

Atlantic Pacific proposes 124 rentals at Perrine transit village project

10-story building would include some affordable apartments, over 1K sf of retail

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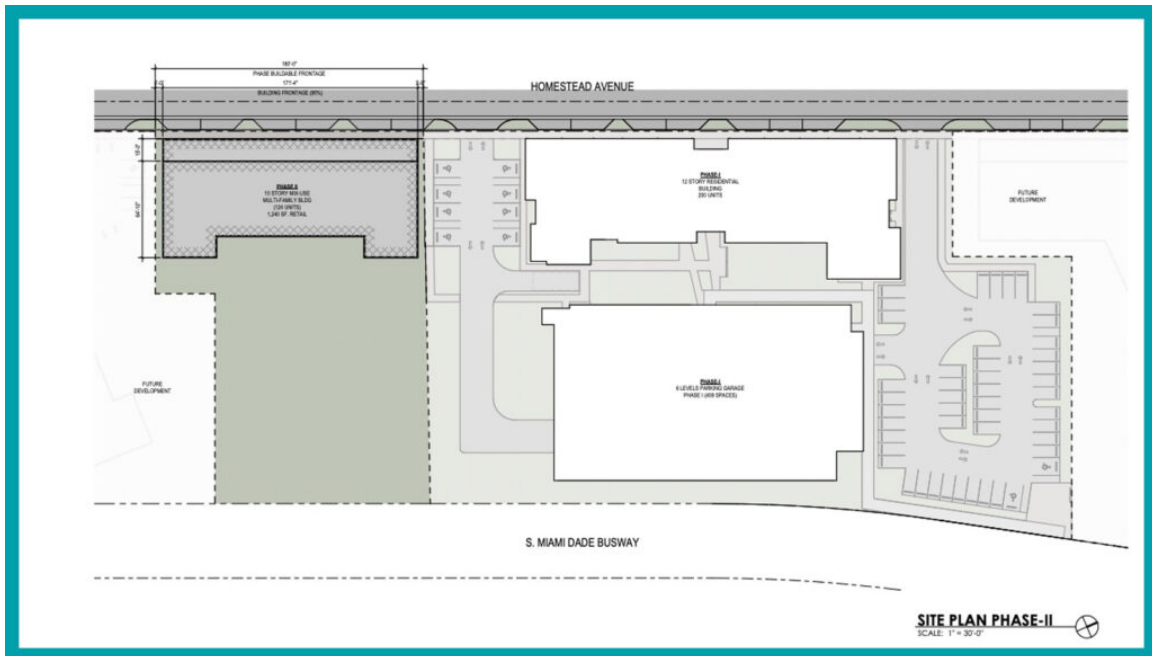
VPM: 476,661

Atlantic Pacific Companies is taking on the next portion of its multi-phase Quail Roost Transit Village project in south Miami-Dade County.

The Bay Harbor Islands-based development firm proposes a 10-story building with 124 apartments at 10235 Southwest 186th Street for its second phase of the transit village project, according to an Atlantic Pacific filing submitted to the county on Monday. The area is in unincorporated Miami-Dade, in the Perrine neighborhood.

The Corwil Architects-designed phase 2 would include 1,200 square feet of retail, just over half an acre of open space, 64 affordable housing units and 60 workforce housing units, according to the application and an Atlantic Pacific email. The affordable apartments will be for households earning up to 60 percent of the area median income, and the workforce units will be for those earning up to 80 percent of the AMI.

Miami-Dade's AMI is \$68,300 annually.



Preliminary schematics of 10235 Southwest 186th Street (Credit: Corwil Architects)

The Quail Roost Transit Village project has been in the works for at least five years. The project is slated to span a total of roughly 9 acres on the southwest corner of Southwest 184th Street and the busway.

In 2018, county commissioners voted in favor of granting Atlantic Pacific's affiliate control of the property owned by Miami-Dade. Two years later, the development firm and the county signed a [90-year master ground lease](#) for the site.

The entire Quail Roost project is expected to consist of more than 500 units. Phase I, which is immediately north of where the second phase is planned, has one 12-story building with 200 units and a six-story garage with 409 spaces, according to Atlantic Pacific's most recent filing to the county.

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The firm is seeking a pre-application meeting with Miami-Dade officials, which is a preliminary step for developers to gauge county departments' input on a project before filing an official application.

Also in Perrine [Atlantic Pacific](#) wants to build a [270-unit](#) affordable housing complex with a six-story building and a seven-story building at 10060 West Evergreen Street. The company filed an application for this development, called Perrine Village, last month.

Atlantic Pacific also has partnered with Florida Value Partners on a pair of apartment towers with a combined [500 units](#) at 9200 and 9180 South Dixie Highway, near Dadeland Mall.

The firm is led by Howard Cohen.

Its plan to include [affordable](#) and [workforce](#) housing at its Perrine projects comes as South Florida is reeling from skyrocketing rents. Over the past two years, an influx of out-of-state residents drove up apartment demand and rents to [unprecedented levels](#). Although rate hikes [significantly slowed](#) since mid-last year, rents aren't expected to return to pre-pandemic levels.

Other developers also are betting on building below-market-rate apartments in south Miami-Dade. This month, Legacy Residential Group, CD Group and Fenix Contractors proposed a [630-unit](#) garden-style community on the southeast corner of Southwest 252nd Street and Southwest 145th Avenue in the Princeton neighborhood. The project will either entirely or partly consist of workforce housing.

<https://therealdeal.com/miami/2023/04/27/atlantic-pacific-proposes-124-rentals-at-perrine-transit-village-project/>

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