



City Hall Commission Chambers
3650 NE 12 Avenue
Oakland Park, Florida 33334

MINUTES EXCERPT – Item 6, Trulieve Conditional Use
PLANNING AND ZONING BOARD MEETING
MARCH 8, 2021, 6:30 P.M.

The regular meeting of the Planning and Zoning Board of the City of Oakland Park, Florida was called to order at 6:30 P.M.

Due to the Coronavirus (COVID-19) all City facilities are closed, including City Hall. The City Commission Meeting will be held pursuant to Governor's Executive Order 20-69, which was extended by Executive Order 20-112. To participate in this public hearing, please call the City Clerk's Office for meeting log-in information at 954-630-4300 or submit your public comment (no more than 250 words) to publiccomments@oaklandparkfl.gov.

ROLL CALL

Regular Members:

Board Member, Toby Lawrence
Board Member, Robert Waters
Vice Chair, Caryl Stevens
Alternate, Brian Weins participated as a
voting member of the Board

Also Present:

Peter Schwarz, Director of Community
and Economic Development
Sean Swartz, City Attorney
Alex Dambach, Planning Supervisor
Melissa Alvarado, Recording Secretary

Absent

Board Member, Michael O'Byrn
Board Chair, Jack Doren

6.	<u>Case # CD20-25CU – “Trulieve Conditional Use”</u> A public hearing to consider the application by Moonlite Properties, LLC (Owner) requesting Conditional Use for a medical marijuana treatment center or dispensing facility at 301 West Oakland Park Boulevard.
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Mr. Dambach gave a presentation on the agenda item.

Acting Chair Stevens opened the item for public comments.

Mr. Robert Lynn, a resident of Oakland Park, expressed discontent with the project.

Mr. Ron Burr, a resident of Wilton Manors near the proposed project site, expressed discontent with the project.

Mr. Schwarz read the written comments into the record.

Mr. Joe Petri, a resident of Oakland Park, expressed opposition to the proposed project.

Ms. Melissa Piccininni, a former business owner in Oakland Park, advised the City to send the public hearing notices to the current owner. Mr. Schwarz commented that staff sent the notice to the new property owner.

Mr. Tim Neal, a resident of Oakland Park, expressed discontent with the project.

Mr. Kevin Kenninson, a resident of Oakland Park, expressed discontent with the project.

Dr. Arachnid, expressed discontent with the project.

Mr. Jeff Barnes, a resident of Oakland Park, expressed full support for the proposed project.

Acting Chair Stevens asked Mr. Daniel Sparks, the applicant for the project, how he would respond to the public concerns.

Mr. Sparks stated that medical marijuana treatment centers (MMTCs) and dispensing facilities in the State of Florida are some of the most secure retail facilities. He added that there is close-circuit television surveillance watching the facility 24 hours a day with one placed every 100 square feet. In addition, he added that every interior and exterior of every facility is constantly monitored. Mr. Sparks added that Trulieve has a positive impact on the community as it operates similar to pharmacies as they provide medicines to patients that need it.

Member Lawrence inquired if there was another facility on Oakland Park Boulevard that was approved by the Planning and Zoning Board.

Mr. Schwarz responded that the Board has heard one other application for a different facility that is still pending, Grow Healthy, on East Oakland Park Boulevard has not yet been approved by the City Commission. Mr. Schwarz added that another dispensary was approved elsewhere in the city on Commercial Boulevard but has not yet opened.

Member Lawrence asked about intensity requirements as they pertain to the proximity of such facilities.

Mr. Schwarz explained there are no intensity requirements or distance separation requirements between such facilities because the establishments are Conditional Use and each Conditional Use is assessed on a case-by-case basis.

Member Lawrence commented on how the crime at the adjacent hotel adversely impacts public opinion of the establishment of the dispensary.

Member Waters commented that the plans to improve the site would elevate the neighborhood, however, with the public response and adverse effects of the hotel it would be difficult to support the project.

Acting Chair Stevens commented that the plans building renewal were outstanding but understands and sympathizes with the neighborhood sentiments.

Member Waters made a motion to recommend that the Commission denies the approval of Case # CD20-25CU – “Trulieve Conditional Use”

Member Weinz seconded the motion which prevailed by the following vote:

YES: Board Member Lawrence, Board Member Waters, Member Weinz, and Acting Chair Stevens

NO: No voting members voted in opposition of the motion

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:06 P.M.