

April 4<sup>th</sup>, 2019

## Standards for Approval

The City Commission, in reviewing any application for approval of a special exception use, shall consider the following:

- A. The effect of such use on surrounding properties. – Surterra Wellness will bring a positive impact on the surrounding properties by targeting in a client base looking for health and wellness options to improve their life and wellbeing.
- B. The suitability of the use in regard to its location, site characteristics, and intended purpose. – Surterra Wellness will bring relief to patients seeking medicine. Currently, the closest medical marijuana center is approximately 30 miles away. University Shoppes is located in a high traffic retail corridor with good demographics.
- C. Access, traffic generation and road capacities. – Although Surterra Wellness is a destination tenant, we do not have an added impact on traffic.
- D. Economic benefits or liabilities. – Surterra Wellness will provide approximately high paying 13 – 15 jobs within the community.
- E. Demands on utilities, community facilities, and public services. – Surterra Wellness is a low impact user and will not have any added demand on utilities, community facilities or public services
- F. Compliance with the Comprehensive Land Use Plans for Broward County and/or the City of Lauderdale. – TBD through review of the applicants SEU application.
- G. Factors relating to safety, health, and general public welfare. – Surterra Wellness follows all security guidelines required by the State of Florida Department of Health. These measures include, but are not limited to, access control and video monitoring.

April 4, 2019

**STANDARDS FOR APPROVAL  
THE EFFECTS OF YOUR USE/BUSINESS ON THE COMMUNITY**

1. Describe how your business will affect residents who live close by – As a leading health and wellness brand, Surterra Wellness will positively affect the nearby residents by giving qualified patients access to medication that will help improve their health and live a life of wellness.
2. Describe how this business/use will affect neighboring businesses – Surterra Wellnesses presence along the N. University corridor will help complement many existing businesses that focus on overall health and wellness.
3. What site characteristics make this location suitable for your use/business – University Shoppes is well positioned along a main retail corridor with 59,600 VPD passing the site. The site is also located at the signalized intersection of University Drive and Inverrary Boulevard with multiple access points. The surrounding area has high population and good average household income.
4. How will this use affect the community economically – The applicant will provide high wage jobs in Lauderhill. A typical store will employ between 13 – 15 associates at any given time. High volume locations can employ up to 25 associates. All full time associates receive benefits.
5. Describe any fire hazards associated with your business – There are no fire hazards associated with the operation of the applicant's business.
6. Describe what security measures your business will require – The applicant follows all mandated security requirements required by the Florida Department of Health pursuant to Chapter 381, Florida Statutes. Security measure include, but are not limited to, access control and video monitoring.
7. Describe any chemicals, fluids, gases or potentially hazardous substances that your business will use or store on site – There are no chemicals, fluids, gases or potentially hazardous substances that the applicant will use or store on site.



8. Describe any activity in your business that will use water other than normal washing and toilet use – The applicant has no other water activity other than normal washing and toilet use.
  
9. Describe any activity in your business that will utilize City park facilities – The applicant does not have any activities that will utilize City park facilities.
  
10. Describe any activity in your business that will generate noise, light or vibration – The applicant does not engage in any activity that will generate noise, light or vibration.
11. Describe transit, automobile, or pedestrian traffic that your business will create in the area – The applicant does not anticipate added impact to transit, automobile or pedestrian traffic in the area.
  
12. Describe any activity in your business that will involve alcohol, music or live entertainment – The applicant does not engage in activity involving alcohol music or entertainment.

Describe any other aspects of your business about which you feel that the reviewer should know -Surterra proposes to use the premises as a Medical Marijuana Dispensary Facility. This facility would be used as a retail location to qualified patients only. The products will be stored in a secured area designed to the standards approved by the State of Florida Department of Health. Products available to qualified patients include but are not limited to; vapor pens, topical creams, oral sprays, sublingual oils, gel caps and transdermal patches. Sunterra's dispensing facilities are patient focused.

Founded in 2014 Surterra Wellness is an Atlanta, GA based medical cannabis company that currently holds licenses in Florida, Texas, Nevada and Massachusetts. Currently, Surterra operates 23 dispensaries in the State of Florida and is vertically integrated.



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Legal Description for 4954 – 4974 N. University Drive, Lauderhill, FL 33319

EMERALD PLAZA OF BROWARD INC 99-22 B TRACT B