

DEVELOPMENT PERMIT APPLICATION

The type of development permit(s) for which this form is applicable to as well as the corresponding fee schedule are described on Pages 5-7. Mandatory application documents and the required ancillary attachments for each type of request are on Pages 8-10. **Prior to the submission of an application, the applicant must contact the Planning and Zoning Division for an appointment at 954-630-4572.**

STAFF USE ONLY	
Date Submitted: <u>3/18/2019</u>	Case No. <u>CD19-07CU</u>
Project Name: <u>Green Healthy Dispensary (MMTC)</u>	
Folio No(s). <u>4942 14 12 0350</u>	

GENERAL DATA - COMPLETE ALL SECTIONS	
Address of property: 1544 E. Commercial Blvd	
Legal Description: (or attach description) Lot 13, Block 12, Coral Heights Section 3 PB47, Page 19	
Gross Acres:	Net Acres: 8,208 SF
Title to this Property has been held since: 6/28/2010	Existing Zoning: B-1
Existing Use of Property [include no. and sq. ft. of existing structure(s)]: Vacant 1,479 SF Bldg	
Proposed Use of Property (include no. and sq. ft. of proposed structure(s)): Medical Marijuana Dispensary 1479 SF Bldg	
Type of Development Permit(s) requested: Conditional use approval and major site development plan	

OWNER/APPLICANT INFORMATION		
(The undersigned has reviewed all instructions concerning the application and understands the application must be complete and accurate prior to staff review or Public Hearing(s). <u>Attach proof of ownership and owner's authorization for representative.</u>		
Name of Property Owners: Charles B. Serabian		Title: Owner
Address: 3550 Galt Ocean Drive, Suite 301		
City: Ft. Lauderdale	State: Florida	Zip Code: 33308
Phone: 954-232-0500		
Signature: see attached		Signature: <u>Tracy H. Lautenschlager</u>
Email Address:		Email Address:
Name of Applicant's Representative: Tracy H. Lautenschlager, Esq./Greenberg Traurig PA		
Address: 401 E. Las Olas Blvd., Suite 2000		
City: Ft. Lauderdale	State: Florida	Zip Code: 33301
Office Phone: 954-768-8270	Cell Phone: 954-873-4986	
Email Address: <u>lautenschlagert@gtlaw.com</u>		

RECEIVED

MAR 18 2019

City of Oakland Park
Planning & Zoning Division

City of Oakland Park

Re: Charles B. Serabian, Property Owner – 1544 E. Commercial Boulevard and
McCrory's Sunny Hill Nursery, LLC d/b/a GrowHealthy

To Whom It May Concern:

This letter authorizes Tracy H. Lautenschlager, Esq., of Greenberg Traurig, P.A., to act as the agent for Charles B. Serabian in connection with the Development Permit Application and all meetings and hearings related thereto for approval of a medical marijuana dispensary at 1544 E. Commercial Boulevard.

Charles B. Serabian

By: 

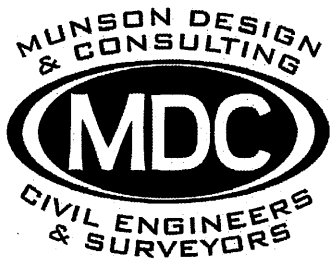
Title: Owner

TAL 452327526v1

RECEIVED

MAR 18 2019

**City of Oakland Park
Planning & Zoning Division**



*From Concept to Reality
Providing Engineered Solutions*

August 23, 2018

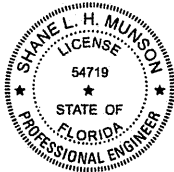
Brian Brescia, Manager
McCrory's Sunny Hill Nursery, LLC
515 North Flagler Drive, Suite 1700
W. Palm Beach, FL 33401

Re: McCrory's Sunny Hill Nursery; City of Oakland Park Location
1544 East Commercial Blvd., Oakland Park, FL. (Subject Property)
500' Distance Certification

Dear Mr. Brescia:

Based on measurements taken by this office, I hereby certify that the distance from the nearest point of the nearest property line of Floranada Elementary, located at 5251 NE 14th Way, Fort Lauderdale, FL. 33334, to the closest projection of the building at 1544 East Commercial Blvd. is 703.2 feet. I also certify that the distance from the nearest point of the nearest property line of the Kids Learning Academy, located at 5151 NE 14th Terrace, Fort Lauderdale, FL. 33334, to the closest projection of the building at 1544 East Commercial Blvd. is 503.7 feet.

I hereby affix my seal this 23rd day of August 2018.



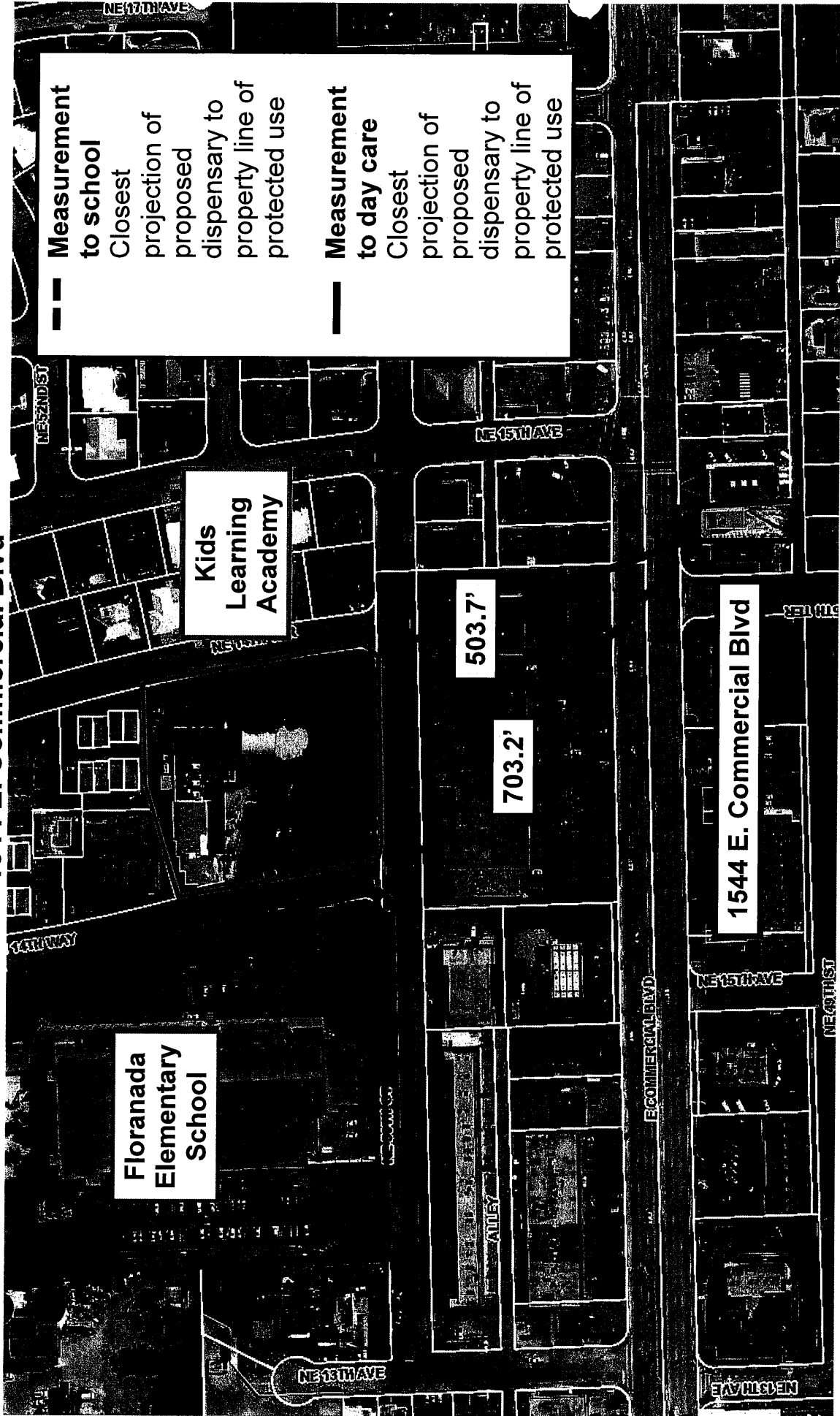
Digitally signed by Shane
Munson
DN: c=US, o=Munson Design
and Consulting Inc,
ou=A01427E00000165458BDD0
2000025ED, cn=Shane Munson
Date: 2018.08.23 17:37:30 -04'00'

Shane Munson, P.E.

#54719

Florida Registration No.

1544 E. Commercial Blvd



Measurement to school
Closest projection of proposed dispensary to property line of protected use

Measurement to day care
Closest projection of proposed dispensary to property line of protected use

Kids Learning Academy

503.7'

703.2'

Floranada Elementary School

1544 E. Commercial Blvd

RECEIVED

MAR 18 2019

City of Oakland Park
Planning & Zoning Division



ENGINEERING & COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

5399 N. Dixie Highway, Suite #3 Oakland Park, FL 33334
Telephone: 954-630-4333 www.oaklandparkfl.gov

RECEIVED

City of
Planning & Zoning Division

No. 1714

CUSTOMER RECEIPT

NAME: GREENBERG TRAUER FOR 1544 E. COMMERCIAL BLVD MIMTC
ADDRESS: 8400 NW 36 ST SUITE 400 DORAL, FL 33166
PHONE NUMBER: (954) 768-8270
DATE: 3/18/2019

CASHIER KEY	DESCRIPTION OF FEE	REFERENCE CASE NUMBER	AMOUNT \$	CHECK NO. #	CASH
043	Rezoning				
043	Conditional Use	CD19-07CU	936.00		
043	Use Approval				
043	Reserve Units/Flex Acres				
043	Planned Development (PUD & PCC)				
043	Comprehensive/Land Use Plan Amendment				
043	Subdivision/Resubdivision				
043	Abandonment of Public Way				
043	Unlisted Use of Text Amendment				
022	Public Hearing				
024	Site Plan Review	" "	788.00		
117	Concurrency Review				
043	Variance				
026	Publications/Maps				
026	Photo-Microfilm Copies				
026	Zoning Letter				
026	Group Home Application				
026	Miscellaneous:				
	FIRE	" "	57.00		
		SUBTOTAL:	1781.00	total 85651	
025	Training and Certification Fee		178.10		

TOTAL CHARGES

\$ 1959.10

Andrew Ruddle
CITY REPRESENTATIVE:
ANDREW RUDOLPH

CASHIER:

Andrew Riddle

From: talbutc@gtlaw.com
Sent: Monday, March 18, 2019 4:27 PM
To: Andrew Riddle
Subject: Fwd: Grow Healthy - Fee for Submittal - Conditional Use/Site Plan

Hi Andrew - please see the below fee breakdown. Thank you!

Sent from my iPhone

Begin forwarded message:

From: Alexander Dambach <alexander.dambach@oaklandparkfl.gov>
Date: March 15, 2019 at 12:09:44 PM EDT
To: "talbutc@gtlaw.com" <talbutc@gtlaw.com>
Cc: "lautenschlagert@gtlaw.com" <lautenschlagert@gtlaw.com>, Andrew Riddle <andrew.riddle@oaklandparkfl.gov>
Subject: RE: Grow Healthy - Fee for Submittal - Conditional Use/Site Plan

There is an additional \$57 for the Fire review and a 10 percent addition to all of the fees. The total is \$1,959.10. (936+788+57+178.10=1,959.10)



Alex Dambach, AICP
Planning Supervisor
Engineering & Community Development Department
City of Oakland Park
5399 N. Dixie Hwy, Suite 3
Oakland Park, FL 33334
Direct: 954-630-4339
Mobile: 786-599-6034
alexander.dambach@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: talbutc@gtlaw.com <talbutc@gtlaw.com>
Sent: Friday, March 15, 2019 12:05 PM
To: Alexander Dambach <alexander.dambach@OAKLANDPARKFL.GOV>
Cc: lautenschlagert@gtlaw.com
Subject: RE: Grow Healthy - Fee for Submittal - Conditional Use/Site Plan

Hi Alex- Sorry to be a pest, but could you please confirm the fee? We need to make the check request today for us to make the submittal on Monday.

Cushla E. Talbut
Associate

Greenberg Traurig, P.A.



From: Talbut, Cushla E. (Assoc-FTL-LDZ-RE)
Sent: Thursday, March 14, 2019 6:05 PM
To: Alexander Dambach <alexander.dambach@oaklandparkfl.gov>
Cc: Lautenschlager, Tracy H. (Shld-FTL-LDZ-RE) (lautenschlagert@gtlaw.com)
<lautenschlagert@gtlaw.com>
Subject: Grow Healthy - Fee for Submittal - Conditional Use/Site Plan

Hi Alex,

We are finally gearing up to submit on the Grow Healthy site (1544 E Commercial Blvd), but wanted to confirm the fee. Based upon the fee schedule the fee for this application appears to be \$936 (conditional use) + \$788 (site plan) for total of \$1,724. Please let us know if we missed any fees. We'd hate to show up with the wrong check amount!

Thanks so much,
Cushla

Cushla E. Talbut
Associate

Greenberg Traurig, P.A.
401 East Las Olas Boulevard Suite 2000 | Fort Lauderdale, FL 33301
T 954.468.1728
talbutc@gtlaw.com | www.gtlaw.com | [View GT Biography](#)



If you are not an intended recipient of confidential and privileged information in this email, please delete it, notify us immediately at postmaster@gtlaw.com, and do not use or disseminate such information.

Tracy H. Lautenschlager
Tel 954.768.8270
Fax 954.765.1477
lautenschlagert@gtlaw.com

RECEIVED

MAR 18 2019

**City of Oakland Park
Planning & Zoning Division**

March 18, 2019

VIA HAND DELIVERY

Alex Dambach, AICP
Planning Supervisor
Engineering & Community Development Department
City of Oakland Park
5399 N. Dixie Highway, Suite 3
Oakland Park, FL 33334

Re: 1544 E Commercial Blvd
Conditional Use and Major Site Development Plan – DRC Submittal
Medical Marijuana Dispensary

Dear Alex:

We are submitting the following documents for Conditional Use and Major Site Development Plan review for the proposed medical marijuana dispensary at 1544 E. Commercial Boulevard:

Document	No. of Copies
Check for Application Fees	1
Development Permit Application with Owner's Agent Authorization (original)	1
Lobbyist Registration	1
Neighborhood Participation Meeting Report & Affidavit of Compliance (original)	1
Deed for Property	1
Survey (Signed and Sealed)	2
Plan Sets (24 x 26)	7
Survey	
Site Plan	
Landscape Plan	
Floor Plan	
Site Lighting Plan	
Building Elevation Plan	
Plat	

Greenberg Traurig, P.A. | Attorneys at Law

401 East Las Olas Boulevard | Suite 2000 | Fort Lauderdale, FL 33301 | T +1 954.765.0500 | F +1 954.765.1477

Albany. Amsterdam. Atlanta. Austin. Berlin. Boca Raton. Boston. Chicago. Dallas. Delaware. Denver. Fort Lauderdale. Houston. Las Vegas. London. Los Angeles. Mexico City. Miami. New Jersey. New York. Northern Virginia. Orange County. Orlando. Philadelphia. Phoenix. Sacramento. San Francisco. Seoul. Shanghai. Silicon Valley. Tallahassee. Tampa. Tel Aviv. Tokyo. Warsaw. Washington, D.C. West Palm Beach. Westchester County.

Operates as: "Greenberg Traurig Germany, LLP"; "A separate UK registered legal entity"; "Greenberg Traurig, S.C."; "Greenberg Traurig LLP Foreign Legal Consultant Office"; "A branch of Greenberg Traurig, P.A., Florida, USA"; "GT Tokyo Horitsu Jimusho"; "Greenberg Traurig Grzesiak sp.k."

www.gtlaw.com

MIA 186946965v3

Alex Dambach
March 18, 2019
Page 2

Reduced Plan Set (11x17)	1
Program Description & Summary (including Security Plan and TRIPs information)	1

If you have any questions or need anything further to process this application, please feel free to contact me. Thank you for your assistance with this matter.

Sincerely,



Tracy H. Lautenschlager

Enclosures as noted.

Check for Application Fees

**Development Permit Application
with Owner's Agent Authorization**

Lobbyist Registration

Lobbyist Portal

Name	Lautenschlager, Tracy
Company	Greenberg Traurig PA
Phone	954-768-8270
Address	401 East Las Olas Boulevard Fort Lauderdale, FL 33301
Email	lautenschlagert@gtlaw.com
Created	09/18/2017

Listed Clients

- Green Thumb Industries, Inc.
- GrowHealthy
- The Home Depot

No Contacts Registered

**Neighborhood Participation Meeting Report &
Affidavit of Compliance**

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: October 18, 2018 Time: 6pm
Location: City Commission, 3650 NE 12 Ave

Applicant/Property Owner Signature(s):

Tracy Lautenschlager

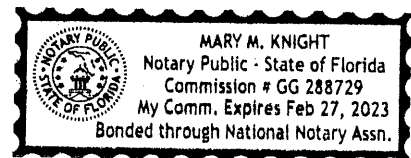
Print Name(s): Tracy Lautenschlager, Agent for Applicant

STATE OF FLORIDA)
COUNTY OF BROWARD)

I hereby certify that on this day before me, an officer duly qualified to take acknowledgements, personally appeared Tracy Lautenschlager, to me known or who produced _____ 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 5th day of MARCH, 2019.

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

Mary M. Knight
MARY M. KNIGHT



Neighborhood Participation Meeting Sign-In Sheet

Proposed Project Name: GrowHealthy Medical Marijuana Dispensary at 1544 E. Commercial Blvd.

Meeting Location & Date: City Commission, 3650 NE 12th Avenue, Oakland Park, FL 33334 October 18, 2018

Project Description:

Medical marijuana dispensary (Conditional Use).

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.

Ronald Gendolf

2.

Sean-Taylor Gendolf

3.

Celyn Gritter

4.

5.

6.

7.

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34.

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

Tracy Lautenschlager

Tracy Lautenschlager

_____;

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.

Neighborhood Participation Meeting Sign-In Sheet

Proposed Project Name: GrowHealthy Medical Marijuana Dispensary at 1544 E. Commercial Blvd.

Meeting Location & Date: City Commission, 3650 NE 12th Avenue, Oakland Park, FL 33334 October 18, 2018

Project Description:

Medical marijuana dispensary (Conditional Use).

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. <u>Lew Naylor</u> | 18. _____ |
| 2. <u>Denise Naylor</u> | 19. _____ |
| 3. <u>Michelle Fister</u> | 20. _____ |
| 4. <u>[Signature]</u> | 21. _____ |
| 5. <u>JACK DOAN</u> | 22. _____ |
| 6. <u>Greg M. Alcorn</u> | 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):

Tracy Lautenschlager ; _____
Tracy Lautenschlager

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.

Neighborhood Participation Meeting Sign-In Sheet

Proposed Project Name: GrowHealthy Medical Marijuana Dispensary at 1544 E. Commercial Blvd.

Meeting Location & Date: City Commission, 3650 NE 12th Avenue, Oakland Park, FL 33334 October 18, 2018

Project Description:

Medical marijuana dispensary (Conditional Use).

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. <u>Jeff Barnes</u> | 18. _____ |
| 2. <u>Shawn Ball</u> | 19. _____ |
| 3. <u>Mitch Rosenfeld</u> | 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):

Tracy Lautenschlager _____; _____
Tracy Lautenschlager

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.

**Neighborhood Participation Meeting
GrowHealthy Medical Marijuana Dispensary
1544 E. Commercial Boulevard, Oakland Park, Florida**

Meeting Date & Time: October 18, 2018 at 7:00 p.m.

Meeting Location: City Commission Chambers, 3650 NE 12th Avenue, Oakland Park, Florida

Invitations were sent by email to representatives of the associations identified by City staff: Corals of Oakland Park Neighborhood Association, Embarcadero Condominium Association and North Andrews Neighborhood Civic Association. A copy of the email invitation is attached as Attachment 1.

12 neighbors were in attendance at the meeting.

The meeting began at 7:00 p.m. with introductions from the team and its legal counsel:

- Tracy H. Lautenschlager – Greenberg Traurig
- Brian Brescia – Chief Financial Officer, GrowHealthy
- Frank Quattrone – Vice President of Operations, GrowHealthy
- Daniel Dietz – Manager, Real Estate Acquisitions & Development, GrowHealthy
- Seth Leverage – Manager, Physician Engagement, GrowHealthy

The neighbors introduced themselves. Sign-in sheets are attached as Attachment 2.

Tracy and the GrowHealthy team introduced the project and showed renderings of the property. A copy of the graphics shown at the meeting are attached as Attachment 3. The introduction also included an explanation of the Florida medical marijuana regulatory program, the products offered by GrowHealthy and medical conditions for which the products could provide relief. The applicant team also summarized the neighborhood meeting requirements and the conditional use process.

An open discussion with the residents followed, during which the following issues were raised.

1. Parking

- a. The neighbors wanted more information about parking, specifically where the customers and employees would park.
- b. The GrowHealthy team explained that there are 3 to 4 parking spaces in the front and 7 parking spaces in the back. At any given time there will be 3 employees, including a manager, assistant manager and associate on staff, representing 3 of the parking spaces the rest of which will be available to customers.

2. Hours of Operation

- a. The dispensary will operate from 8:00 a.m. to 9:00 p.m., which are the maximum hours allowed by the State.

3. Customer Flow and Traffic

- a. The neighbors asked about projected customer flow and the impact on traffic in the area.
- b. The GrowHealthy team does not have exact projections, but anticipates 35 to 40 customers per day. The applicant assured the neighbors that if crowding becomes an issue they will provide free delivery (directly from GrowHealthy's hub) to customers and/or make in-person store visits by appointment only. They have not yet conducted traffic impact studies.

4. Safety and Security

- a. The neighbors wanted to discuss security and qualifications for hiring security.
- b. The GrowHealthy team explained that currently the State of Florida requires all employees to go through a Level 2 background check. They advised that they will have onsite and offsite security 24/7 (required to have at least 2 people at any given time), hourly patrols in a marked security car, and perimeter walks requiring the corners of the building to be scanned to ensure compliance. They also advised that the security guards would not be armed and could escort customers to their vehicles at night to ensure their safety. The exterior of the building will also be video monitored.

5. Theft

- a. Theft and robbery were discussed with regard to customers leaving the dispensary, but the GrowHealthy team explained that the average purchase was about \$70.00 which would make theft or robbery unlikely given its inexpensive nature.

6. Physicians, Process and Medication

- a. The neighbors were interested in who could prescribe the medication, the process for getting the medication and the difference between the alternate types of medication.
- b. The different types of physicians (M.D. and D.O.) that could prescribe the medication were discussed, including the special licenses and background checks required to prescribe, as well as chain of custody and the various state regulations.

7. Glass Partitions

- a. The neighbors wanted to know whether there would be a glass partition separating the customers from the products, similar to a pharmacy.
- b. The GrowHealthy team ensured that there will be a separate entrance and exit, including a mouse trap at the entrance with a receptionist desk resulting in controlled access. Customers will be able to enter to get information on the products or a consultation; otherwise, they will need a card to enter and purchase the medication.

8. Distance from School

- a. The property's proximity to a nearby school was discussed and the dispensary is compliant with the current requirements.

9. Products

- a. The neighbors expressed interest in the different products and the difference between CBD and THC, including the various medicinal benefits.
- b. The GrowHealthy team explained the types of products they offer and their various medical benefits, including the benefits to patients suffering from Parkinson's or cancer. The neighbors expressed general support for the medical benefits provided by medical marijuana and want members of the community that need it to have access to it.

10. State and City Regulations

- a. Regulation of the prescriptions were discussed, and the GrowHealthy team explained the State's regulations with respect to prescriptions and the various doses. The dispensary will rely on the State Department of Health's system which confirms the patient's prescription and how much of that prescription has already been filled.
- b. The neighbors appeared knowledgeable on the regulations and seemed to be content with the City's ordinances, which permit this type of relief for the community. One neighbor explained that the City heavily debated the ordinance and ultimately allowed it because medical marijuana dispensaries are like pharmacies and should be treated no differently.

11. Lighting

- a. The neighbors wanted to discuss lighting around the property.
- b. The GrowHealthy team assured the neighbors that the dispensary will be properly lit and compliant with all applicable requirements. The State requires that the dispensary have adequate lighting, which will be provided without flooding the neighborhood with light. The GrowHealthy team will ensure that the area is adequately lit at night given that one of their main concerns is the safety of their employees and customers.

12. Benefit to the Neighborhood

- a. The neighbors expressed interest in and overall support for the various benefits the dispensary could provide to the neighborhood.
- b. A few neighbors expressed concern that the dispensary could attract people to the location from outside the neighborhood, who may then enter the nearby residential area and commit property crimes. It was acknowledged that this is a risk inherent in any commercial use at this location, but the applicant believes that state-mandated security requirements and procedures that apply to dispensaries result in less risk to the neighborhood than would arise from other commercial uses.
- c. The GrowHealthy team explained that studies have shown that property values rise within a radius around medical marijuana dispensaries. In addition, the building is currently vacant, so the build-out and occupancy of the recently upgraded structure could only have a positive effect on the area.
- d. A few of the neighbors mentioned that people living in the area will benefit from having this type of medication accessible to them.

- e. Tracy, GrowHealthy's legal counsel, explained her experience in evaluating the impact of uses on neighborhoods. She explained that the regulated nature of this use and the highly intense active aspect to the use will not allow the dispensary to become a dark, derelict operation. Furthermore, well operated businesses increase the value of the property around them.

13. Taxes

- a. The neighbors wanted to know whether medical marijuana was taxed and whether property taxes would be applicable.
- b. The GrowHealthy team explained that although medical marijuana is not currently taxed given its status as a medication, there is no relief from property taxes. The property taxes assessed against the building will be higher and as such will contribute more to the property taxes in the neighborhood.

14. Other Dispensaries

- a. The neighbors expressed interest in learning about other dispensaries and their proximity to Oakland Park.
- b. The distinction between Oakland Park and Fort Lauderdale was discussed, including the varying regulations.

15. Payment Options

- a. The neighbors expressed interest in payment options, including whether the dispensary would be able to accept credit cards.
- b. GrowHealthy explained that there is a pre-loaded debit card option available to patients, but a primary form of payment will be cash. Therefore, like other cash businesses, armored cars will transport the cash.

16. Delivery Option

- a. The option to purchase the products and have them delivered was discussed. One of the neighbors pointed out that, given the conditions of the patients, most would be unable to visit the dispensary. Such an option would reduce customer flow and alleviate some of the concerns of the neighbors.

17. Signage

- a. The signage on the building was discussed. The GrowHealthy team explained that all marketing materials and packaging have to go through a State approval process to ensure that it does not appeal to children, including the signage.

18. Timing

- a. Timing for the project was discussed.
- b. The GrowHealthy team advised that they need to go through the conditional use process with the City first and thereafter expect a three-month timeline for the buildout and another 3 to 4 weeks for inspections.

19. Educational Meetings

- a. The neighbors were interested in educating the neighborhood on medical marijuana by having seminars and educational meetings. One neighbor mentioned

that they believe the community is ignorant about medical marijuana and its benefits as a medication.

20. Opioid Crisis

- a. One of the neighbors, who works with Multiple Sclerosis (MS) patients, wanted to know more about how medical marijuana could help reduce the opioid crisis.
- b. The GrowHealthy team explained that one of the causes of reliance on opioids is chronic pain and buildup of tolerance and resistance to the medication, resulting in higher doses. Medical marijuana blocks the nerve cells, which helps patients reduce their reliance on the pain medications. A recent study shows that there is a 35% decrease in opioid use in states that have legalized medical marijuana.

The meeting concluded around 8:15 p.m. Neighbors were provided with the GrowHealthy informational materials (copy is attached as Attachment 4) and contact information for the GrowHealthy team was provided for further discussion. Several attendees were interested in visiting one of their other locations.

Respectfully submitted,

Tracy H. Lautenschlager on behalf of
McCrary's Sunny Hill Nursery LLC d/b/a GrowHealthy