

Managed Growth Tier System History

Tier System Program Summary

The Managed Growth Tier System recognizes the diversity of the County by establishing different tiers that represent distinct geographic areas throughout the County: Urban/Suburban (which includes the Redevelopment/ Revitalization Overlay), Exurban, Rural, Agricultural Reserve, and the Glades.

Each tier has common characteristics, land use patterns, and levels of service provision that help distinguish it from other tiers. Specific strategies have been established, either through restrictions or incentives, to meet specific objectives for each tier. This flexibility is necessary to permit the articulation of different, and even contrasting strategies, while maintaining a comprehensive planning approach.

The framework of the Tier System provides a basis for land use decisions by guiding planning and design, and development, while coordinating and prioritizing service delivery to create sustainable communities that can mature over time. This is necessary to ensure sustainable development, which protects natural resources, arrests urban sprawl, and creates livable communities.

The Tier System is a program intended to maintain a healthy economy, and a variety of housing and lifestyle choices, while considering the physical, social, cultural, environmental, and economic needs of both current and future residents.

The Future Land Use Element incorporates the framework of the Tier System and contains goals that: establish the tiers and timing and phasing criteria for new growth areas; protect natural resources and systems; promote community planning and design; and guide the location and form of development. Additionally, graduated levels of service (urban, limited urban and rural) are defined and assigned to each of the tiers to improve the management of public services and facilities, and to serve diverse neighborhoods and communities at an appropriate level. Each of these goals is supported by objectives and policies that apply differently to each tier. Other elements of the Comprehensive Plan also include policies which the Tier System framework and strengthen the relationship between land use, transportation, water resource, and environmental planning.