



4290 14th Street NE, Naples, FL 34120 | P (239) 304-6837 | amegrath@LandPlanningSolutions.us

TERRA FIRMA

YOUR GUIDE FOR SOLID LAND USE PLANNING

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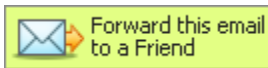
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In July's Issue:

Innovative Planning Techniques



IS YOUR PROJECT JUST
"MORE OF THE SAME?"

FIND OUT MORE ABOUT FLEXIBLE
ZONING AND OTHER INNOVATIVE
PLANNING TECHNIQUES IN NEXT
MONTH'S ISSUE OF *TERRA FIRMA!*



8 ELEMENTS FOR SUSTAINABILITY

1. Sustainable development does not mean sustained growth. It means creating a development that can carry on its own way. A sustainable development must be flexible to evolve over time with new technologies. It does not mean no change or maintaining the status quo. It also will not ensure a perfect community, but it will allow for a community to best utilize and also preserve its resources

2. Sustainability must be a community movement. It must be a collective mindset in order for it to be successful. The human ecosystem must integrate with the environmental ecosystem in a way that does not destroy or degrade it but protects, preserves, enhances and nourishes it while still allowing the human development in a responsible fashion. The community as a whole must be in agreement of this notion for sustainable development to occur.

3. Sustainable development needs to include a study of the interrelationships between the development's social, economic and environmental resources and capital. These three components cannot be mutually exclusive; on the contrary these three components must be intrinsically intertwined. To be sustainable, a community must feed its natural, human and financial capital so that the development can continue to grow and evolve.

4. The community must establish a boundary in order to define the development area otherwise sustainability cannot be measured.

5. A development should not use more than it has. We do not only have a certain amount of resources - water, air, land, energy, materials etc. A community needs to determine how to best use and preserve its resources. Sustainability is about finding the balance among population, consumption and preservation.

6. Sustainability must be measured through the use of

indicators. The community that defines the development must have a collective reasoning as to what indicators will be needed to measure the development's sustainability success. If you don't routinely measure your indicators, you won't know if adjustments need to be made to make your development sustainable.

7. Sustainable indicators identify the linkages between a among the varying interests of the community stakeholders.

8. Sustainability must be considered and evaluated over long term - a minimum of 25 to 50 years. Only then will the social, natural and economic indicators identified by the community be allowed to show their true interactions and measured for sustainability success.

ARE YOU THROWING MONEY OUT THE WINDOW?



Your consultant works for you, not the other way around. With the current slow down in development industry, you have the perfect opportunity to select which land planning consulting firm you want to work with and determine what they really want to work with you. When the boom years were here, consulting fees went up faster than recent gas prices.

You may want to take the time to consider using a small

consulting firm. Smaller firms often provide better customer service as a result of less corporate politics. Smaller firms will send fewer of their employees to every project meeting you have, which will result in more reasonable project costs. Smaller firms do not carry the same overhead expenses that ultimately get passed on to you.

With over 15 years of professional planning experience, Land Planning Solutions can meet your land planning needs in an efficient and effective manner, and at an appropriate cost. Call us today at 239-304-6837, and let us show you why ***we are the solution*** to saving you money.

INNOVATION

Innovation. The key to the future. Innovation leads to success. The way things have been done in the past, is not the way things should necessarily be done in the future. There is always a better way for something to be done. Perhaps a faster way. Perhaps a more cost-efficient way. But there is always a better way. We all must continue to evolve and reinvent based on our knowledge and experiences. We all should strive to be more innovative.

At Land Planning Solutions, Inc., we pride ourselves at coming in under budget and on time for all of our projects. We credit our focus on innovation for much of that success. We don't limit ourselves to doing cookie-cutter projects or studies. We look for opportunity and challenge to move our projects forward. One example of how we can be innovative for you is through the use of Flexible Zoning. This technique can save developers and government substantial amounts of time and money in reduced application submittal, review and processing time. Flexible Zoning is an innovative way to allow developers to respond to changing market demands to determine what product should be built in a given area without requiring further government approvals. We will highlight the use of Flexible Zoning techniques and other innovative planning methods in the July issue of *Terra Firma*.

At Land Planning Solutions, Inc., "NO" is not in our vocabulary. Instead, our focus is on how to get your project where you want it to be in the most efficient, economical and effective manner, always looking for a better way, always being innovative.



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