

## Stivers, Christine

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**From:** Stivers, Christine  
**Sent:** Monday, July 16, 2018 10:29 AM  
**To:** 'Kendall Ropp'  
**Cc:** Pyburn, Terrill; Stillings, Tim; Sinisgalli, Rochelle  
**Subject:** RE: Stepping Stone recovery home  
**Attachments:** public notice-conditional use.pdf; Property Posting for 7-16-18 Public Hearing.jpg; Property Posting for 7-16-18 Public Hearing 2.jpg; Stepping Stone Conditional Use - PZB Report final.pdf

Good Morning Mr. Ropp,

I have attached the Code language for the conditional use property posting as well as photos that were taken July 6, 2018 of the posting. The properties have to be posted at least 7 days prior to the hearing. I have also attached the staff report in which you will find the distances of other community residences within the 660 foot radius of the proposed application.

As for accessing the File #2018—082, feel free to make a public records request for this information to Rochelle Sinisgalli, copied here.

The Applicant is not requesting any waivers.

In regards to the question of transient houses, I want to make a note that this application is for a Family Community Residence. I have included the definitions of Family Community Residence, Transitional Community Residence as well as Transient Residential Use below:

**FAMILY COMMUNITY RESIDENCE.** A family community residence is a relatively permanent living arrangement with no limit on how long a resident may live in the home. The length of tenancy is measured in residence. (Ord. No. 25-17, § 36, 7-18-17)

**TRANSITIONAL COMMUNITY RESIDENCE** A transitional community residence is a temporary living arrangement with disabilities with a limit on length of tenancy that is measured in weeks or months, not years. (Ord. No. 25-17, § 36, 7-18-17)

**TRANSIENT RESIDENTIAL USE** Shall mean the entire dwelling unit or any part thereof, which is located in Residential Development Zoning Districts and is operated or used in such a way that any part of the dwelling is turned over to a new tenant three times in any one year and the entire dwelling unit or any part thereof, which is located in Low Density Residential (RM) Zoning Districts and is operated or used in such a way that any part thereof turns over once in any one year. **A community residence is not a Transient Residential Use.** [Amd. Ord. 40-12 11/6/12]; [Amd. Ord. 03-12 No. 25-17, § 36, 7-18-17)

I believe your question may be, does the City know how many community residences are in Osceola Park. We do keep track of the residences as that is how a determination is made as to whether the request has to go through the conditional use process.

Hopefully I have answered your questions. Please feel free to reach out with any additional information you may need.

Thank you,  
Christine

**Christine Stivers**

Senior Planner, Planning, Zoning, and Building Department

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Please see the Department's [Latest News & Updates](#) page for current policies, procedures, etc.

**PUBLIC RECORDS NOTE:** Florida has a very broad public records law. Most written communications to or from local officials, employees, or the general public regarding city business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

**From:** Kendall Ropp <kennyropp@gmail.com>

**Sent:** Sunday, July 15, 2018 11:30 AM

**To:** Stivers, Christine <StiversC@mydelraybeach.com>

**Subject:** Stepping Stone recovery home

Hi Christine,

My name is Ken Ropp and I reside at 217 s. e. 3rd ave. I am the homeowner and have a few questions about the Stepping Stone Recovery Home.

What day was the conditional use notice posted in front of this residence?

Is there a certain time period that a notice needs to be posted ?

Is there a site where I can access this File # 2018-082?

Is this residence within 660 feet of any other transient or community houses?

Is the applicant requesting any waivers?

Does Delray Beach know how many transient houses are located in Osceola Park?

If you could possibly reply before tomorrow nights meeting I would appreciate it.

Thanks Kenny Ropp

## Stivers, Christine

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**From:** Lisa Quillian <[lisadq@me.com](mailto:lisadq@me.com)>  
**Sent:** Thursday, July 12, 2018 7:44 AM  
**To:** Coleman, Michael; Stewart, Jamael; Woods, Marc  
**Cc:** Stivers, Christine; Weatherspoon, David  
**Subject:** 602 SE 3rd Ave

Dear Community Improvement, Please assist planning and zoning as they prepare a staff report for a Conditional Use request for 602 SE 3rd Ave. This house has been mentioned to Code and Police several times over the years in regards to the poor conditions. James Quillian personally met with Mr. woods with a list of problem properties on a map. This house at 602 was highlighted. Please be sure that staff presents an accurate portrayal of the history of this property.

All Smiles,  
Lisa DQ

Begin forwarded message:

**From:** Lisa Quillian <[lisadq@me.com](mailto:lisadq@me.com)>  
**Date:** July 12, 2018 at 6:54:06 AM EDT  
**To:** "Stivers, Christine" <[StiversC@mydelraybeach.com](mailto:StiversC@mydelraybeach.com)>  
**Subject:** Re: 602 SE 3rd Ave

Thank you. Could you please make sure that the staff report includes input from Marc Woods in Code Enforcement. He was put on notice last year in a meeting with James Quillian that this was the worst house in our neighborhood.

Several neighbors will be present to speak at the P & Z mtg. Is it possible to formally sign up ahead of time to speak as an effected party.

All Smiles,  
Lisa DQ

On Jul 9, 2018, at 11:09 AM, Stivers, Christine <[StiversC@mydelraybeach.com](mailto:StiversC@mydelraybeach.com)> wrote:

Hello Lisa,

I understand you are inquiring about the Conditional Use request regarding the abovementioned address. I have included the Ordinance that Staff utilizes to evaluate the Community Residence. This ordinance has been codified into the Code but this version allows an overview as to what was added. Additionally, I have included the staff report that was submitted for review to the P/Z Board. Please let me know if you have additional questions.

Thank you,  
Christine

### Christine Stivers

Senior Planner, Planning, Zoning, and Building Department  
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<Ord No. 25-17.pdf>

<Stepping Stone Conditional Use - PZB Report final.pdf>

## Gianniotes, Anthea

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**From:** Laurie Nesbitt <l Nesbitt@fau.edu>  
**Sent:** Saturday, July 14, 2018 5:35 PM  
**To:** Stillings, Tim; mayorshellypetrolia@gmail.com  
**Cc:** Gianniotes, Anthea; Pape, Scott; PZmail; Betsy McHugh (mchugh1207@att.net)  
**Subject:** RE: Public Comments for Public Hearing, July 16, 2018

Hello,

I am a home owner at 812 S.E. 3<sup>rd</sup> Avenue, Delray Beach, 33483, and **I would like to provide written comment** regarding the public hearing scheduled for July 16 (file 2018-082, notice of public hearing) about conditional use for Stepping Stone Recovery Homes, Inc. because I am out of state on vacation.

**I am against allowing any more Recovery Home Community Residences in Osceola Park; I am against approving even a conditional use request for Stepping Stone, Inc.** We have several recovery facilities/residences already, and they are the main source of neighborhood disruptions, disorderly conduct, littering, and police nonemergency calls (I don't know about the emergency calls). Osceola Park was designed to be a residential neighborhood, not a for-profit commercial area for short-term, recovery facilities.

Additionally, in the 28 years that I have lived in Osceola Park, the neighborhood has consistently battled the presence of drug dealers. Adding more recovery homes exacerbates this issue. The young, recovering folks walking up and down our streets and alleys attract drug sellers like chum for sharks.

Moreover, the residents of these facilities spend a fair amount of time on our streets and in our alleys and are prone to stash and trash items they are supposedly prohibited from having. My husband has frequently had to ask groups of people drinking and smoking in the alley behind our house to move on. Following them down the street has led to various recovery houses in our neighborhood. We have found needles, spoons, booze bottles, and lots of energy drink cans in our alley and front swale. *In fact, these "residences" have impact on our neighborhood and City well beyond 500 feet.*

Additionally, most "recovery" facilities are unregulated and functioning purely for profit with disingenuous, cynical, management. Since the City does not have rigorous regulation and inspection in place, it should use extreme due diligence before allowing more of these facilities to run where taxpayers/residents and their families live. How about housing them near a hospital?

Steppingstone's headquarters are in Massachusetts as are all of its current facilities. Why the impetus to move to Delray Beach? Because the 400+ recovery facilities already in place allow abundant access to recidivists and revenue? Because these facilities in PBC remain largely unregulated? Because in TV and print news media in the past several years, Delray Beach has become known as the "drug recovery capital of the U.S." ? Google it if you have doubts:

- <https://www.nytimes.com/2007/11/16/us/16recovery.html>
- <https://www.nbcnews.com/feature/megyn-kelly/florida-s-billion-dollar-drug-treatment-industry-plagued-overdoses-fraud-n773376> (Hey! They mention us by name!)
- <https://www.nytimes.com/2017/06/20/us/delray-beach-addiction.html> (Check out the foto in this one; it's OUR local finest working hard and keeping busy.)
- <http://www.sun-sentinel.com/local/palm-beach/fl-pn-delray-overdoses-20170706-story.html>
- <https://www.mypalmbeachpost.com/news/local/new-delray-latest-opioid-overdose-numbers-show-massive-shift/3YapZ0XE2vfRuNraFnMPZN/>
- <https://www.pri.org/stories/2017-04-20/number-daily-opioid-overdoses-south-florida-overwhelming-police> (Even NPR knows our name!)

Perhaps Steppingstone, Inc., is an ethical organization; however, that's not really the issue: **Surely Osceola Park is already doing its fair share of accommodating these facilities?** How about putting it closer to City Hall or one of the Commissioners' homes, so you can keep an eye on things? Personally, I would prefer to see more families moving into our neighborhood, so I repeat, **I am against approving this new "community residence" at 602 S.E. 3<sup>rd</sup> Avenue** or anywhere else in Osceola Park.

Laurie Nesbitt  
561-716-6240