



Special Land Use Permit Application · PZ-25120006

Direct Meds of Florida 2

An Independent Retail Pharmacy Inside Doctors Health Group Clinic

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

Requesting approval to activate the pharmacy, custom-designed into this building 14 years ago

Prepared with Peter Schwarz, AICP · PSI Planning Consultants

OUR BUSINESS MODEL

Zero Exterior or Interior Changes. Entirely Inside the Clinic Lobby.



No Exterior or Interior Changes

No construction or build-out. The only additions were security features — cameras and an alarm system.



No New Exterior Sign

We are not adding any new building or roadside monument sign — only the required pharmacy identification sign at the entrance, readable from outside.



Hours Match the Clinic

We operate strictly within clinic hours. When the clinic closes, our doors close and lock.



Entirely Inside the Clinic Lobby

Our business operates entirely inside the clinic lobby — no street presence, no additional traffic.



A separately owned, state-licensed independent retail pharmacy — not a clinic dispensary. Florida law requires one small pharmacy identification sign at the clinic entrance, readable from outside.

ZONING & LAND USE

Consistent with the Commercial Corridor

COMM

Future Land Use

B-3

Current & Proposed Zoning

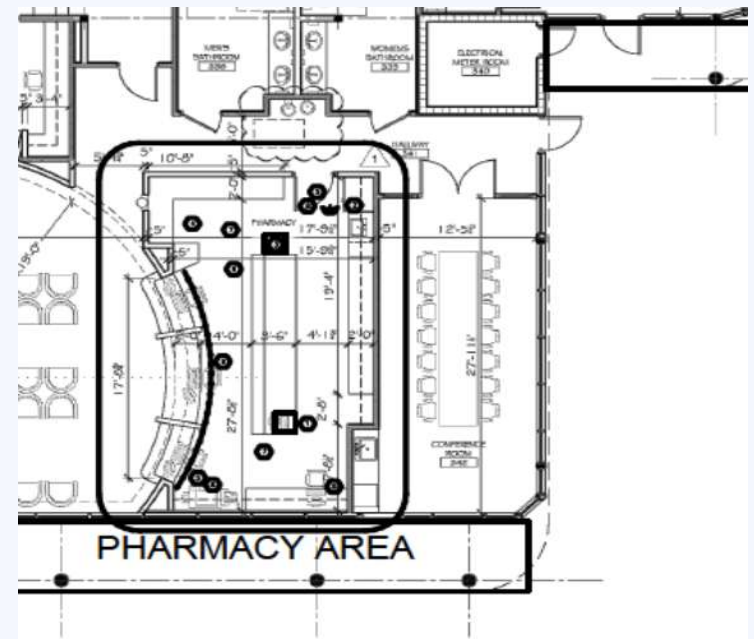
510 sq ft

Existing Interior Space

“Pharmacy”

Sealed Plan Labels It

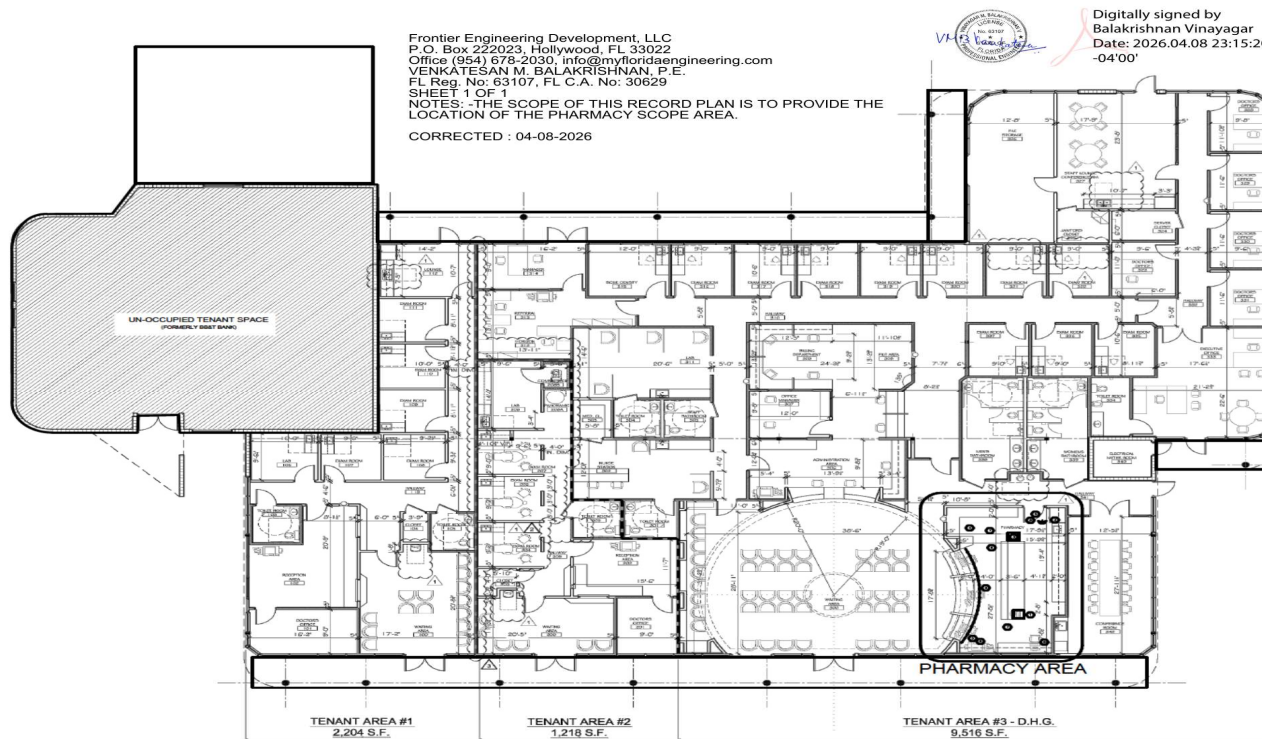
The subject property is designated **COMM** and zoned **B-3**, with surrounding commercial, institutional, and residential-serving uses. The pharmacy sits entirely within an existing clinic suite — consistent with permitted uses and compatible with adjacent zoning.



Engineer-sealed record plan — the area is labeled “PHARMACY,” exactly as built.

BUILT AS A PHARMACY

Not a New Use — Designed for This From Day One



Tenant Area #3

D.H.G. — 9,516 SF

The “Pharmacy Area”
is labeled and outlined
on the sealed plan.

Frontier Engineering, P.E. sealed

WHO WE ARE

Not a Corporate Chain. An Independent Pharmacy.

For the past 16 years, I have owned and operated an independent pharmacy in Hallandale.

Direct Meds of Florida (Hallandale) → **Direct Meds of Florida 2** (this clinic)

Our Mission

Providing personalized, dedicated service to the senior community of South Florida.

16
years

**Independent
Pharmacy Owner**

Hallandale, Florida

Senior Community
of South Florida

OUR TOP THREE BENEFITS

For the Residents of Coconut Creek



First

A True 'One-Stop Shop' for Healthcare

DHG's patients can see their physician and walk right over to our counter to get their medication safely and quickly.



Second

Medication Synchronization

We align all of a patient's refills to be ready on the exact same day each month — seniors never worry about filling different prescriptions at different times.



Third

Free Local Delivery

For homebound seniors and sick patients, this is life-changing. Combined with medication synchronization — better compliance, fewer missed doses, fewer hospitalizations.

HOW WE OPERATE

No Street Traffic. Hours Match the Clinic.



No Competition for Street Traffic

We focus on clinic patients and home delivery — we do not compete with Walgreens for heavy street traffic.

8:30–5:00

Hours Strictly Match the Clinic's Hours

When the clinic closes, our doors close and lock.

INSIDE THE SPACE

A Counter, Not a Storefront



Counter-based dispensing window — inside the clinic



Integrated into the clinic's interior wellness wall



Opens directly onto the clinic's patient waiting area

READY TO SERVE FROM DAY ONE

Already Contracted with All Major Plans



Patients can use their existing coverage immediately — with no disruption and no gap in care.

Medicare

Critical for the senior community we serve

Medicaid

Access for the community's most vulnerable patients

All Major Commercial Plans

Contracts already secured with vendors and insurers

OUR COMMITMENT TO SAFETY

Not Just Planning — Already Fully Approved.



Florida Board of Pharmacy

State License — Active



U.S. Drug Enforcement Administration

Federal DEA License — Active



Our state and federal licenses are active — meaning our security infrastructure has already met the highest law enforcement requirements in the country.

Secured floor safe · surveillance cameras · burglar alarm & panic buttons connected to the police department

ALREADY LICENSED AT THIS ADDRESS

Active State & Federal Licenses

Florida Board of Pharmacy

STATE OF FLORIDA
DEPARTMENT OF HEALTH
DIVISION OF MEDICAL QUALITY ASSURANCE

DATE	LICENSE NO.	CONTROL NO.
10/16/2025	PH 35096	156201

THE PHARMACY
NAMED BELOW HAS MET ALL REQUIREMENTS OF
THE LAWS AND RULES OF THE STATE OF FLORIDA.

EXPIRATION DATE: FEBRUARY 28, 2027

DIRECT MEDS OF FLORIDA 2 INC
3850 COCONUT CREEK PKWY #3
COCONUT CREEK, FL - 33006

QUALIFICATION(S):
Community Pharmacy

Ron DeSantis
GOVERNOR

Joseph A. Ladapo, MD, PhD
STATE SURGEON GENERAL

Scan QR Code for
License Authentication

DISPLAY IF REQUIRED BY LAW

License PH 35096 · Community Pharmacy · valid to Feb 28, 2027

U.S. Drug Enforcement Administration

CONTROLLED SUBSTANCE REGISTRATION CERTIFICATE
UNITED STATES DEPARTMENT OF JUSTICE
DRUG ENFORCEMENT ADMINISTRATION
WASHINGTON D.C. 20537

DEA REGISTRATION NUMBER	THIS REGISTRATION EXPIRES	FEE PAID
FD4266703	06-30-2027	\$888

SCHEDULES	BUSINESS ACTIVITY	ISSUE DATE
2,2N,3,3N,4,5	RETAIL PHARMACY	06-11-2024

DIRECT MEDS OF FLORIDA 2 INC
DHG CLINIC
3850 COCONUT CREEK PKWY STE 3
COCONUT CREEK, FL 330661600

Sections 304 and 1008 (21 USC 824 and 958) of the Controlled Substances Act of 1970, as amended, provide that the Attorney General may revoke or suspend a registration to manufacture, distribute, dispense, import or export a controlled substance.

THIS CERTIFICATE IS NOT TRANSFERABLE ON CHANGE OF OWNERSHIP, CONTROL, LOCATION, OR BUSINESS ACTIVITY, AND IT IS NOT VALID AFTER THE EXPIRATION DATE.

Reg. FD4266703 · Retail Pharmacy · valid to Jun 30, 2027

PUBLIC PARTICIPATION

Properly Noticed.



Community Outreach

Cutro & Associates mailed notice to owners within 700 ft, 14 days before the meeting. We held the meeting — no one attended, no objections raised.



Planning and Zoning Meeting

Cutro & Associates provided labels to the City of Coconut Creek for neighbors within 700 ft, notifying them of this meeting. The City sent the letters 14 days before the meeting.

Signs were posted outside the clinic 14 days before the meeting, on both entrances, notifying neighbors of the Special Land Use Public Hearing.



Public hearing signs posted on both clinic entrances, readable from the street.

Cutro & Associates certified both mailings.

CLINIC PARTNERSHIP

Complete, Wrap-Around Care Under One Roof.



The Problem We Solve

For our seniors and sick patients, the hardest part of their day is leaving our office, driving through traffic, and waiting in long lines at a crowded retail drugstore.



Wrap-Around Care Under One Roof

This internal pharmacy is a service our clinic has wanted for years. It allows us to provide complete care — from diagnosis to dispensing — without the patient leaving the building.



Fully Under Clinic Supervision

This pharmacy operates completely within our hours, inside our walls, and under our direct supervision. It is a massive win for our patients and the Coconut Creek community.

Aligned with the City's Vision 2030

Future Land Use Element Goal II-2.1.0

Provide a broad range of convenient, accessible and attractive commercial, office and commercial recreation facilities sufficient to serve permanent and seasonal populations.

Future Land Use Element Objective II-2.1.0

Accommodate office, retail and other activities needed for the provision of goods and services to permanent and seasonal populations.

Future Land Use Element Policy II-5.3.5

The City shall promote the location of regional or community libraries, clinics, civic centers, cultural facilities and other public facilities in areas of concentrated activity in order to provide for multi-purpose trips, easy access by mass transit and economy of parking.



By providing on-site prescription services to patients already visiting the building, the pharmacy minimizes off-site travel and reinforces an efficient, service-oriented development pattern — fully consistent with the Comprehensive Plan and Vision 2030.

SUMMARY

We Respectfully Request Your Approval.

- ✓ Consistent with COMM / B-3 zoning — designed and built as a pharmacy from day one
- ✓ Zero exterior changes — no sign, no monument change, entirely inside the clinic lobby
- ✓ Hours strictly match the clinic (8:30–5:00) — when the clinic closes, our doors close and lock
- ✓ Already approved by the Florida Board of Pharmacy and the Federal DEA
- ✓ Contracted with all major plans, including Medicare and Medicaid — ready day one
- ✓ Community outreach and this hearing both noticed within 700 ft — signs posted on both entrances, no objections



Peter Schwarz, AICP — Urban Planning Consultant

PSI Planning Consultants

Happy to answer operational questions · Our planner is here for all zoning code questions