



Delray Beach Community Redevelopment Agency

March and April 2024 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 (Tenant)
- 182 NW 5th Avenue (Tenant)
- 186 NW 5th Avenue (Vacant)
- 135 NW 5th Avenue (West Settlers Building – Mixed Use)
- 700-714 W Atlantic Avenue (Single-Story Tenant Building)
- 313 NE 3rd Street (Arts Warehouse)
- 98 NW 5th Avenue (Two Story Building)
- 805 West Atlantic Avenue (Environmental Remediation/Vacant)
- 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
- 95 SW 5th Avenue
- 46 SW 9th Avenue
- 40 NW 5th Avenue
- 215 SE 2nd Avenue
- 362 NE 3rd Avenue
- 32 SW 4th Avenue

*Note: All other properties are vacant lots.

CRA Managed Properties

700 West Atlantic Avenue –

Preparation for demolition has commenced. Notices have been sent to all current tenants that the vacate date is April 30, 2024. A request to extend the SWA Grant deadline to August 30, 2024 has granted.

23 NW 7th Avenue –

Preparation for demolition of unused parking lot has begun – gathering quotes for the demolition work.

36 SW 6th Avenue –

TUA for City Contractor to use the property for parking and staging as it relates to the City Sidewalk/ ADA Improvement Project extended until July 2024

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46 and 48 SW 6th Avenue –

TUA for CRA Contractor to use the properties for parking and staging as it relates to the 95 SW 5th Avenue development project.

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.

135 NW 5th Avenue –

Roof replacement and gutter replacement completed. Gathering quotes for fencing.

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.

106 NW 10th Avenue –

Additional site cleanup and vegetation removal. Platting process beginning.

704 SW 4th Street –

Platting process beginning.

313 NW 3rd Street –

Exterior building lighting is being planned.

182 & 186 NW 5th Avenue –

Landscape update forthcoming – replace invasive species with native plants.

Rev. J.W.H. Thomas Park –

Fence gates need ongoing maintenance – seeking alternative solutions. New monument sign forthcoming.

102 NW 5th Avenue –

Newly acquired property. Site cleanup, vegetation removal, tree trimming to be completed before end of April. Fence enclosure and sod forthcoming. Additional exterior maintenance will be performed in the coming months.

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.