BROWARD COUNTY PUBLIC SCHOOLS
Demographics & Enrollment Planning Department

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2025-26

Status of Underway and Remaining Residential Developments in the City of Deerfield Beach

TAZ	SBBC #	Subdivision	Total Units	Type of Unit	# of Bedrooms	Total COs Issued to Date	Forecasted Certificates of Occupancy					
							2025 (July-Dec)	2026	2027	2028	2029	2030
1	3945-2024	SE 3rd St. Townhomes [formerly FMO of Boca]	3	TH	2	0	0	0	0	0	3	0
1	3425-2022	Axis Apartments [Centrum /Eller & Federal / CRD]	237	MR	2,3+	0	0	0	0	119	118	0
2	3086-2021	Island Estates	4	TH	3	0	0	0	4	0	0	0
2	2820-2020	Be Hillsboro	6	TH,GA	1,2	0	0	6	0	0	0	0
2		Muraca	6	MF	2, 2	0	0	0	0	6	0	0
2	3522-2023	Bova Townhomes	3	TH	3,4	0	0	0	3	0	0	0
2	3445-2022	NY Deerfield Beach Apartments	13	MR	1,2,3,4	0	0	0	13	0	0	0
2	3425-2022	DFB Apartments	6	MR	EF,1,3	0	0	6	0	0	0	0
2	3666-2023	Coral Reef II	12	MR	1	0	0	0	0	11	0	0
2	3762-2024	324 Key West Villas	12	GA	0	0	0	12	0	0	0	0
15	2969-2020	Pearl on the River [formerly Vista Clara Apartments /Pennell Marine]	320	MF	EF,1,2,3	0	0	0	0			320
15		438/448 NW 4th Ave	2	SF	0	0	0	0	0	0	2	0

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							2025 (July-Dec)	2026	2027	2028	2029	2030
19	4100-2025	Tides at Deerfield	43	TH	EF,1,3	0	0	0	0	0	43	0
20	3988-2025	Gomes Duplex and Single Family [formerly 155 Deerfield Duplex]	3	TH,SF	2-3,3+	0	0	0	3	0	0	0
21	4096-2025	Deerfield Beach Mixed Use [1045 SW 10th Ave]	150	HR	0	0	0	0	150	0	0	0
22	3438-2022	Mayla [formerly Hillsboro Center / 600 & 700 W Hillsboro]	360	MF	'18-EF, 162-1BR, 159-2BR, 21-3BR	0	0	0	0	60	300	0
22	3050-2021	Southern Dreams Townhomes [aka Laura & Glenda Estates]	8	SF	0	0	0	0	8	0	0	0
22	3990-2025	SW 1st St & SW 2nd Terrace [aka Parrish plat]	8	TH	0	0	0	0	0	8	0	0
24	2841-2020	10th & Park Townhomes [formerly SW 10th Townhomes]	18	TH	3	0	0	0	0	0	0	9
24		Arlington Park	2	TH	2	0	0	0	0	2	0	0
24	3429-2022	Bnai Brith IV	62	GA	1,2	0	0	0	0	0	62	0
34	3606-2023	Sailboat Lake Condominiums	32	MR	0	0	0	0	0	0	32	0
70	3342-2022	Tallman Pines Phase 2 [formerly Hillsboro Landing]	80	GA	2,3	0	0	0	40	40	0	0
Total			**1,390**			**0**	**0**	**24**	**221**	**246**	**560**	**329**