



## Delray Beach Community Redevelopment Agency

### October 2025 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 2<sup>nd</sup> Avenue (Vacant)
- 102 NW 5<sup>th</sup> Avenue (Tenants)
- 182 NW 5<sup>th</sup> Avenue (Vacant)
- 186 NW 5<sup>th</sup> Avenue (Tenant)
- 135 NW 5<sup>th</sup> Avenue (West Settlers Building – Mixed Use)
- 313 NE 3<sup>rd</sup> Street (Arts Warehouse)
- 98 NW 5<sup>th</sup> Avenue (1st Floor Tenants and 2<sup>nd</sup> Floor Workspace)
- 805 West Atlantic Avenue (Environmental Remediation)
- 95 SW 5<sup>th</sup> Avenue (Under Construction)
- 20 & 22 N Swinton Avenue (CRA Office Buildings)

#### Park

- 46 SW 9<sup>th</sup> Avenue – Rev. Dr. JWH Thomas Jr. Park

#### Parking Lots

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

\*Note: All other properties are vacant lots.

## **CRA Managed Properties**

### **36 SW 6th Avenue –**

TUA for City Contractor use has been terminated, lot returned to original state.



### **46 and 48 SW 6<sup>th</sup> Avenue –**

Site has been graded. Site to be re-sodded.

### **805 West Atlantic Avenue –**

Additional testing and monitoring is ongoing – as needed by the State of Florida and Palm Beach County to complete remediation of the site. A request for a Pilot Test has been made with the intent to apply to the State for an Unconditional Closure. Consultant is working on delineating the plume. A remediation process will follow. Pending State/County determination of median remediation. Temporary monitoring wells were installed in August, results are pending. Once results are received, wells will be removed.

### **135 NW 5<sup>th</sup> Avenue –**

Roof replacement and gutter replacement completed. Finalizing fence quote (adjusted perimeter), and finalizing purchase and installation of security cameras. Irrigation repairs and tree trimming completed. CRA staff working with architect to draft landscaping plans.

**98 NW 5<sup>th</sup> Avenue –**

Preparation for tenants has begun – assignment of suite addresses and utility accounts complete. Next step – preparation of sign application package and additional security measures. USPS mailbox installed and installation of water submeters has been completed. Brass plaque refurbishment is complete and has been re-installed. Fiber internet has been installed. Gutters have been repaired. Exterior rusted steel structures have been repainted. Elevator maintenance work forthcoming. Permit has been approved, tenant directory and building signage to be installed in late October.

**106 NW 10<sup>th</sup> Avenue –**

Platting process beginning.

**704 SW 4<sup>th</sup> Street –**

Plat Application has been submitted to the City for approval. Scheduled for the May 19th Planning and Zoning Board meeting. Scheduled for July 15<sup>th</sup> City Commission Meeting. Plat has been approved and recorded. Addresses have been updated. Next step is to put out an RFP.

**111 NW 11<sup>th</sup> Avenue –**

Platting process beginning.

**313 NW 3<sup>rd</sup> Street –**

Exterior decorative building lighting is being planned. Fiber internet has been installed. Preparation for additional interior and exterior maintenance and repairs – roof repairs, stucco repairs, exterior painting, interior concrete floor repairs. Award of ITB for exterior and interior repairs is pending.

**182 & 186 NW 5<sup>th</sup> Avenue –**

Landscape update completed. CRA staff working with Architect to finalize construction documents for Muse House renovations (182 NW 5<sup>th</sup> Ave). Following the landscaping updates and Muse House renovations, exterior paint to be redone.



Before:



After:



### **Rev. J.W.H. Thomas Park –**

New monument sign has been installed. New trash cans installed. New park sign has been installed and landscape bed flowers forthcoming. Fence gates to be re-installed. Trees have been trimmed. Light fixtures have been repaired.

### **102 NW 5<sup>th</sup> Avenue –**

Initial site cleanup, vegetation removal, and tree trimming completed. Fence enclosure and sod forthcoming. Additional exterior maintenance will be performed in the coming months. New roof and gutter installed. Ceiling tiles replaced in two (2) units. Bid issued for exterior improvements including windows, doors, stucco repair and paint. A contractor has been selected for improvements, work has begun. Stucco and paint work have been completed. Signage and new exterior lighting has been installed. Windows and doors are expected to be completed in December.

**20 N Swinton Avenue –**

Exterior and interior repairs forthcoming. Due diligence being completed by Architect. Work assignment for construction documents on the July agenda. CRA staff working with Architect to finalize construction documents.

**235 SE 2nd Avenue –**

Newly acquired property, demolition quotes are being gathered. SWA grant received to demolish building.

**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. New mulch added to CRA parking lots.

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

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

Holiday light activation at the following CRA-owned properties:

20/22 N Swinton Ave, 182/186 NW 5th Ave, 98 NW 5th Ave, 95 SW 5th Ave, 46 SW 9th Ave, 313 NE 3rd St, 133 NW 5th Ave, 140 NW 4th Ave, 215, 219, 221, 225, 229, 233 SW 12th Ave, 31, 39, 45 SW 9th Ave, 102 NW 5th Ave, 77 NW 5th Ave