



City of Pompano Beach  
Planning and Zoning Division  
100 W. Atlantic Blvd  
Pompano Beach, FL 33060

RE: ZBA Application – Special Exemption  
954 Recovery  
242 SW 9th St  
Pompano Beach, FL 33060

### **Review Standards for Community Residences**

The house located at 242 SW 9<sup>th</sup> St Pompano Beach, FL 33060 was purchased with the sole purpose of helping those that suffer from addiction and mental health. In order to apply for FARR accreditation, one has to obtain a residence then apply for the licensure. Our goal is to provide a safe and clean-living environment for individuals suffering from the disease of addiction. Our vision is to create an environment where we assist our community into developing and accepting a supportive system for all recovering addicts.

We have realized that many recovery residences located in the City of Pompano are in areas that are not conducive for a recovering addict. In these certain areas, the likelihood of a recovering addict to succeed is less probable. We believe a recovering addict is more likely to succeed if they are in a normal neighborhood where they are expected to be productive members of society such as obtaining employment, taking out the trash, and cutting the grass. Helping recovering addicts learn these simple tasks helps create a nurturing environment for them to help them succeed.

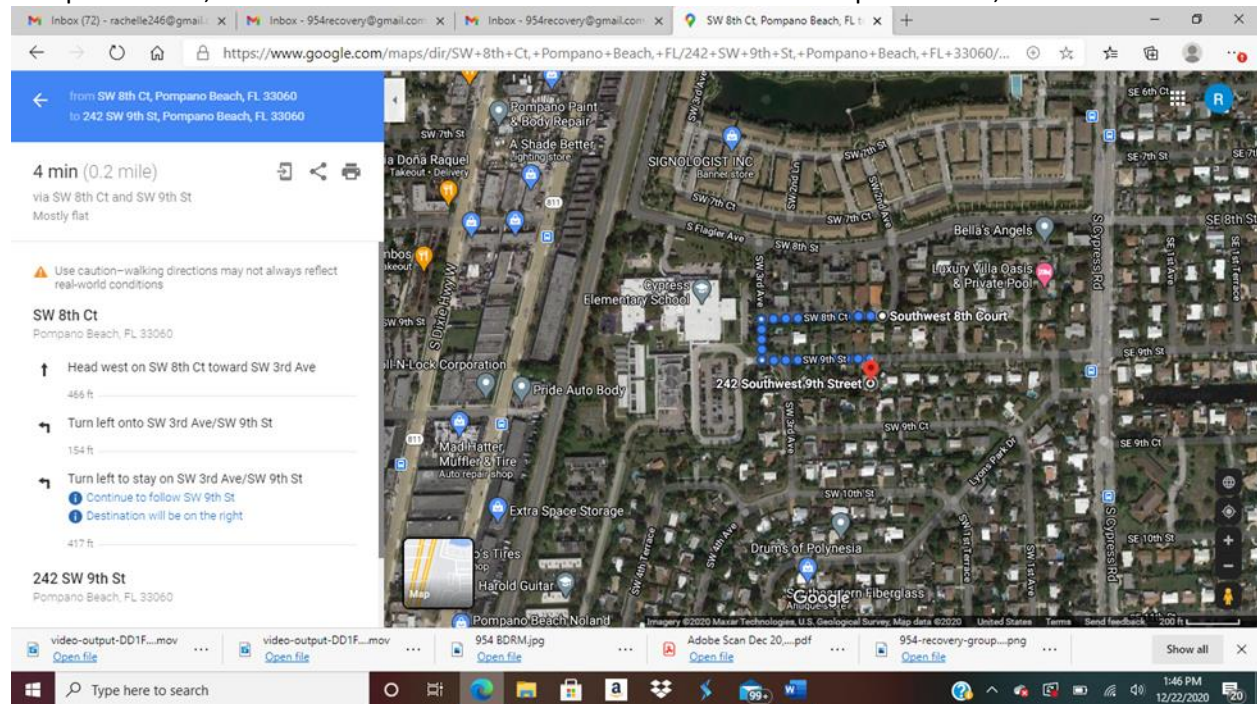
The clients are required to keep maintenance of the property. We also have a scheduled company to maintain the lawn, pool, and pest control as well. All clients are aware that they are not permitted to congregate in front of the house (we have a fenced in back yard that permits privacy for both the residents as well as the neighbors). We have a strict zero tolerance policy for drinking or using narcotics. If anyone breaks any of our rules it is grounds for immediate discharge from the program. We are very selective on the type of clients that we allow into this house because we realize that it is located in a suburban neighborhood. Most of the clients are gentleman of 30 and over with substantial sobriety time that are employed at various places in walking distance from the house.

Based on the information listed on the Principles to Guide Zoning for Community Residences for People with Disabilities there is information stating that community residences separated within a block from one another has not resulted in any negative results, “While the research on the impact on community residences makes it abundantly clear that two community residences separated by at least several other houses on a block produce no negative impacts...”(p. 18). Our house is located on another block and several houses away from the group home located at 221 SW 8th Ct Pompano Beach, FL. It is even outside of the “block face” scope that is also listed in the guide.

After doing some research on Google Maps, we believe that the location of the group home is on an entirely different street where the residents would have no reason to come in contact with each other.

Therefore, they would not interfere with normalization and community integration of the residents of the proposed community residence. For instance, if our clients were walking to work or to the bus stop they would either go due East to Cypress Creek Rd or they would walk up SW 9<sup>th</sup> St to SW 3<sup>rd</sup> Ave to Flager Ave. They would have no reason to be on SW 8<sup>th</sup> Court. The reasons the residents leave the home is to purchase groceries at Publix, go to their job, or to attend a NA or AA Meetings. As I previously mentioned, this street is in the middle of the neighborhood and out of walking distance to any of the locations that the residents would be walking to.

Below is a screenshot view (from Google Maps) from the group home address at 221 SW 8<sup>th</sup> Court Pompano Beach, FL 33060 to our address located at 242 SW 9<sup>th</sup> ST Pompano Beach, FL 33060.



Based on the walking distance according to Google Maps, the residents would have to walk 1,037 feet from our residence to the group home. The aerial view only shows 230 feet; however, that is linear feet. To get to and from these residences within this distance the residents would have to walk through the neighbor's yards and fenced in backyards. The Google Maps demonstrates the shortest walking distance is over 660 feet. We also hired a project surveyor that proved the results were the same. I have also sent the project survey plans and their results.

1 a. The community residence located near our facility is a group home that assists adults with special needs. The residents in our program suffer with the disease of addiction and would not interact with any residents at the group home. The residents have resided at our location since September and have not had any incidents or interactions with anyone at the group home. The house manager of 954 Recovery checks in with each resident daily in person and all residents hold each other accountable. They have previously had some issues with parking on the swail and the sprinkler system had an incorrect timer but those issues have been fixed and we updated Code Compliance. Those issues were due to being unaware with the City Ordinance, but corrective action has been taken.

1 b. The residents do not cluster or create an institutional atmosphere. All the residents are employed; some of them even work for a treatment center which requires substantial sobriety and demonstration of maturity and growth. If the residents are not at work, they stay indoors or attend Alcoholics Anonymous or Narcotics Anonymous meetings offsite.

2 a. We are currently in the process of obtaining FARR accreditation and we will be certified in the next couple weeks. I submitted a letter from Whitney Lehman, the head of Florida Association of Recovery Residences (FARR), demonstrating that we are in the process. We have submitted the Policies and Procedures that are required by FARR and NARR. Our CRRA's license, the required Level II background check, and all of the other requirements which are currently being reviewed by FARR. We will submit the certification once it is received.

2 b. As I mentioned above, we have a CRRA on staff required by FARR.

2 c. 954 Recovery was created to develop a more structured and homely environment in comparison to other community residences located in Pompano Beach. The residents are required to do daily chores, hold a house weekly house meeting on Fridays for a check in, and attend AA or NA meetings. Each resident holds each other accountable for their actions. They attend meetings together and have morning talks about spirituality and meditation with their coffee. Each resident respect each other's property and all are aware of the rules of the program.

2 d. Each resident is required to sign acknowledgement of our Policies and Procedures which specifies that any resident will be discharged from the program that causes emotional or physical abuse towards any other resident or anyone in the community as a whole (we have a Good Neighbor Policy also attached), uses illegal substance or drinks alcohol, theft, misuse of prescription drugs, destruction of property, fraud, or any actions that would cause harm to others. I have also sent out Policies and Procedures to show all rules and regulations of our programs.

3 a. Each resident has the goal of obtaining sobriety and becoming a productive member of society. The residents maintain employment, pay bills, and are willing to be of service to the community and help others. After multiple conversations with the clients about the zoning situation, many have volunteered to help the neighbors with any maintenance that they may need help with. The residents want to obtain a life of normalcy and to improve their livelihood. The program of AA and NA teaches these residents to be of service to others. We believe that these residents can bring light and improve the community.

3 b. The residents will not cluster with any of the other community residences nor cluster in the neighborhoods. The residents stay active in the groups of AA and NA which is offsite. Otherwise, they are actively working and being involved with their sponsors. The clients are simply using this property as a home within their community and trying to recover in a positive and happy home.

3 c. The residents are very aware that they are in a nice suburban neighborhood where families reside. The residents desire a normal and comfortable living environment where they are able to achieve their goal of sobriety. The residents see how normal people live in this community and then want to achieve that lifestyle within their own lives. Addicts adapt to their surroundings so putting them in a positive environment increases their likelihood of success.

3 d. These residents come from single family districts from their familial homes. Therefore, introducing this safe family environment produces the loving and nurturing aspect that is necessary in recovery. The

residents have not interacted with any of the neighbors or caused any harm since their appearance in the neighborhood in September.

3 e. As mentioned above, we are in the process of FARR accreditation and should have this certification very soon. We are in compliance with all of the rules and regulations of FARR and NARR and wish to be recognized as a Community Residence by the City of Pompano.

3 f. i. We are pursuing our FARR certificate and operate in the manner outlined by NARR and FARR standards for a Level II Community Residence.

3 f. ii. We currently have a certified CRRA which license has been submitted to FARR.

3 f. iii. We believe in a family home atmosphere where the residents work together to obtain a recovering lifestyle. Every resident holds one another accountable and a community ambiance while attending AA and NA meetings.

3 f. iv. As mentioned before we have a zero tolerance for using illegal drugs or alcohol or any misconduct that affects others in the community. All residents are required to sign acknowledgement of all rules and regulations of our program and will be immediately dismissed if any of these rules are broken. This also pertains to the neighbors as well (please see a copy of our Good Neighbor Policy).

**SITE ADDRESS: 242 SW 9<sup>th</sup> St Pompano Beach, FL 33060**

**FOLIO NUMBER: 4942 02 130720**

**LEGAL DESCRIPTION: LYONS PARK RS-2 LOT 4 BLOCK 4**

**PROPERTY OWNER: Megan Arpin**