



COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING OF: November 10, 2025

CONSENT AGENDA

AGENDA ITEM 11.O

SUBJECT:

Approval of the Third Waiver of Neighborhood Officer Program Office Construction Deadline located in the Heart of Boynton Shops at 137 NE 10th Avenue, Unit 108

SUMMARY:

On February 1, 2022, the CRA Board approved the Development Agreement between the CRA and Centennial Management Corp. (CMC) also known as Wells Landing Apartments, LLC (d/b/a The Heart of Boynton Shops) (see Attachment I). The mixed-use project consists of 124 affordable rental apartments and 8,250 square foot of neighborhood serving uses within three buildings on both sides of E. MLK Jr. Boulevard. As defined in the Development Agreement as amended, Unit 8 is a 1,055 square foot rent-free space dedicated to the CRA's NOP Office. Per section 5.b.ii of the Agreement, the NOP Office shall be completed and in move-in ready condition no later than 18 months of the Effective Date of the Agreement.

On December 13, 2022, the CRA Board approved the First Amendment to the Development Agreement for the Commercial Component which included additional funding from CMC and the CRA in order to provide gap funding for the tenant improvements for Units 1-8 (see Attachment II).

On May 9, 2023, the CRA Board approved the Second Amendment to the Development Agreement which extends the construction deadline of the NOP office to 12 months from the issuance of the Certificate of Occupancy for the residential units of the mixed-use building (see Attachment III). The Certificate of Occupancy for the north residential building was issued on May 22, 2024, which means the construction deadline for the unit was initially May 22, 2025 (see Attachment IV). The construction contract provided for a completion date of May 5, 2025 (see Attachment V).

At the May 13, 2025 meeting, the CRA Board approved a request for a 90-day extension from May 5, 2025, to complete the interior build-out of the NOP Office. The waiver allowed the developer to deliver the unit completed and move-in ready no later than August 3, 2025 (see Attachment VI).

At the August 12, 2025 meeting, the CRA Board approved a Second Waiver Construction of the NOP to allow for more time to complete the construction. The waiver allowed the developer to deliver the unit completed and move-in ready no later than November 1, 2025 (see Attachment VII).

While the unit has made progress the past few months, the unit will not be completed by the November 1st deadline. Therefore, the contractor is requesting additional time to complete the unit by January 31, 2026. Attachment VIII is the Third Waiver for the Construction of the NOP.

CRA staff recommends approval an additional extension from November 1, 2025, to January 31, 2026, to complete construction.

FISCAL IMPACT:

Fiscal Year 2022-2023 Budget; Project Fund Line Item 02-58200-406 - Local Government Match Contribution \$625,750 and Commercial/Retail Component \$2,300,815 (commercial component); TIRFA \$1,630,280 and \$433,008.45 Second Development Agreement for the Residential Component

CRA PLAN/PROJECT/PROGRAM:

2016 Boynton Beach CRA Community Redevelopment Plan

CRA BOARD OPTIONS:

Approve the Third Waiver of Neighborhood Officer Program Office Construction Deadline located in the Heart of Boynton Shops at 137 NE 10th Avenue, Unit 108, pending final legal review.

ATTACHMENTS:

Description

- [Attachment I - Executed Development Agreement](#)
- [Attachment II - Executed First Amendment to the Development Agreement](#)
- [Attachment III - Second Amendment to the Development Agreement](#)
- [Attachment IV - Certificate of Occupancy](#)
- [Attachment V - Construction Contract](#)
- [Attachment VI - Waiver of Neighborhood Officer Policing Program Office Construction Deadline](#)
- [Attachment VII - Second Waiver of Neighborhood Officer Policing Program Office Construction Deadline](#)
- [Attachment VIII - Third Waiver of Neighborhood Officer Policing Program Office Construction Deadline](#)