

## LOCAL NEWS

# 300 new Boca Raton residences planned for 12-story building — there's a park, too



Renderings illustrate the 12-story, 306-unit residential project, Modera Boca, recently approved to be built at 400 S. Dixie Highway in Boca Raton. (City of Boca Raton)



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A residential building with more than 300 residences was recently approved to be built in Boca Raton, adding to the city's development projects and addressing a potential growing population.

Modera Boca is a 12-story, 306-unit multifamily residential building proposed for [400 S. Dixie Highway](#) where an office building currently exists and will be redeveloped. Joining the multifamily project is a public park around the perimeter of the building that could be accessed by anyone in the city, not just the residents there.

"We wanted to make sure that front was very vibrant. So we have zen gardens. We have putt-putt golf. We have sitting areas. We have green walls. We have a lot of activity going on in our property on Dixie Highway even before you get to the building," said Ele Zachariades, a planning lawyer with Miskel Backman, during a city meeting on Monday. Zachariades is representing the project.

Modera Boca is just one of more than a [dozen proposed development projects](#) at various stages with the city, which could be well-timed with a [potential uptick of residents from New York](#) and the creation of the city's new government campus.

"We believe Modera downtown will bring much-needed housing solutions for the current and the newly coming young professionals and families who want to build their lives in Boca Raton," Ignacio Diaz said during meeting. Diaz is with Group P6, which is co-developing the project with Mill Creek Residential, said during the meeting.

Tiery Boykin, who owns an office space in the building that Modera will replace, said he hasn't always favored "bigger buildings" in Boca Raton's downtown area, but that has since changed after he said he recently experienced heavy traffic in other large cities in Florida.



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“People are moving to South Florida. They’re going to come to Boca Raton whether people like it or not,” Boykin said during the meeting. “Dixie Highway has been the forgotten family member of the downtown, and we’ve got to change that. And I think this building with this park and this landscaping is a great start to do that.”

Meanwhile, Boca Raton resident Monique Rambo dislikes the project, saying it’s too big.

“I don’t feel like it fits in Boca,” she told City Council members.

Rambo said she also didn’t understand why the two banyan trees at the site have to be removed with no replacement.

Because the banyan trees were not considered healthy enough for a relocation, Zachariades said there is no choice but to remove them. The new public park will bring in about a dozen new other trees.

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