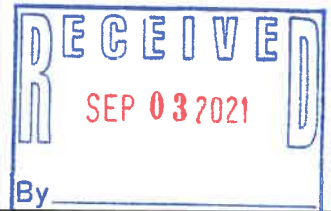




City of Margate  
DEVELOPMENT REVIEW COMMITTEE  
Application for **SPECIAL EXCEPTION**

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.

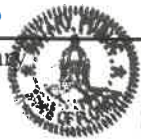
Salvatore Russo  
Print owner's name

[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



[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

<b>Document Number</b>	L05000038114
<b>FEI/EIN Number</b>	N/A
<b>Date Filed</b>	04/19/2005
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	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!