



Delray Beach Community Redevelopment Agency

Special Board Meeting

Wednesday, May 13, 2026, at 5:00 PM

Commission Chambers at City Hall



Presentation Of Unsolicited Proposal Received by
RH Development Group, LLC Regarding the
Development of SW 600 Block of West Atlantic Avenue
And
Opportunity to Provide Public Comments





Property Address	Parcel Control Number (PCN)
606 W Atlantic Ave	12-43-46-16-01-013-0090
640 W Atlantic Ave	12-43-46-16-01-013-0220
26 SW 6 th Ave	12-43-46-16-01-013-0140
SW 6 th Ave	12-43-46-16-01-013-0160
36 SW 6 th Ave	12-43-46-16-01-013-0170
11 SW 7 th Ave	12-43-46-16-01-013-0010
13 SW 7 th Ave	12-43-46-16-01-013-0020
21 SW 7 th Ave	12-43-46-16-01-013-0030
25 SW 7 th Ave	12-43-46-16-01-013-0230
29 SW 7 th Ave	12-43-46-16-01-013-0040
31 SW 7 th Ave	12-43-46-16-01-013-0050
37 SW 7 th Ave	12-43-46-16-01-013-0060
Alley – No Address	12-43-46-16-01-013-0240



UNSOLICITED PROPOSAL SUBMITTED ON FEBRUARY 10, 2026



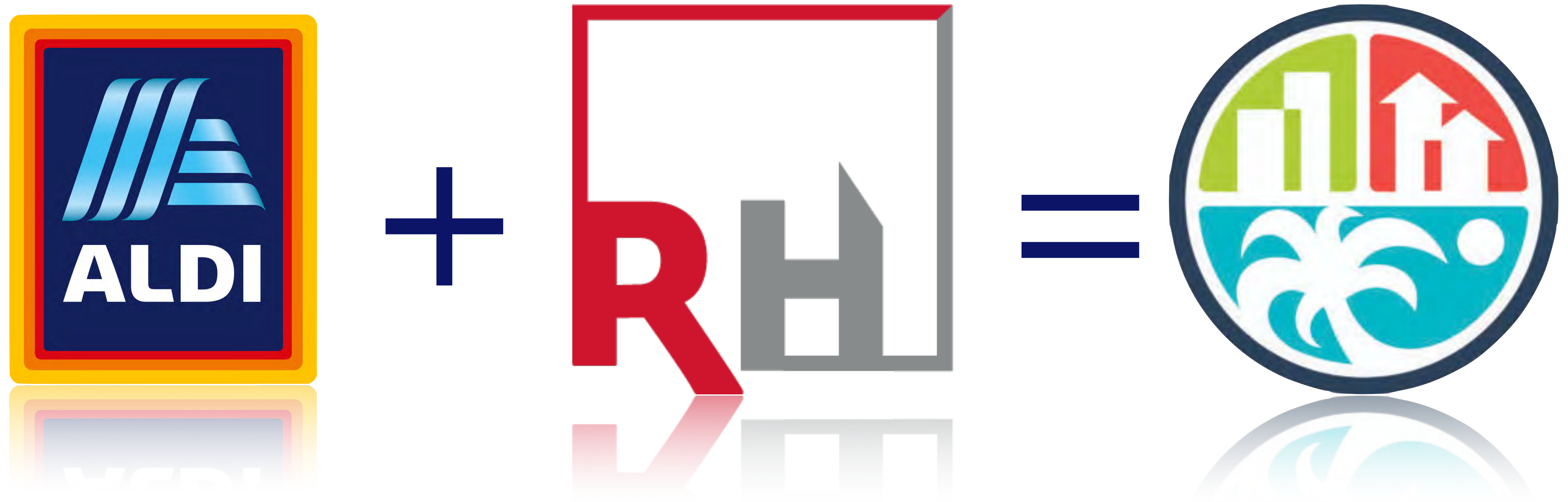
- On February 10, 2026, RH Development Group, LLC (RHD) submitted an unsolicited proposal pursuant to Florida Statute 255.065 and the CRA Purchasing Policies and Procedures Manual (PPPM) and Standard Operating Guidelines for Public/Private Partnerships, Solicited and Unsolicited Proposals and Evaluation Process (Operating Guidelines) to develop CRA owned parcels at the SW 600 Block of West Atlantic Avenue.
- The unsolicited proposal submitted by RHD details plans to develop a nationwide full-service 21,998 square foot grocery store, commercial space, on-site parking lot, and green space on the parcels.
- CRA Staff reviewed the unsolicited proposal submitted by RHD pursuant to the PPPM and Operating Guidelines and Florida Statute 255.065.
 - *Please note that under Florida Statutes 163.370(5), CRA's shall use the "same purchasing processes and requirements that apply to the county or municipality that created the agency."*

- The CRA Board voted to hold two duly noticed public meetings pursuant to Florida Statute 255.065(3)(c) regarding the unsolicited proposal submitted by RHD
- At the *first meeting* (May 13, 2026) the proposal will be presented, and the affected public entities and members of the public may provide their public comments.
- At the *second meeting* the CRA Board would determine if the proposal is in the public's interest. Factors considered are:
 1. The benefits to the public.
 2. The financial structure of and the economic efficiencies achieved by the proposal.
 3. The qualifications and experience of the private entity that submitted the proposal and such entity's ability to perform the project.
 4. The project's compatibility with regional infrastructure plans.
 5. Public comments submitted at the meeting. The responsible public entity must provide a statement that explains why the proposal should proceed and addresses such comments.



- Publish a report in the Florida Administrative Register for at least seven (7) days detailing the required public interest determination, the factors considered in making the public interest determination, and the CRA Board's findings based on each considered factor [Florida Statute 255.065 (3)(d)]
- Issue a thirty (30) day Notice of Intent to Dispose pursuant to for the CRA owned parcels located at the SW 600 Block of West Atlantic Avenue [Florida Statute 163.380]





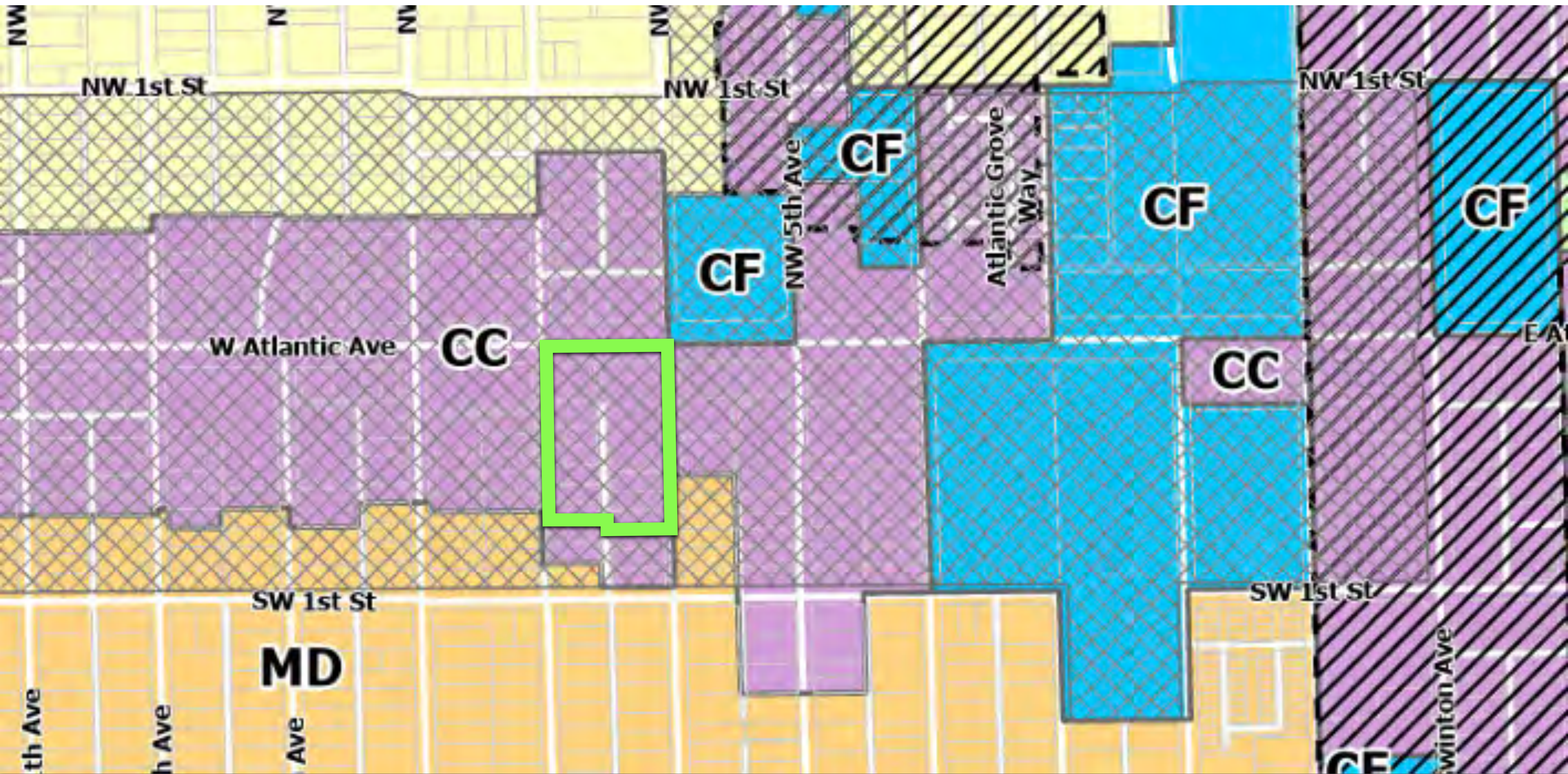
Delray Beach CRA Board Meeting

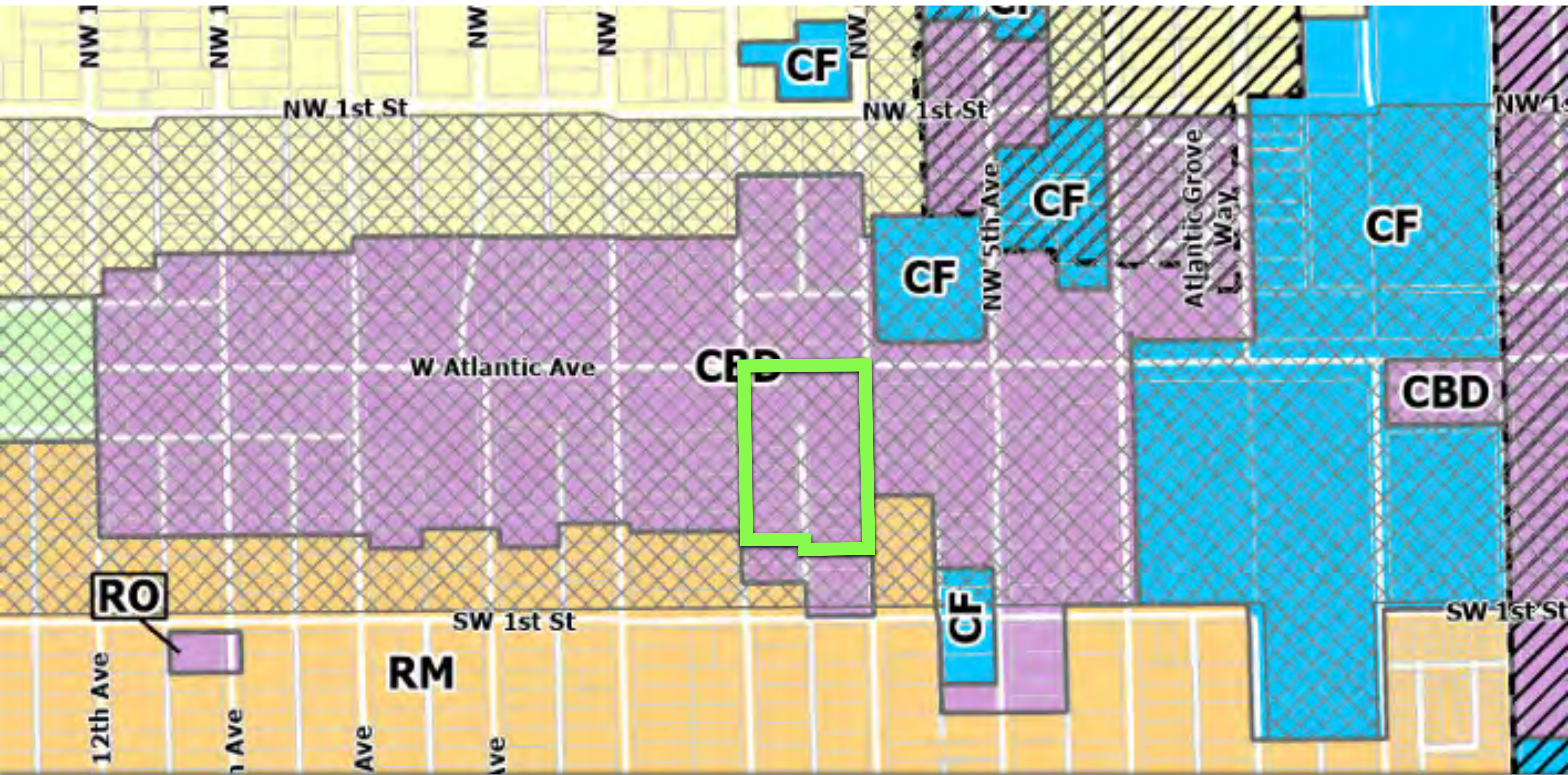
Development of SW 600 Block of West Atlantic Avenue

May 13, 2026

-  **May 29, 2025:** Board reaffirmed desire for a full-service, 20,000 SF grocery store
-  **September 30, 2025:** Board reviewed RFP for SW 600 Block of W. Atlantic Ave. and gave input
-  **November 20, 2025:** Board sought a market sounding from Jones Lang LaSalle before issuing an RFP
-  **January 27, 2026:** Board tabled discussion of the RFP until market sounding was complete
-  **February 10, 2026:** RH Development Group submits unsolicited offer for a 22,000 SF national grocery store
-  **March 24, 2026:** Board voted unanimously to proceed with RHDG's proposal







-  Formed in 2020 as a partnership between Randy Holihan and his son Ryan Holihan - *a real family business!*
-  Developed more than 50 grocery store anchored shopping centers
-  Randy and Ryan have developed over 4.2 million square feet of retail space with over \$1.0B in transactions
-  Randy is a former Belle Isle Councilman and Past Chairman of the Belle Isle Planning and Zoning Board and Code Enforcement Board
-  Located in Orlando, but local weekly for other projects in South Florida
-  **NO** conflict of interest with CRA





Aberdeen Square - 48,000 SF Publix
4966 Le Chalet Blvd., Boynton Beach



Alafaya Square - 55,000 SF Publix
81 Alafaya Woods Blvd., Oveido



The Crossings - 45,000 SF Publix
13047 SW 112th Street, Miami



Waterleigh - 48,000 SF Publix
Waterleigh area of Horizon West, Orlando



Kelly Park Commons - 48,000 SF Publix
Plymouth Sorrento Rd. & Kelly Park Rd., Apopka



Riverside Square - 45,000 SF Publix
8160 Wiles Road, Coral Springs



Beneva Village - 45,000 SF Publix
3428 Clark Rd, Sarasota



Sunny Isles - 53,558 SF Publix
18320 Collins Avenue, Sunny Isles Beach



Lake Worth - 28,800 SF Publix
214 N Dixie Hwy, Lake Worth



Riviera Beach - 28,800 SF Publix
228 Blue Heron Blvd, Riviera Beach



Colonial & Shine - 27,000 SF Publix
1500 East Colonial Drive, Orlando,



Avenir Town Center - 52,200 SF Publix
Northlake Blvd. & Coconut Blvd, PBG



Coral Ridge - 67,000 SF Publix
3400 North Federal Highway, Ft. Lauderdale



Country Club Plaza - 48,000 SF Publix
13047 SW 112th Street, Miami



Hollywood Beach - 26,465 SF Publix
Waterleigh area of Horizon West, Orlando



Lauderdale Beach - 28,795 SF Publix
A1A and NE 30th Avenue, Ft. Lauderdale



 14,259 Aldi
branded and
owned grocery
stores in the world

 3,317 stores in
the United
States

 Winn Dixie,
Harveys, and
Trader Joes

 2018 “Retailer of
the Year”
*Supermarket
News*

 More than 2,100
industry awards
since 2017



**Rock-Bottom
Prices - avg.
savings of 36%**

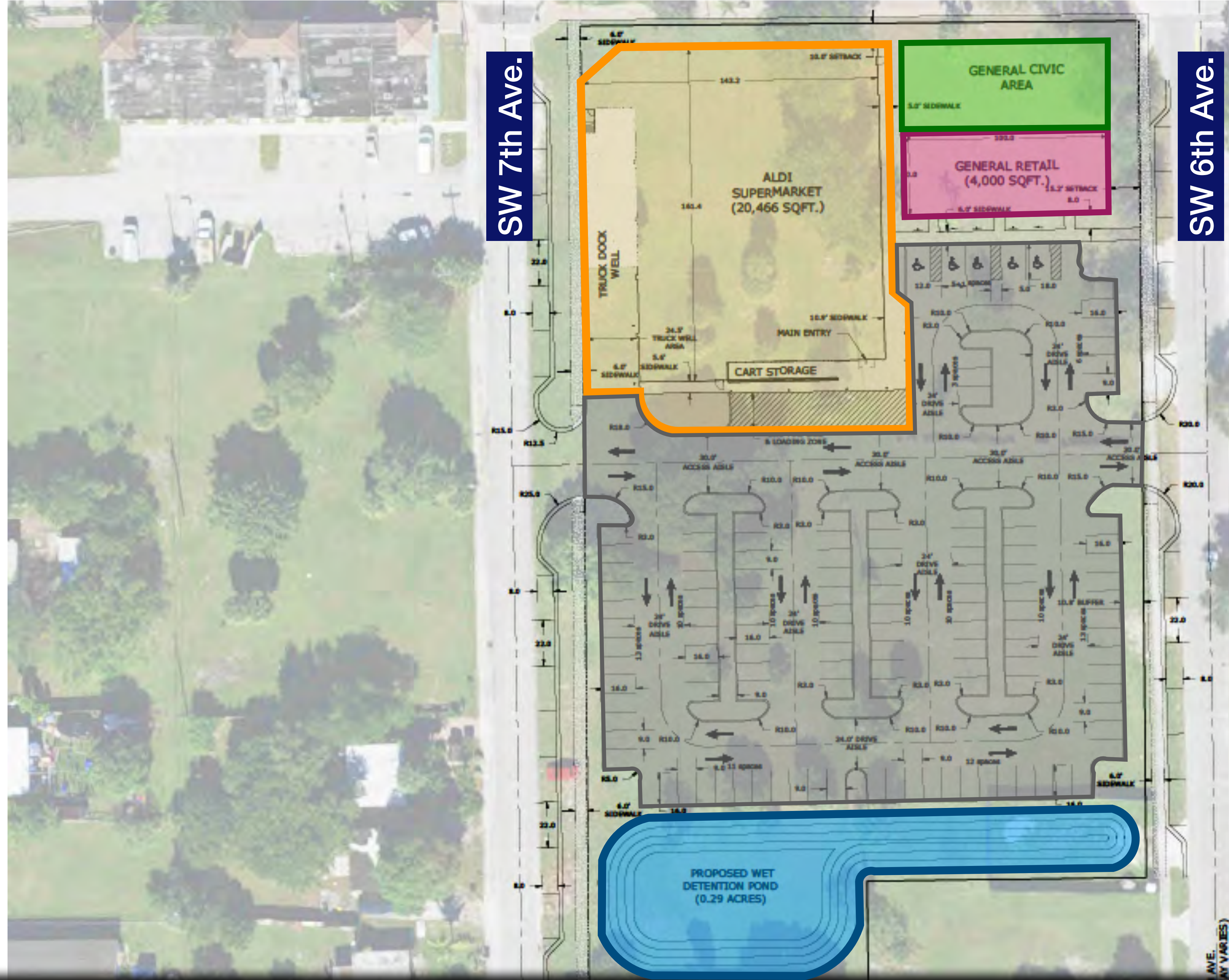
**90% items are
private label
brands**

**Efficient, No-Frills
Operations**

Coin-return carts

**Starting wages are
usually
significantly
higher than
minimum wage**

***Fastest growing
grocery store
chain in the US!!!***

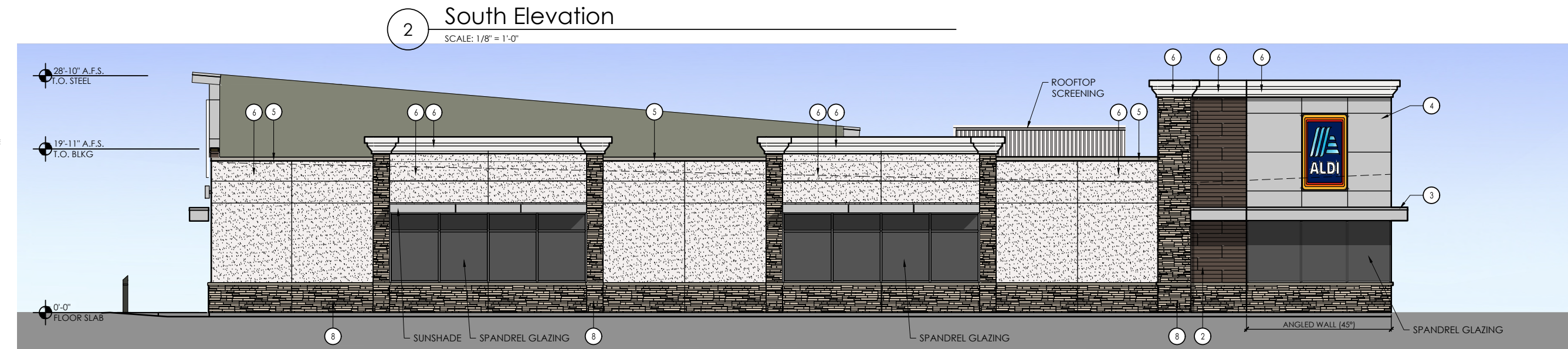
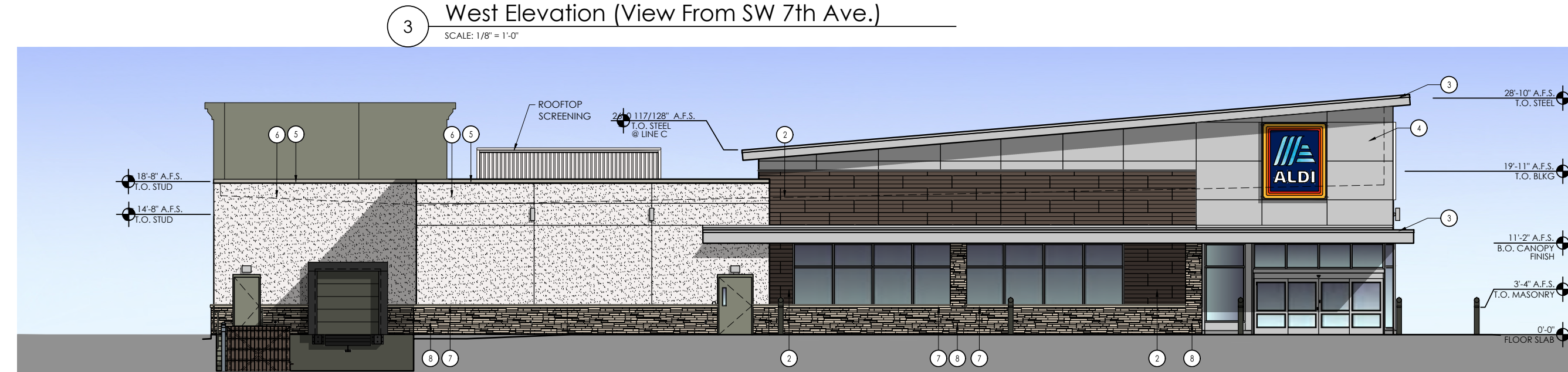
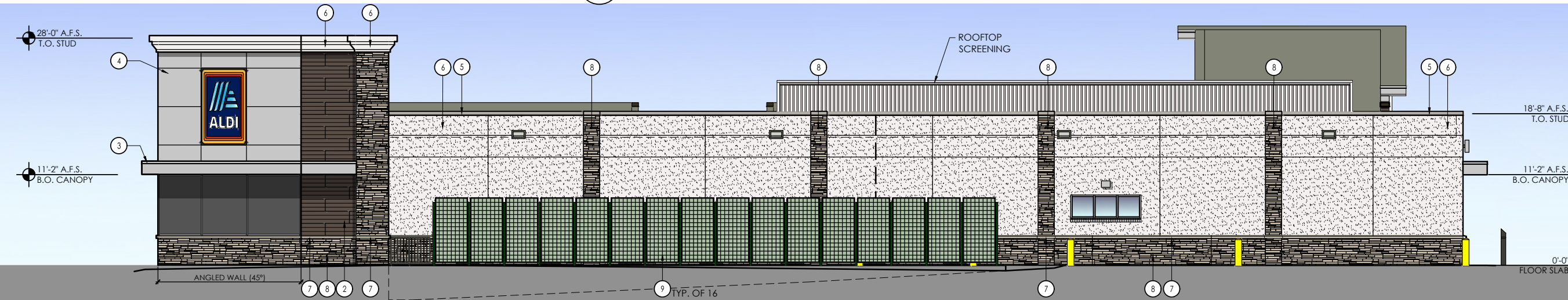
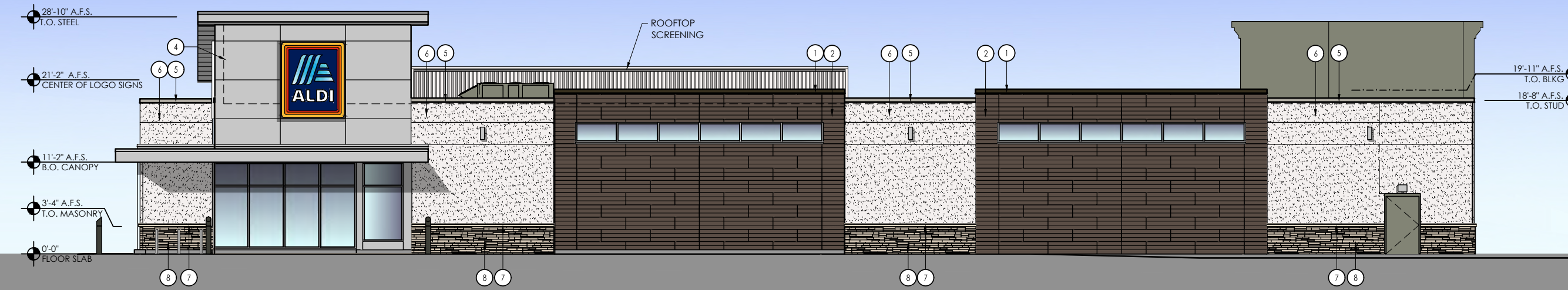


Initial Site Plan Details:

- Gross Land Area: 2.73 +/- acres
- Land Use: *Commerical Core*
- Zoning: *Central Business District*

Proposal Details:

- Aldi Supermarket: 20,466 SF
- Retail: 4,000 SF
- Civic Area: 4,000 SF - *donated back to CRA/City*
- Parking:
 - Total Spaces Required: 110
 - Total Spaces Proposed: 119
 - Handicapped Spaces: 5
- Drainage: *Wet detention pond - 0.29 acres*



Please note that the colors shown here are a graphical representation to show contrast in materials only. Due to the nature of electronic media, colors may vary depending on computer or printer used.

For review of actual colors, a material sample board should be created on a project specific basis.

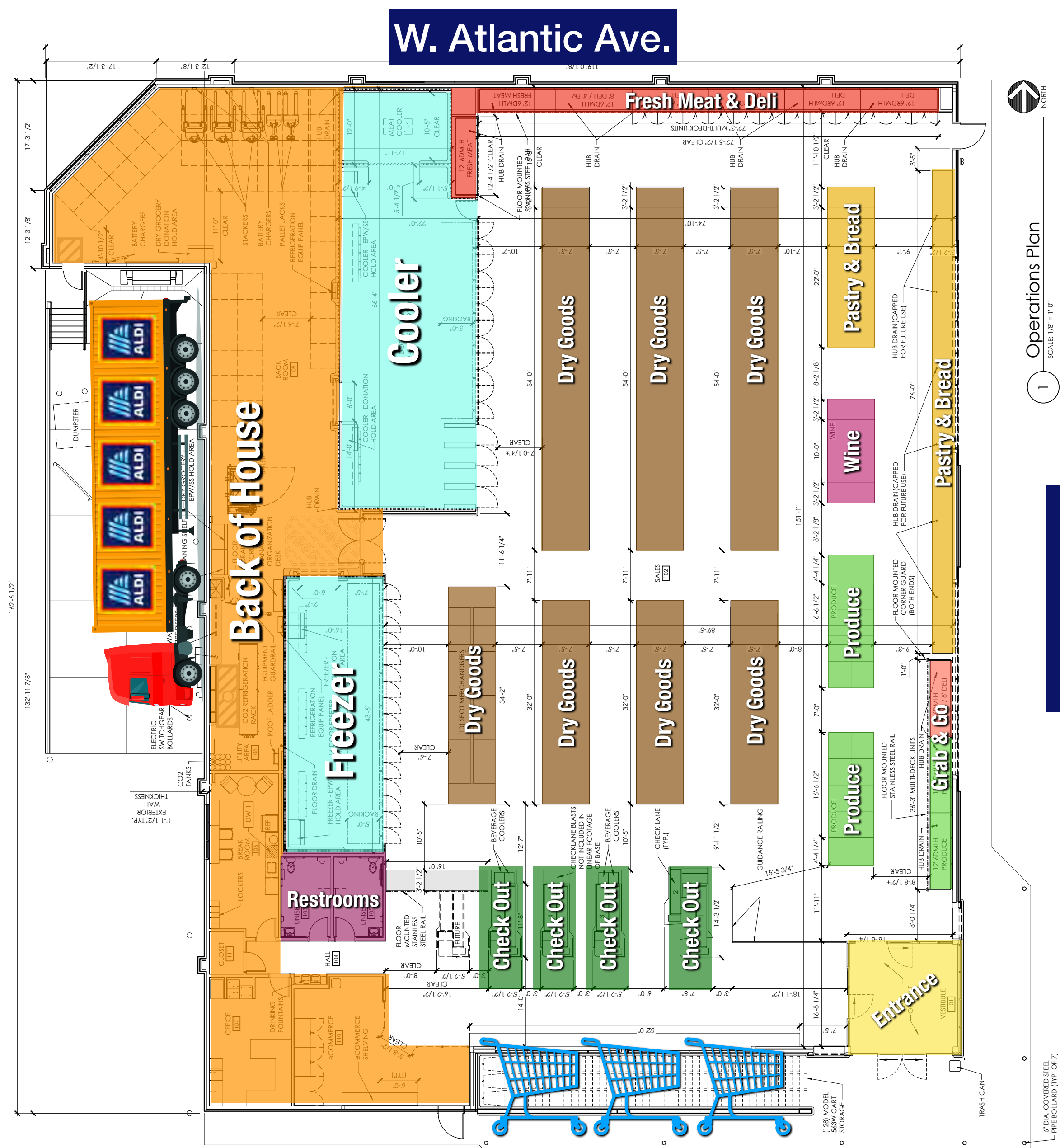
SIGNAGE			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWER SIGN	3	75.1	225.3
TOTAL SIGNAGE			225.3

SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL

PLOTTED: 4/25/2026 11:15 AM

Initial Store Layout

SW 7th Ave.



SW 6th Ave.

1 Operations Plan
SCALE: 1/8" = 1'-0"

-  21,998 SF - Aldi national grocery store
-  35+ full time jobs created
-  \$5,380,000 estimated economic impact
-  150-200 estimated construction jobs
-  4,000 SF - Retail space
-  4,000+ SF - Civic space *donated back to CRA*



 **\$11,258,650** - Estimated project cost
RHDG's sole cost and expense

WEST ATLANTIC AREA NEEDS ASSESSMENT COMMUNITY WORKSHOP SUMMARY

DELRAY BEACH FLORIDA

October 2012

Prepared for
West Atlantic Redevelopment Coalition (WARC)



Facilitated by
Greg Vann Buckle & Associates, APA Charter Member (1978)

Supported & Sponsored by

SW NEIGHBORHOOD ALLIANCE



NW NEIGHBORHOOD ALLIANCE



TEAM ONE ASSESMENT:

Facilitator: Michael Brady Recorder: Mary Smith

COMMUNITY NEEDS IDENTIFIED

1. Grocery Store w/ fresh produce
2. Copy Center
3. Market/Supermarket
4. Bank
5. Park/Playground
6. Restaurant (Family Style) (Sit Down)
7. Higher Learning Facilities
8. Health Clinics/Urgent Care/Doctor Offices
9. Signs-Street
10. Sidewalks
11. Public Transportation- Buses, Shuttles extend to side streets.
12. Less Green Space
13. Community Policing/Substation
14. Make Shops Walkable
15. Lounge, Music/Dancing
16. Get it done



TEAM ONE TOP FOUR PRIORITIES

- #1 Grocery Store
- #2 Community Policing/Substations
- #3 Health Clinics/Urgent Care/Doctor Offices
- #4 Bank/Financial Institution



TEAM TWO ASSESMENT:

Facilitator: Lynn Solomon, P.A. Recorder: Dale Adams

COMMUNITY NEEDS IDENTIFIED

1. Supermarket
2. Bank
3. Hotel
4. Doctors Office
5. Family Restaurant
6. Ethnic Restaurant
7. Drug Store
8. Medical Clinic/Wellness Center
9. Walkable Accessible Neighborhood



TEAM TWO TOP FOUR PRIORITIES

- #1 Supermarket
- #2 Medical Clinic/Wellness Center
- #3 Banking/Financial Institutions
- #4 Family Restaurant



TEAM THREE ASSESMENT:

Facilitator: Paul White Recorder: Ellen Smith

COMMUNITY NEEDS IDENTIFIED

1. Supermarket
2. Healthcare Facility
3. Pharmacy
4. Cafe
5. Restaurant
6. Neighborhood Park
7. Retail Shops
8. Art/Cultural Center
9. 5th Ave needs to be included (Historic)
10. More Street Lighting
11. Child Care Facilities
12. Bus Shelters
13. Job Fairs/Job Training/Work Force Alliance
14. Elder Care
15. Youth Mentoring
16. Higher Police Visibility
17. More Public Transportation
18. Planned Events in Park
19. Theatres, Play, Movie Theatre, Entertainment Complex
20. Infrastructure-Stormwater
21. Additional Streetscape
22. Activities for Youth
23. Support for new and existing small business
24. Requirement for developers to hire local.



TEAM THREE TOP FOUR PRIORITIES

- #1 Supermarket
- #2 Youth Mentoring
- #3 Requirement for Developers to Hire Local
- #4 Pharmacy



TEAM FOUR ASSESMENT:

Facilitator/Recorder: Paul Skyers

COMMUNITY NEEDS IDENTIFIED

1. Bike path throughout neighborhood
2. Hotel
3. Preserve existing homes and add rental units
4. Entertainment and hospitality cluster/Theatre/Jazz Club
5. Streetscape transition from gateway into neighborhoods
6. Bowling Alley
7. Game Room/Youth Club
8. Restaurant/Sports Bar
9. More Public Parking
10. Creative Arts Complex
11. Assisted Living Facility/Nursing Home/Senior Center
12. Smooth Transition Commercial to Residential Uses
13. Alleyway Improvements
14. Supermarket
15. Bank
16. Workforce Assistance
17. Post Office
18. Walkable Access to Good and Services
19. Retail Shops
20. Quality Infrastructure
21. Pharmacy
22. Medical Clinic



TEAM FOUR TOP FOUR PRIORITIES

- #1 Hotel
- #2 Supermarket
- #3 Entertainment and hospitality cluster (Theatre/Jazz Club)
- #4 Alleyway Improvements



GENERAL CONCLUSIONS

As stated in the overview, the presence of 75 participants and multiple stakeholder groups have shown the continued desire to move West Atlantic forward twenty years after Visions West Atlantic 2003. The overwhelming consensus among all stakeholders is that the time has come to satisfy the basic needs and services of the West Atlantic Community. Team responses have been compiled below to show the top four priority needs based on reoccurrence:

- Supermarket/Grocery Store
- Health/Wellness Facilities/Pharmacy
- Bank/Financial Institution
- Entertainment and Hospitality cluster (Theatre, Jazz Club, Restaurants)

Many participants, who were also involved in the Visions West Atlantic workshop in 1993, stated that these particular uses have continued to rank high within all the development plans over the last twenty years. To revitalize the economy in the West Atlantic Community it is vital that the above mentioned facilities are prioritized for development. The West Atlantic Community wants what any other neighborhood wants for its area:

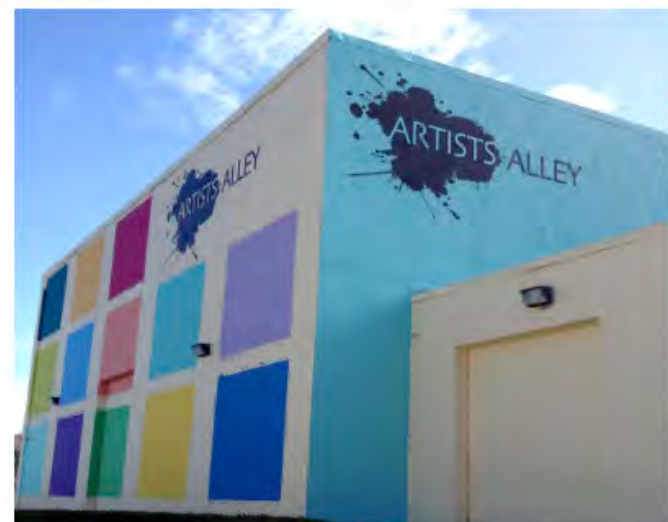
- To reduce crime and vandalism
- To create a good image
- To have access to goods and services
- To have an improved quality of life
- To have pride in their community and cultural preservation
- To enhance the beauty of the neighborhoods
- To attract new businesses
- To raise property values, and
- To host a healthy and sustainable economy

The West Atlantic Avenue business and residential community has shown its continued interest in moving forward through its participation in the workshop process. All teams felt that a unified front is necessary for future planning and development considerations along West Atlantic Avenue. The SW and NW neighborhoods want to be included, from formulation through implementation, and not overlooked when it comes to building their community.

"The Challenge: If Not Now, When?"



DELRAY BEACH CRA COMMUNITY REDEVELOPMENT AGENCY



Economic Development ♦ Business Incentives ♦ Street Beautification
♦ Historic Preservation ♦ Neighborhood Improvements ♦
Cultural Arts ♦ Downtown Sustainability ♦ Affordable Housing

Community Redevelopment Plan

Ordinance No. 27-14

Cluster 1 - West Atlantic Community Cluster

West Atlantic corridor from I-95 to NW/SW 6th Avenue, between NW and SW 1st Streets.

Entering downtown Delray Beach from I-95, Cluster 1 provides the first glimpses of downtown. Twenty years ago, the portion of West Atlantic Avenue within Cluster 1 was less developed and lacked appeal. Large tracts of vacant land, vacant buildings, unkempt storefronts, a four-lane road, inconsistent sidewalks, wide parking lanes and an unrelated mix of businesses inhibit the district's drawing power. Major businesses within this area include numerous beauty-related (barber, stylist, nails), auto-related (gas stations, body repair/paint), convenience stores, a meat market and a funeral home. Few West Atlantic residents interviewed for the Marketek study indicated that they regularly shop or conduct businesses at these establishments due to a lack of selection/quality of goods and services. As part of the West Atlantic Beautification project, NW 2nd through NW 12th Avenues were improved with widened paver brick sidewalks, landscape nodes and street lighting. As the primary gateway to Delray Beach, Cluster 1 offers visitors their first impression of downtown Delray Beach. It is crucial that this portion of West Atlantic Avenue be redeveloped to give visitors - especially those traveling along I-95 - a reason to enter downtown. A newly constructed "Gateway" welcomes visitors to the city and creates a sense that there is a community or "village" ahead. New landscaping, lighting and sidewalks provide aesthetic appeal and reduces the emphasis on the automobile. The Gateway further establishes a good edge to the redevelopment efforts that have occurred on the eastern edge near Swinton Avenue.

Apart from serving as an attractive gateway to downtown, Cluster 1 is ideally located to act as a community retail center with a mix of businesses that serve the needs of residents of neighborhoods to the north and south as well as other downtown residents. A variety of affordable goods and services targeted to residents as opposed to tourists are greatly needed in the area as well as entertainment options, especially for youths. The scale of new construction, fast moving traffic and displacement of existing businesses and residents are major concerns and should therefore be considered throughout the redevelopment process.

Focusing on existing conditions and the expressed needs of the surrounding community, the retail strategy for Cluster 1 is summarized as follows:

- Generate contemporary retail space with a mixed use development plan.
- Focus on providing basic consumer goods and services for adjacent neighborhoods (i.e. small format grocery store, drugstore, bank).
- Seek entrepreneurial services and retailers offering general merchandise targeting immediate neighborhoods.
- Retain commercial corridor uses that are appropriate for this "gateway" location near I-95, including hotels.

On September 8, 2012, the West Atlantic Redevelopment Coalition (WARC) spearheaded a Needs Assessment Workshop for the West Atlantic Corridor and adjacent northwest and southwest neighborhoods. The workshop was well attended by a diverse cross section of 75 participants which included elected officials, CRA staff, City staff, developers, business owners, community leaders and residents. Members broke into team sessions and discussed issues and priority needs for future development of the area. The overwhelming consensus among the stakeholders is that the priority is to address the basic needs and services of the West Atlantic Community. Team responses were compiled to show the top

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four priority needs:

- Supermarket/Grocery Store
- Health/Wellness Facilities/Pharmacy
- Bank/Financial Institution
- Entertainment and Hospitality cluster (Theatre, Jazz Club, Restaurants)

Cluster 2 - Transition Cluster

West Atlantic corridor from NW 6th Avenue to Swinton Avenue.

Cluster 2 is suitably named the "Transition Cluster" as development pushes westward from East Atlantic Avenue. West Atlantic Avenue, especially the area closest to Swinton Avenue, is the logical choice for expansion as space becomes increasingly scarce along East Atlantic Avenue. Access to I-95 and multiple target markets (e.g., daytime government workers, nearby residents) make Cluster 2 ideal for redevelopment. Many of Delray Beach's institutional anchors are located in Cluster 2, including the fire station, police station, library, courthouse and City Hall, as well as the Tennis Center, which is one of the city's major recreational anchors.

As in Cluster 1, this portion of West Atlantic Avenue is not a compact shopping district with businesses scattered along the Avenue separated by parking lots and vacant lots. Apart from institutional anchors, West Atlantic businesses between NW/SW 6th Avenue and Swinton Avenue include national chains (Dunkin Donuts, Checkers), restaurants offices and services. The construction of Atlantic Grove in 2004 (photo below) between NW 3rd Avenue and NW 5th Avenue has helped to tie this cluster together.

Atlantic Grove provides two solid blocks of first floor businesses that are a mix of restaurants, retail and service establishments accompanied by second floor professional space. The third floor loft residences and 55 townhomes at the rear provide a start at developing a downtown urban consumer base in this area. A mixed-use development on the southwest corner of Swinton Avenue and West Atlantic Avenue and the new public library adjacent to the courthouse between SW 1st and SW 2nd Avenue on West Atlantic Avenue help to tie East Atlantic and West Atlantic together.



To the north of West Atlantic Avenue between NW 3rd Street and NW 5th Street is the West Settlers District, the area within which many of the African American families who helped settle Delray Beach lived. The S.D. Spady Cultural Arts Museum, the former home of S.D. Spady who was one of Delray Beach's most prominent African American citizens, is located on NW 5th Street. The West Settlers District has become the center of African American cultural heritage in Delray Beach.

As an area in transition, new development is already occurring within Cluster 2. However, infill space and marginal structures offer strong redevelopment opportunities. New residential and retail development, a growing awareness of the African American experience in Delray Beach and employees and visitors of institutional anchors make this area increasingly attractive to developers. Streetscape improvements, including paver brick sidewalks, street lighting and landscaping, and traffic calming measures have played and will continue to play a key role in transforming this area. The intersection of NW/SW 5th Avenue and West Atlantic

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CITIZEN FEEDBACK: THE SET TRANSFORMATION PLAN

Residents also supported the continuation of infrastructure improvement projects particularly with regards to alleyways and sidewalks. They want to see W. Atlantic Avenue developed in a similar style as E. Atlantic Avenue with neighborhood services such as a grocery stores, drug stores and a bank, however, future development must be in harmony with the adjacent single-family neighborhoods.

1.5. Redeveloping The Set Area: 2000 - Present

The Plan reaffirms the community's desire for a full-service grocery store, financial institution, drug store and entertainment uses from previous planning efforts. The CRA is currently preparing to accept proposals for a grocery chain to locate on W. Atlantic Avenue on CRA-owned land.

02 REDEVELOPMENT OF CITY-OWNED LARGE BLOCK

The City and CRA have made commendable efforts in acquiring vacant lands for redevelopment projects and partnering with private entities. The CRA is also actively involved in attracting a full-service grocery store to The Set to meet the needs of area residents. CRA owned properties in the NW 600 block, SW 700 block, SW 800 block and NW 800 block for a total of 14.69 acres presents an excellent opportunity to introduce new compact, mixed- use development consistent to the West Atlantic Avenue Community Redevelopment Plan and the Downtown Master Plan.

OUTCOMES FROM PRIOR PLANNING EFFORTS - WEST ATLANTIC REDEVELOPMENT PLAN 1995/2002

Actions	Outcomes	Work in Progress
Public/ Private Partnerships	- Atlantic Grove Mixed-Use Project (NW 5th/3rd Aves) - CODA Condos (SW 1st Street@SW 1st Ave) - Rectory bldg. (Swinton/Atlantic) - Fairfield Inn (SW 9th/10th Aves) - The Village at Delray @ Auburn Drive (SW area) - Housing Authority Full-Service Center on NW 5th Ave	- Full-service grocery store - Drug store

THE SET REDEVELOPMENT OUTCOMES FROM PRIOR PLANNING EFFORTS - WEST ATLANTIC AREA NEEDS ASSESSMENT COMMUNITY WORKSHOP SUMMARY 2012

Actions	Outcomes	Work in Progress
Public/ Private Partnerships	Fairfield Inn	- Full-Service Grocery Store - Health/Wellness Center/Pharmacy - Bank - Entertainment Cluster

4. HEALTHY COMMUNITY

Additionally, The Set has long faced the challenges of being a food desert, with limited access to fresh, affordable, and nutritious food options. This lack of nearby food resources disproportionately affects families, seniors, and individuals without reliable transportation. It is important that a grocery store or other access to fresh food is established in The Set.



Policy HCE 1.2.2

Encourage the establishment of new grocery stores and support neighborhood and Farmer's markets to provide healthy food choices within a mile of all residential areas.

Policy ECP 6.5.2, 5.5.8

Policy HCE 1.2.3

Utilize economic development tools including public/private partnerships, and site facilitation, to promote location of grocery stores, neighborhood markets, and Farmers Markets in proximity to areas identified as food deserts.

Policy ECP 5.5.8, 6.5.2

Objective ECP 1.5 Good Job Employers
Encourage and pursue employers who offer good jobs in Delray Beach.

Policy ECP 1.5.2

Continue economic investment in activities that incentivize business expansion and development that create livable wage jobs attainable by residents in low-income neighborhoods.

Objective ECP 5.4 Neighborhood Business Support
Support small scale economic development within or adjacent to lower-income neighborhoods.

Policy ECP 5.4.2

Support development of neighborhood business centers that serve adjacent residential areas and neighborhoods within redevelopment areas.

Objective ECP 5.5 Sustainable Economies
Support the development of sustainable economies in commercial areas adjacent to or within lower income neighborhoods.

Policy ECP 5.5.2

Increase essential retail and consumer services and neighborhood based employment opportunities for residents. [

Policy ECP 5.5.8

Create incentives for businesses that sell fresh food in areas that are identified as food deserts. [Complete by 2025]

Objective ECP 7.1 Community Goals
Improve coordination and collaboration among government entities, City departments and the private sector to help realize economic development goals.

Policy ECP 7.1.2

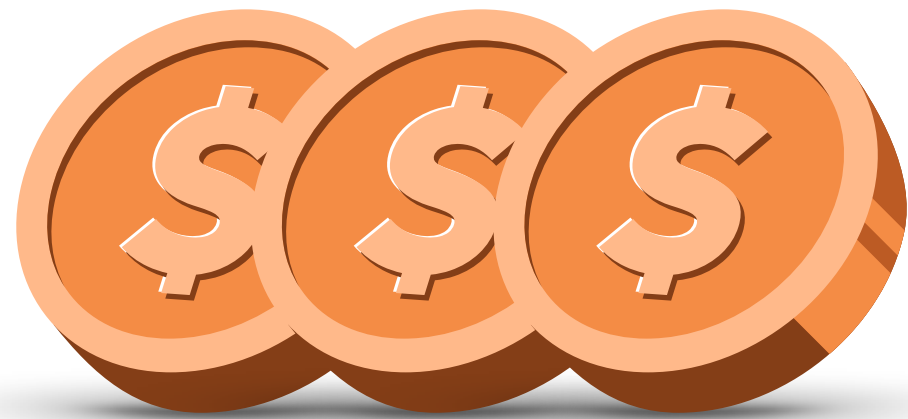
Utilize public-private partnerships to implement economic goals.

**We've commenced our
community outreach efforts**

**The Elders' Table
The Set Leadership Committee
Delray Beach Chamber Of Commerce***



- ✓ Meets resident's needs for a national grocery store
- ✓ Addresses the Set's food desert
- ✓ Decreases reliance on fast food



- ✓ Increased TIFF revenue to CRA & property values
- ✓ Investment is a force multiplier



JOBS

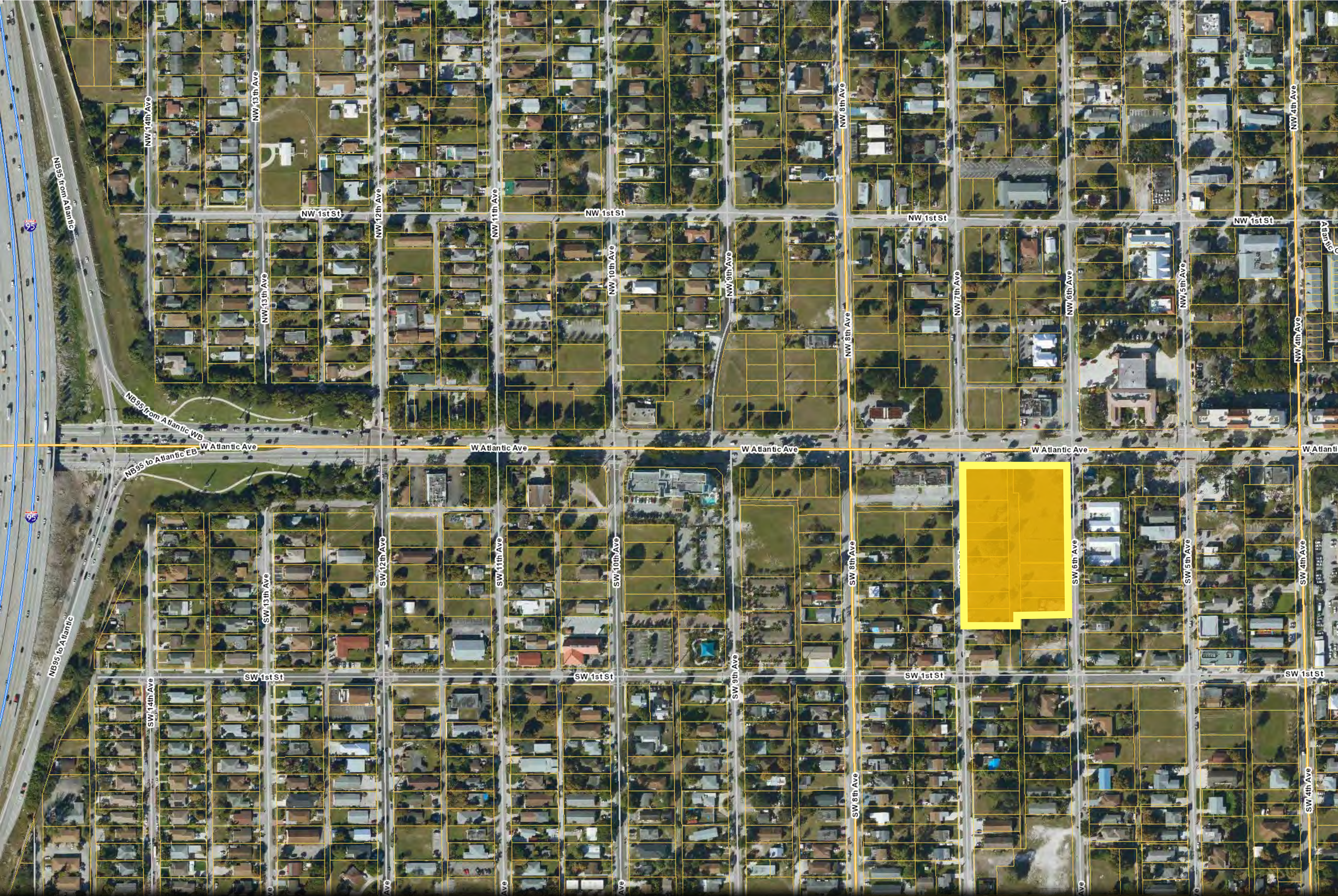
- ✓ Creates high-wage, permanent jobs
- ✓ 200 temporary construction jobs



- ✓ Development stops blight
- ✓ Grocer will bring positive activity to West Atlantic

-  Deal will be 100% privately financed by RHDG
-  Will likely seek CRA grants to assist with earth and utility work
-  Development team is small and efficient - *delivering more than 50 grocery stores*
-  All decisions are made by Randy or Ryan - *no corporate board to slow things down*
-  Will encourage GC to use local trades and labor
 -  Local community outreach will include a project job fair
-  Expected opening: Q2 -'29

-  RHDG has completed and developed over **4,200,000 SF** of retail space
-  RHDG has completed and delivered more than **50 grocery stores**
-  RHDG has developed and delivered more than **\$1.0 Billion in transactional value**
-  Experience working in a variety of environments, including urban areas on busy streets like Atlantic Avenue
-  Only interested in developing the SW 600 block with Aldi's - *nothing else!*
-  RHDG previously sought to bring Publix to the site over 10 years ago



Location on Atlantic Ave.
does not impede traffic - good for deliveries and provides sufficient parking



Water & Sewer:
has capacity



Drainage: *will comply with Code*



Solid Waste: *has capacity*



Transportation:
will comply with Code

-  **June 2026:** Commence negotiations with CRA
-  **October 2026:** Execute agreement with CRA and begin zoning process
-  **September 2027:** City Commission approval of site plan and associated applications
-  **January 2028:** Building permit applications filed
-  **June 2028:** Building permits approved and construction commences
-  **August 2028:** Bid and award project
-  **January 2029:** Construction completed

- ✓ Community wants a grocery store on the SW 600 block, CRA-owned properties
- ✓ National grocer already committed to the site and the developer
- ✓ RHDG specializes in large tenant grocery stores - *only focused on SW 600 block*
- ✓ RDHG is not seeking extraordinary incentives to develop the property
- ✓ Fills a significant void in The Set community - *ends the food desert*
- ✓ Committed to working with the community
- ✓ Estimated opening is Q2-'29





CRA Director Updates



95 SW 5th Avenue



Upcoming CRA Board Meetings

Tuesday, May 26, 2026,
At 2:00 p.m.

Joint City & CRA Meeting

Tuesday, May 26, 2026
at 4:00 p.m.

Regular Board Meeting

Thursday, July 23, 2026,
At 4:00 p.m.

Regular Board Meeting



Thank you!