

Development Ideas for 235 SE 2nd Ave

March 30, 2026

Representing Osceola Park – Sub Area #7

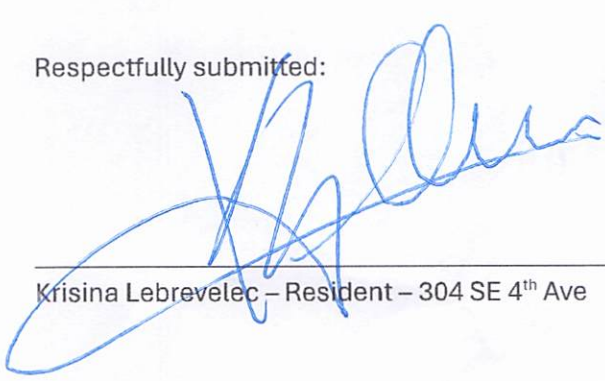
It has been communicated to the Committee that the building located at 235 SE 2nd Ave and purchased by the CRA will be demolished in the very near future. We were tasked with coming up with ideas for this area. Please note for this recommendation that I have lived 2 blocks east of this address in Osceola Park for almost 25 years. We are grateful that the CRA purchased this property and is attempting to invigorate the area.

After canvassing the neighborhood for ideas and input, there has been very little response. In my opinion, largely due to the changing dynamics of the neighborhood. Many long-time residents have left the neighborhood to be replaced by air B&B's and snowbird residents. Many of whom have very little interest in neighborhood participation.

The area in question is surrounded by high vehicle traffic businesses with little to no parking available throughout the day and early evening. This leads to loitering and a sense of congestion.

In my opinion, it would be beneficial to the area if there was an area that promoted green space as it is severely lacking in this corridor. Perhaps working with a Mounts Botanical Garden or the University of Florida Extension group in conjunction with the Delray Community Garden groups. This area would encourage bicycle and pedestrian traffic to visit. Maybe tie this space into local Osceola Park community events, like the Mango Festival.

Respectfully submitted:



Krisina Lebrevelec – Resident – 304 SE 4th Ave

From: [Lucika Suarez](#)
To: [Delgiudice, Nicholas](#); [Jadusingh, Renee](#)
Subject: Re: RAC Meeting 6/25/26 & Report
Date: Wednesday, July 8, 2026 6:09:20 PM
Attachments: [image003.png](#)

Good afternoon Nicholas and Renee,

Thank you for your time and efforts with the RAC advisory board. Hopefully I'll be invited back LOL. Below are the ideas I had for Oseola with some data to support it. Please let me know what you think and if there is anything else you need from me. All the best!

[World of Nations Center](#)
[Silicon Coast](#)

On Fri, Jun 26, 2026 at 2:52 PM Delgiudice, Nicholas <DelgiudiceN@mydelraybeach.com> wrote:

Good afternoon,

Thank you for your participation on the Delray Beach Community Redevelopment Agency's Redevelopment Advisory Committee. Our last meeting was yesterday, however, we did not have a quorum in order to conduct the meeting. The Chair provided her report (see attached) and stated that she is resigning as she is in the process of selling her house in Osceola Park. As this was the final RAC meeting of the year, please submit your committee report at your earliest convenience.

Additionally, our next Board Meeting will take place on July 23rd at 4:00PM and we will provide the Board with an update on the RAC Assignment.

As always, please let us know if you have any questions.

RAC Assignment: 235 SE 2nd Avenue

Background:

On March 25, 2025, the CRA Board approved the Purchase and Sale Agreement for the Subject Property located at 235 SE 2nd Ave, Delray Beach, Florida, within the Osceola Park neighborhood within CRA District Sub- Area 7. The Subject Property comprises approximately 21,497 sq. ft. and is zoned in the Central Business District. The Subject Property was previously used as a farm equipment sales and service facility, and an automotive repair facility which has since closed. The CRA's Redevelopment Plan states on page 30 that the "[a]rea needs to be protected from further

decline due to blighting influences and lack of maintenance and repair.” The project provides an opportunity to remove slum and blight and to redevelop the property to better serve the Osceola Park neighborhood.

The CRA was also recently awarded the Blighted and Distressed Property Clean-Up Grant from Solid Waste Authority of Palm Beach County’s for \$80,000. The grant will help with the demolition of a dilapidated and unsafe warehouse structure and the clean-up of the lot at 235 SE 2nd Avenue. Attached is the location of the lot and some photos of the current warehouse.

[Information from the March 25, 2025, CRA Board Meeting](#)

[Information from the May 29, 2025, CRA Board Meeting](#)

[Information from the October 28, 2025, CRA Board Meeting](#)

[Osceola Park Neighborhood - 2019 Redevelopment Plan Update](#)

Sincerely,

Nicholas Delgiudice

Finance Coordinator

Delray Beach CRA

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