RESOLUTION NO. 26-2213

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, PURSUANT TO SUBSECTION 13-305(f)(1) OF THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE; PERTAINING TO A REQUEST IN ACCORDANCE WITH SECTION 13-303 OF THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE FOR A CONDITIONAL USE; ALL BEING SUBMITTED FOR THE PROPERTY LOCATED AT 14324-28 COMMERCE WAY, AS PROVIDED AT EXHIBIT "A", MIAMI LAKES, FLORIDA, FOLIO NUMBER 32-2022-042-0010; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FINDINGS; PROVIDING FOR APPEAL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Subsection 13-303 of the Town of Miami Lakes ("Town") Land Development Code ("LDC"), SOFIE Biosciences (the "Applicant") is seeking Conditional Use Approval to operate a 9,510-square-foot pharmacy providing manufacturing and distribution services for radiopharmaceuticals directly to hospitals and other healthcare providers for diagnostic imaging; A copy of the Site Plan (the "Site Plan") being attached hereto as Exhibit "A" and a Letter of Intent (the "Letter of Intent") being attached hereto as Exhibit "B", for property located at 14324-28 Commerce Way, bearing Miami-Dade Tax Folio No. 32-2022-042-0010, and legally described on the survey as provided in Exhibit "A" ("Property"); and

WHEREAS, in accordance with Section 13-309 of the Town LDC, proper notice was mailed to the appropriate property owners of record, notice was posted at the property, and duly advertised in the newspaper; for a quasi-judicial public hearing on Site Plan and Conditional Use as noticed for Tuesday, October 13, 2026 at 6:30 P.M. at Town Hall, 6601 Main Street, Miami Lakes, Florida; and all interested parties had the opportunity to address their comments to the Town Council; and

WHEREAS, Town staff has reviewed the application and recommends approval with a modification, subject to conditions, of the request for a Conditional Use Approval, as set forth in the Town of Miami Lakes Staff Analysis and Recommendation, a copy of which is on file in the Town

of Miami Lakes Clerk's Office and incorporated into this Resolution by reference.

WHEREAS, the Town Council now desires to approve the Applicant's Conditional Use requests.

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

Section 1. Recitals. The foregoing recitals are true and correct and are incorporated herein by this reference.

Section 2. Findings. In accordance with Section 13-303, the Town Council finds that the Applicant, subject to the conditions in Section 5 below, meets the criteria for a conditional use approval which are as follows:

1. Land Use Compatibility; and
2. Sufficient Site Size, Site Specifications, and Infrastructure to Accommodate the Proposed Use; and
3. Compliance with the Comprehensive Plan and Land Development Code; and
4. Proper Use of Techniques; and
5. Hazardous Waste.

Section 3. Approval of Conditional Use. The Conditional Use request to permit operation of Nuclear Pharmacy in the IU-C (Industrial Use - Conditional) Zoning District is hereby approved with conditions as set out below,

1. The project must be developed in substantial accordance with the submitted plans, consisting of one (1) pages prepared by GMA Architects.
2. The pharmacy shall be operated in substantial compliance with the operational and security plans submitted on the Letter of Intent, consisting of 2 pages, signed by Leighton Gray, PharmD.
3. The Applicant shall be required to comply with any and all concurrency requirements, obtain a Certificate of Use, Certificate of Occupancy and Business Tax Receipt (BTR), and promptly

renew the BTR and this Conditional Use Permit and Certificate of Use annually, upon compliance with all the terms and conditions of this approval, the same subject to cancellation upon violation of any of the conditions.

4. The initial Certificate of Use application shall constitute registration with the Town as a pharmacy pursuant to Subsection 13-1610(c)(4) of the Town LDC, and such application shall include all information required by that Subsection as part of registration.

5. The Applicant shall submit a written request for renewal of this Conditional Use Permit thirty (30) days before the expiration outlined in #1 above, together with the annual review fee charged by the Town (as may be amended). The current fee is $150.00. The request for renewal shall contain current copies of the Licensing and Permitting from the State of Florida Department of Health - Board of Pharmacy, and Drug Enforcement Administration and any other jurisdictional agency as may currently be required, or as may be required in the future, pursuant to Florida Statutes or other applicable laws. The Applicant shall also provide the information required for registration pursuant to Subsection 13-1610(c)(4) of the Town's Code as may be amended with each request for annual renewal, along with a copy of this Development Order.

6. The approved use shall be subject to the provisions of Chapter 465 Florida Statutes (F.S.) and Section 465. 0193, F.S., to the extent that such provisions are applicable, and to any and all applicable provisions of Federal and State laws and regulations. Violation of applicable Federal and/or State laws and/or failure to maintain any licenses or similar approvals necessary to operate the use shall constitute a violation of these conditions and shall render this approval null and void.

7. The Applicant, any person or business entity with an ownership interest in the pharmacy approved herein and any person involved in the operation, maintenance or conduct of the pharmacy approved herein – either alone or with another person or persons – is prohibited from having or taking ownership interest in, or being involved in, the operation, maintenance or conduct of any pain management clinic (as defined in the Town LDC) that is located within the Town of Miami Lakes.

8. The approvals granted herein are granted to SOFIE CO (Florida Department of Health, Division of Medical Quality Assurance License No. PH 36516 and State of Florida DBPR License No. RXD2664) who shall be responsible for compliance with all conditions stated herein. Any change of ownership or management of the pharmacy use approved herein shall require approval of a new Conditional Use in order to continue operation.

9. Any and all controlled substances shall be secured pursuant to Florida Statutes and applicable rules and regulations of jurisdictional agencies. The Applicant shall be responsible to ensure controlled substances are accessible only to appropriate and authorized employees of the pharmacy approved herein, until dispensed to clients as allowed by law.

10. This approval is subject to the Applicant maintaining, in good standing, the necessary licensing from the State of Florida Department of Health, Division of Medical Quality Assurance License No. PH 36516. In the event that said permit is suspended or revoked, this approval shall become null and void and the Applicant shall cease operations. The Applicant shall also promptly notify the Town both by phone and in writing of any such revocation.

11. In the event that the Applicant is convicted of, or pleads guilty or nolo contendere to, regardless of adjudication, an offense that constitutes a felony for receipt of illicit and diverted drugs, including a controlled substance listed in Schedule I, Schedule II, Schedule III, or Schedule IV, or Schedule V of s. 893.03, Florida Statues, in this State, any other State, the United States or any Territory under the jurisdiction of the United States, this approval shall become null and void.

12. Any disposal of controlled substances shall also follow any and all appropriate Federal, State, County or Town laws, regulations and/or guidelines. The Applicant shall be responsible for ensuring that such disposal does not leave controlled substances vulnerable to being obtained by persons not specifically authorized to use or possess such controlled substances, nor shall any such disposal be allowed to contaminate the public sanitary sewer system.

13. The Applicant shall allow Town officials, or designated agents immediate and unimpeded access to the facility approved herein, at any time, in order to verify and enforce compliance with these conditions or any other applicable provisions of the Town's Code of Ordinances.

14. The Applicant shall participate in the State of Florida and/or National Prescription Drug monitoring and database programs in accordance with Florida Statutes, Rules and/or other applicable Federal, State or Local regulations.

15. The applicant must secure all necessary building permits and/or Certificates of Use within one (1) year from the date of this approval. If these permits and/or certificates are not obtained within the prescribed time frame, or if no extension is granted, this approval shall become void.

16. The applicant must comply with all other applicable laws not specifically addressed in these conditions.

17. All fees owed to the Town in relation to this request must be paid in full prior to the issuance of the development order.

Section 4. Violation of Conditions. Failure to adhere to the terms and conditions of this Resolution shall be considered a violation of the Town LDC and persons found violating the conditions shall be subject to the penalties prescribed by the Town LDC, including but not limited to, the revocation of any of the approval(s) granted in this Resolution. The Applicant understands and acknowledges that it must comply with all other applicable requirements of the Town LDC before it may commence operation, and that the foregoing approval in this Resolution may be revoked by the Town at any time upon a determination that the Applicant is in non-compliance with the Town LDC.

Section 5. Appeal. In accordance with Section 13-310 of the Town LDC, the Applicant, or any affected party may seek review of development orders of the Town Council by the filing of an appeal or writ of certiorari in the appropriate court as prescribed in the Florida Rules of Appellate Procedure.

Section 7. Final Order.

This is a Final Order.

Section 8. Effective Date. This Resolution shall become effective immediately upon adoption hereof.

The foregoing resolution was offered by Vice Mayor Morera who moved its adoption. The motion was seconded by Councilmember Sanchez and upon being put to a vote, the vote was as follows:

Mayor Joshua Dieguez	Yes
Vice Mayor Bryan Morera	Yes
Councilmember Juan Carlos Fernandez	Yes
Councilmember Angelo Cuadra Garcia	Yes
Councilmember Ray Garcia	Yes
Councilmember Steven Herzberg	Yes
Councilmember Alex Sanchez	Yes

Passed and adopted this 13th day of October 2026.

Joshua Dieguez
Mayor

Attest:

Gina M. Inguanzo
Town Clerk

Approved as to Form and Legal Sufficiency

Lorenzo Cobiella
Gastesi, Lopez, Mestre and Cobiella, PLLC
Deputy Town Attorney

This Resolution was filed in the Office of the Town Clerk on this 20 day of October, 2026.

Gina M. Inguanzo
Town Clerk