

1427 Alton Road

Board of Adjustment

March 5, 2021 Meeting



Application Summary

- **Request:** Variance from 1,200-foot spacing requirement applicable to pharmacy stores to permit Care Resource to operate an accessory pharmacy 164 feet from the existing CVS at 1421 Alton Road
- **Community Support:** The Flamingo Park Neighborhood Association (FPNA) issued a Resolution in Support of the request
- **Voluntary Proffers:**
 - The Applicant shall not dispense marijuana or marijuana products from the pharmacy permitted by this variance.



February 17, 2021

RE: ZBA File 20-0124 - 1427 Alton Road

Chair and Members of the Zoning Board of Adjustment,

The Flamingo Park Neighborhood Association is in support of the variance requested by Care Resource Community Health Centers, Inc., as proposed to us with the limitations proffered, in order to locate their off premises pharmacy at 1427 Alton Road. And although not a part of the file, the FPNA would also support a legislative change so that an in-house pharmacy at the 1680 building can be applied for.

FPNA

Care Resource Community Health Centers

- Serve as health care safety net for over 1.5 million low-income, uninsured, and underinsured in Miami-Dade County
- Approximately 12,000 patients visits by 3,100 patients in 2020
- Approximately 2,200 patients reside in Miami Beach
- City-designated community partner in furthering LGBT health and equality



Existing Care Resource FQHC at 1680 Michigan Avenue

CARE RESOURCE COMMEMORATES 30TH YEAR HOSTING AIDS WALK MIAMI



MIAMI, FL (February 2018) - Sunday, April 22, 2018 marks the 30th anniversary of AIDS Walk Miami at SoundScape Park located on 500 17th Street in Miami Beach, FL.

30 years ago, the Surgeon General published the government's first major statement on HIV prevention; Cleve Jones created the first panel for the AIDS Memorial Quilt; and the FDA had yet to approve any medications for the treatment of AIDS. HIV/AIDS is now a manageable illness, with a host of medications allowing people to live longer, healthier lives. What hasn't changed is that people are still becoming diagnosed with HIV/AIDS and people living with HIV/AIDS still need services that are funded by AIDS Walk Miami.

Jorge Bernal, Television Host of Telemundo's Suelta La Sopa was chosen to serve as Grand Marshal. According to Bernal, "It is an honor to serve as the Grand Marshal for the 30th Anniversary of AIDS Walk Miami. Advances in treatment and new prevention strategies

have now made "Getting to Zero" - zero new infections, zero deaths, zero stigma - an achievable goal! Getting to zero still requires the efforts of everybody. Please join me on April 22 at SoundScape Park in Miami Beach and thousands of others who are committed to getting to zero by participating in AIDS Walk Miami. Participation is critical to increasing awareness, fighting stigma, and raising funds to support the most vulnerable people living with HIV/AIDS in South Florida."

"AIDS Walk Miami continues to be an important fundraiser and continues to attract thousands of participants who walk for different reasons, but walk together for one common cause - to prevent new infections, maximize the health outcomes of those infected, and to end the epidemic here in South Florida. During this 30-year anniversary, we will walk in honor and memory of those we knew, loved, and lost to HIV. With the progress that continues to be made, we are hopeful that sometime in our life time, God willing, there will be a cure." - Rick Sclari, CEO, Care Resource

The 30th Annual AIDS Walk Miami is a 5K (3.1 miles) walk-a-thon fundraiser benefiting Care Resource and the Food for Life Network. All funds raised from AIDS Walk Miami are used in Miami-Dade and Broward to help diverse communities in need including case management services, housing assistance, food assistance, counseling, prevention outreach and education, and other support services. Care Resource also offers free, confidential HIV testing.

The Walk starts outside SoundScape Park located on 500 17th Street in Miami Beach, FL. Registration begins at 8:00am. The walk begins promptly at 9:00am. To register online, visit www.aidswalkmiami.org. During the post-walk ceremony, a community health fair with a variety of activities for families and the community is available for attendees. The community health fair, shortly after AIDS Walk Miami, includes pet adoptions, free wellness screenings, HIV testing, carnival games, fun giveaways, dozens of booths with information about available medical and support resources and more. Walkers are encouraged to visit every station at the health fair.



THE WHITE PARTY™

SATURDAY, NOVEMBER 24, 2018 7-11PM
BENEFITING CARE RESOURCE • ENTERTAINMENT & PRODUCTION BY JAKE RESNICOW

VIZCAYA MUSEUM AND GARDENS



care resource | **FREE RAPID HIV TESTING!**



LGBT Visitor's Center on Miami Beach

UPCOMING 2016 DATES
8/5, 8/19, 9/2, 9/16
& EVERY OTHER FRIDAY

Testing Times: 11am – 5pm

care resource
Your Community's Source for
PEDIATRIC CARE



OPEN HOUSE!
Miami-Dade Office
NOV 7TH - 11AM - 3PM



care resource
Your Community's Source for Healthcare

Thank you so much
for your support during
GiveMiami 2020 day
November 16 – 19

We're Halfway There!

#HousingIsHealthcare
Donate at GiveMiamiDay.org/CareResource

Definitions

- **340B Program:** a federal government program under which pharmaceutical manufacturers provide outpatient medications to covered entities at significantly reduced prices
- **Covered Entity:** certain hospitals and federally funded health care providers that are eligible to receive discounted medications under the 340B Program
- **Federally Qualified Health Center (FQHC):** community-based health care provider that is a type of covered entity.
- **Contract Pharmacy:** pharmacy, such as Walgreens or CVS, that dispenses 340B medications on behalf of a FQHC
- **In-house Accessory Pharmacy:** licensed pharmacy operated by a Covered Entity

Care Resource – 340B Program

- 340B revenues represent 80% of funds available for Care Resource
- In 2018, certain manufacturers abruptly began withholding 340B discounted medications from FQHCs without In-house Accessory Pharmacies
- Loss of 340B revenues would be catastrophic to Care Resource and patients

340B Program – How it works

Manufacturers provide FQHC with discounted medications



FQHC provides discounted medications to patients, including insured patients



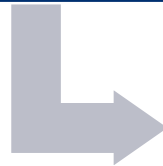
Insurers reimburse FQHCs at negotiated rate and FQHCs keep the profit difference (as intended)

Summary of Issues

Issue: Pharmaceutical manufacturers abruptly withhold 340B discounted medications from FQHCs without In-house Accessory Pharmacies



Solution: Care Resource needs an In-house Accessory Pharmacy associated with FQHC at 1680 Michigan Avenue



Issue: Pharmacies prohibited at 1680 Michigan Avenue location



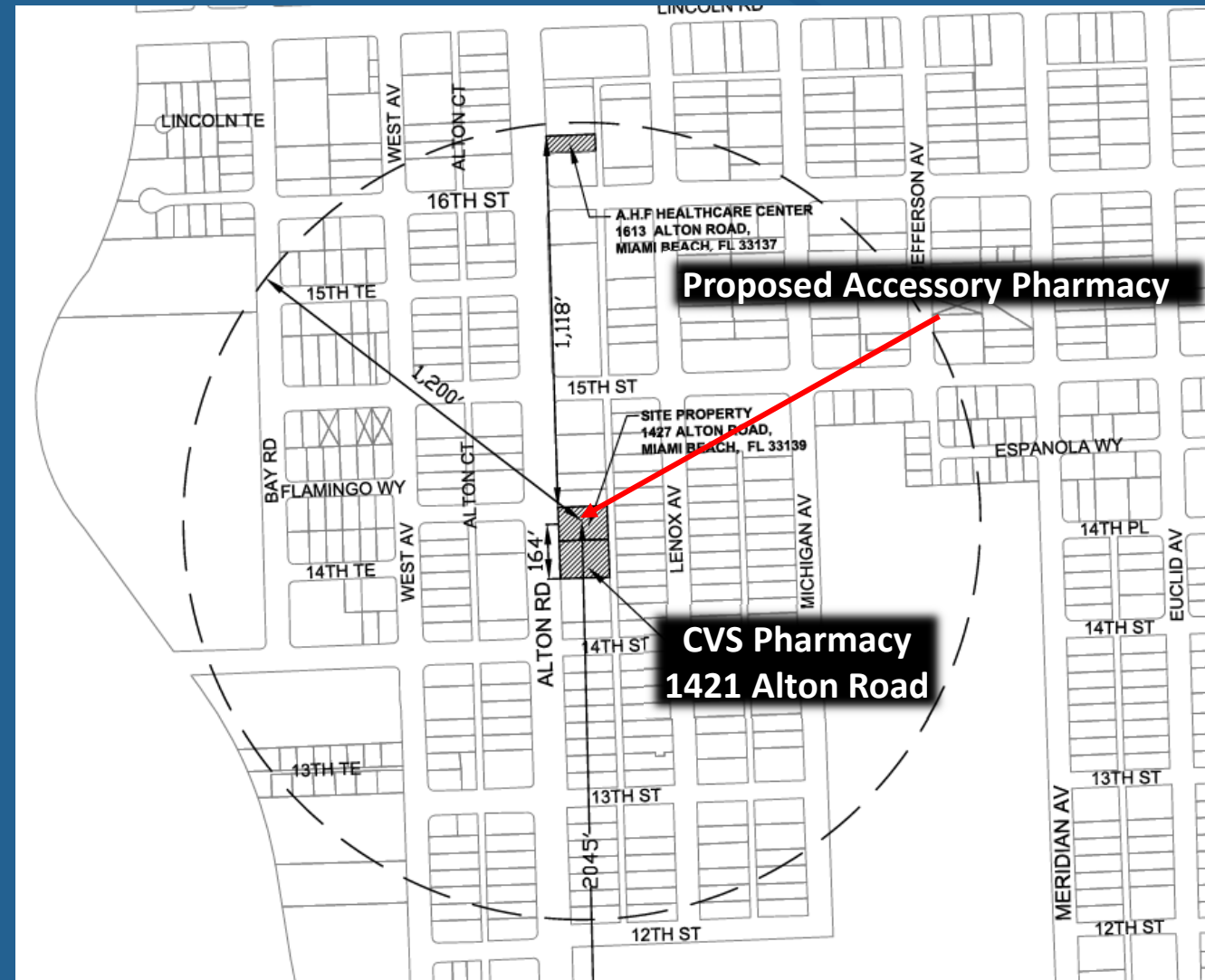
Solution: Seek approval for an In-house Accessory Pharmacy in nearest possible permitted location

Property Location – 1427 Alton Road



Variance Request

1) Variance from 1,200 foot spacing requirement applicable to pharmacy stores under Section 142-1502(b)(5) of the Code to permit a proposed accessory pharmacy approximately 164 feet from existing CVS pharmacy at 1421 Alton Road



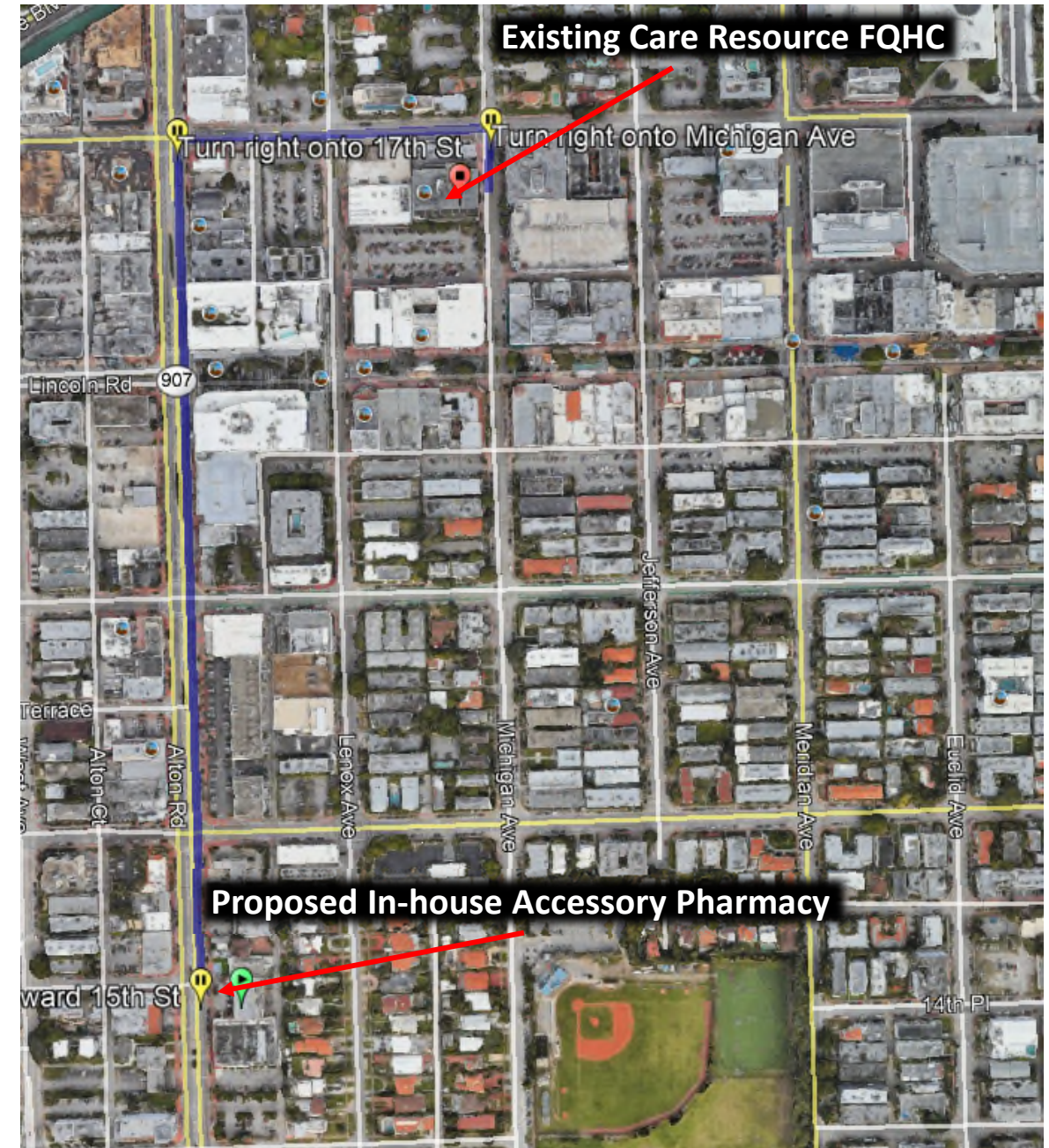
Hardship Criteria

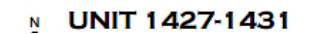
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- The existing CVS at 1421 Alton Road within 1,200 feet of all properties in Sub-Area 2 is a unique condition peculiar to the property involved
- The need for an In-house Accessory Pharmacy results from pharmaceutical manufacturers and not from any action of the applicant
- The variance does not confer any special privilege because the proposed Care Resource pharmacy is only intended to serve Care Resource patients
- Literal interpretation of the Code deprives Care Resource of the ability to open an In-house Accessory Pharmacy, which threatens Care Resources' existence
- The variance is minimal, as the proposed accessory pharmacy will only serve Care Resource patients
- Granting the variance is consistent with the intent of the spacing requirement as there is no unreasonable concentration of pharmacies in the area

Care Resource Pharmacy Operations

- Proposed pharmacy located $\frac{1}{2}$ mile from existing clinic at 1680 Michigan Avenue
- Medications will be provided primarily by delivery to the existing clinic or directly to the patients' preferred delivery address
- **No** signage or advertising proposed
- **No** dispensing of marijuana or marijuana products
- **No** alcohol or retail products





Proposed Size: 776 square feet
Maximum Permitted: 7,500 square feet

Voluntary Proffer

Proposed Condition of Approval:

The Applicant shall not dispense marijuana or marijuana products from the pharmacy permitted by this variance.

Thank You

Team available for
Questions

care | resource

Your Community's Source
for Healthcare