BROWARD COUNTY PUBLIC SCHOOLS
Demographics & Enrollment Planning Department

Contact: Heather Waldstien, Assistant Director Planning & Development Services Telephone: (954)-250-4135

2026-27

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					
							2026 (July-Dec)	2027	2028	2029	2030	2031
1	2784-2019	Axis Apartments / Centrum (Eller & Federal)	237	MR	52-1BR, 182-2BR, 3-3BR	0	0	0	0	119	118	0
1	3945-2024	SE 3rd St. Townhomes [formerly FMO of Boca]	3	TH	2	0	0	0	3	0	0	0
2	3086-2021	Island Estates (now FMO of Boca)	4	TH	3	0	4	0	0	0	0	0
2	2820-2020	Be Hillsboro	6	MR	1,2	0	0	6	0	0	0	0
2	3522-2023	Bova Townhomes	3	TH	3,4	0	0	3	0	0	0	0
2	3445-2022	NY Deerfield Beach Apartments	13	MR	19 (3-1BR, 6-2BR, 3-3BR, 1-4BR)	0	0	0	0	13	0	0
11		Mill Creek Modera	238	MR	21-1BR, 49 1BR+DEN, 98 2BR, 28 2BR+DEN, 147 3BR, 38 3BR+DEN	0	0	0	0	0	119	119
13	4128-2025	Rivertowne Square	736	MR	116-ST, 379-1BR, 241-2BR	0	0	0	0	368	368	0

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							2026 (July-Dec)	2027	2028	2029	2030	2031
15	2969-2020	Pennell Marine (formerly Vista Clara, now Pearl on the River)	320	MF	EF,1,2,3	0	0	0	320	0	0	0
19	4100-2025	Tides of Deerfield	43	TH	3BR	0	0	1	33	9	0	0
20	3988-2025	Gomez	3	1 2F, 1SF	3 2BR+DEN	0	0	0	0	0	0	3
22	3738-2024	555 SW 3rd Ave (affordable housing)	22	TH	unknown	0	0	0	0	0	0	22
22	3438-2022	600-700 W Hillsboro (now Mayla, formerly Hillsboro Center)	360	MF	18-EF, 162-1BR, 159-2BR, 21-3BR	0	0	0	0	60	300	0
22	3053-2021	Southern Dream	8	TH	4BR	0	0	0	0	0	8	0
22	3990-2025	SW 1st St & SW 2nd Terrace [Parrish] depedent on August City Commission	8	TH	4BR	0	0	0	0	0	0	8

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							2026 (July-Dec)	**2027**	**2028**	**2029**	**2030**	**2031**
24	2841-2020	10th & Park Townhomes (SW 10th Townhomes)	18	TH	2,3	0	0	0	0	0	0	18
70	3342-2022	Tallman Pines Villas(Now Hillsboro Landing- affordable housing)	80	GA	44-2BR,36-3BR	0	0	0	0	0	40	40
72	application submitted	MBA Deefield Villas	10	10 SF	3BR	0	0	0	0	0	10	0
		*Pioneer Grove Redevelopment (LAC)	*2000									
Total			**2,112**			**0**	**4**	**10**	**356**	**569**	**963**	**210**