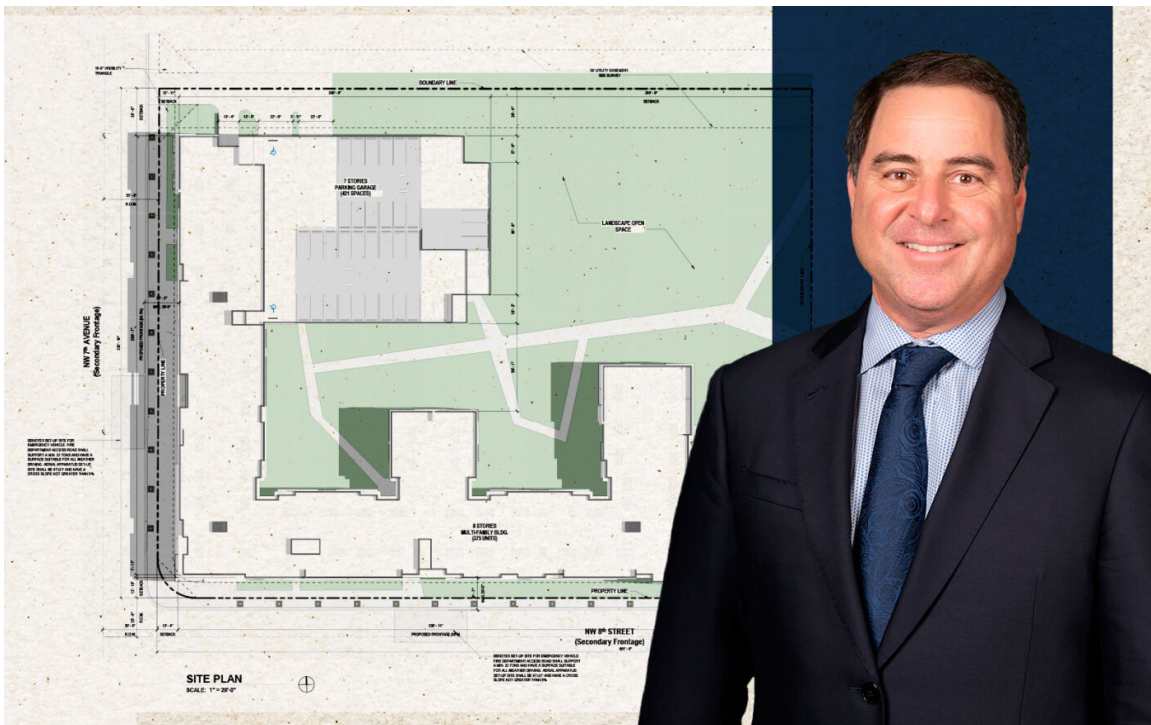


# THE **REAL** DEAL

## Atlantic Pacific proposes 375-unit affordable, workforce housing project in Miami's Overtown

Firm plans eight-story building on county-owned land it leases



By: Lidia Dinkova

Atlantic Pacific Companies proposes a 375-unit project with affordable and workforce apartments in Miami.

5 / 13 / 2025

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# THE REAL DEAL

The Miami-based development firm wants to build an eight-story building with 10,000 square feet of ground-floor commercial space and a 421-space garage on a portion of the site at 800 Northwest Fifth Avenue in the Overtown/Park West area, according to an Atlantic Pacific application filed to Miami-Dade County early this month.

The 4.1-acre site, which Miami-Dade owns, is near the Culmer Metrorail station. Atlantic Pacific leases the property from the county, according to the application.

The filing doesn't specify income levels the project will target. Generally, affordable and workforce apartments are for households earning between 30 percent and 120 percent of the area median income.

Miami-Dade's annual AMI is \$87,200, according to the Florida Housing Finance Corporation.

Led by Howard D. Cohen, [Atlantic Pacific](#) started construction last year on a seven-story, 239-unit affordable apartment project also on a portion of the property at 800 Northwest Fifth Avenue.

The firm is a prolific developer of affordable and workforce rentals in South Florida. In Kendall, Atlantic Pacific and nonprofit Casa Familia plan a [124-unit apartment complex](#) called Village at Casa Familia on 9 acres at 11025 Southwest 84th Street in unincorporated Miami-Dade.

The firm often partners with Miami-Dade to build its projects on county-owned land. In 2022, county commissioners approved a deal for Atlantic Pacific to lease and redevelop four public housing complexes. The properties now have 150 units, and the redevelopment plan is for [605 income-restricted apartments](#).

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In Overtown, Atlantic Pacific is developing the 36-story, 616-unit [Atlantic Square](#) apartment tower on county-owned land at 152 Northwest Eighth Street. Preleasing at the project starts in September, according to Atlantic Square's information phone line.

<https://therealdeal.com/miami/2025/05/13/atlantic-pacific-plans-375-below-market-rate-miami-rentals/>