

December 20, 2021

Planning & Zoning Division
City of Oakland Park
5399 N. Dixie Highway, Su 3
Oakland Park, Florida 33334

Re: 12.16.21_Trulieve Medical Marijuana Dispensary Neighborhood Participation Meeting Summary

The City of Oakland Park provided the contact information for nearby homeowner associations, including the Harlem McBride Neighborhood Association, Lloyd Estates Neighborhood Association, River Core Neighborhood Association, and Colonial Park HOA. Additionally we reached out to the Central Oakland Park HOA. We confirmed the meeting date with the City on November 29, 2021 and noticed the meeting via email and phone call twice on December 1, 2021 and again on December 16, 2021.

Attached you will find the Neighborhood Meeting Program Affidavit of Compliance, screenshots from the zoom meeting in lieu of the Sign-In Sheet identifying all of the attendees, a copy of our presentation shared in the meeting, and email communications.

The meeting was held on December 16, 2021 at 6:30PM via zoom. The meeting began with introductions of the Trulieve Team and was followed by a PowerPoint presentation by Ben Kimbro, Senior Director of Government Relations for Trulieve and lobbyist Stephanie Grutman Zauder of Ballard Partners.

This is the third neighborhood participation meeting on this project. The presentation included information on the law, the company, and an overview of the project. Some questions/comments:

City's economic development/zoning in the proposed area:

Two participants mentioned that they would prefer a restaurant at the location. Presenters shared that the property owner is a successful restaurant owner with 12 restaurants. Unfortunately, he has been unsuccessful at this location. Mr. hired a consulting firm that recruits restaurants. Both wrote letters to the City explaining why this property does not work well for restaurants. (letters attached.)

Trulieve representatives also committed that if approved they would be advocate for the city and would work with residents and business leaders to recruit new businesses to the city. Trulieve representatives also cited recent studies that young professionals are more likely to move to cities with cannabis businesses.

Doctors and Opioid Crisis

Concerns were raised about the opioid crisis and doctors who inappropriately prescribe pain medications. Trulieve representatives cited studies showing that medical marijuana has reduced opioid abuse. Trulieve also shared that they have an internal doctor education and outreach program and a network of expert doctors across the state including Dr. Lacross of Oakland Park. Dr. Lacross participated in the July 2021 neighborhood meeting. He works with local members of the HIV/AIDs community to transition patients from opioids to medical marijuana for pain management.

<u>HOA/NA</u>	<u>Contact</u>	<u>Phone</u>	<u>Email</u>	<u>Notes</u>
Harlem McBride Neighborhood Association	Coby King Sandra Edwards	754-214-1342 954-459-0544	cobyking.tgia@gmail.com sandraedwards411@gmail.com	12/2: LM for both 12/16: coby l/m 12/16: spoke to sandra- family event at 5 pm will try for 6:30. She sent email attached.
Lloyd Estates Neighborhood Association	Brian Bedigian, President	954-205-5275	realtorbrian@aol.com	12/2- Yes, and will forward email to his homeowners 12/16- can not attend but sending email. See attached.
Riverwood Cove Neighborhood Association	Tim Neal	317-353-4807	Neal713@hotmail.com	12/2- LM 12/16- JZ spoke to. Can not attend but sent to another person
Colonial Park Home Owners Association	Cathie Banta, Banta Prop. Mgr. Rhonda Hastings	954-931-0549 954-566-1303	cathiebanta@yahoo.com rhondahastings@bellsouth.net	12/2: LM with Cathie (spoke to Rhonda who said she doesn't have much to do with this, just call Cathie) 12/16 l/m
Central Oakland Park HOA	Mia Woodward (moved, outgoing Prez) Jason King (new Prez)	954-444-8217 954-610-3064	miawoodward@aol.com jking@beckerlawyers.com	12/2: Jason new prez said he will try to attend and will forward along the Zoom invite. 12/16- not sure if he can attend but Supportive

From: [Melissa Alvarado](#)
To: [Stephanie Grutman](#)
Subject: RE: Confirmation of 12/15/21 Meeting
Date: Monday, November 29, 2021 9:48:28 AM
Attachments: [image001.png](#)
[Neighborhood Participation Meeting Guide.pdf](#)

Good Morning Stephanie,

I hope you had a nice Thanksgiving.

The neighborhood participation meeting date scheduled for **Thursday, December 16, 2021 at 6:30pm** has been confirmed and the City Commission has been notified. The next step of the process is to contact the closest HOAs and notify them of the meeting details. The HOA contact information is included below. I have also attached a Neighborhood Participation Meeting Program Guide for reference.

Also below is the zoom meeting access information. Please share this information with the HOA representatives and kindly ask if they can relay it to their HOA members so we can ensure as much opportunity for participation as possible.

We are required to post a notification of the neighborhood participation meeting at least two weeks prior to the meeting date. Please contact the four associations and reply that you have informed them of the meeting by **Wednesday, December 1, 2021 at 12:00pm** so that we can achieve this deadline.

We also need to ensure a contact was made, so please provide any email responses you receive from these notifications. If contact was made via phone, please send an email to let us know if that the HOA representative was contacted.

Please feel free to contact me should you have any questions.

Kindly,

Date: Thursday, December 16, 2021

Time: 6:30 pm

Meeting Location: Zoom Virtual Meeting

Address/URL: <https://oaklandparkfl.zoom.us/j/81890541674?pwd=V3pVTEpJaWI4V3NSdTJtWVlzcTQxUT09>

Phone: +1 646 558 8656

Meeting ID: 818 9054 1674; password: planning

HOA	Contact	Phone	Email
Harlem McBride	Coby King	754-214-1342	cobyking.tgia@gmail.com

Neighborhood Association	Sandra Edwards	954-459-0544	sandraedwards411@gmail.com
Lloyd Estates Neighborhood Association	Brian Bedigian	954-205-5275	realtorbrian@aol.com
Riverwood Cove Neighborhood Association	Tim Neal	317-353-4807	Neal713@hotmail.com
Colonial Park Apartments	Cathie Banta, Banta Prop. Mgr.	954-931-0549	cathiebanta@yahoo.com
	Carolina Sarquis	954-565-5986	- rhondahastings@bellsouth.net
	Rhonda Hastings	954-566-1303	



Melissa Alvarado
 Administrative Specialist
 Community & Economic Development Department
 City of Oakland Park
 5399 North Dixie Highway, Suite 3
 Oakland Park, FL 33334
 954-630-4423
melissaa@oaklandparkfl.gov
www.oaklandparkfl.gov

Please note: Florida has very broad public records laws. Most written communications to or from local officials regarding official business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.



From: [Stephanie Grutman](#)
To: [cobyking.tgia@gmail.com](#); [sandraedwards411@gmail.com](#); [realtorbrian@aol.com](#); [neal713@hotmail.com](#); [miawoodward@aol.com](#); [cathiebanta@yahoo.com](#); [rhondahastings@bellsouth.net](#)
Cc: [melissaa@oaklandparkfl.gov](#); [Yana Kirmaz](#); [Benjamin.Kimbrow@trulieve.com](#); [jzauder@gmail.com](#)
Subject: THURS, DEC 16 @ 6:30 pm Neighborhood Meeting- re: Trulieve Medical Treatment Center 301 W. Oakland Park Blvd
Date: Wednesday, December 1, 2021 4:49:00 PM

Good Afternoon:

Thank you all so much for your willingness to participate in past neighborhood meetings RE: Trulieve Medical Treatment Center 301 W. Oakland Park Blvd. We would like to invite you to attend another neighborhood participation meeting on **Thursday, December 16, 2021 at 6:30 PM via Zoom (See Information below)**. Please invite your membership and any interested parties that may want to attend.

Additionally, my team will be reaching out to each of you personally to confirm receipt of this email and to see if you would like to tour a nearby dispensary in person. We look forward to reconnecting with all of you and using this opportunity to introduce you to our leadership team, discuss our plans for the property, and answer any questions you and your neighbors may have regarding the property.

I look forward to speaking with all of you again soon.

Date: Thursday, December 16, 2021

Time: 6:30 pm

Meeting Location: Zoom Virtual Meeting

Address/URL: <https://oaklandparkfl.zoom.us/j/81890541674?pwd=V3pVTExJaWl4V3NSdUJtWVlzcUxUT09>

Phone: +1 646 558 8656

Meeting ID: 818 9054 1674; password: planning

Thank you,
Stephanie

Stephanie Grutman Zauder

Ballard Partners | Managing Partner, Fort Lauderdale Office

401 East Las Olas | Suite 1400 | Ft. Lauderdale, Florida 33301
[954.817.8007](tel:954.817.8007) | Stephanie@ballardpartners.com

Ballard Partners has been named by state and national publications as the largest and most influential Government Relations firm in Florida and one of the top ten in our nation's capitol with offices in Washington, DC , Tallahassee, West Palm Beach, Miami, Ft. Lauderdale, Orlando, Tampa and Tel Aviv.

From: [Jason Zauder](#)
To: [Stephanie Grutman](#)
Subject: Fwd: THURS, DEC 16 @ 6:30 pm Neighborhood Meeting- re: Trulieve Medical Treatment Center 301 W. Oakland Park Blvd
Date: Wednesday, December 15, 2021 12:37:12 PM

----- Forwarded message -----

From: **Jason Zauder** <jzauder@gmail.com>
Date: Thu, Dec 2, 2021 at 3:50 PM
Subject: THURS, DEC 16 @ 6:30 pm Neighborhood Meeting- re: Trulieve Medical Treatment Center 301 W. Oakland Park Blvd
To: Stephanie Grutman <stephanie@ballardpartners.com>, <jking@beckerlawyers.com>

Hi Jason,

Great talking to you earlier. Below is the original email from Stephanie (copied here) about the Neighborhood Meeting regarding Trulieve. Obviously, we'd love to have you join us for this, and any help in getting the word out to your neighbors about this is greatly appreciated. Thanks so much,

Jason Zauder
850.345.8148

Good Afternoon:

Thank you all so much for your willingness to participate in past neighborhood meetings RE: Trulieve Medical Treatment Center [301 W. Oakland Park Blvd](#). We would like to invite you to attend another neighborhood participation meeting on **Thursday, December 16, 2021 at 6:30 PM via Zoom (See Information below)**. Please invite your membership and any interested parties that may want to attend.

Additionally, my team will be reaching out to each of you personally to confirm receipt of this email and to see if you would like to tour a nearby dispensary in person. We look forward to reconnecting with all of you and using this opportunity to introduce you to our leadership team, discuss our plans for the property, and answer any questions you and your neighbors may have regarding the property.

I look forward to speaking with all of you again soon.

Date: Thursday, December 16, 2021

Time: 6:30 pm

Meeting Location: Zoom Virtual Meeting

Address/URL: <https://oaklandparkfl.zoom.us/j/81890541674?pwd=V3pVTepJaWI4V3NSdTJtWVlzcTQxUT09>

Phone: +1 646 558 8656

Meeting ID: 818 9054 1674; password: planning

Thank you,

Stephanie

Stephanie Grutman Zauder

Ballard Partners | Managing Partner, Fort Lauderdale Office

401 East Las Olas | Suite 1400 | Ft. Lauderdale, Florida 33301

954.817.8007 | Stephanie@ballardpartners.com

Ballard Partners has been named by state and national publications as the largest and most influential Government Relations firm in Florida and one of the top ten in our nation's capitol with offices in Washington, DC , Tallahassee, West Palm Beach, Miami, Ft. Lauderdale, Orlando, Tampa and Tel Aviv.

From: [Stephanie Grutman](#)
To: ["cobyking.tgia@gmail.com"](#); ["sandraedwards411@gmail.com"](#); ["realtorbrian@aol.com"](#); ["neal713@hotmail.com"](#); ["miawoodward@aol.com"](#); ["cathiebanta@yahoo.com"](#); ["rhondahastings@bellsouth.net"](#); ["JKING@BECKERLAWYERS.COM"](#)
Cc: ["melissaa@oaklandparkfl.gov"](#); Yana Kirmaz; ["Benjamin.Kimbro@trulieve.com"](#); [jzauder@gmail.com](#)
Bcc: [ian.bacheikov@akerman.com](#); Alexander Dambach; [Grady.Campbell@Trulieve.com](#); Andrew Burke; [bkimbro@harvestinc.com](#)
Subject: REMINDER: MEETING TONIGHT- THURS, DEC 16 @ 6:30 pm Neighborhood Meeting- re: Trulieve Medical Treatment Center 301 W. Oakland Park Blvd
Date: Thursday, December 16, 2021 3:39:00 PM

Good Afternoon:

Just a reminder that we have our Neighborhood Meeting tonight at 6:30PM. The zoom info is below. Please feel free to contact me anytime with any questions or concerns. My cell is 954-817-8007.

Date: Thursday, December 16, 2021

Time: 6:30 pm

Meeting Location: Zoom Virtual Meeting

Address/URL: <https://oaklandparkfl.zoom.us/j/81890541674?pwd=V3pVTepJaWI4V3NSdTJtWVlzcTQxUT09>

Phone: +1 646 558 8656

Meeting ID: 818 9054 1674; password: planning

Best,
Stephanie

Stephanie Grutman Zauder

Ballard Partners | Managing Partner Fort Lauderdale Office

401 East Las Olas | Suite 1400 | Ft. Lauderdale, Florida 33301

Cell [954.817.8007](tel:954.817.8007) | Stephanie@ballardpartners.com

From: Stephanie Grutman

Sent: Wednesday, December 1, 2021 4:50 PM

To: [cobyking.tgia@gmail.com](#); [sandraedwards411@gmail.com](#); [realtorbrian@aol.com](#); [neal713@hotmail.com](#); [miawoodward@aol.com](#); [cathiebanta@yahoo.com](#); [rhondahastings@bellsouth.net](#)

Cc: [melissaa@oaklandparkfl.gov](#); Yana Kirmaz <yana@ballardpartners.com>; [Benjamin.Kimbro@trulieve.com](#); [jzauder@gmail.com](#)

Subject: THURS, DEC 16 @ 6:30 pm Neighborhood Meeting- re: Trulieve Medical Treatment Center 301 W. Oakland Park Blvd

Good Afternoon:

Thank you all so much for your willingness to participate in past neighborhood meetings RE: Trulieve Medical Treatment Center 301 W. Oakland Park Blvd. We would like to invite you to attend another

neighborhood participation meeting on **Thursday, December 16, 2021 at 6:30 PM via Zoom (See Information below)**. Please invite your membership and any interested parties that may want to attend.

Additionally, my team will be reaching out to each of you personally to confirm receipt of this email and to see if you would like to tour a nearby dispensary in person. We look forward to reconnecting with all of you and using this opportunity to introduce you to our leadership team, discuss our plans for the property, and answer any questions you and your neighbors may have regarding the property.

I look forward to speaking with all of you again soon.

Date: Thursday, December 16, 2021

Time: 6:30 pm

Meeting Location: Zoom Virtual Meeting

Address/URL: <https://oaklandparkfl.zoom.us/j/81890541674?pwd=V3pVTepJaWI4V3NSdTJtWVlzcTQxUT09>

Phone: +1 646 558 8656

Meeting ID: 818 9054 1674; password: planning

Thank you,
Stephanie

Stephanie Grutman Zauder

Ballard Partners | Managing Partner, Fort Lauderdale Office

[401 East Las Olas | Suite 1400 | Ft. Lauderdale, Florida 33301](#)

[954.817.8007](tel:954.817.8007) | Stephanie@ballardpartners.com

Ballard Partners has been named by state and national publications as the largest and most influential Government Relations firm in Florida and one of the top ten in our nation's capitol with offices in Washington, DC , Tallahassee, West Palm Beach, Miami, Ft. Lauderdale, Orlando, Tampa and Tel Aviv.

From: [Brian Bedigian](#)
To: [Stephanie Grutman](#)
Subject: Re: REMINDER: MEETING TONIGHT- THURS, DEC 16 @ 6:30 pm Neighborhood Meeting- re: Trulieve Medical Treatment Center 301 W. Oakland Park Blvd
Date: Thursday, December 16, 2021 4:18:56 PM

Thanks yes I sent a reminder email

Sent from my iPhone



Brian S. Bedigian, P.A.

Realtor

Coral Shores Realty

Cell [954-205-5275](tel:954-205-5275)

Fax [1-888-630-9533](tel:1-888-630-9533)

realtorbrian@aol.com

www.brianbftl.com

On Dec 16, 2021, at 3:39 PM, Stephanie Grutman
<stephanie@ballardpartners.com> wrote:

Good Afternoon:

Just a reminder that we have our Neighborhood Meeting tonight at 6:30PM. The zoom info is below. Please feel free to contact me anytime with any questions or concerns. My cell is 954-817-8007.

Date: Thursday, December 16, 2021

Time: 6:30 pm

Meeting Location: Zoom Virtual Meeting

Address/URL: <https://oaklandparkfl.zoom.us/j/81890541674?pwd=V3pVTEpJaWI4V3NSdTJtWVlzcTQxUT09>

Phone: +1 646 558 8656

Meeting ID: 818 9054 1674; password: planning

Best,
Stephanie

Stephanie Grutman Zauder

Ballard Partners | Managing Partner Fort Lauderdale Office

401 East Las Olas | Suite 1400 | Ft. Lauderdale, Florida 33301

Cell [954.817.8007](tel:954.817.8007) | Stephanie@ballardpartners.com

From: Stephanie Grutman

Sent: Wednesday, December 1, 2021 4:50 PM

To: cobyking.tgia@gmail.com; sandraedwards411@gmail.com; realtorbrian@aol.com; neal713@hotmail.com; miawoodward@aol.com; cathiebanta@yahoo.com; rhondahastings@bellsouth.net

Cc: melissaa@oaklandparkfl.gov; Yana Kirmaz <yana@ballardpartners.com>; Benjamin.Kimbro@trulieve.com; jzauder@gmail.com

Subject: THURS, DEC 16 @ 6:30 pm Neighborhood Meeting- re: Trulieve Medical Treatment Center 301 W. Oakland Park Blvd

Good Afternoon:

Thank you all so much for your willingness to participate in past neighborhood meetings RE: Trulieve Medical Treatment Center 301 W. Oakland Park Blvd. We would like to invite you to attend another neighborhood participation meeting on **Thursday, December 16, 2021 at 6:30 PM via Zoom (See Information below)**. Please invite your membership and any interested parties that may want to attend.

Additionally, my team will be reaching out to each of you personally to confirm receipt of this email and to see if you would like to tour a nearby dispensary in person. We look forward to reconnecting with all of you and using this opportunity to introduce you to our leadership team, discuss our plans for the property, and answer any questions you and your neighbors may have regarding the property.

I look forward to speaking with all of you again soon.

Date: Thursday, December 16, 2021

Time: 6:30 pm

Meeting Location: Zoom Virtual Meeting

Address/URL: <https://oaklandparkfl.zoom.us/j/81890541674?pwd=V3pVTepJaWI4V3NSdTJtWVlzcTQxUT09>

Phone: +1 646 558 8656

Meeting ID: 818 9054 1674; password: planning

Thank you,
Stephanie

Stephanie Grutman Zauder

Ballard Partners | Managing Partner, Fort Lauderdale Office

401 East Las Olas | Suite 1400 | Ft. Lauderdale, Florida 33301

954.817.8007 | Stephanie@ballardpartners.com

Ballard Partners has been named by state and national publications as the largest and most influential Government Relations firm in Florida and one of the top ten in our nation's capitol with offices in Washington, DC , Tallahassee, West Palm Beach, Miami, Ft. Lauderdale, Orlando, Tampa and Tel Aviv.

From: [SANDRA EDWARDS](#)
To: [Stephanie Grutman](#)
Subject: Re: REMINDER: MEETING TONIGHT- THURS, DEC 16 @ 6:30 pm Neighborhood Meeting- re: Trulieve Medical Treatment Center 301 W. Oakland Park Blvd
Date: Thursday, December 16, 2021 9:38:06 PM

Ms Grumman

Please except my apology, for not being on the zoom call to night. My grandson is on the spectrum for autism, he had a really bad melt down doing his therapy session. I hope that everything work out for your company and the community.

Also, pray that you and your family have a blessed holiday season.

Thanks

Sandra Edwards

On Thu, Dec 16, 2021, 3:39 PM Stephanie Grutman <stephanie@ballardpartners.com> wrote:

Good Afternoon:

Just a reminder that we have our Neighborhood Meeting tonight at 6:30PM. The zoom info is below. Please feel free to contact me anytime with any questions or concerns. My cell is 954-817-8007.

Date: Thursday, December 16, 2021

Time: 6:30 pm

Meeting Location: Zoom Virtual Meeting

Address/URL: <https://oaklandparkfl.zoom.us/j/81890541674?pwd=V3pVTETpJaWI4V3NSdTJtWVlzcTQxUT09>

Phone: +1 646 558 8656

Meeting ID: 818 9054 1674; password: planning

Best,

Stephanie

Stephanie Grutman Zauder

Ballard Partners | Managing Partner Fort Lauderdale Office

401 East Las Olas | Suite 1400 | Ft. Lauderdale, Florida 33301

Cell [954.817.8007](tel:954.817.8007) | Stephanie@ballardpartners.com

From: Stephanie Grutman

Sent: Wednesday, December 1, 2021 4:50 PM

To: cobyking.tgia@gmail.com; sandraedwards411@gmail.com; realtorbrian@aol.com; neal713@hotmail.com; miawoodward@aol.com; cathiebanta@yahoo.com; rhondahastings@bellsouth.net

Cc: melissaa@oaklandparkfl.gov; Yana Kirmaz <yana@ballardpartners.com>; Benjamin.Kimbrow@trulieve.com; jzauder@gmail.com

Subject: THURS, DEC 16 @ 6:30 pm Neighborhood Meeting- re: Trulieve Medical Treatment Center 301 W. Oakland Park Blvd

Good Afternoon:

Thank you all so much for your willingness to participate in past neighborhood meetings RE: Trulieve Medical Treatment Center 301 W. Oakland Park Blvd. We would like to invite you to attend another neighborhood participation meeting on **Thursday, December 16, 2021 at 6:30 PM via Zoom (See Information below)**. Please invite your membership and any interested parties that may want to attend.

Additionally, my team will be reaching out to each of you personally to confirm receipt of this email and to see if you would like to tour a nearby dispensary in person. We look forward to reconnecting with all of you and using this opportunity to introduce you to our leadership team, discuss our plans for the property, and answer any questions you and your neighbors may have regarding the property.

I look forward to speaking with all of you again soon.

Date: Thursday, December 16, 2021

Time: 6:30 pm

Meeting Location: Zoom Virtual Meeting

Address/URL: <https://oaklandparkfl.zoom.us/j/81890541674?pwd=V3pVTepJaWI4V3NSdTJtWVlzcTQxUT09>

Phone: +1 646 558 8656

Meeting ID: 818 9054 1674; password: planning

Thank you,

Stephanie

Stephanie Grutman Zauder

Ballard Partners | Managing Partner, Fort Lauderdale Office

401 East Las Olas | Suite 1400 | Ft. Lauderdale, Florida 33301

[954.817.8007](tel:954.817.8007) | Stephanie@ballardpartners.com

Ballard Partners has been named by state and national publications as the largest and most influential Government Relations firm in Florida and one of the top ten in our nation's capitol with offices in Washington, DC , Tallahassee, West Palm Beach, Miami, Ft. Lauderdale, Orlando, Tampa and Tel Aviv.

**Moonlite Properties LLC
301 W Oakland Park Blvd
Oakland Park, FL 33311**

To Whom It May Concern,

I have had the pleasure of being the owner of 301 W. Oakland Park Boulevard since 2005. When I purchased the property and restaurant, it was in desperate need of a renovation. I immediately closed the restaurant and did a complete renovation. In the process, I borrowed a great deal of money to ensure that I had the best chance for success. Unfortunately, the housing crisis of 2007 impacted my restaurant, and I was forced to shut down. I licked my wounds and thought that a Diner may be a better option in a recession. That was wishful thinking as that restaurant failed as well.

I spent the next few years attempting to rent out the space, but most tenants that were interested were undercapitalized. As time continued to pass, restaurant concepts got better and better. There was a time when you can scrape some money together, work your tail off and succeed. Today, the recipe has changed. You need to have a great location, spend a great deal of money, have amazing food and service, and still work your tail off. Taking a third chance on a restaurant in the same location is just not a good business decision.

How do I know all this? Thirty years of experience owning and operating restaurants. My South Florida experience began in 2003 when I become the owner/operator of Moonlite Diner in Ft. Lauderdale. I grew this brand to three locations. At the same time, I created Gyroville, a fast casual Mediterranean restaurant. Today there are 12 locations, all franchised. I also own Panama Hatties in St. Augustine, which has become a landmark in the beach community.

Fast forward to the present. The Oakland Park corridor is finally getting some real financial investments. The projects are gorgeous and will have a chance at survival. Trulieve has plans to build a state-of-the-art building that will add value to the neighborhood and city. They are a well-funded, public company in a growing sector. Trulieve is Best in Class and deserves the right to help Oakland Park get back on track with better investments that will last, thrive, beautify and service the community for many years to come.

Respectfully

DocuSigned by:

99FC2D9F067B41B...

Lambros Kokkinelis

Owner

301 W Oakland Pk Blvd

954 604 9970



November 2, 2021

RE: Restaurant Activity at 301 W. Oakland Park Boulevard

To Whom It May Concern:

Please be advised that I've been representing various restaurants groups, including local and nation, from quick serve to fine dine all over Florida as well of the United States. Since 1994 while at CBRE and later at various real estate firms we've worked with local, regional and national corporate and franchise firms.

Lambros Kokkinelis, engaged our firm to act as a landlord representative with the thought of us securing a long term restaurant tenant for the above referenced freestanding building, he owns.

The building condition is important to note such that it needed considerable cosmetic repair for a tenant to utilize it in its' existing footprint. We received a number of calls from local perspective restaurant tenants who were either inexperienced or undercapitalized or both. An even fewer "mom & pop" restaurants could not make the deal economics work when considering rent, insurance and taxes in light of their projected sales volumes.

The few national tenants that reached out could not seem to make the limited parking work it its' current position, so we explored rebuilding a new building. The demolition and re-build economics were equally challenging at the onset of our assignment and exacerbated by the pandemic with materials shortages, the high labor cost environment not to mention the time delays due to logistical challenges. In is sum, these deals also weren't capable of making sense for all parties.

In sum, as a firm who represents restaurants and has done over 600 restaurant deals, we're unfortunately in a real estate market where land value is more palatable if vertical construction is considered, or extremely high sales volumes can be projected. This parcel is too small to allow for vertical development notwithstanding code restrictions and thus we find ourselves nothing short of blessed to find a user that will enhance the building and ultimately the neighborhood aesthetically and is in line with current trends.

Sincerely,

A Michael Toroyan



Trulieve®

Relief you can rely on

301 W Oakland Park Boulevard, Oakland Park, FL



Welcome and Introduction

Thank you for joining us!

**Ben Kimbro, Senior Director of Government
Relations, Trulieve
+
Stephanie Grutman, Ballard Partners**



Medical Marijuana Law In Florida

2014 FLORIDA PARENTS PASS “COMPASSIONATE MEDICAL CANNABIS ACT”



“Cannabis has completely changed her quality of life.”

Peyton Moseley

- Law allows limited low-THC cannabis products to be prescribed by licensed physicians for patients suffering from cancer, epilepsy, chronic seizures or muscle spasms.
- Florida’s Department of Health begins to register patients and doctors.
- Florida begins process to approve five Florida based nurseries with 30 years of experience.
- Nurseries are required to grow, produce and distribute the medicine directly to the patients.



Medical Marijuana Law In Florida

2016 Florida Voters Approve Constitutional Amendment #2

NEWS

Medical marijuana approved by Florida voters

FRANK GLUCK FGLUCK@NEWS-PRESS.COM

Published 8:42 p.m. ET Nov. 8, 2016 | Updated 8:22 a.m. ET Nov. 9, 2016

[View Comments](#)



- 71% of Florida Voters Approved the Florida Medical Marijuana Legalization Initiative (Amendment 2)
- Amendment 2 made the use of medical marijuana legal only for qualified patients with specific medical conditions.
- Amendment 2 required that only licensed physicians can prescribe the use of Medical Marijuana.
- Amendment 2 Establishes Medical Marijuana Treatment Centers (MMTCs)



Medical Marijuana Law In Florida

EVERY Medical Marijuana Treatment Center, Facility, Patient, Physician, Employee, and Product must be certified by the Department of Health.



- A patient must meet the following requirements to apply for a medical marijuana card:
 - Must be a Florida Resident
 - Be diagnosed by a licensed Florida physician with a qualifying medical condition (*ALS, Cancer, Crohn's, Epilepsy, Glaucoma, HIV/AIDs, Multiple Sclerosis, Parkinson's, PTSD, Terminal Illnesses or chronic non-malignant pain*)
 - Qualified patients must return to their physician to be prescribed their medicine and it may only be purchased at a certified MMTC

Only qualified patients or their certified caregivers may enter an MMTC facility.

Trulieve® Company Overview



Trulieve is a Vertically Integrated – Seed to Sale Medical Marijuana Treatment Center (MMTC)

- Regulated by Florida Department of Health - Office of Medical Marijuana Use (OMMU)
- Founded in 2015 Trulieve is the first MMTC in Florida to cultivate, produce and dispense medical marijuana to Floridians.
- Now a publicly-traded company and the largest in FL with licenses in 9 other states (AZ, CA, CO, MA, MD, NV, CT, PA, and WV), 110+ retail locations and over 600,000 patients in Florida alone.
- Over 6,100 employees right here in Florida
- Each FL MMTC has 30+ Full-Time Employees, Hourly \$17-20 and 5 Salaried \$45,000-\$65,000+



The Site: 301 W. Oakland Park Blvd

PROJECT DETAILS

- Located at 301 W. Oakland Park Blvd.
- Taking over an existing vacant building that was in the past used as a restaurant (food industry unable to make the location profitable)
- There are over 30 parking spaces located on the property
- Tentative Hours of Operation: Monday-Saturday 9am to 9pm and Sunday 10am to 8pm

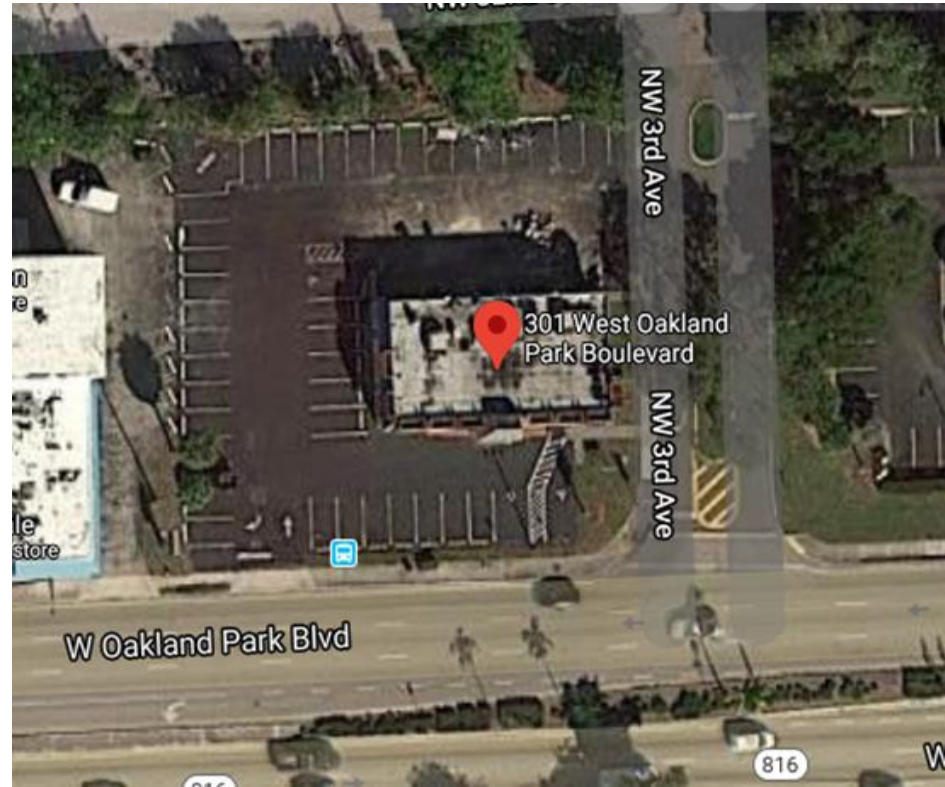
The Site: 301 W. Oakland Park Blvd



Revitalizing and repurposing an existing 10 plus year vacant building.

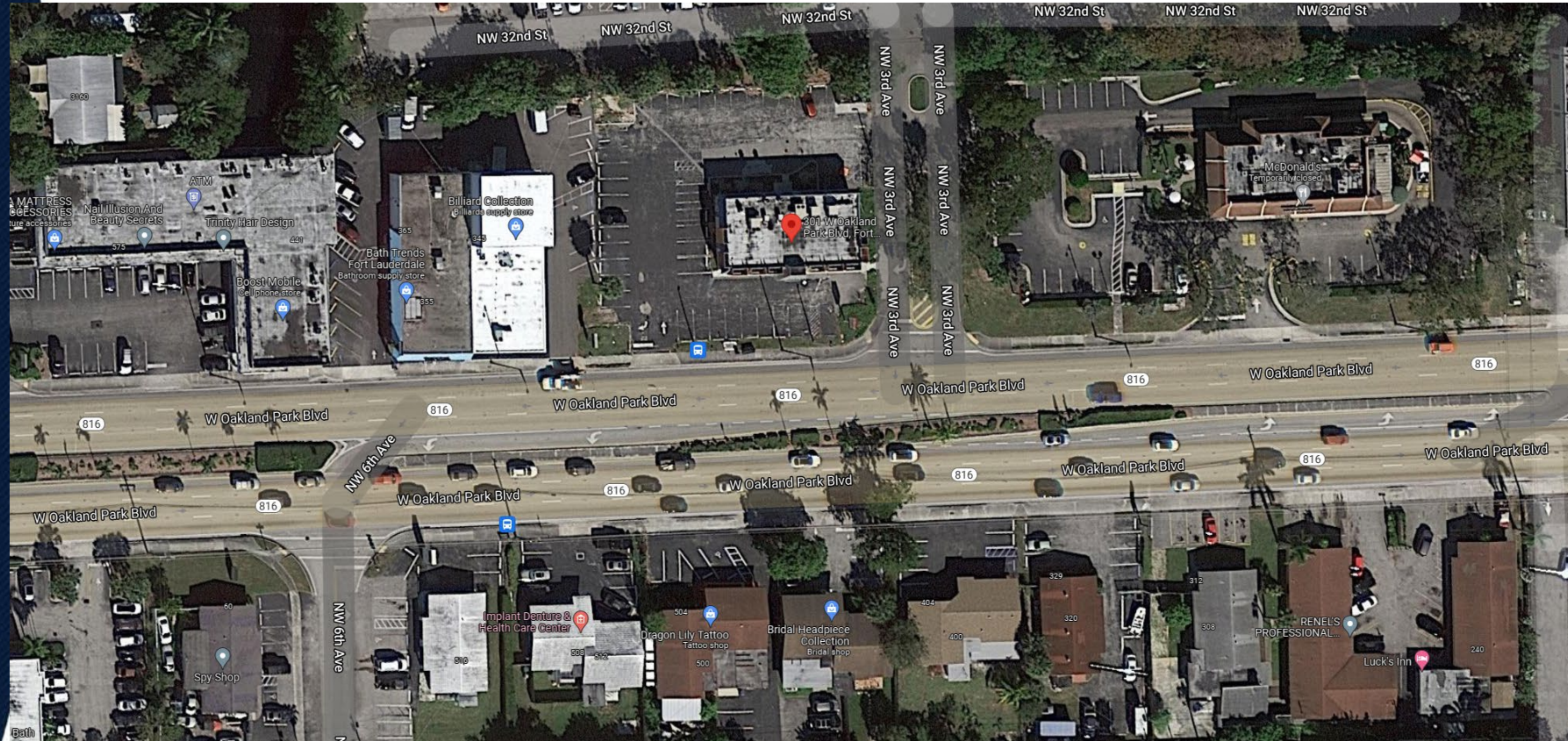
“Taking a third chance at a restaurant in the same location is just not a good business decision.” Lambros Kokkinelis

The Site: 301 W. Oakland Park Blvd



Over 30 parking spots available on the property with strong traffic control in place.

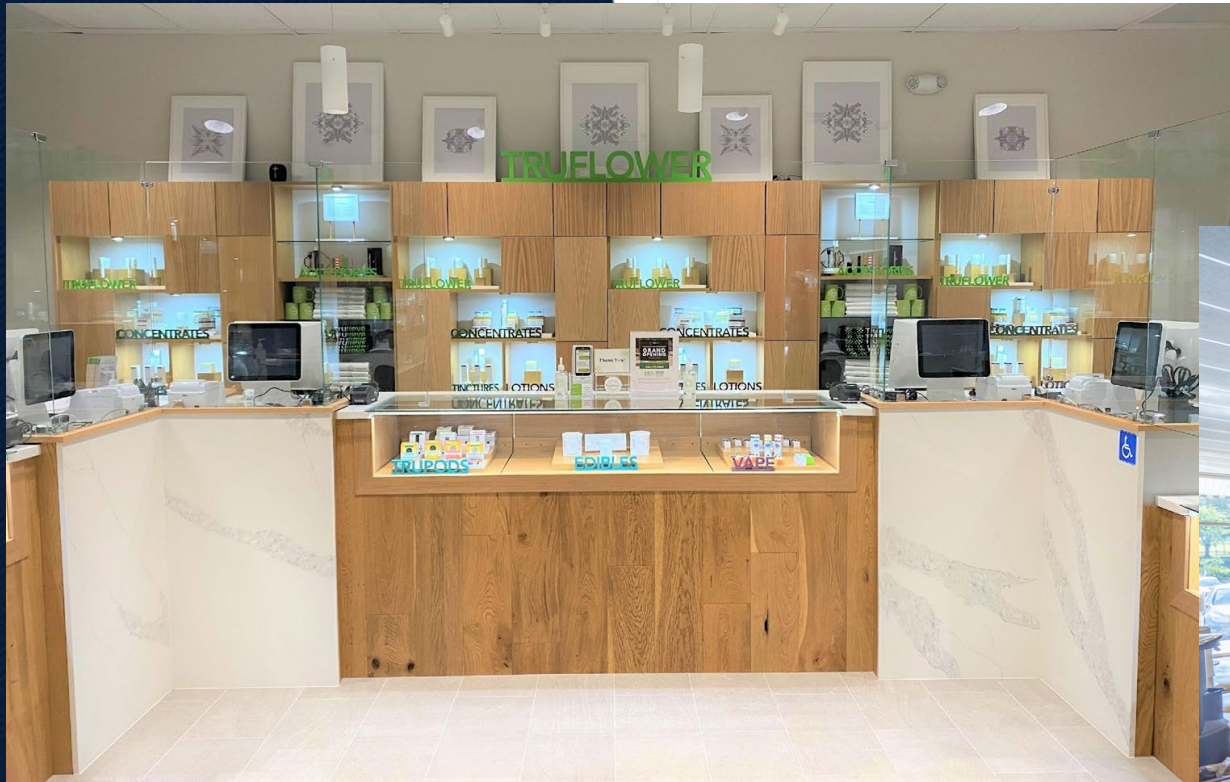
The Site: 301 W. Oakland Park Blvd



The Site: 301 W. Oakland Park Blvd



Dispensary Interior Sales Floor and Waiting Area



Trulieve® Safety and Security

Safety and Security Features

- Collaboration with local law enforcement
- Strict adherence to appropriate age requirement and patient verification (multi-phase verification)
- Exterior safety lighting – loitering prevention
- Video surveillance that includes 24/7 live monitored cameras
- Full-time security guard onsite during operating hours
- Safety-prevention of diversion to minors including child resistant and tamper-proof packaging, with multiple warning labels, and zero marketing that includes or appeals to anyone under 21 years of age

*These measures lead to a safer community
and less crime.*



Trulieve® Benefits to the Community



Medical marijuana spray promises instant relief from seizures

by Krista Henderson | Wednesday, June 28th 2017



TruVIET

★ OUR THANKS, FOR YOUR SERVICE ★

Some of our local Community Partners include:

- ALS Association of Florida
- Epilepsy Association of Central Florida
- Lutheran Social Services
- Gilda's Club
- Equality Florida
- K9 Heroes for our Heroes
- Last Prisoner Project
- NAMI (National Alliance on Mental Illness)
- Greater Ft. Lauderdale Chamber of Commerce

Trulieve® Benefits to the Community



Labor & Employment

- Local, equal-opportunity hiring and retention practices
- Recruitment of a diverse group of area residents when at all possible
- Offer competitive wages and comprehensive benefits package
- Generous paid time off
- Comprehensive training programs
- Continuing education for our employees

All of this leads to having professional, well-trained employees serving patients from the local community.



Trulieve® Benefits to the Community

People want to live where they have access to the medicine they need.

According to a 2021 Redfin study: “Among those who recently moved to a new metro area, 46 percent said they prefer to reside somewhere marijuana is ‘fully legal,’ compared to just 22 percent who want to live in a place with prohibition still in effect.”

Trulieve is a great partner for the Oakland Park community.

Our dispensary can bring a bright, new light into an existent vacant building aligning with Oakland Park’s vision of creating an up-and-coming, balanced, and sustainable community.

Questions?



Ben Kimbro – Benjamin.Kimbro@Trulieve.com

Stephanie Grutman – Stephanie@ballardpartners.com

View

Participants (14)

Find a participant

YK

Yana Kirmaz (Me)

PS

Peter Schwarz (Host)

AB

Andrew Bauer

SG

Stephanie Grutman Zauder

BK

Ben Kimbro

DC

D_Campbell

EP

Eric Peterson

G

Grady

IB

Ian Bacheikov

KL

Kevin Loud

S

SG

S

SG

WP

Wallis Peterson

YK

Yana Kirmaz

Ben Kimbro

Yana Kirmaz

Stephanie Grutman Zauder

Peter Schwarz

Ian Bacheikov

Wallis Peterson

SG

Kevin Loud

Eric Peterson

Andrew Bauer

Yana Kirmaz

SG

Grady

Ben Kimbro

Stephanie Grutman Zauder

Peter Schwarz

D_Campbell

Ian Bacheikov

Wallis Peterson

SG

Kevin Loud

Eric Peterson

Andrew Bauer

Yana Kirmaz

Yana Kirmaz

SG

Grady

Stop Video

Participants 14

Chat

Share Screen

Reactions

Apps

be here to search

7:19 PM 12/16/2021

Neighborhood Participation Meeting Program Affidavits of Compliance

I certify that:

The Report on Neighborhood Participation Meeting Program submitted herewith is complete and accurate. I understand that I am solely responsible for the accuracy and completeness of this report and that any errors and/or omissions may result in the rejection of my Development Permit Application on grounds that it is incomplete or not accurate.

Complete Affidavits (A) or (B) depending on your circumstances:

Affidavit A

(A) Homeowners Association, Individual, or Executive Officer Meeting Verification & Signatures to Confirm Meeting (must attach sign-in sheet as verification):

Meeting Date: 12/16/21 Time: 6:30
Location: via zoom

Applicant/Property Owner Signature(s):


Print Name(s): Stephanie Zander

STATE OF FLORIDA)
COUNTY OF BROWARD)

I hereby certify that on this day before me, an officer duly qualified to take acknowledgements, personally appeared STEPHANIE ZAUNDER to me known or who produced FLORIAN NAPP as identification, who signed the foregoing instrument and he acknowledged the execution thereof to be his free act and deed for the uses and purposes therein mentioned and acknowledged before me that he executed same. Witness my hand and official seal in County and State last aforesaid this 22 day of December, 2021.

****Meeting Verification & Sign-In sheet form must be attached.**



Affidavit B

(B) The individual or executive officer of the homeowners association was unavailable or refused to sign this certification. I am attaching a statement as to the efforts to contact them and, in the event of unavailability, the reasons as to why they did not sign the certification:

Meeting Date: 12/16/21 Time: 6:30 pm
Location: via zoom

Applicant/Property Owner Signature(s):



Print Name(s): Stephanie Zander

STATE OF FLORIDA)
COUNTY OF BROWARD)

I hereby certify that on this day before me, an officer duly qualified to take acknowledgements, personally appeared STEPHANIE ZANDER, to me known or who produced FLORIDA DRIVER LICENSE as identification, who signed the foregoing instrument and he acknowledged the execution thereof to be his free act and deed for the uses and purposes therein mentioned and acknowledged before me that he executed same.

Witness my hand and official seal in County and State last aforesaid this 22 day of DECEMBER, 2021.

****Statement must be attached.**



Neighborhood Participation Meeting Sign-In Sheet

Proposed Project Name: Trulieve 301 W. Oakland Park Blvd.
Meeting Location & Date: 12/16/21 6:30 pm
Project Description: _____

Conditional Use application. Medical Marijuana Treatment center.

To HOA Group/Individual: Signing this sign-in sheet does not imply approval or support of the project, just confirmation that a meeting was held pursuant to the ordinance.

Participant Signatures:

- | | |
|-----------|-----------|
| 1. _____ | 18. _____ |
| 2. _____ | 19. _____ |
| 3. _____ | 20. _____ |
| 4. _____ | 21. _____ |
| 5. _____ | 22. _____ |
| 6. _____ | 23. _____ |
| 7. _____ | 24. _____ |
| 8. _____ | 25. _____ |
| 9. _____ | 26. _____ |
| 10. _____ | 27. _____ |
| 11. _____ | 28. _____ |
| 12. _____ | 29. _____ |
| 13. _____ | 30. _____ |
| 14. _____ | 31. _____ |
| 15. _____ | 32. _____ |
| 16. _____ | 33. _____ |
| 17. _____ | 34. _____ |

Applicant/Property Owner Attendee or Representative Signature(s) (print names below):

Stephanie Grutman Zander ; _____

THIS PROPOSED DEVELOPMENT IS NOT ENDORSED BY THE CITY OF OAKLAND PARK AND IF SUBMITTED WILL BE REVIEWED FOR COMPLIANCE WITH ALL APPLICABLE CODES AND THE COMPREHENSIVE PLAN.