

COMPREHENSIVE PLAN AMENDMENTS

The DeLisi Fitzgerald team provides a unique approach to comprehensive plan amendments through our ability to provide strategic guidance to meet the needs of our clients. DeLisi Fitzgerald has significant experience with Map amendments, text amendments, the creation of Capital Improvement Elements and the writing of overlays in Comprehensive Plans and Sector Plans. Our ability to creatively construct goals, objectives, and polices that best combine our deep understanding of land use planning and the complexities of land development has allowed us to provide unparalleled service to our clients.

SAMPLE PROJECTS

West County Town Center, Charlotte County

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, Lee County

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, Fort Myers

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: Court Street Partners



Eastwood Village Master Plan
Source: Bonita Bay Group