

July 15, 2021

Planning & Zoning Division  
City of Oakland Park  
5399 N. Dixie Highway, Su 3  
Oakland Park, Florida 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, Lloyd Estates Neighborhood Association, River Core Neighborhood Association, and Colonial Park HOA. We confirmed the meeting date with the City on June 10, 2021 and notice of the meeting was provided via email and phone call twice. Once on June 15, 2021 and again on June 29, 2021.

Additionally we requested a list of homeowners that would be contacted by the city during the notice process. We attempted to locate phone numbers and/or emails for that list and called through to as many homeowners as we could find.

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

The meeting was held on June 30, 2021 at 6:30PM via zoom. The meeting began with introductions of the Trulieve Team and was followed by a PowerPoint presentation by lobbyist Stephanie Grutman Zauder of Ballard Partners. The presentation included information on the law, the company, and the project. Some questions were asked related to:

**Employees:**

**How many employees do you have and how much are they paid?:**

Dispensaries have roughly 20-22 employees. They are required to be 21+ with full back ground check. Employees are hired locally and range in pay from hourly to salaried.

**Traffic:**

**Do you expect excessive traffic?**

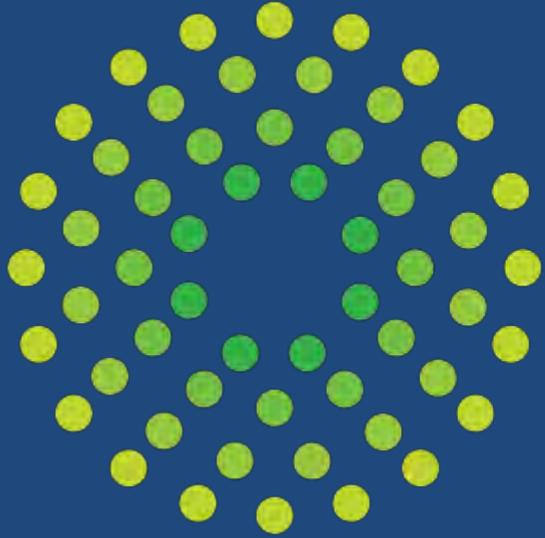
A traffic study was conducted and available on request.

**Security:**

**The neighborhood had signifcant security issues due to the motel across the street. Will this project make the community more unsafe?**

Trulieve has a full time security guard on site at all times during business hours and full coverage, live monitored video cameras 24/7. Unfortunately, the motel across the street is not in the city of Oakland Park. Trulieve security will be able to monitor and report any activity to both Wilton Manors and Oakland Park Law Enforcement.

HOA/NA	Contact	Phone	Email
Harlem McBride Neighborhood Association	Coby King	754-214-1342	<a href="mailto:cobyking.tgia@gmail.com">cobyking.tgia@gmail.com</a>
	Sandra Edwards	954-459-0544	<a href="mailto:sandraedwards411@gmail.com">sandraedwards411@gmail.com</a> Spoke with Ms. Edwards multiple times.
Lloyd Estates Neighborhood Association	Brian Bedigian, President	954-205-5275	<a href="mailto:realtorbrian@aol.com">realtorbrian@aol.com</a> Spoke with Mr. Bedigian June 15 & June 29
River Cove Neighborhood Association	Tim Neal	317-353-4807	<a href="mailto:Neal713@hotmail.com">Neal713@hotmail.com</a> Spoke with Mr. Neal June 29
Colonial Park Home Owners Association	Cathie Banta, Banta Prop. Mgr.	954-931-0549	<a href="mailto:cathiebanta@yahoo.com">cathiebanta@yahoo.com</a>
	Rhonda Hastings	954-566-1303	<a href="mailto:rhondahastings@bellsouth.net">rhondahastings@bellsouth.net</a> Spoke with Both Ms. Banta & Ms. Hastings June 29.



Trulieve<sup>®</sup>

*Relief you can rely on*

301 W Oakland Park Boulevard, Oakland Park, FL  
Neighborhood Workshop Presentation | June 2021



# Medical Marijuana Law In Florida



*“Cannabis has completely changed her quality of life.”*

*—Peyton Moseley*

## *2014 Law Provides Hope for Florida’s Sick Children*

- In 2014 at the urging of Florida parents Governor Rick Scott signed into law the “Compassionate Medical Cannabis Act of 2014” to legalize low-THC strain of marijuana providing life changing relief for sick children.
- Led by the parents of RayAnn Moseley an 11yr old girl from Pensacola with epilepsy and cerebral palsy and Rebecca Hyman a 9yr old girl from Broward who suffers from a severe genetic disorder with daily seizures.
- Law only allowed limited low-THC cannabis products to be prescribed by licensed physicians for patients suffering from cancer, epilepsy, chronic seizures or muscle spasms.
- Authorized Florida’s Department of Health to register patients and doctors and to approve five Florida based nurseries with 30 years of experience to grow, produce and distribute the medicine.



# Medical Marijuana Law In Florida

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](#)



## 2016 Florida Voters Approve Constitutional Amendment #2

- 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



## Amendment 2 Implementation and MMTCs

- In June 2017 the Legislature held a special session to implement the constitutional amendment by passing the Medical Use of Marijuana Act and created the Office of Medical Marijuana Use at Dept of Health to implement these rules.
- Patients must be a Florida resident, diagnosed by a licensed physician, and apply for a medical marijuana use card.
- Patients must have one of the following conditions with ALS, Cancer, Crohns, Epilepsy, Glaucoma, HIV/AIDs, Multiple Sclerosis, Parkinson's, PTSD, Parkinsons, Terminal Illnesses or chronic non-malignant pain.
- Patients can only purchase their medicine at a certified Medical Marijuana Treatment Center.



# Trulieve® Company Overview



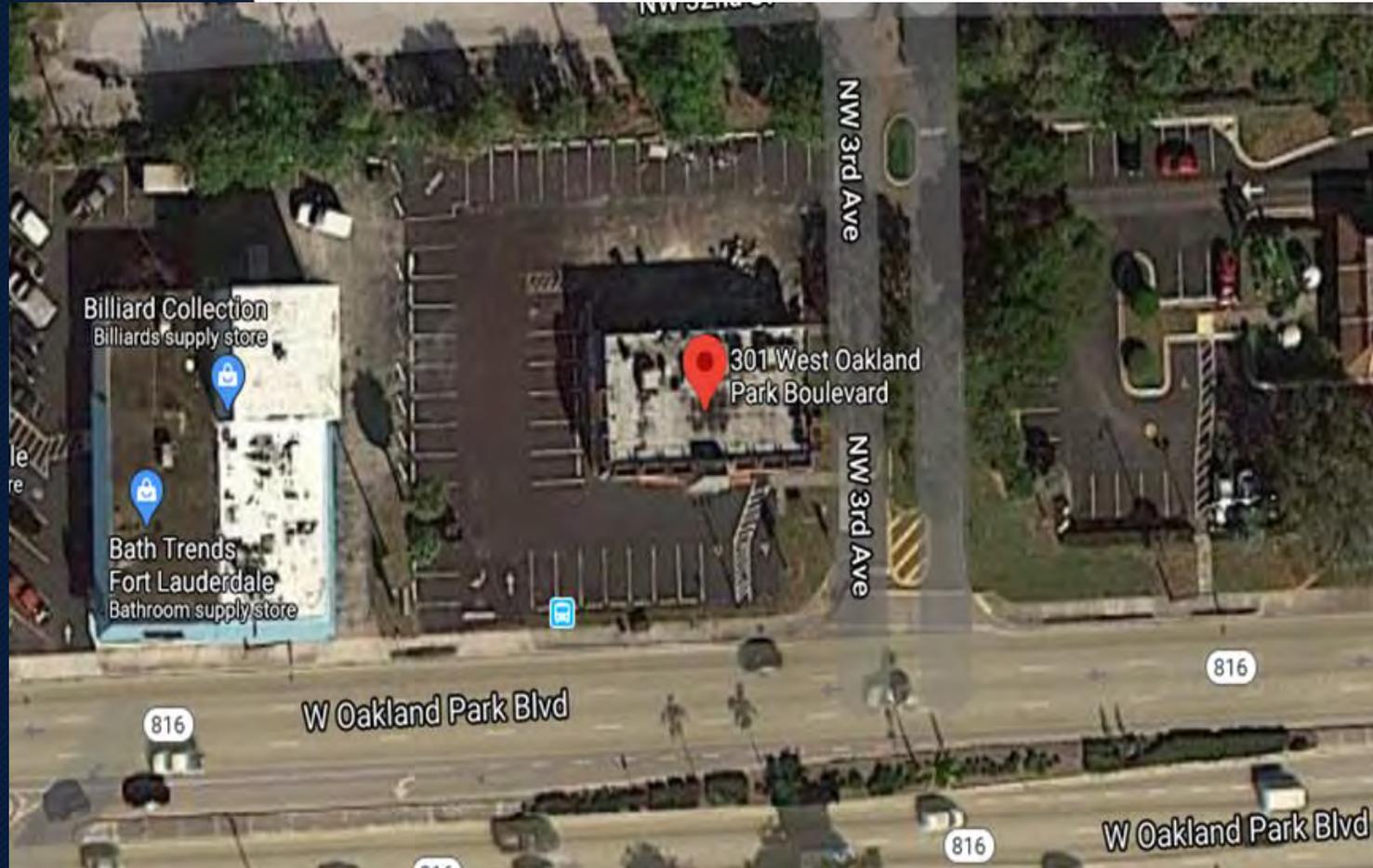
## *Mission: Provide Compassionate Care Patients Can Trust*

- Leading medical cannabis company in Florida
- Founded in 2015 Trulieve is the first Medical Marijuana Treatment Center in Florida to cultivate, produce and dispense medical marijuana to Floridians.
- Now a publicly-traded company with licenses in 6 states (FL, CA, MA, CT, PA, and WV), 91 retail locations and over 567,000 patients.
- And over 6100 employees right here in Florida.

# Trulieve® Company Overview



# The Site: 301 W. Oakland Park Blvd





# The Current Property: 301 W. Oakland Park Blvd



# The New Property: 301 W. Oakland Park Blvd



# Dispensary Interior Sales Floor and Waiting Area



# Trulieve® Benefits to the Community



- Serves Broward County's Medical Cannabis Qualified Patients 72,618 patients and 396 physicians. (12 here in Oakland Park)
- Only patients with valid medical marijuana cards or their caregivers are allowed on the premises.
- No products are displayed anywhere in the facility and no products may be consumed on the property.
- Facility can not operate until fully approved by the Florida Department of Health.
- 24/7 security with SOC/CCTV monitoring stations, electronic age verification
- State regulated hours of operation: M-Sa 9am-8pm, Su 10am-6pm
- No schools within 500 feet and ample parking
- Local hiring and community involvement.

# Trulieve® Safety and Security Our Top Priority



## State Mandated and Monitored Security Features

- Full time security guards onsite during operational hours and 24/7 monitoring of all internal and external cameras.
- 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.
- Site Security – Video Surveillance with roughly one camera for every 100 square feet providing interior and exterior protection
- State of the full-coverage burglar alarm with Intrusion and holdup/panic/duress
- Full-coverage fire alarm (meets FL fire code) and Restricted access (electronic locks on doors)



# Trulieve® Community Safety-Prevention of Diversion to Minors



- Child resistant and tamper-proof packaging, with multiple warning labels
- All Employees are licensed by state, following background checks
- 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
- 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



TruStory - Trulieve Products  
Relieve Spinal Stenosis Pain



TruStory - Relief from  
Chemo's Side-Effects



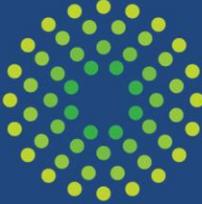
TruStory - Trulieve Products  
Combat PTSD

*David Robinson – Spinal Stenosis*  
*Jodi Menerosa – Cancer Survivor*  
*Pat Caudell- Combat Post Traumatic Stress Disorder*

# Questions?



Recording



# Trulieve®

*Relief you can rely on*

301 W Oakland Park Boulevard, Oakland Park, FL  
Neighborhood Workshop Presentation | June 2021

Stephanie Grutman...

Karrie Larson

Brian B

Alex Dambach

Bruce Goodchild

Zoom Meeting

Recording

Stephanie Grutman Zauder

Karrie Larson

Andrew Burke@trulieve...

ZacharyKobrin

Akerman LLP  
Ian Bacheikov

Alex Dambach	OnlyinOaklandPk	colleen oakes	Wallis Peterson	KatelynHenry
Bruce Goodchild	Roger M Williams	Brian B	Jason Zauder	dconde
Tim's iPhone	Vijay's iPhone	Dr LaCross		

Unmute

Stop Video

Participants 18

Chat

Share Screen

Record

Reactions

Leave

Recording You are viewing Stephanie Grutman Zauder's screen View Options

## Medical Marijuana Law In Florida





### Amendment 2 Implementation and MMTCs

- In June 2017 the Legislature held a special session to implement the constitutional amendment by passing the Medical Use of Marijuana Act and created the Office of Medical Marijuana Use at Dept of Health to implement these rules.
- Patients must be a Florida resident, diagnosed by a licensed physician, and apply for a medical marijuana use card.
- Patients must have one of the following conditions with ALS, Cancer, Crohns, Epilepsy, Glaucoma, HIV/AIDS, Multiple Sclerosis, Parkinson's, PTSD, Parkinsons, Terminal Illnesses or chronic non-malignant pain.
- Patients can only purchase their medicine at a certified Medical Marijuana Treatment Center.

Trulieve

Stephanie Grutman...  
Karrie Larson  
Andrew Burke@

Alex Dambach

19542974251

Unmute Stop Video Participants 19 Chat Share Screen Record Reactions Leave

Recording You are viewing Stephanie Grutman Zauder's screen View Options

## The Site: 301 W. Oakland Park Blvd



Trulieve

Stephanie Grutman...  
Karrie Larson

dconde

Dr. LaCross  
ZacharyKobrin

Unmute Stop Video Participants 19 Chat Share Screen Record Reactions Leave

Participants (19)

Find a participant

- KL Karrie Larson (Me)
- AD Alex Dambach (Host)
- Stephanie Grutman Zauder
- DL Dr LaCross
- BB Brian B
- Bruce Goodchild
- IB Ian Bacheikov
- JZ Jason Zauder
- K KatelynHenry
- RM Roger M Williams
- VI Vijay's iPhone
- Z ZacharyKobrin
- A Andrew.Burke@trulieve.com
- CO colleen oakes
- dconde

Invite Unmute Me

Participants (19)

Find a participant

- IB Ian Bacheikov
- JZ Jason Zauder
- K KatelynHenry
- RM Roger M Williams
- VI Vijay's iPhone
- Z ZacharyKobrin
- A Andrew.Burke@trulieve.com
- CO colleen oakes
- D dconde [More >](#)
- DL Dr LaCross
- O OnlyinOaklandPk
- TI Tim's iPhone
- WP Wallis Peterson
- 19542974251

Invite Unmute Me

Recording You are viewing Stephanie Grutman Zauder's screen View Options View

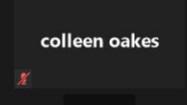
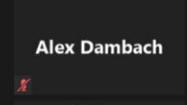
## Trulieve Safety and Security Our Top Priority

### State Mandated and Monitored Security Features

- Full time security guards onsite during operational hours and 24/7 monitoring of all internal and external cameras.
- 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.
- Site Security – Video Surveillance with roughly one camera for every 100 square feet providing interior and exterior protection
- State of the full-coverage burglar alarm with Intrusion and holdup/panic/duress
- Full-coverage fire alarm (meets FL fire code) and Restricted access (electronic locks on doors)



Participants: 19 Chat Share Screen Record Reactions Leave



Zoom Meeting Recording View

Wallis Peterson Brian B Stephanie Grutman Zauder Karrie Larson Andrew.Burke@trulieve...

ZacharyKobrin Akerman LLP Ian Bacheikov Alex Dambach OnlyinOaklandPk colleen oakes

KatelynHenry Bruce Goodchild Roger M Williams Jason Zauder dconde

Tim's iPhone Vijay's iPhone Luiz's iPhone 19542974251

Participants: 19 Chat Share Screen Record Reactions Leave

**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:

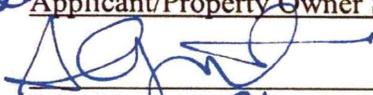
**Affidavit A**

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

Meeting Date: 6/30/21 Time: 6:30 pm

Location: Meeting via Zoom

*on behalf of*  
Applicant/Property Owner Signature(s):

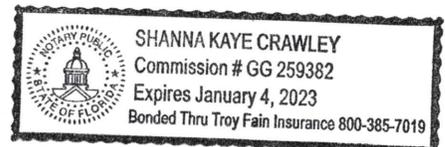


Print Name(s): Stephanie Grutman Zander

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 Grutman Zander, 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 21 day of October, 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: 6/30/21 Time: 6:30 pm  
Location: Meeting via Zoom

Applicant/Property Owner Signature(s):

  
Print Name(s): Stephanie Grutman Zauder

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 Grutman Zauder, 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 21 day of October, 2021



**\*\*Statement must be attached.**



Neighborhood Participation Meeting Sign-In Sheet

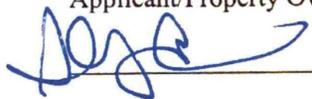
Proposed Project Name: Trulieve 301 W. Oakland Park Blvd  
Meeting Location & Date: Held via zoom 6/30/21 630pm  
Project Description: Conditional use Medical Marijuana Dispensary

**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>See screen shots</u> | 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 Brubman Zauder

**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.**