



Delray Beach Community Redevelopment Agency

August 2026 Property Management Report

Residential Rental Properties

All Residential Rental Properties are managed by the Delray Beach Housing Authority and the Delray Beach Community Land Trust.

Commercial Properties

- 235 SE 2nd Avenue (Vacant)
- 102 NW 5th Avenue (Tenants)
- 182 NW 5th Avenue (Vacant)
- 186 NW 5th Avenue (Tenant)
- 135 NW 5th Avenue (West Settlers Building – Mixed Use)
- 313 NE 3rd Street (Arts Warehouse)
- 98 NW 5th Avenue (1st Floor Tenants and 2nd Floor Workspace)
- 805 West Atlantic Avenue (Environmental Remediation)
- 95 SW 5th Avenue (Under Construction)
- 20 & 22 N Swinton Avenue (CRA Office Buildings)

Park

- 46 SW 9th Avenue – Rev. Dr. JWH Thomas Jr. Park

Parking Lots

- 57 SW 5th Avenue (PCN: 12-43-46-17-06-029-0370)
- 32 SW 4th Avenue (PCN: 12-43-46-17-06-029-0180)
- 40 SW 9th Avenue (PCN: 12-43-46-17-35-001-0220)
- 39 SW 10th Avenue (PCN: 12-43-46-17-35-001-0130)
- 46 SW 9th Avenue (PCN: 12-43-46-17-35-001-0230)
- 77 NW 5th Avenue (Mount Olive Parking Lot)
- 215 SE 2nd Avenue (PCN: 12-43-46-16-04-087-0060)
- 362 NE 3rd Avenue (PCN: 12-43-46-16-01-081-0230)

*Note: All other properties are vacant lots.

CRA Managed Properties

19, 23, 27, and 31 SW 10th Avenue –

TUA for City Contractor use has concluded; lots have been returned to original state.



805 West Atlantic Avenue –

Additional testing and monitoring is ongoing – as needed by the State of Florida and Palm Beach County. CRA Staff received an analysis of the remediation efforts for 805 West Atlantic Avenue that will assist and guide in the redevelopment of the Development Site. CRA staff is working with a consultant to guide development of the site.

135 NW 5th Avenue –

Finalizing installation of security cameras, paint and stucco repairs. Landscaping permit has been approved, work to begin after paint and stucco repairs.

98 NW 5th Avenue –

Elevator and HVAC maintenance work forthcoming. Additional camera security measures are being researched, and proposals are being sought. Improvements on second floor walkway are being researched.

106 NW 10th Avenue –

Platting process beginning.

111 NW 11th Avenue –

Platting process beginning.

313 NW 3rd Street –

Interior concrete floor repairs and interior painting have been completed. Additional exterior maintenance and repairs – roof repairs, stucco repairs, exterior painting, and HVAC replacements are underway. Countertop replacement is complete. Exterior decorative building lighting is being planned post construction work.

182 & 186 NW 5th Avenue –

Permit for Muse House renovations (182 NW 5th Ave) was submitted and ITB has been issued. Signage for tenant at Harvel Cottage (186 NW 5th Ave) has been installed.

Rev. Dr. JWH Thomas Jr. Park (46 SW 9th Avenue) –

Monument sign repaired and installed. Alternative options for fence and gates are being researched.

102 NW 5th Avenue –

Exterior improvements including windows, doors, stucco repair and paint have been completed. Signage, new exterior lighting, and new back entry doors have been installed. CRA staff working with Architect for parking lot improvements and interior rehabilitation.

20 N Swinton Avenue –

Building permit for exterior and interior repairs has been submitted. CRA staff working to finalize ITB for the scope of work.

235 SE 2nd Avenue –

Posts have been installed to prevent unauthorized parking. Preparation for demolition has begun. SWA grant received to demolish building. Palm Beach County EPA grant received for environmental assessments. Asbestos survey, GPR survey, and soil assessment have been completed. Asbestos abatement is underway and expected to be complete before the end of August. Next steps include demolition of the warehouse structure, removal of oil/water separators, and additional testing of the soil beneath the oil/water separators.

Palm Manor (31, 39, 45 SW 9th Avenue) –

Roof and gutter work ongoing. Landscaping, parking lot, and sidewalk repairs forthcoming. New fencing has been installed.

57 SW 5th Ave –

Removal of dead trees completed, replacements forthcoming.

NW 800 Block –

Sod installed at multiple lots. Additional debris pickup to be scheduled. New trespassing signs have been installed along with railroad ties to prevent illegal parking.

Mount Olive Parking Lot (77 NW 5th Avenue) –

Clogged stormwater drain has been cleared.

Other –

Ongoing maintenance, pressure washing, and trash pickup continue for CRA-owned and managed properties.

No Trespassing, No Loitering, and No Illegal Dumping Signs are being placed on all CRA Properties and all trespass affidavits with the City of Delray Beach for all properties are up to date.

Parking lots being assessed for re-striping and re-sealing.

Illegal dumping is being addressed on vacant lot sites – additional sod, railroad ties, and other mitigation measures installed.

Towing signs have been installed in CRA-owned parking lots.