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Atlantic Pacific targets public sites for Miami-Dade's affordable housing expansion

Land-lease deals with county, school district to bring hundreds of apartments

Atlantic Pacific Companies' Howard Cohen with rendering of Culmer Place (Atlantic Pacific Companies, Getty)

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By TRD Staff

Key Points

- Atlantic Pacific Companies is developing hundreds of affordable housing units on publicly owned land in Miami-Dade County through two distinct land-lease agreements.

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- The developer is securing a 99-year lease on 10 acres of school district property to build 364 income-restricted apartments, with first priority given to teachers and district employees.
- A project in Overtown will add 250 apartments — 200 affordable and 50 market-rate — on county land as part of a multi-phase development effort near the Culmer Metrorail Station.

Atlantic Pacific Companies is bringing hundreds of affordable housing units to publicly owned sites in Miami-Dade County across two land-lease deals.

The Boca Raton-based firm plans 364 income-restricted apartments on part of a school property that it is leasing from Miami-Dade County Public Schools. And it's building 250 apartments on a county-owned public housing site in Overtown.

In the deal with the school district, Atlantic Pacific is entering a 99-year lease for 10 acres at 11700 Southwest 216th Street, the Miami Herald reported. The developer will pay the school district $12.7 million.

The property is part of the Arthur and Polly Mays Conservatory of the Arts campus, which recently merged with Pine Villa Elementary to form a K-12 school as part of the district's downsizing. Part of the school will be demolished to make way for the apartment complex, but the school will still take up 18 acres.

Teachers and district employees will receive first priority for the units. Construction is expected to start at the end of 2029 and wrap up in 2031.

For the Overtown project, Atlantic Pacific proposed market-rate and affordable apartments on 3.1 acres of county land at 451 Northwest Fifth Street, 525 Northwest Fifth Avenue and 429 Northwest Sixth Street, the South Florida Business Journal reported.

The price and terms of the proposed ground lease with the county haven't been disclosed.

Two hundred apartments would be affordable, and 50 would be market rate. Only studios and one-bedrooms are planned. The development site has 34 public housing units that were built in 1984.

The project, called Culmer Gardens on 5th, is the third phase of Atlantic Pacific's affordable housing development near the Culmer Metrorail Station.

The 239-unit first phase, called Culmer Place, started construction two years ago and is nearly completed. The second phase, proposed last year, will have 375 units. All of them are on county-

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owned land and are part of the county's strategy of upgrading its public housing by leasing land to private developers.

— *Rachel Stone*

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