



LAND: Land Access for Neighborhood Development Technical Documentation

OVERVIEW

The Land Access Neighborhood Development (LAND) mapping tool visualizes the distribution of local institutional and government-owned vacant, as well as underused properties. Developed by the University of Miami (UM)'s Office of Civic and Community Engagement (CCE), in collaboration with the UM Institute for Data Science and Computing, and with support from Citi Community Development, LAND will enable policymakers and community-based organizations to identify potential development opportunities for affordable housing in transit-served areas and other uses that benefit the community.

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HOW LAND WORKS

Select Governmental, Institutional, and Surplus in the sidebar to filter and map out potentially underused properties owed by a municipality, anchor institution, or faith-based organization. All owner and property information is from the Miami-Dade County Property Appraiser (see **Appendix A**). These different Owner Categories are defined below:

Governmental: represents potentially vacant or underused properties owned by the County, a municipality, the State of Florida, School Board, Expressway Authority, Federal, or Community Redevelopment Agency. These properties were classified based on their Department of Revenue (DOR) Land Use Code and owner(s). *Source: Miami-Dade County Property Appraiser.*

Institutional: signifies potentially vacant or underused land owned by large anchor institutions, like universities and hospitals as well as faith-based organizations in aggregate. These properties were classified based on their Department of Revenue (DOR) Land Use Code and owner(s). *Source: Miami-Dade County Property Appraiser.*

Surplus: represents Miami-Dade County-owned vacant Surplus properties as well as City of Miami-owned uncommitted properties. Unlike Governmental parcels, Surplus properties are

currently available to be sold, leased, or donated to a qualified developer. The County-owned Surplus properties were pulled directly from Miami-Dade County's Department of Internal Services website in **June 2024**. A list of city-owned uncommitted properties was retrieved from the City of Miami's Department of Housing and Community Development website in **June 2024**. *Sources: Miami-Dade County Property Appraiser, Miami-Dade County Internal Services Department, and the City of Miami's Housing and Community Development.*

BASIC FUNCTIONALITIES

Legend

Each item in the Legend can be selected or deselected by pressing the checkbox.

Stations: are current or proposed Metrorail and Tri-Rail stations. *Source: Miami-Dade County Open Data Hub.*

Terminals: are proposed terminals outlined in the Strategic Miami Area Rapid Transit (SMART) Plan. *Source: 2018 Transportation Planning Organization SMART Plan Map.*

½ Mile Station Buffer: is a one-half (½) mile radius of an existing or proposed station and terminal.

1 Mile Station Buffer: is a one (1) mile radius of an existing or proposed station and terminal.

Existing Metrorail: represents the current Miami-Dade Transit (MDT) Metrorail system. *Source: Miami-Dade County Open Data Hub.*

Existing Tri-Rail: represents the current Tri-Rail system within Miami-Dade County. *Source: Miami-Dade County Open Data Hub.*

Proposed Rapid Transit Corridors: represents the proposed Rapid Transit Corridors outlined in the Strategic Miami Area Rapid Transit (SMART) Plan. *Source: 2018 Transportation Planning Organization SMART Plan Map.*

Bus Express Rapid Transit: represents the proposed Bus Express Rapid Transit (BERT) network outlined in the Strategic Miami Area Rapid Transit (SMART) Plan. *Source: 2018 Transportation Planning Organization SMART Plan Map.*

Urban Development Boundary: represents Miami-Dade County's Urban Development Boundary as established by the County's Comprehensive Development Master Plan. *Source: Miami-Dade County Open Data Hub.*

Qualified Opportunity Zones: represents all population census tracts designated as Qualified Opportunity Zones within Miami-Dade County. *Source: Miami-Dade County Open Data Hub.*

FEMA Flood Zones: represents geographic areas designated by FEMA to possess varying flood risk. FEMA uses these maps to determine insurance rates for the Federal Flood Insurance Rate Maps (FIRM). *Source: Miami-Dade County Open Data Hub.*

City Commission: represents the City of Miami's Commission Districts. *Source: City of Miami Planning and Zoning.*

County Commission: represents Miami-Dade's County Commission Districts. *Source: Miami-Dade County Open Data Hub.*

Miami-Dade County Zoning: general zoning information for Unincorporated Miami-Dade County. *Source: Miami-Dade County Open Data Hub.*

City of Miami: Miami 21 zoning; general zoning information for the City of Miami. *Source: City of Miami GIS Portal.*

Calculator

Users can model various types of land acquisition scenarios using the Calculator function. The calculator assesses the combined lot size, total area, total accessed area as well as bond prices for City of Miami-owned uncommitted properties.

Selected Parcels: is the total number of properties selected.

Total Lot Size: is sum size of each selected property in square feet. *Source: Miami-Dade County Property Appraiser.*

Total Area ("Building Actual Area"): is the sum of all measured areas within the property. *Source: Miami-Dade County Property Appraiser.*

Total Assessed Value: is the sum of each selected properties annually determined just or fair market value. *Source: Miami-Dade County Property Appraiser.*

Total Bond Price: is the total amount of bond encumbrance for City of Miami-owned uncommitted properties. *Source: City of Miami's Housing and Community Development.*

Color Picker

Under the Governmental, Institutional, and Surplus tabs, users can select the total number of lots to access the Color Picker and assign a unique color to specific owners. This feature allows users to identify potential opportunities for land acquisitions or swaps.

Search

The search bar allows users to identify the governmental, institutional, and surplus parcels by folio number, owner, or address.

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APPENDIX A: PARCELS DATASET

Street Address	Street address of property
City	City where property is located
Zip Code	Zip Code where property is located
Folio	Property reference number
Ownership	Aggregate owner categories within the governmental, Institutional, or Surplus categories
Owner	Name of true owner
DOR	Department of Revenue (DOR) primary land use description
Bedrooms	Number of bedrooms
Bathrooms	Number of bathrooms
Living Units	Number of units in the building
Actual Size (Sq. Ft.)	Building square footage
Lot Size (Sq. Ft.)	Lot size in square feet
Year Built	Year structure was built or finished
County District	Miami-Dade County Commission District
City District	City of Miami Commission District
Bond Price (\$)	Bond encumbrance for City of Miami's Uncommitted Properties
Assessment Year	Year property assessed value was determined
Assessed Value (\$)	Annual Property just or fair market value as determined by Property Appraiser
Zone	Zoning information for a municipality, unincorporated Miami-Dade County, or the City of Miami
Opportunity Zone	If property is in a qualified Opportunity Zone (Y or N)
Elevation (ft.)	Ground elevation as rendered by the United States Geological Survey's (USGS) Digital Elevation Model (DEM)
FEMA Flood Zone	Geographic areas designated by FEMA to possess varying flood risk. FEMA uses these maps to determine insurance rates for the Federal Flood Insurance Rate Maps (FIRM). The Special Flood Hazard Areas (SFHA) are defined as the area that will be

inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. The zones within the SFHA are shown on this map. The flood zone designations include: D, X, A, AE, AH, and VE.

- **Zone D:** Areas with possible but undetermined flood hazards.
- **Zone X:** Moderate to Low Flooding Risk. Corresponds to areas outside the 100-year floodplains, areas of 100-year sheet flow flooding where average depths are less than 1 foot, areas of 100-year stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 100-year flood by levees.
- **Zone A:** High Flooding Risk. Corresponds to areas with at least a one-in-four chance of flooding during a 30-year mortgage.
- **Zone AE:** Moderate to High Flooding Risk. Corresponds to areas with flood depths greater than three feet.
- **Zone AH:** Moderate to High Flooding Risk. Corresponds to the areas of 100-year shallow flooding with a constant water-surface elevation (usually areas of ponding) where average depths are between 1 and 3 feet.
- **Zone VE:** High Flooding Risks. Corresponds to the 100-year coastal floodplains that have additional hazards associated with storm waves. These areas have at least a one-in-four chance of flooding during a 30-year mortgage.

For more information, see the [Miami-Dade County Flood Zone Maps page](#) and the [FEMA Flood Maps and Zones Explanation](#).