

Lee County - A Vision for 2035

Lee County will be a highly desirable place to live, work, and visit—recognized for its commitment to a sustainable future characterized by a healthy economy, environment, and community. Because of its commitment, Lee County will be a community of choice—valued for its quality of life; varied natural environment; unique sense of history and place; distinct urban, suburban, coastal, and rural communities; diverse economy and workforce; and varied travel options.

The Lee Plan is designed to depict Lee County as it will appear in the year 2035, given the projected increase in population to 1,016,900 permanent residents with an additional 18% seasonal residents. The following vision principles will be of great importance as Lee County approaches the planning horizon:

- The county will maintain and enhance the distinction between urban, suburban, rural, environmental, and coastal areas that characterizes this plan. The growth patterns of the county will continue to be dictated by a Future Land Use map and land use allocations for Lee County's 22 Planning Districts. The Future Land Use Map will continue to evolve as Lee County determines appropriate areas for infill/redevelopment, compact communities, and nodes of more intense development.
- The county will protect its natural resources in order to maintain a high quality of life for its residents and visitors. This will be accomplished through an aggressive public land acquisition program and by maintaining and enforcing cost-effective land use and environmental regulations that supplement, where necessary, federal, state, and regional regulatory programs.
- The county's traditional economic base will be diversified in order to increase the percentage of high-paying jobs, reduce tax burdens on residents, and enhance the sustainability of the community. Traditional industries, such as agriculture, commercial fishing, tourism, and construction, will continue to play a significant role in the county's economy, but will be complemented by new business opportunities afforded by areas such as Southwest Florida International Airport, Florida Gulf Coast University, the Daniels Road and Alico Road Interstate Interchange areas, the Research and Enterprise Diamond, and the infill of existing urbanized areas.
- Cultural, educational and recreational opportunities will expand as the result of the county's increased urbanization. Lee County will support these opportunities in suitable areas.
- Increased urbanization will require a commensurate investment in the county's infrastructure. Lee County will ensure that adequate public infrastructure is available for

the desired level of development (urban, suburban, rural, or coastal), including safe and viable transportation options to meet the needs of the residents, visitors, and businesses of Lee County. Public facilities will be maintained at adequate levels, partly by the construction of new facilities or expansion of existing facilities and partly by the use of new methods to conserve existing capacity.

- In addition to the vision identified above, the development and character of Lee County will be determined by localized community plans. These plans have been designed to capture the unique character of each community. Within each community, smaller neighborhood plans may exist. These communities and their anticipated evolutions are described in the Communities Element of this plan.