



SPECIAL EXCEPTION APPLICATION EXISTING CONSTRUCTION

Subject Property Address: _____

Subject Folio Number(s): _____

Description of Request:

AUTHORIZED AGENT INFORMATION

Name: _____

Address: _____

Phone Number: _____ Email Address: _____

APPLICANT INFORMATION (IF DIFFERENT THAN THE PROPERTY OWNER)

Name: _____

Address: _____

Phone Number: _____ Email Address: _____

PROPERTY OWNER INFORMATION

Name: _____

Address: _____

Phone Number: _____ Email Address: _____



OWNER'S AUTHORIZATION AFFIDAVIT

I hereby certify that I am the owner or authorized signatory of the property located at

5300 Coconut Parkway, Margate, FL 33063

being the subject property for this Special Exception application, and I hereby grant authorization to

Ryan Thomas to file an application with the City of Margate for approval of the same.

Aleksandr Dolganov
Print owner's or authorized signatory name

[Signature]
Signature of owner or authorized signatory

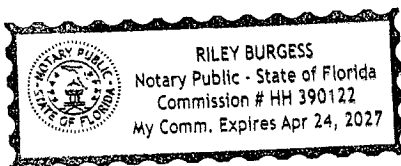
Owner/Agent Phone Number: 786-707-1352

Email Address: 7286424@gmail.com

Owner/Agent Address: 27 Blake Way, Osprey, FL, 34229

STATE OF FLORIDA COUNTY OF Sarasota

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 11 day of October, 2025 (year), by Aleksandr Dolganov (print name of person making statement).



Riley Burgess
(Signature of Notary Public - State of Florida)

Riley Burgess
(Print, Type, or Stamp Commissioned Name of Notary Public)

☐ Personally Known ☒ OR Produced Identification

Type of Identification Produced FL DL



PUBLIC HEARING SIGN AGREEMENT

Subject Property Address: 5300 Coconut Creek Parkway, Margate, FL 33063

Subject Folio Number(s): 484230010160

Pursuant to the requirements set forth in §31-55 of the Code of the City of Margate, Florida, the applicants(s) for the public hearing for the application described above do(es) hereby agree that failure to remove the sign(s) within two (2) business days following a final determination in the matter will result in the forfeiture of the \$150 collected by the City of Margate.

Ryan Thomas

Print applicant's name

Signature of applicant

President

Print applicant's title

Thomas Engineering Group

Print applicant's organization/company

STATE OF FLORIDA COUNTY OF Broward

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 12 day of September, 2025 (year), by Ryan Thomas (print name of person making statement).

(Signature of Notary Public - State of Florida)

Carolyn E Morra

(Print, Type, or Stamp Commissioned Name of Notary Public)

☒ Personally Known OR ☐ Produced Identification

Type of Identification Produced _____



Carolyn Elise Morra
Comm.: HH 667221
Expires: May 11, 2029
Notary Public - State of Florida

Designation of Applicant

Consent for: **Proposed Dunkin'**
5300 Coconut Creek Pkwy, Margate, FL 33063
Property Tax ID #: 4842-31-15-0016

This form shall serve as consent for **Ryan Thomas** to apply (as applicant) to all applications and documentation required for the procurement of all Broward County Fire Permits and Reviews, Broward County Water Utilities Department Reviews, City of Margate Land Development Permits and Reviews, Palm Beach County Permits and Reviews, Broward County Health Department Permits and Reviews, South Florida Water Management District Permits and Reviews, Cocomar Drainage District Permits and Reviews, Florida Department of Transportation Permits and Reviews, Florida Department of Environmental Protection Permits and Reviews, and all other necessary related permit, reviews and documents for the construction of the proposed **Delray Donuts** project located at 5300 Coconut Creek Pkwy, Margate, FL 33063 and identified as Property Tax Identification Number: 4842-31-15-0016

I do hereby give consent to **Ryan Thomas** to act on our behalf to sign and submit applications, required material and documents, and attend and represent us at all meetings and public hearings pertaining to this project.

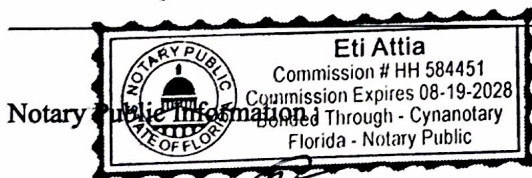
Property Owner: SA1 Partners Delaware, LLC
27 Blake Way
Osprey, FL 34229

By:

(signature) *Aleksander Dolganov*
Aleksander Dolganov
(printed name, title)

State of **Florida**
County of **Broward**

This foregoing instrument was acknowledged before me this **15** day of **July**, 2025,
by **Aleksander Dolganov** He/she is personally known to me or has produced
as identification and did/did not take an oath.



(Signature of Notary)

ETI ATTIA
(Name – Must be typed, printed or stamped)

My Commission Expires: **8/19/28**



Site Address	5300 COCONUT CREEK PARKWAY, MARGATE FL 33063	ID #	4842 31 15 0016
Property Owner	SA1 PARTNERS DELAWARE LLC	Millage	1212
Mailing Address	27 BLAKE WAY OSPREY FL 34229	Use	23-03
Abbr Legal Description	BRANDON-FARRIS DEVELOPMENT PLAT NO 2 110-19 B PORTION OF TRACT A DESC AS:COMM NE COR TR A,W 242.79 ALG N/L TO POB,CONT W 89.46,SLY 26.06,S 81.63,SLY 17.38,SE 87.11,E 66.98 N 146.81,E 16.18,N 61.49 TO POB AKA: BANK PARCEL		

The just values displayed below were set in compliance with [Sec. 193.011, Fla. Stat.](#), and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2025 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$244,220	\$232,870	\$477,090	\$477,090	
2024	\$244,220	\$232,870	\$477,090	\$477,090	\$10,370.13
2023	\$244,220	\$232,870	\$477,090	\$477,090	\$10,507.73

2025* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$477,090	\$477,090	\$477,090	\$477,090
Portability	0	0	0	0
Assessed/SOH	\$477,090	\$477,090	\$477,090	\$477,090
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$477,090	\$477,090	\$477,090	\$477,090

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
10/19/2020	DR*-T		116803682	\$14.00	17,444	SF
8/30/2020	SW*-D	\$6,970,000	116713378			
8/1/2005	SW*	\$6,850,000	40212 / 1409			
2/14/2003	WD*	\$3,500,000	34609 / 499			
				Adj. Bldg. S.F. (Card, Sketch)		470
				Eff./Act. Year Built: 2009/2004		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Please Note: The City of Margate levies a non-ad valorem fire assessment. The fire assessment, if any, is not included in the tax amounts shown above.



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Detail by Entity Name

Foreign Limited Liability Company
SA1 PARTNERS (DELAWARE) LLC

Filing Information

Document Number M20000007063
FEI/EIN Number 85-1292048
Date Filed 08/03/2020
State DE
Status ACTIVE

Principal Address

27 BLAKE WAY
OSPREY, FL 34229

Mailing Address

27 BLAKE WAY
OSPREY, FL 34229

Registered Agent Name & Address

DOLGANOV, ALEKSANDR
27 BLAKE WAY
OSPREY, FL 34229

Name Changed: 03/08/2023

Address Changed: 03/08/2023

Authorized Person(s) Detail

Name & Address

Title MGRM,AP

SA1 PARTNERS INC.
27 BLAKE WAY
OSPREY, FL 34229

Annual Reports

Report Year	Filed Date
2023	03/08/2023
2024	02/01/2024
2025	03/03/2025

Document Images

03/03/2025 -- ANNUAL REPORT	View image in PDF format
02/01/2024 -- ANNUAL REPORT	View image in PDF format
03/08/2023 -- ANNUAL REPORT	View image in PDF format
01/24/2022 -- ANNUAL REPORT	View image in PDF format
01/11/2021 -- ANNUAL REPORT	View image in PDF format
08/03/2020 -- Foreign Limited	View image in PDF format



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation

SA1 PARTNERS INC

Filing Information

Document Number P17000041127
FEI/EIN Number 82-1479561
Date Filed 05/05/2017
Effective Date 05/05/2017
State FL
Status ACTIVE

Principal Address

27 Blake Way
Ospery, FL 34229

Changed: 04/08/2018

Mailing Address

27 Blake Way
Ospery, FL 34229

Changed: 04/08/2018

Registered Agent Name & Address

DOLGANOV, ALEKSANDR
27 Blake Way
Ospery, FL 34229

Name Changed: 04/08/2018

Address Changed: 04/08/2018

Officer/Director Detail

Name & Address

Title MGR, President, Owner

DOLGANOV, ALEKSANDR
27 Blake Way
Ospery, FL 34229

Title Authorized Member, VP, Owner

DOLGANOVA, EKATERINA B
27 Blake Way
Ospery, FL 34229

Annual Reports

Report Year	Filed Date
2023	01/23/2023
2024	02/01/2024
2025	03/03/2025

Document Images

03/03/2025 -- ANNUAL REPORT	View image in PDF format
02/01/2024 -- ANNUAL REPORT	View image in PDF format
01/23/2023 -- ANNUAL REPORT	View image in PDF format
01/24/2022 -- ANNUAL REPORT	View image in PDF format
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02/15/2020 -- ANNUAL REPORT	View image in PDF format
01/16/2019 -- ANNUAL REPORT	View image in PDF format
04/08/2018 -- ANNUAL REPORT	View image in PDF format
05/05/2017 -- Domestic Profit	View image in PDF format