

Group P6 and Mill Creek score approval for 306-unit multifamily project in Boca Raton

Construction of the 12-story building is expected to start in January



Mill Creek Residential's William C. MacDonald and Group P6's Ignacio Diaz with a rendering of the Modera Boca project (Getty, Mill Creek Residential, Group P6, Corwil Architects)

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By [Lidia Dinkova](#)

Group P6 and Mill Creek Residential scored final approval for a 306-unit apartment building in downtown Boca Raton, marking continuing multifamily development in South Florida.

The Boca Raton Community Redevelopment Agency voted in favor of the 12-story Modera Boca project on Monday, according to the developers' news release. Construction of the building on the 1.7-acre site at 400 South Dixie Highway is expected to start in January, the developers' spokesperson said.

Group P6 and Mill Creek have the property under contract for an undisclosed price. The site is now home to an office condo development completed in 1982, records show.

Designed by Corwil Architects, Modera Boca will include a gym, Zen garden, dog park and co-working spaces, the release says.

Boca Raton-based Group P6 is a condo and townhouse development firm that's primarily focused on Broward and Palm Beach counties. Led by Ignacio Diaz, Group P6's projects include the 48-unit [Royal Palm Residences](#) condo complex with three nine-story buildings at 475 East Royal Palm Road in Boca Raton, and the 25-unit 327 Royal Palm condo building at 327 East Royal Palm Road, also in Boca Raton.

In October, Group P6 made its debut in Miami-Dade County, paying [\\$16 million](#) for a 1.4-acre site at 2600 and 2630 Northeast Ives Dairy Road in Ojus. The firm plans The Gateway, a 21-story project with [362 apartments](#).

[Mill Creek](#), also based in Boca Raton, is a multifamily investment, development, management and construction firm led by William C. MacDonald.

In Ojus, Mill Creek is developing Modera Aventura near the Brightline station. The project's first phase, a 15-story, 420-unit apartment

building, is under construction at 2681 Northeast 191st Street. The second phase, an [eight-story, 251-unit building](#), is planned for 2681 Northeast 191st Street and 2660 Northeast 192nd Terrace.

Several projects are in the works in [Boca Raton](#). Last month, the city council approved a resolution setting the stage for David Martin's Terra and Frisbie Group to develop a [city hall](#) and mixed-use project at 201 West Palmetto Park Road. The preliminary plan is for [912 residential units](#); 350,000 square feet of offices; a 150-key hotel; 77,000 square feet of retail; 75,000 square feet of food and beverage space; a 30,000-square-foot community center; and a 10,000-square-foot police substation in addition to the new city hall.

At Boca Raton's Park at Broken Sound, developers plan a [seven-story, 289-unit](#) mixed-income apartment building at 900 Northwest Broken Sound Parkway. Also, Oak Lane Partners plans a [243-unit Live Local Act complex](#) with 226 apartments and 17 rental townhouses. The project will be next to Oak Lane's office at 791 Park of Commerce Boulevard.