

OVERTOWN IS HOME TO LARGEST MIXED-USE TRANSIT-ORIENTED, AFFORDABLE HOUSING DEVELOPMENT

DAVID SNELLING – JUNE 23, 2026



Photos courtesy of the City of Miami and Atlantic Pacific Companies

By David L. Snelling

MIAMI- Miami's oldest and historic Black neighborhood is now home to one of the largest mixed-income transit-oriented developments in Miami-Dade County.

County and city of Miami officials as well as project partners ushered in the new Atlantic Square, a 36-story tower which yields 616 apartment units including 320 for workforce units and 40 for affordable housing, during a recent ribbon-cutting ceremony.

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Approximate Visitors Per Month & Potential Audience: 27,800

The 25,000 square foot ground-floor retail and restaurant space project is located at 777 N.W. 2nd Avenue in Overtown, and within walking distance of Miami-Dade transit services including Metrorail, Metro Mover and the Overtown Transit Village bus terminal.

The project also towers over the Historic Overtown Folklife Village, 819 N.W. 2nd Avenue, which is anchored by the Black Archives Lyric Theater.

The development was built and financed 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.

The project was designed by Corwil Architects and developed through a partnership between Atlantic Pacific Companies, Greater Bethel AME, Palmetto Homes, GTIS Partners, and PNC Real Estate,

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 Miami Central station.

The cost of the project was not disclosed.

The opening of Atlantic Square marks another chapter in the revitalization efforts of the Overtown area, which has seen some major changes over the years including residential and commercial developments as part of a series of economic development plans.

City of Miami Commission Chairwoman Christine King, who represents the district, championed the 40 units of affordable housing to ensure families have access to affordable living in the Atlantic Square.

"Through collaboration with the SEOPW CRA, the project has also supported local workforce development through community job fairs and employment opportunities," King said during the recent ribbon cutting ceremony for the project. "We look forward to seeing this exciting project take shape and contribute to the continued growth and revitalization of Southeast Overtown."

Since she was first elected in 2021, King, who is also chairwoman of the SEOPW CRA, said the future of Overtown has been a top priority.

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“This historic community, once a thriving center of Black culture, commerce, and entertainment, is experiencing a renaissance thanks to conscious developments like Atlantic Square which includes almost 60 percent of workforce and affordable housing in a market-rate property,” she said. “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.”

Residential amenities include a recreation deck with two swimming pools, a dog park, fitness facilities, outdoor gathering spaces, co working areas, and resident lounges.

The ground floor is organized around a landscaped interior courtyard and incorporates retail and restaurant space intended to activate the pedestrian environment.



“Atlantic Square represents the kind of inclusive, transit-connected development of Miami-Dade County champions,” said Miami-Dade Mayor Daniella Levine Cava. “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.”

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Atlantic Pacific Companies, a real estate firm specializing in acquisitions, development, property management, and investment management, was among the partners that helped bring Atlantic Overtown to life.

“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.”

The firm credits county and city officials for the accomplishment of the project and South Florida artist Marielle Plaisir who was commissioned to paint his work on the facade of the building.

“The bold illuminated artwork honors Overtown’s rich history and cultural legacy while serving as a visual landmark for the neighborhood,” Atlantic Pacific Companies said on social media. “It is an honor to collaborate with our extraordinary partners on this meaningful development.”

The firm also is involved in the second phase of the Perrine Village which recently broke ground on a project for affordable housing senior citizens along the South Dade TransitWay.

Once complete, this new phase will add 101 apartment homes for residents ages 55 and older, creating a welcoming community designed to support independence and connection.

<https://www.sfltimes.com/news/overtown-is-home-to-largest-mixed-use-transit-oriented-affordable-housing-development>

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