

COMPREHENSIVE PLAN AMENDMENTS

The DeLisi Fitzgerald team provides a unique approach to comprehensive planning to develop policies, goals, objectives, and standards that best meet the future planning needs for each client. DeLisi Fitzgerald, Inc. specifically focuses on integrating appropriate uses to guide development within each jurisdiction while providing plans that recognize the economic, social, political and aesthetic character of the community.

SAMPLE PROJECTS

West County Town Center

Amended the Charlotte County Comprehensive Plan to allow for a 1.5 million square foot retail town center with over 4,000 residential units on 1,200 acres.

North River Village

Created a site specific land use category in the Lee County Comprehensive Plan to allow for a 2,500 unit mixed use development with 150,000 square feet of commercial floor area. This land use amendment promotes and contains text policies to require compact development forms, energy conservation, habitat restoration and the creation of a community based on Low Impact Development (LID) techniques.

Eastwood Village

Created a site specific land use category for a brownfield redevelopment project to allow for 2,600 residential units, 150 hotel rooms and 260,000 square feet of commercial floor area. The program for this development was based on a mixed income, affordable community designed as a Traditional Neighborhood Development (TND).



West County Town Center Concept Plan
Source: JW Rapson Real Property Advisors



Eastwood Village Master Plan
Source: Bonita Bay Group