

Miami-Dade could approve deal for transit-oriented development on public land



Atlantic Pacific Communities wants to build 140 units of affordable housing at Quail Roost Transit Village near the South Dade TransitWay Corridor.

Miami-Dade County officials will consider leasing public land near the dedicated busway in West Perrine to Atlantic Pacific Communities for a transit-oriented development.

On Feb. 12, the county commission's Housing and Social Services Committee will consider granting initial approval to a lease with APC for the first phase of Quail Roost Transit Village. If it passes the committee, the lease would require approval by the full county commission on March 6.

The lease would cover 5.34 acres between Quail Roost Drive and Eureka Drive, near the bus corridor.

The South Dade TransitWay Corridor runs parallel to U.S. 1 north to the Metrorail station at Dadeland. It is one of six corridors the county has identified for a future mass transit system as part of the SMART plan. There's debate among county officials about what type of transit system should be built there, with rail and rapid bus transit among the options.

This would be APC's third transit-oriented development on county land.

"Building on our work together at Audrey M. Edmonson Transit Village and Northside Transit Village, our proposed development plan for Quail Roost Transit Village provides increased density and parking at a transit hub," said [Lindsay Lecour](#), VP of development at APC.

She said the development would increase transit ridership and decrease household costs for some families that can forego a car. The project will also be "an economic catalyst for the West

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Perrine area and a great next step toward building a more affordable and commuter-friendly Miami,” she said.

This process started in 2016 when APC submitted an unsolicited proposal to Miami-Dade to develop the Quail Roost Transit Village on 8.4 acres with a mix of affordable housing, retail, and a parking garage for transit riders. In December 2016, the county started a competitive solicitation process. Cornerstone Group Partners LLC also submitted a proposal for the land, but APC’s proposal was scored higher by a county evaluation committee, according to the county staff report.

The proposed lease would cover 5.34 acres of the 8.4-acre site, so it would represent the first phase of the project.

APC would commit to building up to 140 affordable housing units on the 5.34-acre site, according to the proposed lease. They would be priced for people making no more than 60 percent of area median income.



Atlantic Pacific Communities wants to obtain public funding for 140 affordable apartments in West Perrine.

Under the terms of the 75-year land lease, APC would pay \$1 per year for the land, plus \$5,000 per approved residential unit – for a maximum of \$700,000 per year. The payments for the developable units would start when the developer obtains site plan approval.

The application notes that APC is seeking low-income housing tax credit financing from the [Florida Housing Finance Corp.](#) for this project and it needs this lease in hand to be eligible for that process. If APC fails to obtain FHFC approval within 11 months, it could terminate the lease.

The developer may seek additional affordable housing funds from other sources, the application said.

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If FHFC approves the project, the developer would need one more vote from the county commission to finalize the lease.

Lecour said the 8.4-acre site is zoned for up to 1,000 units and APC has committed to build at least 500 units there in multiple phases. Future phases will also include a retail space, a parking garage for transit riders, and a covered walkway to the transit stop.

<https://www.bizjournals.com/southflorida/news/2018/02/09/miami-dade-could-approve-deal-for-transit-oriented.html>

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