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South Miami approves 10-story apartment project

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The South Miami City Commission approved the rezoning of a site to build a 10-story apartment complex one block west of the South Miami Metrorail Station.

The Sept. 6 vote clears the way for the redevelopment of the 1.61-acre site at 6075 Sunset Drive. A joint venture between Miami-based Alta Development, led by Henry Pino, and Santiago, Chile-based Maestra Development has the vacant site under contract from Coral Gables-based Sunset-Miami Investments, according to Pino.

An older office building there was demolished several years ago.

Totaling about 480,000 square feet, the project would have 311 apartments, 3,651 square feet of retail and about 325 parking spaces. There would be a pool deck on the third floor and 5,945 square feet of indoor amenities.

The building would be designed like a giant “H” lying on its back atop a rectangular box.

The apartments would range from 622 to 1,185 square feet.

Miami-based MSA Architects designed the project.

Pino said they plan to break ground on the



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apartments in March 2023. It will be called Edge at SoMi.

Apartment projects near Metrorail stations often have high occupancy rates because they allow tenants to take public transit to work in downtown Miami. The South Miami stop is also one station south of the University of Miami in Coral Gables.



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