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# Boca Raton Housing Authority taps Atlantic Pacific to rebuild 81-year-old apartment complex



By [Brian Bandell](#) – Real Estate Editor, South Florida Business Journal  
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Atlantic Pacific Cos. has an agreement with the Boca Raton Housing Authority to rebuild an 81-year-old affordable housing community in the city.

The Miami-based developer and the Housing Authority filed applications with city officials in June for a new site plan and rezoning for the 10-acre site at 1350 N. Dixie Highway. Built in 1941, Dixie Manor currently has 95 affordable apartments.

According to the application, the apartments at Dixie Manor are in “dire need of replacement” and the Housing Authority selected Atlantic Pacific as its partner in the project following a request for qualifications process.

The developers would redevelop the northern half of the 10-acre site with 95 new affordable housing units, an 8,000-square-foot childcare center, a 5,000-square-foot clubhouse and 116 parking spaces. The units would range from 630 to 1,324 square feet. There would be 36 one-bedroom units, 39 two-bedroom units, 18 three-bedroom units, and two four-bedroom units.

It would be renamed the Residences of Martin Manor.

The southern half of the property could be developed with additional affordable housing in the future, according to the application.

“The AP team is working to have meetings with residents as they would like their voices to be represented in the final design,” Atlantic Pacific told the *Business Journal*. “Redevelopment details are still in early stages.”

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The developers are working with Altamonte Springs-based Forum Architecture & Interior Design and local attorney Ele Zachariades on the project. It will need City Commission approval at a later date.

The application also refers to the developers seeking state funding for the project. Fortunately for the developers, Florida lawmakers included \$771 million in affordable housing funding in the [Live Local Act](#) that was approved this year.

<https://www.bizjournals.com/southflorida/news/2023/08/04/atlantic-pacific-rebuild-boca-raton-apartments.html>

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