



Delray Beach Community Redevelopment Agency

August 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

- 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

36 SW 6th Avenue –

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



46 and 48 SW 6th 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.

135 NW 5th 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. Landscaping updates to be completed.

98 NW 5th 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. Paint touch-ups forthcoming.

106 NW 10th Avenue –

Platting process beginning.

704 SW 4th Street –

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

111 NW 11th Avenue –

Platting process beginning.

313 NW 3rd 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. ITB for exterior and interior repairs has been issued. Landscape updates forthcoming.

182 & 186 NW 5th Avenue –

Landscape update forthcoming – replace invasive species with native plants. Landscaping plan completed. Contractor selected – agreement approved. Landscaping work completed by late June. Following the landscaping updates, exterior paint to be redone. Architect drafting construction documents for Muse House renovations (182 NW 5th Ave).

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 5th 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. Bids are currently being reviewed. A contractor has been selected for improvements, work has begun.

20 N Swinton Avenue –

Exterior and interior repairs forthcoming. Due diligence being completed by Architect. Work assignment for construction documents on the July agenda. Architect drafting construction documents.

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.