



Cover Memorandum/Staff Report

File #: 26-0076 CRA

Agenda Date: 5/13/2026

Item #: 7A.

TO: CRA Board of Commissioners
FROM: Renée A. Jadusingh, Esq., Executive Director
DATE: May 13, 2026

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

Recommended Action:

Provide comments to RH Development Group, LLC regarding the unsolicited proposal submitted on February 10, 2026.

Background:

On February 10, 2026, RH Development Group, LLC (RHD) submitted an unsolicited proposal (Exhibit B) pursuant to Florida Statute 255.065 and the Delray Beach Community Redevelopment (CRA) Agency's 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 grocery store, commercial space, on-site parking lot, and green space on the parcels.

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

At the March 24, 2026, CRA Board Meeting, the CRA Board directed CRA Staff to proceed with the unsolicited proposal submitted by RHD per Florida Statute Section 255.065(3)(c) which allows public entities to proceed with an unsolicited proposal without a public bidding process. In accordance with Section 255.065(3)(c) the public entity must hold two duly noticed public meetings.

Public Meeting Process:

At the first public meeting on May 13, 2026, CRA Special Board Meeting, RHD will present their proposal and the affected public entities and members of the public may provide their public comments. CRA Staff has published notice and conducted community outreach to inform residents and affected public entities about the submitted unsolicited proposal and the public comment period at the CRA Special Board Meeting on May 13, 2026.

After the May 13, 2026 presentation, a second public meeting will be scheduled. At the second meeting the CRA Board shall determine if the proposal is in the public's interest based on consideration of the factors below:

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.

Should the CRA Board determine that the proposal is in the public's interest at the second public meeting, the CRA Board will also provide direction on issuing a thirty (30) day Notice of Intent to Dispose pursuant to Florida Statute 163.380 for the CRA owned parcels located at the SW 600 Block of West Atlantic Avenue and publish a report in the Florida Administrative Register pursuant to Florida Statute 255.065.

Attachment(s): Exhibit A - Location Map; Exhibit B - RHDG Delray CRA Proposal; Exhibit C - Fla. Stat 255.065 and Guidelines

CRA Attorney Review:

N/A

Funding Source/Financial Impact:

N/A

Overall need within the Community Redevelopment Area from Delray Beach

CRA Redevelopment Plan:

Removal of Slum And Blight

Land Use

Economic Development

Affordable Housing

Downtown Housing

Infrastructure

Recreation and Cultural Facilities