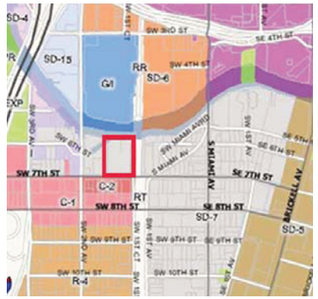
COMPARATIVE DESIGN INFORMATION SHEET

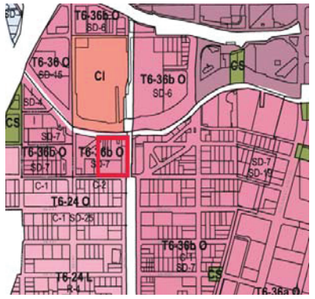
A. Neo Vertika existing / 690 SW 1st Court, Miami, FL 33130

B. Revuelta Vega Leon P.A.

C. Premise
- same program as original design
  - o same net floor area as original design
  - o same gross floor area as original design
- same general massing as original design
  - o designed differently to further each code's intent
  - o other (describe)

D. Comparative Zoning Atlas Sheet
11,000 - Miami 21





ORDINANCE 11,000 MIAMI 21

RESIDENTIAL

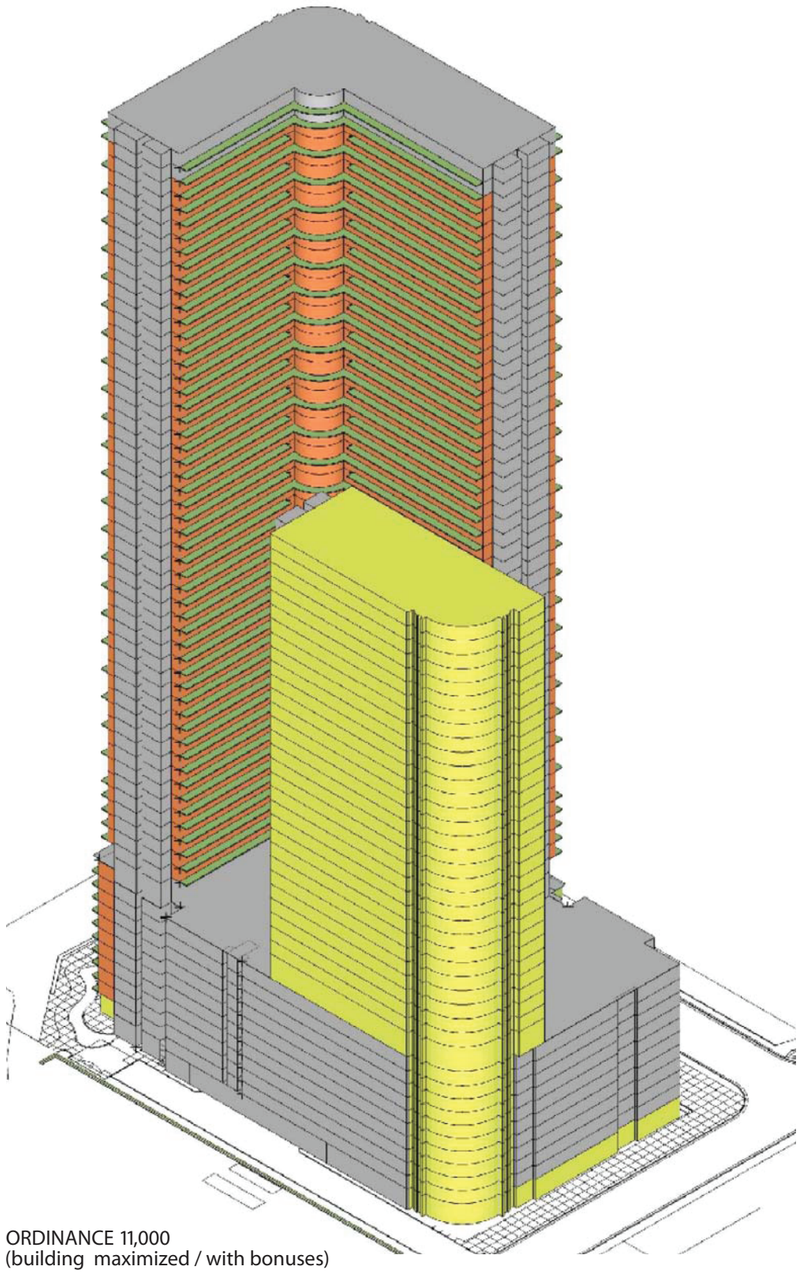
COMMERCIAL / OFFICE

PARKING / MISC

RESIDENTIAL W/ HEIGHT BONUS

OFFICE W/ BONUS

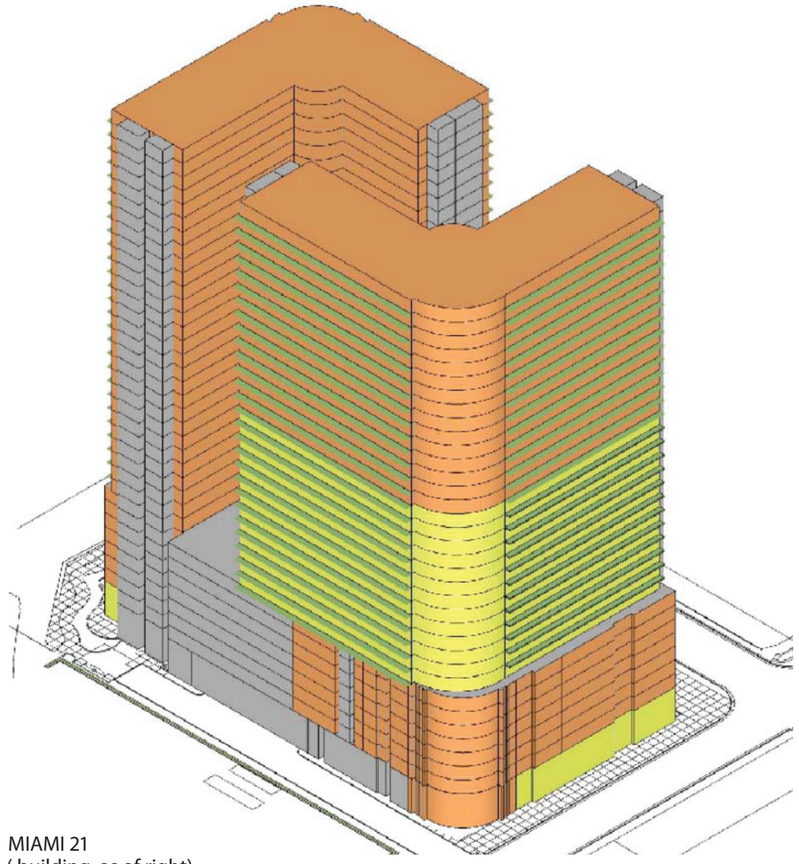
Zoning Table	11,000	Miami 21
Zoning Designation	SD-7	T6-36 O
Density	444 DU / 200 DUA	444 DU / 200 DUA
Lot Area	170,521 SF (GLA)	96,653 SF (NLA)
Capacity Ratio	8 FAR	22 FLR
Lot Coverage Allowed	Variable setbacks	80% of NLA
Lot Coverage Provided	56% of NLA	60% of NLA
Open Space Required	10% of GLA	10% of NLA
Open Space Provided	30 % of NLA	30% of NLA
Height Allowed AOR	Unlimited	36 Stories
Height Provided	646 FT	36 Stories
Bonus Height Allowed	N/A	24 Stories
Bonus Height Provided	N/A	24 Stories
Area Allowed AOR	1,364,000 SF NFA	2,126,366 SF GFA
Area Provided	1,361,736 SF NFA 1,754,477 SF GFA	1,519,483 SF NFA 1,572,674 SF GFA
Bonus Area Provided	475,671 SF NFA 219,660 GFA	850,546 SF NFA
Bonus Area Allowed	20% of AOR (1.6 FAR)	40% of AOR (8.8 FLR)
Required Parking	461 Sp (w/o B)/ 1126 Sp (w/ B)	531 Sp (w/o B)/ 832 Sp (w/ B)
Provided Parking	601 Sp (w/o B)/ 1149 Sp (w/ B)	721 Sp (w/o B)/ 974 Sp (w/ B)
Notes / Special Features	2 Towers, Mixed Use	2 Towers, Mixed Use Liner added



ORDINANCE 11,000
(building maximized / with bonuses)

11,000 - Rendering
(existing bdng - not maximized)

Miami 21 - Rendering
(building maximized w/ bonuses)



MIAMI 21
(building as of right)