



## Atlantic Square Opens In Overtown As Miami-Dade County's Largest Mixed-Income Transit-Oriented Development



Credit: Atlantic Square

BY: [OSCAR NUNEZ](#) 8:00 AM ON JUNE 5, 2026

Atlantic Square has officially opened at 777 NW 2nd Avenue in Miami's Overtown neighborhood, marking the completion of what is being described as Miami-Dade County's largest single-phase mixed-income transit-oriented development. Designed by Corwil Architects and developed through a partnership between Atlantic Pacific Companies, Greater Bethel AME, Palmetto Homes, GTIS Partners, and PNC Real Estate, the 36-story tower yields 616 apartments, including 320 workforce housing

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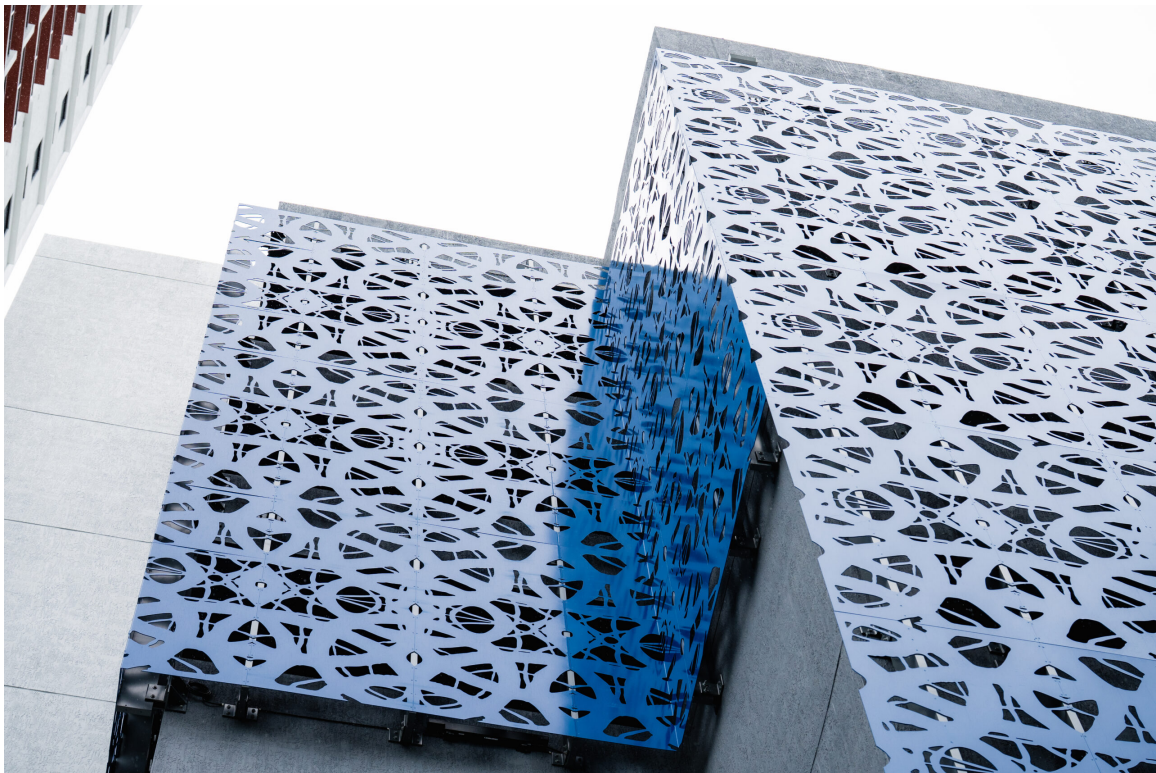
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Approximate Visitors Per Month & Potential Audience: 39,628



units and 40 affordable housing units, along with approximately 25,000 square feet of ground-floor retail and restaurant space.

The development was delivered through a public-private partnership involving Miami-Dade County's Department of Transportation and Public Works, the City of Miami, and the Southeast Overtown/Park West Community Redevelopment Agency. Supported through the Building Better Communities Bond Program and Miami-Dade County's General Obligation Bond initiative, the project stands adjacent to some of the region's most significant transportation infrastructure, including Brightline's MiamiCentral station, Metrorail, and Metromover.



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A ribbon-cutting ceremony was held on June 3, bringing together project partners, elected officials, and residents to celebrate the completion of the development. The event featured guided tours, live entertainment, and community programming reflecting Overtown's cultural heritage.

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“Atlantic Square represents the kind of inclusive, transit-connected development Miami-Dade County champions. By expanding housing opportunities while also connecting residents to jobs, transit, and community resources, we are investing in neighborhoods like Overtown and creating a more resilient and equitable future for our county,” said Miami-Dade County Mayor Daniella Levine Cava.

The transit-oriented development was designed to capitalize on its location at the convergence of Downtown Miami, Miami Worldcenter, and Overtown, creating a dense mixed-use environment centered around walkability and access to public transportation. Residential amenities include a recreation deck with two swimming pools, a dog park, fitness facilities, outdoor gathering spaces, coworking areas, and resident lounges. The ground floor is organized around a landscaped interior courtyard and

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incorporates retail and restaurant space intended to activate the pedestrian environment.



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A prominent feature of the project is a large-scale public art installation integrated into the parking garage façade. Commissioned through Miami-Dade County’s Art in Public Places program, South Florida artist Marielle Plaisir created *The Way I See the World*, a monumental cladding installation illuminated with blue lighting at night. The artwork incorporates a series of abstract eye-shaped forms intended to symbolize memory, vigilance, and community identity while serving as a visual landmark for Overtown.

“As Commissioner for District Five and Chairwoman of the SEOPW CRA, the future of Overtown has been a top priority. This historic community, once a thriving center of Black culture, commerce, and entertainment, is

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experiencing a renaissance thanks to conscious developments like Atlantic Square which includes almost 60% of workforce and affordable housing in a market-rate property. It is helping the area to be better known for its vibrancy and diversity, not poverty or crime. Atlantic Square demonstrates the power of public and private partnership for the greater good of the community,” said City of Miami Chairwoman and District Five Commissioner Christine King.



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Transit-oriented developments have become a major focus of Miami-Dade County's long-term growth strategy, with numerous projects completed, under construction, or planned along major transit corridors. By concentrating housing, retail, and community amenities near transit infrastructure, these developments aim to improve mobility while expanding housing opportunities throughout the county.

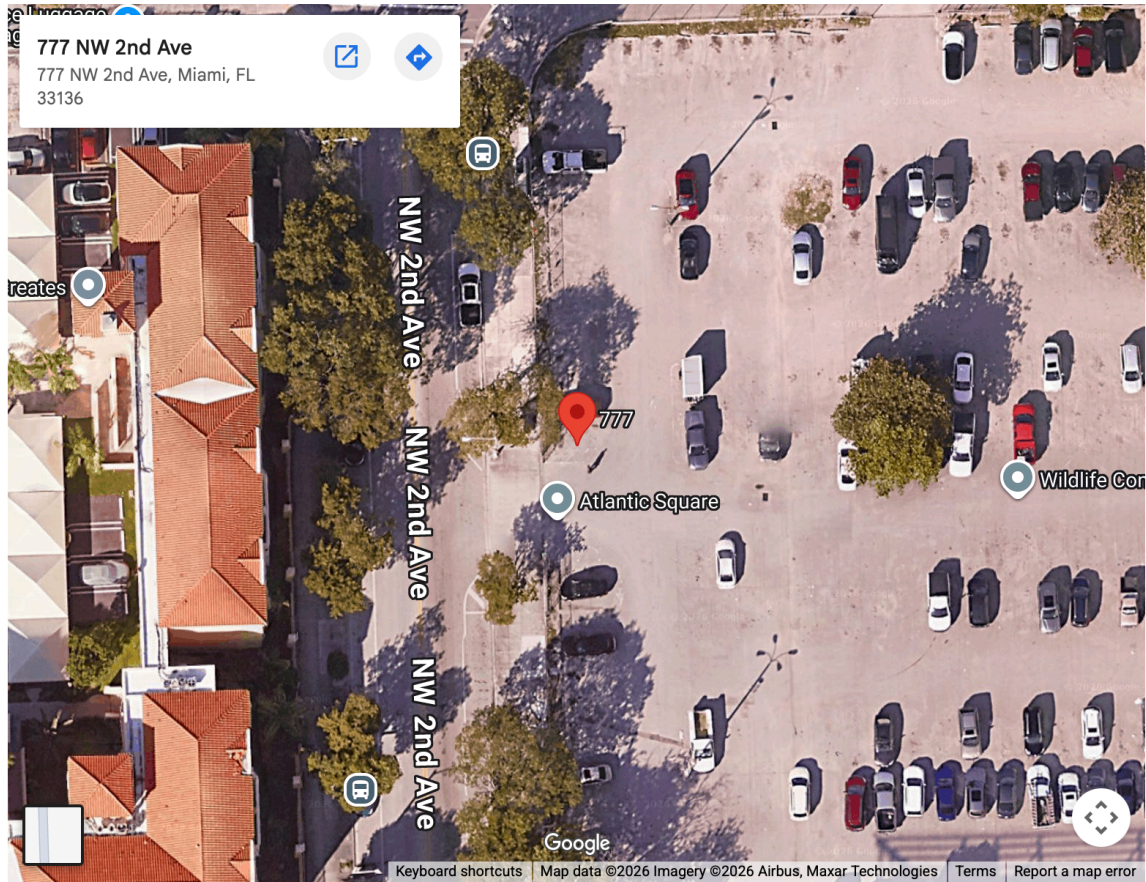
“Atlantic Square is an ideal example of what’s possible when public and private partners come together around a shared vision for community impact,” said Atlantic Pacific Companies President-Development Ken Naylor. “We are incredibly grateful that these partnerships have enabled us to bring 616 beautiful new homes to the most transit-rich neighborhood in Florida.”

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<https://floridayimby.com/2026/06/atlantic-square-opens-in-overtown-as-miami-dade-countys-largest-mixed-income-transit-oriented-development.html>

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