



**CITY OF SOUTH MIAMI
OFFICE OF THE CITY MANAGER
INTER-OFFICE MEMORANDUM**

TO: Genaro "Chip" Iglesias, *City Manager*
FROM: Suramy Cabrera, P.E., *Development Services Director*
DATE: December 11, 2025
SUBJECT: A recommendation of the City of South Miami Development Director to approve Minor Modification to the approved development at 6075 Sunset Drive.

A request for Administrative Minor Modification review and approval per City code Section 20-8.7.1 of the approved Special Exception plan for "The Edge at Sunset" at 6075 SW 72nd Street.

The Edge at Sunset was approved pursuant to Special Exception Resolution No. 118-2215871 on November 7, 2023, for a Special Exception approval of a Large-Scale Development, exceeding 40,000 square feet or 4 stories in the former TODD MU-6 District. The approval included 2 bonus-floor awards: 1) one floor for providing a bicycle room and 2) a second floor for providing public plazas. The project is an "Approved Development" as defined in Section 20-8.7.1 of the Land Development Code and is eligible for administrative review and approval of site plan modifications that are defined as minor. The subject property is now in the Transit-Supportive Downtown Development (TSD) zoning district, TODA subdistrict.

The property that is the subject of the development approval and this modification review is 6075 SW 72nd Street, comprising part of a full block, and is surrounded on three sides by public streets, including SW 61st Avenue, SW 71st Street, and Sunset Drive (SW 72nd Street). It is comprised of 75,980 sq. ft. of lot area (1.74 acres) on the single folio #09-4025-011-0010.

The approved project consists of a 10-story mixed-use building, comprising 480,057 square feet of gross floor area, 316 dwelling units, 3,675 square feet of retail at the ground floor on Sunset Drive and 329 parking spaces, a bike room and two public plazas: along Sunset Drive that is to be 8,315 square feet in area and the other at the southwest corner the property at the intersection of SW 71st Street and SW 61st Avenue, and comprising 781 square feet of area.

As a result of subsequent design refinements and improvements, the owners, "Maestra Sunset, LLC" and "Alta Sunset, LLC" have made modifications to the project.

1. addition of 200 square feet of outdoor open plaza space at Level 1
2. additional planter beds at street level along SW 61st Avenue
3. additional landscape and trees at the lobby entrance along SW 61st Avenue
4. reduction of residential units from 316 to 314
5. removal of all previously proposed 17 tandem parking spaces (34 spaces) from the garage
6. addition of 16 parking spaces within the garage for a total of 315 on-site parking spaces
7. increase Level 1 height from 12'-8" to 15'-0"
8. increase Level 2 height from 9'-8" to 14'-9"
9. increase Level 3 height from 9'-8" to 11'-0"
10. increase overall height from 109'-6" to 114'-11" (5'- 5" increase)
11. increase retail space along Sunset Drive by 1,500 square feet
12. increase in plaza space by 200 sq. ft.

In addition, the applicant has proposed additional site plan modifications that are proposed as de minimis modifications. They include:

- a. relocation of the garage entrance to align with the driveway and ramp within the garage for better and safer flow
- b. relocation of retail cell #3 from SW 71st Street to SW 61st Avenue with its door opening on small plaza
- c. increase in the size of FP&L vault per utility requirements
- d. addition of interior office partitions within leasing office
- e. relocation of the mail room
- f. addition of moving-staging room at ground level
- g. addition of tenant storage areas on Level 2
- h. increase in area of the trash room
- i. Increase of lobby floor area
- j. Relocation of electrical, pump, generator, and loading dock to the rear of the property
- k. increase of window size in some units
- l. increase of sliding glass door heights
- m. modification to elements of the amenity deck.

The City of South Miami Development Services Director and planning staff have reviewed the request, as provided by Site Plan modifications provided in completion on September 12, 2025, comprised of 5 architectural sheets noting modifications with replacement sheets to the original plan set, as titled: A-2.1-ALT, A-2.2-ALT, A-2.3-OPT-F, A-3.1-ALT, and A-3.2-ALT, signed and sealed by Javier Font, AR #12547, of Behar Font Partners PA.

Section 20-8.71 provides that an *"applicant shall have the right to make a modification or a series of modifications to an approved Final Site Plan prior to the issuance of a building permit, provided the proposed modifications, either individually or cumulatively conform with the following criteria:*

- 1) *Building Footprint. The ground floor building footprint shall not exceed the dimensions provided for in the approved Final Site Plan by more than three percent (3%) or five (5) feet in any horizontal direction, whichever is lesser.*
- 2) *Vehicular Circulation. The vehicular circulation shall not be materially altered from that vehicular circulation approved in the Final Site Plan. Notwithstanding the forgoing, minimal adjustments to the location of driveways of less than three (3) feet shall be deemed a Minor Modification.*
- 3) *Vehicular Parking. The number of on-site vehicular parking spaces provided may be modified so long as the total number of on-site vehicular parking spaces provided is consistent with all code requirements and is within five percent (5%) of the number provided in the approved Final Site Plan.*
- 4) *Exterior Architectural Features and Material Selections. Exterior architectural features and material selections may be modified so long as they are generally consistent with the architectural character, materials, and color palette in the approved Final Site Plan.*
- 5) *Building Height. The overall building height may be increased by up to five percent (5%) of the previously approved building height so long as the building height does not exceed the permitted maximum building height. The overall building height may be reduced.*

- 6) *Residential Units. The number of residential units may be increased so long as the total number of residential units provided is within five percent (5%) of the number provided in the approved Final Site Plan. The number of residential units may be reduced.*"

The changes between the approved site plan and the modified site plan have been reviewed, and any notable changes are summarized in the table on the following page. Changes have been categorized, evaluated, and a determination for each made pursuant to the criteria of Section 20.8.7-1. Where a modification, even if numerically smaller, exceeds the zoning requirement at the time of approval, it is noted as non-complying, and would be deemed substantial and recommended for further review.

Other modifications are noted, and where a modification diminishes an important criterion of the zoning code that is essential to the character of the zoning district, or modifications individually or cumulatively reduce compatibility to an extent that can plausibly cause adverse impacts, these modifications are noted and deemed for consideration of further review.

Characteristic	Approval Requirement	Approved Site Plan	Modified Site Plan	Determination of Substantial or Minor Modification
LOT				
Lot size	not applicable	70,234 sq. ft. 1.6124 acers (source: site plan)	70,234 sq. ft. 1.6124 acers (source: site plan)	no change
Lot coverage (footprint)	100%	42,290 sq. ft. 60.2%	42,290 sq. ft. 60.2%	no change
Open Space	Plaza 1 Plaza 2 Total	7,534 sq. ft. 781sq. ft. 8,315	7,534 sq. ft. 981sq. ft. 8,515	increase 2.4% 200 sq. ft. MINOR
INTENSITY & DENSITY				
Floor Area	no maximum	590,503 sq. ft.	590,503 sq. ft.	no change
FAR	no maximum	8.41	8.41	no change
Residential Units	no maximum	316	314	reduced MINOR
Residential Density	no maximum	196	194.7	reduced MINOR
HEIGHT				
Building Height	TODD MU-6 4 – 8 stories 12 with bonuses 150 feet ma	109'-6"	114'-11"	increased 4.95% MINOR
Number of Floors	2 minimum 8 maximum 10 w bonuses	10 floors	10 floors	no change
SETBACKS				
Front - Sunset Drive	floors 1 – 4: 0'-0" floors 5-10: 20'-0"	floors 1 – 4: 4'-8" (not including arcade) floors 5-10: 28'-4"	floors 1 – 4: 4'-8" (not including arcade) floors 5-10: 28'-4"	no change

Characteristic	Approval Requirement	Approved Site Plan	Modified Site Plan	Determination of Substantial or Minor Modification
Interior Side (east)	0'-0"	0'-0"	0'-0"	no change
Street Side, SW 61 st Av.	0'-0"	4'-10"	4'-10"	no change
Rear, SW 72 nd Street	0'-0"	0'-0"	0'-0"	no change
USE				
Primary Use	residential	residential	residential	no change
Ancillary Uses	frontage retail	frontage retail	frontage retail	no change
ACCESS				
Number of Access Drives	not applicable	1	1	no change
Location of Access Drives	minor street	SW 71 st Steet	SW 71 st Steet	no change
Direction of Access Drives	not applicable	bi-directional	bidirectional	no change
PARKING				
Number of Residential Units and Retail Floor Area		Retail: 3,650 s.f. Leasing 1,354 s.f. <u>Residential:</u> Studio 0 1 Bedroom 138 2 Bedroom 178 3 + Bedroom 0 Total 316	Retail: 5,150 s.f. Leasing: 1,354 s.f. <u>Residential:</u> Studio 0 1 Bedroom 136 2 Bedroom 178 3 + Bedroom 0 Total 314	retail increased by 1,500 sq. ft. residential reduced by 2 dwelling units
Number of Spaces Required	Retail: 1/300 s.f. Office 1/250 s.f. <u>Residential:</u> Studio ¾ sp. 1 Bedroom ¾ sp. 2 Bedroom 1 sp. 3 + Bedroom 1sp.	Retail 13 Leasing Office 6 <u>Residential:</u> Studio 0 1 Bedroom 104 2 Bedroom 178 3 Bedroom 0 Total 301	Retail 18 Leasing Office 6 <u>Residential:</u> Studio 0 1 Bedroom 102 2 Bedroom 178 3 Bedroom 0 Total 304	number of spaces reduced < 1% MINOR number of spaces is sufficient
Single Self-Park Spaces	316 total required	292	315	reduced < 1% MINOR
Accessible HC spaces	7	7	7	no change
Tandem Spaces	permitted (not to exceed by modification)	34	0	not applicable
EV and EV-Ready Spaces	20% of total	61	61	no change
On-Street Spaces	permitted (not to exceed by modification)	16	11	not applicable
Two-Wheel Vehicle Spaces	permitted in current TSDD code	0	0	not applicable

Characteristic	Approval Requirement	Approved Site Plan	Modified Site Plan	Determination of Substantial or Minor Modification
Bicycle Parking / Storage	Bike room provided for plus one floor bonus	17'-6" x 24'-4" bike room + 12 outdoor bike rack spaces	17'-6" x 24'-4" bike room + 12 outdoor bike rack spaces	no change
Total Spaces Provided		329	326	less than 1% MINOR
Typical Parking Stall	18' log x 9' wide	18' x 9'	18' x 9'	no change
Typical Parking Aisle	23'0"	23'-0"	23'-0"	no change
LOADING				
Loading Bays	3 medium bays on minor street	3 medium bays at east corner of SW 73 rd Street	3 medium bays at west corner of SW 73 rd Street (39'-7" x 35'-6")	MINOR <ul style="list-style-type: none"> change location still on minor street closer to plaza and intersection
Solid Waste	1 compactor	enclosed on west side	enclosed on west side	no change
ARCHITECTURAL FEATURES				
Arcade		23'-9" x 22'-4"	23'-9" x 29'-9"	higher MINOR
Vertical Variation:		vertical columns at minimum 20' spacing	vertical columns at minimum 20' spacing	no change
Horizontal Variation		22'-4" arcade 41'-8" canopy	29'-9" arcade 50'-5" canopy	higher MINOR
Surface Materials		gray, slate, and white stucco with vertical variation & horizontal bands and 2 nd and 5 th floors with broken crown bands	gray, slate, and white stucco with vertical variation & horizontal bands and 2 nd and 5 th floors with broken crown bands	no change
Windows & Doors		bronze finish frames and bronze tinted impact glass	bronze finish frames and bronze tinted impact glass	small change in window size MINOR
BONUS ALLOCATION				
Bonus Floor 1. For buildings that have an office or commercial component that provide onsite bicycle amenities including at least three (3) of the following features: <ul style="list-style-type: none"> Secure bike parking room (in addition to bike racks that may be required) Bike repair stations (accessible to occupants and guests and may be outside if covered) or repair room (may be included in bike parking room) 	<ul style="list-style-type: none"> Secure bike parking room (17'-6" x 24'-4") 28 bicycle capacity 2 bicycle repair stations Bike washing station Lockers and change room 	<ul style="list-style-type: none"> Secure bike parking room (17'-6" x 24'-4") 28 bicycle capacity 2 bicycle repair stations Bike washing station Lockers and change room 	no change shown	

Characteristic	Approval Requirement	Approved Site Plan	Modified Site Plan	Determination of Substantial or Minor Modification
<ul style="list-style-type: none"> • Bike wash stations (accessible to occupants and guests and may be outside if covered) • Showers and locker/change room for employees and commercial invitees • Availability of loaner bicycles for building residents and employees 	<ul style="list-style-type: none"> • Availability of loaner bicycles for building residents or employees 	<ul style="list-style-type: none"> • Availability of loaner bicycles for building residents or employees 		
<p>Bonus Floor 2. For providing a public square, plaza or green space of at least seven-thousand five hundred (7,500) square feet of contiguous area, functionally and visually connected to the pedestrian walkway system and designed with the following minimum amenities: benches, shade (trees and structures), play and/or exercise areas, and water stations</p>	<p>South Plaza (Sunset Dr.) 7,534 sq. ft.</p> <p>Northwest plaza 781 sq. ft.</p> <p>Total 8,315 sq. ft.</p>	<p>South Plaza (Sunset Dr.) 7,534 sq. ft.</p> <p>Northwest plaza 981 sq. ft.</p> <p>Total 8,515 sq. ft.</p>	<p>plaza space increased by 200 sq. ft. and continues to meet bonus requirement</p>	

Based on the review herein, the Development Director has determined that the proposed modifications to the approved development at 6075 Sunset Drive are minor modifications pursuant to the criteria of Section 20-8.7.1. They are consistent with the zoning requirements of the zoning code at the time of approval, and do not cause adverse impacts or incompatibilities with the current zoning requirements.

The Planning and Zoning Department has reviewed the modified site plan against the approved Final Site Plan for compliance with Section 20-8.7.1. Following this review, the Planning and Zoning Director shall submit a recommendation to the City Manager for review, and who may affix conditions deemed expedient to further the intent of this Section or to mitigate any additional impacts of the Minor Modification. If approved, the City Manager shall place a copy of the approved Site Plan with Minor Modification in the TSDD file. Notice of the administrative decision regarding the Minor Modification shall be posted on the City's website within 10 days of the transmission of the recommendation of approval to the City Manager.

Holland & Knight

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(305) 789-7776
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June 9, 2025

VIA HAND DELIVERY

Ms. Suramy Cabrera
Director
Development Services
City of South Miami
6130 Sunset Drive
South Miami, Florida 33143

**Re: Sunset-Miami Investments, Inc. / Maestra Sunset, LLC / 6075 Sunset Drive
Request for Administrative Minor Modification review and approval per
Section 20-8.7.1 of approved Special Exception plan within TSDD.
Letter of Intent**

Dear Ms. Cabrera,

This letter is submitted on behalf of Maestra Sunset, LLC (“Maestra”) and Alta Sunset, LLC (“Alta”) (collectively referred to as “Developer”), the developer of the property located at 6075 Sunset Drive in South Miami, and identified by folio number 09-4025-011-0010.

As a result in design refinements and improvements, the Developer and its design team have made certain minor modifications to the project, as outlined below. This letter respectfully requests your review and approval of these modifications and that you recommend approval of them to the City Manager, as minor modifications per Section 20-8.7.1 of the South Miami Land Development Code.

The proposed mixed use multifamily project was approved pursuant to Special Exception (Res. 118-2215871) for a development exceeding 40,000 SF in the TSDD MU-6 District (formerly TODD-MU-6) As such, the project constitutes an “Approved Development” as defined in Section 20-8.7.1 of the Land Development Code and is eligible for administrative review and approval of site plan modifications that are defined as minor.

I. MODIFICATIONS:

- A. Below are the proposed revisions to the residential density, height, parking, landscape, plaza and retail/commercial area:
1. Addition of 200 sf of outdoor open plaza space at Level 1;
 2. Additional planter beds at street level along SW 61 Avenue;

3. Additional landscape and trees at lobby entrance along SW 61 Avenue
4. Reduction of residential units from 316 to 314;
5. Removed all previously proposed 17 tandem parking spaces from the garage;
6. Added 16 parking spaces within the garage for a total of 315 on-site parking spaces;
7. Increase Level 1 Height from 12'-8" to 15'-0";
8. Increase Level 2 Height from 9'-8" to 14'-9";
9. Increase Level 3 Height from 9'-8" to 11'-0";
10. Increase Overall Height from 109'-6" to 114'-11" (5'- 5" increase)
11. Increase Retail Space along Sunset Ave by 1,500 SF.

B. De minimis modifications,

In addition to the site development modifications outlined above, the plans have also been modified to add several de minimis modifications, as follows:

- a. Shift the garage entrance so that it is now centered with the driveway and ramp within the garage for better traffic flow;
- b. Increase size of FP&L vault per utility requirements;
- c. Interior addition of office partitions within leasing office;
- d. Relocation of mail room;
- e. Addition of moving-staging room at ground level;
- f. Addition of tenant storage areas on Level 2;
- g. Increase trash room;
- h. Increase lobby size
- i. Relocate electrical, pump, generator and loading dock to rear or property next to loading areas.
- j. Increase window size of some units.
- k. Increase sliding glass door heights.
- l. Modification to elements of the amenity deck.

II. Compliance with Minor Modification Criteria

Section 20-8.71 provides that “ applicant shall have the right to make a modification or a series of modifications to an approved Final Site Plan prior to the issuance of a building permit, provided the proposed modifications, either individually or cumulatively conform with the following criteria: The proposed modification comply with the criteria of Section 20-8.71(C), as follows:

- (1) **Building Footprint.** The ground floor building footprint shall not exceed the dimensions provided for in the approved Final Site Plan by more than three percent (3%) or five (5) feet in any horizontal direction, whichever is lesser.

Response: Ground floor building footprint is not being modified.

- (2) **Vehicular Circulation.** The vehicular circulation shall not be materially altered from that vehicular circulation approved in the Final Site Plan. Notwithstanding the forgoing, minimal adjustments to the location of driveways of less than three (3) feet shall be deemed a Minor Modification.

Response: Garage vehicular entrance is now aligned with the ramp drive is a minimal adjustment that does not affect vehicular circulation.

- (3) **Vehicular Parking.** The number of on-site vehicular parking spaces provided may be modified so long as the total number of on-site vehicular parking spaces provided is consistent with all code requirements and is within five percent (5%) of the number provided in the approved Final Site Plan.

Response: Below is the Parking table from the Approved Plan:

Parking				
Required	Residential	# of units	# Spaces	
	1 BD @ 0.75sp/du	138 units	104 sp	
	2 BD @ 1sp/du	178 units	178 sp	
	Sub-Total	316 units	282 sp	
	Retail @ 1sp/3005.f	3,650 sf	13 sp	
Grand Total Required		295 sp		
Provided	Garage Bldg.			
	Level 1		112 sp	
		HC* @ 1		4 sp
	Level 2		179 sp	
		HC* @ 2		3 sp
	Total		298 sp	
		Tandem***		15 sp
	Sub-Total		313 sp	
	Street (Parallel)		16 sp	
Grand Total Provided		329 sp		
<i>*ADA spaces provided meet ADA Standards for Accessible Design 4.1.2(5).</i>				
<i>**20% EVSE- Ready Parking Spaces.</i>				
<i>***Tandem Parking space do not count towards required parking</i>				

Below is the parking table for the modified plan:

VEHICULAR PARKING					
REQUIRED					
Residential	# of Studio (+350sq.ft.) -& 1-BED. DU's	@0.75 sp./DU	136 units	102 sp.	
	# of 2+ BED. DU's	@ 1 sp./DU	178 units	178 sp.	
Retail	Retail Spaces @ 1 sp.	@ 1/300 SF	3,675 sf	13 sp.*	
Leasing	Leasing Spaces @ 1 sp.	@ 1/250 SF	1,354 sf	6 sp.*	
Sub-Total Required				299 sp.	
DEVELOPMENT TOTAL REQUIRED				299 sp.	
Accessible Required Spaces		2% of Spaces	Provided (315) spaces	7 sp.*	
*Per code - fractional numbers are rounded-up to the nearest whole number.					
PROVIDED					
Type		Standard	HC Space ^{NOTE 1}	Tandem ^{NOTE 1}	Provided Totals
Parking Garage	@ Level 1	114 sp.	4 sp.	0 sp.	315 sp. TOTAL GARAGE SPACES
	@ Level 2	194 sp.	3 sp.	0 sp.	
On-Street Parking (See Site plan)		11 sp.	0 sp.	0 sp.	11 sp.
Subtotal @ Garage (Towards Requirement)		Not including 'tandem' spaces			315 sp.
Subtotal (Provided Towards Required)		Shall not include 'tandem' spaces, including On-Street Spaces			326 sp.
GRAND TOTAL PROVIDED		319 sp.	7 sp.	0 sp.	326 sp.
EVSE-Ready Spaces @ 20% Required Spaces		REQUIRED	60 sp.	1 sp.	61 sp.
EVSE-Ready Spaces Subtotal		PROVIDED	61 sp.	2 sp.	63 sp.
Notes:					
1) Required accessible spaces as per Fair Housing Administration (FHA) Design Guidelines, Federal Register 9505 "Rules and Regulations"					
2) Provided ADA spaces shall meet the ADA Standards for Accessible Design, per 4.1.2(5)					
3) Tandem parking spaces do not count towards required parking					

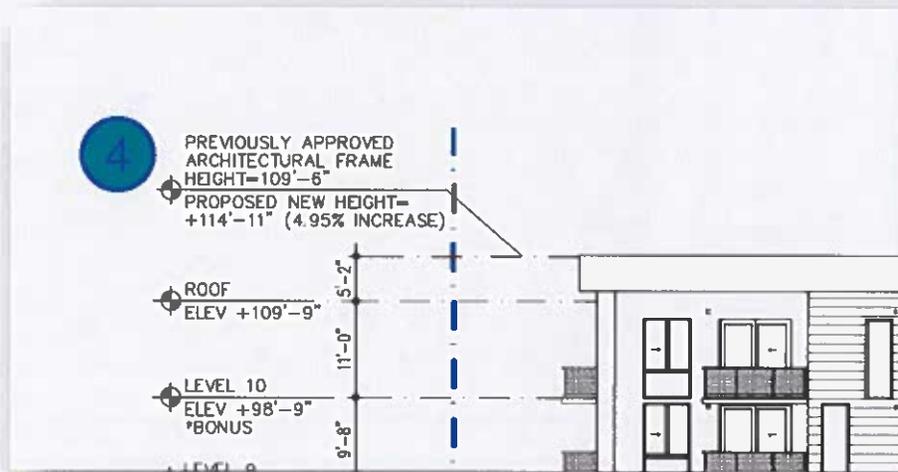
The project modifications propose a total of 326 parking spaces (315 spaces on-site and 11 on-street parking spaces). The original approval proposed a total of 329 spaces. This parking modification is a *net reduction of 3 spaces* from the original approval. However, because the project has reduced number of dwelling units, the overall project meets parking requirements. In addition, the reduction is within 5% of the original number of parking spaces.

- (4) Exterior Architectural Features and Material Selections. Exterior architectural features and material selections may be modified so long as they are generally consistent with the architectural character, materials, and color palette in the approved Final Site Plan.

Response: No exterior architectural alterations are proposed.

- (5) Building Height. The overall building height may be increased by up to five percent (5%) of the previously approved building height so long as the building height does not exceed the permitted maximum building height. The overall building height may be reduced.

Response: The overall building height is increased by 5'5" (init which is a 4.95% increase. It is noteworthy that the project is proposing a ten (10) story building in the TSDD-MU District that permits buildings of up to 16 stories and 204 feet.



- (6) Residential Units. The number of residential units may be increased so long as the total number of residential units provided is within five percent (5%) of the number provided in the approved Final Site Plan. The number of residential units may be reduced.

The number of residential units is being decreased from 316 dwelling units to 314 dwelling units. A net reduction of 2 units, which is a permitted modification without limitation.

Based on the foregoing, we respectfully request your favorable review and recommendation of approval of this request. Please let me know if you have any questions or require additional information.

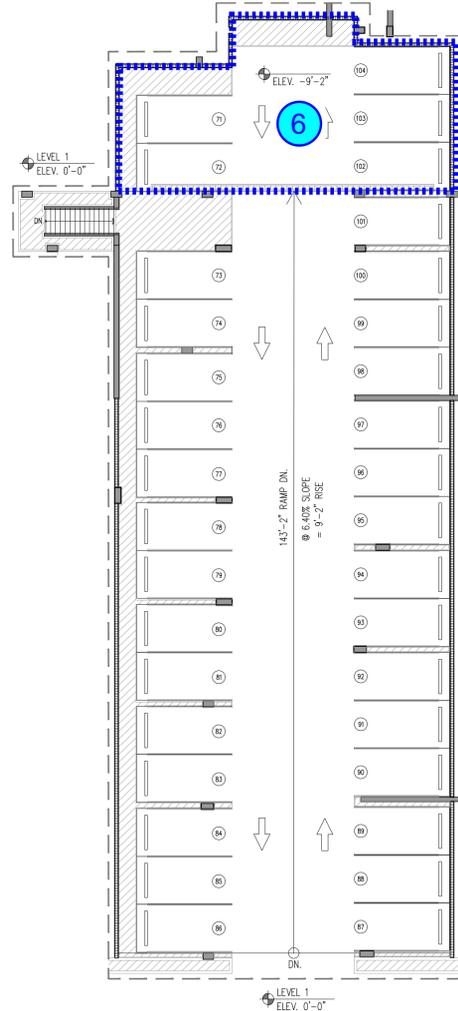
Sincerely,

HOLLAND & KNIGHT LLP


Ines Marrero-Prigues



- ### NARRATIVE OF REVISIONS
- 1 ADD 200 SF OF OUTDOOR OPEN SPACE.
 - 2 ADD PLANTER BEDS ALONG SW 61ST AVE.
 - 3 ADD LANDSCAPE & TREES IN FRONT OF MAIN LEASING ENTRANCE ON SW 61ST AVE.
 - 4 ADD 1,500 SF OF ADDITIONAL RETAIL SPACE.
 - 5 ALIGN GARAGE VEHICULAR ENTRANCE WITH THE RAMP DRIVE
 - 6 INCREASE FPL VAULT SIZE PER FPL REQUIREMENTS
 - 7 ADDED OFFICES TO LEASING CENTER
 - 8 RELOCATED AND INCREASED MAIL ROOM
 - 9 ADDED PARKING SPACES
 - 10 ADDED MOVE-IN/STAGING ROOM
 - 11 INCREASE TRASH ROOM SIZE
 - 12 INCREASE LOBBY SIZE
 - 13 RELOCATE ELECTRICAL, PUMP, GENERATOR AND LOADING DOCK



PLAN @ PARKING RAMP
SCALE: 1/16" = 1'-0"

LEVEL 1 BUILDING PLAN
TOTAL PARKING: 119 SP SCALE: 1/16" = 1'-0"
TOTAL GENERAL: 317 SP

REVISIONS	BY
PERMIT SET 03/10/2023	

THE EDGE AT SUNSET

FOR:
MAESTRA SUNSET LLC
PROPERTY ADDRESS:
6075 SUNSET DRIVE

JOSE I. SAUMELL
AR0013085

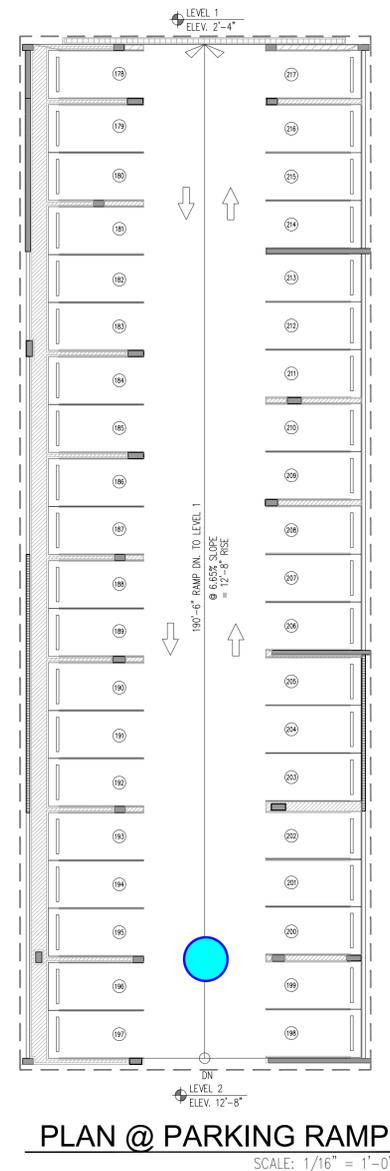
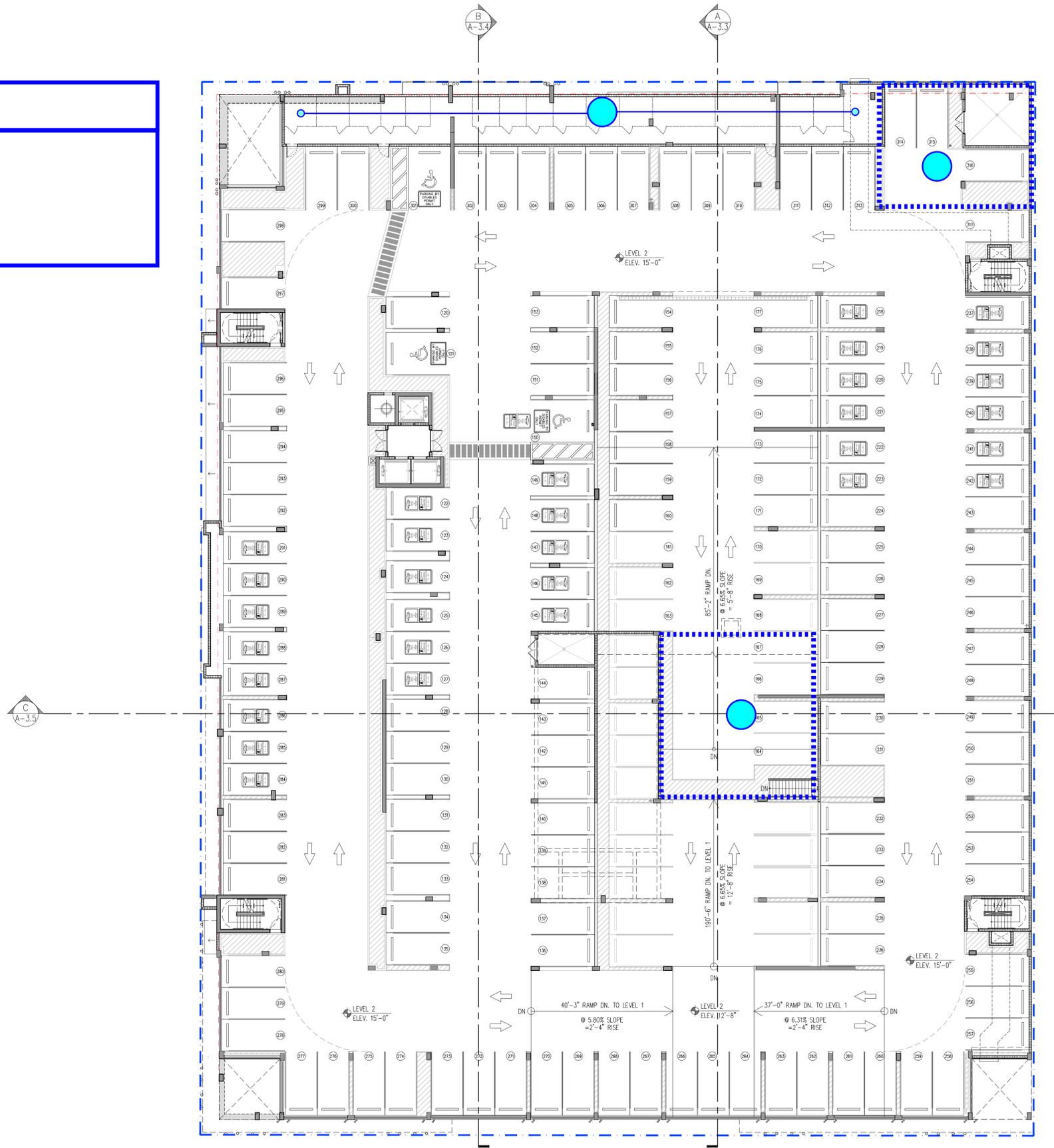
MSA ARCHITECTS, INC.
AACC000895

ARCHITECTS
ARCHITECTURE & PLANNING

8950 SW 74th COURT
MIAMI, FLORIDA 33156
(305) 273-9911

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DRAWN	CONTRACT DATE 02/02/2022
SCALE	AS SHOWN
JOB NO.	2114.PRJ
SHEET TITLE: LEVEL 1 BUILDING PLAN	
SHEET NUMBER: A-2.1-ALT	



LEVEL 2 BUILDING PLAN

TOTAL PARKING: 198 SP

SCALE: 1/16" = 1'-0"

REVISIONS	BY
PERMIT SET 03/10/2023	

THE EDGE AT SUNSET

FOR:
MAESTRA SUNSET LLC
PROPERTY ADDRESS:
6075 SUNSET DRIVE

JOSE I. SAUMELL
AR0013085

MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
MIAMI, FLORIDA 33156
(305) 273-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.
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DRAWN
CONTRACT DATE 02/02/2022
SCALE AS SHOWN
JOB NO. 2114.PRJ

SHEET TITLE:
LEVEL 2 BUILDING PLAN

SHEET NUMBER:
A-2.2-ALT



NARRATIVE OF REVISIONS

- 1 INCREASE POOL SIZE.
- 2 ADD LANDSCAPE PLANTERS FOR ALL DWELLING UNITS FACING POOL DECK.
- 3 REDESIGN POOL DECK AND COURTYARD
- 4 REMOVE (1) STUDIO DWELLING UNIT AND INCREASE AMENITY SF.
- 5 REMOVE (1) "A5" DWELLING UNIT AND INCREASE AMENITY SF.
- 6 ADD AMENITY POOL DECK STRUCTURE

REVISIONS	BY
PERMIT SET 03/10/2023	

THE EDGE AT SUNSET

FOR:
MAESTRA SUNSET LLC
PROPERTY ADDRESS:
6075 SUNSET DRIVE

JOSE I. SAUMELL
AR0013085

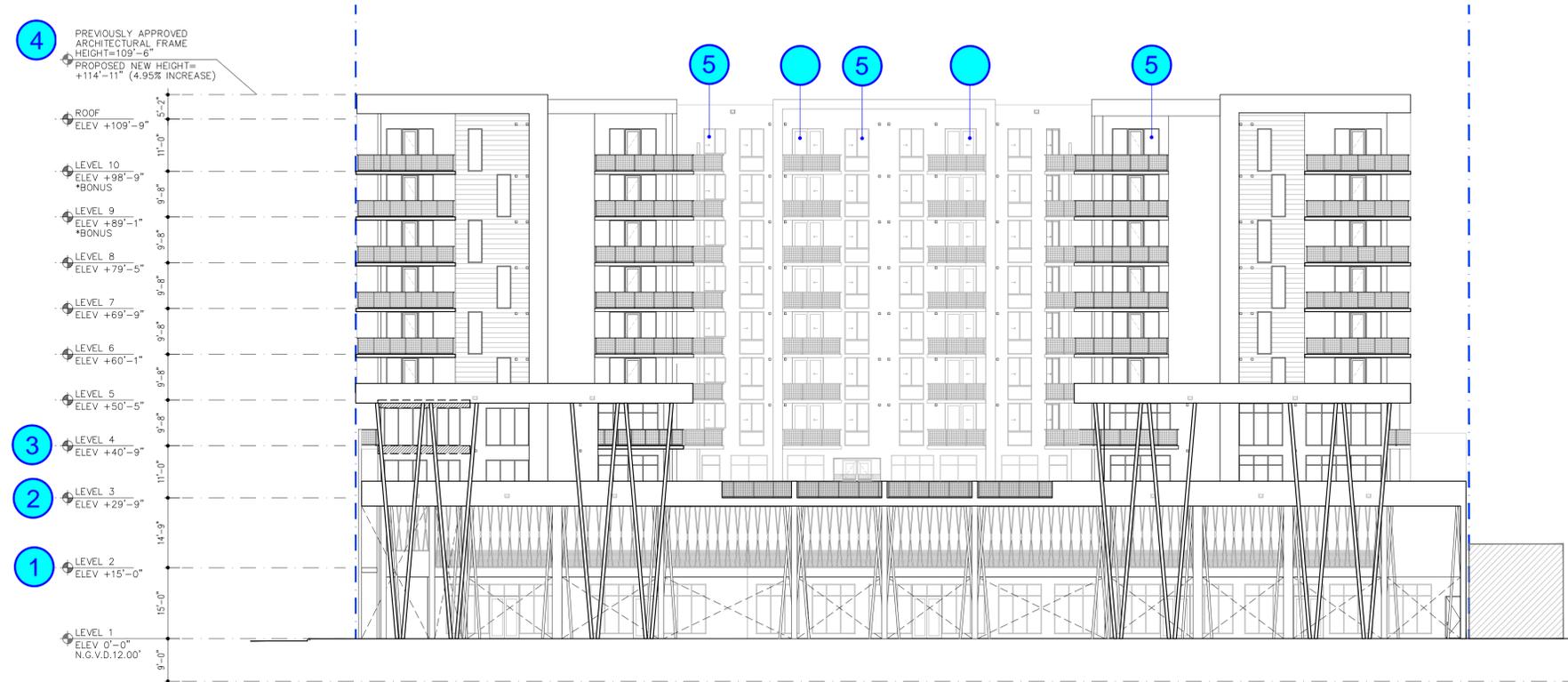
MSA ARCHITECTS
ARCHITECTURE & PLANNING

MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
MIAMI, FLORIDA 33156
(305) 273-9911

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE, SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633, FLORIDA STATUTES.

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DRAWN	CONTRACT DATE 02/02/2022
SCALE AS SHOWN	JOB NO. 2114.PRJ
SHEET TITLE: LEVEL 3 BUILDING PLAN	
SHEET NUMBER: A-2.3-OPT-F	



**FRONT ELEVATION (SOUTH)
ALONG SW 72nd STREET (SUNSET DRIVE)**

SCALE: 1/16" = 1'-0"



**SIDE ELEVATION (WEST)
ALONG SW 61st STREET**

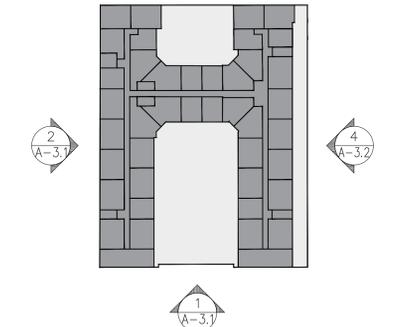
SCALE: 1/16" = 1'-0"

ELEVATION LEGEND	
1	5/8" TEXTURED STUCCO FINISH
2	5/8" SMOOTH STUCCO FINISH
3	1/4"x1/4" "V" SCORE-LINE
4	CONCRETE EYEBROW/SLAB EDGE OVERHANG-CANOPY SEE STRUCTURAL DRAWINGS
5	OVERFLOW/ EMERGENCY OVERFLOW SCUPPER DRAWING SEE PLUMBING DRAWINGS
6	INTAKE/ EXHAUST VENT - REFER TO PLANS SEE MECHANICAL DRAWINGS
7	42"H. ALUM. MESH RAILING
8	DECORATIVE ALUMINUM "TUBES" (SUBMIT SHOP DRAWINGS)
9	(NOT USED)
10	LOW-CONCRETE BALCONY WALL PAINT, OVER STUCCO FINISH
11	VEHICULAR CABLE RAILING; SEE STRUCTURAL DWG'S (SUBMIT SHOP DWG'S)
12	ARTISTIC/ DECORATIVE METAL SCREENING (SUBMIT SHOP DRAWINGS)
13	STUCCO SCORELINE WALL TREATMENT
14	BACK LIT SIGNAGE, BY OTHER SEE ELECTRICAL DRAWINGS
15	EXTERIOR LED STRIP LIGHTING SEE ELECTRICAL LIGHTING
16	IMPACT ALUMINUM STOREFRONT COLOR: "BLACK" (REFER TO SCHEDULE)
17	IMPACT ALUMINUM SWING DOOR COLOR: "BLACK" (REFER TO SCHEDULE)
18	IMPACT ALUMINUM SLIDING DOOR COLOR: "BLACK" (REFER TO SCHEDULE)
19	OVERHEAD DOOR COLOR: "BLACK" (REFER TO SCHEDULE)
20	LOUVER COLOR: "BLACK" (REFER TO SCHEDULE)
21	IMPACT ALUMINUM WINDOW(S) COLOR: "BLACK" (REFER TO SCHEDULE)
22	ALUMINUM TRELLIS (SUBMIT SHOP DRAWINGS)

PLEASE NOTE-PROVIDED SCORE LINES ARE INDICATED, WERE PROPOSED-PART OF THE DESIGN INTENT. THERE ARE OTHERWISE UNNECESSARY FOR STUCCO APPLICATION.

ALL EXTERIOR WALL CLADDING, SURFACING, GARAGE DOORS, SKYLIGHTS, OPERATIVE AND INOPERATIVE WINDOWS SHALL HAVE PRODUCT APPROVAL COMPLYING WITH 2020 FBOS 2410 (TYP).

NARRATIVE OF REVISIONS	
1	INCREASE LEVEL 1 HEIGHT FROM 12'-8" TO 15'-0".
2	INCREASE LEVEL 2 HEIGHT FROM 9'-8" TO 14'-9".
3	INCREASE LEVEL 3 HEIGHT FROM 9'-8" TO 11'-0".
4	
5	



KEYPLAN

SCALE: N.T.S.

BUILDING ELEVATIONS

SCALE: 1/16" = 1'-0"

REVISIONS	BY
PERMIT SET 03/10/2023	
MTCI COMMENTS 09/01/2023	
REVIEWER COMMENTS 01/10/2024	

THE EDGE AT SUNSET

FOR:
MAESTRA SUNSET LLC
PROPERTY ADDRESS:
6075 SUNSET DRIVE

JOSE I. SAUMELL
AR0013085

MSA ARCHITECTS, INC.
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MSA ARCHITECTS
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DRAWN	CONTRACT DATE 02/02/2022
SCALE AS SHOWN	JOB NO. 2114.PRJ
SHEET TITLE: BUILDING ELEVATIONS	
SHEET NUMBER: A-3.1-ALT	



REAR ELEVATION (NORTH)
ALONG SW 71st STREET

SCALE: 1/16" = 1'-0"

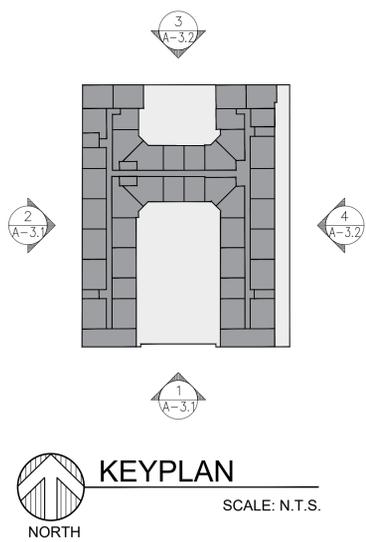
NARRATIVE OF REVISIONS

- 1 INCREASE LEVEL 1 HEIGHT FROM 12'-8" TO 15'-0".
- 2 INCREASE LEVEL 2 HEIGHT FROM 9'-8" TO 14'-9".
- 3 INCREASE LEVEL 3 HEIGHT FROM 9'-8" TO 11'-0".
- 4
- 5



SIDE ELEVATION (EAST)
ALONG ADJACENT SITE

SCALE: 1/16" = 1'-0"



KEYPLAN
SCALE: N.T.S.

BUILDING ELEVATIONS

REFER TO SHEET A-3.1 FOR ELEVATION LEGEND
SCALE: 1/16" = 1'-0"

REVISIONS	BY
PERMIT SET 03/10/2023	

REVIEWER COMMENTS
01/10/2024

THE EDGE AT SUNSET

FOR:
MAESTRA SUNSET LLC
PROPERTY ADDRESS:
6075 SUNSET DRIVE

JOSE I. SAUMELL
AR0013085

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DRAWN	CONTRACT DATE 02/02/2022
SCALE AS SHOWN	JOB NO. 2114.PRJ
SHEET TITLE: BUILDING ELEVATIONS	
SHEET NUMBER: A-3.2-ALT	