



COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING OF: November 10, 2025

CONSENT AGENDA

AGENDA ITEM 11.P

SUBJECT:

Approval of Second Amendment to the Purchase and Development Agreement with Maple Tree Investments, LLC for the USPS Project on the CRA-Owned Property Located at 401-411 E. Boynton Beach Boulevard for an Extension of Time for Site Plan Approval

SUMMARY:

On September 10, 2024, the CRA Board approved the Purchase and Development Agreement with Maple Tree Investments, LLC (MTI) for the properties located at 401-411 E. Boynton Beach Boulevard as a new retail operation for the United States Postal Service (USPS) (see Attachments I & II). The Purchase and Development Agreement (PDA) was executed by both parties on November 25, 2024, after approval by the City to dispose of the property for less than appraised value per City Resolution 24-237 (see Attachment III). On July 8, 2025, the CRA Board approved the First Amendment to the PDA accelerating the closing date on or before August 1, 2025 (see Attachments IV & V). Pursuant to the First Amendment the closing of the property took place on July 28, 2025.

In accordance with the PDA, MTI submitted the site plan for the USPS retail store at 401-411 E. Boynton Beach Blvd. on August 25, 2025 (see Attachment VI). Under paragraph 20. b. DEVELOPMENT TIMELINE of the PDA site plan approval by the City is due within one year of the Effective Date of the PDA which is November 25, 2025. The site plan approval has not been approved at this time.

CRA staff and MTI have been working together on the site plan submittal and respectfully request an extension to April 1, 2026, in order to receive the approval by the City for the New Minor Site Plan (City Project/Case #2025.08.5577).

On October 27, 2025, USPS provided an update on the status of the lease agreement between USPS and MTI (see Attachment VII). It appears that funding approval by USPS for the retail store should occur by the end of December which will allow USPS to execute the lease with MTI in early 2026.

FISCAL IMPACT:

No Fiscal Impact

CRA PLAN/PROJECT/PROGRAM:

2016 Boynton Beach CRA Community Redevelopment Plan

CRA BOARD OPTIONS:

Approval of the Second Amendment to the Purchase and Development Agreement with Maple Tree Investments, LLC for the new USPS retail operation located at 401-411 E. Boynton Beach Boulevard and allow the Board Chair to execute the agreement.

ATTACHMENTS:

Description

- [Attachment I - 09-10-2024 CRA Meeting Minutes RE Approval of P&D Agreement.](#)
- [Attachment II - Purchase & Development Agreement-401 E BB Blvd](#)
- [Attachment III - City R24-237 approval of disposal of property](#)
- [Attachment IV - 07-08-2025 CRA Board Meeting Minutes](#)
- [Attachment V - 7.8.25 Fully Executed First Amendment](#)
- [Attachment VI - Site Plan Submittal 8.25.25](#)
- [Attachment VII - USPS Update on Lease with MTI](#)