

Commercial Real Estate

Plans for 250 affordable apartments proposed on county-leased site

By [Brian Bandell](#) – Real Estate Editor, South Florida Business Journal
Aug 11, 2026

- Atlantic Pacific Cos. filed plans for 250 apartments on a Miami-Dade public housing site.
- The project will include 200 affordable units and 50 market-rate apartments in seven stories.
- This represents the third phase of Atlantic Pacific's developments near the Culmer Metrorail Station.

Atlantic Pacific Cos. filed plans to build affordable and market-rate apartments on a Miami-Dade County public housing site in Overtown.

Culmer Gardens on 5th would be the third phase of the developer's series of affordable housing developments near the Culmer Metrorail Station.

Atlantic Pacific filed a pre-application with county officials for the 3.14-acre site at 451 N.W. 5th St., 525 N.W. 5th Ave., and 429 N.W. 6th St., with the developer stating that it intends to enter into a ground lease with the county for this site. It currently has 34 public housing units that were built in 1984.

Under the proposal, the project would have 250 apartments in seven stories and 106 parking spaces, with 24 of those spaces structured parking. The developer can benefit from a parking reduction because the site is near the mass transit station.

There would be 200 affordable apartments and 50 market-rate apartments. All of those units would be studios or one-bedroom apartments.

8 / 11 / 2026

ONLINE | South Florida Business Journal | Commercial Real Estate | Brian Bandell

Approximate Visitors Per Month: 5,294,804

Atlantic Pacific officials declined to comment on the application because it's early in the process. Developers file pre-applications to obtain comments from county staff before submitting official applications.

Attorney Ethan B. Wasserman represents the developer in the application. Miami-based Corwil Architects designed the project.

"The proposed project will provide much-needed workforce affordable housing to the community and will be a positive addition to the surrounding area," the developer stated in the application.

Atlantic Pacific [broke ground](#) on the first phase, the 239-unit Culmer Place, in 2024 and it's now nearing completion. It [proposed plans](#) for the 375-unit second phase in 2025. Both are on land leased from Miami-Dade.

County officials have been ramping up their strategy of leasing old public housing sites to developers in order to create new affordable housing with modern amenities, along with some workforce or market-rate housing.

<https://www.bizjournals.com/southflorida/news/2026/08/11/atlantic-pacific-plans-250-apartments-in-overtown.html>