



## 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 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**

### **19, 23, 27, and 31 SW 10<sup>th</sup> 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 5<sup>th</sup> 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 5<sup>th</sup> 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 10<sup>th</sup> Avenue –**

Platting process beginning.

### **704 SW 4<sup>th</sup> Street –**

Major Plat has been approved and recorded and 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 –**

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 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) and issue ITB for the work. Obtaining signage quotes for tenant at 186 NW 5<sup>th</sup> 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 5<sup>th</sup> 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.