
September 2, 2020

City of Margate
Development Services Department
901 NW 66th Ave, Suite C
Margate, FL 33063

Attn: Development Review Committee (DRC)

**RE: Professional Engineering Services
Clutch Coffee Expansion, LLC
5300 Coconut Creek Parkway
Margate, FL 33063
DECPC #: 3422-99-001**

Dear Ms. Howald,

On behalf of our client Clutch Coffee Expansion, LLC, the following contains our responses to the comments received for the above-mentioned project. The responses have been provided in bold for your reference:

Pursuant to the requirements of Section 166.033, Florida Statutes, be advised that this development permit (application) is incomplete and the areas of deficiency have been identified herein. The requirements of Section 166.033 further provide that the applicant has 30 days to address the deficiencies by submitting the required additional information. If such a response is not provided in a timely manner, the application shall be deemed withdrawn unless the applicant wishes to waive any or all of the requirements of Section 166.033, Florida Statutes, in which case a request for waiver must be submitted to the City prior to the expiration of the 30-day response period identified above. The City's waiver form is available upon request.

Building Department Comments:

1. Provide a continuous, marked path from the ADA parking space to the building and proposed seating area.

RESPONSE: A continuous marked path from the ADA parking space to the building has been shown as requested, see revised sheet C1.00 Site Plan. The seating area is no longer proposed, see revised sheet C1.00 Site Plan.

2. ADA accommodations shall be provided in the proposed seating area.

RESPONSE: The seating area is no longer shown; as the applicant is no longer proposing a seating area, see revised sheet C1.00 Site Plan.

3. Permits and plans will be required.

RESPONSE: Acknowledged.

Engineering Department Comments:

1. Current E.R.C.s at 5300 Coconut Creek Parkway is one (1.) Per Code Sec. 39-73. - Connection charges, paragraph (c), "Either upon initial connection to the system, or upon each change of type or expansion of occupancy, or type of use, or nature of business, all nonresidential users, including commercial and industrial users and public facilities, shall have their E.R.C. value redetermined based on the actual measured and recorded water consumption." In your case, the Drive-Through Bank is changing to a Drive-Through Coffee Shop.

RESPONSE: Acknowledged.

2. The actual use shall be determined after said change occurs or after initial connection to the system and when the facility reaches the degree of occupancy, activity, or use that allows for the accurate measurement of maximum expected water consumption (as determined by the city).

RESPONSE: Acknowledged.

3. The actual measured water consumption shall be used as the basis for redetermining the E.R.C. value as follows: The maximum monthly flow for a previous one-year period (converted to a daily flow value in gallons per day) shall be divided by three-hundred thirty-five (335) gallons per day per E.R.C. to derive the redetermined E.R.C. value, which shall be calculated to the nearest one-hundredth (0.01) ERC.

RESPONSE: Acknowledged.

4. One E.R.C. is equal to Water and Wastewater = \$1,790.00 + \$1,920.00 = \$3,710.00.

RESPONSE: Acknowledged.

5. Must submit a Tree Removal Permit. Please download the application at <https://www.margatefl.com/DocumentCenter/View/280/Tree-Removal-Relocation-Permit-Application-PDF>

RESPONSE: Per the Category 1, 2, 3, and 4 Tree Lists from Margate City Code Chapter 23, Section 23, Appendix 1, the trees that are proposed to be removed are beneath the City's threshold. Therefore a tree removal permit is not required.

6. Must provide Trench Details in the plans.

RESPONSE: Trench Detail has been provided as requested, see revised sheet C4.01 Construction Details.

Fire Department Comments:

1. No comments.

RESPONSE: Acknowledged.

Development Services Department:

Application is incomplete. Please review comments provided in red, below.

Pursuant to Section 31-54 of the Code of the City of Margate:

(b) *Application Requirements.* No use designated as a special exception shall be established until after such use has received approval under the provisions of this section and has received all permits required by this Code of Ordinances and the Florida Building Code. An application for special exception approval shall be filed with the development services department on forms provided. The application shall include:

(1) A preliminary site plan, meeting the technical requirements for a final site plan containing all relevant information necessary for review, including, but not limited, the following:

- a. A survey meeting the technical standards of the Florida Department of Professional Regulation, Board of Land Surveyors.

A survey is missing from the set of plans provided. Cover sheet indicates “sheets by others” for the Alta survey.

RESPONSE: A Boundary and Topographic Survey ALTA/NSPS Land Title Survey dated January 31, 2020 by Pulice Land Surveyors, Inc. has been included in the submittal package as requested.

- b. An accurate tree location plan, superimposed over the basic site plan, showing the species and size of all trees of three (3) inches of greater caliper, d.b.h.

Has not been provided.

RESPONSE: An accurate tree location plan, superimposed over the basic site plan, showing the species size of all trees of three (3) inches of greater caliper has been included in the submittal package, see revised sheet L1.00 Landscape Plan as requested.

- c. Site data, including floor areas, aggregate building coverage, green space, vehicular use areas, retention areas and parking ratio.

Provided.

RESPONSE: Acknowledged.

- d. Each site plan presented herewith shall be drawn to a scale no less than one (1) inch equals fifty (50) feet, and shall include the complete dimensioning and location of:

1. Plot lines. Provided

RESPONSE: Acknowledged.

2. Existing and proposed buildings and all other proposed improvements. Provided

RESPONSE: Acknowledged.

3. Off-street parking, curbing, wheel stops and interior landscape area. Provided

RESPONSE: Acknowledged.

4. Street paving, drainage structures, sidewalks, driveways, intersections, medians, existing and proposed deceleration and turning lanes.

Appears to be provided on the site plan, but staff is unable to confirm without a recent survey.

RESPONSE: A Boundary and Topographic Survey ALTA/NSPS Land Title Survey dated January 31, 2020 by Pulice Land Surveyors, Inc. has been included in the submittal package as requested.

5. Setbacks. Provided

RESPONSE: Acknowledged.

6. Floor plans, and exterior sales, storage or service areas. Provided

RESPONSE: Acknowledged.

7. Internal walks and pedestrian ways. **Provided**
RESPONSE: Acknowledged.
8. Typical building exterior elevation view. **Provided**
RESPONSE: Acknowledged.
9. Signs and exterior lighting.
Partially provided. Site plan fails to provide details for existing tenant signage, monument sign, and some traffic control signage on-site. Relevant comment of menu board on #5 and #6. See Section 39.8 of the Margate Zoning Code for drive-thru menu board sign regulations.
RESPONSE: Existing traffic control sign "DO NOT ENTER" is proposed to be removed see revised sheet C2.00 Demolition and Erosion Control Plan. The remaining traffic control signage on-site has been labeled see revised sheet C1.00 Site Plan. A detail for the menu board is provided on revised sheet C4.01 Construction Details, which only faces the drive through lanes. Second menu board has been removed per section 39.8.
10. Water mains and fire hydrants; sewer laterals.
Surface infrastructure appears to be provided on the site plan, but staff is unable to confirm without a recent survey.
RESPONSE: A Boundary and Topographic Survey ALTA/NSPS Land Title Survey dated January 31, 2020 by Pulice Land Surveyors, Inc. has been included in the submittal package as requested.
11. Buffering and fencing or decorative masonry walls.
Provide detail for any proposed fencing or buffering, such as the proposed bollards and planter boxes, additional comment made on general site plan.
RESPONSE: Detail for the proposed bollards has been included, see revised sheet C4.01 Construction Details.
12. Solid waste disposal containers and enclosures.
Where will solid waste disposal containers and enclosures be located on site?
RESPONSE: Site Plan layout has been revised to show a proposed 12'x17' dumpster enclosure with 3' of hedges around, see revised sheets C1.00 Site Plan and L1.00 Landscape Plan.
13. Proposed finished floor and pavement elevations. **Provided**
RESPONSE: Acknowledged.
14. Landscaping plan.
An irrigation plan has not been provided, as required by Section 23-4 of the Code of the City of Margate.
RESPONSE: An irrigation plan is now provided, see revised sheet L2.00 Irrigation Plan.

15. Any other architectural, Engineering or other data as may be required to permit the necessary findings.

Pursuant to Section 31-35 of the Margate Code of Ordinances requires a traffic impact statement for any proposal which will generate in excess of 500 trips per days. Roadway capacity and LOS are specifically listed in the general standards of review for special exception uses. Please provide a traffic statement or rationale explaining why a traffic impact statement is not provided.

RESPONSE: A traffic statement has been included in the submittal package as requested. The statement shows an estimated 996 daily vehicle trips; however, it is very important to note that the proposed land use (i.e. a drive through coffee shop with no indoor seating) generates very few primary trips but instead derives the overwhelming majority of its trips from vehicles already on the nearby/ adjacent roadway network. When considering these “pass-by-trip” characteristics for this land use, the net new external vehicle trips are estimated to consist of 110 daily vehicle trips, 18 AM peak hour vehicle trips, and five (5) PM peak hour vehicle trips.

(c) *General standards review.* In addition to the standards set forth in the Code of Ordinances for the particular use, all proposed special exceptions shall meet each of the following standards:

- (1) The special exception shall be consistent with the purposes, goals, objectives and policies of the Margate Comprehensive Plan and the Margate Code of Ordinances.

In response to this criterion, the applicant writes, “Thus, the project creates new jobs, creates a new business for the City, through incrementally improves the quality of life for residents, and eliminates a shuttered structure, all while avoiding environmental degradation, development of new strip centers, and creation of new traffic.” The applicant has provided a response how the special exception is consistent with Goal 1 in the Margate Comprehensive Plan, but has not identified any objectives or policies within the Comprehensive Plan.

RESPONSE: The application is consistent with Objective 4 as the proposed location is ideal for a drive-thru coffee shop and reuses an existing, vacant structure. The application is consistent with Objective 5 in that no substantial additional impact on existing facilities greater than previously created by the drive thru bank is anticipated by the new project. The application is also consistent with Objective 6 as the reuse of a vacant structure helps deter blight and promote redevelopment

- (2) The establishment, maintenance or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare.

Staff recognizes the existing building was previously approved for a special exception for a drive through for a bank. The applicant states that “the configuration of the parking lot and driveways support the safe and efficient operation of a drive-through facility”. However, the justification statement fails to explain how the establishment will meet the safe operations between the “quick service seating area” for walk-up customers and the circulation route for the drive-through. The previous use of a bank did not have seating area at the time of approval. The quick service seating area is a new use to the property.

RESPONSE: The “quick service seating area” has been removed from the proposed site layout, see revised sheet C1.00 Site Plan. The existing configuration of the parking lot and driveways are to remain as per the approved site plan of record dated March 15, 2002.

- (3) The establishment, maintenance or operation of the proposed use shall only be approved if in the best interest of the city. It shall be determined that a genuine need for the use is present in the city to support and justify the approval order to avoid creating an excessive proliferation of said special use exception.

Staff recognizes the existing building was previously approved for a special exception for a drive through for a bank and the underutilization of the property for a number of years. Although the applicant provides a justification to approve a special exception to reactivate the vacant building in the best interest of the City and the inclination of the first Clutch Coffee in Florida. The applicant does not provide data or analysis to support the approval that will not create an excessive proliferation of drive-through within the City.

RESPONSE: See attached Letter from Honey Bryan, real estate broker, regarding the impacts and value of the project.

- (4) The proposed use shall be compatible with the existing natural environment and community character of the properties within the immediate neighborhood.

Staff recognizes the existing building was previously approved for a special exception for a drive through bank. The surrounding uses of commercial and retail uses are compatible with the proposed retail, coffee shop use. The coffee shop with a drive-thru is compatible with the near major roadway of State Rd7/441 and Coconut Creek Parkway for automobile uses to have convenient access to a coffee shop. The plaza provides three ingress points to the establishment with at least two egress points to efficiently exit the property East, North and South.

RESPONSE: Acknowledged. See attached Letter from Honey Bryan, real estate broker, regarding the impacts and value of the project.

- (5) Utilities, roadway capacity, drainage and other necessary public facilities, including police, fire and emergency services, shall exist at the city's adopted levels of service, or will be available concurrent with demand as provided for in the requirements of the Code of Ordinances.

Applicant fails to provide any analysis to support claims that the proposed development will not significantly increase current demand on necessary public facilities.

RESPONSE: The proposed use change from a "Financial Institution" to a "Drive-Through Only Coffee Shop" has a marginal increase in regards to potable water and sanitary sewer demand; however, the increase is not significant to adversely affect the existing system. The existing stormwater system is proposed to be improved by increasing the open space & landscape area while maintaining existing site grades. As the building and site layout is to stay relatively similar to existing conditions, police, fire and emergency services demand will be consistent if not less demand due to the nature of the proposed use rather than a bank. The size of the structure alone indicates it will not be able to substantially increase demands on adopted levels of service. In my professional opinion as a civil engineer, the change of the use of this existing structure from a drive-thru bank to a drive-thru coffee shop in which minimal food preparation will take place will not significantly increase demand on public facilities.

- (6) Adequate measures exist or shall be taken to provide ingress and egress to the proposed use, for both vehicles and pedestrians, in a manner that minimizes traffic congestion on public streets, and the use may not result in a significantly greater amount of traffic on local streets, and the use may not result in a greater amount of traffic on local streets than would result from a development permitted by right.

Pursuant to Section 31-35 of the Margate Code of Ordinances requires a traffic impact statement for any proposal which will generate in excess of 500 trips per days. Roadway capacity and LOS are specifically listed in the general standards of review for special exception uses. Please provide a traffic statement or rationale explaining why a traffic impact statement is not provided. Compare and explain between the uses permitted by right and the proposed use of the drive through.

RESPONSE: A traffic statement has been included in the submittal package as requested. The statement shows an estimated 996 daily vehicle trips; however, it is very important to note that the proposed land use (i.e. a drive through coffee shop with no indoor seating) generates very few primary trips but instead derives the overwhelming majority of its trips from vehicles already on the nearby/ adjacent roadway network. When considering these “pass-by-trip” characteristics for this land use, the net new external vehicle trips are estimated to consist of 110 daily vehicle trips, 18 AM peak hour vehicle trips, and five (5) PM peak hour vehicle trips.

- (7) There shall be adequate parking areas and off street loading spaces (if applicable) consistent with the parking requirements of the Code, and the layout of the parking and vehicular areas shall be convenient and conducive to safe operation consistent with city standards to the greatest extent possible.

The applicant states that “the plan calls for use of the existing parking and loading areas which were previously approved by the City”. Please provide in detail how the operations of the establishment will be convenient and conducive to safe operations of unloading and loading merchandise to the establishment. The applicant also states that “the site has four spaces and is party to a cross-parking agreement with the shopping center in the event additional parking is required”. Please provide such agreement with the shopping center and explain how this will be convenient and conducive to safe operations with city standards.

RESPONSE: Loading and unloading of merchandise to the establishment is typically scheduled at 5:00 a.m. for Clutch Coffee, which is not during hours of operation. Per the attached parking statement there are four standard parking spaces and one ADA parking space which are expected to be used by employees only as this is a drive-through only commercial building. Clutch Coffee Stores are typically staffed with two employees at once.

- (8) The establishment of the special exception shall not impede the development of surrounding properties for uses permitted in the zoning district nor have a negative impact on the value of those properties;

Applicant did not provide any competent substantial evidence as to the effect that the requested use may have on adjacent property values. While surrounding properties have already been developed, the approval of this use has the potential to negatively impact adjacent businesses.

In response to this criterion, the applicant writes, *“this petition aims to reuse an existing structure, thus it will not impede development of surrounding properties or have a negative impact on the value of nearby properties. In fact, the reuse of an existing structure will have a positive impact on property values.”* This statement is vague and does not show how it will meet this standard.

RESPONSE: See attached Letter from Honey Bryan, real estate broker, regarding the impacts and value of the project.

- (9) The design of the proposed use shall minimize adverse effects, including visual impacts, of the proposed use on adjacent property through the use of building orientation, setbacks, buffers, landscaping and other design criteria.

Depending on the location of goods and services, disposal of solid waste and back of the house operations, the visual impacts of the proposed use on adjacent property cannot be determined until the applicant provides detail summary of such operations.

RESPONSE: The proposed coffee shop only receives small deliveries twice per day, once early in the morning and once around noon. The coffee shop will have entirely drive-thru operations. Employees will prepare drinks, snacks, and smoothies inside the structure and hand them to customers through the drive-thru window. Thus, the operations of the business will not visually impact adjacent properties. With regard to the disposal of solid waste, trash is taken to the dumpster one or two times per day, always at closing and occasionally during normal business hours. The proposed dumpster is a 12'x17' enclosure with concrete walls on three sides and a chain link gate providing access to the enclosure. See revised sheet C4.01 Construction Details for the Masonry Trash/Chain Link Gate Enclosure Detail.

- (10) The city commission finds that the granting of the application will be in the best interest of the city.

The applicant provides summary of the how this granting of a special exception will bring a new service to the City that will be in the best interest of the city including the reuse of an existing building.

RESPONSE: Acknowledged. See attached Letter from Honey Bryan, real estate broker, regarding the impacts and value of the project.

General Site Plan Comments:

1. On Sheet C1.01, illustrated a legend with a symbol with the number 19 marked for over flow parking. Similar symbols with numbers on site are not shown on legend. Will there be an agreement with adjacent property owner to utilize parking spaces for overflow?

RESPONSE: The proposed use for the 497.70 SF building is a "Drive-Through Only Coffee Shop", therefore sufficient parking spaces are provided for the use of the two employees and two additional standard parking as needed by customers. Overflow parking spaces are not anticipated to be required, see attached parking statement.

2. On Sheet L1.00 is proposing a planter box in front of the third drive-thru lane. On the architectural sheet 2 of 4 does not illustrate the proposed planter boxes. On Sheet C-1, calls out proposed bollards. Please revise plans to clarify proposal to be consistent.

RESPONSE: Sheet L1.00 Landscape Plan has been revised to be consistent with sheet C1.00 Site Plan. Planter box is no longer proposed see revised sheet C1.00 Site Plan.

3. On sheet L1.0, is illustrating an A/C unit. Per Section 23-9(B), all mechanical equipment shall be screened from all public rights-of-way by a hedge maintained to a height not less than 6 inches above the height of the installed equipment and shall be installed within 10 feet of the equipment. However, on L1, does not illustrate a/c unit. Please revise accordingly.

RESPONSE: Sheet L1.00 Landscape Plan has been revised to show the required hedges covering the AC pad from right-of-way view as requested.

4. On Sheet C1.00, near the menu board, describes a 5'x5' proposed concrete pad. Please provide a detail of the proposed menu board to comply with Section 39.8(B)(3). NOTE: The sign face must not be visible from any portion of right-of-way which abuts the establishment.

RESPONSE: A menu board detail has been included on revised sheet C4.01 Construction Details as requested. The menu board sign faces the drive-through lanes only.

5. On Sheet C1.00, a proposed 7'x10' canopy (see architectural plans). On the architectural plans did not see the proposed canopy detail.

RESPONSE: Sheet C1.00 Site Plan has been revised to remove the 7'x10' canopy.

6. A second proposed menu board within the drive-thru is shown on the Sheet C1. Per Section 39.8, only one menu board is permitted.

RESPONSE: The second menu board within the drive-thru has been removed, see revised sheet C1.00 Site Plan.

7. On Sheet C-1, calls out a proposed +250 quick service seating area. Please show the layout of the seating area on the floor plans to include chairs and tables. Please provide the total square footage of the space to be used for seating area. This may require a separate permit for a walkway café.

RESPONSE: The 250-sf quick service seating area has been removed.

8. Per Section 33.2, Please provide detail on the master parking plan for pedestrian drop off and pick-up areas.

RESPONSE: There will be no pedestrian drop off or pick up as there is no outdoor seating area.

9. Per Section 33.2(F)(c), Where shared parking is proposed, the master parking plan shall identify the uses that share the parking and demonstrate the hours of peak demand by each use.

RESPONSE: The Applicant does not intend to use shared parking to meet its demand/required parking. Rather, Applicant noted that the shopping center allows for cross-parking among all of the tenants as evidence that there is sufficient parking in addition to the spaces being provided specifically for the coffee shop use.

10. Per Section 33.2(F)(e), Approval of a proposed master parking plan shall be based on the design standards of the City Code for the various components of the plan. All of the following factors shall be considered in the justification of the number of parking spaces:

- i. The physical constraints of the parking field.
- ii. The intensity of the uses on the property.
- iii. The use of shared parking.
- iv. The availability of and convenient access to transit to the site.
- v. **Information from peer-reviewed literature regarding parking generation rates and the reduction of parking demand.**
- vi. Experience from other sites in the City.
- vii. The proposed master parking plan will not create a parking problem due to customers or employees using on-street parking in the neighborhood, and that traffic problems in the neighborhood will not be materially increased.

RESPONSE: See attached Letter from Karl Peterson, traffic engineer. Also, see attached literature relative to parking generation rates.

11. Where will the employees have an area to wash mat outside? Where and how will garbage and recycling be disposed?

RESPONSE: The mat is washed outside, after hours just outside the rear door. A dumpster enclosure is now proposed for the disposal of garbage, see revised sheet C1.00 Site Plan.

12. Per Section 23-4, an irrigation plan shall be submitted with every DRC application for special exception. Said irrigation plan shall show the source of water, pumps, valves, pipe sizes, rain sensors, head types, locations and spray patterns.

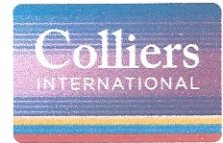
RESPONSE: Acknowledged. An irrigation plan has been included in this resubmission. See sheet L2.00 Irrigation Plan and L2.01 Irrigation Details.

If there are any questions or concerns, please do not hesitate to reach out to our office at (561) 921-8570.

Sincerely,

Dynamic Engineering Consultants, PC

Michael D. Miles, P.E.
Principal/Regional Manager



South Florida

August 27, 2020

Planning and Zoning Department
City of Margate

RE: Proposed Clutch Coffee – Economic and Other Impacts of Drive-Thru Coffee Shop

To Whom It May Concern:

The purpose of this letter is to provide competent, substantial evidence that the proposed Clutch Coffee at 5300 Coconut Creek Parkway will have positive impacts on the Crossroads Shopping Center, the surrounding neighborhood, and the City of Margate.

My name is Honey Bryan. I am the Senior Director and Real Estate Broker Associate for Colliers International South Florida, LLC. I assisted Clutch Coffee in locating and leasing the outparcel space at 5300 Coconut Creek Parkway. I have over thirty years of experience in the South Florida commercial real estate industry. Enclosed with this letter is a summary of my relevant experience. Based on my extensive experience in and knowledge of the commercial real estate industry, I am competent to provide information and opinions about the anticipated impacts of various commercial uses.

The proposed Clutch Coffee will take a vacant, shuttered drive-thru bank and repurpose it with a new, creative coffee shop. Clutch Coffee is based out of North Carolina, and if approved the Margate location will be their first in the state of Florida.

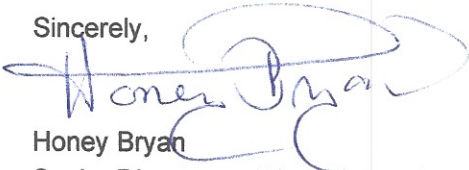
Based on my experience in commercial real estate, coffee shops are popular with local customers and have a positive impact on their surrounding areas. In particular, coffee shops bring new customers into shopping centers which then are more likely to shop at the other inline stores. This adds value to the shopping center and helps the other tenants. In addition, as coffee shops such as Clutch Coffee do not sell alcohol and are not open late, in my experience I have not seen a coffee shop negatively impact a nearby residential neighborhood. If anything, new drive-thru concepts such as Clutch Coffee have a positive impact on residential property values by signaling to buyers that the area has interest from new businesses and a variety of neighborhood-serving uses. More generally, a new business such as Clutch Coffee positively impacts the City as it creates new jobs and brings in business tax fees, permit fees, increased property taxes, and sales tax revenue.

Putting aside the positive impact a coffee shop such as Clutch Coffee will have on the shopping center, neighborhood, and City at large, it is my professional opinion that any reuse of the shuttered drive-thru is better than leaving an outparcel vacant. Vacant outparcels have a negative effect on anchor tenants, invite loitering and crime, and hurt property values. Therefore, a new business such as Clutch Coffee is unquestionably an improvement in comparison to a vacant building.



In conclusion, I believe in my professional opinion as a commercial real estate broker that approving the proposed Clutch Coffee at this location will positively impact the shopping center, nearby residential neighborhood, and City of Margate.

Sincerely,

A handwritten signature in blue ink, appearing to read "Honey Bryan", with a large, stylized loop at the end.

Honey Bryan

Senior Director and Real Estate Broker Associate
Colliers International South Florida, LLC



Honey Bryan

Senior Director - Retail Services

License # BK561214

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About



Professional Summary

As Senior Director, I have in-depth experience in the South Florida marketplace with a focus on landlord and tenant representation primarily in the retail environment. I have been active in the South Florida commercial market for more than 30 years, consummating numerous sales of single and multi-tenant retail properties as well as multi-tenant office and industrial buildings. Leveraging my knowledge of the market, I am able to better assist my clients in defining the best strategies and solutions for both owners and tenants in the retail sector. After working extensively with clients in sourcing their desired locations, I have established relationships with national tenants that include Cricket Wireless, Dollar General, Tropical Smoothie Café, Clothes Mentor, Northland Hearing Centers and More Space Place.

I am also active in the sale and acquisition of land for development and leasing of retail real estate, working with developers of properties for numerous national tenants such as Walgreens, CVS, Dollar General, TD Bank, Chevron and RaceTrac.

Prior to transitioning to brokerage, I gained an extensive background in the commercial financing industry through working in the family-owned commercial mortgage banking and development business, Robert Wilmoth & Associates in Palm Beach, Florida. During my tenure with the company I was actively involved in all aspects of the production and closing of investment grade commercial and real estate development loans. I also served as the Portfolio manager for the \$300 million pool of mortgage loans generated by the company with both life insurance companies and pension funds.

I am actively involved in the local arts community and serve on the Board of the Benzaiten Center for Creative Arts. My community involvement has also lead me to serve on both the Art in Public Places Board and the Planning and Zoning Board of Appeals in the City of Palm Beach Gardens.

Education

- Florida State University

Memberships & Involvements

- CREW
- ICSC
- Realtors Commercial Alliance (RCA)
- National Association of Realtors
- Palm Beach State College Career Mentor
- Board member of Palm Beach Gardens Planning & Zoning Board of Appeals

- Founding Executive Board member of the Benzaitien Center for Creative Arts

Clients

- Cheney Brothers
- Cricket Wireless
- More Space Place
- Nutropia
- Commercial Trailer Leasing
- Clothes Mentor
- A La Mode Boutique & Nail Spa
- Tropical Smoothie Cafe
- Northland Hearing Centers
- Dollar General

Testimonials

"Thank you for doing such a professional job for us! You really are a joy to work with and a great help in protecting our interests!"

- Captain Daniel Handlin

"From the onset of the transaction, Honey was involved in every detail and highly knowledgeable about the market. Honey truly represented my interests throughout the process, offering her expert advice all the way from opening offer to closing. Honey was there to calmly and quickly address any concerns and make sure that they were fairly resolved. As a business man, you could not ask for a better partner in a deal!"

- David Eisen, CEO, Commercial Trailer Leasing, Inc.

"I would like to express my sincere thanks for the great effort that you put forth in handling this transaction. You are definitely on top of your game. Having concluded the sale my rental apartment community in less than a month was indeed a job well done. "

- William Janis, CEO , Century, Inc

Services

Skills

Area Development, Asset Management, Asset Resolution Services, Development Consulting, Financial Analysis, Ground lease, Land Sales, Metro Leasing, Metro Sales, Planning, Portfolios, Project Leasing, Project Marketing, Property and Facilities Management, Site Sales, Development Consulting

Service Lines

Tenant Representation, Capital Markets, Landlord Representation

Property Type

Retail, Industrial, Land

Properties



How can I help you?

FIRST NAME

Please enter your first name

LAST NAME

Please enter your last name

PHONE (OPTIONAL)

Contact Phone (optional)

EMAIL

Email Address

COMPANY (OPTIONAL)

Company (optional)

MESSAGE

Message

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☐ I understand and agree that Colliers International may occasionally send me marketing offers and updates by email. (Optional) [?](#)

☐ I understand and agree that I have read the Colliers International [Terms of Use](#) and [Privacy Policy](#) which outline in more detail how my contact details are saved and processed, and how I can withdraw my consent at any time. (Required)

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