



Delray Beach Community Redevelopment Agency

January 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 –

Temporary Use Agreement with the City's contractor to use the property as a staging and storage area for construction equipment for the City of Delray Beach's Area 5, 10, 14 Reclaim Water Improvements Project.

805 West Atlantic Avenue –

Additional testing and monitoring is ongoing – as needed by the State of Florida and Palm Beach County. At this time, CRA Staff is working with the environmental consultant on an analysis of the remediation efforts for 805 West Atlantic Avenue that will assist and guide in the redevelopment of the Development Site.

135 NW 5th Avenue –

Finalizing installation of security cameras. CRA staff working with architect to draft landscaping plans and also obtaining quotes for paint and minor stucco repairs.

98 NW 5th Avenue –

Elevator maintenance work to be completed at the end of January. Building signage completed, tenant directory to be installed in January. Additional camera security measures are being researched, and proposals are being sought.

106 NW 10th Avenue –

Platting process beginning.

704 SW 4th Street –

Major Plat has been approved and recorded and addresses have been updated. Next step is to put out an RFP.

111 NW 11th Avenue –

Platting process beginning.

313 NW 3rd Street –

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 awarded and construction contract is pending. Exterior decorative building lighting is being planned post construction work.

182 & 186 NW 5th Avenue –

Landscape update completed. CRA staff working with Architect to finalize construction documents for Muse House renovations (182 NW 5th Ave) and issue ITB for the work. Obtaining signage quotes for tenant at 186 NW 5th Ave.

Before:



After:

**Rev. J.W.H. Thomas Park –**

Monument sign to be repaired. 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.

Next step – parking lot improvements and interior rehabilitation.

20 N Swinton Avenue –

Exterior and interior repairs forthcoming. CRA staff working with Architect to finalize construction documents and issue ITB for the scope of work.

235 SE 2nd Avenue –

Preparation for demolition has begun – asbestos removal, freon removal, etc. Research into Phase II environmental clean-up is being conducted. SWA grant received to demolish building.

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

Obtaining roof and fence quotes. Removal of trees damaging asphalt parking lot forthcoming.

La France (140 NW 4th Ave) –

Removal of tree damaging neighboring wall forthcoming.

57 SW 5th Ave –

Removal of dead trees forthcoming.

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.