that new fence line and use the excuse that they didn't see it or notice it or they thought that perhaps the property for Helping Hands Missions extended beyond it. Particularly if they were told of the fence as a boundary at the time of their arrival to live at the facility on Ponderosa Road. Budgetary issues often are at play when deciding on property improvements such as fencing and remodeling. This is true for individuals and corporations like Helping Hands Missions of Santa Rosa County Inc. However, a quick property search of properties owned by Helping Hands Missions of Santa Rosa County Inc. will yield some 6 different properties owned by them in this county exempt from property taxes because of their ownership by a civic/charitable organization. The Santa Rosa Property Appraiser values these properties for taxable basis at more than 2.25 million dollars, of course all of it is exempt from property taxes. See parcel numbers 192S270000002020000, 111N290000003000000, 342N282470019000010, 342N2824700190000110, 342N282470020000010, 111N290000006000000. Additionally, they are on record as owning some 15 to 20 plus properties (see warranty deeds recorded 12/9/10 and 2/9/11 for the latest in property transfers) other properties which are subject to property taxes: namely the house and lot at 4380 Ponderosa Road that is currently in use as a residential housing unit for "The City of Refuge" program and its halfway house program. Along with the former residential unit located at 5442 Russell Drive Milton, FL. Both of these properties are on the tax rolls but only the property taxes on the house and lot on Ponderosa Road have been paid, the property tax due for 2010 on the Russell Drive property remains unpaid and will be delinquent at the end of March.

In regards to the 2 large heavily wooded lots that front Carroll Road and adjoin the parcel that has the residence on Ponderosa Road. Mr. Mars indicated to me that it would take "some time" to clear out the lots but that Helping Hands Mission of Santa Rosa County Inc. Definitely intended to do so at some point in the future, for what use he was not sure. Mr. Mars told me that the current members of the program housed on Ponderosa Road along with the "House Supervisor" have told him that the woods are occupied by the "homeless" and "vagrants" on a rather regular basis. This is very troubling to me and other members of my community. This actually brings up many questions? Such as ... As the property owner, what steps have Helping Hands Missions of Santa Rosa County Inc. with Mr. Mars acting as the executive in charge of the administration of these properties taken to correct and resolve this problem? As the executive in charge, has he contacted the Santa Rosa Sheriffs Dept. in regards to this problem ? Did he direct

the "House Supervisor" in his capacity as an on site manager to contact the Sheriff's department? If contact was made with the Sheriffs Dept. when was this done? By whom and what did you request that they do? What was the outcome of that contact? Are they in regular contact with the Sheriffs' Department. in an on going effort to solve the problem? Can Helping Hands Missions and Mr. Mars think of and implement any strategies to further secure their property from being used for such a use? How are Helping Hands Missions of Santa Rosa County Inc. and Mr. Mars going to solve the problem they have with their property being accessed and used in such a way? OR do they even recognize it as a problem that needs to be solved? It is my understanding that if I am aware of a problem that exposes me to liability or involves the possible breaking of the law it is my duty as a responsible property owner to take ALL reasonable steps to solve it including seeking the assistance of local law enforcement agencies to prevent my property from being used and occupied in a way that endangers the community. One takes a problem solving approach for several reasons, (a) a connection to the community and common desire to see that dangerous situations are not allowed to continue, this could be called a moral responsibility, and (b) to limit ones exposure to liability issues. Is Helping Hands Missions of Santa Rosa County Inc. carry sufficient insurance to cover them selves and the community should something go wrong? I will ask has anyone thought of the fire risk in a densely wooded area occupied by homeless persons? I will also remind the Zoning Board and County Commissioners that these wooded lots are directly across the street from the DOT drive that intersects Carroll Road and on that property a short way down that drive is a very large above ground fuel storage facility and fuel dispensing station. Should fire get out of control in this area and encroach on that fuel depot area the surrounding community would almost certainly have to be evacuated at a moments notice due to the vulnerability of above ground fuel storage tanks, evacuation of the local community under such threat would almost certainly impact the Santa Rosa County Emergency Operations Center precisely when it would be very much needed, in an actual emergency, as well as the 911 operations center for this area. Pine Forrest is the road they are located on and it is just around the corner from the fuel storage area and these wooded lots. It would be wrong of me as a private citizen and property owner not to take all reasonable steps to prevent the use of my property in such a manner. What reasonable steps should Helping Hands Missions of Santa Rosa County Inc. be compelled to take, given the circumstances that they and their executive in charge Mr. Mars are aware of?

In conclusion as I stated before I do not support the request for rezoning, I do not feel that the board has been provided with enough information as to the future plans for property use on these parcels. I do not feel that Helping Hands Missions of Santa Rosa County Inc. and Mr. Mars have made a property development plan that addresses several important issues and that takes into account the needs of the community that they have sited their residence unit in. In this neighborhood we have vital county functions such as the EOC and the 911 call center along with a residential community for families. I do not feel that they have taken reasonable steps as a responsible property owner to secure their property from unlawful use by homeless persons, this is a problem that they aware of, as Mr. Mars was the person that told me that he believed those wooded lots were being by the homeless and vagrant population. I do know that Helping Hands Missions of Santa Rosa County Inc. does in fact fence and secure several of their properties that are used for commercial purposes.

Santa Rosa County Development Services

Community Planning, Zoning and Development Division

From: Mr. & Mrs. Roy Bullard

6030 Carr Rd, Milton, FL 32583

Re: Opposition to Helping Hands Mission Request for Rezoning of Ponderosa Rd.

We thank you for the opportunity to have a voice in the direction that our community goes into the future. While I commend the Helping Hands Mission for what they say they are trying to do with their properties located on Ponderosa Rd. and Carroll Rd. here in Milton, I have no choice but to strongly oppose them on the issue of expanding their "City of Refuge" house located on this property for many reasons.

My first reason for concern is the condition of their property as it currently is. The property 4.55 acre properties are very overgrown with thick woods and undergrowth which presents an unnecessary danger to the community. The dense undergrowth provides a habitat for vagrants, transients, and other undesirable activities. When we spoke to the director of the "City of Refuge" house he indicated that he has been made aware of homeless individuals living in the wooded areas around his properties and admitted the need to do something to clear out the undergrowth and fence the property to address the problem but that at this time he did not have money budgeted for it. I completely agree that the property should be cleaned up and fenced with a suitable privacy fence for the protection and well being of the neighborhood and the residence of his facility. It is imperative that we be proactive concerning the safety and well being of our children and our community as a whole. We cannot afford to lax when dealing with issues of criminal activity and involvement that comes so close to our homes and children due to the high cost we could pay if we do. An example of what can happen if proper precautions are not taken is the case of Elmer Carroll; a former resident of a half way house whose only offenses had been two counts of Lewd, Lascivious Conduct Child Under 16, crimes that would not have prevented him from being a candidate for residence at the "City Of Refuge" as is demonstrated by the fact that they currently have a resident that in fact has two counts of the same charge, James Lee Bryant. On 10/30/90 when Robert Rank, a next door neighbor to the half way house, attempted to wake up his 10 year old step daughter, he found her face down in a pool of blood. She had been raped, strangled and murdered by Elmer Carroll. Mr. Rank then noticed that his truck had been stolen. When the police caught Carroll

they were able to match his saliva, semen and pubic hair to some found at the scene of the murder. Carroll had remarked to other residents at the half way house about the "cute" girl next door. It only takes one person out of control to cause a life altering event in our lives. If you have any children then you know that you cannot wait until something like this happens to your child before doing everything possible to prevent it. If the Helping Hands Mission is not able to afford to adequately secure their property then they certainly are not in a position to afford to double their population at this facility. It is my opinion that the "Helping Hands Mission" simply chooses not to spend the money necessary to fence their property since a quick internet search revealed that they actually own in excess of \$2.27 million in real estate just within Santa Rosa County, of which they pay absolutely \$0.00 in property tax on. We would also want to know what actions, if any, would be taken by the "City of Refuge" if one of their residents violates one of the rules of their facility and decides to simply walk out of the home and take up with the homeless population already established in the area? Will they be hunted down and physically removed from the area or will they be allowed to remain in the area and be unaccounted for? What responsibility does the "City Of Refuge" have to each resident of the house and the greater community for each person that they introduce into our neighborhood? If they cannot pay for their rent and are unwilling to work or abide by their rules will they be removed from the house and area; or simply told to leave the house and left in the community? Does the "Helping Hands Mission Inc" have sufficient insurance in place to protect all of the property owners' in and around the property where the half way house is located to cover any and all losses that may arise due to fire, theft or other activity that may arise as a result of them being permitted to run their facility at this location?

I cannot overstate the importance of properly operating and maintaining a facility of this nature because the consequences are so great. Unfortunately, the segment of offenders that they are choosing their residents from are some of the highest percentage of repeat offenders. The 2009 Florida Prison Recidivism Study shows that males have a 50% recidivism rate within six years of being released. Since offenders tend to commit crimes close to home, our community is placed at greater risk with each new offender that is brought into our neighborhood. If we hope to improve the safety and quality of life for the members of our community we must start by looking at the current population and decide what type of persons or families to we wish to attract. According to the Santa Rosa Sheriff's Office and the Florida Department of Law Enforcement's Career Offender Unit there are in excess of 80 Sexual Offenders, Sexual Predators and/or Career Offenders currently within a 4 mile radius of our residence. This does not include the homeless and transient population, which is even harder to account for. None of us want to live in a community where it is not safe for our children to go out and play or where we have got to lock ourselves in at night but I fear that our neighborhood may be reaching a tipping point where good Christian families may be reluctant to move in and where a criminal element will feel all too comfortable. For the residents of a rehabilitation home this

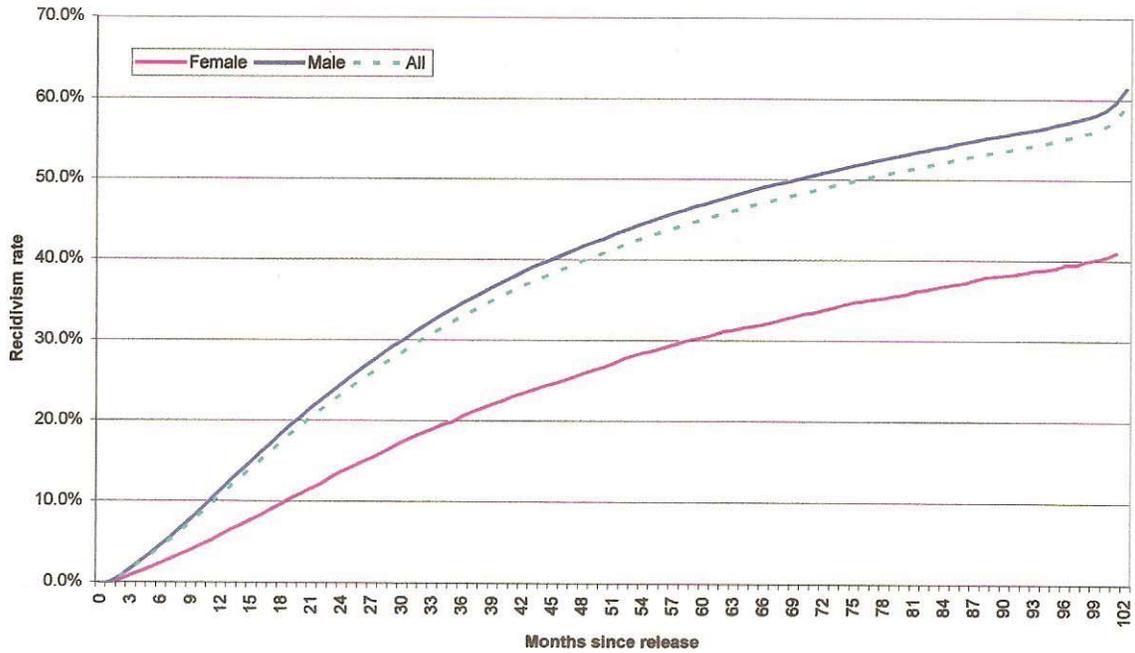
will present an unnecessary obstacle to their successful recovery and reintegration into society by placing them into an environment that may encourage unlawful or illicit behavior. We have small children living back to back with the property where the current half-way house is located and we have a duty to protect these, our most vulnerable members of society from just the type of threat that the residents present.

For these reasons I think it would be severely unwise and incredibly dangerous to allow the changes and increases in program size that "Helping Hands Mission" is pleading for.

Furthermore, this should serve as an opportunity to re-evaluate the facility to be sure that it is being run safely and responsibly for the sake of the residents and the community.

RECIDIVISM AND GENDER

Recidivism, gender



Female inmates recidivate at a much lower rate than male inmates. In fact, it takes six years for a female inmate to recidivate at the same rate as a male inmate does in three years (female recidivism at six years from release is 33.2%; male recidivism rate at three years from release is 34.7%)

LOCATION: MILTON



James Lee Bryant [VIEW ON MAP](#)

Last Known Address: 4380 Ponderosa Rd, Milton, FL 32583-2881 Race: White Sex: Male Height: 6'00 Weight: 161 lbs. Eyes: Hazel Hair: Brown Age/DOB: 05/09/1986

[Free Sex Offender Report](#)

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[Christian Web Filter](#)

Blocks pornography & spam Works with your current provider.

Ads by Google

Offenses

Offense: Use Internet to solicit/attempt solicit etc. a child for sex/lewdness etc; F.S. 847.0135(3) Date: 17 July 2007

Offense: Lewd or lascivious conduct victim under 16 years old offender under 18 years old; F.S.800.04(6)(c) Date: 17 July 2007

Alias(es)

James L Bryant

Collected from this official state registry website or page:

Pictures Provided by the Mr. and Mrs. Roy Bullard - Adjacent Neighbors on Carr Road























