

Atlantic Pacific Cos. proposes apartments in Miami's Perrine neighborhood

By Brian Bandell - Real Estate Editor, South Florida Business Journal
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Miami-based Atlantic Pacific Cos. has proposed a deal to build affordable housing on property owned by Miami-Dade County in the Perrine neighborhood in the southern part of the county.

The developer filed a pre-application with county officials concerning the 3.16-acre site at 10060 W. Evergreen St. The property, which is owned by the county's public housing division, currently has 28 apartments that were built in 1975. It's located a few blocks west of U.S. 1.

According to a letter from attorney [Ethan B. Wasserman](#), on behalf of Atlantic Pacific, the developer intends to enter into a ground lease with the county for this property. The site plan calls for affordable 270 apartments, 2,700 square feet of retail and 160 parking spaces, mostly in a parking garage.

It would be developed in two phases, starting with 120 apartments and 1,200 square feet of retail in seven stories and then 160 apartments and 1,500 square feet of retail in six stories.

"Atlantic Pacific Companies is excited to create another transit oriented community that will serve some of our county's neediest residents," said [Kenneth Naylor](#), president of development at Atlantic Pacific. "Just steps from the 173rd street stop on the South Dade TransitWay, Perrine Village will redevelop a public housing site built nearly 50 years ago."

The South Dade TransitWay is a bus rapid-transit system being developed by the county. About 10 blocks away, Atlantic Pacific is building an apartment community called [Quail Roost Transit Village](#) on another site leased from the county.

Naylor said residents of the Perrine Village site would be relocated into new units at Quail Roost Transit Village once construction starts on Perrine Village. He

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anticipates securing funding from the Florida Housing Finance Corp. for the project.

Corwil Architects in Coral Gables designed this project.

Developers file pre-applications to receive feedback from county staff before submitting official applications.

In recent years, county officials have inked many land leases at public housing sites in order to build more affordable and workforce housing.

<https://www.bizjournals.com/southflorida/news/2023/04/26/atlantic-pacific-cos-miami-dade-development.html>