



## Delray Beach Community Redevelopment Agency

### April 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. CRA Staff received an analysis of the remediation efforts for 805 West Atlantic Avenue that will assist and guide in the redevelopment of the Development Site. CRA staff is working with a consultant to guide development of the site.

### **135 NW 5<sup>th</sup> Avenue –**

Finalizing installation of security cameras, which requires a photometric plan to be included with electrical permitting. Landscaping plans have been finalized, CRA staff obtaining quotes and preparing to submit permit and site plan amendment. Finalizing paint and stucco repairs.

### **98 NW 5<sup>th</sup> Avenue –**

Elevator maintenance work forthcoming. Additional camera security measures are being researched, and proposals are being sought. Improvements on second floor walkway are being researched.

### **106 NW 10<sup>th</sup> Avenue –**

Platting process beginning.

### **111 NW 11<sup>th</sup> Avenue –**

Platting process beginning.

### **313 NW 3<sup>rd</sup> Street –**

Interior and exterior maintenance and repairs – roof repairs, stucco repairs, exterior painting, interior concrete floor repairs and HVAC replacements are in permitting. Exterior decorative building lighting is being planned post construction work. An additional interior security camera has been added at the front entrance.

**182 & 186 NW 5<sup>th</sup> Avenue –**

Permit for Muse House renovations (182 NW 5<sup>th</sup> Ave) was submitted. Next step, utilize City ITB for the work. Bid being received by one of the awarded contractors. Signage installation for tenant at 186 NW 5<sup>th</sup> Ave forthcoming pending permit approval.

**Rev. J.W.H. Thomas Park –**

Monument sign repaired and installed. 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. CRA staff working with Architect for parking lot improvements and interior rehabilitation.

**20 N Swinton Avenue –**

Building permit for exterior and interior repairs has been submitted. CRA staff working to finalize ITB for the scope of work.

**235 SE 2nd Avenue –**

Preparation for demolition has begun. SWA grant received to demolish building. Posts have been installed to prevent unauthorized parking. CRA staff is working with the County to obtain asbestos reports and Phase II environmental clean-up.

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

Quotes for roof and gutter work have been obtained and are currently being reviewed by CRA staff. Landscaping, parking lot, and sidewalk improvements forthcoming. New fencing to be installed pending permit approval.

**La France (140 NW 4th Ave) –**

Large tree affecting neighboring wall removed and replaced with 12 ft Silver Buttonwood.

**57 SW 5th Ave –**

Removal of dead trees completed, replacements forthcoming.

**NW 800 Block –**

Sod to be improved. Additional debris pickup to be scheduled. New trespassing signs have been installed along with railroad ties to prevent illegal parking.

**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.