

Development Review Committee Planning &
Zoning Division
City of Oakland Park
5399 N. Dixie Highway, Suite #3 Oakland Park, FL
33334

RE: 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, Central Oakland Park Homeowners Association, and 840 Rivers Edge Townhomes. Notice of the meeting was provided via email and telephone call. Attached please find the Neighborhood Participation Meeting Program Affidavit of Compliance, a screenshot of the Zoom meeting in lieu of the Neighborhood Participation Meeting Sign-In Sheet identifying all of the attendees, and a copy of our presentation shared on the zoom meeting.

The meeting was held on June 29, 2020 at 6:00PM online via Zoom. The meeting began with introductions from Trulieve followed by a PowerPoint presentation of the proposed dispensary located at 301 West Oakland Park Boulevard (the "Property"). A copy of the PowerPoint presentation is attached. The presentation began with the Property's zoning information that permits a medical marijuana dispensing facility as a conditional use on the Property followed by a description of the proposed development. The site plan and renderings were also shared.

The following questions were asked:

Security

- Is there 24 hour security onsite?
 - Yes, we have 24-hour armed security on-site at all times in each store.
- Are your cameras and alarms on cellular network?
 - Yes, we have a cellular back-up.

Location Design and Operations

- Is there a reason why you plan to change the entrance footprint?
 - The rendering that the question is in response to is not a final iteration.
- Do you have any way to securely store cash?
 - We utilize safes, regular secure cash transport, and electronic payment methods such as debit and CanPay.
- Where else do you have dispensaries?
 - Closest to Oakland Park would be Deerfield Beach. We have dispensaries across the state of Florida.
- How long have you operated your dispensary in Deerfield? Is it successful?
 - About 2 years. Yes, it is a successful location.
- Did you perform a feasibility study in Oakland Park? If so, what was the result? Why did you decide to apply for approval for a dispensary in Oakland Park?

- Oakland Park blvd is definitely a highly traveled route. Logistically speaking there aren't a lot of municipalities that allow for dispensaries between Deerfield Beach and the city of Ft. Lauderdale. So, between the population, traffic count, proximity to other MMTC's, neighboring municipalities all were factored into our decision-making process. I will say that finding a location that is zoned appropriately on a local level, meets the requirements of the local ordinance, meets the state requirements of 500 feet from schools is like finding a needle in a haystack. These properties cannot be encumbered by a mortgage, so we feel lucky to be able to find such a prime location to be able to apply for.

The following Homeowners Associations were contacted and invited to attend the meeting:

HOA/NA	Contact	Phone	Email
Harlem McBride HOA	Coby King Sandra Edwards	754-214-1342 954-459-0544	cobyking.tgia@gmail.com sandraedwards411@gmail.com
Lloyd Estates HOA	Brian Bedigian, President	954-205-5275	realtorbrian@aol.com
River Cove Neighborhood Association	Tim Neal	317-353-4807	Neal713@hotmail.com ;
Central Oakland Park HOA	Mia Woodward	954-444-8217	miawoodward@aol.com
Colonial Park	Cathie Banta, Banta Prop. Mgr. Rhonda Hastings	954-931-0549 954-566-1303	cathiebanta@yahoo.com ; rhondahastings@bellsouth.net ;

The individuals listed above were all sent the following email:

On Wed, Jun 10, 2020, 12:31 PM Daniel Sparks <daniel.sparks@trulieve.com> wrote:

Good afternoon,

My name is Daniel Sparks, I'm writing to you on behalf of Trulieve. We are a Florida licensed Medical Marijuana provider and we are proposing to open a dispensing facility at 301 Oakland Park Blvd. I would like to invite you and your members to attend a virtual neighborhood participation meeting so that we can properly introduce ourselves, meet our prospective neighbors, discuss our plans for the property and answer any questions that you may have. The meeting will be held via Zoom on 6/29/2020.

We look forward to meeting you and discussing our plans.

Thanks and be safe,

Daniel Sparks

Compliance Manager

Email: Daniel.Sparks@Trulieve.com

We received the following responses:

From: Tim Neal <neal713@hotmail.com>

Sent: Sunday, June 14, 2020 2:40 PM

To: Daniel Sparks <daniel.sparks@trulieve.com>

Cc: MatthewS@oaklandparkfl.gov; janeb@oaklandparkfl.gov; timL@oaklandparkfl.gov; sarag@oaklandparkfl.gov; MichaelC@oaklandparkfl.gov

Subject: RE: Upcoming neighborhood participation meeting Marijuana Dispensary Proposal at 301 W. Oakland Park Boulevard

Daniel,

I'm sharing this with City of Oakland Park elected officials. It involves more than Riverwood Cove.

As you requested via telephone on 6-12-2020 I'll contact and share this with as many Riverwood Cove people as I can but I recommend you or a Trulieve representative personally notify each resident.

I talked to a couple of people in Riverwood Cove. Although an earlier meeting addressed crime and safety there are more concerns.

Not everyone can do a virtual Zoom conference.

Another issue is marijuana dispensary customers coming and going contributing to already unsafe traffic congestion on Oakland Park Boulevard. I have witnessed at least two single car crashes destroying the bus stop in front of 301 W. Oakland Park Blvd. in the recent past. There have been more than one vehicle-pedestrian fatality, and possibly other types of fatalities, near that location on Oakland Park Boulevard.

Has anyone commissioned an independent traffic engineering study , or is one needed, to learn the traffic effects on Oakland Park Boulevard? I was told there could be a thousand more customer vehicles in and out of a dispensary. We have dangerous traffic conditions getting from NW 6th Avenue onto Oakland Park Boulevard. The two sets of condominiums more West on Oakland Park Boulevard before Powerline also have dangerous traffic conditions leaving their residences and driving onto Oakland Park Boulevard. If a traffic light or other traffic device is proposed I believe this road is a State of Florida road under Florida Department of Transportation jurisdiction.

Thank you,

Tim Neal

Riverwood Cove, Not an Official Community Association

Great. We would sure. If you send me the details of the meeting I will post it to the neighbors

We had a company like yours a few months ago and had favorable opinions with the neighbors
We are concerned about:

Parking

Lighting

Hours of operation

Security

Upkeep, Landscaping and upgrades to outside of property

Among a few.

Thanks

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

From: Coby King <cobyking.tgia@gmail.com>

Sent: Friday, June 12, 2020 3:45 PM

To: Daniel Sparks <daniel.sparks@trulieve.com>

Subject: Re: Upcoming neighborhood participation meeting

Hello,

Thanks for the email.

I will be in attendance.

Please send the appropriate link.

Thank you



Trulieve

301 W Oakland Park Blvd,
Oakland Park, FL 33311

Introduction

The leading medical cannabis company in Florida

Trulieve accounts for 50+% of all medical cannabis dispensed in Florida with 325,000+ patients

Vertically integrated “seed-to-sale” operations

Publicly traded on Canadian Securities Exchange – accountable to regulators, shareholders, patients and the public

Won 2018 “Diversity and Inclusion Champion” Award from Minorities for Medical Marijuana



Who We Are



CULTIVATION AND EXTRACTION

638,000 ft² of cultivation capacity
that can produce
29,235 kg annually



BRANDED PRODUCT DEVELOPMENT

Production of private label, medical
grade cannabis consumer products
representing 170+ SKUs



RETAIL SALES

Retail sales to consumers through
network of 50 brick and mortar locations
in FL and statewide delivery program;

Focused on high quality products and consumer experience

Who We Are

170+ SKUs
with multiple
concentration ratios
and strains



Nasal Spray &
Oral Syringes



Capsules



Flower



Topical Cream



Tinctures



Vape Cartridges



Shatter

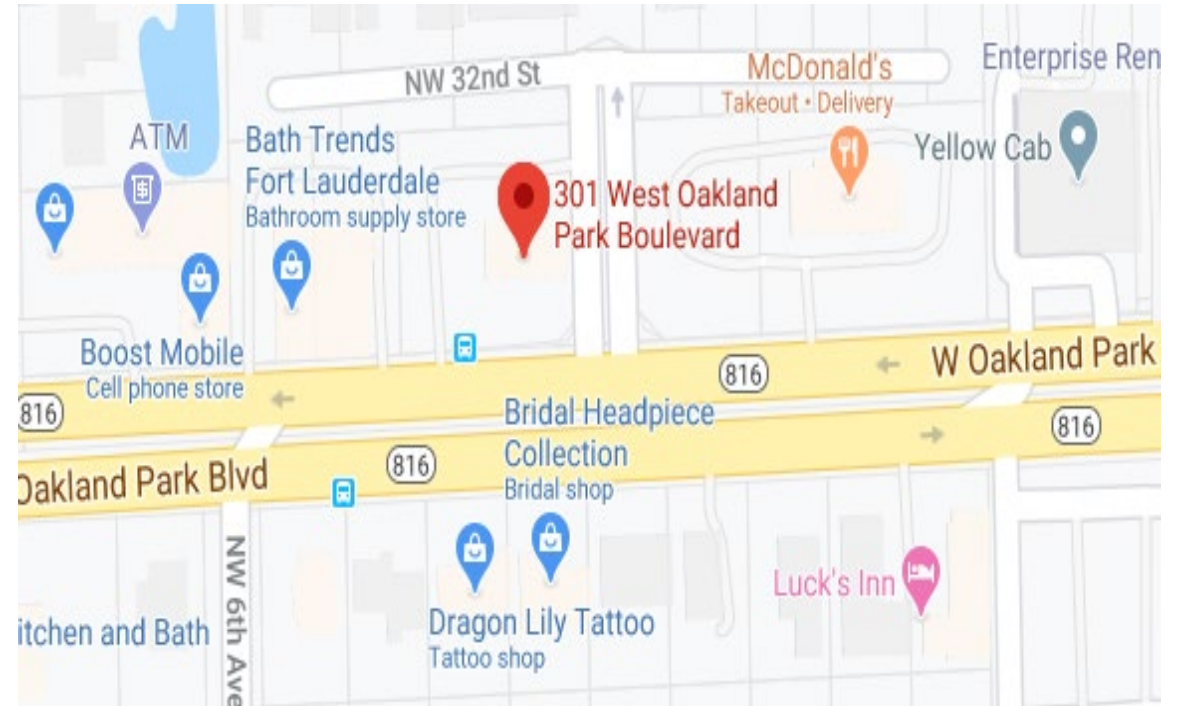
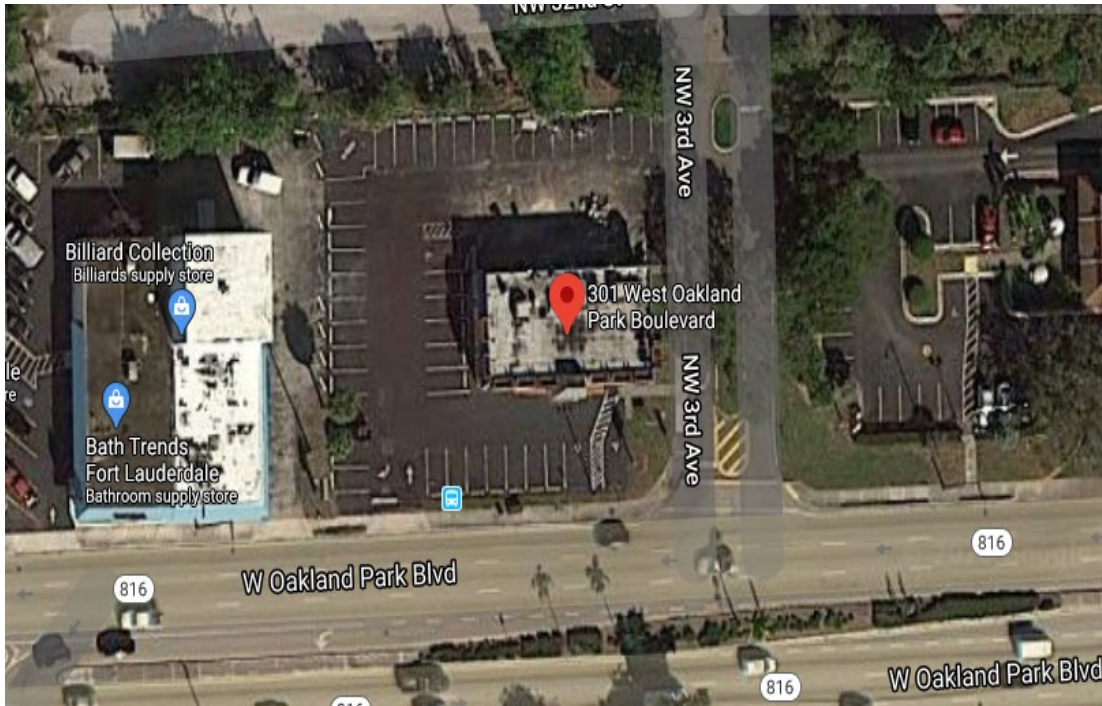


Crumble



Concentrate

The Site



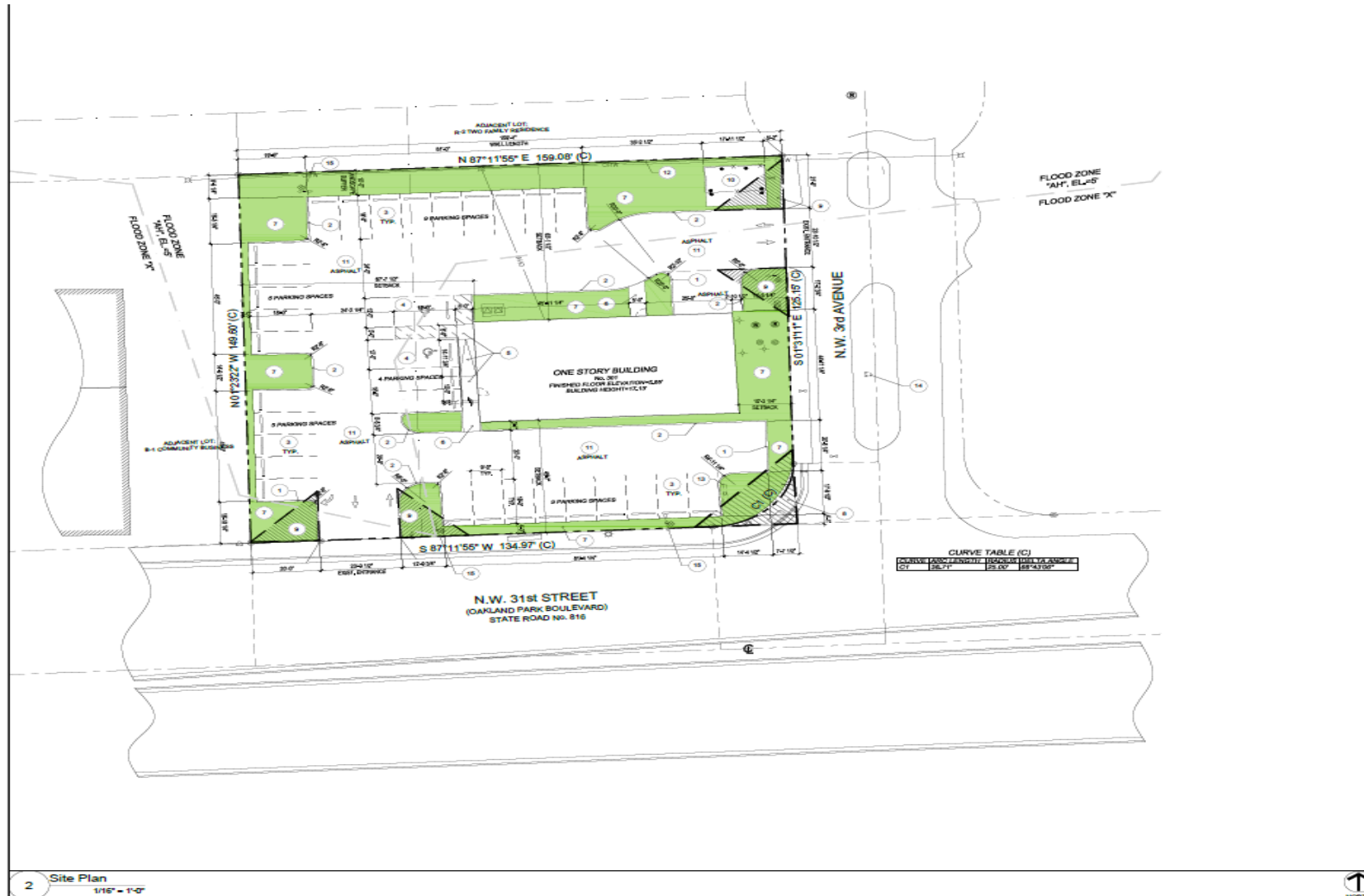
The Site (projected)



The Site (projected)



The Site



Benefits to the Community

- Facility is for **medical** cannabis
- 24/7 Security, surveillance, electronic age verification
- Ample parking
- **No schools within 500 feet**
- Revitalize underutilized parcel in commercial center
- Local hiring



Store Layout and Operations



Security Features

- ▶ State regulations
 - ▶ Cameras in any room containing cannabis
 - ▶ Or potential for diversion
 - ▶ Full-coverage burglar alarm
 - ▶ Intrusion and holdup/panic/duress
 - ▶ Full-coverage fire alarm (meets FL fire code)
 - ▶ Restricted access (electronic locks on doors)



Security Features

- ▶ Site Security – Video Surveillance
- ▶ Roughly 1 camera for every 100 square feet providing interior and exterior protection, 24 hour Monitoring.
- ▶ While in the facility anyone can be tracked, identified other than in restrooms or administrator offices.
- ▶ Full time security onsite during operational hours monitoring all cameras.
- ▶ All cameras will record to redundant storage so that no footage can be accessed for an extended period. Operating system drives are dual mirror solid state storage.



Security Features



Site Security - Intrusion Alarm



Commercial rated Burglar alarm system



Partition between dispensary and secure storage.



Dual Quad path communicators that report to two separate central stations. Both reporting systems are connected to all system components.



System comprised of full suite of devices such as tri-technology motion detectors, magnetic balanced door contacts, heat detectors and seismic detectors.

- ▶ Site Security – Access Control
- ▶ Fully integrated electronic access control system on all doors will limit all access to the facility from the outside and interior doors.
- ▶ Security station at main entrance vestibule to screen and audit anyone entering the facility; age verification for all patients with 50-state fraud detection scanner.
- ▶ Second ID check by trained staff at Point of Sale.
- ▶ Access to dispensary floor by uniformed security following ID check.
- ▶ Interlocked access control doors for man trap preventing rushing of the facility.
- ▶ Invalid access attempts notify staff members with recorded video.

Security Features

Security Features



ALL PRODUCTS LEAVING FACILITY WILL BE IN PLAIN, RESEALABLE, AND CHILD-RESISTANT PACKAGING THAT IS LABELED AND PACKAGED IN COMPLIANCE WITH THE OMMU'S LABELING REQUIREMENTS. THIS INCLUDES NO DESIGN APPEALING TO MINORS.



SECURE AREAS OF THE BUILDING WILL BE ACCESSIBLE ONLY BY CODE RFID CARDS FOR AUTHORIZED EMPLOYEES. A VISITOR LOG WILL BE RETAINED AND MADE AVAILABLE TO PD FOR ANY PERSON OTHER THAN EMPLOYEES.



EMPLOYEES AND VISITORS MUST WEAR SECURITY BADGES AT ALL TIMES.



SECURITY PERSONNEL WILL BE HIGHLY TRAINED.

Prevention of Diversion to Minors

Child resistant and tamper-proof packaging, with multiple warning labels

All Employees are licensed by state, following background checks

Redundant ID checks for any visitor entering facility

In the event Trulieve discovers any of its agents intentionally or negligently diverted any product, the agent will be immediately terminated and the OMMU will be promptly notified

No cannabis use on premises

Entire lot camera coverage

No marketing, advertising, or branding practices that are targeted to, deemed to appeal to, or portray minors under 21 years of age

No sale of any product resembling a realistic or fictional human, animal, or fruit, including artistic, caricature, or cartoon renderings

No employees under the age of 21, or have been convicted of distribution of controlled substances to minors



Prevention of Diversion to Minors

All non-cannabis waste will be stored in locked cannabis containers in the interior of the facility

All cannabis waste will be disposed of in compliance with State and local regulations

No marijuana-related designs or logos will appear on the exterior, interior or any merchandise

Although all products are pre-sealed, any odors are eliminated through filtration, including air scrubbers to eliminate airborne pathogens in the building and filter air leaving the building

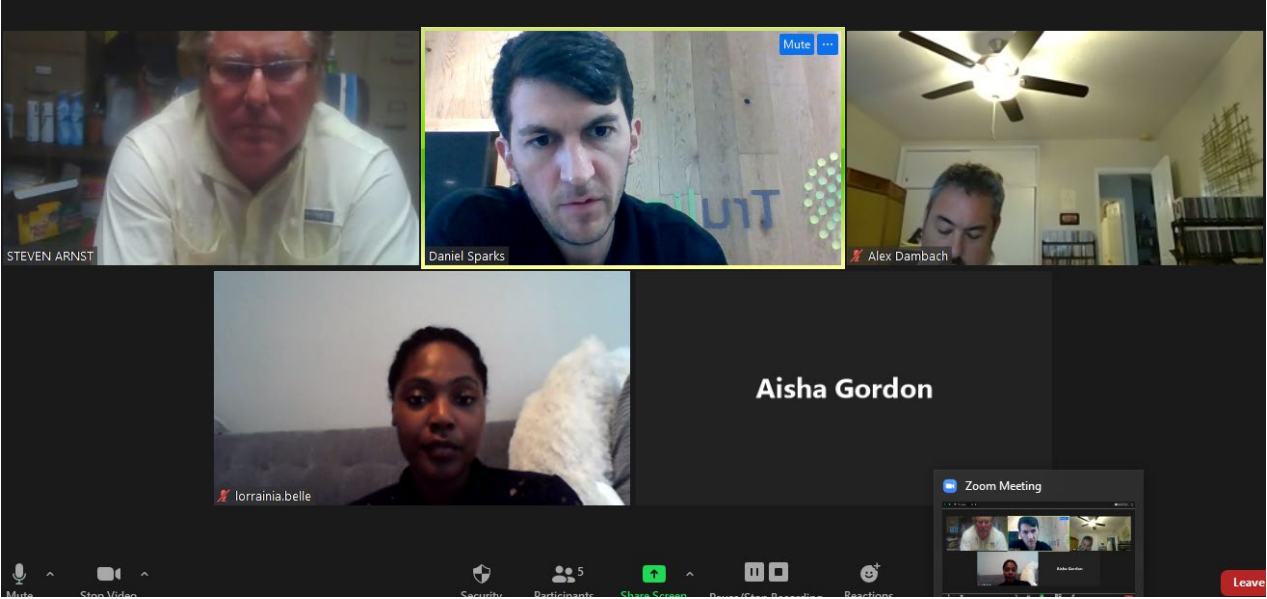
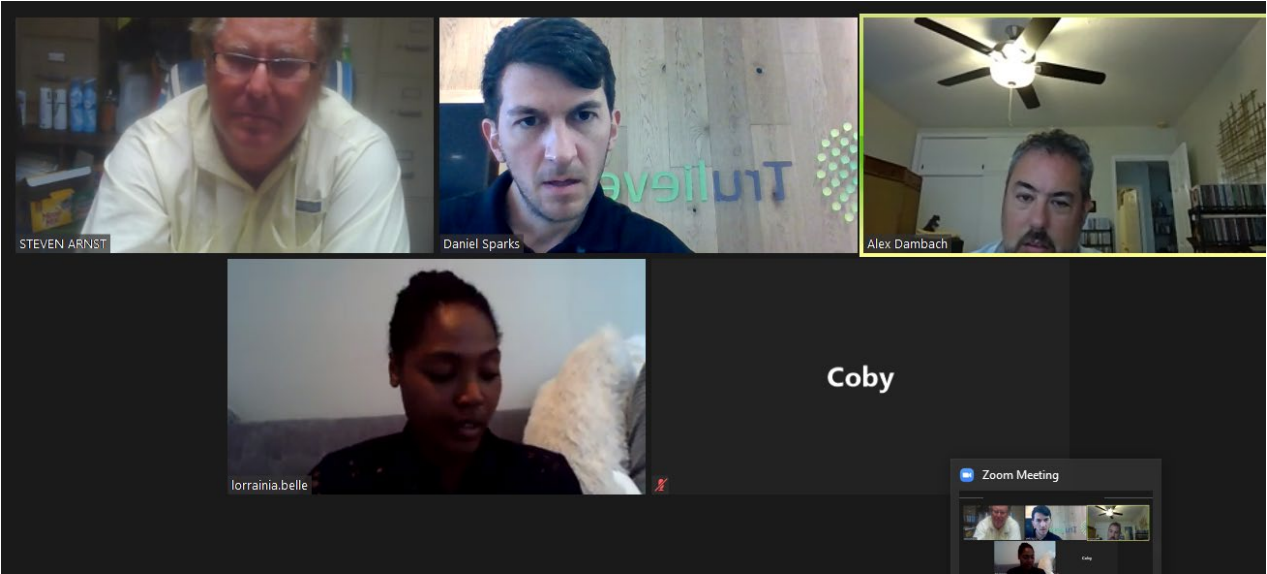
Patients under 18 must be accompanied by a parent or caregiver



Questions



Screenshot of attendees, in lieu of sign-in sheet:



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: 6/29/20 Time: 6:00 pm
Location: Held online via Zoom

Applicant/Property Owner Signature(s):

Daniel Sparks
Print Name(s): Daniel Sparks

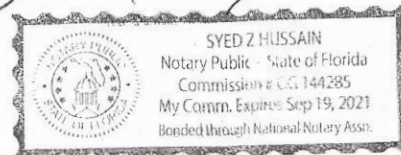
N/A

STATE OF FLORIDA)
COUNTY OF BROWARD)

I hereby certify that on this day before me, an officer duly qualified to take acknowledgements, personally appeared Daniel P. Sparks, to me known or who produced F.D.L. 8162-175-84-348 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 17th day of July, 2020

Syed Hussain

****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: 6/29/20 Time: 6:00 pm
Location: Held online via Zoom

Applicant/Property Owner Signature(s):

Daniel P. Sparks

Print Name(s): Daniel Sparks

N/A

STATE OF FLORIDA)
COUNTY OF BROWARD)

I hereby certify that on this day before me, an officer duly qualified to take acknowledgements, personally appeared Daniel P. Sparks to me known or who produced F.D. S162-175-84-348-8 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 17th day of

July, 2020.

****Statement must be attached.**

Syed Hussain

