



Delray Beach Community Redevelopment Agency

January 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 (Tenant)
- 186 NW 5th Avenue (Vacant)
- 135 NW 5th Avenue (West Settlers Building – Mixed Use)
- 700-714 W Atlantic Avenue (Vacant)
- 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

700 West Atlantic Avenue –

Preparation for demolition has commenced; the dumpster enclosure has been removed. Asbestos has been remediated. Fencing will be installed soon. A request to extend the grant deadline has been submitted. Tenants have vacated their units. Awaiting demolition permit approval. Demolition expected to commence in January 2025.

23 NW 7th Avenue –

Preparation for demolition of unused parking lot has begun. Demolition permit has been approved. Fence has been installed. Demolition expected to commence in January 2025.

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.

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 and security cameras.

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. Fiber internet to be installed – awaiting scheduling from provider. Brass plaque refurbishment is complete and has been re-installed.

106 NW 10th Avenue –

Platting process beginning.

704 SW 4th Street –

Platting process beginning.

111 NW 11th Avenue –

Platting process beginning.

313 NW 3rd Street –

Exterior decorative building lighting is being planned. Fiber internet has been installed. Additional interior and exterior maintenance and repairs to begin – HVAC, plumbing, and concrete flooring.

182 & 186 NW 5th Avenue –

Landscape update forthcoming – replace invasive species with native plants. Landscaping plan completed. Contractor selected – agreement awaiting approval. Work to begin in February, 2025. Following the landscaping updates, exterior paint to be redone.

Rev. J.W.H. Thomas Park –

Improved fence gates installed. New monument sign has been installed. New trash cans installed. New park sign has been installed and landscape bed flowers forthcoming.

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 to be installed. Roof work began on 1/7/25. Ceiling tiles replaced in two (2) units. Exterior improvements including windows, doors, stucco repair and paint forthcoming.

20 N Swinton Avenue –

Exterior and interior repairs 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 being installed.

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