



Delray Beach CRA Application Form Settlers Building 5th Avenue

Wednesday, July 10, 2024

**Tenant
West
135 NW**

INFORMATION | OVERVIEW

IMPORTANT DATES

- Issue Date | 06/03/2024
- Application Deadline | **07/15/2024**

The CRA-owned commercial property at 135 NW 5th Avenue (“Subject Property”) is located in the West Atlantic Avenue Corridor along Historic NW 5th Avenue within the Community Redevelopment Area known as “The Set”, and within the West Settlers Historic District of the City of Delray Beach – an area that was once a vital hub of the community’s bustling Black-owned businesses.

The Set Community brand was identified by the long-standing residential and business communities surrounding the West Atlantic Avenue corridor, from I-95 to Swinton Avenue.

The Set is predominately a single-family residential community with Delray Beach’s historic main streets of Atlantic and Fifth Avenues traversing the east-west and north-south corridors of the western end of Downtown Delray Beach. The Subject Property is just minutes from I-95 and approximately thirty minutes from Fort Lauderdale International Airport and Palm Beach International Airport. Further, the Subject Property is within walking distance of shops and restaurants in Downtown Delray Beach and two miles from the beach.

In 1996, the City of Delray Beach created a fifth historic district called the West Settlers Historic District, located to the north of West Atlantic Avenue between NW 3rd Street and NW 5th Street. The West Settlers Historic district is the site of Delray’s first churches—Mount Olive Missionary Baptist Church, St. Paul’s AME Church (originally Mt. Tabor Church), and the House of God—as well as Delray’s first pioneer family settlement. Many homes in the area date from the early 1900’s.

The S.D. Spady Cultural Arts Museum, the former home of S.D. Spady who was one of Delray Beach’s most prominent African American citizens, is located on NW 5th Street. The West Settlers District has become the center of African American cultural heritage in Delray Beach.

The Delray Beach CRA completed the renovation of the West Settlers Building at 135 NW 5th Avenue in December 2008. The building includes two ground floor commercial units measuring 875 SF each, and four (4) two-bedroom, one bathroom residential units.

The residential units were sold as affordable housing to income qualified buyers, that is, those buyers whose incomes fall at or below the “moderate” income range for Palm Beach County.

The two 875 SF commercial units are air-conditioned with acousticaltile ceilings. One handicap accessible restroom is provided for each unit.

The CRA is actively seeking tenants with day, night, and weekend operations for one (1) ground floor commercial unit (north unit). Please note that the space is currently occupied by a tenant.



If you would prefer a printed, hard copy application, please call the CRA Office at 561-276-8640 or visit the Delray Beach CRA Office at 20 N. Swinton Avenue, Delray Beach, FL 33444.

Tours of the space available by appointment, upon request.

[Funding Programs available to new and existing tenants in CRA owned properties:](#)

- Project Consultancy & Design Services Program
- Site Development Assistance Program
- Paint Up & Signage

For more information on how to apply for the CRA's Funding Assistance Programs, please contact us at (561) 276-8640.

RETAIL BAYS/SPACE DETAILS

The Delray Beach Community Redevelopment Agency (CRA) intends to lease one (1) affordable commercial rental space at the property located at 135 NW 5th Avenue to a qualified individual or entity for commercial use with a mix of daytime, nighttime, and/or weekend operating hours.

The CRA is committed to curating a diverse and interesting mix of business offerings. Commercial uses shall be retail/specialty shop, professional offices, financial services including banks and/or artist retail gallery/workspace as permitted within the Central Business District (CBD) zoning district, more particularly described in the City of Delray Beach's Land Development Regulations. Non-profit organizations shall be excluded and will not be considered.

The Delray Beach CRA invites all interested parties to submit their proposals for consideration as tenants of this prime location on the historic NW 5th Avenue commercial corridor in the West Settlers Historic District in Delray Beach.

The Delray Beach CRA reserves the sole and absolute right to select tenants that best serve the interests of the CRA District.

Details about the commercial units:

- Approximately 875 square foot, first floor commercial unit
- Approximate monthly rental rate (not including utilities, internet, phone, security):
 - \$21 per square foot
- Bathroom
- Janitorial closet
- Access to public parking

- 24/7 access to bay by successful tenant
- Eligibility to apply for CRA Funding Assistance Programs for interior renovations (not to include any structural changes/ demolition)

No commercial kitchen buildout will be allowed.

ELIGIBILITY

Applicant criteria:

- Business entity in operation for minimum of 2 years as of the date of submission of application
- Principals only
- Business entities can only submit one application

Business type:

The Notice of Intent to Lease the CRA-owned Property at 135 NW 5th Avenue is restricted to commercial retail businesses, personal service providers, and professional office users. Commercial uses shall be including but not limited to the following types of businesses:

- retail/specialty shop
- professional offices such as CPA, medical, legal services, insurance
- financial services including banks, personal banking, financial planning advisors
- artist retail gallery/workspace as permitted within the Central Business District (CBD) zoning district, more particularly described in the City of Delray Beach's Land Development Regulations.

Pursuant to the goals of the CRA and the City of Delray Beach Land Development Regulations, the following businesses/uses will be considered automatically ineligible to apply:

- Restaurant/cafe
- Religious institutions or organizations
- Non-profit organizations
- Adult entertainment establishments
- Adult gaming centers
- Alcohol/tobacco retailers
- Firearms and weapons; fireworks retailers
- CBD Oil Establishments, Medical marijuana treatment centers or dispensing facility
- Any business which is a non-conforming use as determined by the City of Delray Beach

APPLICATION PROCESS

Applications will not be considered until all required documentation is submitted.

Complete application packets must include the following documentation:

- Completed online application submitted by the deadline. Late submissions will not be considered.
- Complete Business Plan - define all details of the company as well as any plans for anticipated buildout of the space and launch timeline. Timeline should account for any site plan and permit approval.
- Description of the legal organizational structure of the applicant entity including the title and names of the officers/partners/directors/members over the last two (2) years (if the applicant entity is affiliated with another entity, please provide a statement representing the nature of the affiliation along with the other entity's name, address, phone number, and a listing of the officers/partners/directors/members)
- Three-year financial projections of business operations/maintenance
- Budget for business operations, including startup costs.
- Evidence of financial ability/capital to operate (may include approved loan, cash balance, line of credit, etc.)
- IRS Income Tax Returns for the business (*must match applicant name*), most recent 2 years' worth (total gross receipts or sales cannot exceed \$1 Million) *
- Current Business Tax Receipt (provide a copy of the Business's Tax Receipt for current location of

operation, if available at the time of submission. If not available, the Successful Proposer will need to provide one before an Agreement can be finalized)

- i. Business License & Registration with Florida Department of Business and Professional Regulation (DBPR)
- j. Professional Licenses and Certifications, if applicable
- k. Photos/images of business, products, services to be provided
- l. Other pertinent information

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Any information submitted after the application deadline will not be considered.

REVIEW & SELECTION PROCESS

All applications will be reviewed and scored by the Selection Committee. Final decisions will be made by the Selection Committee.

Review Process:

- Preliminary review of application submissions to ensure completion and eligibility.
- The responsibility for submitting a complete application on or before the stated time and date is solely and strictly that of the Applicant. Late and incomplete applications will not be accepted.
 - An Applicant may submit a modified Application to replace all or any portion of a previously submitted Application or withdraw an Application at any time prior to the Submission Due Date. All modifications or withdrawals shall be made in writing, via email. Oral/Verbal modifications are prohibited, and they will be disregarded. Written modifications will not be accepted after the Submission Due Date. The CRA will only consider the latest version of the Application.
- Selection Committee review and score eligible applications and related materials.
- Notify applicants
- Execute Lease Agreements

Selection Criteria:

Applicants will be scored on the following:

Section I: Organization Capacity & Qualifications (20%)

Section II: Experience and track record operating similar business/program/project (25%)

Section III: Strength of the Application/Proposal Narrative and Business Plan (20%)

Section VI: Budget, Finances, Sustainability (25%)

Section V: Overall Proposal (10%)

APPLICANT CONTACT INFO

Officer Name	Danny Mesidort
Address	4537 Highgate Drive , Unit C Delray Beach, FL, 33445
Email	Danny@jhewitttax.com

Phone Number (561) 990-9711

BUSINESS INFORMATION & NARRATIVE

Business Name Danny Mesidort LLC

doing business as (if applicable) Jackson Hewitt Tax Service

Business FEIN # 90-1896864

Year Established 1/10/2014

Business Legal Structure Limited Liability Corporation (LLC)

Is this business currently operating? Yes

Current Business Address 135 NW 5th Ave , Suite 6C
Delray Beach, FL, 33444

Length of time at current location 10 years

Current Business Location Is Leased

Business Website <https://office.jacksonhewitt.com/tax-preparation-services-locations/en/fl/delray-beach/135-nw-5th-ave/14370?filterOpenAllYear=true#coconut>

Business Instagram JacksonHewittPalmBeaches

Business Facebook Jackson Hewitt - Palm Beaches

Business Other | Social Media N/A

Briefly describe your business

Located here in the heart of Delray Beach, we employ tax professionals who prepare, calculate, file and amend income tax returns on behalf of individuals and businesses for persons of small- companies. Our services include office management and business process reengineering to improve the preparation of simple to complex returns.

Our clients will always get the guaranteed biggest refund and 100% accuracy. In response to this climate, Jackson Hewitt Tax Service currently continues to offer other services, including having bilingual preparers, refund advance loans and drop-off and go availability. Jackson Hewitt offers professional tax representation services to resolve client tax issues with the Internal Revenue Service (“IRS”) and state taxing authorities. We are a new member of the Delray Beach Chamber of Commerce and intend to participate in more local grassroots efforts to educate the community however we can.

Business Background and History

Jackson Hewitt Tax Service is one of the major companies in the tax preparation services market. We join other franchises with office management advantage and business process improvement of the tax industry. Generally, companies structured like ours have a history of working alongside smaller firms, local

partners through community outreach, and individual preparers seeking to achieve their accounting degrees or further their taxing experience within the industry. Over the past five years, the working history of the company has increased. The tax industry has grown steadily in recent years. This can be attributed to traditional tax filing practices, complex tax regulations, changes in tax laws, and consumer awareness.

Clients and Business Success

The target audience for Jackson Hewitt Tax Service is individuals, their family members, friends and small business owners. Specifically, we specialize in tax advocacy, consulting with the individual and family members who serve as primary taxpayer in the household. Staff can provide answers to the many tax questions you may have. We have been a part of the CRA fabric for approximately 10 years, having evolved at this location during the crux of redevelopment in the NW side of the City within The Set community. We are proud to have understood the vision and to be part of it as it embarks towards the future.

Services offered/products sold at the current business location

Services Include:

- Tax Preparation
- Request for Tax Extension
- Tax Advocacy
- Excellent Customer Service

2 # Full-Time Employees 2 # of Part-Time Employees 2 # Contracted Employees

Operating Hours at Current Location

The hours vary during peak season opening December - May, Monday-Saturday from 10 am- 8 pm and offering "Appointment Only" hours on Sunday; We reduce hours during off-peak season between June - December, Tuesday and Thursday from 12-5 PM and offering "Appointment Only" hours as scheduled by phone.

Services to be offered/products to be sold at new location

This is not a new location for Jackson Hewitt.

0 # Full-Time Employees 0 # of Part-Time Employees 0 # Contracted Employees

Proposed Operating Hours at new location

This is not a new location for Jackson Hewitt.

With this property, I plan to:

Remain in current location however increase local employment opportunities.

If approved, will you require time to build out the space to begin operations?

No

If yes, how long do you anticipate will be needed for build out? N/A