

## More than 300 apartments approved for development in Boca Raton (Photos)



Image: Group P6, Mill Creek Residential

Mill Creek Residential and Group P6 plan to build Modera Boca.



By [Brian Bandell](#) – Real Estate Editor, South Florida Business Journal  
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### Story Highlights

- Group P6 and Mill Creek Residential received approval for Modera Boca.
- The 306-apartment complex will replace a Boca Raton office building.
- Developers plan to break ground on Modera Boca in January 2026.

Group P6 and Mill Creek Residential obtained approval to replace a Boca Raton office building with an apartment complex.

The city's Community Redevelopment Agency (CRA) approved plans for Modera Boca on July 14. The developers have the 1.71-acre site at 400 S. Dixie Highway under contract from the individual owners of the 20-unit Arbor Condominium. The office condo was developed in 1982 and is just west of the Boca Raton resort and golf club.

The developers [filed plans](#) for Modera Boca in 2024.

It was approved for 306 apartments in 12 stories, plus a parking garage with about 530 spaces.

"This community exemplifies a commitment to building with thoughtfulness and beauty in our hometown," said Ignacio Diaz, principal at Group P6. "Together with Mill Creek, we're proud to bring a vision to life that not only adds an exceptional residential offering, but also contributes meaningfully to the public realm."

The developers said they plan to break ground on Modera Boca in January 2026. It was designed by Corwil Architects.

Amenities in Modera Boca would include a pool deck, fitness center, lounge, clubhouse, coworking space, and dog park. The developers also agreed to improve a neighboring city park and enhance the pedestrian space along Dixie Highway.

"Modera Boca reflects Mill Creek's ongoing mission to create meaningful relationships and extraordinary places," said John Grimaldi VP of development at Mill Creek Residential. "This development is positioned to become a signature address in downtown Boca Raton."

There's been more multifamily development in Boca Raton in recent years as more wealthy people move to the city, often attracted to its good school, the popular arts and restaurant scene, and the many employers in its large office sector.