



CITY OF
MARGATE
Together We Make It Great

City of Margate
DEVELOPMENT REVIEW COMMITTEE
Application for Site Plan

5790 Margate Blvd., Margate, FL 33063
954-972-6454

Submittal Date (official use):



Project Name Royal Palm Plaza - Dunkin Donuts Drive-Through		DRC # 08-18-01
Address 7300 Royal Palm Court, Margate, FL		
Acreage 2.3 acres	Folio Number 4841-2601-2580	Paid: 6/26/18
Existing Use Retail Shopping Center		
Legal Description Please see attached.		
DRC # 01-19-04		
By _____		



Describe proposal/request in detail, including non-residential square footage and/or number of dwelling units
Site Plan modification for propoesd drive-through at existing Dunkin Donuts

Agent/Contact Name Steven S. Wherry, Esq.	
Address 200 E. Broward Boulevard, Suite 1800, Fort Lauderdale, FL 33301	
Phone Number (754) 200-7017	Fax Number (954) 333-4157
Email Address steven.wherry@gmlaw.com	

Property Owner Name Royal Palm Plaza Investment, LLC	
Address 7300 Royal Palm Court, Margate, FL	
Phone Number 917-838-4200	Fax Number
Email Address SRUSS0211@AOL.COM	

OWNER'S AFFIDAVIT: I certify that I am the owner of record for the above referenced property and give authorization 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 16 ½ of the Margate City Code.

Property Owner's Signature

6-15-18
Date



City of Margate
DEVELOPMENT REVIEW COMMITTEE
Application for Special Exception (existing)

5790 Margate Blvd., Margate, FL 33063
954-972-6454



Project Name Royal Palm Plaza - Dunkin Donuts Drive-Through		DRC # 08-18-01
Address 7300 Royal Palm ^{Blvd.} Court, Margate, FL		
Acreage 2.3 acres	Folio Number 4841-2601-2580	Paid: 6/26/18
Existing Use Retail Shopping Center		
Legal Description Please see attached.		

Describe proposal/request in detail
<input type="checkbox"/> Special Exception Approval for drive-through use at existing Dunkin Donuts
<input type="checkbox"/>
<input type="checkbox"/>

Agent/Contact Name Steven S. Wherry, Esq.	
Address 200 E. Broward Boulevard, Suite 1800, Fort Lauderdale, FL 33301	
Phone Number (754) 200-7017	Fax Number (954) 333-4157
Email Address steven.wherry@gmlaw.com	

Property Owner Name Royal Palm Plaza Investment, LLC (Sal Russo)	
Address 7300 Royal Palm ^{Blvd.} Court, Margate, FL	
Phone Number 917-838-4200	Fax Number
Email Address SRUSSO211@AOL.COM	

OWNER'S AFFIDAVIT: I certify that I am the owner of record for the above referenced property and give authorization 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 16 ½ of the Margate City Code.


Property Owner's Signature

6-15-18
Date



CITY OF
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City of Margate
DEVELOPMENT REVIEW COMMITTEE
Application for Site Plan

5790 Margate Blvd., Margate, FL 33063
954-972-6454

Submittal Date (official use):



Project Name **Royal Palm Plaza - Dunkin Donuts Drive-Through**

Address **7300 Royal Palm Court, Margate, FL**

DRC # **08-18-01**

Acreage **2.3 acres** Folio Number **4841-2601-2580**

Paid: **6/26/18**

Existing Use **Retail Shopping Center**

Legal Description **Please see attached.**

Describe proposal/request in detail, including non-residential square footage and/or number of dwelling units

Site Plan modification for propoesd drive-through at existing Dunkin Donuts

Agent/Contact Name **Steven S. Wherry, Esq.**

Address **200 E. Broward Boulevard, Suite 1800, Fort Lauderdale, FL 33301**

Phone Number **(754) 200-7017**

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Fax Number

Email Address **SRUSS0211@AOL.COM**

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Property Owner's Signature

6-15-18
Date



MARGATE
Together We Make It Great

DRC 08-18-01
Mtg 8-14-18
CC _____

PUBLIC HEARING SIGN REMOVAL BOND AGREEMENT
In accordance with Ordinance #1500.485

I, Steven S. Wherry, Esq., petitioner of record and on behalf of the property owner, hereby agree that the subject public hearing sign shall be removed within two (2) business days following a final determination by the governing body. Further, it is understood that by complying with this section, the \$150 cash bond will be returned to the petitioner of record.

If said public hearing sign is not removed in two (2) business days, I hereby authorize the administration of the City of Margate to remove said sign, billing the costs of the removal of the sign to the owner of the property.

I understand that the \$150 (one hundred fifty dollar) cash bond shall be forfeited and applied against the cost of removal to the City of Margate if said public hearing sign is not removed in two (2) business days.

DUNKIN DONUTS

Business Name

7300 Royal Palm Court, Margate, FL

Address

[Signature]
Signature

6/15/2018
Date

OFFICE USE ONLY

Date of Decision: _____

Tabled to date
certain? _____

Two Business Days (after
decision) _____

COMPLIED? Y N

If YES, initiate check request to Finance (603-0000-220.18-00)

If NO, inform Finance to deposit Bond (001-0000-369.90-01)

City of Margate
*** CUSTOMER RECEIPT ***

Batch ID: MMILLER 6/26/18 00 Receipt no: 137063

Type	SvcCd	Description	Amount
EI		ECDV SPECIAL EXCEPT. USE	
	Qty	1.00	\$500.00
EL		ECDV SITE PLAN NON RESID.	
	Qty	1.00	\$250.00
EB		ECDV BANNERS	
	Qty	1.00	\$150.00

RAYHAN INC / DBA DUNKIN DONUTS
7300 ROYAL PALM BLVD
MARGATE 33063
CONTACT TYLER WOOLSEY
954-527-6209

Tender detail

CK Ref#:	1480	\$500.00
CK Ref#:	1479	\$250.00
CK Ref#:	1481	\$150.00
Total tendered:		\$900.00
Total payment:		\$900.00

Trans date: 6/26/18 Time: 16:48:31

HAVE A GREAT DAY!

City of Margate
*** CUSTOMER RECEIPT ***

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RAYHAN INC / DBA DUNKIN DONUTS
7300 ROYAL PALM BLVD
MARGATE 33063
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HAVE A GREAT DAY!



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Detail by Entity Name

Florida Profit Corporation

RAYHAN, INC.

Filing Information

Document Number P06000141555

FEI/EIN Number 13-4347672

Date Filed 11/09/2006

State FL

Status ACTIVE

Principal Address

7300 ROYAL PALM BLVD

MARGATE, FL 33063

Changed: 04/16/2008

Mailing Address

7300 ROYAL PALM BLVD

MARGATE, FL 33063

Changed: 04/16/2008

Registered Agent Name & Address

LYON, JAMES BESQ

3300 UNIVERSITY DRIVE

SUITE 802

CORAL SPRINGS, FL 33065

Officer/Director Detail

Name & Address

Title D/P

LAKHANI, AMYN

5756 NW 125TH TERRACE

CORAL SPRINGS, FL 33076

Annual Reports

Report Year	Filed Date
2016	04/02/2016
2017	02/21/2017
2018	03/06/2018

Business control nbr . . : 4622
License number : 18 00005397
Pin number : 1292

Business name & address

DUNKIN DONUTS
7300 ROYAL PALM BLVD
MARGATE FL 33063

Last activity:

Created: 08/03/17 by LHOFF

Mailing address

RAYHAN, INC.
7300 ROYAL PALM BLVD
MARGATE FL 33063

Classification : 14503 RESTAURANTS CAPACITY 16-50
Exemption applied :
License status, date . . . : ACTIVE 8/03/17
Appl, issue date : 8/03/17 10/01/17
Expiration, valid thru . . : 9/30/18 9/30/18

Date renewal printed . . :
Date printed, reprinted . : 8/03/17
Prior license : 17 00005397
Municipal code reference :

Press Enter to continue.

More...

F3=Exit F5=Additional charges F6=Charges F7=Miscellaneous information
F8=Business inquiry F9=Additional requirements F10=Receipts F24=More keys



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

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	CANCEL ADM DISS/REV
Event Date Filed	09/20/2007
Event Effective Date	NONE

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



Site Address	7300-7328 ROYAL PALM BOULEVARD, MARGATE FL 33063	ID #	4841 26 01 2580
Property Owner	ROYAL PALM PLAZA INVESTMENTS LLC	Millage	1212
Mailing Address	161-04 84 ST HOWARD BEACH NY 11414-3315	Use	11
Abbr Legal Description	GATEWAY MILE 63-15 B LOTS 5-10, BLK O TOG WITH POR OF VAC'D 20 ALLEY PER OR 14946/524 LYING WLY & SLY OF E/L LOT 10 & ELY & SLY OF SLY PROL OF LOT 7, TOG WITH VAC N 25FT VAC R/W OF NW 19 CT LYING S & ADJ TO LOTS 5 THRU 6, BLK O: LOTS 5-10, BLK P TOG WITH 20 FT VAC ALLEY ADJ TO SAID LOTS		

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)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$945,850	\$2,063,230	\$3,009,080	\$3,009,080	
2017	\$945,850	\$1,962,450	\$2,908,300	\$2,865,330	\$61,444.89
2016	\$945,850	\$1,809,640	\$2,755,490	\$2,604,850	\$57,908.68

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$3,009,080	\$3,009,080	\$3,009,080	\$3,009,080
Portability	0	0	0	0
Assessed/SOH	\$3,009,080	\$3,009,080	\$3,009,080	\$3,009,080
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	\$3,009,080	\$3,009,080	\$3,009,080	\$3,009,080

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
4/27/2005	WD*	\$1,182,500	39550 / 523	\$9.25	102,254	SF
8/20/2002	WD*	\$230,000	33790 / 1205			
4/4/2002	QC*	\$100	32989 / 408			
12/7/2001	QC*	\$100	32462 / 1599			
7/14/1997	WD*	\$864,000	26734 / 798			
				Adj. Bldg. S.F. (Card, Sketch)		22051
				Eff./Act. Year Built: 2007/2006		

* 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.

September 13, 2016

To Whom It May Concern:

We hereby authorize Greenspoon Marder, P.A. to act as agents in connection with any and all land use matters in the City of Margate, Florida.

Rayhan, Inc.

By: 

Print Name

STATE OF FLORIDA)

COUNTY OF BROWARD) ss

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by AMY N LAKHAN, who is personally known to me or who has produced FL DL # 1 as identification.

1250 000 73 3700
WITNESS my hand and official seal in the County and State last aforesaid this 29 day of September, 2016.


Notary Public

Typed, printed or stamped name of Notary Public

My Commission Expires:

