



## Second Phase Of Quail Roost Station Breaks Ground Along Forthcoming Transit Hub In Miami-Dade County



Quail Roost Station. Credit: Atlantic Pacific Companies.

BY: [OSCAR NUNEZ](#) 8:00 AM ON AUGUST 19, 2024

[Atlantic Pacific Companies](#) has broken ground on an affordable housing project for seniors at [Quail Roost Station](#) located at [10235 Southwest 186th Street](#) in [Perrine](#). This development will be a hub along [Miami-Dade County's](#) forthcoming electric bus rapid transit system and offer direct access to public transportation along the South Dade TransitWay, making it a crucial part of its transit-oriented community initiatives.

The forthcoming structure at Quail Roost Station is set to rise 10 stories and will encompass 124 residential units, comprising 36 studios, 72 one-bedroom apartments, and 16 two-bedroom apartments. In alignment with Miami-Dade's affordable housing strategy, 20 units will be designated for residents earning up to 30% of the area median income (AMI), 44 units within 60% AMI, and 60 units at 70% AMI. With the median household income in Miami-Dade County currently at \$79,400, this project underscores the region's commitment to providing equitable housing solutions.

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Known alternatively as Quail Roost Transit Village, this project represents a crucial component of a broader, six-phase redevelopment initiative to revitalize the local community. In 2020, Miami-Dade County approved a land lease with Atlantic Pacific for the expansive 8.5-acre site along the South Dade TransitWay at Homestead Avenue and Southwest 184th Street. The first phase, which includes 200 affordable apartments and 2,000 square feet of commercial space, is slated for completion by the end of 2024. Following this, the second phase is anticipated to be succeeded by a third phase in 2025, further bolstering the area's infrastructure and housing capacity.



Quail Roost Station. Credit: Atlantic Pacific Companies.

Miami-based Atlantic Pacific is collaborating with [East Coast Development Enterprise](#), [EAC Developers](#), [Palmetto Homes of Miami](#), Florida Housing Finance Corporation and Miami-Dade's Department of Public Housing and Community Development on the project. "Quail Roost Station is another signal that transit-oriented communities, which are also affordable communities, are on the rise and very much needed," stated Kenneth Naylor, president of development at Atlantic Pacific. "The proximity to the South Dade TransitWay Corridor will be game-changing for seniors, elevating their quality of life."

The Miami-based developer Atlantic Pacific Companies is steering the project in collaboration with [East Coast Development Enterprise](#), [EAC Developers](#), and [Palmetto Homes of Miami](#). "Quail Roost Station is another signal that transit-oriented communities, which are also affordable communities, are on the rise and very much needed," remarked Kenneth Naylor, president of development at Atlantic Pacific. "The proximity to the South Dade TransitWay Corridor will be game-changing for seniors, elevating their quality of life."

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The financing for the second phase of Quail Roost Station includes \$31 million of equity from Wells Fargo, \$4.96 million in surtax funds from Miami-Dade County, and an \$8.79 million permanent loan from Wells Fargo. Miami-Dade County Mayor Daniella Levine Cava emphasized the broader vision, stating, “With this Transit-Oriented Community, we are not just building a structure, we’re building a future that honors our older adults. Quail Roost Station will stand as a testament to our commitment to creating spaces where older adults can thrive, and where accessibility, connection, and care come together.”

<https://floridayimby.com/2024/08/second-phase-of-quail-roost-station-breaks-ground-along-forthcoming-transit-hub-in-miami-dade-county.html>

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