



28100 Bonita Grande Drive, Suite 302, Bonita Springs, FL 34135 | P (239) 405-7983 | allison@lpsfl.us

TERRA FIRMA

YOUR GUIDE FOR SOLID LAND USE PLANNING
OCTOBER 2008

IN THIS ISSUE

[No September Newsletter?](#)

[Planning or Zoning?](#)

[LPS Hires New Employee!](#)

www.landplanningsolutions.us



WHAT? No September Newsletter?

That is correct. Many of you have noted that you did not receive your September edition of Terra Firma. This was not an error. As Land Planning Solutions continues to grow to serve your needs better, the publication of our September edition of Terra Firma was delayed.

What was more important?

Well, we have now officially moved into our new office at **The Waldrop Center at 28100 Bonita Grande Drive in Bonita Springs**. This location offers Land Planning Solutions an accessible and convenient office from which to service our clients throughout the State.

To get to The Waldrop Center, head east off Exit 116 from I-75 to Bonita Grande Drive, turn right and go beyond the Publix in the Bernwood Park of Commerce. The Waldrop Center will be on your right. **Land Planning Solutions is located in Suite 302. Our new office number is 239-405-7983**

We look forward to your next visit!

Planning or Zoning?

The difference between planning and zoning may not be obvious to every citizen, and often times is unclear even to professionals within the development industry. Both planning and zoning play important roles in the land use management efforts of local governments. In fact, each relies on each other for the realization of healthy, sustainable communities.

Specifically, planning is the process of setting the future growth pattern or vision for a community. In Florida, the primary product of the planning process

the "Comprehensive Plan" or "Growth Management Plan". This long-range plan is the result of public participation and a number of comprehensive studies to determine growth projections and anticipate the community's long-term needs.

Zoning, on the other hand, is a regulatory tool for enacting the Comprehensive Plan. Zoning is a system by which different land use classifications designated within the Comprehensive Plan, referred to as "Future Land Use Categories", are further categorized into zoning designations or districts. Each zoning district establishes a set of requirements, which specifically define the allowable uses and development guidelines for that district.

Together, planning and zoning are the local government's key resources in shaping the character, appearance and growth dynamics of its community. As a landowner, it is very important to understand your property's underlying Future Land Use Category and zoning district(s), as these will play a large role in dictating what can and cannot be developed on the site.

If you have any questions regarding your property's planning and zoning entitlements, please contact us: (239) 405-7983 or allison@lpsfl.us.



ALEXIS CRESPO, AICP, LEED AP JOIN LAND PLANNING SOLUTIONS!

It is with great pleasure that **Land Planning Solutions** announces the latest addition to our team of professional planners!



Alexis V. Crespo, AICP, LEED AP, comes to Land Planning Solutions with impressive project experience, depth of knowledge and credentials. She is a certified planner with the American Institute of Certified

Planners (AICP) and a Leadership in Energy and Environmental Design Accredited Professional (LEED AP). Alexis is the current chair of the Calusa Chapter the Florida Planning and Zoning Association (FPZA) and the Activities Chair for the Promised Lands Section of the American Planning Association Florida Chapter (APA FL). Her planning experience in Lee, Charlotte, Hendry and DeSoto Counties, coupled with her enthusiasm for the fields of land use planning and zoning will be true asset to our clients.

Please join us in welcoming Alexis to our team! She can be reached at alexis@lpsfl.us or at the office at 239-405-7983, or on her cell phone at 239-585-9070.

[Forward email](#)

 **SafeUnsubscribe®**

This email was sent to amegrath@landplanningsolutions.us by

amegrath@landplanningsolutions.us.

[Update Profile/Email Address](#) | Instant removal with [SafeUnsubscribe™](#) | [Privacy Policy](#).

Email Marketing by



Land Planning Solutions | 28100 Bonita Grande Drive | Suite 302 | Bonita Springs | FL | 34135