Project report: The Delmore Surfside

Facts as published, each with its source. Built by Kolaboro on 23 Nov 2026 from its public data. No verdicts.

Certificate

In short

The Delmore Surfside is listed as off-plan in Surfside, Florida, Miami, USA, by East Oceanside Development LLC. The handover date on record is 2029. A permit number is published. Transparency score: 64 of 100, rank 13 of 59 in Miami. 0 of 2 developer claims we tested are confirmed. Last checked 23 Nov 2026.

Key facts

Developer: East Oceanside Development LLC
source: https://www.condoblackbook.com/surfside/the-delmore-surfside

Location: Surfside, Florida, Miami, USA
source: https://www.condoblackbook.com/surfside/the-delmore-surfside

Stage: off-plan
source: https://www.condoblackbook.com/surfside/the-delmore-surfside

Handover on record: 2029
source: https://www.condoblackbook.com/surfside/the-delmore-surfside

Permit or licence number: DBPR condominium filing PR77678
source: https://www.condoblackbook.com/surfside/the-delmore-surfside

Price from: USD 15,000,000
source: https://www.condoblackbook.com/surfside/the-delmore-surfside

Payment plan: not published

Last checked: 23 Nov 2026

Page we read: https://www.condoblackbook.com/surfside/the-delmore-surfside

Transparency checklist

Transparency score: 64 of 100. Rank 13 of 59 in Miami

[x] Developer identified by legal name: Legal name: EAST OCEANSIDE DEVELOPMENT LLC (DBPR developer of record)

[?] Developer found in an official company register: Not checked

[x] Permit or licence number published: Number published: DBPR condominium filing PR77678

[x] Permit confirmed by a register or independent source: Confirmed (registry)

[x] Handover date published: Published: 2029

[?] Handover date record: Not enough dated history yet

[o] Deposit protection stated: No deposit protection stated in the pages we read

[o] Address or plot location published: No precise address or plot location published

[?] Developer website health: Developer website not checked by us

[?] Official lists screened: not screened yet

[x] Price published: Price published

https://kolaboro.com/methods/transparency-score/

Changes on record

23 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/the-delmore-surfside/

23 Nov 2026: Official register checked: Florida DBPR condominium filings
https://kolaboro.com/registers/

Sources

https://www.condoblackbook.com/surfside/the-delmore-surfside

https://www2.myfloridalicense.com/sto/file_download/extracts/developersummary.csv

This report is not advice and says nothing good or bad about the developer. Check each fact at its source before you pay.

The live page has the latest data: https://kolaboro.com/projects/the-delmore-surfside/
Free to share under CC BY 4.0, credit Kolaboro.