

# Town of Miami Lakes

LPA

April 12, 2011



# TOWN OF MIAMI LAKES, FLORIDA

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## Town Council

Mayor Michael Pizzi  
Vice Mayor Nick Perdomo  
Councilmember Mary Collins  
Councilmember Tim Daubert  
Councilmember Nelson Hernandez  
Councilmember Ceasar Mestre  
Councilmember Richard Pulido

## **AGENDA**

### **LPA MEETING**

**April 12, 2011**

**6:25 PM**

**Royal Oaks Park Community Center**

**16500 NW 87 Avenue**

**Miami Lakes, Florida 3301**

- 1. CALL TO ORDER:**
- 2. ROLL CALL:**
- 3. ORDINANCE:**
  - A. AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA AMENDING ARTICLE 9, SIGN CODE, OF THE TOWN'S LAND DEVELOPMENT CODE BY AMENDING DIVISION 9.5, PRE-EXISTING, NON-CONFORMING SIGNS AND ADMINISTRATION, TO PROVIDE REGULATIONS FOR NONCONFORMING BOX SIGNS AND NONCONFORMING CABINET SIGNS, IN AN IU, BU OR RO DISTRICT ON PROPERTIES FRONTING THE STATE ROAD-826 LIMITED ACCESS EXPRESSWAY; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY, PROVIDING FOR INCLUSION IN THE CODE, AND PROVIDING FOR AN EFFECTIVE DATE. (Pizzi)**
  - B. AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA AMENDING CHAPTER 33 "ZONING" BY AMENDING THE DEFINITIONS AND BY AMENDING THE ZONING REGULATIONS RELATED TO THE REGULATION OF PAIN MANAGEMENT CLINICS, DRUG STORES, MEDICAL OFFICES AND CLINICS, MEDICAL AND DENTAL LABORATORIES, PHARMACIES AND USES WHICH INCLUDE PHARMACIES; AMENDING ARTICLE 6 "SUPPLEMENTARY REGULATIONS" OF THE TOWN'S LAND DEVELOPMENT CODE, BY PROVIDING NEW REGULATIONS FOR PAIN MANAGEMENT CLINICS, DRUG STORES, MEDICAL OFFICES AND CLINICS, MEDICAL AND DENTAL LABORATORIES, PHARMACIES AND USES WHICH INCLUDE PHARMACIES; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY, PROVIDING FOR INCLUSION IN THE CODE, AND PROVIDING FOR AN EFFECTIVE DATE. (Mestre)**

#### **4. FUTURE MEETINGS:**

May 10, 2011, Regular Council Meeting, 16500 NW 87 Avenue, 6:30 p.m.

June 14, 2011, Regular Council Meeting, 16500 NW 87 Avenue, 6:30 p.m.

#### **5. ADJOURNMENT:**

This meeting is open to the public. A copy of this Agenda and the backup therefore, has been posted on the Town of Miami Lakes Website at [www.miamilakes-fl.gov](http://www.miamilakes-fl.gov) and is available at Town Hall, 15150 NW 79<sup>th</sup> Court, Miami Lakes, FL. In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact Town Hall at 305-364-6100 two days prior to the meeting.

Anyone wishing to appeal any decision made by the Miami Lakes Town Council with respect to any matter considered at this meeting or hearing will need a record of the proceedings and for such purpose, may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based.

Any member of the public wishing to speak on a public hearing matter on this Agenda or under public comments for items not on this Agenda, should fill out a speaker card and provide it to the Town Clerk, prior to commencement of the meeting. Any person presenting documents to the Town Council should provide the Town Clerk with a minimum of 12 copies.



*Town of Miami Lakes*

Office of Town Clerk


**ITEM 3 A**



## TOWN OF MIAMI LAKES MEMORANDUM

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To: Honorable Mayor and Town Council

From: Alex Rey, Town Manager 

Subject: Land Development Regulations – Existing box/cabinet signs on properties that face the Palmetto Expressway (SR 826)

Date: April 12, 2011

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### **Recommendation**

It is recommended that the Mayor and Town Council adopt the attached amendments to the Town's Land Development Code (EXHIBIT B) to provide for the following:

- To allow commercial and industrial properties which abut the Palmetto Expressway to replace existing box or cabinet type signs with new box or cabinet type signs, provided such signs do not face any residentially zoned properties or increase the non-conformity of the sign.

### **Issue**

The Town's Sign Code that was adopted on May 22, 2007 prohibited box or cabinet type signs everywhere in the Town and required all non-conforming signs to be removed by May 22, 2012 (five (5) years after the adoption of the Sign Code). At the Town Council meeting on March 8, 2011, the Town Council directed staff to craft an amendment to the Sign Code that would allow businesses who are located adjacent to the Palmetto Expressway (identified on maps in EXHIBIT A) that had box or cabinet type signs prior to the adoption of the Town's Sign Code to replace said signs with similarly sized box or cabinet type signs.

The intent of the Sign Code amendment is to allow businesses that are located along the Palmetto Expressway to be able to retain signage they previously had and compete more effectively for customers with businesses in adjacent areas (unincorporated Miami-Dade County and Miami Gardens) that allow box and cabinet signs.

Memorandum

Land Development Regulations – Existing box/cabinet signs on properties that face the Palmetto Expressway (SR 826)

April 12, 2011

Page 2 of 2

## **Background**

### Adoption of Sign Code

Upon incorporation, the Town of Miami Lakes adopted Chapter 33 of the Miami-Dade County Code (2000), entitled “Zoning” as the Town of Miami Lakes Land Development Code (“LDC”) by Section 8.3 of the Town Charter. Since the Town has incorporated, the Town has been diligently pursuing adoption of amendments to the Town’s Code to reflect the local values and vision for the Town of Miami Lakes as expressed in our adopted Comprehensive Plan. On May 22, 2007 the Town adopted Ordinance 07-94 which contained Article 9 of the Town’s Code, entitled “Signs” which regulates all signage within the Town. The regulations in the Town’s Sign Code prohibit the installation of box and cabinet type signs in all locations and in all zoning districts.

### Amortization of Existing Non-Conforming Signs

Division 9.5(a)(1)(c) of the Town’s Code requires all signage that does not comply with the Town’s Code to be removed within five (5) years from the effective date of Ordinance 07-94. Therefore, any signage in the Town that does not comply with the Town’s Code must be removed prior to May 22, 2012.

### Existing Conditions

There are numerous industrial and business zoned properties (BU-1A, BU-2, IU-C, RO-13 and RO-50) in the Town which abut the Palmetto Expressway (see EXHIBIT A). Field inspection of the existing industrial and commercial zoned properties along the Palmetto Expressway reveal that there are some signs which have existed for many years, which are of the box or cabinet type sign. Pursuant to the above referenced section of the Town’s Code, all such signs are currently required to be removed prior to May 22, 2012 and replaced with conforming signs.

The Town has received requests from property owners that have recently purchased existing properties in these areas and/or new tenants in existing buildings wishing to replace existing box or cabinet type signs on the buildings with new box or cabinet type signs of a similar size. However, the Town’s Code does not allow for the installation of box or cabinet type signs. Therefore, the property owners/tenants are not permitted to replace the old signage with signage of the same type (box or cabinet type).

**EXHIBIT A**  
**PAGE 1 OF 2**

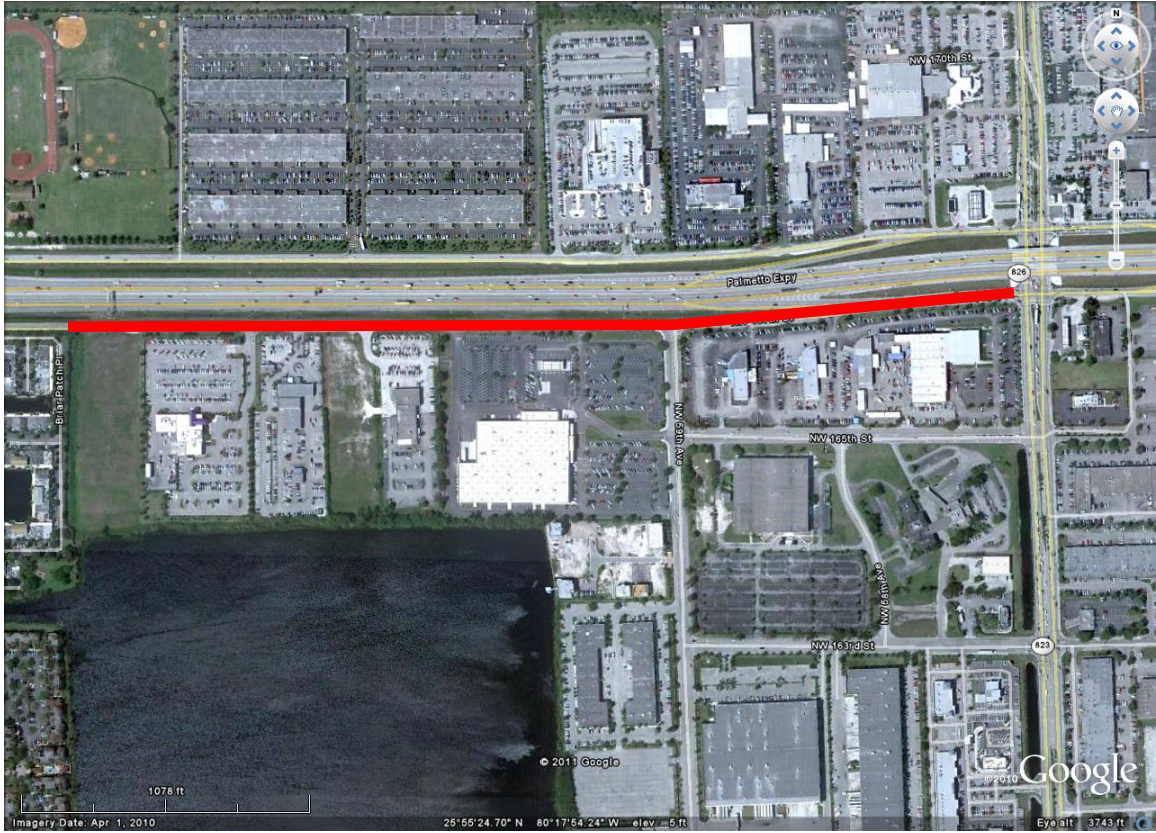


EXHIBIT A  
PAGE 2 OF 2

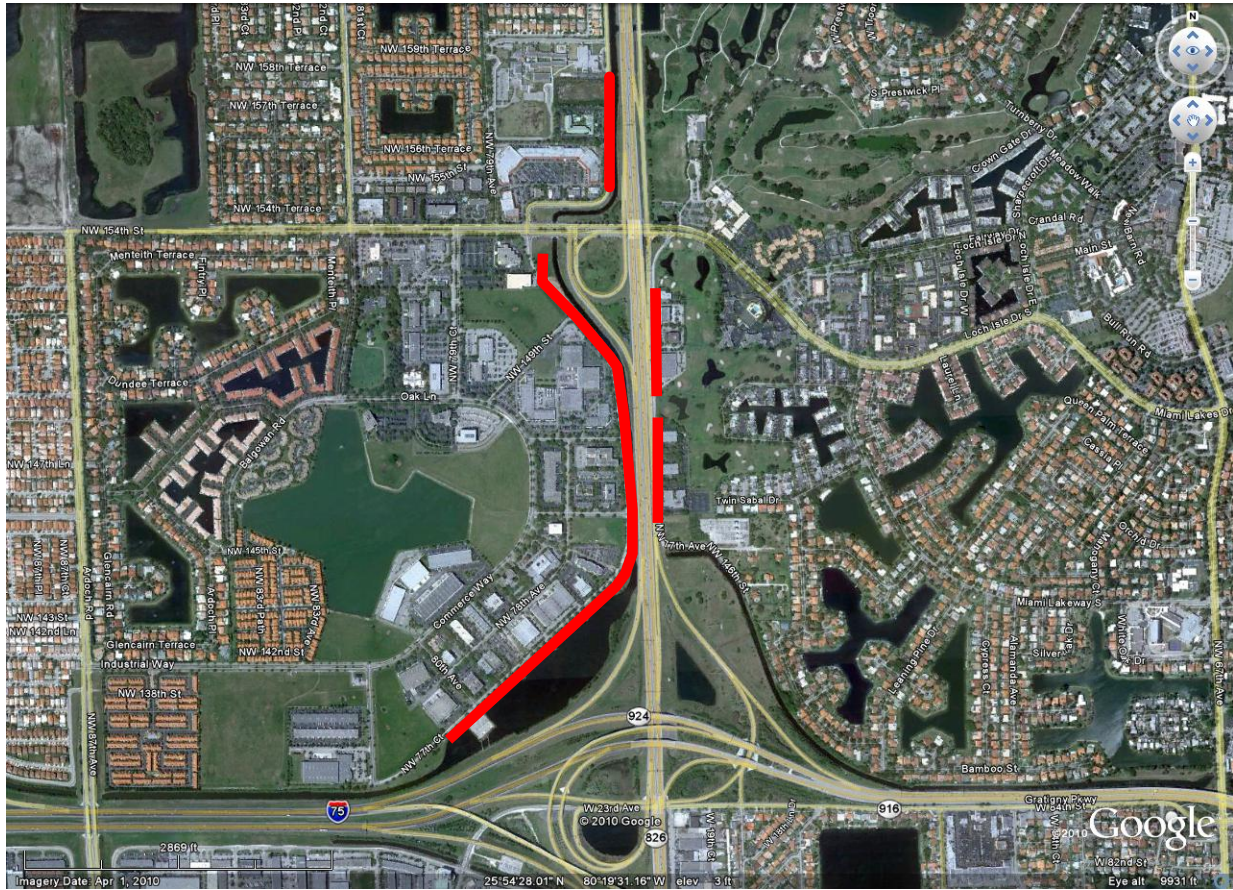


EXHIBIT B

ARTICLE 9 – Sign Code

Revised April 2011

\* \* \*

DIVISION 9.5 - PRE-EXISTING, NON-CONFORMING SIGNS and ADMINISTRATION

(a) Preexisting, Non-Conforming Signs:

Preexisting, Non-Conforming Signs shall meet the following provisions:

- 1. Signs or sign structures made nonconforming upon passage of this Article, or on passage of any amendment thereto, shall be governed by the following regulations:

\* \* \*

b. Legal nonconforming cabinet signs and box signs. A legal nonconforming cabinet sign or a legal nonconforming box sign located in an IU, BU or RO District on property fronting the State Road 826 Limited Access Expressway may be replaced providing there are no changes which tend to or make the sign less in compliance with the requirements of this Code than it was before the replacement, as determined by the Director, and in compliance with the following requirements:

- (1) Any property owner who claims a pre-existing box or cabinet type sign constructed prior to May 22, 2007 shall file with the Town an affidavit indicating the pre-existence of the sign(s) with demonstrative evidence in the form of either photographs, permits, site plan approval or other documentation necessary to support the affidavit;
- (2) Replacement signs shall only face the Limited Access Expressway and shall not face any immediately abutting residentially zoned properties;
- (3) There shall be no exposed neon or fluorescent illumination;
- (4) The maximum number of lines of copy shall be two (2).

c. All other nonconforming signs. All nonconforming signs, other than a non conforming cabinet sign or a nonconforming box sign located in an IU, BU or RO District on a property fronting the

## EXHIBIT B

# ARTICLE 9 – Sign Code

Revised April  
2011

State Road 826 Limited Access Expressway, shall comply with the following:

- ~~(1)~~b. A sign prohibited under this Article and not attached to a structure must be removed within sixty (60) days from the effective date of the ordinance creating the prohibition.
- ~~(2)~~e. A Non-Conforming sign pursuant to this Article must be removed within five years from the effective date of the ordinance creating the non-conformity.
- ~~(3)~~d. Failure to so remove a non-conforming or prohibited sign under this subsection within the time set forth above shall cause the sign to be declared an illegal sign .
- ~~(4)~~e. The status afforded signs under this subsection shall not be applicable to any sign for which no permit or sign permit was ever issued; such signs are deemed non-complying signs and are subject to the provisions of this Article governing non-complying signs.
- ~~(5)~~f. If any non-conforming sign is damaged by any cause and the cost of repairing the sign equals 50% or more of the original invoiced costs of the sign, then its classification as a non-conforming sign under this subsection shall be automatically revoked and repairs shall be made so that the sign shall meet the requirements of this Article.
- ~~(6)~~g. A non-conforming sign shall immediately lose its non-conforming status and shall be immediately brought into compliance (with a new permit) or removed if the sign is altered in any way in structure or copy (except for changeable copy signs and normal maintenance) that tends to or makes the sign less in compliance with the requirements of this Article than it was before the alteration; including updating the technology used in the sign; or if the sign is relocated to a position making it less in compliance with the requirements of this Article; or if the sign is replaced or abandoned .

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**ORDINANCE NO. 11-\_\_\_\_\_**

**AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA AMENDING ARTICLE 9, SIGN CODE, OF THE TOWN'S LAND DEVELOPMENT CODE BY AMENDING DIVISION 9.5, PRE-EXISTING, NON-CONFORMING SIGNS AND ADMINISTRATION, TO PROVIDE REGULATIONS FOR NONCONFORMING BOX SIGNS AND NONCONFORMING CABINET SIGNS, IN AN IU, BU OR RO DISTRICT ON PROPERTIES FRONTING THE STATE ROAD-826 LIMITED ACCESS EXPRESSWAY; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY, PROVIDING FOR INCLUSION IN THE CODE, AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Miami Lakes (the "Town") adopted Chapter 33 of the Miami – Dade County Code (2000), entitled "Zoning" as the Town of Miami Lakes Land Development Code ("the Town LDC") by Section 8.3 of the Town Charter; and

**WHEREAS**, subsequent to its adoption, the Town LDC has been amended by various ordinances adopted by the Town of Miami Lakes (the "LDC Ordinances") to better address and serve the needs of the Town; and

**WHEREAS**, on May 22, 2007, the Town adopted Ordinance 07-94, providing regulations for signage throughout the Town; and

**WHEREAS**, the limited access from the State Road 826 Limited Access Expressway combined with travel speeds on State Road 826 restrict the visibility of passing motorists looking for commercial and industrial developments in the IU, BU and RO Districts along the frontage road creating challenges for passing traffic attempting to timely exit State Road 826 and access the abutting industrial and business zoned properties; and

**WHEREAS**, the Town's code prohibits box signs and cabinet signs and any box signs or cabinet signs which existed on May 22, 2007 are now non-conforming signs; and

**WHEREAS**, the Town's code requires that all non-conforming signs be removed no later than May 22, 2012; and

**WHEREAS**, the Town seeks to modify the requirements for legal nonconforming box signs and legal nonconforming cabinet signs in the IU, BU and RO Districts on properties fronting the State Road 826 Limited Access Expressway to allow such existing signs to be replaced under certain circumstances; and

**WHEREAS**, the Town Council recognizes that certain types of signage in close proximity to residential zoning districts creates negative impacts on those residential areas and that these impacts should be addressed by appropriate regulation; and

**WHEREAS**, in order to provide appropriate regulations to address the visibility challenges for industrial and business properties located along State Road 826, the Town Council desires to amend the LDC; and

**WHEREAS**, the proposal is consistent with the Comprehensive Plan, including the adopted infrastructure minimum levels of service standards and the concurrency management program; and

**WHEREAS**, the proposed amendment is in conformance with all applicable requirements of the Town's Code of Ordinances, including the LDC; and

**WHEREAS**, the proposed amendment will not result in any incompatible land uses, considering the type and location of uses involved, the impact on adjacent or neighboring properties, consistency with existing development, as well as compatibility with existing and proposed neighboring property land use; and

**WHEREAS**, the proposed amendment will not adversely affect property values or adversely affect the general welfare; and

**WHEREAS**, the proposed amendment will result in an orderly and compatible land use pattern; and

**WHEREAS**, the proposed amendment will not be in conflict with the public interest, and are in harmony with the purpose and intent of the Comprehensive Plan; and

**WHEREAS**, the proposed amendment meets the requirements of Chapter 163.3161 et seq., Florida Statutes; and

**WHEREAS**, the Local Planning Agency reviewed this request at its April 12, 2011 meeting and voted to recommend approval; and

**WHEREAS**, the Town Council has reviewed this Ordinance at a duly noticed hearing, considered the recommendations of the Local Planning Agency, the Town staff, and comments from the public, and determined that it is consistent with all policies contained in the Town's Comprehensive Plan; and

**WHEREAS**, the Town Council hereby finds and declares that adoption of this Ordinance is necessary, appropriate and advances the public interest.

**NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, AS FOLLOWS:**

**Section 1. Recitals.** Each of the above stated recitals are true and correct and are incorporated herein by this reference.

**Section 2. Amendments to Article 9, Division 9.4 of the Town's Land Development Code, entitled Signs. Additional Requirements.** Article 9, Division 9.4, Signs – Additional Requirements, of the Town Code is hereby amended as follows<sup>1</sup>:

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<sup>1</sup> Additions to the text are shown in underline and deletions from the text are shown in ~~strike through~~.

# ARTICLE 9

\* \* \*

## DIVISION 9.5 - PRE-EXISTING, NON-CONFORMING SIGNS and ADMINISTRATION

### (a) Preexisting, Non-Conforming Signs:

Preexisting, Non-Conforming Signs shall meet the following provisions:

1. Signs or sign structures made nonconforming upon passage of this Article, or on passage of any amendment thereto, shall be governed by the following regulations:

a. A sign existing within the Town, or an area subsequently annexed to the Town, upon the passage of this Article or any amendment hereof which, because of its height, square foot area, location, or other characteristic, does not conform to this Article is hereby declared to be a nonconforming sign.

b. Legal nonconforming cabinet signs and box signs. A legal nonconforming cabinet sign or a legal nonconforming box sign located in an IU, BU or RO District on property fronting the State Road 826 Limited Access Expressway may be replaced providing there are no changes which tend to or make the sign less in compliance with the requirements of this Code than it was before the replacement, as determined by the Director, and in compliance with the following requirements:

(1) Any property owner who claims a pre-existing box or cabinet type sign constructed prior to May 22, 2007 shall file with the Town an affidavit indicating the pre-existence of the sign(s) with demonstrative evidence in the form of either photographs, permits, site plan approval or other documentation necessary to support the affidavit;

(2) Replacement signs shall only face the Limited Access Expressway and shall not face any immediately abutting residentially zoned properties;

(3) There shall be no exposed neon or fluorescent illumination.

(1) The maximum number of lines of copy shall be two (2);

c. All other nonconforming signs. All nonconforming signs, other than a nonconforming cabinet sign or a nonconforming box sign located in an IU,

BU or RO District on a property fronting the State Road 826 Limited Access Expressway, shall comply with the following:

- ~~(1)~~b. A sign prohibited under this Article and not attached to a structure must be removed within sixty (60) days from the effective date of the ordinance creating the prohibition.
  - ~~(2)~~e. A Non-Conforming sign pursuant to this Article must be removed within five years from the effective date of the ordinance creating the non-conformity.
  - ~~(3)~~d. Failure to so remove a non-conforming or prohibited sign under this subsection within the time set forth above shall cause the sign to be declared an illegal sign .
  - ~~(4)~~e. The status afforded signs under this subsection shall not be applicable to any sign for which no permit or sign permit was ever issued; such signs are deemed non-complying signs and are subject to the provisions of this Article governing non-complying signs.
  - ~~(5)~~f. If any non-conforming sign is damaged by any cause and the cost of repairing the sign equals 50% or more of the original invoiced costs of the sign, then its classification as a non-conforming sign under this subsection shall be automatically revoked and repairs shall be made so that the sign shall meet the requirements of this Article.
  - ~~(6)~~g. A non-conforming sign shall immediately lose its non-conforming status and shall be immediately brought into compliance (with a new permit) or removed if the sign is altered in any way in structure or copy (except for changeable copy signs and normal maintenance) that tends to or makes the sign less in compliance with the requirements of this Article than it was before the alteration; including updating the technology used in the sign; or if the sign is relocated to a position making it less in compliance with the requirements of this Article; or if the sign is replaced or abandoned .
2. Non-Conforming Sign maintenance and Repair: Nothing in this section shall relieve the owner or user of a non-conforming sign or the owner of the property on which the non-conforming sign is located, from the provisions of this Article, regarding safety, maintenance or repair of the sign. However, any repainting, cleaning and other normal maintenance or repair of the sign, sign structure, or copy that in any way makes it more nonconforming, shall cause the sign to lose its legal non-conforming status.

\* \* \*

**Section 3. Repeal of Conflicting Provisions.** All provisions of the Code of the Town of Miami Lakes that are in conflict with this Ordinance are hereby repealed.

**Section 4. Severability.** The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

**Section 5. Inclusion in the Town Land Development Code.** It is the intention of the Town Council, and it is hereby ordained, that the provisions of this Ordinance shall become and be made part of the Town LDC and that if necessary the sections of this Ordinance may be renumbered or re-lettered to accomplish such intentions; and that the word “Ordinance” shall be changed to “Article”, “Division” or other appropriate word.

**Section 6. Effective Date.** This Ordinance shall be effective immediately upon its adoption on second reading.

The foregoing Ordinance was offered by Councilmember \_\_\_\_\_, who moved its adoption on first reading. The motion was seconded by \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

Mayor Michael Pizzi	_____
Vice-Mayor Nick Perdomo	_____
Councilmember Mary Collins	_____
Councilmember Tim Daubert	_____
Councilmember Nelson Fernandez	_____
Councilmember Ceasar Mestre	_____

Councilmember Richard Pulido \_\_\_\_\_

PASSED AND ADOPTED on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

The foregoing Ordinance was offered by Councilmember \_\_\_\_\_, who moved its adoption on second reading. The motion was seconded by Councilmember \_\_\_\_\_, and upon being put to a vote, the vote was as follows:

Mayor Michael Pizzi \_\_\_\_\_

Vice-Mayor Nick Perdomo \_\_\_\_\_

Councilmember Mary Collins \_\_\_\_\_

Councilmember Tim Daubert \_\_\_\_\_

Councilmember Nelson Fernandez \_\_\_\_\_

Councilmember Ceasar Mestre \_\_\_\_\_

Councilmember Richard Pulido \_\_\_\_\_

PASSED AND ADOPTED on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
MICHAEL PIZZI  
MAYOR

ATTEST:

\_\_\_\_\_  
MARJORIE TEJEDA, TOWN CLERK

APPROVED AS TO FORM AND LEGALITY FOR THE USE  
AND BENEFIT OF THE TOWN OF MIAMI LAKES ONLY:

\_\_\_\_\_  
WEISS, SEROTA, HELFMAN, PASTORIZA,  
COLE & BONISKE, P.L.  
TOWN ATTORNEY



*Town of Miami Lakes*

Office of Town Clerk

**ITEM 3 B**




# *Town of Miami Lakes*

## MEMORANDUM

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To: Honorable Mayor and Town Council

From: Alex Rey, Town Manager 

Date: April 12, 2011

Re: Land Development Code (LDC) – Pain Management Clinics

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**Recommendation:** It is recommended that the Mayor and Town Council adopt the attached Ordinance (Exhibit A), amending the Town's Land Development Code to provide for the following:

- New and revised definitions for pain management clinic, drugstores, pharmacies, medical office or clinic, office and retail amongst others.
- Requires medical or dental offices or clinics or laboratories and pharmacies to provide detailed information at the time of application for a certificate of use in order for the Town to determine if the use should be classified as a pain management clinic.
- Requires pain management clinics and pharmacies to receive a conditional use approval regardless of the underlying zoning designation.
- Requires medical or dental offices or clinics or laboratories and pharmacies to provide detailed information at the time of application for a certificate of use in order for the Town to determine if the use should be classified as a pain management clinic.
- Requires medical or dental offices or clinics or laboratories, pain management clinics and pharmacies to receive conditional use approval if they want to locate within the same building, shopping center or on an outparcel that is within 500 feet of a parcel that has an existing pharmacy use.
- Requires pharmacies to receive conditional use approval if they want to locate within the same building, shopping center or on an outparcel that is within 500 feet of a parcel that has an existing medical, dental laboratory

and/or pain management clinic which is staffed by a Prescribing Practitioner.

**Background:**

The illegal sale, use, and delivery of controlled substances is a threat to the health, safety and welfare of the residents of the Town. The Town has been made aware by law enforcement and news reports that a pattern of illegal drug use and distribution has been associated with medical offices and clinics which provide “pain management” services and dispense narcotic controlled substances on-site as aided by those who act in concert with said establishments. Increased criminal activity and other secondary effects including over-flow parking, noise, loitering and littering associated with the narcotics-related activities at such clinics is very significant and threatens to undermine the economic health of the Town’s development and redevelopment efforts by creating negative secondary effects which affect the commercial and residential properties surrounding these clinics.

The Florida Legislature has attempted to deter such illegal drug use, distribution and activities by the creation of a secure and privacy-protected, statewide electronic system of monitoring prescription drug medication information, through adoption of SB 462 (2009) and SB 2272 and SB 2722 (2010) and is considering further legislation in the 2011 legislative session. Despite the legislative efforts by the Florida Legislature, the State has only raised half of about \$1 million needed to establish the database which has delayed the implementation of these legislative mandates. Some of the newly proposed legislation being debated in the Florida legislature has taken aim at reducing the regulatory oversights of pain management clinics.

The intent of these amendments is not to interfere with the legitimate medical use and dispensing of controlled substances, but rather it is to subject the location of dispensing narcotic controlled substances on-site at medical clinics and offices (or in close proximity thereto) to a conditional use approval process. The amendments do not interfere with a doctor’s ability to hand out samples of medications.

**Proposed Amendments to the LDC:**

Staff has prepared a draft Ordinance, attached hereto as Exhibit A (in strikethrough and underline format), that amending the LDC and provides for the following:

- New and revised definitions for pain management clinic, drugstores, pharmacies, medical office or clinic, office and retail amongst others.

- Requires medical or dental offices or clinics or laboratories and pharmacies to provide detailed information at the time of application for a certificate of use in order for the Town to determine if the use should be classified as a pain management clinic.
- Requires pain management clinics and pharmacies to receive a conditional use approval regardless of the underlying zoning designation.
- Requires medical or dental offices or clinics or laboratories, pain management clinics and pharmacies to receive conditional use approval if they want to locate within the same building, shopping center or on an outparcel that is within 500 feet of a parcel that has an existing pharmacy use.
- Requires pharmacies to receive conditional use approval if they want to locate within the same building, shopping center or on an outparcel that is within 500 feet of a parcel that has an existing medical, dental laboratory and/or pain management clinic which is staffed by a Prescribing Practitioner.

**ORDINANCE NO. 11-\_\_\_**

**AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA AMENDING CHAPTER 33 “ZONING” BY AMENDING THE DEFINITIONS AND BY AMENDING THE ZONING REGULATIONS RELATED TO THE REGULATION OF PAIN MANAGEMENT CLINICS, DRUG STORES, MEDICAL OFFICES AND CLINICS, MEDICAL AND DENTAL LABORATORIES, PHARMACIES AND USES WHICH INCLUDE PHARMACIES; AMENDING ARTICLE 6 “SUPPLEMENTARY REGULATIONS” OF THE TOWN’S LAND DEVELOPMENT CODE, BY PROVIDING NEW REGULATIONS FOR PAIN MANAGEMENT CLINICS, DRUG STORES, MEDICAL OFFICES AND CLINICS, MEDICAL AND DENTAL LABORATORIES, PHARMACIES AND USES WHICH INCLUDE PHARMACIES; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY, PROVIDING FOR INCLUSION IN THE CODE, AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Town Council of the Town of Miami Lakes (“Town Council”) finds that it is in the best interest of the health, safety, and welfare of its residents, businesses, and visitors to enact regulations to provide for safer residential and commercial neighborhoods in the Town; and

**WHEREAS**, the Town Council finds that the illegal sale, use, and delivery of controlled substances is a threat to the health, safety and welfare of the residents of the Town; and

**WHEREAS**, the Town Council has recently been made aware by law enforcement and news reports that a pattern of illegal drug use and distribution has been associated with medical offices and clinics which provide “pain management” services and dispense narcotic controlled substances on-site as aided by those who act in concert with said establishments ; and

**WHEREAS**, the Miami Herald, Sun-Sentinel and other news media outlets have published numerous newspaper stories in the recent past describing a “pipeline” of trafficking

drugs from South Florida “pain management clinics” to users in other states, such as Kentucky, West Virginia, and Ohio; and

**WHEREAS**, increased criminal activity and other secondary effects including parking, noise, loitering and littering associated with the narcotics-related activities at such clinics is very significant and threatens to undermine the economic health of the Town’s development and redevelopment efforts, by creating negative secondary effects which affect the commercial and residential properties surrounding these clinics; and

**WHEREAS**, the Florida Legislature has attempted to deter such illegal drug use, distribution and activities by the creation of a secure and privacy-protected, statewide electronic system of monitoring prescription drug medication information, through adoption of SB 462 (2009) and SB 2272 (2010); and

**WHEREAS**, despite such legislative efforts by the Florida Legislature, the state has only raised half of about \$1 million needed to establish the database, and implementation of these legislative mandates is delayed; and

**WHEREAS**, a recent Broward County grand jury reported that every three days, a new pain management clinic opens in Broward and Palm Beach counties; and

**WHEREAS**, in the last six months of 2008 alone, such clinics dispensed nearly 9 million doses of the controlled substance oxycodone in South Florida – the equivalent of more than two doses for every man, woman and child in Miami-Dade, Broward and Palm Beach counties; and

**WHEREAS**, it is the intent of this Ordinance not to interfere with the legitimate medical use of controlled substances, but rather to prohibit the location of dispensing of narcotic controlled substances on-site at medical clinics and offices (or in close proximity thereto), subject to specific exceptions; and

**WHEREAS**, during a public hearing on April 12, 2011, the Town Council, sitting as the Town's Local Planning Agency, reviewed this Ordinance and made a recommendation to the Town Council; and

**WHEREAS**, following proper notice to the public and after having received input and participation by interested members of the public and staff, and having considered the recommendation of the Local Planning Agency, the Town Council finds this Ordinance consistent with its Comprehensive Plan, as well as Florida and federal law; and

**WHEREAS**, the Town Council finds that this Ordinance is necessary for the preservation of the public health, safety and welfare of the Town's residents; and

**WHEREAS**, the Town Council has held two public hearings in accordance with Florida law.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, AS FOLLOWS:**<sup>1</sup>

**Section 1.** **Recitals.** Each of the above stated recitals are true and correct and are incorporated herein by this reference.

**Section 2.** **Town Code Amended.** That Article I "In General," Section 33-13, "Unusual uses." of Chapter 33 "Zoning" of the Code of Ordinances of the Town of Miami Lakes is hereby amended to read as follows:

Sec. 33-13. Unusual uses.

\* \* \* \* \*

(e) *Unusual and new uses.* Unless approved upon public hearing, the following unusual uses or uses similar thereto shall not be permitted in any district save and except in those districts that permit such uses without a public hearing: Airport; airplane crop dusting field; all zoning applications by State and municipal entities and agencies; amusement rides and enterprises; amusement center (except in BU-1A Zone in which such use is permitted); archery ranges; art galleries and museums (educational and philanthropic) in districts more restrictive than RU-4;

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<sup>1</sup> Proposed additions to existing Town Code text are indicated by an underline; proposed deletions from existing Town Code text are indicated by ~~strikethrough~~.

auction sales; auto, truck, machinery salvage yards; bathing beach; boat salvage; bombing field, canal excavation, where not a part of C. & S. F. F. C. D. and County secondary canal system; carnivals, circuses; convalescent homes; day camp, day nursery in zone more restrictive than RU-3; dog kennel, dog training track; electric substation; electric power plant; frog farm; garbage and waste dumps; gas distribution system and plant; golf course except in RU-1 and other Districts where the same is a permitted use; golf course clubhouse and incidental uses in all districts more restrictive than the BU-1 District; golf driving range; gypsy camp; heliports; homes of the aged (except group homes and community residential homes where same is a permitted use); homes for dependent children (except group homes and community residential homes where same is a permitted use); hospitals (not animal hospital) in district more restrictive than RU-4; incinerators; Indian village; institutions for handicapped persons (except group homes and community residential homes where same is a permitted use), including but not limited to incidental related facilities such as workshops, sales of products fabricated therein, residential quarters, educational training facilities; infirmary, commissary, or any one (1) or combination of such related incidental facilities; junkyard; kindergarten in zones more restrictive than RU-3; lake excavation and asphalt plant, concrete batching plant, concrete block plant, prestressed and precast concrete products plant, rock crushing and screening plant ancillary thereto or in connection therewith; landing field; movie (open air) except as provided in BU-1A Zone; nightclub in BU-2 or more liberal districts; nursing homes; oil and gas well drilling and essential, incidental uses thereto, such as minimum storage facilities; in AU and GU Districts subject to conformance to all applicable Florida State statutes and rules and regulations of the State Board of Conservation and other applicable state rules and regulations; outdoor display; outdoor paint testing laboratory; pain management clinic; palmist and psychic readers; parking (noncommercial parking in zones more restrictive than in which the use it serves is located); pharmacy; pistol ranges; pony rings; private club in RU-3B and RU-3 and more restrictive districts, including but not limited to AU and GU Districts; private playgrounds and recreational area; except for those allowed pursuant to Section 33-199; public and private utility facilities such as electricity, gas, water, telephone, telegraph, cable TV., and including work centers (repair and storage areas for trucks, heavy equipment, pipe, meters, valves, cable, poles) as accessory uses, and including sewage treatment plants and lift stations and water treatment plants and pumping stations, excluding temporary package water and sewage treatment plants approved by the Environmental Quality Control Board and until December 31, 2008, excluding any telecommunications antenna owned and operated by a telecommunications company providing services to the public for hire attached to any pole or H-frame or lattice structure owned by a utility which is used in and is part of the utility's network for the provision of electric services, provided that (a) equipment appurtenant to the antenna is maintained on the utility pole or structure, (b) the utility pole or structure does not exceed 125 feet in height above ground unless the utility pole or structure is located in an easement or right-of-way which is greater than fifty (50) feet in width or, if less than fifty (50) feet in width, such easement or right-of-way is adjacent to and parallel with road right-of-way which is one hundred (100) feet or greater in width, and (c) the antenna was attached to the utility pole or structure prior to January 1, 1997; race tracks; retirement villages, including as an accessory use commercial facilities of the BU-1 type; rifle range; rock pits (filling of); rock quarries; shopping center promotional activities; skeet range; subdivision entrance gates and entrance features not conforming to regulations; testing laboratory or plant; tourist attractions; radio and TV transmitting stations; trailer as watchman's quarters; trailers or tourist camp; trap range; water tank and tower; water treatment

plant; water use facilities; Wireless Supported Service Facilities except as provided for in Section 33-63.2 and 33-63.3; wood burning barbecue (commercial); zoo (except in public park).

**Section 3. Amendments to Code.** Section 33-1 of Chapter 33 “Zoning” of the Code of

Ordinances of the Town of Miami Lakes is hereby amended to read as follows:

**Sec. 33-1. Definitions.**

For the purpose of this chapter, the following definitions for terms used herein shall apply to all sections of this chapter unless the context clearly indicates otherwise:

\* \* \* \* \*

(39.1) Dispense or Dispensing. The transfer of possession of one or more doses of a controlled substance identified in Schedule II, III, or IV in Sections 893.03, 893.035, or 893.0355, Florida Statutes, as may be amended from time to time, by a pharmacist, health care practitioner or any other person to the ultimate consumer thereof or to one who represents that it is his or her intention not to consume or use the same but to transfer the same to the ultimate consumer or user for consumption by the ultimate consumer or user.

\* \* \* \* \*

(40.3) Drugstore. A retail establishment which includes a pharmacy and which may offer other accessory services such as photo processing, eyeglass care, etc, but in which no more than thirty (30)% of the gross floor area of the establishment is utilized for prescription drug storage, dispensing or prescription drug related customer service area.

\* \* \* \* \*

(57.1) Hospital. An institution licensed by the state of Florida that (1) offers services more intensive than those required for room, board, personal services and general nursing care; (2) offers facilities and beds for use beyond 24 hours by individuals requiring diagnosis, treatment, or care for illness, injury, deformity, infirmity, abnormality, disease, or pregnancy; and (3) regularly makes available at least clinical laboratory services, diagnostic X-ray services, and treatment facilities for surgery or obstetrical care, or other definitive medical treatment of similar extent. A hospital may include offices for medical and dental personnel, central service facilities such as pharmacies, medical laboratories and other related uses.

\* \* \* \* \*

(58.1) Institution or Asylum. A facility dedicated to the custody, care, treatment, or provision of services for individuals overtly of harm to themselves or others, criminals or the chemically dependent, or a philanthropic or welfare institution

not otherwise classified as a hospital, nursing facility or special residential facility.

\* \* \* \* \*

(69.1) Medical Office or Clinic. An establishment where patients, who are not lodged overnight except for observation or emergency treatment, are admitted for examination and treatment by a person or group of persons practicing any form of healing or health-building services to individuals, whether such persons be medical doctors, chiropractors, osteopaths, chiropodists, naturopaths, optometrists, dentists, surgeons, acupuncturists, podiatrist, psychiatrists, or any such profession, the practice of which is lawful in the State of Florida. Medical Office or Clinic specifically excludes Pain Management Clinics, as defined in this Chapter, regardless or whether such clinics are registered with the State of Florida. Pharmacies are not medical offices or clinics.

(69.24) Mentally ill means an impairment of the emotional processes, of the ability to exercise conscious control of one's actions, or of the ability to perceive reality or to understand, which impairment substantially interferes with a person's ability to meet the ordinary demands of living, regardless of etiology; except that, for the purposes of this definition, the term does not include retardation or developmental disability, simple intoxication, or conditions manifested only by antisocial behavior or drug addiction.

\* \* \* \* \*

(76.1) Office (Office Building). An establishment, or building, providing executive, management, administrative or professional services, but not involving the sale of merchandise except as incidental to a permitted use, and as regulated by other sections of the Code, and not involving medical services or the sale or prescription of controlled substances identified in Schedule II, III, or IV in Sections 893.03, 893.035 or 893.0355, Florida Statutes. Typical uses include, but are not limited to, real estate brokers, insurance agencies, credit reporting agencies, property management firms, investment firms, employment agencies, travel agencies, advertising agencies, secretarial services, data processing, telephone answering services, telephone marketing, professional or consulting services in the fields of law, architecture, design, engineering, accounting and similar professions, interior decorating consulting services, and business offices of private companies, utility companies, public agencies, trade associations, unions, and nonprofit organizations.

(76.2) Outparcel. A parcel of land designated on a plat or site plan for one or more free-standing nonresidential building, where said parcel is adjacent to a right-of-way or property line and is located in front of a principal commercial development or may be owned, leased or rented to any entity other than the entity owning the principal development.

\* \* \* \* \*

(78.1) Pain Management Clinic. Any type of medical office, clinic, or facility which advertises in any medium for any type of pain-management services, or employs a physician or an osteopathic physician on-site, who is primarily engaged in the treatment of pain by prescribing or dispensing controlled substance medications and/or which is required to be registered with the State of Florida Department of Health pursuant to 459.0137 F.S. with the exception of the following:

1. A clinic that is licensed as a facility pursuant to Chapter 395 F.S.
2. A facility in which the majority of physicians who provide services in the clinic primary provide surgical services.
3. A clinic that is owned and operated by a publicly held corporation which corporation's shares are traded on a national exchange or on the over-the-counter stock market and whose total assets at the end of the corporation's most recent fiscal quarter exceeded \$50 million.
4. A clinic that is affiliated with an accredited medical school at which training is provided for medical students, residents, or fellows;
5. A clinic that does not prescribe or dispense controlled substances for the treatment of pain.
6. A clinic that is owned by a corporate entity exempt from federal taxation under 26 U.S.C.§.501(c).

A physician is deemed to be primarily engaged in the treatment of pain where the physician is prescribing or dispensing controlled substance medications when the majority of the patients seen are prescribed or dispensed controlled substance medications for the treatment of chronic, non-malignant pain. Chronic, non-malignant pain is pain unrelated to cancer which persists beyond the usual course of the disease or the injury that is the cause of the pain or more than ninety (90) days after surgery.

(78.2) Pharmacy. Any establishment offering on-site dispensing of prescription drugs.

(78.31) A physically handicapped or disabled person shall mean a person who has a physical or mental impairment which substantially limits one (1) or more major life activities or who has a record of having, or is regarded as having, such physical or mental impairment.

\* \* \* \* \*

(84) ~~Reserved.~~ Prescribing practitioner. Any health care practitioner licensed to prescribe controlled substances identified in Schedule II, III, or IV in Sections 893.03, 893.035, or 893.0355, Florida Statutes, as may be amended from time to time.

\* \* \* \* \*

(88.1) Retail. An establishment, serving a limited market area and engaged in the retail sale or rental, from the premises, of frequently or recurrently needed items for household use, but which shall not include any establishment which meets the definition of “pharmacy” as provided in this section. Typical uses include apparel stores, bakeries and delicatessens that sell all food prepared at retail on the premises, candy stores, florists, garden supply stores, gift shops, grocery stores, hardware stores, hobby supply shops, ice cream shops, meat markets other than fish or seafood, jewelry stores, music and video tape rental stores, pet supply and grooming, souvenir shops, variety and general merchandise stores.

\* \* \* \* \*

**Section 4. Town Code Amended.** That Article XXIV “BU-1, Neighborhood Business District,” Section 33-238, “Uses Permitted.” of Chapter 33 “Zoning” of the Code of Ordinances of the Town of Miami Lakes is hereby amended to read as follows:

**Sec. 33-238. Uses permitted.**

No land, body of water or structure shall be used or permitted to be used and no structure shall be hereafter erected, constructed, moved, reconstructed or structurally altered or maintained in any BU-1 District, which is designed, arranged or intended to be used or occupied for any purpose, except for one (1) or more of the following uses:

\* \* \* \* \*

(13.5) Drugstores, provided that a conditional use approval is obtained for any Pharmacy. If such establishment includes a pharmacy (inclusive of the areas that are dedicated to prescription drug storage, dispensing or prescription drug related customer service area) that occupies 30 percent or more of the establishment’s gross floor area, the establishment shall be subject to Division 6.10 of the Town Land Development Code.

\* \* \* \* \*

(16) Grocery stores, fruit stores, health food stores, delicatessen, meat and fish markets and other similar food stores, provided such establishments contain not more than four thousand (4,000) square feet of floor area and that if any such establishment includes a pharmacy (inclusive of the areas that are dedicated to prescription drug storage, dispensing or prescription drug related customer service area) that occupies 30 percent or more of the establishments gross floor area, it shall be subject to Division 6.10 of the Town Land Development Code and a conditional

use approval must be obtained for the pharmacy.

\* \* \* \* \*

(22.1) Medical Office or Clinic, subject to Division 6.10 of the Town Land Development Code.

(22.12) Museum

\* \* \* \* \*

(24) Office buildings, provided that the location of a medical office or clinic, medical or dental laboratory, or pain management clinic within said Office building shall be subject to Division 6.10 of the Town Land Development Code and a conditional use approval must be obtained for a pain management clinic.

\* \* \* \* \*

(36) Variety stores, provided such establishments contain not more than four thousand (4,000) square feet of floor area and that if such store includes a pharmacy (inclusive of the areas that are dedicated to prescription drug storage, dispensing or prescription drug related customer service area) that occupies 30 percent or more of the establishments gross floor area, the store shall be subject to Division 6.10 of the Town Land Development Code and a conditional use approval must be obtained for the pharmacy.

**Section 5. Town Code Amended.** That Article XXV “BU-1A, Limited Business District,” Section 33-247, “Uses Permitted.” of Chapter 33 “Zoning” of the Code of Ordinances of the Town of Miami Lakes is hereby amended to read as follows:

**Sec. 33-247. Uses permitted.**

No land, body of water and/or structure shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, reconstructed, moved, maintained or occupied for any purpose in any BU-1A District, except for one (1) or more of the following uses:

\* \* \* \* \*

(22) Grocery stores, provided that if any such establishment includes a pharmacy (inclusive of the areas that are dedicated to prescription drug storage, dispensing or prescription drug related customer service area) that occupies 30 percent or more of the establishment’s gross floor area, the establishment shall be subject to Division 6.10 of the Town Land Development Code and a conditional use

approval must be obtained for the pharmacy.

\* \* \* \* \*

- (40) Supermarkets, provided that if any such establishment includes a pharmacy (inclusive of the areas that are dedicated to prescription drug storage, dispensing or prescription drug related customer service area) that occupies 30 percent or more of the establishment’s gross floor area, the establishment shall be subject to Division 6.10 of the Town Land Development Code and a conditional use approval must be obtained for the pharmacy.

\* \* \* \* \*

- (45) Variety stores, provided that if any such establishment includes a pharmacy (inclusive of the areas that are dedicated to prescription drug storage, dispensing or prescription drug related customer service area) that occupies 30 percent or more of the establishment’s gross floor area, the store shall be subject to Division 6.10 of the Town Land Development Code and a conditional use approval must be obtained for the pharmacy.

**Section 6. Town Code Amended.** That Article XXVI “BU-2, Special Business District,” Section 33-253, “Uses Permitted.” of Chapter 33 “Zoning” of the Code of Ordinances of the Town of Miami Lakes is hereby amended to read as follows:

**Sec. 33-253. Uses permitted.**

No land, body of water and/or structure shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, reconstructed, moved, occupied or maintained for any purpose in any BU-2 District except for one (1) or more of the following uses:

\* \* \* \* \*

- (7) Office parks, provided that the location of a medical office or clinic, medical or dental laboratory, pharmacy or pain management clinic within said office park shall be subject to Division 6.10 of the Town Land Development Code and a conditional use approval must be obtained for a pharmacy or pain management clinic.

\* \* \* \* \*

- (9) Regional shopping centers, provided that the location of a medical office or clinic, medical or dental laboratory, pharmacy or pain management clinic within said shopping center shall be subject to Division 6.10 of the Town Land Development

Code and a conditional use approval must be obtained for a pharmacy or pain management clinic.

**Section 7. Town Code Amended.** That Article XXIX “IU-1, Industrial, Light Manufacturing District” Section 33-259, “Uses Permitted.” of Chapter 33 “Zoning” of the Code of Ordinances of the Town of Miami Lakes is hereby amended to read as follows:

**Sec. 33-259. Uses permitted.**

No land, body of water or structure shall be used or permitted to be used and no structure shall be erected, constructed, moved or reconstructed, structurally altered, or maintained, which is designed, arranged or intended to be used or occupied for any purpose, unless otherwise provided herein, in IU-1 District, excepting for one (1) or more of the following:

\* \* \* \* \*

(45.1) Medical Office or Clinic, subject to Division 6.10 of the Town Land Development Code.

\* \* \* \* \*

(50) Office Buildings, provided that the location of a medical office or clinic, medical or dental laboratory, or pain management clinic within said Office building shall be subject to Division 6.10 of the Town Land Development Code and a conditional use approval must be obtained for a pain management clinic.

\* \* \* \* \*

(54.1) Pharmaceutical storage, subject to compliance with the following conditions:

- (a) That the applicant secure a license from the State of Florida Department of Health and Rehabilitative Services (HRS) for such pharmaceutical storage.
- (b) That the pharmaceutical storage area shall be air conditioned to continuously control temperature and humidity as required by HRS for pharmaceutical products.
- (c) That the premises be secured with a security system as required by HRS for the storage of pharmaceutical products.
- (d) That a declaration of use be provided permitting a building and zoning enforcement officer to enter the premises to conduct inspection to assure compliance.

- (e) That upon compliance with the conditions enumerated above, a certificate of use and occupancy is secured from the Department.
- (f) That controlled substances which are identified in Schedule II, III, or IV in Sections 893.03, 893.035, or 893.0355, Florida Statutes, as may be amended from time to time, shall only be distributed on a wholesale basis to licensed health care practitioners, pharmacists, or other persons duly licensed to purchase or receive such substances in accordance with Florida law.

\* \* \* \* \*

- (62) (a) Salesrooms and showrooms, subject to the prohibitions and limitations in Subsection (b), incorporated as a part of a permitted industrial use upon compliance with the following conditions:
  - (1) Any industrial use and its related retail sales/showroom uses in different units or bays within the same building must be under one (1) certificate of use and occupancy, and all areas under one (1) such certificate must be connected by communicating doors between units or bays.
  - (2) Only merchandise which is warehoused, stored, manufactured or assembled on the premises can be sold on a retail basis.
  - (3) The size of retail sales/showroom floor area must be less than fifty (50) percent of the total floor area of the subject premises under a single certificate of use and occupancy. Outside storage areas are to be excluded from consideration in determining the percentage of uses.
  - (4) A solid wall shall separate retail sales/showroom area from the balance of the industrial area which shall prevent public access to the industrial portion of the building. The industrial use area shall not be accessible to the general public.
  - (5) Required parking is to be calculated based upon the floor area assigned to the use classifications within the building in accordance with the provisions of Section 33-124.
  - (6) A declaration of use in a form meeting with the approval of the Director shall be submitted to the Department prior to the issuance of a certificate of use and occupancy specifying compliance with the foregoing conditions. Said declaration of use shall include a floor plan for the intended use as required by the Department.

(b) Subsection (a) above is intended to permit retail salesrooms and showrooms in recognition of the compatibility and reasonableness of incorporating certain retail uses into the other uses permitted in this district. To assure said compatibility and reasonableness, the retail uses hereinafter enumerated, and uses similar thereto, shall be subject to the following additional conditions: (1) the primary and permitted industrial use shall be the manufacture or assembly of the products being offered for sale; and (2) the retail sales area shall not exceed fifteen (15) percent of the total floor area of the subject premises under a single certificate of use and occupancy. The retail uses subject to the conditions of this subsection are:

- (1) Antique and secondhand goods shops.
- (2) Apparel stores.
- (3) Art and crafts supplies and finished products.
- (4) Art galleries.
- (5) Bait and tackle shop.
- (6) Bakeries.
- (7) Bicycle sales, rentals and repairs (nonmotorized).
- (8) Card shops.
- (9) Confectionery, ice cream stores and dairy stores.
- ~~(10) Drugstores.~~
- (11) Florist shops.
- (12) Furniture stores less than ten thousand (10,000) square feet.
- (13) Gift stores.
- (14) ~~Grocery stores, supermarkets,~~ Fruit stores, health food stores, meat and fish markets and other similar food stores.
- (15) Hardware stores less than ten thousand (10,000) square feet.
- (16) Jewelry stores.

- (17) Leather goods and luggage shops.
- (18) Liquor package stores.
- (19) Optical stores.
- (20) Paint and wallpaper stores less than ten thousand (10,000) square feet.
- (21) Photograph studio and photo supply.
- (22) Pottery shops.
- (23) Shoe stores and shoe repair shops.
- (24) Sporting good stores.
- (25) Tobacco shops.
- ~~(26) Variety stores and junior and major department stores.~~
- (27) Retail uses, excluding drugstores and pharmacies, determined by the Director to be similar to those enumerated above. In determining similarity between a proposed use and the uses enumerated above the Director shall be guided by the intent of this Subsection (62) and shall consider common characteristics including the nature of products offered for sale, the generation of pedestrian and vehicular traffic, and incompatibility with the primary uses permitted in this district.

\* \* \* \* \*

**Section 8. Town Code Amended.** That Division 6.10 of Article 6 “Supplementary Regulations” of The Town Land Development Code of the Town of Miami Lakes is hereby created to read as follows:

**DIVISION 6.10 “MEDICAL OFFICES OR CLINICS, MEDICAL OR DENTAL LABORATORIES, PHARMACIES AND PAIN MANAGEMENT CLINICS”**

**(a) Medical offices or clinics, medical or dental laboratories, pain management clinics and pharmacies** - Medical offices or clinics, medical or dental laboratories, pain management clinics, and pharmacies, as defined in Section 33-1 of the Code, in whatever districts permitted or approved, shall be subject to the following supplemental regulations:

1. On-site dispensing of controlled substances identified in Schedule II, III, or IV in Sections 893.03, 893.035, or 893.0355, Florida Statutes, as may be amended from time to time, is prohibited, unless otherwise expressly permitted as follows:
  - a. A health care practitioner when administering a controlled substance directly to a patient if the amount of the controlled substance is adequate to treat the patient during that particular treatment session only.
  - b. A pharmacist or health care practitioner when administering a controlled substance to a patient or resident receiving care at a hospital, nursing facility, institution or asylum, ambulatory surgical center, or hospice which is licensed in this state.
  - c. A pharmacist or health care practitioner when administering a controlled substance to a patient or resident receiving care at an intermediate care facility for the developmentally disabled which is licensed in this state.
  - d. A health care practitioner when administering a controlled substance in the emergency room of a licensed hospital.
  - e. A health care practitioner when dispensing a one-time, 72-hour emergency resupply of a controlled substance to a patient.
  
2. Medical offices or clinics, medical or dental laboratories, and pain management clinics shall, in addition to all other information required by the Town's Code, as part of the certificate of use application, provide a detailed statement of the nature of the proposed practice, inclusive but not limited to information such as type of medicine practiced, hours of operation, number of doctors, licenses of doctors, locations of other branches, if any. Any applicant for a certificate of use for a medical office or clinic, medical or dental laboratory or pain management clinic shall also address the following in writing:
  - i. Whether the proposed use is licensed as a facility pursuant to Chapter 395, Florida Statutes; and
  - ii. Whether the majority of the physicians who provide services in the proposed use primarily provide surgical services; and
  - iii. Whether the proposed use is owned by a publicly held corporation whose shares are traded on a national exchange or on the over-the-counter market and whose total assets at the end of the corporation's most recent fiscal quarter exceeded \$50 million; and
  - iv. Whether the proposed use is affiliated with an accredited medical school at which training is provided for medical students, residents, or fellows; and
  - v. Whether the proposed use does not prescribe or dispense controlled substances for the treatment of pain; and
  - vi. Whether the proposed use is owned by a corporate entity exempt from federal taxation under 26 U.S.C. s. 501(c)(3); and
  - vii. Provide proof that he/she has obtained or complied with all required State, County or Local certifications, registrations, licenses or other

- requirements and all such items are in good standing and are currently valid; and
- viii. Provide the Drug Enforcement Administration number of each physician practicing at the business or under contract with the business and verify that the Drug Enforcement Administration number has never been revoked; and
  - ix. Whether the applicant's license to prescribe, dispense or administer controlled substances has ever been denied by any jurisdiction or governmental agency.

The Director shall determine whether or not the proposed medical office or clinic, medical or dental laboratory or pain management clinic shall be classified as a pain management clinic based on the information provided at the time of the application for the certificate of use. A pain management clinic shall be subject to the requirements of Division 6.10(b)

**(b) Pain Management Clinics and Pharmacies**

1. Conditional Use Approval

- a. All pain management clinic and pharmacy uses shall require conditional use approval, regardless of the underlying zoning designation, pursuant to Division 3.3.
- b. A conditional use approval shall be required prior to any change of ownership or management of any pain management clinic or pharmacy.
- c. Each pain management clinic and pharmacy location shall be approved through the conditional use approval process separately regardless of whether the pain management clinic or pharmacy is operated under the same business name or management as another pain management clinic or pharmacy.
- d. In addition to the conditional use review criteria contained in Division 3.3, the Town shall refer to the criteria for pain management clinics and pharmacies contained in Section 458.3265 and 459.0137 Florida Statutes, as may be amended from time to time.

2. Pain Management Clinics and Pharmacies shall also be subject to Subsection (c) below.

**(c) Medical offices or clinics, medical or dental laboratories, pain management clinics, and pharmacies - additional restrictions.**

- 1. Pharmacies. Unless approved as a conditional or unusual use pursuant to Section 33-13 of the Code and Division 3.3 of the Town Land Development Code, no pharmacy shall be permitted to locate within the same establishment, within the same shopping center, including any Outparcels, within the same parcel or tract of land, or within 500 feet of another parcel or tract of land, where

any medical office or clinic, any medical or dental laboratory or pain management clinic which is staffed by a Prescribing Practitioner, is located.

2. *Medical or Dental Laboratories and Pain Management Clinics.* Unless approved as a conditional or unusual use pursuant to Section 33-13 of the Code and Division 3.3 of the Town Land Development Code, no medical or dental laboratory or pain management clinic, which is staffed by a Prescribing Practitioner, shall be permitted to locate within the same establishment, within the same shopping center, including any Outparcels, within the same parcel or tract of land, or within 500 feet of another parcel or tract of land where any pharmacy is located.
3. The foregoing location restrictions shall not apply to pharmacies or medical offices or clinics, or medical or dental laboratories, for which an application for a business tax receipt has been submitted prior to the date of adoption of this Ordinance.
4. Notwithstanding subsection 3. above, any pharmacy or pain management clinic, regardless of the date of commencement of business, shall register with the Town within six months of the date of this ordinance and maintain an annual registration with the Town. Prior to the change of ownership or management of an existing pharmacy or pain management clinic, a conditional use approval as specified in Division 6.10(b)1.b. shall be required. The information required as part of the registration shall include the following:
  - i. Whether the existing use is licensed as a facility pursuant to Chapter 395, Florida Statutes; and
  - ii. Whether the majority of the physicians who provide services in the proposed use primarily provide surgical services; and
  - iii. Whether the proposed use is owned by a publicly held corporation whose shares are traded on a national exchange or on the over-the-counter market and whose total assets at the end of the corporation's most recent fiscal quarter exceeded \$50 million; and
  - iv. Whether the proposed use is affiliated with an accredited medical school at which training is provided for medical students, residents, or fellows; and
  - v. Whether the proposed use does not prescribe or dispense controlled substances for the treatment of pain; and
  - vi. Whether the proposed use is owned by a corporate entity exempt from federal taxation under 26 U.S.C. s. 501(c)(3); and
  - vii. Provide proof that he/she has obtained or complied with all required State, County or Local certifications, registrations, licenses or other requirements and all such items are in good standing and are currently valid; and
  - viii. Provide the Drug Enforcement Administration number of each physician practicing at the business or under contract with the business

and verify that the Drug Enforcement Administration number has never been revoked; and

ix. Whether the applicant’s license to prescribe, dispense or administer controlled substances has ever been denied by any jurisdiction or governmental agency.

5. These supplemental regulations are not to be interpreted to limit the lawful operation of a hospital or institution or asylum separately defined and permitted in zoning districts according to separate regulations.

6. All medical office or clinics, medical or dental laboratories, pain management clinics and pharmacies shall be subject to all applicable requirements of state and federal law.

**Section 9. Repeal of Conflicting Provisions.** All provisions of the Code of the Town of Miami Lakes that are in conflict with this Ordinance are hereby repealed.

**Section 10. Severability.** The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

**Section 11. Inclusion in the Town Code.** It is the intention of the Town Council, and it is hereby ordained, that the provisions of this Ordinance shall become and be made part of the Town Code and that if necessary the sections of this Ordinance may be renumbered or re-lettered to accomplish such intentions; and that the word “Ordinance” shall be changed to “Article”, “Division” or other appropriate word.

**Section 12. Effective Date.** That this Ordinance shall be effective immediately upon its adoption on second reading.

The foregoing Ordinance was offered by Councilmember \_\_\_\_\_,  
who moved its adoption on first reading. The motion was seconded by Councilmember  
\_\_\_\_\_ and upon being put to a vote, the vote was as follows:

Mayor Michael Pizzi \_\_\_\_\_  
Vice-Mayor Nick Perdomo \_\_\_\_\_  
Councilmember Mary Collins \_\_\_\_\_  
Councilmember Tim Daubert \_\_\_\_\_  
Councilmember Nelson Fernandez \_\_\_\_\_  
Councilmember Ceasar Mestre \_\_\_\_\_  
Councilmember Richard Pulido \_\_\_\_\_

PASSED AND ADOPTED on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

The foregoing Ordinance was offered by Councilmember \_\_\_\_\_, who moved  
its adoption on second reading. The motion was seconded by Councilmember \_\_\_\_\_,  
and upon being put to a vote, the vote was as follows:

Mayor Michael Pizzi \_\_\_\_\_  
Vice-Mayor Nick Perdomo \_\_\_\_\_  
Councilmember Mary Collins \_\_\_\_\_  
Councilmember Tim Daubert \_\_\_\_\_  
Councilmember Nelson Fernandez \_\_\_\_\_  
Councilmember Ceasar Mestre \_\_\_\_\_  
Councilmember Richard Pulido \_\_\_\_\_

PASSED AND ADOPTED on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

---

MICHAEL PIZZI  
MAYOR

ATTEST:

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MARJORIE TEJEDA  
TOWN CLERK

APPROVED AS TO FORM AND LEGALITY FOR THE USE  
AND BENEFIT OF THE TOWN OF MIAMI LAKES ONLY:

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WEISS, SEROTA, HELFMAN, PASTORIZA,  
COLE & BONISKE, P.L.  
TOWN ATTORNEY