

By Senator Klein

28-734A-99

1                                   A bill to be entitled  
2           An act relating to local government; creating  
3           ss. 163.2511, 163.2514, 163.2517, 163.2520,  
4           163.2523, 163.2526, F.S., the Urban Infill and  
5           Redevelopment Act; providing legislative  
6           findings; providing definitions; authorizing  
7           counties and municipalities to designate urban  
8           infill and redevelopment areas based on  
9           specified criteria; requiring preparation of a  
10          plan or designation of an existing plan and  
11          providing requirements with respect thereto;  
12          requiring a public hearing; providing for  
13          amendment of the local comprehensive plan;  
14          providing that counties and municipalities that  
15          have adopted such plan may issue revenue bonds  
16          and employ tax increment financing under the  
17          Community Redevelopment Act and exercise powers  
18          granted to community redevelopment neighborhood  
19          improvement districts; requiring a report by  
20          certain state agencies; providing a program for  
21          grants to counties and municipalities with  
22          urban infill and redevelopment areas; providing  
23          for review and evaluation of the act and  
24          requiring a report; amending s. 163.3180, F.S.;  
25          authorizing exemptions from the transportation  
26          facilities concurrency requirement for  
27          developments located in an urban infill and  
28          redevelopment area; amending s. 163.3187, F.S.;  
29          providing that comprehensive plan amendments to  
30          designate such areas are not subject to  
31          statutory limits on the frequency of plan

1 amendments; including such areas within certain  
2 limitations relating to small scale development  
3 amendments; amending s. 187.201, F.S.;  
4 including policies relating to urban policy in  
5 the State Comprehensive Plan; providing an  
6 appropriation; providing an effective date.

7  
8 Be It Enacted by the Legislature of the State of Florida:

9  
10 Section 1. Sections 163.2511, 163.2514, 163.2517,  
11 163.2520, 163.2523, and 163.2526, Florida Statutes, are  
12 created to read:

13 163.2511 Urban infill and redevelopment.--

14 (1) Sections 163.2511-163.2526 may be cited as the  
15 "Urban Infill and Redevelopment Act."

16 (2) It is declared that:

17 (a) Fiscally strong urban centers are beneficial to  
18 regional and state economies and resources, are a method for  
19 reduction of future urban sprawl, and should be promoted by  
20 state, regional, and local governments.

21 (b) The health and vibrancy of the urban cores benefit  
22 their respective regions and the state; conversely, the  
23 deterioration of those urban cores negatively impacts the  
24 surrounding area and the state.

25 (c) In recognition of the interwoven destiny between  
26 the urban center, the suburbs, the region, and the state, the  
27 respective governments need to establish a framework and work  
28 in partnership with communities and the private sector to  
29 revitalize urban centers.

30 (d) State urban policies should guide the state,  
31 regional agencies, local governments, and the private sector

1 in preserving and redeveloping existing urban cores and  
2 promoting the adequate provision of infrastructure, human  
3 services, safe neighborhoods, educational facilities, and  
4 economic development to sustain these cores into the future.

5 (e) Successfully revitalizing and sustaining the urban  
6 cores are dependent on addressing, through an integrated and  
7 coordinated community effort, a range of varied components  
8 essential to a healthy urban environment, including cultural,  
9 educational, recreational, economic, transportation, and  
10 social service components.

11 (f) Infill development and redevelopment are  
12 recognized as one of the important components and useful  
13 mechanisms to promote and sustain urban cores. State and  
14 regional entities and local governments should provide  
15 incentives to promote urban infill and redevelopment. Existing  
16 programs and incentives should be integrated to the extent  
17 possible to promote urban infill and redevelopment and to  
18 achieve the goals of the state urban policy.

19 163.2514 Definitions.--As used in ss.  
20 163.2511-163.2526, the term:

21 (1) "Local government" means any county or  
22 municipality.

23 (2) "Urban infill and redevelopment area" means an  
24 area or areas designated by a local government where:

25 (a) Public services such as water and wastewater,  
26 transportation, schools, and recreation are already available  
27 or are scheduled to be provided in an adopted 5-year schedule  
28 of capital improvements and are located within the existing  
29 urban service area as defined in the local government's  
30 comprehensive plan;

31

1           (b) The area, or one or more neighborhoods within the  
2 area, suffer from pervasive poverty, unemployment, and general  
3 distress as defined in s. 290.0058;

4           (c) The area exhibits a proportion of buildings that  
5 are substandard, overcrowded, dilapidated, vacant or  
6 abandoned, or functionally obsolete which is higher than the  
7 average for the local government;

8           (d) More than 50 percent of the area is within  
9 1/4-mile of a transit stop or a sufficient number of such  
10 transit stops will be made available concurrent with the  
11 designation; and

12           (e) The area includes or is adjacent to community  
13 redevelopment areas, brownfields, enterprise zones, or  
14 Mainstreet programs, or has been designated by the Federal  
15 Government as an urban redevelopment, revitalization, or  
16 infill area under empowerment zone, enterprise community, and  
17 brownfield showcase community programs or similar programs.

18           163.2517 Designation of urban infill and redevelopment  
19 area.--

20           (1) A local government may designate a geographic area  
21 or areas within its jurisdiction as an urban infill and  
22 redevelopment area for the purpose of targeting economic  
23 development, job creation, housing, transportation, crime  
24 prevention, neighborhood revitalization and preservation, and  
25 land-use incentives to encourage urban infill and  
26 redevelopment within the urban core.

27           (2) As part of the preparation of an urban infill and  
28 redevelopment area plan, a community participation process  
29 must be implemented in each neighborhood within the area  
30 targeted for designation as an urban infill and redevelopment  
31 area. The process must include the input of stakeholders that

1 include, but are not limited to, community-based  
2 organizations, neighborhood associations, and educational and  
3 religious organizations. The objective of the community  
4 participation is to encourage communities within the proposed  
5 urban infill and redevelopment area to participate in the  
6 design and implementation of the plan, including a "visioning"  
7 of the community core, before redevelopment. Issues to be  
8 addressed in the planning process include: the size of the  
9 area; the objectives for urban infill and redevelopment;  
10 coordination with existing redevelopment programs; goals for  
11 improving transit and transportation; the objectives for  
12 economic development; job creation; crime reduction; and  
13 neighborhood preservation and revitalization.

14 (3) A local government seeking to designate a  
15 geographic area within its jurisdiction as an urban infill and  
16 redevelopment area shall prepare a plan that describes the  
17 infill and redevelopment objectives of the local government  
18 within the proposed area. In lieu of preparing a new plan, the  
19 local government may demonstrate that an existing plan or  
20 combination of plans associated with a community development  
21 area, Florida Main Street program, sustainable community,  
22 enterprise zone, or neighborhood improvement district includes  
23 the factors listed in paragraphs (a)-(1), or amend such  
24 existing plans to include the factors listed in paragraphs  
25 (a)-(1). The plan shall demonstrate the local government and  
26 community's commitment to comprehensively address the urban  
27 problems within the urban infill and redevelopment area and  
28 identify activities and programs to accomplish locally  
29 identified goals such as code enforcement; improved  
30 educational opportunities; reduction in crime; neighborhood  
31 revitalization and preservation; provision of infrastructure

1 needs, including mass transit and multimodal linkages; and  
2 mixed-use planning to promote multifunctional redevelopment to  
3 improve both the residential and commercial quality of life in  
4 the area. The plan shall also:

5 (a) Contain a map depicting the geographic area or  
6 areas to be included within the designation.

7 (b) Confirm that the infill and redevelopment area is  
8 within an existing urban service area defined in the local  
9 government's comprehensive plan.

10 (c) Identify and map existing enterprise zones,  
11 community redevelopment areas, community development  
12 corporations, brownfield areas, downtown redevelopment  
13 districts, safe neighborhood improvement districts, historic  
14 preservation districts, and empowerment zones located within  
15 the area proposed for designation as an urban infill and  
16 redevelopment area and provide a framework for coordinating  
17 infill and redevelopment programs within the urban core.

18 (d) Identify a memorandum of understanding between the  
19 district school board and the local government jurisdiction  
20 regarding public school facilities located within the urban  
21 infill and redevelopment area to identify how the school board  
22 will provide priority to enhancing public school facilities  
23 and programs in the designated area, including the reuse of  
24 existing buildings for schools within the area.

25 (e) Identify each neighborhood within the proposed  
26 area and state the preservation and revitalization goals and  
27 projects identified through the community participation  
28 process and how such projects will be implemented.

29 (f) Identify how the local government intends to  
30 implement affordable housing programs, including, but not  
31 limited to, economic and community development programs

1 administered by the Department of Community Affairs, within  
2 the urban infill and redevelopment area.

3 (g) Identify strategies for reducing crime.

4 (h) If applicable, provide guidelines for the adoption  
5 of land development regulations specific to the urban infill  
6 and redevelopment area which include, for example, setbacks  
7 and parking requirements appropriate to urban development.

8 (i) Identify and map any existing transportation  
9 concurrency exception areas and any relevant public  
10 transportation corridors designated by a metropolitan planning  
11 organization in its long-range transportation plans or by the  
12 local government in its comprehensive plan for which the local  
13 government seeks designation as a transportation concurrency  
14 exception area. For those areas, describe how public  
15 transportation, pedestrian ways, and bikeways will be  
16 implemented as an alternative to increased automobile use.

17 (j) Identify and adopt a package of financial and  
18 local government incentives which the local government will  
19 offer for new development, expansion of existing development,  
20 and redevelopment within the urban infill and redevelopment  
21 area. Examples of such incentives include:

22 1. Waiver of license and permit fees.

23 2. Waiver of local option sales taxes.

24 3. Waiver of delinquent taxes or fees to promote the  
25 return of property to productive use.

26 4. Expedited permitting.

27 5. Lower transportation impact fees for development  
28 which encourage more use of public transit, pedestrian, and  
29 bicycle modes of transportation.

30 6. Prioritization of infrastructure spending within  
31 the urban infill and redevelopment area.

1           7. Local government absorption of developers'  
2 concurrency costs.

3           (k) Identify how activities and incentives within the  
4 urban infill and redevelopment area will be coordinated and  
5 what administrative mechanism the local government will use  
6 for the coordination.

7           (l) Identify performance measures to evaluate the  
8 success of the local government in implementing the urban  
9 infill and redevelopment plan.

10           (3) After the preparation of an urban infill and  
11 redevelopment plan or designation of an existing plan, the  
12 local government shall adopt the plan by ordinance. Notice for  
13 the public hearing on the ordinance must be in the form  
14 established in s. 166.041(3)(c)2. for municipalities and s.  
15 125.66(4)(b)2. for counties.

16           (4) In order for a local government to designate an  
17 urban infill and redevelopment area, it must amend its  
18 comprehensive land-use plan under s. 163.3187 to adopt the  
19 urban infill and redevelopment area plan and delineate the  
20 urban infill and redevelopment area within the future land-use  
21 element of its comprehensive plan. If the local government  
22 elects to employ an existing or amended community  
23 redevelopment area, Florida Main Street program, sustainable  
24 community, enterprise zone, or neighborhood improvement  
25 district plan or plans in lieu of preparation of an urban  
26 infill and redevelopment plan, the local government must amend  
27 its comprehensive land-use plan under s. 163.3187 to delineate  
28 the urban infill and redevelopment area within the future  
29 land-use element of its comprehensive plan. An amendment to  
30 the local comprehensive plan to designate an urban infill and  
31

1 redevelopment area is exempt from the twice-a-year amendment  
2 limitation of s. 163.3187.

3 163.2520 Economic incentives; report.--

4 (1) A local government with an adopted urban infill  
5 and redevelopment plan or plan employed in lieu thereof may  
6 issue revenue bonds under s. 163.385 and employ tax increment  
7 financing under s. 163.387 for the purpose of financing the  
8 implementation of the plan.

9 (2) A local government with an adopted urban infill  
10 and redevelopment plan or plan employed in lieu thereof may  
11 exercise the powers granted under s. 163.514 for community  
12 redevelopment neighborhood improvement districts, including  
13 the authority to levy special assessments.

14 (3) State agencies that provide infrastructure  
15 funding, cost reimbursement, grants, or loans to local  
16 governments, including, but not limited to, the Department of  
17 Environmental Protection (Clean Water State Revolving Fund,  
18 Drinking Water State Revolving Fund, and the State of Florida  
19 Pollution Control Bond Program); the Department of Community  
20 Affairs (Economic Development and Housing Programs, Florida  
21 Communities Trust); and the Department of Transportation  
22 (Intermodal Transportation Efficiency Act funds), are directed  
23 to report to the President of the Senate and the Speaker of  
24 the House of Representatives by January 1, 2000, regarding  
25 statutory and rule changes necessary to give urban infill and  
26 redevelopment areas identified by local governments under this  
27 act an elevated priority in infrastructure funding, loan, and  
28 grant programs.

29 (4) Areas designated by a local government as an urban  
30 infill and redevelopment area have a priority to receive  
31 private-activity bonds under s. 159.807.

1           163.2523 Grant program.--  
2           (1) An Urban Infill and Redevelopment Assistance Grant  
3 Program is created for local governments with adopted urban  
4 infill and redevelopment areas. Ninety percent of the general  
5 revenue appropriated for this program shall be available for  
6 fifty/fifty matching grants for planning and implementing  
7 urban infill and redevelopment projects that further the  
8 objectives set forth in the local government's adopted urban  
9 infill and redevelopment plan or plan employed in lieu  
10 thereof. The remaining 10 percent of the revenue must be used  
11 for outright grants for projects requiring under \$50,000.  
12 Projects that provide employment opportunities to clients of  
13 the WAGES program and projects within urban infill and  
14 redevelopment areas that include a community redevelopment  
15 area, Florida Main Street Program, sustainable community,  
16 enterprise zone, or neighborhood improvement district must be  
17 given an elevated priority in the scoring of competing grant  
18 applications. The Division of Housing and Community  
19 Development of the Department of Community Affairs shall  
20 administer the grant program. The Department of Community  
21 Affairs shall adopt rules establishing grant review criteria  
22 consistent with this section.  
23           (2) If the local government fails to implement the  
24 urban infill and redevelopment plan following the deadlines  
25 set forth in the plan, the Department of Community Affairs may  
26 seek to rescind the economic and regulatory incentives granted  
27 to an urban infill and redevelopment area, subject to the  
28 provisions of chapter 120. The action to rescind may be  
29 initiated 90 days after issuing a written letter of warning to  
30 the local government. In addition, in order to continue  
31 eligibility for the economic and regulatory incentives, the

1 local government must demonstrate during the evaluation,  
2 assessment, and review of its comprehensive plan as required  
3 under s. 163.3191, that a combination of at least 10 percent  
4 of its annual residential, commercial, and institutional  
5 development has occurred within the designated urban infill  
6 and redevelopment area.

7 163.2526 Review and evaluation.--Before the 2004  
8 Regular Session of the Legislature, the Office of Program  
9 Policy Analysis and Government Accountability shall perform a  
10 review and evaluation of ss. 163.2511-163.2526, including the  
11 financial incentives listed in s. 163.2520. The report must  
12 evaluate the effectiveness of the designation of urban infill  
13 and redevelopment areas in stimulating urban infill and  
14 redevelopment and strengthening the urban core. A report of  
15 the findings and recommendations of the Office of Program  
16 Policy Analysis and Government Accountability shall be  
17 submitted to the President of the Senate and the Speaker of  
18 the House of Representatives before the 2004 Regular Session  
19 of the Legislature.

20 Section 2. Subsection (5) of section 163.3180, Florida  
21 Statutes, 1998 Supplement, is amended to read:

22 163.3180 Concurrency.--

23 (5)(a) The Legislature finds that under limited  
24 circumstances dealing with transportation facilities,  
25 countervailing planning and public policy goals may come into  
26 conflict with the requirement that adequate public facilities  
27 and services be available concurrent with the impacts of such  
28 development. The Legislature further finds that often the  
29 unintended result of the concurrency requirement for  
30 transportation facilities is the discouragement of urban  
31 infill development and redevelopment. Such unintended results

1 directly conflict with the goals and policies of the state  
2 comprehensive plan and the intent of this part. Therefore,  
3 exceptions from the concurrency requirement for transportation  
4 facilities may be granted as provided by this subsection.

5 (b) A local government may grant an exception from the  
6 concurrency requirement for transportation facilities if the  
7 proposed development is otherwise consistent with the adopted  
8 local government comprehensive plan and is a project that  
9 promotes public transportation or is located within an area  
10 designated in the comprehensive plan for:

- 11 1. Urban infill development;i~~r~~
- 12 2. Urban redevelopment;i~~r~~ ~~or~~
- 13 3. Downtown revitalization;or~~r~~
- 14 4. Urban infill and redevelopment under s. 163.2517.

15 (c) The Legislature also finds that developments  
16 located within urban infill, urban redevelopment, existing  
17 urban service, or downtown revitalization areas or areas  
18 designated as urban infill and redevelopment areas under s.  
19 163.2517 which pose only special part-time demands on the  
20 transportation system should be excepted from the concurrency  
21 requirement for transportation facilities. A special  
22 part-time demand is one that does not have more than 200  
23 scheduled events during any calendar year and does not affect  
24 the 100 highest traffic volume hours.

25 (d) A local government shall establish guidelines for  
26 granting the exceptions authorized in paragraphs (b) and (c)  
27 in the comprehensive plan. These guidelines must include  
28 consideration of the impacts on the Florida Intrastate Highway  
29 System, as defined in s. 338.001. The exceptions may be  
30 available only within the specific geographic area of the  
31 jurisdiction designated in the plan. Pursuant to s. 163.3184,

1 any affected person may challenge a plan amendment  
2 establishing these guidelines and the areas within which an  
3 exception could be granted.

4 Section 3. Subsection (1) of section 163.3187, Florida  
5 Statutes, 1998 Supplement, is amended to read:

6 163.3187 Amendment of adopted comprehensive plan.--

7 (1) Amendments to comprehensive plans adopted pursuant  
8 to this part may be made not more than two times during any  
9 calendar year, except:

10 (a) In the case of an emergency, comprehensive plan  
11 amendments may be made more often than twice during the  
12 calendar year if the additional plan amendment receives the  
13 approval of all of the members of the governing body.

14 "Emergency" means any occurrence or threat thereof whether  
15 accidental or natural, caused by humankind, in war or peace,  
16 which results or may result in substantial injury or harm to  
17 the population or substantial damage to or loss of property or  
18 public funds.

19 (b) Any local government comprehensive plan amendments  
20 directly related to a proposed development of regional impact,  
21 including changes which have been determined to be substantial  
22 deviations and including Florida Quality Developments pursuant  
23 to s. 380.061, may be initiated by a local planning agency and  
24 considered by the local governing body at the same time as the  
25 application for development approval using the procedures  
26 provided for local plan amendment in this section and  
27 applicable local ordinances, without regard to statutory or  
28 local ordinance limits on the frequency of consideration of  
29 amendments to the local comprehensive plan. Nothing in this  
30 subsection shall be deemed to require favorable consideration

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1 of a plan amendment solely because it is related to a  
2 development of regional impact.

3 (c) Any local government comprehensive plan amendments  
4 directly related to proposed small scale development  
5 activities may be approved without regard to statutory limits  
6 on the frequency of consideration of amendments to the local  
7 comprehensive plan. A small scale development amendment may  
8 be adopted only under the following conditions:

9 1. The proposed amendment involves a use of 10 acres  
10 or fewer and:

11 a. The cumulative annual effect of the acreage for all  
12 small scale development amendments adopted by the local  
13 government shall not exceed:

14 (I) A maximum of 120 acres in a local government that  
15 contains areas specifically designated in the local  
16 comprehensive plan for urban infill, urban redevelopment, or  
17 downtown revitalization as defined in s. 163.3164, urban  
18 infill and redevelopment areas designated under s. 163.2517,  
19 transportation concurrency exception areas approved pursuant  
20 to s. 163.3180(5), or regional activity centers and urban  
21 central business districts approved pursuant to s.  
22 380.06(2)(e); however, amendments under this paragraph may be  
23 applied to no more than 60 acres annually of property outside  
24 the designated areas listed in this sub-sub-subparagraph.

25 (II) A maximum of 80 acres in a local government that  
26 does not contain any of the designated areas set forth in  
27 sub-sub-subparagraph (I).

28 (III) A maximum of 120 acres in a county established  
29 pursuant to s. 9, Art. VIII of the State Constitution.

30 b. The proposed amendment does not involve the same  
31 property granted a change within the prior 12 months.

1           c. The proposed amendment does not involve the same  
2 owner's property within 200 feet of property granted a change  
3 within the prior 12 months.

4           d. The proposed amendment does not involve a text  
5 change to the goals, policies, and objectives of the local  
6 government's comprehensive plan, but only proposes a land use  
7 change to the future land use map for a site-specific small  
8 scale development activity.

9           e. The property that is the subject of the proposed  
10 amendment is not located within an area of critical state  
11 concern.

12           f. If the proposed amendment involves a residential  
13 land use, the residential land use has a density of 10 units  
14 or less per acre, except that this limitation does not apply  
15 to small scale amendments described in sub-sub-subparagraph  
16 a.(I) that are designated in the local comprehensive plan for  
17 urban infill, urban redevelopment, or downtown revitalization  
18 as defined in s. 163.3164, urban infill and redevelopment  
19 areas designated under s. 163.2517, transportation concurrency  
20 exception areas approved pursuant to s. 163.3180(5), or  
21 regional activity centers and urban central business districts  
22 approved pursuant to s. 380.06(2)(e).

23           2.a. A local government that proposes to consider a  
24 plan amendment pursuant to this paragraph is not required to  
25 comply with the procedures and public notice requirements of  
26 s. 163.3184(15)(c) for such plan amendments if the local  
27 government complies with the provisions in s. 125.66(4)(a) for  
28 a county or in s. 166.041(3)(c) for a municipality. If a  
29 request for a plan amendment under this paragraph is initiated  
30 by other than the local government, public notice is required.

31

1           b. The local government shall send copies of the  
2 notice and amendment to the state land planning agency, the  
3 regional planning council, and any other person or entity  
4 requesting a copy. This information shall also include a  
5 statement identifying any property subject to the amendment  
6 that is located within a coastal high hazard area as  
7 identified in the local comprehensive plan.

8           3. Small scale development amendments adopted pursuant  
9 to this paragraph require only one public hearing before the  
10 governing board, which shall be an adoption hearing as  
11 described in s. 163.3184(7), and are not subject to the  
12 requirements of s. 163.3184(3)-(6) unless the local government  
13 elects to have them subject to those requirements.

14           (d) Any comprehensive plan amendment required by a  
15 compliance agreement pursuant to s. 163.3184(16) may be  
16 approved without regard to statutory limits on the frequency  
17 of adoption of amendments to the comprehensive plan.

18           (e) A comprehensive plan amendment for location of a  
19 state correctional facility. Such an amendment may be made at  
20 any time and does not count toward the limitation on the  
21 frequency of plan amendments.

22           (f) Any comprehensive plan amendment that changes the  
23 schedule in the capital improvements element, and any  
24 amendments directly related to the schedule, may be made once  
25 in a calendar year on a date different from the two times  
26 provided in this subsection when necessary to coincide with  
27 the adoption of the local government's budget and capital  
28 improvements program.

29           (g) Any local government comprehensive plan amendments  
30 directly related to proposed redevelopment of brownfield areas  
31 designated under s. 376.80 may be approved without regard to

1 statutory limits on the frequency of consideration of  
2 amendments to the local comprehensive plan.

3 (h) A comprehensive plan amendment for the purpose of  
4 designating an urban infill and redevelopment area under s.  
5 163.2517 may be approved without regard to the statutory  
6 limits on the frequency of amendments to the comprehensive  
7 plan.

8 Section 4. Subsection (17) of section 187.201, Florida  
9 Statutes, is amended to read:

10 187.201 State Comprehensive Plan adopted.--The  
11 Legislature hereby adopts as the State Comprehensive Plan the  
12 following specific goals and policies:

13 (17) URBAN AND DOWNTOWN REVITALIZATION.--

14 (a) Goal.--In recognition of the importance of  
15 Florida's vital urban centers and of the need to develop and  
16 redevelop ~~developing and redeveloping~~ downtowns to the state's  
17 ability to use existing infrastructure and to accommodate  
18 growth in an orderly, efficient, and environmentally  
19 acceptable manner, Florida shall encourage the centralization  
20 of commercial, governmental, retail, residential, and cultural  
21 activities within downtown areas.

22 (b) Policies.--

23 1. Provide incentives to encourage private sector  
24 investment in the preservation and enhancement of downtown  
25 areas.

26 2. Assist local governments in the planning,  
27 financing, and implementation of development efforts aimed at  
28 revitalizing distressed downtown areas.

29 3. Promote state programs and investments which  
30 encourage redevelopment of downtown areas.

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1           4. Promote and encourage communities to engage in a  
2 redesign step to include public participation of members of  
3 the community in envisioning redevelopment goals and design of  
4 the community core before redevelopment.

5           5. Ensure that local governments have adequate  
6 flexibility to determine and address their urban priorities  
7 within the state urban policy.

8           6. Enhance the linkages between land use, water use,  
9 and transportation planning in state, regional, and local  
10 plans for current and future designated urban areas.

11           7. Develop concurrency requirements that do not  
12 compromise public health and safety for urban areas that  
13 promote redevelopment efforts.

14           8. Promote processes for the state, general purpose  
15 local governments, school boards, and local community colleges  
16 to coordinate and cooperate regarding educational facilities  
17 in urban areas, including planning functions, the development  
18 of joint facilities, and the reuse of existing buildings.

19           9. Encourage the development of mass transit systems  
20 for urban centers, including multimodal transportation feeder  
21 systems, as a priority of local, metropolitan, regional, and  
22 state transportation planning.

23           10. Locate appropriate public facilities within urban  
24 centers to demonstrate public commitment to the centers and to  
25 encourage private sector development.

26           11. Integrate state programs that have been developed  
27 to promote economic development and neighborhood  
28 revitalization through incentives to promote the development  
29 of designated urban infill areas.

30           12. Promote infill development and redevelopment as an  
31 important mechanism to revitalize and sustain urban centers.

