

**South Florida Regional Transportation Authority  
Miami-Dade County Summary  
2005 Existing Land Use and Density**

Station	Land Use	Vacant Land		Non-Vacant Land						All Land			
		Lot Size (acres)	Assessed Value *	Lot Size (acres)	Building (sq ft)	Units	Assessed Value *	Existing Density	Existing FAR	Lot Size (acres)	Assessed Value *	Existing Density	Existing FAR
Golden Glades	SF Residential	3.3	\$164.3	36.6	150,288	70	\$9,570.6	1.91	0.09	40.0	\$9,734.9	1.75	0.09
	MF Residential	18.2	\$897.7	46.7	1,010,892	1,247	\$39,241.1	26.72	0.50	64.8	\$40,138.8	19.23	0.36
	Retail	4.8	\$1,321.1	15.4	242,412	0	\$17,817.7	0.00	0.36	20.2	\$19,138.8	0.00	0.28
	Office	0.3	\$85.4	8.3	117,827	1	\$6,207.9	0.12	0.33	8.6	\$6,293.2	0.12	0.32
	Industrial	20.8	\$4,657.1	157.1	3,593,949	0	\$109,595.9	0.00	0.53	177.9	\$114,253.0	0.00	0.46
	Institutional	0.0	\$0.0	3.2	0	0	\$0.0	0.00	0.00	3.2	\$0.0	0.00	0.00
	<b>Public Land</b>	<b>51.9</b>	<b>\$27.2</b>	<b>17.7</b>	<b>21,772</b>	<b>0</b>	<b>\$1,917.0</b>	<b>0.00</b>	<b>0.03</b>	<b>69.6</b>	<b>\$1,944.1</b>	<b>0.00</b>	<b>0.01</b>
<b>Total</b>	<b>99.3</b>	<b>\$7,152.8</b>	<b>285.0</b>	<b>5,137,140</b>	<b>1,318</b>	<b>\$184,350.1</b>	<b>4.63</b>	<b>0.41</b>	<b>384.2</b>	<b>\$191,502.9</b>	<b>3.43</b>	<b>0.31</b>	
Opa Locka	SF Residential	1.8	\$293.9	109.5	759,245	643	\$45,239.9	5.87	0.16	111.4	\$45,533.8	5.77	0.16
	MF Residential	1.7	\$77.2	55.5	924,906	1,241	\$39,876.2	22.37	0.38	57.1	\$39,953.4	21.72	0.37
	Retail	11.1	\$2,185.7	23.6	217,020	4	\$8,414.0	0.17	0.21	34.7	\$10,599.7	0.12	0.14
	Office	0.0	\$0.0	5.4	104,646	0	\$7,182.6	0.00	0.44	5.4	\$7,182.6	0.00	0.44
	Industrial	10.5	\$1,156.3	34.4	321,485	2	\$10,265.4	0.06	0.21	44.9	\$11,421.7	0.04	0.16
	Institutional	10.7	\$1,490.3	21.6	238,089	25	\$16,316.5	1.16	0.25	32.2	\$17,806.8	0.78	0.17
	<b>Public Land</b>	<b>99.9</b>	<b>\$3,404.7</b>	<b>11.5</b>	<b>75,706</b>	<b>45</b>	<b>\$3,933.0</b>	<b>3.92</b>	<b>0.15</b>	<b>111.4</b>	<b>\$7,337.6</b>	<b>0.40</b>	<b>0.02</b>
<b>Total</b>	<b>135.7</b>	<b>\$8,608.1</b>	<b>261.5</b>	<b>2,641,097</b>	<b>1,960</b>	<b>\$131,227.5</b>	<b>7.50</b>	<b>0.23</b>	<b>397.2</b>	<b>\$139,835.5</b>	<b>4.93</b>	<b>0.15</b>	
Metrorail	SF Residential	0.8	\$451.3	128.6	1,126,852	722	\$82,353.3	5.61	0.20	129.4	\$82,804.6	5.58	0.20
	MF Residential	2.4	\$1,141.6	19.8	224,177	226	\$18,113.8	11.44	0.26	22.1	\$19,255.4	10.22	0.23
	Retail	4.0	\$1,646.9	12.5	165,783	0	\$13,682.8	0.00	0.30	16.5	\$15,329.7	0.00	0.23
	Office	1.0	\$443.7	2.1	38,355	0	\$3,239.8	0.00	0.43	3.0	\$3,683.5	0.00	0.29
	Industrial	15.4	\$4,035.1	131.3	3,216,740	21	\$98,296.0	0.16	0.56	146.8	\$102,331.0	0.14	0.50
	Institutional	0.0	\$0.0	4.2	41,938	1	\$2,956.0	0.24	0.23	4.2	\$2,956.0	0.24	0.23
	<b>Public Land</b>	<b>1.3</b>	<b>\$691.4</b>	<b>0.8</b>	<b>17,513</b>	<b>0</b>	<b>\$672.0</b>	<b>0.00</b>	<b>0.52</b>	<b>2.1</b>	<b>\$1,363.3</b>	<b>0.00</b>	<b>0.19</b>
<b>Total</b>	<b>24.9</b>	<b>\$8,409.8</b>	<b>299.2</b>	<b>4,831,358</b>	<b>970</b>	<b>\$219,313.8</b>	<b>3.24</b>	<b>0.37</b>	<b>324.1</b>	<b>\$227,723.6</b>	<b>2.99</b>	<b>0.34</b>	
Hialeah Market	SF Residential	1.8	\$640.0	36.8	328,051	229	\$23,872.0	6.22	0.20	38.6	\$24,512.1	5.93	0.19
	MF Residential	0.3	\$140.2	16.7	294,471	333	\$20,152.6	19.92	0.40	17.0	\$20,292.8	19.59	0.40
	Retail	15.9	\$6,096.9	73.0	1,380,818	13	\$66,917.0	0.18	0.43	88.9	\$73,014.0	0.15	0.36
	Office	0.0	\$0.0	5.6	88,292	0	\$5,036.2	0.00	0.36	5.6	\$5,036.2	0.00	0.36
	Industrial	25.4	\$7,692.2	146.5	3,220,695	2	\$87,653.2	0.01	0.50	171.9	\$95,345.4	0.01	0.43
	Institutional	0.5	\$140.9	2.7	37,965	5	\$1,947.3	1.86	0.32	3.2	\$2,088.2	1.55	0.27
	<b>Public Land</b>	<b>17.8</b>	<b>\$7,561.1</b>	<b>8.0</b>	<b>69,992</b>	<b>0</b>	<b>\$4,464.2</b>	<b>0.00</b>	<b>0.20</b>	<b>25.8</b>	<b>\$12,025.3</b>	<b>0.00</b>	<b>0.06</b>
<b>Total</b>	<b>61.7</b>	<b>\$22,271.4</b>	<b>289.3</b>	<b>5,420,284</b>	<b>582</b>	<b>\$210,042.6</b>	<b>2.01</b>	<b>0.43</b>	<b>351.1</b>	<b>\$232,314.0</b>	<b>1.66</b>	<b>0.35</b>	

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		Lot Size (acres)	Assessed Value *	Lot Size (acres)	Building (sq ft)	Units	Assessed Value *	Existing Density	Existing FAR	Lot Size (acres)	Assessed Value *	Existing Density	Existing FAR
Miami Airport	SF Residential	0.1	\$61.4	34.2	339,459	240	\$28,668.4	7.02	0.23	34.3	\$28,729.8	7.00	0.23
	MF Residential	0.0	\$0.0	3.2	41,570	47	\$3,811.7	14.80	0.30	3.2	\$3,811.7	14.80	0.30
	Retail	3.8	\$2,661.9	58.2	766,580	1	\$73,417.8	0.02	0.30	62.0	\$76,079.8	0.02	0.28
	Office	0.0	\$0.0	6.4	24,839	0	\$5,869.9	0.00	0.09	6.4	\$5,869.9	0.00	0.09
	Industrial	43.5	\$15,936.9	61.7	1,207,294	0	\$64,813.0	0.00	0.45	105.2	\$80,750.0	0.00	0.26
	Institutional	1.3	\$889.2	0.0	0	0	\$0.0	0.00	0.00	1.3	\$889.2	0.00	0.00
	<b>Public Land</b>	<b>263.9</b>	<b>\$113,187.5</b>	<b>164.1</b>	<b>854,090</b>	<b>0</b>	<b>\$55,721.5</b>	<b>0.00</b>	<b>0.12</b>	<b>428.0</b>	<b>\$168,909.0</b>	<b>0.00</b>	<b>0.05</b>
<b>Total</b>	<b>312.5</b>	<b>\$132,736.9</b>	<b>327.8</b>	<b>3,233,832</b>	<b>288</b>	<b>\$232,302.4</b>	<b>0.88</b>	<b>0.23</b>	<b>640.3</b>	<b>\$365,039.4</b>	<b>0.45</b>	<b>0.12</b>	
Miami-Dade County System Total	SF Residential	7.9	\$1,610.9	345.8	2,703,895	1,904	\$189,704.3	5.51	0.18	353.6	\$191,315.2	5.38	0.18
	MF Residential	22.5	\$2,256.7	141.8	2,496,016	3,094	\$121,195.5	21.82	0.40	164.3	\$123,452.2	18.84	0.35
	Retail	39.6	\$13,912.5	182.7	2,772,613	18	\$180,249.4	0.10	0.35	222.3	\$194,161.9	0.08	0.29
	Office	1.3	\$529.0	27.7	373,959	1	\$27,536.4	0.04	0.31	29.0	\$28,065.4	0.03	0.30
	Industrial	115.7	\$33,477.6	531.0	11,560,163	25	\$370,623.5	0.05	0.50	646.7	\$404,101.1	0.04	0.41
	Institutional	12.5	\$2,520.4	31.6	317,992	31	\$21,219.8	0.98	0.23	44.1	\$23,740.2	0.70	0.17
	<b>Public Land</b>	<b>434.8</b>	<b>\$124,871.8</b>	<b>202.1</b>	<b>1,039,073</b>	<b>45</b>	<b>\$66,707.6</b>	<b>0.22</b>	<b>0.12</b>	<b>636.9</b>	<b>\$191,579.4</b>	<b>0.07</b>	<b>0.04</b>
<b>Total</b>	<b>634.1</b>	<b>\$179,179.0</b>	<b>1,462.7</b>	<b>21,263,711</b>	<b>5,118</b>	<b>\$977,236.4</b>	<b>3.50</b>	<b>0.33</b>	<b>2,096.9</b>	<b>\$1,156,415.3</b>	<b>2.44</b>	<b>0.23</b>	

Data Source: Miami-Dade County Property Appraiser (Properties located within a one-half mile radius of each station, 2005).

\* Assessed Value = ASSMT\_VAL1