

# CITY OF MULBERRY

Polk County, Florida



## 2030 Comprehensive Plan

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Prepared by the Central Florida Regional Planning Council



**CITY OF MULBERRY  
2030 COMPREHENSIVE PLAN**

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# CITY OF MULBERRY

Polk County, Florida



## 2030 Comprehensive Plan

Future Land Use Element

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## FUTURE LAND USE ELEMENT

**GOAL:** TO THE GREATEST EXTENT POSSIBLE, ENSURE A COMPATIBLE MIX OF LAND USES THAT MAINTAIN A QUALITY LIVING ENVIRONMENT AND ENHANCE THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY.

**OBJECTIVE 1:** LOCATION AND DENSITY CRITERIA; ESTABLISHMENT OF A FUTURE LAND USE MAP

THE CITY OF MULBERRY WILL ENSURE THAT THE LOCATION OF FUTURE LAND USES WILL BE GUIDED BY THE AVAILABILITY OF SUPPORTING FACILITIES AND SERVICES AS WELL AS THE APPROPRIATE SOIL CONDITIONS AND TOPOGRAPHY. THE CITY WILL ENSURE THAT GROWTH WILL BE DIRECTED TO APPROPRIATE AREAS AS DEPICTED ON THE FUTURE LAND USE MAP SERIES IN ORDER TO DISCOURAGE URBAN SPRAWL AND REDUCE GREENHOUSE GAS EMISSIONS. THROUGH THE APPLICATION OF ITS LAND DEVELOPMENT REGULATIONS, THE CITY WILL ALSO ENSURE THAT NEW DEVELOPMENT IS: CONSISTENT WITH SOUND PLANNING PRACTICES; SENSITIVE TO THE NATURAL LIMITATIONS OF THE SPECIFIC SITES TO SUPPORT DEVELOPMENT; CONSISTENT WITH THE ABILITY OF THE CITY TO MEET ITS ESTABLISHED LEVEL OF SERVICE STANDARDS; COMPATIBLE WITH THE PROTECTION OF NATURAL RESOURCES; AND COMPLEMENTARY TO THE EXISTING SOCIAL AND ECONOMIC ENVIRONMENT OF MULBERRY

*Measurable Target: Land use changes classified and mapped according to the adopted classifications; CMS up to date; development located near city services.*

**Policy 1.1:** Through the application of its land development regulations and the Future Land Use Map Series, the City will encourage and direct development to areas where public facilities and services are available or are projected to be available.

**Policy 1.2:** The City shall continue to maintain a Concurrency Management System that will: (1) permit development to occur only where adequate public or private facilities and services are made available concurrent with the impacts of development; and (2) issue a development order only where adequate public or private facilities and services have the design capacity to serve the development

- Policy 1.3:** Through the implementation of a Concurrency Management System, the City will issue a development permit only if the adopted level of service standards, for those facilities that are available, are met.
- Policy 1.4:** Environmentally sensitive lands shall be defined as high aquifer recharge areas, public supply potable water wellfield protection areas, wetlands, floodplains, areas of critical state concern as defined by Chapter 380, F.S.; Natural Resources of Regional Significance, as delineated in the Strategic Regional Policy Plan of the Central Florida Regional Planning Council; and natural resources identified by State and Federal agencies. The City will continue to enforce its zoning and site plan review procedures to include development standards that limit the density and intensity of land use in areas where soils or topography are not conducive to development. The City's site plan review process will be used to evaluate soil conditions on a proposed development site, and will provide for appropriate design features to protect natural resources and the structural integrity of buildings and other facilities. The City shall require proposed developments to provide adequate information regarding the suitability of the soils for their intended use, in order to protect potable water wellfields and environmentally sensitive land.
- Policy 1.5:** The City will approve the location of new development on the basis of the suitability of the land to support such uses without adversely affecting natural resources, potable water wellhead protection areas, and environmentally sensitive land, using proper site plan review procedures and appropriate mitigation measures
- Policy 1.6:** The City shall depict generalized land uses on the Future Land Use Map and Map Series. The City has determined it appropriate to depict educational uses, public buildings and grounds and other public facilities as one land use category on the Future Land Use Map. The City will depict the following natural resources or conditions on the Future Land Use Map or Map Series: 1) existing and planned public potable water wells and wellhead protection areas; 2) rivers, lakes and floodplains; 3) wetlands; and, 4) minerals and soils.
- Policy 1.7:** The City establishes the following land use categories for the purpose of managing future growth and to provide for the needs of its residents.
- 1) **Low-Density Residential:** Permitted uses include one single-family dwelling unit on each lot and structures accessory to the residential use. Minimum lot size shall be 7,500 square-feet; maximum density may not exceed five units per acre.
  - 2) **High-Density Residential:** Permitted uses include single-family dwelling units, duplexes, and multi-family dwelling units, and

accessory structures. Minimum lot size shall be: 6,000 square-feet for single-family units, with a maximum density of seven units per gross acre; 7,500 square-feet for duplexes; 10,000 square-feet for multi-family dwelling units, or 16 units per gross acre.

- 3) **Manufactured Home Planned Development:** Permitted uses include dwelling units that are transportable in one or more sections, built on a metal frame and designed to be used as a residential dwelling with or without a permanent foundation, and noncommercial recreational facilities. Planned development projects shall include dwelling units designed as a component of a master development rather than as a single structure on a single lot. The overall density of a manufactured home planned development project shall not exceed eight (8) manufactured homes or manufactured home lots per gross acre. Development of Manufactured Home Planned Developments (MHPDs) shall also be subject to the following guidelines:
- a) MHPDs shall be located immediately adjacent to arterials or collectors, or provide a transition from a higher to a lesser density or intensity of use;
  - b) Land uses shall be appropriately buffered within the MHPD, and the MHPD shall be appropriately buffered from adjacent land uses;
  - c) MHPDs shall require a site plan, including a compatibility analysis of adjacent uses;
  - d) Subject to compatibility criteria and site plan review, lower order services and goods, such as professional offices, financial institutions, convenience, grocery, and drug stores are permissible;
  - e) Commercial land uses shall not exceed 25 percent of the total site; and
  - f) A minimum of 10 percent of the total site shall consist of open space and/or passive recreation uses.
- 4) **Central Business District:** This classification permits the linear development of commercial activities along S.R. 37 and is designed

to prohibit retail establishments requiring large land areas for storage or display. Permits office and retail and provides a compatible transition between commercial and residential land uses. Proposed developments shall be individually evaluated and approvals shall be limited pending on a demonstrated need for such uses. The floor area ratio in this classification shall not exceed 2.0.

- 5) **Highway Commercial:** Permits office, retail, wholesale and related commercial activities that are conducive to commercial center development including big box retail grocery and general merchandise stores and home improvement/ garden stores. Permits indoor recreation uses that require large land areas for large facilities such as bowling alleys and skating rinks. Permits more intensive commercial activities than Central Business District.

Frontage roads, shared access and other measures to maintain and improve level of service are required in this land use category. The floor area ratio in this classification shall not exceed 0.5.

- 6) **Industrial:** Permitted uses include manufacturing and processing activities, wholesale storage and warehousing. Designed to promote the efficient use of infrastructure and allow the location of new industries in areas with existing industrial land uses and supporting facilities. Designed to promote employment opportunities and to diversify the economic base. The floor area ratio in the Industrial category shall not exceed 1.0.

- 7) **Outdoor Recreation:** Permitted uses include publicly-owned and privately-owned properties that are open to recreation use by the general public for free or for an admission fee, such as: golf courses; tennis and racquetball centers and facilities; ballfields and associated concessions, parking and facilities; water sports; jogging and bike trails with exclusive right-of-way; motor sports tracks and recreation areas; and other similar facilities and uses. The map symbol shall be "OR" and shall be so designated on the Future Land Use Map. The approximate rate of Density/Intensity for this land use category shall not exceed one residential unit per ten acres for a caretaker; and 2,000 square feet of non-residential building area per acre.

- 8) **Public Buildings and Grounds:** Permitted uses include schools; government buildings; fire and police stations; with its associated buildings and grounds, such as community centers, city pools, parks, playgrounds, courts, ballfields, indoor recreation facilities, nature preserves; all city, county, state and national parks located within the City limits; and, open space. The floor area ratio for public buildings



shall not exceed 2.0; density shall not exceed one single family dwelling unit per ten acres for a caretaker on public recreation lands or on school grounds.

- 9) **Conservation:** The primary function of the Conservation designation is to protect natural resources, lake water quality and groundwater quality. The conservation designation includes land within wetlands and the 100-year floodplain. Residential, commercial, industrial and agricultural land uses are not permissible on lands designated Conservation. Recreational land uses, such as boat docks, trails, parks, and public beaches are permissible, provided that as little of the land as possible is disturbed during construction; and provided that the activity will not degrade or harm the natural resource. A residence for a park ranger or caretaker is permissible at one unit per twenty acres. The Floor Area Ratio is 0.001 for public conservation areas.
- 10) **Agriculture:** This district provides for rural, low intensity agricultural types of uses within the City limits of Mulberry. Specific development patterns will be determined by individual development site characteristics and the feasibility of providing public services and facilities, either by the city or by private developers. Permitted uses include agriculture and agriculture-related activities, public facilities and single-family residential. Residential densities shall not exceed one unit per five acres. Agricultural activities, such as ranching and farming, shall be permitted as the principal use and without a dwelling unit required.
- 11) **Residential Planned Unit Development:** The Residential Planned Unit Development future land use category is designed to allow for development not recognized by other land use categories in this Policy, consistent with density allocation and other policies in the Mulberry Comprehensive Plan. The intent of the category is to:
  - a) Permit planned residential communities having an overall integral development pattern;
  - b) Create an overall neighborhood approach to development;
  - c) Promote innovative development techniques and design flexibility;
  - d) Meet the City of Mulberry's needs to encourage and allow for a range of housing opportunities and choices, including lot sizes, setbacks and accessory uses;

- e) Allow the City of Mulberry to approve such uses where found appropriate in a particular location;
- f) Encourage community and developer collaboration in development decisions.

Minimum standards for designating and developing a Residential Planned Unit Development land use:

1. A concept plan is submitted with the application for a land use map amendment showing consideration for existing development patterns and providing for compatibility and quality of existing and adjacent neighborhoods.
2. The plan promotes compact sustainable development, and encourages linkages of neighborhoods and open spaces to create a sense of place.
3. The plan provides accessible open space in the form of either active or passive recreational areas, including but not limited to parks, greens, or similar open space designs.
4. The development is required to provide central water and sewer facilities.
5. At the time of approval of the Master PUD Plan, lot sizes and dimensions, land use, lot coverage and/or floor area ratios, and impervious surface ratios are established.
6. Maximum gross density of the PUD site is 7.5 units per acre (which allows 50% above the City's Low Density land use classification).
7. Credit when calculated for gross density is given to undevelopable land within the site (lakes, wetlands) up to 50 percent.
8. Up to twenty percent (20%) of a PUD site may be set aside for public use (e.g. school site, utility facility, community parks or buildings.) The reserved public site area will be included when calculating gross

density of the PUD.

9. Clustering of density is allowed only where at least ten percent (10%) of the gross area is preserved in natural areas.
10. The maximum gross density of developable lands on any one neighborhood of one land use type within the PUD may not exceed 14 units per acre.
11. Lots for single-family detached homes must be at least 5,000 square feet in area.

Where a proposed Residential Planned Unit Development is subject to a recorded Development Agreement that puts an upper limit on the number of units to be allowed, the resulting maximum gross density of the overall PUD site will be mapped accordingly on the Future Land Use Map.

**Policy 1.8:** Public schools are allowed in all land use classifications except the City's Conservation classification. This provision applies to lands contiguous to existing schools and is meant to accommodate expansion of existing schools, as well as development of vacant land for new schools. Further, the City hereby encourages the collocation of public facilities such as parks, libraries, and community centers, with schools, when planning and reviewing a proposed site for new or expanded facilities, and shall adopt criteria for collocation in the Unified Land Development Code. [163.3177(6)(a)]

**Policy 1.9:** Wellhead protection areas shall be identified and shown on the City's Future Land Use Map in order to prohibit the establishment of new uses from locating within the identified zone of protection that may be a potential source of pollution to the potable water system. The City will prohibit existing uses within the *Zone of Protection* that use or create hazardous materials (such use is known as a nonconforming use) from being re-established once the use has ceased. Regulations and the procedures for administration of nonconforming uses are adopted within the Unified Land Development Code of the City of Mulberry.

**Policy 1.10:** The City will cooperate with SWFWMD in designating areas of high aquifer recharge to the Floridan Aquifer. Once identified and designated, environmentally sensitive areas of high aquifer recharge shall be shown as Conservation on the Future Land Use Map, where little or no development shall be allowed, in accordance with the Conservation Future Land Use Classification.

- Policy 1.11:** The City shall support the use of lands for agricultural purposes by allowing such uses within the City limits. Such uses shall be classified Agriculture or Low Density future land use classification. *[187.201 (23), F.S.]*
- Policy 1.12:** Electric distribution substations are allowed in all land use classifications, but not in historic neighborhoods or overlay districts. Land development regulations shall be adopted to establish compatibility standards, including setback and buffering standards, and to establish procedures for the review of applications for locating electric substation sites. *[163.3208, F.S.]*
- Policy 1.13:** The City shall undertake a visioning process, from time to time, of the future physical appearance and qualities of the city, as a component of this Comprehensive Plan. Upon doing do, the City shall review the comprehensive plan, land development regulations and capital improvement program to ensure that these instruments will help to move the city toward its vision. When undertaking a visioning process, the process shall be a collaborative planning process with meaningful public participation; and shall be adopted by the City Commission upon completion. *[163.3167(11), F.S.]*
- Policy 1.14:** To ensure that development taking place nearby but beyond the city limits of Mulberry is compatible with the City's land use planning policies and future vision, the City shall request that adjacent governments provide notification of proposed amendments to their respective Comprehensive Plans which may affect land uses in areas adjacent to the City of Mulberry. The City Manager, or his/her designee, shall review and comment on such proposed amendments, and if a proposed amendment would create a conflict or otherwise impact Mulberry, the City shall transmit written comments and/or objections to that governmental entity regarding the nature of the City's concern.

**OBJECTIVE 2: REDEVELOPMENT AND RENEWAL OF BLIGHTED AREAS; DOWNTOWN REVITALIZATION**

**MULBERRY SHALL PROTECT THE QUALITY OF ITS NEIGHBORHOODS THROUGH CONTINUED CODE ENFORCEMENT, SITE PLAN REVIEWS, AND THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR THE RENEWAL AND REDEVELOPMENT OF BLIGHTED AREAS. THE CITY, THROUGH THE POLK COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM AND CODE ENFORCEMENT ACTIVITIES, WILL REHABILITATE OR DEMOLISH AND REPLACE EIGHT SUBSTANDARD HOUSING UNITS ON AN ANNUAL BASIS.**

***Measurable Target:*** *Measure the change in the amount of sub-standard structures, both commercial and residential from the established base year; the change in the number of vacant commercial structures from the base year; and, the change in the total property value within the downtown area.*

- Policy 2.1:** The City shall develop strategies to rehabilitate those areas targeted for redevelopment activities; which may include, but not be limited to (1) increased code enforcement activities; (2) removal of dilapidated structures to create space for infill development; and (3) coordination of infrastructure improvements with rehabilitation activities.
- Policy 2.2:** The City shall identify blighted areas of the city and, where necessary, prioritize redevelopment programs and activities.
- Policy 2.3:** The City shall continue to participate in the Polk County Community Development Block Grant program to achieve the demolition or rehabilitation of eight substandard structures on an annual basis.
- Policy 2.4:** The City shall protect its investment and continue to invest in its downtown by maintaining a schedule of routine maintenance and enforcing the city's minimum maintenance codes for property owners; and continue revitalization of the urban core through enforcement of the sign ordinance, beautification projects and incentive programs for revitalization of the downtown area.
- Policy 2.5:** The City will promote infill development and redevelopment as an important mechanism to revitalize and sustain its urban core by maintaining the existing land use map, which clearly identifies vacant parcels.

**OBJECTIVE 3: ELIMINATION OF INCOMPATIBLE USES**

**THE CITY SHALL ELIMINATE EXISTING LAND USES AND ZONING THAT ARE INCONSISTENT WITH THE LAND USE CLASSIFICATIONS OF THE COMPREHENSIVE PLAN.**

***Measurable Target:*** *Number of nonconforming uses eliminated during the planning period.*

- Policy 3.1:** Land development regulations shall specify criteria for determining non-conforming uses, including damage or destruction to structures or cessation of activity, and the appropriate action to regulate or eliminate non-conforming uses.

**Policy 3.2:** The City will identify all existing land uses that are not compatible with the Future Land Use Element and Comprehensive Plan.

**Policy 3.3:** The City shall review and amend its Land Development Regulations to establish compatibility criteria for adjacent land uses. These criteria will provide adequate separation or protection between existing land uses and proposed land uses of a different type which could have adverse impacts on previously approved development. The City Commission shall assess and consider these adverse impacts in its zoning decisions, site plan approvals, and other regulatory actions. Mechanisms for ensuring compatibility between adjacent land uses may include:

- 1) setback requirements;
- 2) landscape buffering requirements;
- 3) walls or fences;
- 4) performance standards;
- 5) access control; and
- 6) other requirements as determined by the City Commission.

In formulating and implementing its compatibility criteria, the City shall give primary consideration to preserving the integrity of residential neighborhoods, discouraging crime and civil disorder, protection of property values, and preservation of natural resources. However, this policy shall not be interpreted to protect land uses or activities which are illegal or which have been established without proper authorization from the City. In addition, this policy shall not confer special status or protection on land uses which are nonconforming to adopted City codes or otherwise inconsistent with the Comprehensive Plan.

**OBJECTIVE 4: PROTECTION OF HISTORIC RESOURCES**

**AS A PART OF THE CITY'S LAND DEVELOPMENT REGULATIONS, THE CITY OF MULBERRY SHALL ADOPT AND ENFORCE STANDARDS AND PROGRAMS THAT PROTECT HISTORICALLY SIGNIFICANT RESOURCES.**

*Measurable Target: number of units identified as locally significant and designated, per year, during the planning period.*

**Policy 4.1:** The City shall promote investment and reinvestment in older neighborhoods to prevent deterioration and to protect structures of historical significance.

**Policy 4.2:** The City shall condition development approval to the development's compatibility with existing land uses and its effect on historic resources.

**Policy 4.3:** The City of Mulberry shall annually consider local designation of historically significant properties within the City limits. Criteria for local designation of historically significant properties will be included in the City's development code. All sites listed on the Florida Master Site File or the National Register shall be considered for local designation. Local designation of sites or structures, as well as authorization for the demolition or alteration of locally designated sites or structures, shall be by action of the City Commission. This procedure does not replace or diminish established procedures for the alteration or demolition of structures or sites in the City, but is an additional safeguard to protect structures and sites designated by the City Commission as meriting protection.

**OBJECTIVE 5: PROTECTION OF NATURAL RESOURCES**

**THE CITY OF MULBERRY SHALL CONTINUE TO ENFORCE DEVELOPMENT REVIEW STANDARDS TO ENSURE THE PROTECTION AND CONSERVATION OF ENVIRONMENTALLY SENSITIVE LAND WITHIN THE CITY.**

*Measurable Target: number of acres designated for protection during the planning period.*

**Policy 5.1:** Environmentally sensitive lands, identified herein as high aquifer recharge areas, public supply potable water wellfield protection areas, wetlands, floodplains, areas of critical state concern as defined by Chapter 380, F.S., and Natural Resources of Regional Significance, as delineated in the Strategic Regional Policy Plan of the Central Florida Regional Planning Council, shall be protected through the application of the City's zoning

and site plan review regulations, which shall regulate the density and intensity of use, and shall incorporate techniques such as protective buffering and cluster development to protect and preserve these resources.

- Policy 5.2:** The City establishes the *Zone of Protection* around its wellheads, in accordance with the Polk County Wellhead Protection Area Delineation Project written by the Southwest Florida Management District in October 1993, and this zone shall be depicted on the Future Land Use Map around each wellhead. This area shall be known as the *Zone of Protection* and includes a 1-year, 5-year and 10-year time-of-travel delineated area as established by the aforementioned report.
- Policy 5.3:** The City shall enforce development regulations that limit the location of incompatible uses that use or store hazardous substances in those areas that are determined susceptible to pollution of the City's potable water well fields based on the Polk County Wellhead Protection Area Delineation Project, and the requirements of Chapters 62-521 and 62-555, F.A.C.
- Policy 5.4:** The City shall regulate development proposed to be located within the floodplains and wetlands as generally designated on the City's Flood Hazard Areas Map and its Wetland Areas Map. The City may approve such proposed development if no significant alteration of functions of the floodplains or wetlands will occur; and if protection is provided for potable water wellfields and environmentally sensitive land.
- Policy 5.5:** Property owners and developers shall be responsible for the on-site management of runoff to ensure that post-development runoff rates, volumes and pollutant loads do not exceed pre-development conditions.
- Policy 5.6:** The City shall require developers to obtain all required permits from the US Army Corps of Engineers, Florida Department of Environmental Protection, the Southwest Florida Water Management District, and the Polk County Health and Rehabilitative Services when a proposed development: 1) is located within the 100 year floodplain as delineated by the Federal Emergency Management Agency; 2) contains jurisdictional wetlands designated by the Florida Department of Environmental Protection and/or the Southwest Florida Water Management District, or wetland areas identified on National Wetlands Inventory maps completed by the U.S. Department of the Interior, Fish and Wildlife Service; or 3) contains soils rated as having "severe limitations" by the Polk County Soil Conservation Service. The City shall require evidence of appropriate permits from state or federal regulatory agencies prior to the issuance of a development permit.

**OBJECTIVE 6: PREVENT PROLIFERATION OF URBAN SPRAWL**



**MULBERRY SHALL ENFORCE LAND DEVELOPMENT REGULATIONS WHICH DISCOURAGE URBAN SPRAWL, EFFECTIVELY MANAGE GROWTH, ESTABLISH STANDARDS FOR DENSITIES AND INTENSITIES OF DEVELOPMENT, AND OTHERWISE IMPLEMENT THE CITY OF MULBERRY COMPREHENSIVE PLAN.**

**URBAN SPRAWL SHALL BE DISCOURAGED BY MAXIMIZING THE USE OF EXISTING PUBLIC FACILITIES AND SERVICES, AND BY COORDINATING WITH POLK COUNTY TO LIMIT THE EXTENSION OF MUNICIPAL FACILITIES IN THE UNINCORPORATED COUNTY.**

*Measurable Target: number of developments brought into the city rather than into the county to diffuse urban sprawl.*

**Policy 6.1:** The expansion of supporting infrastructure, public facilities and services will be given priority in those unserved areas of the City considered most suitable for development. The City will promote infill in these areas and limit annexations through timing and location of infrastructure, use of mixed land uses, urban growth boundaries, restrictions on subdividing land, density and intensity incentives to promote compact growth and clustering requirements.

**Policy 6.2:** The City shall maximize the use of its existing potable water and sewer facilities by prioritizing extensions to unserved areas of the City. Priority for the expansion of municipal water and sewer facilities shall be given to: legal obligations; existing development that is in or adjacent to Mulberry; new development in or adjacent to Mulberry; and new development that will contribute to the tax base through higher densities or intensities of land use.

**Policy 6.3:** The City shall create a development pattern that is formed around the Smart Growth practices and greenhouse gas reduction strategies. To accomplish this, the City shall:

- 1) Establish, promote, and incentivize well-designed urban environments that create vibrant, livable places to live, work, and play, and incorporate design features that promote green building principles
- 2) Encourage compact and medium scale development, particularly of unique design to enhance Mulberry's urban character.

- 3) Provide for a greater variety of allowable development patterns, which encourage good community design and which reflect the character of the surroundings.
- 4) Incorporate urban design principles into new development patterns to achieve a higher concentration and more diverse mix of housing, employment, and transportation options.
- 5) Promote lot clustering so as to not preclude future urban development
- 6) Promote a range of uses in close proximity to each other. These uses shall include, but are not limited to: mixed density housing with a variety of housing options, local-serving goods and services, civic uses, and employment generators.
- 7) Reinforce and enhance neighborhood and community edges with either natural open space or urban enhancements (streetscape improvements, public art, landscape and architectural themes) to celebrate gateways and entrances.
- 8) Review and adjust remaining future land use capacities of the Comprehensive Plan, population, and employment, subject to the evaluation of their impacts.
- 9) In support of the 2035 Polk County Mobility Plan, the City shall require new development and redevelopment to conform with the following criteria:
  - a) Provide access to transit facilities, available now or anticipated in the future;
  - b) Integrate pedestrian-oriented features, including sidewalks, trail, or walkways into all development including pedestrian shelters or awnings;
  - c) Provide accesses to civic space, parks, green areas, and open space and other amenities;
  - d) Be supported by public safety (fire, EMS, law enforcement); and
  - e) Have access to public schools.