

June 8, 2026



City of Coconut Creek Planning and Zoning Department
4800 W. Copans Rd.
Coconut Creek, FL 33063

Re: Public Outreach Report — Proposed Retail Community Pharmacy at DHG Clinic

Dear Members of the Planning and Zoning Department:

This report summarizes the Public Outreach Meeting held for a proposed retail community pharmacy inside the DHG Clinic, located at 3850 Coconut Creek Parkway, Coconut Creek, FL 33063.

The meeting took place on June 8, 2026, from 3:00 PM to 4:00 PM in the clinic's dining area. In advance of the meeting, notice was provided to all residents and businesses within a 700-foot radius of the proposed location. The purpose of the meeting was to present the project and to invite questions, concerns, and comments from the community.

The presentation included approved clinic building floor plans from 2012 showing pharmacy space and layout originally designed for the clinic, updated layout of the pharmacy showing no exterior or interior building modifications, photos of before and after showing the same, and information on community benefit highlights.

No member of the public attended the meeting.

Supporting documentation is enclosed for your review: the meeting notice mailed to residents, map obtained from Broward County GIS, certificate from Cutro & Assoc. certifying the notice was mailed out on May 22, 2026, sign in sheet.

Please feel free to contact us with any questions.

Juan Basto
DHG Clinic Owner
jcbasto3@gmail.com

or

Diana Grimberg
Direct Meds of Florida Owner
dgrimberg@directmedsfl.com

Sincerely,

Juan Basto
Owner DHG

3850 Coconut Creek Pkwy Suite 3 Coconut Creek, FL 33066
P: (954) 973-9222 | F: (954) 973-7135

Coconut Creek Medical Plaza

Pharmacy Addition

3850 Coconut Creek Parkway, Suite #3
Coconut Creek, Florida 33063

Special Land Use Application | Case No. PZ-25120006
Applicant: Dr. Juan Basto | Owner: Coconut Creek Medical Plaza, LLC

Presented to:
Neighbors within 700 feet of DHG Medical Clinic & City of Coconut Creek Planning & Zoning

Agenda

Coconut Creek Medical Plaza – Pharmacy Addition | PZ-25120006

01 Project Overview

What is being proposed and why it matters

02 Why This Matters

Community Benefit

03 Before & After

Interior views of the pharmacy space

04 Community Outreach

Notification & public meeting documentation

05 700-Foot Notification Map

Properties notified within 700 feet of the clinic

06 Community Benefit

Why this matters for patients and neighbors

07 Pharmacy Floor Plan

Approved 2012 plan, Room #343

08 Zoning & Land Use Compliance

Meeting all Special Land Use standards

09 Summary & Next Steps

Key takeaways and path forward

Project Overview

What is being proposed and why it matters

About This Request

Coconut Creek Medical Plaza is requesting a **Special Land Use approval** to activate an existing pharmacy space within the Doctor's Health Group (DHG) Clinic.

The space was originally designed and built as a pharmacy in 2012 — Room #343 on the approved building plans — but was never opened. This application simply proposes to begin using a space that has been there all along.

No construction. No exterior changes. No expansion.

Because the pharmacy serves primarily existing clinic patients, no additional vehicles will enter or exit the parking lot — parking demand and traffic patterns remain unchanged.

510 SF

Existing interior pharmacy space

8:30–5

Clinic hours, no change

**NO NEW
TRAFFIC**

No added vehicles entering or exiting the parking lot

0

No new construction or build-out

Why This Matters – Community Benefit

A low-impact improvement with meaningful healthcare outcomes

Immediate Access to Medications

Patients can fill prescriptions on-site right after their visit — no extra trip to a pharmacy, reducing delays in starting treatment.

Supports Seniors & Chronic Care Patients

Especially beneficial for elderly and mobility-limited patients who depend on regular medications and find additional trips burdensome.

Reduces Medication Non-Adherence

Studies show patients who leave without a filled prescription often don't fill it. On-site access directly improves compliance and health outcomes.

No New Traffic or Parking Impact

The pharmacy primarily serves existing clinic patients. Many prescriptions are also delivered directly to patients' homes.

No Exterior Changes to the Building

Zero construction. Zero expansion. The building looks and functions the same from the outside. No impact to neighborhood character.

Contributes to Community Economic Stability

Healthier patients mean lower hospitalization rates and a stronger, more productive local community.

Before & After – Pharmacy Space

Interior views showing the original space and the prepared pharmacy area

BEFORE



AFTER



BEFORE – Pharmacy built out was not modified. It was originally there but not in use.

AFTER – Cleared and prepared pharmacy counter, shelving, and dispensing area

Community Outreach & Public Notification

Meeting statutory requirements for neighbor notification

Outreach Summary

Cutro & Associates contracted for posting services

Mailing list sourced from Broward County Property Appraiser within 700 feet of subject property

Certified notification letters mailed May 22, 2026

Public sign-in meeting held for neighbors to review and comment on the project



CERTIFICATION LETTER

City of Coconut Creek

Date: May 22, 2026
Applicant: DHG Medical Center
General Location: 3850 Coconut Creek Parkway

This letter certifies that the attached mailing list is a complete and accurate representation of the property within 700 feet of the subject property received from the Broward County Property Appraiser's Office as of May 19, 2026.

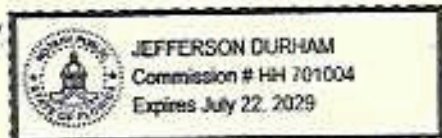
This letter also certifies that the attached notification was sent to the persons on the list of property owners. The notice was mailed May 22, 2026.

Sincerely,

Christina Mathews

Sworn and subscribed before me this 22nd day of
May, 2026.

Signature of Notary





May 19, 2026

RE: Public Outreach Meeting for:
Doctor's Health Group
3850 Coconut Creek Parkway #3
Coconut Creek, FL 33066

Dear City of Coconut Creek Neighbor:

DHG Medical Center is conducting a neighborhood meeting to inform you of an application that has been submitted to the City of Coconut Creek Planning & Zoning Department. The meeting will be held at the date, time, and location shown below:

Meeting Location (In Person):

Date: June 8, 2026

Time: 3:00 pm

Location: DHG Medical Center, 3850 Coconut Creek Parkway #3, Coconut Creek, FL 33066

Project Summary:

- The project involves using an existing interior space within the clinic that was originally designed as a pharmacy when the building was constructed approximately 20 years ago but has never been used as a pharmacy.
- No construction or exterior changes are proposed. The pharmacy will primarily serve existing clinic patients, with many prescriptions delivered to patients' homes. No increase in traffic or parking demand is expected.
- The pharmacy will be operated by Direct Meds of Florida 2, a branch of Direct Meds of Florida Pharmacy in Hallandale, a pharmacy operating since 2010, serving seniors residents of South Florida.

If you have any questions or are unable to attend the neighborhood meeting and would like to send written comments or schedule a time to speak with the applicant, please contact the applicant at:

Juan Basto
DHG Clinic Owner
jcbasto3@gmail.com

or

Diana Grimberg
Direct Meds of Florida Owner
dgrimberg@directmedsfl.com

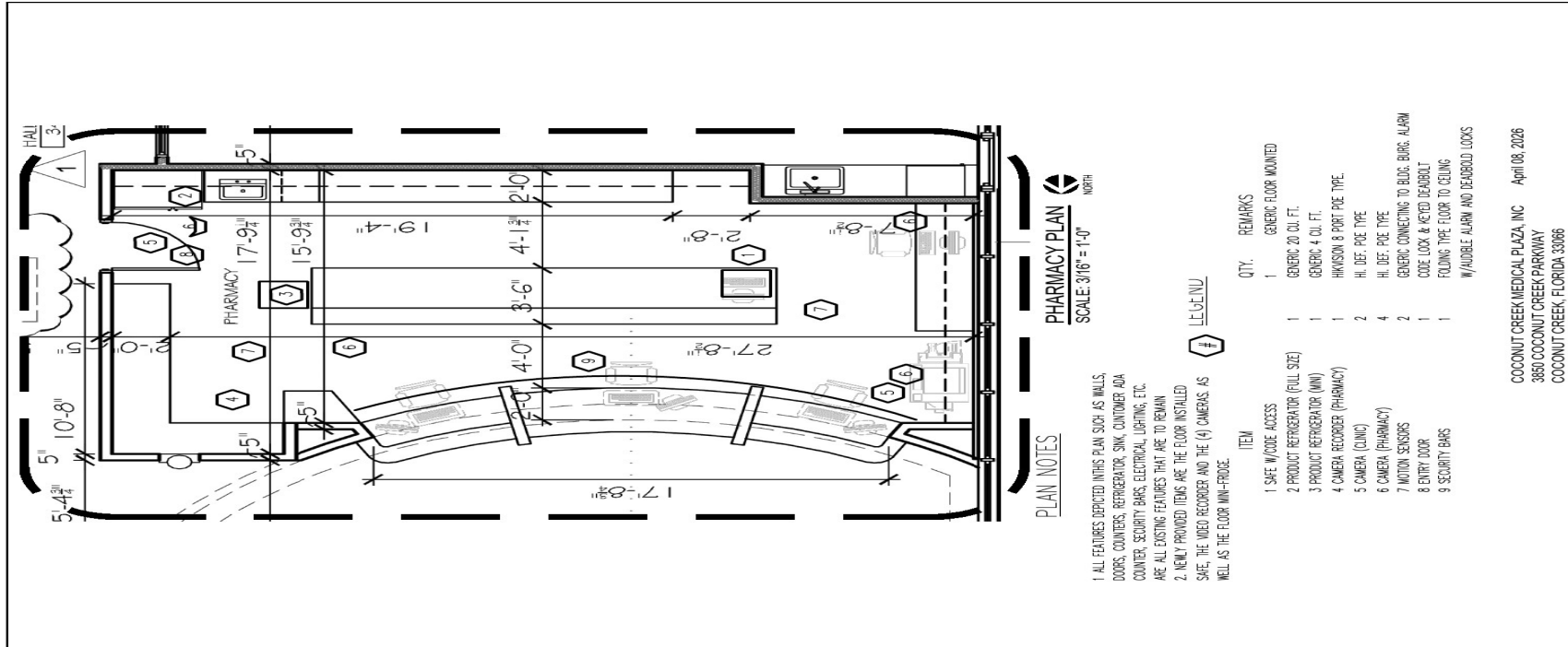
Sincerely,

Juan Basto
Owner DHG

3850 Coconut Creek Pkwy Suite 3 Coconut Creek, FL 33066
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Pharmacy Area Floorplan With Added Required Security Features

Room #343 – originally designed and approved as pharmacy space 20 years ago



Plan Notes: All existing features remain. New items: 1 safe, 1 product refrigerator, 1 video recorder, 4 cameras

| Scale: 3/16" = 1'-0" | Coconut Creek Medical Plaza, Inc.

DHG Clinic Floorplan (Approved 2012)

Frontier Engineering Development, LLC

P.O. Box 222023, Hollywood, FL 33022

Office (954) 678-2030, info@myfloridaengineering.com VENKATESAN

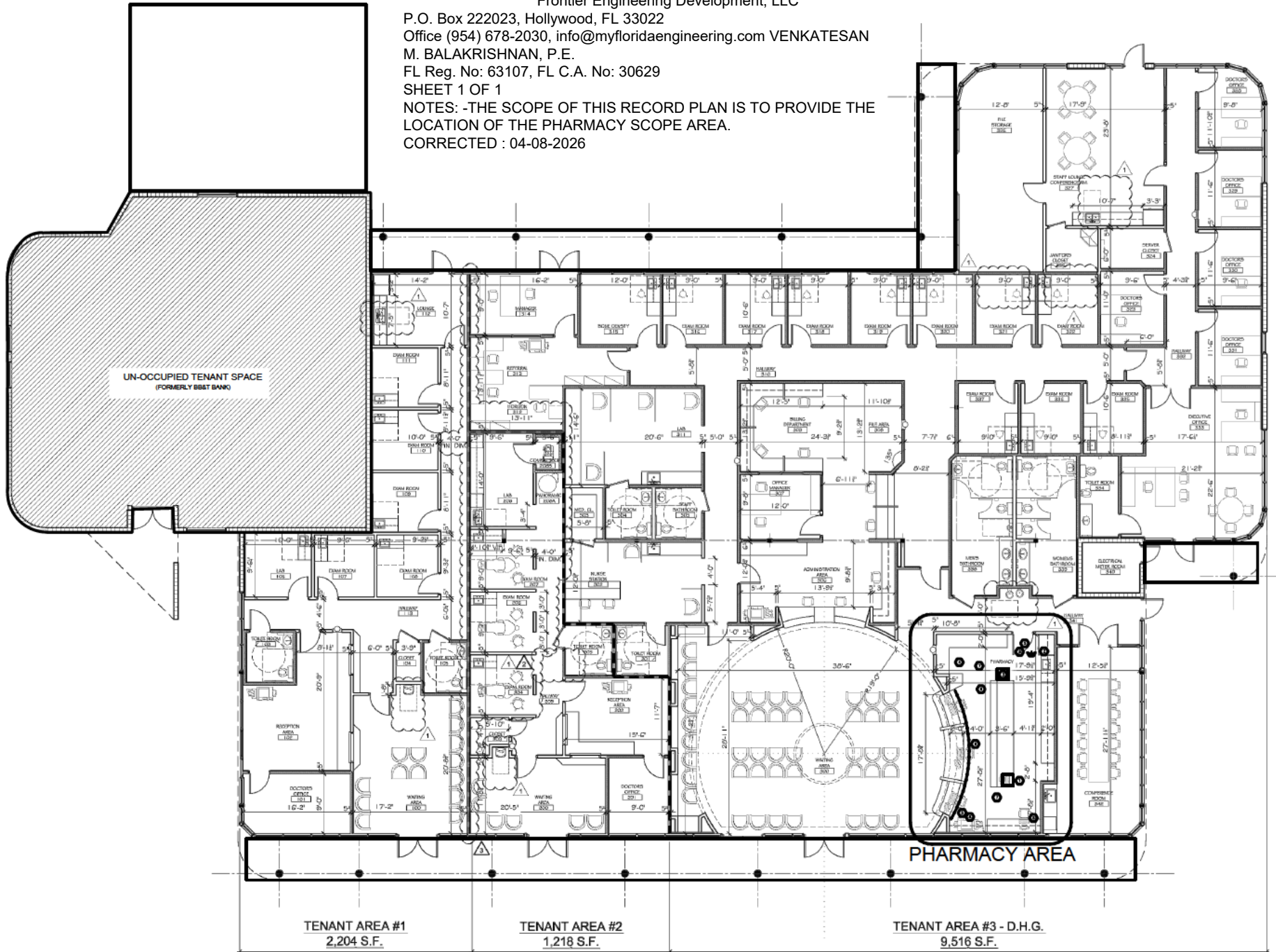
M. BALAKRISHNAN, P.E.

FL Reg. No: 63107, FL C.A. No: 30629

SHEET 1 OF 1

NOTES: -THE SCOPE OF THIS RECORD PLAN IS TO PROVIDE THE LOCATION OF THE PHARMACY SCOPE AREA.

CORRECTED : 04-08-2026



Zoning & Land Use Compliance

How this proposal meets all City of Coconut Creek Special Land Use standards

Current Zoning: B-3 (General Commercial) — no change proposed.

Future Land Use: COMM designation supports commercial, professional, and medical uses at this location.

No Increased Intensity: 510 SF of existing interior space reactivated — no new floor area, no expansion, no site changes.

No Traffic Impact: Pharmacy primarily serves existing clinic patients.

Comprehensive Plan Consistency: Aligns with FLUE Objective 1.1, which promotes a balanced mix of land uses, FLUE Policy 1.1.2 supporting integration of medical and service-oriented uses within commercial areas, and Policy 1.1.6 encouraging efficient land use patterns and reduction of unnecessary vehicle trips.

City Vision 2030: Supports 'responsive and personal services,' Smart Growth, and Quality of Life — key City planning priorities.

No Adverse Neighborhood Impact: No exterior changes, no noise, no new lighting, no effect on surrounding residential character.

Summary & Next Steps

An existing, purpose-built pharmacy space (Room #343) at DHG Medical Clinic has been vacant since the building was constructed ~20 years ago.

Activating this space requires a Special Land Use approval — the only change needed to begin serving patients.

No construction, no exterior modifications, and no expansion of the building are required. Additional security features have been implemented.

The pharmacy is entirely internal, counter-service only, and accessible only through clinic circulation — not a public storefront.

It will primarily serve existing clinic patients, improving medication adherence and healthcare outcomes without generating new traffic.

State Pharmacy & DEA licenses have already been approved and are up to date. Insurance and vendor contracts are secured.