



Green Dragon Florida LLC
2201 S. Federal Hwy., Boynton Beach, FL 33435
Greendragonfl.com

This is to serve as a notice for an upcoming meeting regarding Special Land Use (SLU) at the proposed site located at 6706 FL-7, Coconut Creek, FL 33073. Green Dragon Florida LLC is seeking SLU approval to open a medical marijuana dispensary at the proposed site. This meeting is open to the public and Green Dragon representatives will be on site to provide background, explain the use, and answer any question or concerns.

Meeting Details:

Date: 9/6/23

Time: 5:30p-7:00p

Location:

Cypress Room

Coconut Creek Recreation Complex

4455 Sol Press Blvd, Coconut Creek, FL 33073

You can also send questions or concerns in advance to eric.sevell@eaze.com.



Green Dragon Florida LLC
2201 S. Federal Hwy., Boynton Beach, FL 33435
eric@greendragon.com
561-245-1479
Greendragonfl.com

Public Outreach Meeting Notes – 9/6/23, 5:30p-7p

Agenda:

- Introduction
- PowerPoint Presentation – Green Dragon’s SLU Request
- Discussion, Question, and Answer

Meeting Notes:

- Despite the small number of attendees, the meeting lasted an hour (5:30pm-6:30pm) and there was a lively discussion involving everyone in attendance. Overall, attendees were not averse to our Special Land Use, but did want to clarify the measures we were taking to ensure their concerns were acknowledged and taken seriously. Some of the attendees discussed their own experiences as patients, helping to add perspective to the discussion. Because there was no technology present in the room, the presentation was emailed to all attendees who left an email address, which was repeated multiple times throughout the meeting.

Specific Concerns Raised:

- How was this meeting notice issued?
 - o GD Response: Explained the SLU process, the letters sent out within a 500 FT radius, and the physical postings at the parcel.
- How will parking and traffic be impacted?
 - o GD Response: Based on the traffic reported requested by the DRC, explained projected decrease in peak AM/PM trips.
- Increases in local crime, which spillover from neighboring municipalities, could be an issue.
 - o GD Response: Green Dragon would need to consult the Uniform Crime Report in order to substantiate this claim, but regardless, GD will comply with all state security regulations, and additionally, will incorporate as many of CCPD’s suggestions as possible.
- There is an elementary school around the corner. (There was specific concern here regarding the issue of advertising.)
 - o GD Response: State regulations and internal policy ensure it is all but impossible for a minor (who is not a patient with a guardian) or ineligible individual to

purchase from us. Regarding advertising, state regulators severely constrain our ability to market and advertise. More importantly, all products are required to be purposely unappealing to children. (E.g., packaging is all white, even words like 'sugar' must be changed to an acronym, etc.)

- How will the outside of the building look?
 - o GD Response: The windows are frosted and will be opaque from the outside to protect patient privacy and to comply with state advertising rules. Per state regulations, we can only have channel letters/cabinet box on the building in one place and a monument/pylon spot if one exists. Sign spinners and inflatables were examples of things we are not allowed to do (and would not do).
- How do doctors and prescriptions work?
 - o GD Response: We explained the process to attendees, reviewing specifically how the state's database, prescriptions (i.e., "recommendations") and doctor visits work.
- Dealing with large amounts of cash could be problematic.
 - o GD Response: We employ several security measures to ensure we are as or more secure than comparable businesses. Additionally, we offer debit payments and a form of direct deposit as payment options so patients can go cashless. All stores receive regular cash pickups.
- How are deliveries handled?
 - o GD Response: For security reasons, this was not covered in detail, but the scale of the deliveries was discussed (e.g., no 18-wheelers showing up).
- Will there be a guard or door buzzer?
 - o GD Response: These are neither required by the state nor necessitated by any issues we have encountered in the two years operating 30+ stores in a 600-mile span across the state. Certain locations might call for increased measures such as these, but we do not believe Coconut Creek is one of those municipalities.
- Will overall security be adequate?
 - o As suggested by CCPD, the specific details of our security procedures and equipment were not reviewed over the public record, but we did discuss walking the site with CCPD and incorporating all of their suggestions into our security plan, as well as our commitment to continue working with them.
- When is the P&Z meeting/vote?
 - o GD Response: Attendees were told the date but were also encouraged to double check the City's website and upcoming agenda.

Conclusion: Based on the feedback provided by residents at the meeting, Green Dragon is confident the current application **does not** need to be changed. Instead, the concerns and comments raised by residents suggest Green Dragon must stay committed to our current justification, commitment to work with law enforcement, and commitment to ensuring proper security protocols and equipment in line with state and local regulations.

