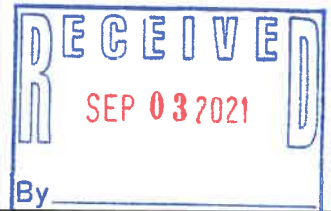




City of Margate
DEVELOPMENT REVIEW COMMITTEE
Application for **SPECIAL EXCEPTION**

901 NW 66th Avenue, Margate, FL 33063
For Planning & Zoning Questions: 954-979-6213

Submittal Date (official use):



Project Name		Royal Palm Plaza - Dunkin Donuts Drive-Thru
Address		7300 Royal Palm Boulevard, Margate, FL 33063
Acreage	Folio Number	
2.3 acres	4841-26-01-2580	
Proposed Use		
Drive-thru addition to existing coffee shop in retail center		
Previous/Existing Use		
Retail Shopping Center - Coffee Shop		
Legal Description		
Please see attached.		

Describe proposal/request in detail, including occupant capacity (if applicable)
Special Exception to allow for drive-thru use at existing Dunkin Donuts
Site Plan amendment to account for proposed drive-thru

Applicant Name		Amyr Lakhani as Tenant
Business/Corporate Name		Rayhan, Inc. - Tenant of Royal Palm Plaza Investment, LLC
Address		7300 Royal Palm Boulevard, Margate, FL 33063
Phone Number	Fax Number	
(954) 410-7087		
Email Address		Amyr Lakhani <lakhaniamy@gmail.com>

Agent/Contact Name		Dennis D. Mele, Esq.
Business/Corporate Name		Greenspoon Marder LLP
Address		200 East Broward Boulevard, Suite 1800, Fort Lauderdale, FL 33301
Phone Number	Fax Number	
(954) 527-2409	(954) 333-4009	
Email Address		dennis.mele@gmlaw.com


Property Owner's Signature

Page 1 of 7

Date

7/16/21

10/9/2020

PROPERTY OWNER CERTIFICATION AND PERMISSION TO PROCEED



I hereby certify that I am the owner of the property located at
7300 Royal Palm Boulevard, Margate, FL 33063

being the subject property for this DRC application for a SPECIAL EXCEPTION USE, and I give
authorization to **Greenspoon Marder LLP** to file this petition. I
understand that I, or a representative on my behalf, must be present at the DRC meeting. I further
understand that my petition will be subject to the regulations of Chapter 31 of the Margate City Code.

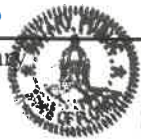
Salvatore Russo
Print owner's name

[Signature]
Signature of owner

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization,
this 14 day of July 2021 (year), by Salvatore Russo (name of person making statement).

Kim SANTIAGO

Print or type name of Notary



Kim Nicole Santiago
Comm. # GG938792
Expires: Feb. 23, 2024
Bonded Thru Aaron Notary

[Signature]
Signature of Notary

☒ Personally known to me

☐ Produced identification



City of Margate
DEVELOPMENT REVIEW COMMITTEE
Application for **SPECIAL EXCEPTION**

901 NW 66th Avenue, Margate, FL 33063
For Planning & Zoning Questions: 954-979-6213


Submittal Date (official use):

Project Name Royal Palm Plaza - Dunkin Donuts Drive-Thru		
Address 7300 Royal Palm Boulevard, Margate, FL 33063		DRC #
Acreage 2.3 acres	Folio Number 4841-26-01-2580	Paid:
Proposed Use Drive-thru addition to existing coffee shop in retail center		
Previous/Existing Use Retail Shopping Center - Coffee Shop		
Legal Description Please see attached.		

Describe proposal/request in detail, including occupant capacity (if applicable)
Special Exception to allow for drive-thru use at existing Dunkin Donuts
Site Plan amendment to account for proposed drive-thru

Applicant Name Salvatore Russo	
Business/Corporate Name Royal Palm Plaza Investment, LLC	
Address 7300 Royal Palm Boulevard, Margate, FL 33063	
Phone Number (954) 970-0001	Fax Number
Email Address SRusso211@aol.com	

Agent/Contact Name Dennis D. Mele, Esq.	
Business/Corporate Name Greenspoon Marder LLP	
Address 200 East Broward Boulevard, Suite 1800, Fort Lauderdale, FL 33301	
Phone Number (954) 527-2409	Fax Number (954) 333-4009
Email Address dennis.mele@gmlaw.com	


Property Owner's Signature

Page 1 of 7

Date **7/16/21**

10/9/2020

PROPERTY OWNER CERTIFICATION AND PERMISSION TO PROCEED



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7300 Royal Palm Boulevard, Margate, FL 33063

being the subject property for this DRC application for a SPECIAL EXCEPTION USE, and I give
authorization to Greenspoon Marder LLP to file this petition. I
understand that I, or a representative on my behalf, must be present at the DRC meeting. I further
understand that my petition will be subject to the regulations of Chapter 31 of the Margate City Code.

Salvatore Russo _____
Print owner's name
[Signature] _____
Signature of owner

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization,
this 16 day of July 2020 (year), by Salvatore Russo (name of person making statement).

Kim Santiago _____
Print or type name of Notary
Kim Nicole Santiago _____
Comm. # GG939792
Expires: Feb. 23, 2024
Bonded Thru Aaron Notary
[Signature] _____
Signature of Notary

☒ Personally known to me
☐ Produced identification _____



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

Detail by Entity Name

Florida Limited Liability Company
ROYAL PALM PLAZA INVESTMENTS, L.L.C.

Filing Information

Document Number	L05000038114
FEI/EIN Number	N/A
Date Filed	04/19/2005
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	09/29/2018

Principal Address

7330 Royal Palm Blvd
Margate, FL 33063

Changed: 04/30/2014

Mailing Address

7330 Royal Palm Blvd
Margate, FL 33063

Changed: 04/30/2014

Registered Agent Name & Address

RUSSO, SALVATORE
7330 Royal Palm Blvd
Margate, FL 33063

Name Changed: 04/30/2015

Address Changed: 04/30/2014

Authorized Person(s) Detail

Name & Address

Title MGRM

RUSSO, PIETRO MGRM
7330 Royal Palm Blvd
Margate, FL 33063



Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Development Services Department
901 NW 66th Avenue, Margate, FL 33063
954-979-6213

Applicant: Amy Lakhani as Tenant
Agent/Authorized Representative: Dennis D. Mele, Esq
Project Address: 7300 Royal Palm Boulevard
Project Name: Dunkin Donuts Drive Through
Date: 7/23/21

I, Dennis D. Mele, Esq (print Agent/Authorized Representative
name), on behalf of Amy Lakhani as Tenant (print Applicant name),

hereby waive the deadlines and/or procedural requirements of Florida Statute Section 166.033
as the provisions of said statute apply to the above referenced application, including, but not
limited to the following:

- 1) 30-day requirement for Applicant Response to Staff determination of incompleteness as
described in DRC Comments and/or Letter to Applicant; and
- 2) 30-day Staff review of Applicant Response to DRC Comments and/ or Letter to Applicant; and
- 3) Limitation of three (3) Staff Requests for Additional Information; and
- 4) Requirement of Final Determination on Applicant's application approving, denying, or approving with
conditions within 120 or 180 days of the determination of incompleteness, as applicable.

Signature of Applicant or Applicant's Authorized Representative

Dennis D. Mele, Esq

Name of Applicant/Authorized Representative

City of Margate
*** CUSTOMER RECEIPT ***

Batch ID: UMARAJ2

9/07/21 00

Receipt no: 2300498

Type	SvcCd	Description	Amount
EL		ECDV SITE PLAN NON RESID.	
	Qty	1.00	\$500.00
EL		ECDV SITE PLAN NON RESID.	
	Qty	1.00	\$502.80

SPECIAL EXCEPTION FOR
DUNKIN DONUTS @
7300 ROYAL PALM BLVD.
MARGATE FL 33063

Tender detail

CK Ref#:	1833	\$500.00
CK Ref#:	1834	\$502.80
Total tendered:		\$1002.80
Total payment:		\$1002.80

Trans date: 9/07/21 Time: 13:57:59

HAVE A GREAT DAY!