

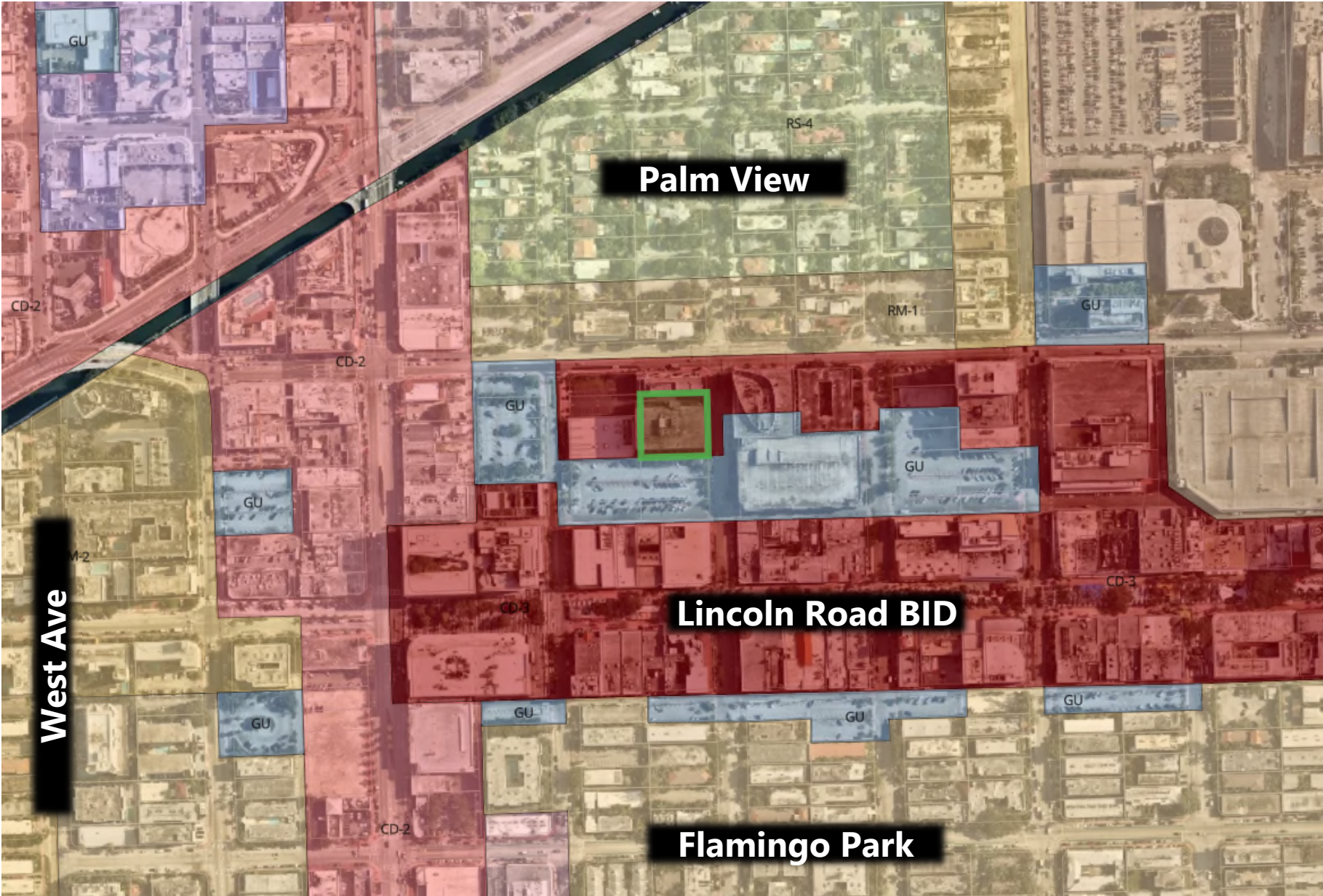


# Need for Legislation

- In 2020 Pharmaceutical manufactures refused to provide discounts to clinics that did not have in-house pharmacies
- **80% of revenue** comes from the 340B program
- Revenue funds a variety charitable programs that provide free or reduced medications to vulnerable patients
- Care Resource needs an accessory in-house pharmacy to preserve 340B program revenues
- Care Resource is not currently permitted a pharmacy at its current health center at 1680 Michigan Avenue



# Context





1800 Jefferson Avenue, Miami Beach, FL 33139  
May 20, 2021

**Miami Beach City Commission**  
**Miami Beach Planning Board**  
**Miami Beach Land Use and Sustainability Committee**  
1700 Convention Center Drive, 3<sup>rd</sup> Floor  
Miami Beach, Florida 33139

Re: Support for Care Resource's Proposed Amendment to Create New Pharmacy Store District

Dear Commissioners/Board Members/Committee Members

I am the President of the Palm View Neighborhood Association. Our neighborhood is located directly across 17<sup>th</sup> Street from the proposed new medical cannabis treatment center/pharmacy store district located between Lenox Avenue to the West, 17<sup>th</sup> Street to the North, Michigan Avenue to the East, and North Lincoln Lane to the south ("Proposed Area 5"). Over the years, Palm View residents have supported Care Resource's mission to provide access to high quality care to the most vulnerable and underserved members of our community. On behalf of the residents of Palm View, I have met with representatives of Care Resource regarding this proposed legislation to better understand the potential impacts to our neighborhood and the City as a whole.

After reviewing the legislation and learning how important an accessory pharmacy is to Care Resource, we are fully in support of their efforts to create Proposed Area 5. The proposed legislation contains numerous safeguards that ensure it will not negatively impact the City or our neighborhood, including geographic limitations, limitation on access from public rights of way, and a prohibition on exterior signage for pharmacy stores. In our view, this legislation to assist Care Resource in achieving its mission undoubtedly makes our City a better and safer place, and carries little to no risk of unintended consequences. Ultimately Care Resource has helped millions of patients over its 40-plus year existence, many of them residents of the Palm View neighborhood. It is now time for us to do our part to help save Care Resources' operations in our City.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Silverman", written over a horizontal line.

Signature

Richard Silverman, President Palm View Neighborhood Association.

305-788-9987





- Presented to Lincoln Road BID Executive Committee on 6/17
- Obtained support based on safeguards built into proposed ordinance

## **RESOLUTION 20-21-03**

**A RESOLUTION OF THE EXECUTIVE COMMITTEE OF THE LINCOLN ROAD BUSINESS IMPROVEMENT DISTRICT, INC., EXPRESSING SUPPORT FOR THE PROPOSED ORDINANCE AMENDING SECTION 142-1502 OF THE CODE OF THE CITY OF MIAMI BEACH, ENTITLED “ZONING DISTRICTS ALLOWING MEDICAL CANNABIS TREATMENT CENTERS, PHARMACY STORES, AND RELATED USES, PROHIBITED LOCATIONS, AND NONCONFORMING USES,” TO CREATE A NEW SUBZONE IN WHICH SUCH USES MAY BE PERMITTED, PROVIDED THEY MEET CERTAIN ELIGIBILITY CRITERIA.**



**February 17, 2021**

**RE: ZBA File 20-0124 - 1427 Alton Road**

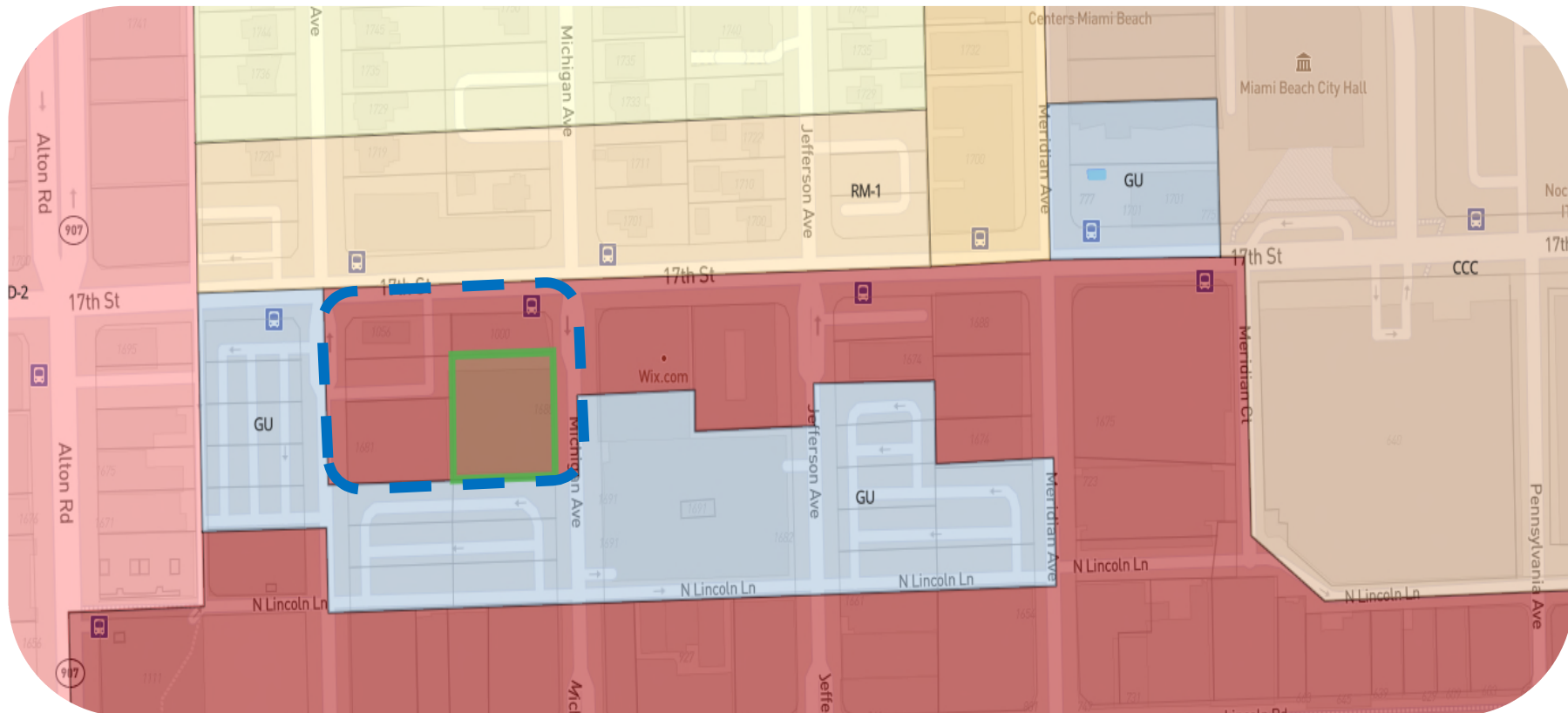
**Chair and Members of the Zoning Board of Adjustment,**

**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**

# Proposed New Subzone

- CD-3 zoned properties south of 17th Street, generally located between Michigan Avenue on the east, 17th Street on the north, Lenox Avenue on the west, and the north lot line of City parking lot P25.



# Proposed Geographic & Operational Restrictions

- Prohibited within 600 feet of other pharmacy (modification to existing Code requirement)
- Medical cannabis treatment center prohibited within 500 feet of schools (existing requirement under state law)
- Must be located above ground floor
- Building in which the use is located must:
  - Be an existing office building that is a minimum of 25,000 SF in size
- Must be accessory to medical office with at least two (2) full-time physicians/physicians extenders and five (5) exam rooms
- Maximum size of accessory pharmacy of 1000 SF in size
- No exterior signage or advertising
- No retail sales
- No alcohol sales
- Limited hours of operation (no later than 6PM, except 7PM once per week)
- Pharmacies cannot sell or distribute cannabis or cannabis products
- Best efforts to serve patients only and avoid impacts to neighbors



# About Care Resource

- One of the largest Federally Qualified Health Centers in South Florida.
- Serves vulnerable and diverse medically underserved populations.
- Healthcare safety net for 1.5 million low-income, uninsured, and underinsured.
- Served 24,700+ patients last year with 125,700+ visits.
- 53% of patients are uninsured.



# Scope of Services

General Primary Medical Care

Gynecological Care

Well Child Services

Diagnostic Laboratory

Pharmaceutical Services

Screenings

Preventive Dental

Family Planning

Case Management

Immunizations

Eligibility Assistance

Coverage for Emergencies during  
and after hours

HIV Primary Care and Related  
Support Services

Health Education

Outreach

BH-Mental Health Services BH-  
Substance Use Disorder Services

Nutrition

Specialty Services (*Gynecology,  
Podiatry, Neurology*)

# Care Resource in Miami Beach

- Has served Miami Beach residents for 35 years.
- Almost 2,200 residents of Miami Beach come to Care Resource for healthcare.
- Miami Beach health center at 1680 Michigan Avenue served over 3,100 patients with 12,000 visits last year.





# CARE RESOURCE

## COMMEMORATES 30<sup>TH</sup> 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](http://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.



# Thank You

Team available for  
Questions

care | resource

Your Community's Source  
for Healthcare



# No Spot Zoning

**Definition:** Spot zoning is the rezoning of a small parcel to a zoning district that permits uses and/or intensities that differ significantly from the zoning of all surrounding land.

## Four-Part Test:

- 1) the size of the spot;
- 2) the compatibility with the surrounding area;
- 3) the benefit to the owner; and
- 4) the detriment to the immediate neighborhood."

*Bird-Kendall Homeowners Ass'n v. Metro. Dade County Bd. of County Com'rs*, 695 So. 2d 908, 910 (Fla. 3d DCA 1997).

**Burden:** To meet the "heavy burden" of demonstrating that spot zoning has occurred, challengers must show that "no relationship" exists between the zoning change and public health, safety, morals, or welfare.

*Allapattah Cmty. Ass'n, Inc. of Florida v. City of Miami*, 379 So. 2d 387, 392 (Fla. 3d DCA 1980).





# CD-3 – High Intensity Commercial District



CD-3 High Intensity Commercial District Permitted Uses	Mobility Fee as Proxy for Intensity
Hotels/Hostels/ Suite Hotels	\$1,721 per room
Restaurant	\$877.00 per seat
Bar/Nightclub (no food)	\$26.12 per SF
Convenience Retail	\$19.48
Pharmacy/Dispensary	\$15.40 per SF
Retail	\$10.11 per SF

*Area 5 does not increase intensity*