



**City of Coconut Creek  
Planning and Zoning Board Meeting  
July 8, 2026  
Minutes – Excerpt**

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**4. COCONUT CREEK MEDICAL PHARMACY: A SPECIAL LAND USE APPLICATION TO ESTABLISH A PHARMACY WITHIN AN EXISTING MEDICAL OFFICE LOCATED AT 3850 COCONUT CREEK PARKWAY. (QUASI-JUDICIAL)(PUBLIC HEARING)**

Deputy City Attorney Mehaffey asked if there were any disclosures or ex-parte communications related to Agenda Item 4, and the following disclosures were made:

- Vice Chair Barker, Board Members Solomon Briks, Alex Escoriaza, Troy Gras and Jeffrey Light disclosed that they received an email, regarding the application and did not respond.
- Chair Colleen LaPlant disclosed that she received an email, regarding the application and responded by thanking and acknowledging seeing them at the meeting.

Resilient Design and Development Assistant Director Lizet Aguiar presented the item on behalf of staff, explaining that the applicant, Juan Basto of DHG Medical Centers, sought approval to activate a 510-square-foot pharmacy space within the existing clinic. She stated that the pharmacy would be accessible only through the medical office, with no external storefront, and would operate solely during clinic hours, from 8:30 a.m. to 5:00 p.m. She noted that the pharmacy was intended to serve existing clinic patients and would not sell controlled substances to the public. Ms. Aguiar stated that staff found that the application complied with the City's Land Development Code, special land use criteria, and the Comprehensive Plan and recommended subject approval to all outstanding Development Review Committee (DRC) comments.

Diana Grimberg, owner of DirectMeds of Florida 2, presented on behalf of the applicant, sharing a *PowerPoint* presentation. She explained that the pharmacy space had originally been designed into the building fourteen (14) years earlier and required no interior or exterior construction to activate. She stated that only standard security features, already installed, were necessary. Continuing, she stated that Florida law required a small identification sign at the clinic entrance but that no additional signage was proposed. She noted that the pharmacy was already approved by the Florida Board of Pharmacy and the Drug Enforcement Administration (DEA) for this specific location and that all insurance contracts were active. She also detailed the completed public outreach, including mailed notices and posted signage, and reported that no objections had been raised.

Peter Schwarz, PSI Planning Consultants, stated that the proposed special land use was consistent with the City's Comprehensive Plan, Land Development Code, and B-3 zoning district. He noted that pharmacies were reviewed as special land uses due to statewide concerns about pill mills and medical marijuana distribution, emphasizing that this application represented a legitimate, low-impact pharmacy serving a medical clinic.

Chair LaPlant opened the public hearing. There were no questions or comments from the public, and Chair LaPlant closed the public hearing.

Board Member Jeffrey Light asked about the dispensing of controlled substances. Ms. Grimberg explained that while the pharmacy was licensed to dispense them, the clinic did not treat pain patients and historically had not prescribed addictive medications. She stated that only low-level-controlled medications occasionally used by seniors were typical. Mr. Light also asked about ownership, and Ms. Grimberg clarified that she owned the pharmacy independently while Juan Basto owned the clinic.

Vice Chair Barker asked about the difference between the change in zoning from when the site first came before the Board and at this time. Ms. Aguiar explained that any drug store was classified as a special land use regardless of ownership.

**MOTION:** Barker/Light – To recommend approval of Agenda Item 4, as presented.

**Upon roll call, the Motion passed by a 5-0 vote.**