



COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING OF: August 12, 2025

CONSENT AGENDA

AGENDA ITEM 11.D

SUBJECT:

Approval of the Second 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).

Construction of the NOP office has been delayed due to the developer, City procurement of security equipment installation and additional scope of work changes requested by the BBPD. The issues have been resolved and construction is moving forward. A second waiver is needed to extend the deadline (see Attachment VII).

A brief summary of the development timeline for the NOP Office:

- Permit Approval: February 28, 2024
- Construction Contract Signed: January 1, 2025
- Permit Issued: February 4, 2025
- Plumbing Underground Approved: February 19, 2025
- Plumbing Underground Work Commenced: February 21, 2025
- Concrete Poured: March 27, 2025
- Interior Walls: April 8, 2025
- Electrical Work: April 29, 2025
- HVAC Work: June 3, 2025
- Data Work: July 30, 2025

CRA staff recommends approval an additional 90-day extension from August 3, 2025 to November 1, 2025 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 Second 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 Program Office Construction Deadline](#)
- [Attachment VII - Second Waiver of Neighborhood Officer Program Office Construction Deadline](#)