

# COMMERCE LAKES PARCEL

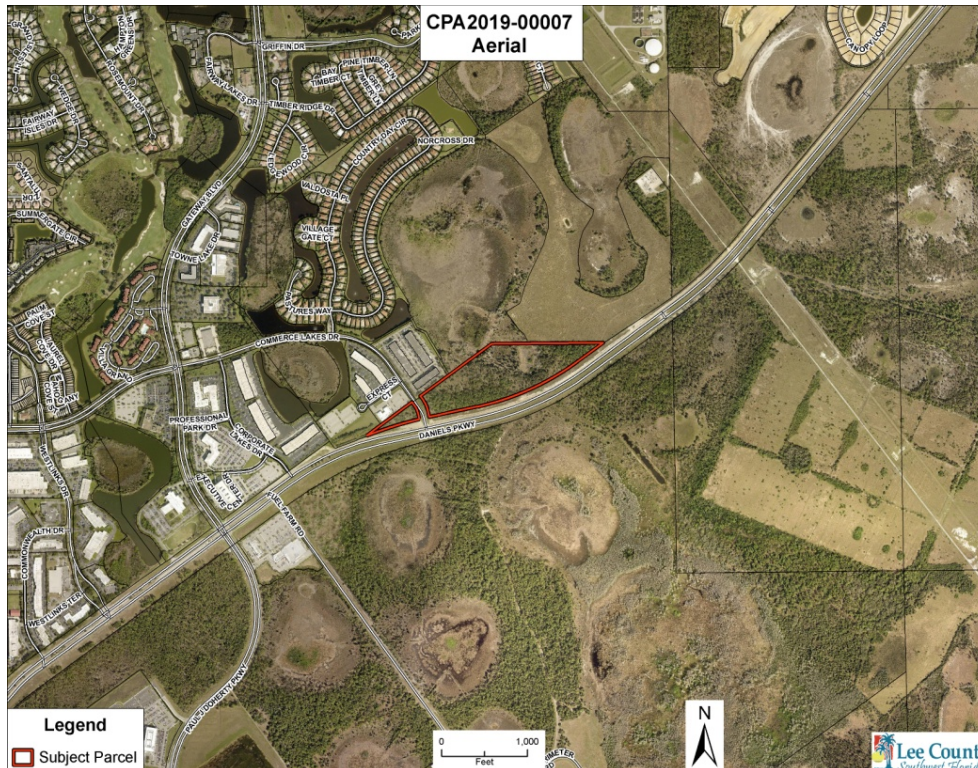
CPA2019-00007

County Initiated Map Amendment

Local Planning Agency – January 25, 2021

# Amendment and Property Information

Request: Amend the Future Land Use Map (Map 1, Page 1) from Airport Lands and Wetlands to New Community and Wetlands, and update the Airport Noise Zone (Map 1, Page 5) on  $\pm 22$  acres located at both northern corners of the intersection of Commerce Lakes Drive and Daniels Parkway.



## Location

- Northeast of RSW;  
Intersection of Daniels Parkway and Commerce Lakes Drive (both sides).

## Current Use

- Airport Lands and Wetlands

## Surrounding Uses

- North, East and West: Mixture of Light Industrial, Commercial, and Residential
- South: RSW

# Purpose of Amendments

## **Airport Lands**

- ❑ Retail commercial
- ❑ Office
- ❑ Light industrial
- ❑ Other “compatible non-aviation related uses”

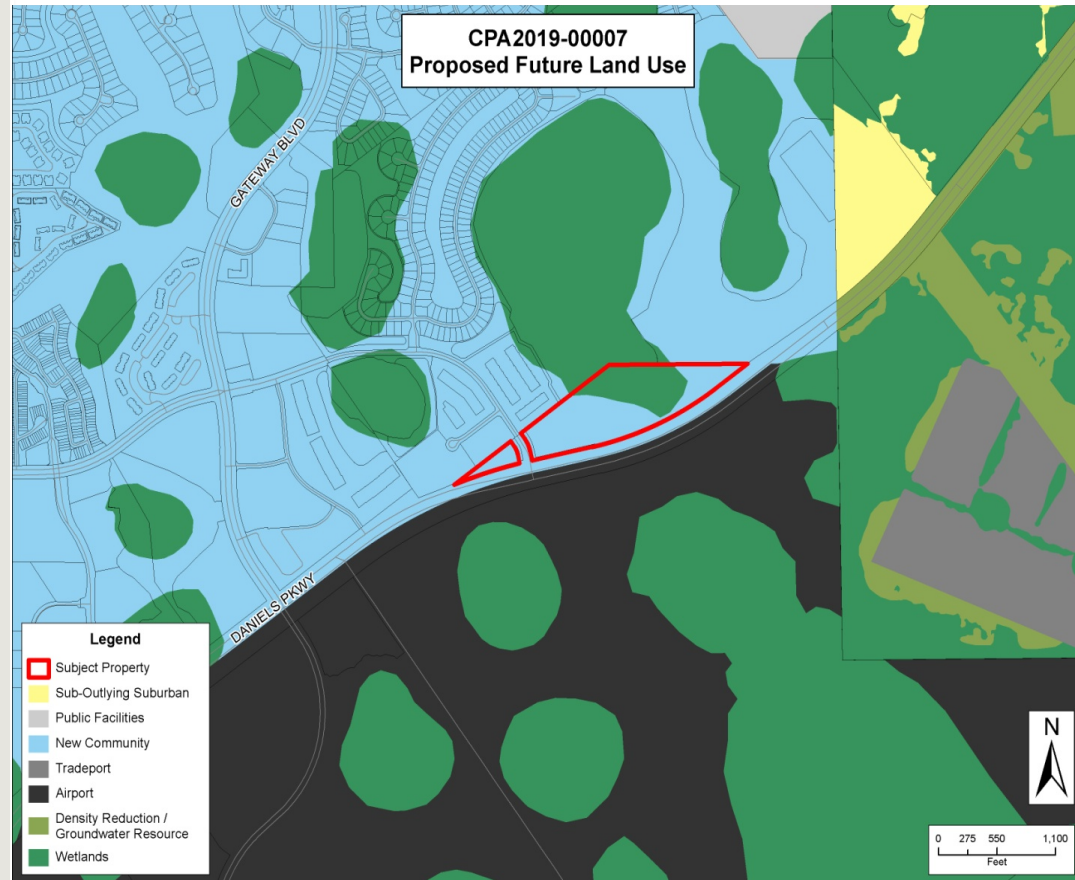
## **New Community**

- ❑ Retail commercial
- ❑ Office
- ❑ Light Industrial
- ❑ Community Facilities
- ❑ Residential (Residential is not included in concurrent rezoning)

- ❑ Airport Lands future land use category is intended only for use on Port Authority properties and cannot be used on privately owned properties.
- ❑ New Community future land use category is consistent with the adjacent properties located north of Daniels Parkway, allowing for cohesive development.

# Lee Plan Consistency

- ❑ **Policy 1.6.1:** Allow for cohesive development and range of uses, will exceed the required minimum of 2,000 acres
- ❑ **Policy 1.7.1:** Map 1, page 5 will be amended to reflect the most recent Noise Contours Map
- ❑ **Objective 2.2:** Growth is directed to existing development
- ❑ **Policy 6.1.4:** Commercial Development directed to areas with compatible uses, and adequate public services



# Conclusion and Recommendations

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- ❑ The proposed amendment is consistent with the Lee Plan.
- ❑ Recommend that CPA2019-00007 is transmitted as provided in Attachment 1.