



COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING OF: July 14, 2026

OLD BUSINESS

AGENDA ITEM 14.A

SUBJECT:

Consideration of Fourth 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). 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. On July 8, 2025, the CRA Board approved the First Amendment to the PDA accelerating the closing date on or before August 1, 2025. Pursuant to the First Amendment the closing of the property took place on July 28, 2025.

In accordance with the PDA, the site plan approval was due within one year of the Effective Date, which was November 25, 2025. On November 10, 2025, the CRA Board approved the Second Amendment that extended the site plan approval to no later than April 1, 2026. On March 9, 2026 the CRA approved the Third Amendment which extended the site plan approval to no later than August 1, 2026 as MTI was waiting on receipt of an executed lease from USPS (see Attachment I). A lease agreement between the parties was entered into before the end of March 2026 (see Attachment II).

At this time, MTI is requesting an additional extension of its site plan approval to allow time to prepare and submit a revised site plan in response to the Florida Department of Transportation's (FDOT) request to relocate the facility's primary entrance from Boynton Beach Boulevard to NE 3rd Street (see Attachment III).

CRA staff supports one final extension based on the circumstances surrounding the project and recommends extending the site plan approval through December 31, 2026.

Attachment IV is a draft of the Fourth Amendment to the Purchase and Development Agreement as approved by legal.

FISCAL IMPACT:

No Fiscal Impact

CRA PLAN/PROJECT/PROGRAM:

2016 Boynton Beach CRA Community Redevelopment Plan

CRA BOARD OPTIONS:

1. Approval of the Fourth 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.
2. Do not approve the Fourth 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.
3. Other option as determined by the CRA Board.

ATTACHMENTS:**Description**

- [Attachment I - Fully Executed Third Amendment to Purchase and Development Agreement](#)
- [Attachment II - 3.31.26 Email RE confirmation of Lease Agreement for USPS retail space 401 E BBB.pdf](#)
- [Attachment III - 7.6.26 Letter Requesting Extension of Time for Site Plan Approval-MTI](#)
- [Attachment IV - Draft Fourth Amendment to Purchase and Development Agreement](#)