



# Imagine GNV

## Comprehensive Plan 2050



## Acknowledgements

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## Executive Summary

ImagineGNV is the City of Gainesville’s comprehensive plan, prepared and adopted pursuant to Chapter 163, Florida Statutes. It establishes the City’s long-term policy framework to guide growth, development, and public decision making through the 2050 planning horizon. The plan provides a coordinated basis for evaluating development, public investments, and other actions that shape Gainesville’s future.

ImagineGNV was developed through a coordinated planning process that emphasized public engagement, transparency, and collaboration with residents, advisory boards, partner agencies, and community stakeholders. Community input helped identify shared priorities and informed the plan’s overall direction, ensuring that ImagineGNV reflects the values, needs, and long-term aspirations of the Gainesville community.

The plan is organized around a set of thematic chapters that reflect how residents experience the City and how local government works to support those experiences. Each chapter is comprised of one or more “elements” which may or may not be required per Florida Statutes. Within each element, Goals, Objectives, and Policies (GOPs) express the City’s long-term intent and provide direction for future actions and decision-making.

ImagineGNV is intended to be practical, forward-looking, and adaptable. The plan is implemented through ongoing public decisions and actions and is monitored over time to ensure continued consistency with community priorities, statutory requirements, and changing conditions. Through this approach, ImagineGNV provides a clear and coordinated framework to guide Gainesville’s future in a manner that supports complete communities, protects valued resources, and promotes a high quality of life for current and prospective residents.

# Planning Context

## History of Gainesville

People have lived in the Gainesville area for thousands of years, drawn by fertile land, open prairies, and abundant water. Long before European settlements, the Timucuan people established communities closely tied to the area's natural resources. Beginning in the sixteenth century, Spanish explorers and missionaries entered the region, followed by periods of conflict and displacement that reshaped Indigenous life. Control of Florida changed hands several times before the territory was eventually transferred to the United States in 1821.

Alachua County was established soon after, and early settlement patterns were shaped by agriculture, transportation, and conflict, including the Seminole Wars. The arrival of the railroad in the mid nineteenth century marked a turning point, opening the centralized portion of the state to trade and establishing Gainesville as the county's primary hub of commerce and culture. By the late nineteenth and early twentieth centuries, Gainesville was transitioning from a small town into a regional city. Growth tied to agriculture and mining supported new neighborhoods, civic buildings, and public services, even as fires, freezes, and economic shifts periodically slowed progress. Each period of recovery, however, strengthened Gainesville's urban core and regional role.

A defining moment occurred in 1905, when Gainesville was selected as the site of the University of Florida. The university's steady expansion transformed the city's economy, population, and identity and helped Gainesville remain resilient against national and regional economic downturns throughout the twentieth century. Following World War II, rapid growth reshaped the City, with expanding neighborhoods, new commercial areas, and a changing downtown that increasingly served governmental, professional, and cultural functions. In response to this change, the City and its residents have increasingly strived to preserve local points of history, including structures, neighborhoods, and landmarks. This balance of growth and respect for the city's history continues to shape Gainesville's character and identity today.

## Gainesville Today

Gainesville is one of Florida's leading centers for education, healthcare, culture, and innovation, shaped by its natural environment, established neighborhoods, and strong tradition of civic involvement. As home to the University of Florida and Santa Fe College, the City is closely connected to broader networks of research, talent, and economic activity that continue to influence its growth and identity. These institutions have helped establish Gainesville as an important economic, educational, and cultural center for North Central Florida..

Today, Gainesville is home to approximately 152,000 residents and continues to grow steadily. The City's population is younger and more diverse than many surrounding communities, contributing to a vibrant social and cultural environment. Growth over time has supported continued investment in housing, infrastructure, public services, and local businesses. In recent years, the City has also placed greater focus on creating opportunities that encourage students, graduates, families, and long term residents to continue building their lives in Gainesville.

The character of Gainesville can be seen in its neighborhoods, historic areas, parks, cultural institutions, and natural spaces. These places help define the community and contribute to a strong sense of identity and connection. Public investment in arts, recreation, civic spaces, and environmental stewardship has continued to strengthen Gainesville's role as a cultural center for the region while supporting community life throughout the city.

At the same time, the City recognizes that growth and investment have not benefited all neighborhoods equally. Past planning decisions and development patterns have contributed to differences in housing conditions, infrastructure quality, and access to opportunity that are still visible today. Addressing these disparities remains an important part of planning for Gainesville's future and ensuring that the benefits of growth are shared more broadly across the community.

Environmental conditions also continue to shape the city today. Although Gainesville is less vulnerable to coastal hazards than many Florida communities, issues such as flooding, extreme heat, aging infrastructure, and natural resource protection require ongoing attention and investment. These challenges are especially important in areas that are more vulnerable to environmental and economic pressures.

Together, these conditions help define Gainesville today and provide important context for the future. Understanding the city's strengths, opportunities, and challenges establishes the foundation for the Road to ImagineGNV section that follows.

## The Road to ImagineGNV

ImagineGNV was initiated in response to a growing recognition that Gainesville needed a renewed and intentional approach to long-range planning. While the City's Comprehensive Plan has long guided growth and investment, changes in community priorities, development patterns, and social and economic conditions highlighted the need to revisit how planning decisions are made and how policies are implemented. Residents and City leaders alike expressed interest in a plan that not only meets statutory requirements but also more clearly reflects lived experience and guides action in a transparent and accountable way.

Under Chapter 163, Florida Statutes, the Comprehensive Plan is the City's primary long-range policy document and is legally binding. It guides decisions related to land use, housing, transportation, infrastructure, public facilities, and other issues that affect how the City functions and grows. State law requires local governments to update their plans on a regular basis to ensure consistency with statutory requirements and changing conditions. ImagineGNV fulfills this requirement while expanding the scope of the update to emphasize equity, coordination, and implementation.

### *A Different Approach to Planning*

From the outset, ImagineGNV was designed to be more than a technical update. The City approached this effort as an opportunity to rethink how planning can better align public policy with community priorities. Rather than treating equity as a standalone topic, ImagineGNV integrates equity considerations throughout the plan, recognizing that issues such as housing stability, transportation access, economic opportunity, and neighborhood investment are interconnected. This approach reflects an understanding that policies alone are not sufficient without clear pathways for action. As a result, ImagineGNV emphasizes not only what the City seeks to achieve, but also how decisions are made, who is involved, and how progress is monitored over time.

### *Guiding Principles*

Three guiding principles shaped the ImagineGNV process. First, the City committed to centering the experiences and perspectives of low-income and underrepresented residents, particularly those who have historically been excluded from planning and decision-making processes. Second, the City emphasized coordination across the entire organization, recognizing that meaningful change requires collaboration among departments, agencies, and partners rather than isolated actions. Third, the plan was developed with a focus on accountability and implementation, ensuring that GOPs are connected to responsibility, follow-through, and transparency.

### *Community Engagement Process*

Community engagement was a foundational component of the Road to ImagineGNV. Between January and September 2021, (and later in 2025 and 2026) the City conducted one of its most robust engagement efforts to date. Because the process occurred during the COVID-19

pandemic, engagement methods were adapted to prioritize safety while maintaining accessibility. The City offered multiple ways for residents to participate, review materials, and provide feedback throughout the planning process.

Engagement activities included public comment opportunities on multiple drafts of the plan, virtual listening sessions, surveys, and small-group discussions. An online platform was used to allow residents to review draft language and submit comments in real time. Three virtual listening sessions brought together nearly 165 participants to learn about the Comprehensive Plan and share perspectives on Gainesville’s future. These sessions combined informational presentations with facilitated breakout discussions to support meaningful dialogue.

To further reduce barriers to participation, the City introduced new engagement tools such as Conversations-in-a-Box. This approach enabled residents, neighborhood associations, and local organizations to host their own discussions and share feedback directly with City staff, allowing engagement to occur in familiar and trusted settings.

## ImagineGNV Fellowship

A key element of the ImagineGNV engagement process was the ImagineGNV Fellowship. The City recruited a cohort of residents and students representing historically and presently marginalized communities to participate in a five-month paid fellowship. Fellows received training on the Comprehensive Plan and City decision-making processes and worked closely with City staff throughout the update.

The Fellows conducted outreach within their own networks, including family members, neighbors, coworkers, students, and community organizations. Through conversations and surveys, they gathered candid feedback about community priorities, concerns, and barriers to engagement. This peer-led approach expanded participation, built trust, and provided insight into issues that may not surface through traditional public meetings.

Later on, in 2025 and 2026, engagement took on more traditional forms as the timeline became more condensed and staff worked towards a more finalized draft that was largely built on the past years of feedback mentioned above. The goals of this most recent period of engagement and outreach were to keep the public up to date, keep the process accessible and transparent, and provide numerous opportunities to review the plan updates and give feedback. The City welcomed feedback in all formats – at community and public meetings, by email, by phone call, mailed in, written, and in-person – and carefully evaluated this feedback to guide the final version of the plan.

### *What the City Heard*

Across engagement activities, residents consistently raised questions about how the City works, how decisions are made, and how public resources are allocated. Many participants expressed

concern about long-standing challenges related to housing affordability, transportation access, food access, economic opportunity, and neighborhood change. Concerns about displacement and the loss of community identity were raised alongside calls for investment that supports existing residents and strengthens neighborhoods. Participants also emphasized the importance of community self-determination and ongoing engagement. Many expressed a desire for clearer communication, more transparency, and opportunities to remain involved beyond a single planning effort. These themes reinforced the need for a comprehensive plan that is accessible, understandable, and grounded in community priorities.

### *From Input to Policy*

All feedback collected through the ImagineGNV process was reviewed, organized, and considered during plan development. City staff worked across departments to translate community input into policy direction aligned with the plan's thematic structure. This process ensured that the GOPs respond directly to what was heard while remaining consistent with statutory requirements.

### *Looking Ahead*

The Road to ImagineGNV reflects a shift in how the City approaches long-range planning. By centering community voices, strengthening internal coordination, and emphasizing accountability, ImagineGNV establishes a foundation for more intentional and inclusive decision making. This foundation informs the GOPs that follow and guides how the City will plan, invest, and act in the years ahead.

## Chapter Overview

ImagineGNV is organized into eight chapters that together make up the City’s Comprehensive Plan. Each chapter focuses on a central theme related to how Gainesville plans for growth, investment, and quality of life. Within each chapter are one or more elements, which are the required building blocks of a comprehensive plan under Florida law, as well as additional elements included to address local priorities. Some elements are required by Florida Statutes, while others are optional and reflect issues the City has chosen to address based on community values and needs. The table below shows how the plan is organized by chapter, identifies the elements included in each chapter, and notes whether each element is required by State law.

Each element listed in the table is structured around *Goals, Objectives, and Policies*. Goals describe what the City is working toward over the long term; Objectives describe specific outcomes that help move the City toward those goals; Policies describe the actions, programs, or rules the City will use to achieve those objectives. Together, the elements and their Goals, Objectives, and Policies form the legally operative portion of the Comprehensive Plan and guide City decisions related to growth, development, infrastructure, and public services.

<b>Chapter</b>	<b>Elements Included</b>	<b>Required by FL Law</b>
Our City Government	Interdepartmental Coordination Element	No
	Intergovernmental Coordination Element	Yes
Our Cultural Identity	Cultural Affairs Element	No
	Historic Preservation Element	No
Where We Live	Housing Element	Yes
How We Build	Future Land Use Element	Yes
	Capital Improvements Element	Yes
	Property Rights Element	Yes
How We Get Around	Transportation Mobility Element	Yes
Our Environment	Infrastructure Element	Yes
	Conservation & Resilience Element	Yes
Our Health and Wellbeing	Health & Wellness Element	No
	Recreation Element	Yes
How We Work	Economic Development Element	No

# Our City Government

Interdepartmental Coordination Element

Intergovernmental Coordination Element

# PLACEHOLDER COVER

## CITY OF GAINESVILLE

Designated the County Seat in 1845  
Incorporated as a City in 1845



# Our City Government

## Interdepartmental Coordination Element

## Intergovernmental Coordination Element

### Where We Are and How We Got Here

The primary purpose of local government is to improve communities and positively impact the lives of neighbors through action, policy, and public investment. ImagineGNV, the City's Comprehensive Plan update, requires coordinated efforts among various entities — from City to County, City to State, and City to community-based organizations — to deliver both short and long-term solutions. Central to this effort is meaningful public engagement, with the City committed to breaking down barriers to participation and addressing challenges in housing, transportation, child welfare, health care, education, economic development, and local resiliency. This chapter provides the structure, communication, and evaluation framework necessary to guide well-organized, goal-oriented collaboration across jurisdictions, government agencies, and non-governmental organizations toward achieving these shared community goals.

### Progress to Build On:

The City of Gainesville has made meaningful progress toward establishing, maintaining, and improving intergovernmental and community-based relationships across jurisdictions, state agencies, internal departments, and local organizations. These active projects and collaborative efforts span a wide range of areas such as affordable housing, recreational facilities, environmental initiatives, and construction industry connections that involve federal, state, and local partners. Concurrently, the City aims to improve citizen engagement and public participation efforts to promote access to City resources for all. These efforts are driven through the Comprehensive Plan, Strategic Plan, annual budget, as well as city procedures and policies governing human resources, purchasing, and community engagement. All of these play a critical role in the basic functions of the City.

### What's At Stake?

The creation of a functional, responsive, and transparent city government benefits both the City and our residents. By clearly defining planned and ongoing partnerships and coordinating planning and policymaking across city, county, regional, state, and federal levels — as well as with special authorities and community organizations — the City ensures consistency, transparency, and collaboration in the delivery and coordination of services. The goals,

objectives, and policies outlined in this chapter are essential to the City's success, the wellbeing of our residents, and the strength of our community partnerships.



## Interdepartmental Coordination Element

**IDC Goal 1: All people in Gainesville will benefit from an efficient, transparent, collaborative, and accountable city government.**

IDC Objective 1.1 – Internal Communication & Operational Coordination. Support intradepartmental communication and coordination within the city organization by encouraging collaboration at all levels to foster open communication channels, joint efforts on projects and initiatives, and promote effective and informative communication for the public.

IDC Policy 1.1.1 – Promote effective communication strategies among departments. Solicit feedback and check-in opportunities to encourage active problem-solving and proactive interactions. Evaluate various methods during and after implementation to continue to build upon communication strategies and progress.

IDC Policy 1.1.2 – Continue to monitor and improve upon existing methods for project tracking across departments.

IDC Policy 1.1.3 – Provide clear and effective avenues for achieving dispute and conflict resolution among departments and encourage open communication and record keeping to resolve issues as they happen and evolve.

**IDC Objective 1.2 – Integrated Citywide Planning & Decision-Making.**  
All City departments will work together when setting priorities and making decisions that have impacts to the Comprehensive Plan, Strategic Plan, and the City’s vision to promote an integrated framework of internal and external collaboration.

IDC Policy 1.2.1 – Encourage coordination among City departments early in the planning and decision-making process for initiatives, projects, and policies that may affect the Comprehensive Plan, Strategic Plan, or other adopted City plans.

IDC Policy 1.2.2 – Encourage City departments to coordinate on the collection, analysis, and use of shared data and analytical methods to support consistent, informed decision-making, including reliance on reputable external data sources where appropriate.

**IDC Objective 1.3 – Civic Capacity & Government Literacy.**  
Build community capacity and understanding of city governmental functions, powers, and processes to prepare neighbors to meaningfully advocate for their interests and participate in the development of strategies and decision-making sessions.

IDC Policy 1.3.1 – Use clear, accessible, and transparent communication practices to help residents understand City decision-making processes, opportunities for participation, and how community input informs City actions.

IDC Policy 1.3.2 – Build upon and/or revitalize programs that help serve as civic education programs and encompass many areas of need and interest that are emphasized by the community.

IDC Policy 1.3.3 – Continue to explore new approaches to make public comment forums and public meetings more accessible for all people in Gainesville.

IDC Policy 1.3.4 – Expand on efforts and opportunities to encourage community engagement at all levels. When available and applicable, utilize collaborative working groups that encourage participation from all stakeholder groups to help garner key feedback and provide more opportunities for public comment and engagement. Utilize these opportunities to inform and initiate City projects and improvements.

IDC Policy 1.3.5 – Expand and formalize relationships with partner organizations, including local faith organizations and advocacy groups, to build involvement in the development and implementation of city initiatives and plans. In addition, the City will identify opportunities to partner with these organizations to advance implementation of priority strategies.

IDC Policy 1.3.6 – All relevant departments, as activated by the City Manager or designee, will engage in non-project related community outreach, particularly in communities with demonstrated needs and identifiable service gaps. Through this ongoing engagement, city staff will invest in relationships with residents to build trust, community capacity for advocacy, and democratic participation.

#### IDC Objective 1.4 – Neighborhood Engagement

Collaborate with neighborhoods to guide implementation of the Comprehensive Plan, community projects, and discuss neighborhood issues

IDC Policy 1.4.1 – Utilize existing departmental resources to be committed towards community-driven initiatives and neighborhood projects.

IDC Policy 1.4.2 – Enable interdepartmental staff as appropriate to support the development of community projects. Work towards building community partnerships and interagency collaboration to reach community goals.

IDC Policy 1.4.3 – Encourage collaboration of City staff and leadership to the community projects and allow for different personnel to be flexible in their ability to assist with the programming.



## Intergovernmental Coordination Element

**IGC Goal 2: All people in Gainesville will benefit from a city structure that works towards maintaining, building upon, and establishing intergovernmental and community-based partnerships.**

IGC Objective 2.1 – Level of Service Coordination.

Support and maintain collaborative and informative processes and procedures for coordination of Level of Service standards by encouraging and enhancing interagency and intergovernmental efforts.

IGC Policy 2.1.1 – Coordinate Level of Service standards with Alachua County for any public facilities or services where cross-jurisdictional responsibility exists, including services the City provides within unincorporated Alachua County and services Alachua County provides within

the City. Ensure that both jurisdictions share relevant information with each other and with partner agencies as needed to support the goals, objectives, and policies of the City, County, and applicable regional comprehensive plans.

IGC Policy 2.1.2 – Coordinate with Alachua County and other governmental entities to ensure that the capacity and function of shared watersheds are maintained and that stormwater quantity Level of Service standards are designed to maintain floodplain elevations at or below the 10-year flood channel and 100- year floodplain as established in the current Flood Insurance Rate Maps (FIRM) issued by the Federal Emergency Management Agency and kept on file in the Public Works Departments of the City of Gainesville and Alachua County.

IGC Policy 2.1.3 – Coordinate with Alachua County, the City of Alachua, and the relevant agencies to maintain adopted Level of Service standards by:

- a. Reviewing all County and City of Alachua land use amendments that may impact adopted Level of Service standards within the City of Gainesville;
- b. Requesting that Alachua County reviews and comments on City of Gainesville land use amendments that may impact adopted Level of Service standards within the County; and
- c. Requesting that the City of Alachua reviews and comments on City of Gainesville land use amendments that may impact adopted Level of Service standards within the City of Alachua.

IGC Policy 2.1.4 – Coordinate with Alachua County on additional funding sources for transportation capital and operating needs that affect Level of Service standards through interlocal agreements or applicable statutory mechanisms.

## **IGC Objective 2.2 – City-County Coordination & Annexation.**

**Support and maintain a collaborative and communicative relationship with Alachua County to work towards common goals and intergovernmental coordination efforts.**

IGC Policy 2.2.1 – Coordinate with Alachua County on matters of shared planning interest, including land use, urban service provision, and growth management, to ensure consistency between adopted comprehensive plans.

IGC Policy 2.2.2 – Coordinate with Alachua County, as appropriate, during annexation proceedings to address service delivery responsibilities, fiscal impacts, and the timing of municipal service provision, consistent with the feasibility study and notice requirements of Chapter 171, Florida Statutes.

IGC Policy 2.2.3 – Implement Alachua County's adopted Comprehensive Plan and Land Development Regulations in the interim period between annexation and the amendment of the Comprehensive Plan to include the newly annexed areas.

**IGC Objective 2.3 – Coordination with Independent and Regional Entities.**  
Coordinate planning and development activities with independent public agencies, regional entities, and institutions whose facilities, programs, or investments affect land use, infrastructure capacity, and quality of life within the city.

IGC Policy 2.3.1 – Maintain and implement interlocal agreements or other formal coordination mechanisms with independent public facility providers to support coordinated planning and decision-making.

IGC Policy 2.3.2 – Coordinate with the School Board of Alachua County on public school facility planning, population projections, and school site selection in accordance with section 1013.33, Florida Statutes.

IGC Policy 2.3.3 – In accordance with the provisions of Section 163.31777, F.S., the City will coordinate with the School Board of Alachua County to continue to implement the interlocal agreement and concurrency requirements for public schools, and update the interlocal agreement as needed.

IGC Policy 2.3.4 – Meet with representatives of the School Board of Alachua County and other Alachua County local governments to monitor and evaluate public school concurrency issues.

IGC Policy 2.3.5 – Continue to include a representative of the School Board of Alachua County or their designee on City advisory boards and committees to facilitate a more unified and informed approach to addressing public school concurrency issues.

IGC Policy 2.3.6 – Coordinate with the Gainesville/Alachua County Regional Airport Authority to ensure that non-compatible land uses within the airport noise zone are prevented, where feasible, by requesting the Authority's review of proposed land use plan amendments and development plans within the noise contour areas.

IGC Policy 2.3.7 – Coordinate with the Metropolitan Transportation Planning Organization (MTPO) and the Florida Department of Transportation (FDOT) in planning services for the transportation disadvantaged within the Regional Transit System service area. Coordination with the MTPO and FDOT shall be achieved through the City's participation in the Technical Advisory Committee of the MTPO.

IGC Policy 2.3.8 – Coordinate with the University of Florida and area residents in efforts to stabilize and strengthen neighborhoods in the University Context Area.

IGC Policy 2.3.9 – Coordinate with Santa Fe College and area residents on the implementation of the College's master plan for its downtown campus so that the implementation of the master plan is sensitive to impacts on the Pleasant Street Historic District, the NW Fifth Avenue neighborhood, and the West University Avenue corridor.

IGC Policy 2.3.10 – Review and assess development proposals by non-City governing bodies in accordance with applicable provisions of the City of Gainesville Code of Ordinances and Comprehensive Plan, subject to applicable provisions and exemptions of Florida Statutes.

IGC Policy 2.3.11 – Provide information and assistance to the Gainesville Housing Authority, the Alachua County Housing Authority and other agencies providing housing assistance for low-income, very-low income, and extremely low-income households.

IGC Policy 2.3.12 – Utilize the North Central Florida Regional Planning Council to mediate those issues that cannot be resolved through established coordinating mechanisms, in accordance with Section 186.509, F.S.

#### **IGC Objective 2.4 – Natural Resource Coordination.**

Support and maintain the collaborative planning, management, and protection of natural resources, including those that fall under the jurisdiction of multiple entities.

IGC Policy 2.4.1 – Maintain interlocal agreements with Alachua County to coordinate the planning, acquisition and management of recreation and open space facilities.

IGC Policy 2.4.2 – Collaborate with Alachua County, its municipalities, the Florida Department of Environmental Protection, the water management district, the United States Environmental Protection Agency, Santa Fe College, and the University of Florida to protect groundwater and other environmental resources throughout Alachua County.

IGC Policy 2.4.3 – Collaborate with Alachua County to protect wetlands and significant habitat, and to conserve and acquire significant habitat.

IGC Policy 2.4.4 – Collaborate with Alachua County regarding criteria for the location of hazardous materials collection/transfer treatment facilities, including consideration of potential groundwater contamination.

IGC Policy 2.4.5 – Coordinate with the Alachua County Environmental Protection Department, the Florida Department of Environmental Protection, the water management district, and the US Environmental Protection Agency, and all other appropriate agencies to accomplish the following:

- a. Identify areas of pollution to surface waters and groundwater;
- b. Implement monitoring programs that provide reports describing present environmental conditions and clean-up status;
- c. Identify parties responsible for polluted areas, and require such parties to mitigate pollution problems;
- d. Discourage the creation of new brownfield and other environmental contamination sites by implementing existing regulations and improving them as needed; and

- e. Encourage environmentally sound development and redevelopment of existing brownfield and other environmental contamination sites.

IGC Policy 2.4.6 – Coordinate with Alachua County, other municipalities in Alachua County, University of Florida, Santa Fe College, regional, state and federal agencies, and with other entities, where appropriate, regarding updating and implementing the Local Mitigation Strategy.

IGC Policy 2.4.7 – Coordinate with Alachua County, Gainesville Regional Utilities, and the applicable water management district to ensure consistency between the City’s Comprehensive Plan and the applicable regional water supply plan adopted pursuant to section 373.709, F.S., as implemented through the joint Alachua County–City of Gainesville Water Supply Facilities Work Plan.

IGC Policy 2.4.8 – Coordinate with the water management district on water supply planning, watershed and aquifer protection, floodplain management, and relevant data and modeling assumptions, as appropriate, to support informed land use planning and public facility decision making. Such coordination shall include participation in intergovernmental planning efforts and information sharing, as necessary.

#### IGC Objective 2.5 – Intergovernmental Notice & Consultation.

Provide notice of proposed comprehensive plan amendments and development proposals to affected local governments, agencies, and service providers, and provide an opportunity for intergovernmental review and comment, consistent with section 163.3177, Florida Statutes.

IGC Policy 2.5.1 – Provide notice of proposed land use amendments and development proposals to Alachua County and impacted municipalities within the County and provide an opportunity for the concerns of these local governments to be addressed in the review process.

IGC Policy 2.5.2 – Provide notice of proposed land use amendments and development proposals to governmental agencies providing services that may be affected as appropriate, including the School Board of Alachua County, the University of Florida, Santa Fe College, the applicable water management district, the Florida Department of Transportation, the Florida Department of Environmental Protection, and the Florida Department of Children and Families, and provide an opportunity for the concerns of these agencies to be addressed in the review process.

# Our Cultural Identity

Cultural Affairs Element

Historic Preservation Element

PLACEHOLDER  
COVER



# Our Cultural Identity

## Cultural Affairs Element

## Historic Preservation Element

### Where we are and how we got here

Culture, art, and historic preservation are crucial to our identity. These three components provide a lens into our past and help us envision our future. The City aspires to facilitate access to resources, amenities and programs that can bring our residents closer to their cultural identity. Today, Gainesville stands as one of Florida’s cultural powerhouses. Musicians, writers, visual artists, dancers, actors, and filmmakers all contribute to a scene that feels far bigger than the geographic size of the city on the map. This creative energy is everywhere: in neighborhood galleries and DIY venues, festivals and theaters, in classrooms and community centers. Gainesville’s identity grows from a mix of long-rooted communities and forms a steady flow of new residents who bring fresh perspectives and artistic traditions.

It is imperative that the City’s rich culture be shared and accessible to everyone. Cost, transportation, limited outreach, and uneven distribution of events can create barriers for some residents. Smaller or low-resource organizations may face challenges in navigating funding or participating in city programs. This in turn affects the overall value of cultural programs and services in being able to reach everyone within the community.

### Progress to build on

The City has made several recent advancements in preserving history and creating arts and cultural venues that serve the City’s diverse communities, including the restored A. Quinn Jones residence and the City’s Inaugural Historic Preservation Awards. Additional efforts in Gainesville have shifted towards a more defined and people-centered approach – highlighted by the 2021 placement of Old Mount Carmel Baptist Church on the National Register of Historic Places. Expanding participation, supporting diverse creators, and bringing programming into more neighborhoods will reinforce Gainesville’s standing as a statewide cultural capital. Our creative spirit is already exceptional, and making space for more people to share in it will make it even stronger.

### What’s at stake?

Gainesville's future as a cultural capital depends on sustaining the blend of cultures that have shaped the city from the beginning. Our strength comes from the way generations of residents have built this community together and the way new voices continue to find themselves reflected in its story. Arts, culture, and preservation are key to achieving this essential sense of belonging. This chapter looks ahead to a Gainesville where our creative energy expands, our historic neighborhoods thrive, and our cultural life is shared more widely across the community.



## Cultural Affairs Element

**CUL Goal 1: Ensure that all people in Gainesville are able to enjoy arts and culture as part of their daily life, and neighbors will have access to programming that reflects their identity.**

Objective 1.1 – Arts & Cultural Programming & Services.

Develop and foster cultural and arts programming that is culturally-enriching.

CUL Policy 1.1.1 – Grow the arts community by strengthening and establishing new partnerships with artists, community organizations that are representative of the makeup of the City by:

- a. Developing internal processes that support transparency in the selection of artists, partners and collaborators;
- b. Working with established cultural organizations to enhance their reach by identifying areas of need such as space, resources, and support, connecting organizations with those resources, and through workshops with City-funded agencies;
- c. Partnering with organizations to identify and cultivate emerging local artists, showcase their work, and train alongside more established artists;

- d. Partnering with local organizations, such as community resource centers, and community resource navigators, to provide or navigate programs that are representative, culturally important, and aimed at youth and seniors;
- e. Facilitating collaboration between Gainesville’s institutions of higher education and growing community interest and exposure to the arts (e.g., open workshops with visiting artists, students, and the community); engaging art students to work with neighbors on projects; and exploring opportunities with programs that raise the level of community wellness through the arts; and
- f. Coordinating arts and cultural programming across City departments and partner agencies to broaden participation, reduce duplication of effort, and enhance community access to the arts.

CUL Policy 1.1.2 – Break down barriers artists and arts organizations encounter when seeking to participate in City programs by:

- a. Exploring opportunities to reduce application burdens by simplifying required materials, streamlining review steps, clarifying evaluation criteria, and improving outreach to broaden access to opportunities;
- b. Conducting outreach to organizations, such as local community resource centers, in underserved neighborhoods to build awareness of City grants and provide support in the application process;
- c. Developing or revising internal processes that promote transparency and reduce barriers for City-produced activities where artists or art organizations of cultural importance have been underserved; and
- d. Continuing to seek and receive feedback to identify and remove any other barriers to participation.

CUL Policy 1.1.3 – Provide arts and cultural programming in community-based locations, including schools, senior centers, and neighborhood facilities, to engage children, youth, adults, and seniors throughout the City, with an emphasis on underserved neighborhoods. To support this effort, the City shall seek to:

- a. Provide multi-generational arts education programming through the establishment of ongoing arts education initiatives;
- b. Identify spaces where collaborations for inclusive art programs can be held;
- c. Coordinate with the Alachua County Public Schools to enhance arts education through advocacy of the arts and support extracurricular arts programs; and
- d. Seek to host an annual art show at the Historic Thomas Center or other publicly owned facilities that showcase art produced by students in the Alachua County Public Schools system.

CUL Policy 1.1.4 – Evaluate the effectiveness of the City’s arts and cultural programming and services and guide their continuous improvement consistent with Citywide goals and strategic priorities. To implement this Policy, the City shall:

- a. Create performance measures that address deficiencies in arts and cultural programming and services; and
- b. Track and evaluate performance data over time, including disaggregated data where appropriate, to identify trends, service gaps, and opportunities to improve programs and service delivery.

CUL Policy 1.1.5 – Ensure that the City’s arts and cultural programming reflects the diversity of Gainesville’s residents by:

- a. Soliciting feedback from residents on whether they feel represented in City arts and cultural programming and identifying opportunities to improve representation;
- b. Maintaining ongoing, inclusive engagement processes that inform how City arts and cultural programs are planned, delivered, and evaluated;
- c. Identifying gaps in arts and culture that specifically address the cultural identity and heritage of underrepresented communities.

CUL Policy 1.1.6 – Expand awareness of and access to City and City-partnered arts and cultural programming throughout the city, particularly in neighborhoods outside the downtown corridor by:

- a. Partnering with grassroots organizations, outreach partners, community resource centers, and community resource navigators to reach new audiences and increase awareness of available arts and cultural programs; and
- b. Delivering arts and cultural programming in a variety of community based and non-traditional locations, including recreation centers and neighborhood gathering places, to reduce barriers to participation.

CUL Policy 1.1.7 – Continue to recognize individuals, organizations, and businesses for their contribution to the advancement of arts and culture enhance community wellbeing, cultural identity, and City beautification through an annual, transparent, and inclusive recognition process.

## CUL Objective 1.2 – Arts & Cultural Spaces.

Create and support the physical environment that fosters growth and inclusivity in the cultural arts landscape.

CUL Policy 1.2.1 – Inventory and evaluate current City-owned facilities and spaces used for arts and cultural purposes to assess their suitability, capacity, and accessibility in meeting the needs of the community.

CUL Policy 1.2.2 – Identify and prioritize renovations, and/or upgrades to City-owned facilities and spaces based on the identified needs of the arts and cultural community.

CUL Policy 1.2.3 – Maintain current City-owned facilities and spaces that support the presentation of arts and culture.

CUL Policy 1.2.4 – Identify gaps in community facilities or spaces needed for the presentation of arts and cultural programming to guide or develop new facilities or spaces to fill those gaps.

CUL Policy 1.2.5 – Identify ways in which spaces can be made affordable for individuals or small organizations to produce arts and culture programming.

### CUL Objective 1.3 – Public Art.

Promote public art and creative placemaking as central features of Gainesville’s identity, enhancing community character, neighborhood pride, and shared public spaces.

CUL Policy 1.3.1 – The City shall prioritize public art that reinforces Gainesville’s cultural identity through distinctive place-based, identity-based, and creative or whimsical artistic expression.

CUL Policy 1.3.2 – The City shall seek to display public art in high visibility areas, active public spaces, Arts Culture and Entertainment Districts, and other pedestrian-oriented destinations where neighbors naturally gather.

CUL Policy 1.3.3 – Fund public art projects through the City’s Art in Public Places Trust Ordinance, that mandates allocating at least one (1) percent of the cost of new, renovated and/or expanded public buildings, to art.

CUL Policy 1.3.4 – The City shall utilize the Art in Public Places Trust to administer calls to artists, review proposals, and provide guidance on the purchase, installation, relocation, and maintenance of public art.

CUL Policy 1.3.5 – Provide a transparent and open process for all artists, individuals and organizations that wish to work with the City on public art.

CUL Policy 1.3.6 – The City shall ensure that public art is representative of Gainesville’s demographic and cultural makeup, while addressing deficits in art representing historically-excluded communities.

CUL Policy 1.3.7 – The City will update the Arts in Public Places Master Plan, as needed, to guide public art priorities and investments.



## Historic Preservation Element

### **HIP Goal 1: Identify, preserve, protect, and enhance the historic and cultural heritage within the City of Gainesville.**

HIP Objective 1.1 – Historic, Archaeological, and Cultural Resources Inventory. The City of Gainesville shall continue to identify and update inventories of historic, archaeological, and cultural resources.

HIP Policy 1.1.1 – Prepare new Florida Master Site File forms for undocumented structures and update existing site files for properties that have been significantly altered or demolished.

HIP Policy 1.1.2 – Provide a process for the identification and protection of significant archaeological sites.

HIP Policy 1.1.3 – Expand the local designation eligibility criteria to include thematic resources, which can include unique construction materials (such as chert construction), social context (Civil Rights-related sites) and historically relevant industries (railroads, agriculture).

HIP Policy 1.1.4 – The City shall update the inventory of historic resources owned by the City and identify significant maintenance needs in order to best prioritize the allocation of maintenance and restoration funding.

### HIP Objective 1.2 – Expansion of Historic Resources.

Identify historic resources that are eligible but not yet listed in the Local Register or the National Register of Historic Places and pursue historic designation as appropriate.

HIP Policy 1.2.1 – Evaluate sites and structures for significance and nominate them for listing in the Local or National Register of Historic Places.

HIP Policy 1.2.2 – Evaluate districts for significance and nominate them for listing in the Local or National Register of Historic Places where warranted, with district nominations including an evaluation on opportunities for infill, redevelopment, and affordable housing.

HIP Policy 1.2.3 – Update designation eligibility criteria to address sites and neighborhoods that exhibit more cultural or social significance in addition to or in the absence of architectural significance.

### HIP Objective 1.3 – Accessibility to Historic Preservation.

The City of Gainesville shall ensure that the benefits of historic preservation are accessible to all residents with innovative programming, new technologies, and collaborative partnerships.

HIP Policy 1.3.1 – Educate the public about culturally significant themes, events, and people through digital resources, public art, and interactive exhibits, especially where physical buildings no longer remain.

HIP Policy 1.3.2 – Identify innovative ways for residents that need accessibility accommodations to access information about the City of Gainesville’s rich heritage.

HIP Policy 1.3.3 – Explore opportunities to better document and recognize culturally significant resources, particularly in neighborhoods that have historically been underrepresented, when demolition is proposed and consider appropriate mitigation measures.

HIP Policy 1.3.4 – Explore and implement additional incentives, including the creation of grant programs, that reduce barriers to investing in the rehabilitation of historic properties, prioritizing low-income homeowners and naturally occurring affordable housing.

HIP Policy 1.3.5 – Continue to work with other local governments and tourism organizations to promote heritage tourism as an economic benefit to Gainesville.

## **HIP Goal 2: Promote the critical role that historic preservation plays in the City of Gainesville’s effort to create a sustainable future.**

HIP Objective 2.1 – Encouraging Compatible Infill Development in Historic Districts.

Promote appropriate growth and compatible infill development that enhances the vibrancy of historic districts while preserving key cultural identities and resources.

HIP Policy 2.1.1 – Promote historic districts as viable areas for increased housing capacity through the rehabilitation of existing structures and appropriate infill on vacant parcels.

HIP Policy 2.1.2 – Encourage appropriate new development and additions to existing structures while still preserving the architectural heritage of Gainesville’s downtown.

HIP Policy 2.1.3 – Explore streamlining permitting processes and creating incentives for compatible infill development and additional density in historic districts that align with the city’s goal to promote affordable housing.

HIP Policy 2.1.4 – Ensure that historic preservation is included early in the analysis and community engagement phase when large-scale projects are proposed near historic districts or in neighborhoods identified as historically significant in official city surveys.

HIP Objective 2.2 – Adapting and Evolving the Historic Preservation Program. Ensure that the City’s Historic Preservation program is adequately responding to changes in industry standards, best practices, and community needs.

HIP Policy 2.2.1 – Maintain the City’s Certified Local Government status and explore other State initiatives such as the Florida Main Street program which boosts economic development and vitality in historic downtowns.

HIP Policy 2.2.2 – Explore measures that will make deconstruction before demolition, or the salvaging of usable building materials, a viable and attractive option for historic structures.

HIP Policy 2.2.3 – Continue to educate and maintain dialogue with other city departments, educational institutions, and local advocacy organizations on ongoing best practices in historic preservation, its benefits to the community, and opportunities for collaboration.

# Where We Live

Housing Element

A photograph of four people (three men and one woman) standing in front of a house with grey siding and a white door. They are all holding orange ribbons and appear to be in the middle of a ribbon-cutting ceremony. The man on the far left is wearing a light blue button-down shirt and dark pants. The man in the center is wearing a dark blue suit. The woman on the right is wearing a black and white floral dress. The man on the far right is wearing a grey suit and a light green tie. The text "PLACEHOLDER COVER" is overlaid in large, white, semi-transparent letters across the center of the image.

PLACEHOLDER  
COVER

# Where We Live

## Housing Element

### Where We Are and How We Got Here

Gainesville is a city of welcoming neighborhoods, close-knit streets, and a mix of homes and apartments that reflect the community's growth over generations. As our population increases, additional housing is needed to meet an increased demand. Despite a long-standing strength of historic affordability, as demand for housing outpaces supply of new homes, homeownership is pushed further out of reach for many young families. In turn, residents struggle to remain in neighborhoods they love. These effects of housing shortages fall disproportionately on lower-income residents, who face greater housing deficits than higher-earning households. Uneven distribution and limited access to housing stems from several causes, including limited ability for the City to construct, require, and financially support affordable housing developments, neglect and underinvestment in existing housing stock, and historic discrimination in leasing, rental, and mortgage practices.

### Progress to Build On

Over the years, the City has developed a variety of housing studies to assess housing needs and outline priority actions for improvement. Continuity of studies such as the Gainesville Housing Action Plan (Florida Housing Coalition, 2020), the Exclusionary/Inclusionary Zoning Study (HR&A Consultants, 2022), and the Affordable Housing Framework (City of Gainesville, 2023) is essential to achieving housing stability, diversity, and affordability.

The City's Five-Year Consolidated Plan, approved by the US Department of Housing and Urban Development (HUD), governs a variety of funding sources for housing programs and development. Full utilization of funding sources such as the Community Development Block Grant (CDBG) Program, the HOME Investment Partnerships (HOME) Program, American Rescue Plan (ARP), the HOME-American Rescue Plan (HOME-ARP), State Housing Initiative Partnership (SHIP), the City's Local Housing Assistance Plan (LHAP), and the Connect Free Program can aid in down payment assistance, home repairs, and other housing projects.

Beyond direct funding sources, the City has amended its Land Development Code to allow more diverse housing types like accessory dwelling units and single-room occupancies, and reducing minimum lot sizes, width standards, and setbacks to encourage infill development. These types of shifts directly address rising housing costs and the needs of our community.

## What's at stake?

Where people live shapes access to opportunity. Some neighborhoods lack convenient access to sidewalks, transit, childcare, parks, grocery stores, and other essential services. These gaps can limit health outcomes, economic mobility, and long-term stability for residents facing rising housing costs or struggling to find homes near work and schools. For low and moderate-income families, obstacles in homeownership can restrict one of the driving forces of multi-generational wealth, restricting participation in local economy and economic stability. Addressing these housing issues will ensure Gainesville is a city with diverse and affordable housing, while creating a more resilient and sustainable local economy.



## Housing Element

**HOM Goal 1: Enable the production of a diverse and adequate housing supply in neighborhoods that provide access to jobs, services, and daily needs.**

**HOM Objective 1.1 – Adequate & Diverse Housing Supply.**

Support housing production that meets the demand of Gainesville’s current and future population by enabling a diverse and adequate supply of housing.

**HOM Policy 1.1.1 – The Future Land Use Element shall designate land for a diverse mix of residential uses to meet the housing needs of Gainesville’s population through the planning horizon, and shall accommodate for mobile homes, workforce housing as defined in Florida Statutes, and moderate-income, low-income, very low-income and extremely low-income housing.**

**HOM Policy 1.1.2 – Identify and evaluate provisions within the City’s Land Development Code that may unnecessarily constrain the development, rehabilitation, or diversification of housing. Where appropriate, consider amendments that reduce undue cost or complexity while**

maintaining standards related to neighborhood compatibility, infrastructure capacity, public safety, and environmental protection.

HOM Policy 1.1.3 – Identify opportunities for continued improvement in the review and permitting process for residential development and construction, with the purpose of simplifying and expediting review wherever possible.

HOM Policy 1.1.4 – Maintain clear, objective, and predictable development standards for residential uses to reduce uncertainty and support timely housing production.

HOM Policy 1.1.5 – Coordinate housing production with adopted Level of Service standards and planned infrastructure investments to ensure adequate public facilities are available to support new development.

HOM Policy 1.1.6 – Coordinate with housing material suppliers, vendors, contractors and developers to identify opportunities and share information on strategies that may reduce the cost of housing production.

HOM Policy 1.1.7 – Coordinate with the University of Florida, Santa Fe College and other educational institutions to provide ongoing advocacy for the development of student housing on and off campus to meet the needs of low-income students, families and graduate students.

HOM Policy 1.1.8 – Consider rezonings and/or future land use map amendments in targeted areas of the City to support a broader range of housing types, where such changes are consistent with infrastructure capacity, neighborhood compatibility, and adopted comprehensive plan policies.

HOM Policy 1.1.9 – Promote the availability of pre-approved plans for both detached and attached accessory dwelling units and make those plans easily accessible.

HOM Policy 1.1.10 – Coordinate on an ongoing basis with the Shimberg Center for Housing Studies and other relevant public, private, and nonprofit partners to monitor and evaluate the City’s housing needs. Such coordination shall include shared data collection and analysis; assessment of residential displacement risks and potential mitigation strategies; identification of sites suitable for affordable housing development; and development of recommendations related to the City’s Future Land Use Map and Land Development Code. The City shall also work with these partners to improve community understanding of affordable housing options and associated tradeoffs..

**HOM Objective 1.2 – Complete Neighborhoods.**

Ensure new housing establishes or contributes to complete neighborhoods with access to employment, services, transportation, parks, and community amenities that meet daily needs.

HOM Policy 1.2.1 – Support new housing development in locations that are served by, or planned to be served by, employment centers, public transportation, parks, schools, and community facilities, and that support compact, connected, and walkable neighborhood form.

HOM Policy 1.2.2 – Support infill and redevelopment housing in areas with existing infrastructure, services, and transportation options to promote efficient use of land and public facilities and reinforce established development patterns.

HOM Policy 1.2.3 – Address building scale and transitions for new housing through clear development standards that promote compatibility with surrounding development while allowing additional housing.

HOM Policy 1.2.4 – Identify and map areas that lack convenient access to essential services such as health care, grocery stores, transit, recreation, and community amenities to guide City planning, investment, and coordination efforts.

HOM Policy 1.2.5 – Evaluate whether existing land use and zoning designations in underserved and low-income neighborhoods support the development of needed services and facilities, and where appropriate, consider targeted amendments to allow such uses, consistent with infrastructure capacity, neighborhood context, and adopted Comprehensive Plan policies.

HOM Policy 1.2.6 – Support the establishment of needed neighborhood services and amenities by using available incentives, applying existing regulations flexibly where appropriate, and working with public and private partners to help these uses locate and operate in underserved areas.

HOM Policy 1.2.7 – Promote the use of community resource centers and service navigation programs in underserved neighborhoods to improve residents’ awareness of and access to housing-related services, community amenities, and public programs, and to strengthen coordination among service providers.

HOM Policy 1.2.8 – Explore opportunities to increase investment and reduce housing disparities through improved coordination between agencies, such as the School Board of Alachua County, the Chamber of Commerce, the University of Florida, Santa Fe College, the Gainesville Housing Authority, the Alachua County Housing Authority, the State Department of Health, and Alachua County.

### **HOM Objective 1.3 – Housing for Vulnerable Populations**

Provide sufficient opportunity for the siting of group homes, foster care facilities, shelters for the those experiencing homelessness, and elderly housing.

HOM Policy 1.3.1 – The City shall allow foster family homes for children and adults, adult day care homes and family day care homes in all residential districts.

HOM Policy 1.3.2 – Continue to comply with the State Department of Children and Families regulations concerning the provision of information on requirements and procedures for siting group homes and foster care facilities.

HOM Policy 1.3.3 – The City's Land Development Code shall designate future land use categories and zoning districts where housing for populations experiencing homelessness is allowed. Some criteria for such designations include proximity to: public transportation routes, social service agencies, employment centers and medical services, and potential impact on existing and future neighborhoods and businesses.

HOM Policy 1.3.4 – Address the housing needs of sub-populations within the unhoused community, including families with children and individuals with employment, through diverse and innovative housing models. Assess the efficacy of existing policies intended to encourage diverse housing models and determine whether additional incentives are needed, including partnerships or voluntary programs that utilize existing lodging facilities for temporary or emergency housing.

HOM Policy 1.3.5 – Encourage the development of elderly housing near mixed-use areas and bus routes by providing sufficient siting opportunities that allow congregate living facilities in multi-family areas.



**HOM Goal 2: Ensure Gainesville supports sufficient affordable rental and homeownership opportunities for extremely low-, very low-, low-, and moderate-income households through the production, preservation, and ongoing monitoring of affordable housing.**

HOM Objective 2.1 – Affordable Housing Production.

Ensure the proliferation of affordable housing through coordinated funding, partnerships, and incentives.

HOM Policy 2.1.1 – Facilitate the direct allocation of funds from programs such as State Housing Initiatives Partnership (SHIP), Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Low Income Housing Tax Credit (LIHTC), Disaster Block Grant (DBG), and Gainesville Community Reinvestment Area (GCRA) to maintain or increase funding for affordable housing initiatives.

HOM Policy 2.1.2 – Coordinate with the City Lobbyist to advocate for full and consistent funding for the State Housing Initiatives Partnership (SHIP) program and other state housing programs that support affordable housing production and preservation from the State legislature.

HOM Policy 2.1.3 – Track and review how local affordable housing funds are used to understand which programs and partnerships are most effective. Use this information, where appropriate, to help guide future funding decisions and better coordinate affordable housing efforts.

HOM Policy 2.1.4 – Create, implement, manage, and refine incentives for affordable housing production, including, but not limited to, expedited permitting and review, zero lot line and cluster subdivisions, density bonuses, and other mechanisms as specified in the Land Development Code.

HOM Policy 2.1.5 – Maintain the Inclusionary Zoning provisions of the Land Development Code and evaluate these provisions, as needed, to identify and address potential barriers to its implementation.

HOM Policy 2.1.6 – Investigate the feasibility of an affordable housing program that would utilize pre-approved housing designs that are appropriate for specific locations where affordable housing should be encouraged. In exchange for the provision of affordable housing, the approved plans and associated building permits would receive associated offsets such as expedited permitting and development bonuses outlined by the Land Development Code.

HOM Policy 2.1.7 – Support program and regulatory reforms that encourage the incorporation of permanent affordable housing in City funded residential and mixed-use developments, where feasible.

HOM Policy 2.1.8 – Assist housing developers in identifying sites for moderate-income, low-income, very low-income, and extremely low-income housing through the First Step Program.

HOM Policy 2.1.9 – Coordinate with Alachua County, the Housing Authorities, and other partners when creating affordable housing programs and projects.

HOM Policy 2.1.10 – Designate surplus City land to for-profit and not-for-profit organizations for perpetually affordable housing development, through mechanisms such as, but not limited to, inclusionary zoning, community land trusts, deed restrictions, or a shared equity model. Where feasible, prioritize development outcomes that maximize public benefit through efficient land use, appropriate density, pedestrian-oriented design, and a supporting mix of uses.

HOM Policy 2.1.11 – Promote the creation of affordable housing in a manner that encourages geographic dispersion across the city, avoids the concentration of affordable housing units in limited areas, and supports access to employment, services, transit, and community amenities.

HOM Policy 2.1.12 – Any state or federal housing plans prepared on behalf of the City of Gainesville shall be consistent with the goals, objectives, and policies of the City's Comprehensive Plan.

HOM Policy 2.1.13 – The City shall continue to collaborate with Alachua County in the development, implementation, and coordination of affordable housing policies and programs to align resources, leverage funding, and address housing needs across jurisdictional boundaries.

## HOM Objective 2.2 – Affordable Housing Preservation.

Preserve existing affordable housing units and extend their long-term affordability through reinvestment, recapitalization, early intervention, and coordinated preservation strategies.

HOM Policy 2.2.1 – Identify and monitor assisted and naturally occurring affordable housing to assess risks of deterioration, displacement, subsidy expiration, or market-rate conversion, and use this information to inform preservation, reinvestment, and partnership strategies.

HOM Policy 2.2.2 – Pursue early intervention strategies to preserve affordable housing prior to loss, including acquisition, rehabilitation, refinancing, or partnerships with nonprofit, public, or mission-driven private entities.

HOM Policy 2.2.3 – Preserve and improve existing public housing and support innovative housing models to serve the needs of residents at extremely low and very low-income levels through the implementation of the following strategies:

- a. Leverage funds from existing local sources such as GCRA Gainesville Community Reinvestment Area and potential funding sources to support local housing initiatives as well as programs such as Low-Income Housing Tax Credit and State Apartment Incentive Loan projects.
- b. Increase access to public housing locations via public transit by adding bus routes and bus stops, increasing service frequency, and continuing the “first mile/last mile” program.

HOM Policy 2.2.4 – Implement housing rehabilitation programs through continued or expanded use of the Community Development Block Grant (CDBG) program, HOME Investment Partnerships Program (HOME), the State Housing Initiatives Partnership (SHIP) program funds, or other sources to maintain housing quality and extend the useful life of affordable housing units.

HOM Policy 2.2.5 – Leverage public investments to recapitalize existing assisted housing developments, including projects funded through the Low-Income Housing Tax Credit program (LIHTC), in order to extend affordability restrictions and prevent the loss of affordable housing units.

HOM Policy 2.2.6 – Where public investment is used for preservation or rehabilitation, support mechanisms that promote long-term affordability, such as extended affordability periods, deed restrictions, or shared-equity arrangements.

HOM Policy 2.2.7 – Coordinate with Alachua County, local housing authorities, nonprofit organizations, and private partners to align funding, technical assistance, and program efforts in support of affordable housing preservation.

### HOM Objective 2.3 – Affordable Homeownership Opportunities.

Expand access to stable and affordable homeownership opportunities for Gainesville residents through programs, partnerships, and long-term affordability strategies.

HOM Policy 2.3.1 – Continue to create City policies that support permanently affordable homeownership for income-qualified households.

HOM Policy 2.3.2 – Continue to explore long-term homeownership strategies for the City to implement or support, such as a down payment assistance program or community land trusts, to expand access to stable and permanently-affordable housing.

HOM Policy 2.3.3 – Explore options to create a matching grant/down payment assistance program in coordination with local housing partners to support affordable homeownership for income-limited households.

HOM Policy 2.3.4 – Continue to seek funds from the State and Federal government in order to provide financial assistance to homebuyers for moderate-income, low-income, very low-income, and extremely low-income groups.

HOM Policy 2.3.5 – Support homeownership education, financial counseling, and post-purchase assistance programs targeted at income-limited households to prepare them for successful and sustainable homeownership.

HOM Policy 2.3.6 – Coordinate with financial institutions, housing finance agencies, and nonprofit partners to expand access to affordable mortgage products and reduce barriers to homeownership for income-limited households.



## **HOM Goal 3: Ensure development in Gainesville does not displace residents.**

### **HOM Objective 3.1 –Displacement Mitigation**

Mitigate residential displacement associated with new development and neighborhood change.

HOM Policy 3.1.1 – Seek to develop a consistent data collection protocol and methodology to track and report instances of displacement and identify neighborhood-scale risk factors to prioritize anti-displacement intervention efforts.

HOM Policy 3.1.2 – Monitor and evaluate successful data-informed, anti-displacement programs from peer cities targeted to neighborhoods with high displacement risk, particularly areas with large concentrations of income-limited households, such as:

- a. Supporting community land trusts by providing funding, coordination of resources, and technical assistance.
- b. Utilizing available funding sources to provide eviction intervention assistance to low-income residents in priority neighborhoods.
- c. Continuing to implement neighborhood stabilization strategies such as mortgage foreclosure intervention programs and enhanced tenant protections.
- d. Supporting legal and housing stability services, including probate and heirs' property assistance, eviction defense, landlord/tenant mediation services, mortgage foreclosure

intervention, and housing rehabilitation assistance, to prevent residential displacement among households at greatest risk.

HOM Policy 3.1.3 – Continue to collaborate with Alachua County to set aside funds for temporary housing vouchers.

HOM Policy 3.1.4 – Explore options for development proposals to include an analysis of community impacts from the project and identify strategies to address harmful impacts such as displacement pressure or provide new community benefits.

HOM Policy 3.1.5 – Evaluate the potential impacts on housing affordability when developing and adopting new regulations, including changes to land use, zoning, development standards, and permitting requirements, and shall consider reasonable alternatives or adjustments to minimize unintended affordability impacts, where feasible.

HOM Policy 3.1.6 – Coordinate and fund, if feasible, the efforts of non-profit agencies such as the Neighborhood Housing and Development Corporation and the Central Florida Community Action Agency (CFCAA), to provide assistance for housing conservation and rehabilitation in low-income, very low-income, and extremely low-income areas of the City.

HOM Policy 3.1.7 – The City shall facilitate communication and dialogue with neighborhood groups regarding proposed development in and around their neighborhoods and shall serve as a clear point of contact for questions, comments, and concerns.

HOM Policy 3.1.8 – Support coordination between housing and economic development efforts, including job training, workforce development, and job creation initiatives, particularly in areas with concentrations of low-, very low-, and extremely low-income households, to improve economic stability and reduce displacement pressures.



## **HOM Goal 4: Preserve and reinvest in existing housing to maintain the quality, safety, and stability of Gainesville neighborhoods.**

HOM Objective 4.1 – Preservation of the Existing Housing Stock.

Preserve and enhance the existing housing supply by monitoring housing conditions and preventing deterioration.

HOM Policy 4.1.1 – Review and enhance code enforcement programs to preserve and improve the quality and safety of existing homes.

HOM Policy 4.1.2 – Provide residents and landlords with educational information and resources related to basic home care, maintenance, and preventive upkeep to extend the useful life of existing housing.

HOM Policy 4.1.3 – Partner with community-based organizations to target available public resources toward maintenance for deteriorating homes.

HOM Policy 4.1.5 – Consistent with the Historic Preservation Element, continue to identify historically significant housing and promote the conservation and restoration of housing that has special historic, architectural or aesthetic values.

## HOM Objective 4.2 – Reinvestment & Rehabilitation.

Reinvest in and rehabilitate existing housing and supporting infrastructure to address deterioration, correct substandard conditions, and improve long-term housing quality and livability.

HOM Policy 4.2.1 – Facilitate continued collaboration with residents and resident groups to identify and address expressed issues related to housing conditions, neighborhood stability, and reinvestment priorities.

HOM Policy 4.2.2 – Help neighborhoods develop plans that address neighborhood stability, housing conditions, safety, infrastructure needs, and historic resources in support of coordinated reinvestment and rehabilitation efforts.

HOM Policy 4.2.3 – Maintain and rehabilitate City-owned infrastructure and facilities in older neighborhoods where reinvestment and housing rehabilitation are priorities, in order to support housing stability and prevent neighborhood decline.

HOM Policy 4.2.4 – Enforce the Minimum Housing Code by working with private homeowners and landlords to bring substandard units into a safe, healthy condition, prioritizing rehabilitation when feasible and removing unsafe structures when necessary to protect residents and improve neighborhood quality.

HOM Policy 4.2.5 – Inspect dangerous buildings to ensure that all housing units within Gainesville meet the City's Minimum Housing Code.

HOM Policy 4.2.6 – Continue to spend Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds in accordance with an adopted multi-year plan (the Consolidated Plan) to support housing rehabilitation, neighborhood reinvestment, and related revitalization activities in areas with identified housing deficiencies.

HOM Policy 4.2.7 – Support the structural and aesthetic improvement of existing housing through housing rehabilitation programs that may include exterior paint, window replacement, façade improvements, and similar upgrades that enhance neighborhood appearance, housing quality, and long-term habitability.



**HOM Goal 5: Strive for all people in Gainesville to have fair and equitable housing opportunities free from discriminatory practices in lending, renting, property management, appraisal, and taxation.**

HOM Objective 5.1 – Advancing Housing Fairness.

Collaborate with City partners and leaders to investigate, prevent, and address discriminatory practices related to housing.

HOM Policy 5.1.1 – Collaborate on fair housing issues across sectors by convening a Housing Working Group that includes relevant City departments, Alachua County, housing authorities, educational institutions, and other appropriate partners.

HOM Policy 5.1.2 – Continue implementing the Fair Housing Ordinance in the Gainesville Code of Ordinances, making updates, where needed, to meet federal guidelines and coordinating with Alachua County on conducting Fair Housing Assessments where possible.

HOM Policy 5.1.3 – Support fair housing education and outreach efforts, in coordination with appropriate partners, to improve public awareness of fair housing rights and responsibilities and to reduce discriminatory practices in housing transactions and property management.

HOM Policy 5.1.4 – Monitor available fair housing indicators, such as complaints, assessment findings, and other relevant data sources, to identify patterns of potential discrimination or disparate impacts and to inform the City’s fair housing coordination and program priorities.

HOM Policy 5.1.5 – Utilize City facilities, communication platforms, and partnerships to provide accessible and consistent information on tenant rights and responsibilities, including the development and distribution of educational materials such as informational handouts and public awareness resources.

# How We Build

Future Land Use Element

Capital Improvements Element

Property Rights Element

# PLACEHOLDER COVER



# **How We Build**

## **Future Land Use Element**

## **Capital Improvements Element**

## **Property Rights Element**

### **Where we are and how we got here**

The built environment of Gainesville emerges from a rich and complex history, with roots stretching back to the original train depot adjacent to present-day Depot Park. From that early anchor, the city grew north, expanding industrial uses, then commercial activity in downtown, then residential neighborhoods like Pleasant Street and Duck Pond. The development pattern of these early neighborhoods consisted of small blocks, walkable streets, and a mix of housing types that connected residents to jobs, parks, and daily necessities.

Through the mid-twentieth century, the University of Florida expanded, spurring development of new neighborhoods to the west and southwest, reflecting the suburban development patterns of the 1950s and 1960s. The construction of I-75 in the early 1970s pushed development further west, creating auto-oriented corridors and land uses that shaped much of the city's later growth. Over time, population growth in the unincorporated urban area began to outpace growth within Gainesville, reinforcing low density development and reducing the viability of transit, walking, and biking.

Like many cities in the United States, Gainesville's zoning laws, lending practices, and investment decisions have provided a historic advantage to existing property owners, leading to the exclusion of renters, aspiring homeowners, and other historically-disadvantaged groups from decision-making processes.

Despite these challenges, Gainesville has a long history of planning for walkable, people-centered neighborhoods. Mixed use districts were introduced in the 1990s, and the early 2000s brought a growth strategy focused on reinvestment in existing areas and strengthening neighborhood centers. In 2017, the city adopted form-based code to simplify regulations, support predictable by-right development, and encourage more walkable, mixed-use environments in key corridors and centers. These efforts demonstrate a long-standing commitment to building neighborhoods that connect people to the places and experiences they value.

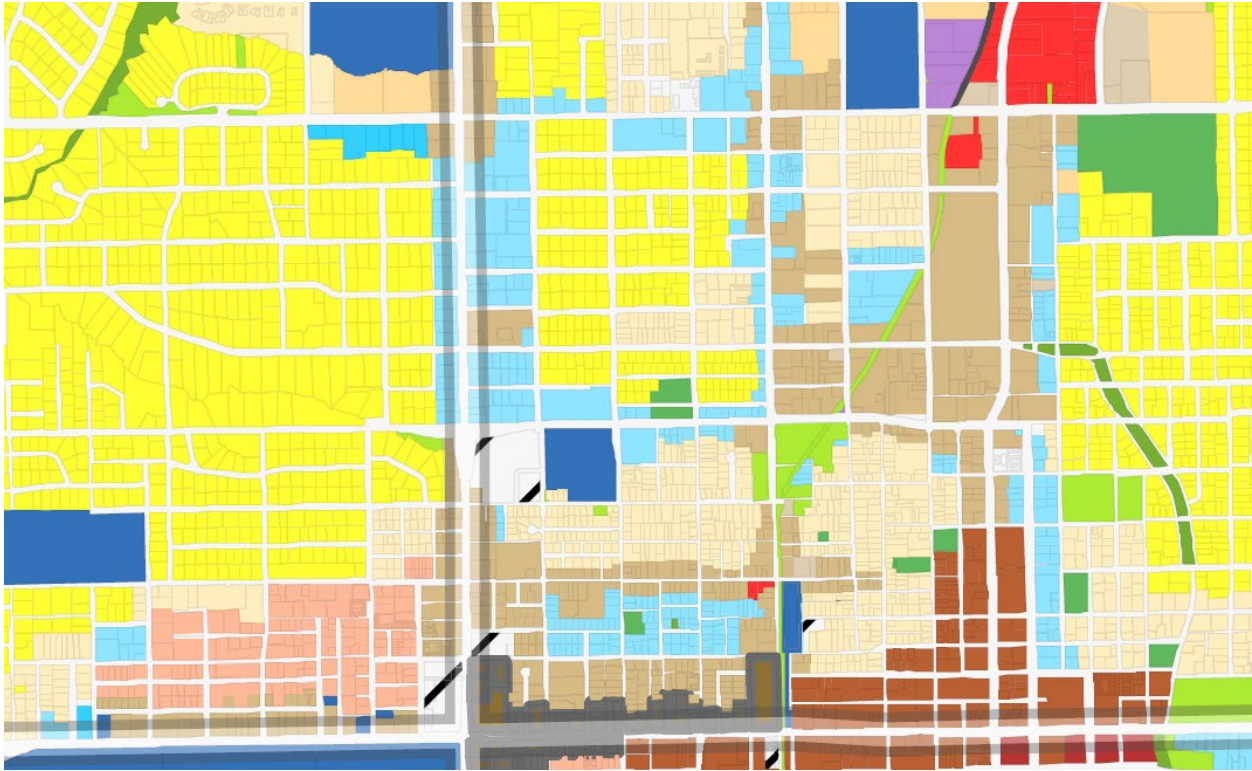
### **Progress to build on**

The City has taken meaningful steps towards building a more equitable and inclusive community. Changes in the Land Development Code now authorize accessory dwelling units across all single-family zoning and allow single room occupancies. Transect zones enhance design standards including landscape and frontage zones, streetscape improvements, and architectural and materials regulations. Additionally, the Housing Rehabilitation Program administered through the City's Department of Housing and Community (HCD) invests in home repairs and/or total home replacement for low-income residences – improving their quality of life.

## **What's at stake?**

With a growing population comes an increased need to share our resources and build infrastructure efficiently and effectively. At the same time, the City is tasked with the responsibility to preserve the character and quality of Gainesville that our residents know and love. The City is dedicated to this mission by maintaining land uses, policies, and infrastructure that support strong, vibrant neighborhoods. This mission is best achieved through people-centered standards that promote diverse housing and transportation options, accessible public parks, and preserved urban natural areas.

Gainesville residents deserve the opportunity to enjoy a built environment designed to meet their needs: safe access to services, healthy living, and community. Historic land use planning choices have led to lasting consequences, disproportionately distributing these opportunities and siloing growth. Historically excluded communities face narrower development patterns, a lack of access essential services, and an inability to accrue generational wealth based on property value. Thoughtful planning can reverse these patterns by expanding housing choices, strengthening neighborhood centers, and improving walkability. In turn, support small businesses are supported, daily needs can be met closer to home, and a more equitable, resilient, and sustainable built environment can emerge, where all Gainesville residents can thrive.



## Future Land Use Element

**FLU Goal 1: All people in Gainesville have the opportunity to live in complete neighborhoods where there is safe and convenient access to daily needs.**

FLU Objective 1.1 – Land Use Management.

Manage growth and promote a sustainable development pattern through thoughtful, flexible, and diverse land use planning throughout the city.

FLU Policy 1.1.1 – Establish land use categories that allow sufficient acreage for residential, commercial, mixed-use, office, industrial, education, agricultural, recreation, conservation, public facility, and institutional uses at appropriate locations to meet the needs of the projected population and that allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites.

FLU Policy 1.1.2 – Establish land use categories associated with transect zones that are intended to encourage a more efficient and sustainable urban form by allowing a range of

housing, employment, shopping and recreation choices and opportunities in a compact area of the City.

FLU Policy 1.1.3 – The City’s Land Development Code will implement the land use categories created by this Comprehensive Plan and will regulate all development until superseded by new land development regulations as required. The Land Development Code will designate the zoning districts that implement the land use categories created by this Comprehensive Plan. Proposed developments that do not fall within the parameters of existing zoning districts may be permitted to develop as Planned Developments and shall meet all the requirements of that zoning classification and the Future Land Use Element. Land development regulations shall establish appropriate uses, design criteria, landscaping, and pedestrian/vehicular access.

FLU Policy 1.1.4 – Ensure consistency between the land use categories established herein and the zoning districts established in the Land Development Code.

FLU Policy 1.1.5 – Ensure that future land use densities and development intensities are consistent with environmental resource protection policies, incorporating standards that conserve environmentally sensitive areas.

- a. Land use designations must be coordinated with soil conditions and topography.
- b. Development should minimize alteration of the existing natural topography.
- c. Land development regulations will require submission of soils and topographic information with any application for developments that require site plan approval or a septic tank permit to ensure that site conditions are adequately addressed.

FLU Policy 1.1.6 – Assess existing zoning, land use, overlay districts, and environmental designations throughout the City to determine their ability to support the basic needs of all residents in a community.

FLU Policy 1.1.7 – Continue to protect historic architectural and archaeological resources.

- a. All development and redevelopment within designated Historic Preservation/Conservation Overlays shall be consistent with the goals, objectives and policies of the Historic Preservation Element. The Historic Preservation overlay is mapped in the Future Land Use Map Series and in the Geographic Information System (GIS) Map Library located on the City’s Planning and Development Services Department website.
- b. Identify, designate, and protect historical resources through land development regulations consistent with the Historic Preservation Element.
- c. Include protection of archaeological resources in its land development regulations.

FLU Policy 1.1.8 – Review proposed changes to the Future Land Use Map by considering factors such as, but not limited to, the following:

- a. Consistency with the Comprehensive Plan;
- b. Compatibility and surrounding land uses;
- c. Environmental impacts and constraints;
- d. Support for urban infill and/or redevelopment;
- e. Impacts on affordable housing;
- f. Impacts on the transportation system;
- g. An analysis of the availability of facilities and services;
- h. Need for the additional acreage in the proposed future land use category;
- i. Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177(6)(a)9, F.S.;
- j. Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy; and
- k. Need to modify land use categories and development patterns within antiquated subdivisions as defined in Section 163.3164, F.S

FLU Policy 1.1.9 – Recognize Alachua County's use of the Urban Cluster, as adopted on their Future Land Use Map, as an urban growth boundary.

FLU Policy 1.1.10 – The City certifies that the entire area within current city limits meets the definition in Chapter 163, F.S., of an urban service area, as supported by the Data and Analysis Section.

FLU Policy 1.1.11 – Retain the Alachua County future land use designation for newly annexed lands until the Future Land Use Map of this Comprehensive Plan is amended.

FLU Policy 1.1.12 – Prepare land use amendments for all annexed properties within one year of annexation.

FLU Policy 1.1.13 – Continue applying Alachua County level of service (LOS) standards until newly annexed lands are given land use designations in this Comprehensive Plan.

FLU Policy 1.1.14 – Designate compatible land uses within the vicinity of the Gainesville Regional Airport, consistent with Chapter 333, F.S., and the applicable objectives and policies of the Multimodal Transportation Mobility Element and the Intergovernmental Coordination Element.

FLU Policy 1.1.15 – Provide adequate land for utility facilities.

FLU Policy 1.1.16 – Continue to support the creation of accessory dwelling units (ADUs) within appropriate land use categories and zoning districts. For the purposes of density allowances, accessory dwelling units shall not count toward the overall density allowed in any land use category.

FLU Policy 1.1.17 – Utilize elements of Plan East Gainesville as a reference point for future land use planning.

FLU Policy 1.1.18 – Continue to implement housing-related legislation as required by Florida Statutes. FLU Policy 1.1.19 – Define the Land Use Categories on the Future Land Use Map as follows. Implementing zoning designations appropriate for each land use designation are to be established in the Land Development Code. Specific use categories for each zoning district are to be defined by the Land Development Code. Land development regulations shall determine gradations of density and specific uses.

<b>Future Land Use Categories</b>	
<b>Single Family (SF) - up to 12 units per acre</b>	
<p><b>Description</b>                      Single Family (SF) is appropriate for areas of low-density suburban residential character.</p>	
<p><b>Density and Intensity</b>                      Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community-level institutional facilities.</p>	<p><b>Typical Uses</b></p> <ul style="list-style-type: none"> <li>• Detached single-family residential and customarily associated uses</li> <li>• Limited institutional</li> <li>• Recreation</li> <li>• Urban agriculture</li> </ul>
<b>Residential Low-Density (RL) - up to 15 units per acre</b>	
<p><b>Description</b>                      Residential Low-Density (RL) land use is appropriate for areas of low-density residential character allowing for attached and detached dwelling types.</p>	
<p><b>Density and Intensity</b>                      Developments meeting or exceeding affordable housing or tree preservation standards in the Land Development Code may receive up to a 50% density bonus. Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community-level institutional facilities.</p>	<p><b>Typical Uses</b></p> <ul style="list-style-type: none"> <li>• Attached and detached single-family development</li> <li>• Small-scale multi-family development and customarily associated uses</li> <li>• Limited institutional</li> <li>• Recreation</li> <li>• Urban agriculture</li> </ul>
<b>Residential Medium-Density (RM) - 8 - 30 units per acre</b>	

## Future Land Use Categories

**Description**  
 Residential Medium-Density (RM) land use is appropriate for a range of residential uses, including medium-intensity multi-family development. This category may be used to establish transect zoning districts as defined in the Land Development Code.

<p><b>Density and Intensity</b>                  Lots that existed on November 13, 1991, and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements.                  Developments meeting or exceeding affordable housing or tree preservation standards in the Land Development Code may receive up to a 50% density bonus.                  Land development regulations shall specify criteria for the siting of medium-intensity residential facilities to accommodate special need populations and appropriate community-level institutional facilities.</p>	<p><b>Typical Uses</b></p> <ul style="list-style-type: none"> <li>• A range of housing types</li> <li>• Limited institutional</li> <li>• Urban agriculture</li> </ul>
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### **Residential High-Density (RH) - 8 - 100 units per acre.**

**Description**  
 Residential High-Density (RH) land use is appropriate for a range of residential uses, including high-intensity multi-family development, and secondary retail and office uses scaled to serve the immediate neighborhood.

<p><b>Density and Intensity</b>                  Lots that existed on November 13, 1991, and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements.                  Developments meeting or exceeding affordable housing or tree preservation standards in the Land Development Code may receive up to a 50% density bonus.                  The intensity of secondary retail and office use cannot exceed 25% of the residential floor area.</p>	<p><b>Typical Uses</b></p> <ul style="list-style-type: none"> <li>• A range of housing types</li> <li>• Limited institutional</li> <li>• Retail</li> <li>• Office</li> <li>• Urban agriculture</li> </ul>
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## Future Land Use Categories

### Mixed-Use Residential (MUR) - up to 75 units per acre

#### Description

Mixed-Use Residential (MUR) land use is appropriate for a mixture of residential and non-residential uses, with office uses being allowed by right and additional non-office uses being allowed with approval of a Special Use Permit. This category is intended primarily to be implemented by an appropriate transect zoning district but may be used to establish special districts as outlined in the Land Development Code. An essential component of the MUR land use category is the orientation of structures to the street and the pedestrian character of the area.

#### Density and Intensity

Developments meeting or exceeding affordable housing or tree preservation standards in the Land Development Code may receive up to a 50% density bonus. Office uses located within this district should be scaled to surrounding neighborhoods and institutions.

#### Typical Uses

- A range of housing types
- Office
- Institutional
- Urban agriculture

### Mixed-Use Neighborhood (MUN) - up to 20 units per acre

#### Description

Mixed-Use Neighborhood (MUN) land use is appropriate for residential uses and neighborhood scale commercial and office uses that are oriented to the street and encourage multi-transportation through the development design. This category is intended primarily to be implemented by an appropriate transect zoning district but may be used to establish special districts as outlined in the Land Development Code.

#### Density and Intensity

Developments meeting or exceeding affordable housing or tree preservation standards in the Land Development Code may receive up to a 50% density bonus. In order to ensure that developments located within this category are scaled to fit the character of the area, buildings shall not exceed three stories.

#### Typical Uses

- A range of housing types
- Office
- Personal services
- Neighborhood-scale retail or restaurant
- Institutional
- Urban agriculture

### Mixed-Use Low-Intensity (MUL) - 8 - 30 units per acre

## Future Land Use Categories

### Description

Mixed-Use Low-Intensity (MUL) land use is appropriate for a mixture of a various of residential types and non-residential uses scaled to serve the surrounding neighborhood. Land development regulations shall ensure a compact, pedestrian-friendly environment for these areas, and provide guidelines or standards for the compatibility of permitted uses. This category shall not be used to extend strip commercial development along a street.

### Density and Intensity

Lots that existed on November 13, 1991, and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements.

Unified developments that include a residential and non- residential component (either horizontally or vertically mixed) shall not be required to meet the minimum density requirements.

Developments meeting or exceeding affordable housing or tree preservation standards in the Land Development Code may receive up to a 50% density bonus. Intensity will be controlled, in part, by adopting land development regulations that limits buildings to 5 stories or less, with the option to increase to a maximum of 8 stories with a Special Use Permit.

### Typical Uses

- A range of housing types
- Non-residential uses scaled to serve surrounding neighborhoods
- Institutional
- Light assembly, fabrication and processing (within enclosed structures)
- Urban agriculture

## Mixed-Use Medium-Intensity (MUM) - 12 - 30 units per acre

### Description

Mixed-Use Medium-Intensity (MUM) land use is appropriate for a mixture of residential, office, and commercial uses within a concentrated area. When implemented by the Corporate Park zoning district, this category is appropriate for corporate office facilities and mixed-use office-oriented development. Land development regulations shall ensure a compact, pedestrian environment for these areas, and provide guidelines for the compatibility of permitted uses. Buildings in this land use category shall face the street and have modest front setbacks. Development within this category can function as a neighborhood center serving multiple neighborhoods or a community-serving retail and/or office center.

## Future Land Use Categories

### Density and Intensity

Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements.

Unified developments that include a residential and non-residential component (either horizontally or vertically mixed) shall not be required to meet the minimum density requirements.

Intensity will be controlled, in part, by adopting land development regulations that limit buildings to 5 stories or less, with the option to increase to a maximum of 8 stories with a Special Use Permit.

Developments meeting or exceeding affordable housing or tree preservation standards in the Land Development Code may receive up to a 50% density bonus.

### Typical Uses

- A range of housing types
- Non-residential uses scaled to serve surrounding neighborhoods
- Institutional
- Light assembly, fabrication and processing (within enclosed structures)
- Urban agriculture

## Urban Mixed-Use (UMU) - up to 60 units per acre

### Description

Urban Mixed-Use (UMU) land use is appropriate for residential and non-residential uses and serve either as stand-alone uses or combined in a mixed-use development format. This category is intended primarily to be implemented by an appropriate transect zoning district but may be used to establish special districts as outlined in the Land Development Code. Structures in this category shall be oriented to the street and encouraged multi-modal transportation through the development design.

### Density and Intensity

Developments meeting or exceeding affordable housing or tree preservation standards in the Land Development Code may receive up to a 50% density bonus. Buildings shall not exceed 4 or 5 stories, depending upon the implementing zoning district, with provisions to add up to an additional 1 to 2 stories by a bonus system as established in the Land Development Code.

### Typical Uses

- A range of housing types
- Commercial
- Institutional
- Light assembly, fabrication and processing (within enclosed structures)
- Urban agriculture

## Urban Mixed-Use High Intensity (UMUH) - 10 - 100 units per acre

## Future Land Use Categories

### Description

Urban Mixed-Use High-Intensity (UMUH) land use is appropriate for residential and non-residential uses either as stand-alone uses or combined in a mixed-use development format. The UMUH category is distinguished from other mixed-use categories in that it is specifically established to support research and development near the University of Florida main campus. An essential component of the category is orientation of structures to the street and the multi-modal character of the area. This category is intended primarily to be implemented by an appropriate transect zoning district but may be used to establish special districts as outlined in the Land Development Code.

### Density and Intensity

Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements.

Unified developments that include a residential and non-residential component (either horizontally or vertically mixed) shall not be required to meet the minimum density requirements.

Developments meeting or exceeding affordable housing or tree preservation standards in the Land Development Code may receive up to a 50% density bonus.

Buildings shall be limited to no more than 6 stories and may be permitted to develop up to 8 stories by the bonus system as established in the Land Development Code.

### Typical Uses

- A range of housing types
- Office
- Research
- Service
- Institutional
- Light assembly, fabrication and processing (within enclosed structures)
- Urban agriculture

## Urban Core (UC) - up to 150 units per acre.

### Description

Urban Core (UC) land use is appropriate for high density and intensity residential, office, business and institutional uses concentrated in the urban core. This category is intended primarily to be implemented by an appropriate transect zoning district but may be used to establish special districts as outlined in the Land Development Code. Development in this category shall function as a center serving the urban area. Development within the urban core shall ensure the compact, pedestrian character of this area.

### Density and Intensity

Developments meeting or exceeding affordable housing or tree preservation standards in the Land Development Code may receive up to a 50% density bonus.

### Typical Uses

- A range of housing types
- Office
- Commercial
- Institutional

## Future Land Use Categories

Buildings in this category shall face the street and meet build-to lines established in the Land Development Code.  
Buildings shall be limited to no more than 12 stories, with up to 14 stories possible via a bonus system established in the Land Development Code.

- Light assembly, fabrication and processing (within enclosed structures)
- Urban agriculture

### Office (O) - up to 20 units per acre

**Description**

Office (O) land use is appropriate generally for office, residential, professional, medical and related uses. Some non-office type uses such as restaurants may be allowed in this land use category with a Special Use Permit. Land development regulations shall determine the appropriate scale of uses, and the specific criteria for the siting of private schools and places of religious assembly.

**Density and Intensity**

Developments meeting or exceeding affordable housing or tree preservation standards in the Land Development Code may receive up to a 50% density bonus. Intensity will be controlled by adopting land development regulations that limit structures to 5 stories or less, require buildings to face the street, and modest build-to lines, instead of a maximum floor area ratio; however, the maximum number of stories may be increased to a maximum of 8 if meeting available height bonus provisions as specified in the Land Development Code.  
For hospitals and large-scale medical office facilities that are located in a Medical Services zoning district, the height may be increased to 14 stories with a Special Use Permit.  
Residential uses in office districts shall be designed as mixed-use, live-work, compound use or shall accommodate existing residential development within the Office zoning district.

**Typical Uses**

- A range of housing types
- Office
- Hospital, medical, appropriate ancillary uses
- Institutional
- Light assembly, fabrication and processing (within enclosed structures)
- Urban agriculture

### Commercial (C)

**Description**

## Future Land Use Categories

Commercial (C) land use is appropriate for areas non-residential in character accommodating uses such as office, retail, restaurants, public and private schools, and other related uses.

### Density and Intensity

Intensity will be controlled by limiting buildings to 5 stories or less, requiring buildings to face the street, and modest build-to lines, instead of a maximum floor area ratio; however, the number of stories may be increased to a maximum of 8 if meeting available height bonus provisions as specified in the Land Development Code.

### Typical Uses

- Office
- Retail
- Restaurants
- Institutional
- Urban agriculture

## Business Industrial (BI)

### Description

Business Industrial (BI) land use is appropriate for those areas near the Gainesville Regional Airport for office, business, commercial and industrial uses and for other areas that are appropriate for a mix of business and industrial uses.

### Density and Intensity

When located within the airport zone of influence, intensity will be controlled by adopting land development regulations that establish height limits consistent with the Airport Hazard Zoning Regulations. When located outside of the airport zone of influence, height shall be limited to 5 stories and floor area ratio limited to 4.0.

### Typical Uses

- Office
- Restaurant
- Industrial
- Institutional
- Urban agriculture

## Industrial (IND)

### Description

Industrial (IND) land use is appropriate for those areas suitable for manufacturing, fabricating, distribution, extraction, wholesaling, warehousing, recycling, and other ancillary uses.

### Density and Intensity

Intensity will be controlled by adopting land development regulations with structures not to exceed 5 stories.

### Typical Uses

- Light Assembly, fabrication and processing
- Office
- Warehouse
- Wholesale trade
- Institutional
- Urban Agriculture

## Education (E)

## Future Land Use Categories

### Description

Education (E) land use is appropriate for public and private schools and institutions of higher learning. This category includes University of Florida (UF) properties designated in the UF Campus Master Plan as part of the main campus.

### Density and Intensity

Intensity will be controlled by adopting land development regulations that regulate building setbacks, buffers, and other related measures.

### Typical Uses

- Public or private school
- Vocational or trade school
- Institutional
- Recreation
- Urban agriculture

## Recreation (REC)

### Description

Recreation (REC) land use is appropriate for public and private leisure activities.

### Density and Intensity

Land development regulations shall address the scale, intensity and buffering of structures and outdoor improvements.

### Typical Uses

- Recreation
- Institutional
- Urban agriculture

## Conservation (CON) - up to 1 unit per acre

### Description

Conservation (CON) land use is appropriate for areas environmentally unsuited to urban development, permanent buffers between land uses, areas used for passive recreation, and nature parks.

### Density and Intensity

Privately held properties within this category shall be allowed to develop at single-family densities of 1 unit per 5 acres. Land development regulations shall determine the appropriate scale of activities, structures and infrastructure that will be allowed.

### Typical Uses

- Single-family residential
- Recreation
- Urban agriculture

## Agriculture (AGR)

### Description

Agriculture (AGR) land use is appropriate for existing lands which are expected to continue in agricultural production and ancillary uses. It is not expected that lands designated for urban uses will be converted to agricultural production.

### Density and Intensity

### Typical Uses

- Agricultural, forestry, and fishing uses
- Single-family residential

<b>Future Land Use Categories</b>	
Land development regulations shall allow single-family at densities no greater than 1 unit per 5 acres.	<ul style="list-style-type: none"> <li>• Recreation</li> <li>• Urban agriculture</li> </ul>
<b>Public and Institutional Facilities (PF)</b>	
<p><b>Description</b> Public and Institutional Facilities (PF) land use is appropriate for administrative, operational, and utility governmental functions, private utilities, cemeteries, and public-private partnerships or other legal arrangements where the land title is vested in a government and the use(s) serves a public purpose.</p>	
<p><b>Density and Intensity</b> If the implementing zoning district is PS, the PS zoning ordinance shall address scale, intensity, and design requirements.</p>	<p><b>Typical Uses</b></p> <ul style="list-style-type: none"> <li>• Institutional</li> <li>• Office</li> <li>• Cemeteries</li> <li>• Recreation</li> <li>• Utilities</li> <li>• Urban agriculture</li> </ul>
<b>Planned Use District (PUD)</b>	
<p><b>Description</b> Planned Use District (PUD) land use is an overlay land use category that may be applied on any specific property in the City. The land use regulations pertaining to this overlay district shall be adopted by ordinance in conjunction with an amendment to the Future Land Use Map of this Comprehensive Plan. PUD land use allows the consideration of unique, innovative or narrowly construed land use proposals that because of the specificity of the land use regulations can be found to be compatible with the character of the surrounding land uses and environmental conditions of the subject land. This category allows a mix of residential and nonresidential uses and/or unique design features which might otherwise not be allowed in the underlying land use category. Urban agricultural uses may be allowed at appropriate scales.</p>	
<p><b>Requirements</b> Each PUD overlay land use category adopted shall address density and intensity; permitted uses; access by car, pedestrians, bicycle, and transit; trip generation, trip distribution, and trip capture; environmental features; and, when necessary, buffering of adjacent uses. Planned Development zoning shall be required to implement a PUD land use category.</p>	

**FLU Objective 1.2 – Urban Infill.**  
Encourage urban infill and redevelopment to promote compact, vibrant urbanism that supports transportation choice, improved quality of life, and discourages sprawl.

FLU Policy 1.2.1 – Support adaptive reuse of existing structures as a strategy to support redevelopment.

FLU Policy 1.2.2 – Support flexibility to design requirements in the Land Development Code for infill or redevelopment while ensuring compatibility with surrounding development.

FLU Policy 1.2.3 – Allow a range of housing types, including accessory dwelling units, duplexes, triplexes, townhomes.

FLU Policy 1.2.4 – Promote infill and redevelopment that includes affordable housing through incentives such as density bonuses, reduced fees, and flexible development standards.

FLU Policy 1.2.5 – Utilize Land Development Regulations to guide the transformation of conventional shopping centers into walkable, mixed-use neighborhood centers.

FLU Policy 1.2.6 – Encourage neighborhood centers to contain a range of mixed land use types, be designed for safe and convenient pedestrian and bicycle access, and maintain strong connections to transit service.

FLU Policy 1.2.7 – Assess existing zoning, land use, overlay districts, and environmental designations throughout the City to determine their ability to support the basic needs of all residents in a community.

FLU Policy 1.2.8 – Continue robust code enforcement and law enforcement to discourage to address excessive noise, lighting, blight, illegal parking, poorly maintained properties, and illegal signage in order to maintain neighborhood quality and community stability.

FLU Policy 1.2.9 – Continue to implement the Gainesville Community Redevelopment Area (GCRA) program to encourage reinvestment in the form of capital projects, infill redevelopment, and economic development projects designed to eradicate slum and blight and enhance urban form.

FLU Policy 1.2.10 – Ensure that services and facilities needed to maintain the Level of Service (LOS) standards adopted in this plan are provided.

FLU Policy 1.2.11 – The Future Land Use Map should strive to accommodate increases in student enrollment at the University of Florida in areas designated for multi-family residential development and/or appropriate mixed-use development within 1/2 mile of the University of Florida campus and the Innovation Square area.

**FLU Objective 1.3 – Permitted Uses.**

Ensure that allowable uses identified in the Land Development Code promote an urban environment that is compatible with surrounding areas while supporting economic growth and development.

FLU Policy 1.3.1 – Maintain and periodically evaluate land development regulations that protect low-intensity uses from the negative impacts of high-intensity uses and provide for the healthy coexistence and integration of various land uses. This shall be achieved by separating intense uses from low-intensity uses with transitional uses and by buffering of adjacent uses with landscape, building type and site design.

FLU Policy 1.3.2 – Continue to restrict auto sales and relatively intense auto service to North Main Street north of NE 16th Avenue.

FLU Policy 1.3.3 – Discourage stand-alone “strip-mall” commercial uses and encourage a mix of residential and non-residential uses.

FLU Policy 1.3.4 – Eliminate or control uses that are found to be inconsistent with the Future Land Use Map or Plan. Maintain land development regulations that address the continued existence of legal non-conforming uses, and amortization schedules for signs and street graphics.

FLU Policy 1.3.5 – No legal, nonconforming use at the time of adoption of the 1991 Comprehensive Plan or as subsequently amended shall be rendered illegal by this Plan.

FLU Policy 1.3.6 – Encourage the development of mixed-use projects in locations where such patterns are compatible with surrounding uses, supported by adequate infrastructure, and consistent with the adopted Future Land Use Map and applicable land development regulations.

FLU Policy 1.3.7 – Encourage the establishment of neighborhood-scale retail uses near residential areas, when consistent with the Future Land Use Map, compatible with surrounding development, and supported by adequate infrastructure.

FLU Policy 1.3.8 – Encourage residential proximity and access to fresh food sources and health services, and help establish urban agriculture through food markets and other similar uses.

FLU Policy 1.3.9 – In zoning districts which permit a mix of residential and non-residential uses, restrict land uses that discourage pedestrian activity, including car washes, drive-throughs, storage facilities, auto dealerships, and surface parking lots.

FLU Policy 1.3.10 – Coordinate with the School Board of Alachua County to explore co-location and shared use of facilities for a mix of community-oriented uses after school hours on sites managed by the School Board of Alachua County, including markets, playgrounds, nighttime classes, and other non-intensive, community-gathering uses, in compliance with the Interlocal Agreement.

FLU Policy 1.3.11 – Encourage the location of schools proximate to urban residential areas.

#### FLU Objective 1.4 – Urban Design Standards.

Maintain urban design standards to enhance the public realm and create a vibrant environment that marks Gainesville’s unique sense of place and promotes

transportation choice while preserving quality open space and the existing tree canopy.

FLU Policy 1.4.1 – Utilize existing design standards within the City’s Land Development Code, and ensure the provision of new standards as necessary, that support an interactive development pattern that has a strong relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. This includes encouraging retail and office development to be placed close to the streetside sidewalk.

FLU Policy 1.4.2 – Regulate building types to ensure compatibility of building scale and overall building appearance. Arrangement of functions within a site, such as parking, loading, waste disposal, access points, outdoor uses and mechanical equipment, and the preservation of site characteristics such as topography, natural features and tree canopy will be controlled by land development regulations.

FLU Policy 1.4.3 – Ensure that land development regulations include standards requiring multiple-family developments to orient at least one primary entrance toward an adjacent neighborhood sidewalk or street.

FLU Policy 1.4.4 – Encourage an interconnected network of neighborhood streets and sidewalks supportive of car, bicycle, pedestrian, and transit routes within a neighborhood and between neighborhoods. Dead ends and cul-de-sacs should be avoided or minimized.

FLU Policy 1.4.5 – Ensure that land development regulations result in smaller block sizes, frequent street connections, narrower streets, and promote access to destinations in compact urban environments that alleviate the need for automobile travel.

FLU Policy 1.4.6 – Require on long block faces the provision of intermediate connections in the pedestrian network. Direct walkway and bicycle routes to schools should be provided.

FLU Policy 1.4.7 – Encourage the creation of short-cuts for pedestrians and bicyclists with additional connections and cross access.

FLU Policy 1.4.8 – Create and encourage the development of well-defined squares and parks within walking distance of residences, offices, and shops.

FLU Policy 1.4.9 – Maintain and update standards that promote shelter from the elements, including natural shading from trees and hardscape, canopies, and awnings.

FLU Policy 1.4.10 – Continue maintenance of public spaces including, but not limited to, litter cleanup, installation of trash cans and recycling bins, and routine landscaping.

FLU Policy 1.4.11 – Continue to regulate façade articulation, building orientation, building location, automobile-oriented uses such as drive-through facilities and gas stations, location and amount of parking, number of stories, outdoor lighting, compatibility within context, and

quality of materials for large retail and service establishments in a manner that promotes civic pride, unique identity, and land use objectives.

FLU Policy 1.4.12 – Continue to regulate subdivision of land, vehicle parking, and on-site traffic flow.

FLU Policy 1.4.13 – Continue to regulate signage through land development regulations.

FLU Policy 1.4.14 – Continue to prohibit gated access to residential developments to keep all parts of the community accessible by all citizens, and to promote transportation choice.

FLU Policy 1.4.15 – Partner with neighborhoods to facilitate effective communication between the neighborhood residents and the City to develop specific actions to address neighborhood identified goals and improvements.

### FLU Objective 1.5 – Special Area Plans

Maintain the existing Special Area established for the Idylwild/Serenola area that is subject to the policies and standards contained in this section.

FLU Policy 1.5.1 – The intent of this Special Area is to establish specific guidelines for the area identified as Idylwild/Serenola, generally bounded by Archer Road to the north, SW 13th Street to the east, Paynes Prairie to the south and east, and SW 34th Street and Interstate 75 to the west. Only a small portion of this area is currently within city limits and subject to these standards. To help with identification of the area and specific areas described herein, an Idylwild/Serenola Special Area Map (Special Area Study: Idylwild/Serenola in the Future Land Use Map Series), is incorporated by reference. Except where modified by the policies herein, all policies of the Plan shall be applicable within the special area. Where the specific policies conflict with general policies in the remainder of the plan, it is the intent that the policies herein shall prevail.

FLU Policy 1.5.2 – To preserve and conserve significant natural resource areas, the following sub-policies shall continue to apply.

- a. Preservation of significant natural communities listed species habitat, geological features, and areas of strategic ecosystems shall be encouraged through public or private acquisition where possible, and other appropriate methods of preservation.
- b. Appropriate conservation strategies shall be used to permit compatible development when acquisition is not possible. These development regulations are contained in the regulated natural and archeological resources development portion of the Land Development Code.

FLU Policy 1.5.3 – To preserve, maintain, and restore where necessary, areas containing extensive trees canopies, sub-policies (a) and (b) below shall apply. Tree canopy areas are major existing areas containing a significant population of trees of a size and condition to be considered a significant environmental resource.

- a. The development regulations require a tree survey be submitted for all development proposed within designated “Tree Canopy Areas”. The survey shall be submitted at the time of development application.
- b. Development within Tree Canopy Areas utilize “cluster” design concepts where appropriate, concentrating development within given areas to minimize the impact of the proposed development. The development regulations shall provide for appropriate mitigation, if necessary.

FLU Policy 1.5.4 – To maintain developable or already developed lots in as much of a natural state as possible, the following sub-policy shall apply in areas currently in residential use. The areas currently in residential use contain the densely tree-canopied, developed areas of the Idylwild, Serenola, and Malore Gardens neighborhoods.

- a. Innovative lot designs are encouraged through flexibility in the development regulations to maintain the natural character of the individual lots currently in residential use.

FLU Policy 1.5.5 – To protect listed species through habitat maintenance and appropriate development regulations, the following sub-policies apply.

- a. The policies within the Conservation Element of the Gainesville Comprehensive Plan shall apply as they relate to listed species.
- b. “Listed species,” meaning those species of plants and animals listed by federal or Florida law as endangered, threatened, or a species of special concern; and those species ranked by the FNAI as S1, S2 and S3 plants, and S1 animals, S2 animals and only S3 animals that are breeding/nesting shall be afforded the legal protective status provided by law.
- c. The encroachment of development upon areas of listed species shall be discouraged through regulations contained in the regulated natural and archeological resources portion of the Land Development Code.

FLU Policy 1.5.6 – Individual sites and areas of archeological significance shall be preserved, protected, or acquired, and wherever possible, enhanced. Sub-policies (a) and (b) below shall apply to archeologically significant areas.

- a. The relocation of construction sites which coincide spatially with identified historical and archeological sites shall be encouraged.
- b. The development regulations shall establish minimum buffer areas around known archeologically significant areas.

FLU Policy 1.5.7 – The City shall protect existing residential neighborhoods from encroachment of incompatible land uses in the Idylwild/Serenola Special Area; promote compatible land uses on adjacent properties; and encourage the type and intensity of land uses that are consistent with and compatible to the natural characteristics of the land.

FLU Policy 1.5.8 – The policies governing land use in the special area are as follows:

- a. The 44 acres of the Idylwild/Serenola Special Area that were annexed by Ordinance No. 991231, if developed, shall be permitted to be developed with no more than 88 residential units, each of which must be single-family and detached.
- b. Residential properties located adjacent to single-family residential neighborhoods should be developed at not higher than a 2 du/a increase in density above the density permitted on any adjacent land within 150 feet. Adjacent properties shall mean abutting properties or properties which are separated only by a private or County right-of-way or easement, but properties that are separated by an arterial street shall not be considered adjacent. Further increases may be permitted only for development shown to be sufficiently similar in character and intensity to existing uses so that compatibility is maintained. Techniques such as step-up in residential density, buffers, setbacks, screening, modest surface parking, and low-intensity lighting between uses—based on performance standards defined in the development regulations—may be utilized to provide such compatibility.
- c. The natural constraints of the land shall be considered considering any proposed development.
- d. Provide protection for environmentally significant areas. Specific criteria, standards, and procedures should be identified for development requests including provisions such as appropriate setbacks, buffers, mitigation and restoration requirements and provision of natural open areas.
- e. Provide for low density/intensity uses around environmentally significant areas such as Paynes Prairie.
- f. Proposed developments with expired final development orders must submit a new development review application unless such development order was properly extended.

FLU Policy 1.5.9 – Provide the necessary infrastructure to sustain and support growth which maintains and enhances the quality of life within the Idylwild/Serenola neighborhood.

FLU Policy 1.5.10 – To provide for public water and centralized sewer system of adequate size and capacity to protect the sensitive environmental structure and soils of the area, sub-policies (a) through (e) shall apply.

- a. Extend existing public water lines as appropriate to all approved new development within the Idylwild/Serenola neighborhood, appropriately looped to enhance flow. Such extensions shall be made in accordance with GRU extension policies.
- b. Extend centralized sanitary sewer facilities as appropriate to all approved new development. Such extensions shall be made in accordance with GRU extension policies.
- c. Coordinate the extension of water and sewer facilities with the expansion of the GRU treatment plant.
- d. Continue to require all new development to tie into the extended water and sewer lines when capacity is available. Such connections shall be made in accordance with GRU policies.

- e. Continue to prohibit new development within the neighborhood unless it is connected to a public water supply and a centralized sewer facility unless:
  - 1. the development is single-family in nature; and
  - 2. is being constructed on a lot of 3 acres or more; and
  - 3. receives the appropriate permits for either well use, on-site treatment, or both.

#### FLU Objective 1.6 – Special Area Enhancement Policies

Maintain the existing protection and enhancement policies, as needed, for selected areas.

FLU Policy 1.6.1 – The Morningstar Area, as depicted in the FLUM Series, shall be regulated by the following:

- a. Livestock uses that existed prior to January 31, 1994, shall be deemed legally nonconforming uses. However, there shall be no new livestock uses introduced or expansions of existing uses without a city-issued livestock or fowl permit as provided in the Code of Ordinances.
- b. A building permit may be issued for a single-family dwelling on an existing lot of record as of January 31, 1994, if all of the following provisions apply:
  - 1. Minimum lot size of 0.50 acres;
  - 2. A perpetual easement improved by a road or drive that connects the lot to a dedicated public right-of-way that is capable of supporting police and fire emergency vehicles in the opinion of the City’s Public Works Department; and
  - 3. The lot will legally meet the requirement for provision of potable water and disposal of sewage.



## **FLU Goal 2: All people in Gainesville live in healthy communities that promote physical, mental, and social wellbeing.**

FLU Objective 2.1 – Resilient and Complete Communities.

Support resilient communities that can withstand adversity from health, financial, and environmental stressors.

FLU Policy 2.1.1 – Encourage dense, compact development with transportation options that will support the most efficient use of land.

FLU Policy 2.1.2 – Prioritize areas with demonstrated needs when the City has planned citywide public improvements such as sidewalks, street re-paving, underground utilities, street lights, and public parks.

FLU Policy 2.1.3 – Promote the development of public green or open space in all City land use and zoning districts to encourage outdoor recreation.

FLU Policy 2.1.4 – Continue to reduce or eliminate parking requirements in the City to reduce the amount of impervious surfaces in development.

FLU Policy 2.1.5 – Assess the resilience of communities and neighborhoods of Gainesville through ongoing community resilience assessments.

FLU Policy 2.1.6 – Ensure that new construction uses durable, energy-efficient materials and is built to withstand extreme weather events.

FLU Policy 2.1.7 – Prioritize energy efficient retrofitting for existing buildings and the built environment in areas within the City that have received less public investment, are requiring attention, or are at significant risk.

FLU Policy 2.1.8 – Protect environmentally sensitive land, conserve natural resources, and maintain open spaces identified in the Future Land Use Map Series through the Development Review Process and land acquisition programs.



### **FLU Goal 3: All people in Gainesville experience a safe urban environment.**

FLU Objective 3.1 – A Safe Built Environment.

Create and maintain safety standards to promote a built environment where all neighbors feel safe and comfortable.

FLU Policy 3.1.1 – Create simple, physical interventions to support community safety, including lighting improvements, safe crosswalks, signals, and signage.

FLU Policy 3.1.2 – Create visibility at the street level through front façade windows and doors, which enhances safety and a sense of community.

FLU Policy 3.1.3 – Create lighting standards that promote personal safety and allow for visual clarity.

FLU Objective 3.2 – A Safe Transportation System.

Increase pedestrian and bicyclist safety by reducing risk areas in the public realm.

FLU Policy 3.2.1 – Ensure that new development provides safe pedestrian and bicyclist facilities.

FLU Policy 3.2.2 – Create pedestrian spaces and sidewalks that are free of unnecessary obstructions such as utility poles or other public utilities.

FLU Policy 3.2.3 – Improve underutilized roads to better serve pedestrians and bicyclists.

FLU Policy 3.2.4 – Create design standards that reduce conflict between automobiles and pedestrians.

FLU Policy 3.2.5 – Implement traffic calming measures such as speed tables, curb extensions, raised pedestrian crossings, and mid-block pedestrian crossings where needed.

FLU Policy 3.2.6 – Design arterials, collectors, and intersections to reduce conflicts between road uses by providing clear crossings, medians, and refuge islands.

FLU Policy 3.2.7 – Collaborate with the Florida Department of Transportation (FDOT), Alachua County, and the University of Florida to strengthen the safety of major intersections and corridors including University Avenue and SW 13<sup>th</sup> Street, SW 34<sup>th</sup> Street and Archer Road, and SW 20<sup>th</sup> Avenue.

FLU Policy 3.2.8 – Pursue and dedicate funding for streetscape improvements including protected bicycle lanes and dedicated multi-use trails.



## Capital Improvements Element

**CIE Goal 1: All people in Gainesville experience adequate, fair, accessible, and efficient public facilities.**

CIE Objective 1.1 – 5-year Capital Improvement Schedule (CIS).

Ensure the 5-year Capital Improvements Schedule is maintained as a clear, consistent, and fiscally responsible program for delivering public facilities needed to meet adopted Level of Service standards.

CIE Policy 1.1.1 – In the City’s annual budget process, use the 5-year Capital Improvements Schedule to set funding levels for the provision, renewal or replacement of public facilities necessary to meet and maintain adopted Level of Service (LOS) standards for existing and future populations.

CIE Policy 1.1.2 – Schedule and consider funding the City capital projects shown in the 5-year Capital Improvements Schedule included in this section.

CIE Policy 1.1.3 – Review and update as needed the Capital Improvements Element and 5-year Capital Improvements Schedule during the regular annual budget planning and adoption process.

CIE Policy 1.1.4 – Replace or renew capital facilities required to maintain adopted LOS standards when deemed necessary by prudent engineering and utility practices. These improvements shall be included in the 5-year Capital Improvements Schedule.

CIE Policy 1.1.5 – Evaluate all annexation proposals to determine the City’s ability to provide facilities at adopted LOS standards for the residents in the area(s) to be annexed.

CIE Policy 1.1.6 – The Capital Improvements Element shall only include facility expenditure information for the facility types with adopted LOS standards . Existing and projected facility needs identified in those elements are included in this element. Other capital expenditures are listed in the annual budget and the City’s 5-Year Capital Improvement Schedule.

### CIE Objective 1.2 – General Government Capital Improvements.

Establish and maintain a framework for planning, prioritizing, and funding General Government capital improvements, including a five year Capital Improvements Schedule, to ensure adopted level of service standards are met.

CIE Policy 1.2.1 – Continue including capital projects and capital equipment as part of the City’s annually adopted budget.

CIE Policy 1.2.2 – Continue to schedule General Government Capital Improvements necessary to meet and maintain the LOS standards adopted in this Plan. The schedule shall give priority to correcting existing deficiencies and replacement of deteriorated or obsolete facilities prior to the extension of new facilities.

CIE Policy 1.2.3 – The capital improvement must be within the financial capability of the City (either through debt capacity or ability to fund the improvement outright). The operating costs associated with it shall be identified and should not exceed the City’s ability to annually fund those costs.

CIE Policy 1.2.4 – The City shall consider the plans of state agencies and water management districts in evaluating capital improvements projects.

CIE Policy 1.2.5 – The City shall continue to use the Stormwater Management Utility funds allocated for capital improvements to pay for the Stormwater Projects needed to maintain LOS standards. These projects shall be shown in the 5-Year Schedule of Capital Improvements.

CIE Policy 1.2.6 – Utilize the following prioritization framework for General Government Capital Improvements when feasible:

- a. First priority shall be given to correcting existing facility deficiencies in adopted LOS standards, elimination of public hazards and meeting regulatory requirements or Federal and/or State mandates. First priority shall also be given to capital improvements that are fully funded by development and that will not cause operating cost deficits for the City.

- b. Second priority shall be given to replacement of obsolete or deteriorated facilities that are projected to cause facility deficiencies in LOS prior to expanding other facilities.
- c. Third priority shall be given to adding or expanding facilities to serve vested developments.
- d. Fourth priority shall be given to adding or expanding facilities to serve development needs in designated redevelopment areas that increase the use of existing facilities and promote infill development.
- e. Fifth priority shall be given to adding or expanding facilities for new development in currently unserved areas. Expansions of facilities to unserved areas shall be based on projected growth patterns found in the Future Land Use Section.

**CIE Objective 1.3 – Gainesville Regional Utilities (GRU) Capital Improvements. Plan, prioritize, and coordinate Gainesville Regional Utilities capital improvements to ensure utility systems meet adopted level of service standards and support existing and planned development.**

CIE Policy 1.3.1 – The City, through GRU, shall continue to schedule and fund water/wastewater capital improvements necessary to meet the standards adopted in this Plan. The schedule shall give priority to correcting existing deficiencies and replacing deteriorated or obsolete facilities prior to the extension of new facilities.

CIE Policy 1.3.2 – The Potable Water and Wastewater sections of the City’s Capital Improvements Section shall be considered a subset of GRU’s capital budget and 6-Year Capital Improvements Plan (6-YR CIP), and the capital budget and 6-YR CIP shall reflect the priorities and needs set in the Capital Improvements Section.

CIE Policy 1.3.3 – The capital improvement must be within the financial capability of GRU (either through debt capacity or ability to fund the improvement outright) and the operating costs associated with it shall be identified and shall not exceed GRU’s ability to annually fund those costs.

CIE Policy 1.3.4 – GRU shall consider the plans of state agencies and water management districts in evaluating capital improvements projects.

CIE Policy 1.3.5 – Utilize the following prioritization framework for GRU Capital Improvements when feasible:

- a. First priority shall be given to projects that correct existing facility deficiencies in adopted LOS standards, eliminate or mitigate public hazards, meet regulatory requirements or Federal and/or State mandates, or promote the reuse and conservation of resources.
- b. Second priority shall be given to projects to correct projected deficiencies in adopted LOS standards or projects to accommodate new development and redevelopment needs.



**CIE Goal 2: Ensure that public facilities and services are planned, provided, and coordinated to meet adopted level of service standards.**

CIE Objective 2.1 – Level of Service (LOS) Standards.  
Adopt and maintain Level of Service (LOS) Standards.

CIE Policy 2.1.1 – Continue to ensure the provision of services and facilities needed to meet and maintain the LOS standards adopted in this Plan.

CIE Policy 2.1.2 – The 5-Year Capital Improvements Schedule shall identify projects necessary to ensure that any adopted LOS standards are achieved and maintained for the 5- year period. The projects shall be identified as either funded or unfunded and given a level of priority for funding.

CIE Policy 2.1.3 – The City shall adopt the LOS standards for public facilities as specified in their respective Chapters.

CIE Policy 2.1.4 – The LOS adopted for Transportation Mobility is solely for planning purposes and not for the purpose of applying transportation concurrency. Transportation Mobility LOS is excluded from the Concurrency Management System, and final development orders are not

conditioned on transportation concurrency. The foregoing provisions shall apply to all references to Transportation Mobility LOS in the Comprehensive Plan.

CIE Policy 2.1.5 – The City shall continue to use the Concurrency Management System to issue final development orders conditioned on the following:

- a. The availability of existing public facilities associated with the adopted LOS standards; and
- b. The funding, based on existing or projected funding sources, of public facilities listed in the City’s 5-Year Schedule of Capital Improvements or the Alachua County School District’s “5-Year District Facilities Work Program” that are needed to maintain adopted LOS standards.

CIE Policy 2.1.6 – If the projected revenues to support capital improvements become unavailable, the City shall amend the relevant LOS standards in the Comprehensive Plan or prohibit any development that would lower the adopted LOS standards that are included in the Concurrency Management System.

CIE Policy 2.1.7 – The City shall continue operation of its Concurrency Management System. The Concurrency Management System is used to determine whether adequate facilities exist, when the impacts of development are expected to occur, to maintain adopted LOS standards set in the Comprehensive Plan. The latest point in the application process for the determination of concurrency is prior to the approval of an application for a development order or permit which contains a specific plan for development, including the densities and intensities of development

CIE Policy 2.1.8 – The concurrency requirements for potable water, solid waste, stormwater management, water supply, and wastewater shall be met by any one of the following standards:

- a. The necessary facilities and services are in place at the time a final development order is issued;
- b. A final development order is issued subject to the condition that the necessary facilities and services will be in place and available to serve the development no later than the issuance of a certificate of occupancy or its functional equivalent;
- c. The necessary facilities are under construction and bonded for completion at the time a final development order is issued; or
- d. The necessary facilities and services are guaranteed in an enforceable development agreement that is secured by a completion bond, letter of credit, or other acceptable form of security, subject to review and approval as to form and legality by the City Attorney. The agreement must guarantee that the necessary facilities and services will be in place and available to serve the development no later than the issuance of a certificate of occupancy or its functional equivalent.
- e. Prior to approval of a building permit or its functional equivalent, the City shall consult with Gainesville Regional Utilities to determine whether adequate water supplies to

serve the new development will be available no later than the anticipated date of issuance by the City of a certificate of occupancy or its functional equivalent;

- f. The sanitary sewer concurrency requirement can be met through the use of onsite sewage treatment and disposal systems approved by the Department of Environmental Protection to serve new development.

CIE Policy 2.1.9 – The uniform, district-wide LOS standards for elementary, middle and high schools shall be 100% of Program Capacity as annually adjusted by the School Board. This LOS standard shall apply to all school concurrency service areas (SCSAs) (within Gainesville’s city limits) as adopted in the Interlocal Agreement. For combination schools, the School Board shall separately determine the capacity of each school to accommodate elementary, middle and high school students, and shall apply the LOS standard prescribed above for elementary, middle and high school levels respectively.

CIE Policy 2.1.10 – The concurrency requirements for public school facilities shall be met if:

- a. Adequate school facilities (elementary, middle, and high school) are in place or will be under actual construction within 3 years after the issuance of a final development order or its functional equivalent;
- b. Adequate school facilities are available in an adjacent School Concurrency Service Area (SCSA) or will be in place or under actual construction in an adjacent SCSA within 3 years after the issuance of a final development order or its functional equivalent; or
- c. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by actual development of the property, including, but not limited to, the options described in Subsection 163.3180(6)(h)2.a., F.S.

CIE Policy 2.1.11 – Notwithstanding a failure to satisfy school concurrency, a development may proceed if all the following factors are shown to exist:

- a. The proposed development is consistent with the future land use designation for the specific property;
- b. The proposed development includes a plan that demonstrates that the capital facilities needed as a result of the proposed development can be reasonably provided; and
- c. The landowner contributes a proportionate share of the cost of providing the school facilities necessary to serve the proposed development.

CIE Policy 2.1.12 – The City incorporates by reference the Alachua County School District’s "5-Year District Facilities Work Program" as updated annually by October 1 of each year per the requirements of Florida Statutes.

**CIE Objective 2.2 –Level of Service Standards for New Development.**

The City shall continue to require future development to pay for its capital improvements that are required to maintain adopted LOS standards.

CIE Policy 2.2.1 – Development shall pay the full cost of stormwater management facilities required by it to maintain the stormwater LOS standards set in the Comprehensive Plan.

CIE Policy 2.2.2 – The City shall continue the adopted Land Development Regulations that establish stormwater quantity and quality standards for the development of existing sites with substandard on-site stormwater facilities. Such development shall pay the proportional cost of meeting those standards that it requires.

CIE Policy 2.2.3 – The City shall continue its policy of having all new water and wastewater service connections pay the fully allocated cost of the treatment facilities required to serve them in the form of plant connection fees, and the cost of distribution or collection facilities unless the service is on a developer installed system.

CIE Policy 2.2.4 – The City shall continue its policy of having development contribute the water and wastewater distribution and collection system internal to a development. Contributions in aid of construction must be paid if the City does not project an adequate return on investment for water distribution or wastewater collection system extensions.

CIE Policy 2.2.5 – The City shall continue its policy of having development provide all road improvements within subdivisions as per the City’s existing subdivision regulations.

**CIE Objective 2.3 – Level of Service Standards for Vested Developments.  
Provide public facilities necessary to maintain adopted level of service standards for vested developments..**

CIE Policy 2.3.1 – Vested developments shall be defined as developments that have been issued final development orders that have not:

- a. expired under the regulations of the City’s Code of Ordinances;
- b. were issued prior to adoption of the City of Gainesville 1991-2001 Comprehensive Plan;  
and
- c. such developments have commenced and are continuing in good faith.

CIE Policy 2.3.2 – The facilities necessary to maintain the adopted LOS standards required to serve vested developments shall be available when the impacts of development occur.

CIE Policy 2.3.3 – Continue its tracking of the number of developments with vested development rights that must be served by public facilities at adopted LOS standards through the Concurrency Management System.

CIE Policy 2.3.4 – Vested developments must provide or pay for the capital improvements that they were required to provide under the development regulations that existed when they were permitted.



## Property Rights Element

**PRP Goal 1: All property owners in Gainesville experience constitutionally protected and judicially acknowledged private property rights.**

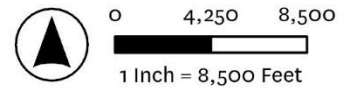
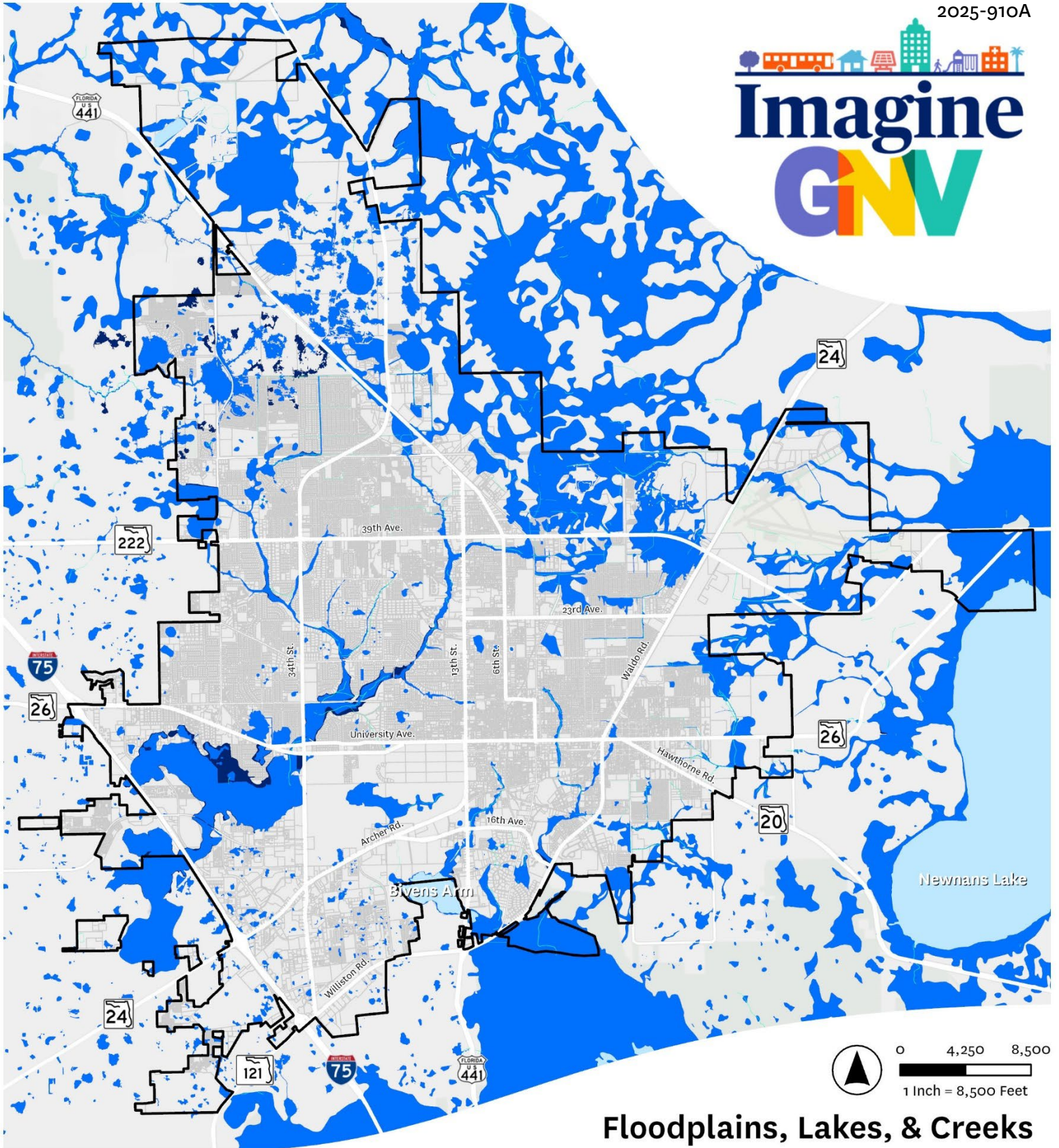
PRP Objective 1.1 – Adopting Private Property Rights.

The following private property rights shall be considered in local decision-making.

PRP Policy 1.1.1 – The right of a property owner to physically possess and control the owner’s interests in the property, including easements, leases, or mineral rights.

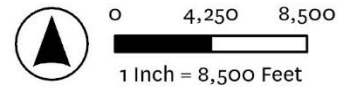
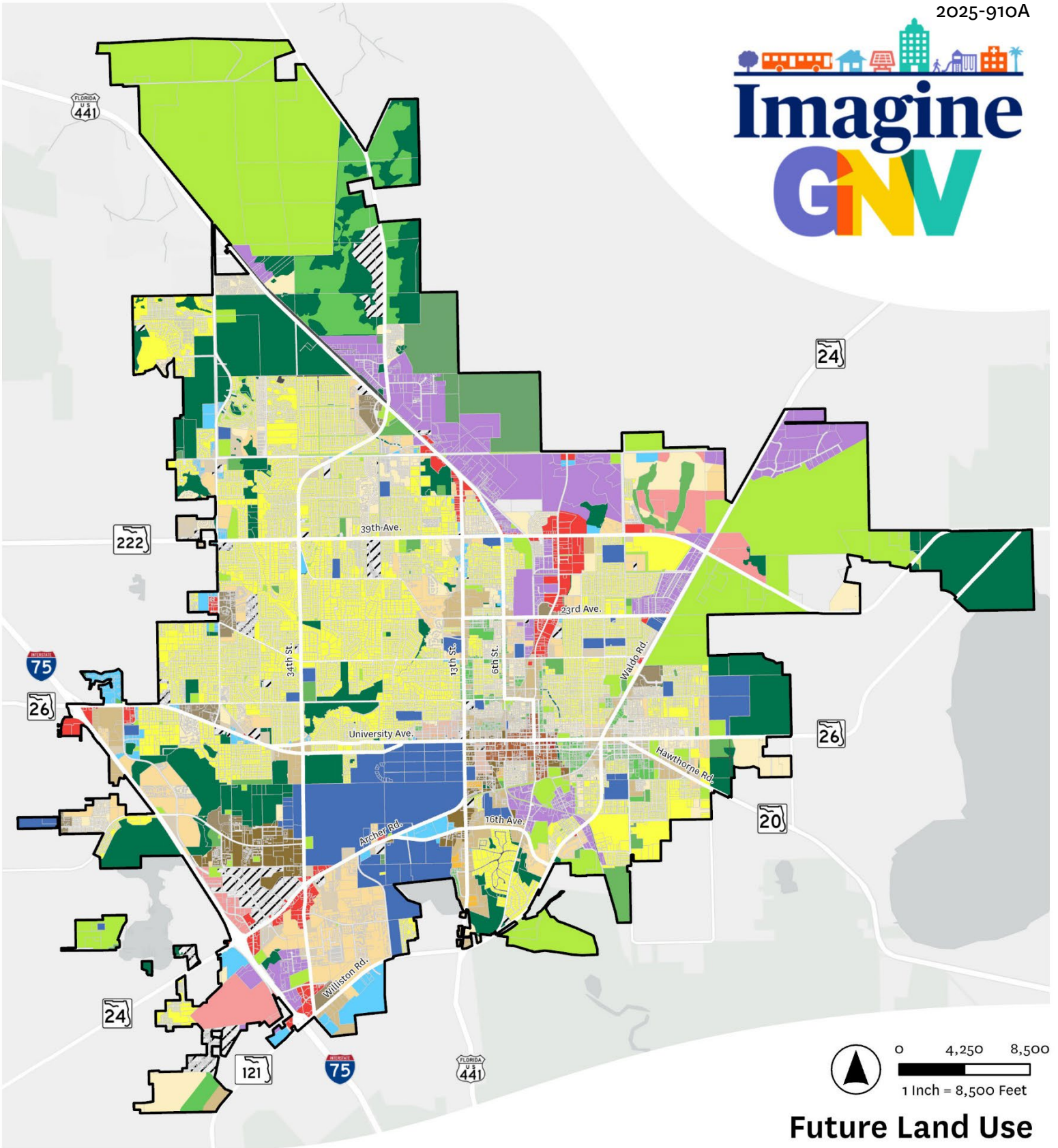
PRP Policy 1.1.2 – The right of a property owner to use, maintain, develop, and improve the owner’s property for personal use or for the use of any other person, subject to state law and local ordinances.

PRP Policy 1.1.3 – Nothing in this Plan shall limit or modify the rights of any person to complete any development that has been issued a final development order prior to the adoption of this Plan, from which development has commenced and is continuing in good faith.



## Floodplains, Lakes, & Creeks

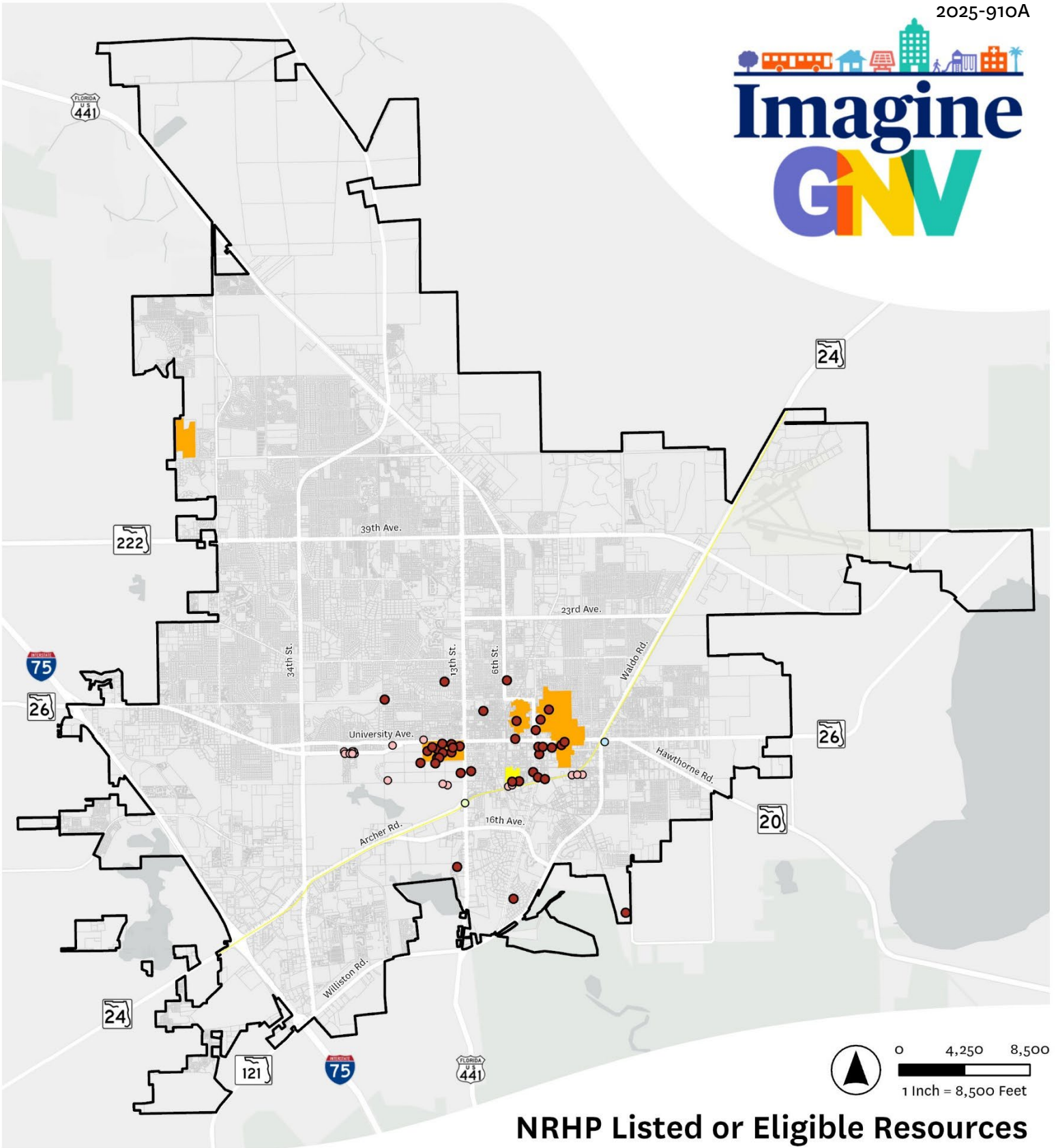
- City of Gainesville
- 100-Year Floodplain
- Lake
- Parcel Boundary
- 500-Year Floodplain
- Creek



## Future Land Use

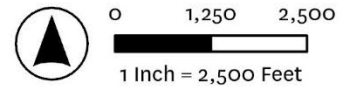
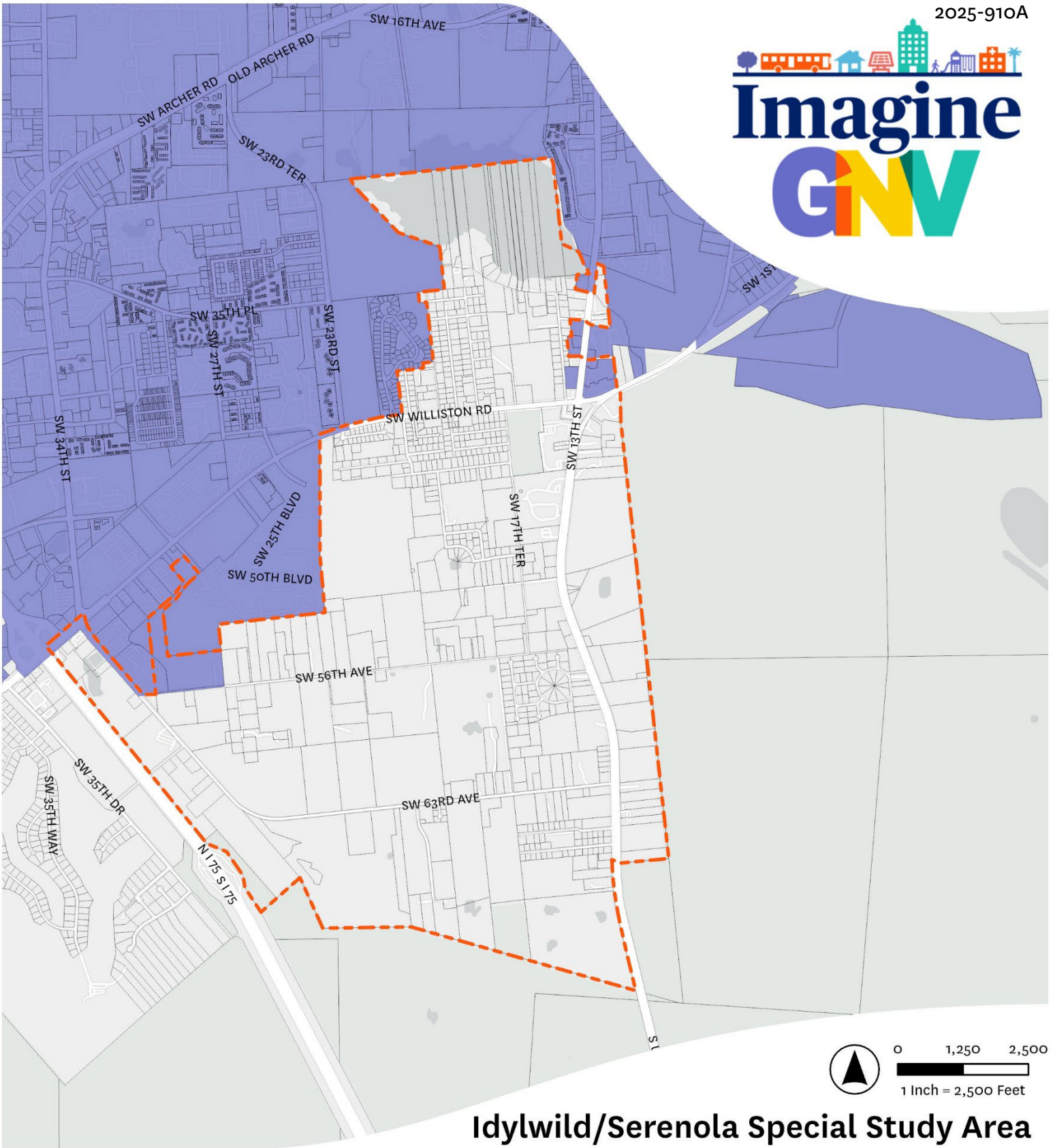
- |                         |   |                                      |  |
|-------------------------|---|--------------------------------------|--|
| City of Gainesville     | IND: Industrial                         | RH: Residential High                 | HI: Heavy Industrial (County FLUC)     |
| Parcel Boundary         | MOR: Mixed-Use Office/Residential       | RL: Residential Low                  | LD: Low Density (County FLUC)          |
| <b>Future Land Use</b>  | MUL: Mixed-Use Low                      | RM: Residential Medium               | MUH: Mixed-Use High (Legacy City FLUC) |
| AGR: Agriculture        | MUM: Mixed-Use Medium                   | SF: Single Family                    | PRES: Preservation (County FLUC)       |
| BI: Business Industrial | MUR: Mixed-Use Residential              | UC: Urban Core                       | R-MED: Medium Density (County FLUC)    |
| C: Commercial           | O: Office                               | UMU: Urban Mixed-Use                 | Right-of-Way (No FLU Assigned)         |
| CON: Conservation       | PF: Public and Institutional Facilities | UMUH: Urban Mixed-Use High-Intensity |  |
| E: Education            | REC: Recreation                         | PUD: Planned Use District            |  |





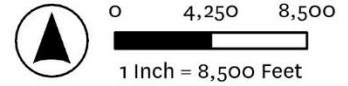
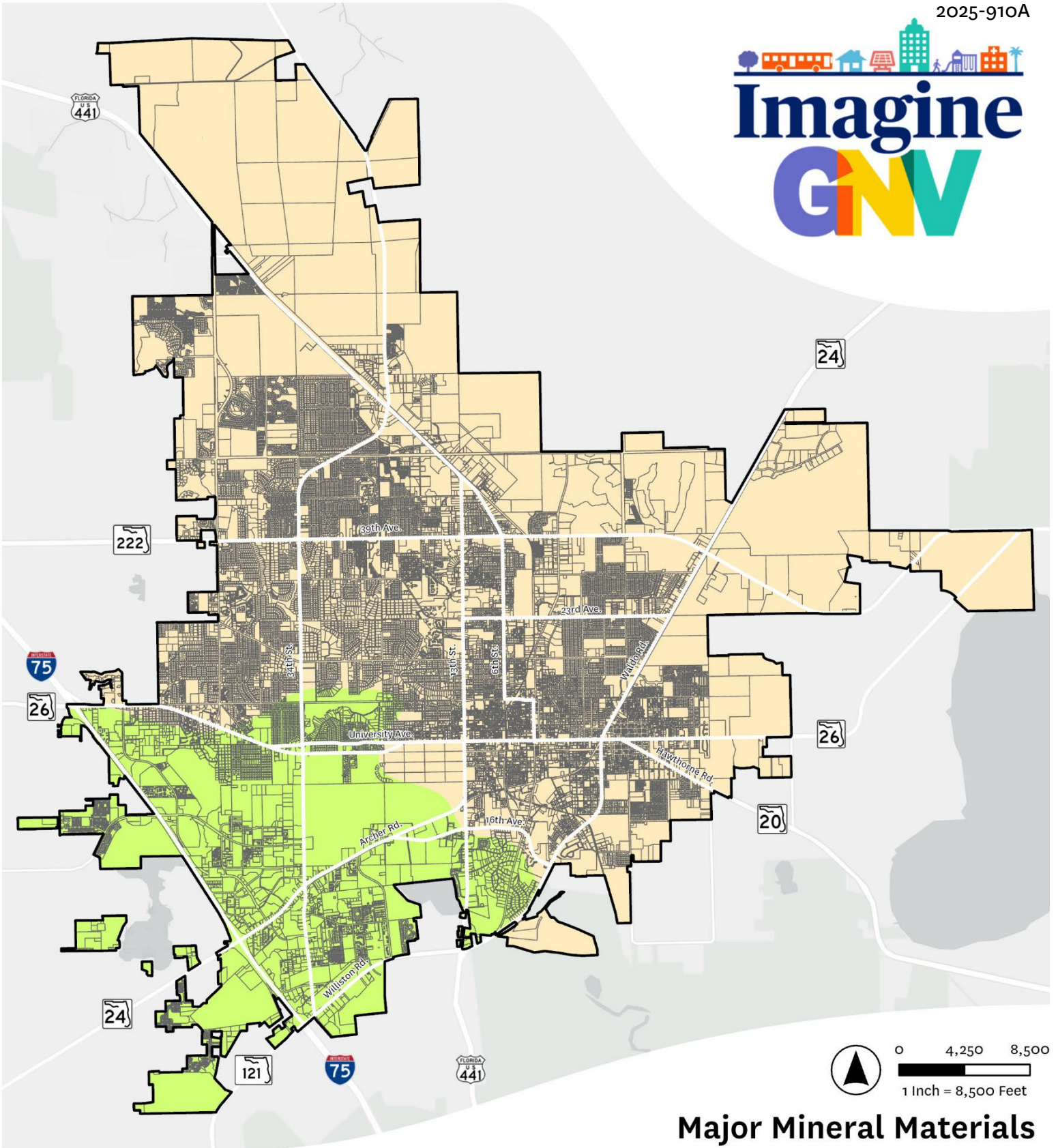
### NRHP Listed or Eligible Resources

- City of Gainesville
- Parcel Boundary
- Historic & Cultural Resources**
- NRHP Listed Resource Groups
- NRHP Eligible Resource Groups
- NRHP Listed Structures
- NRHP Eligible Structures
- NRHP Eligible Cemeteries
- NRHP Eligible Bridges



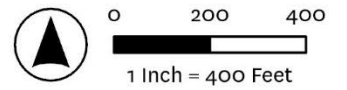
## Idylwild/Serenola Special Study Area

- City of Gainesville
- Parcel Boundary
- Idylwild/Serenola Special Study Area





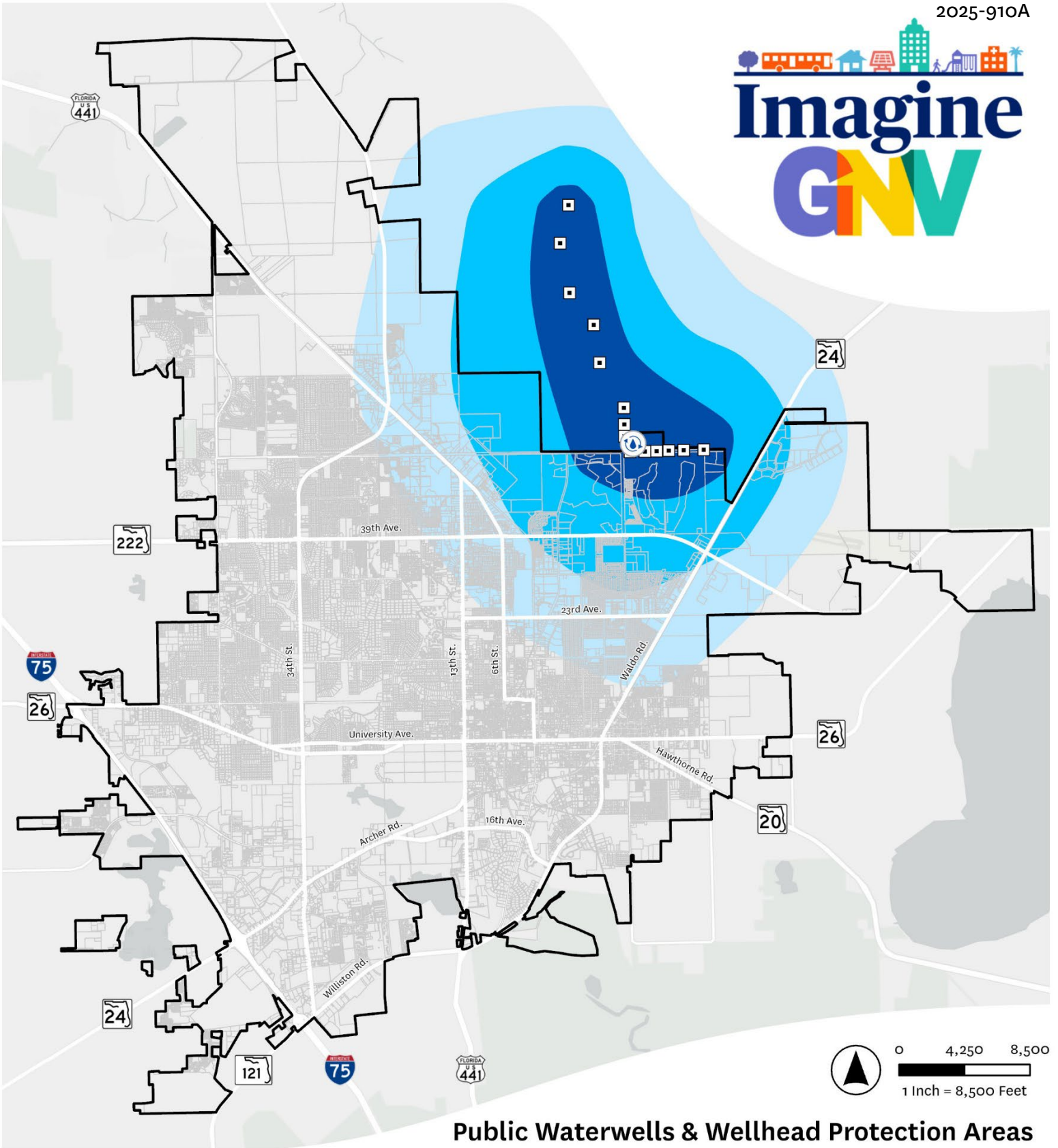
### Major Mineral Materials

- City of Gainesville
- Parcel Boundary
- Major Mineral Materials**
- Limestone
- Sand



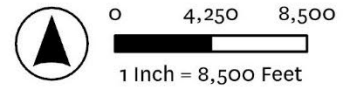
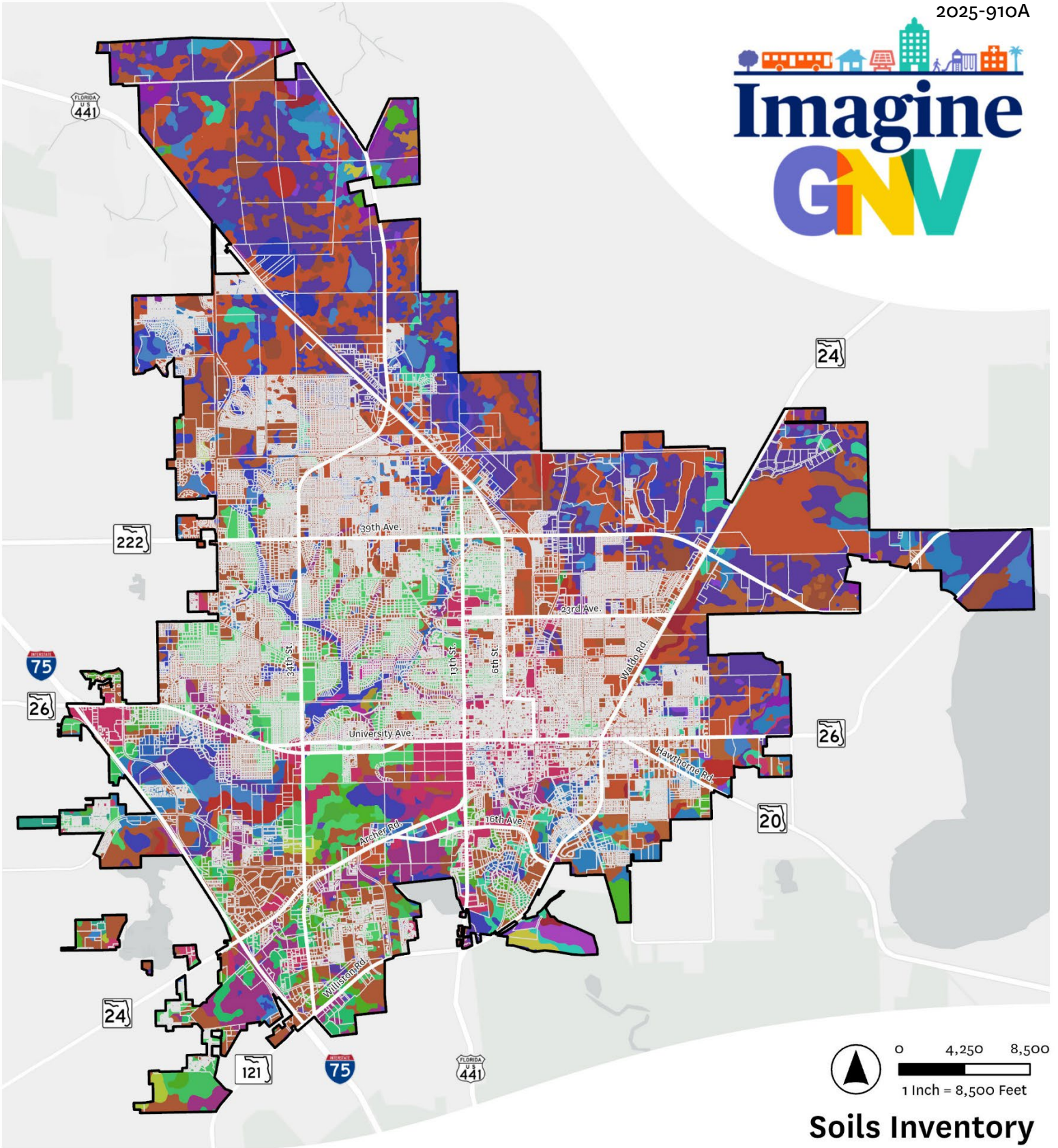
## Morningstar Area

-  Parcel Boundary
-  Morningstar Area



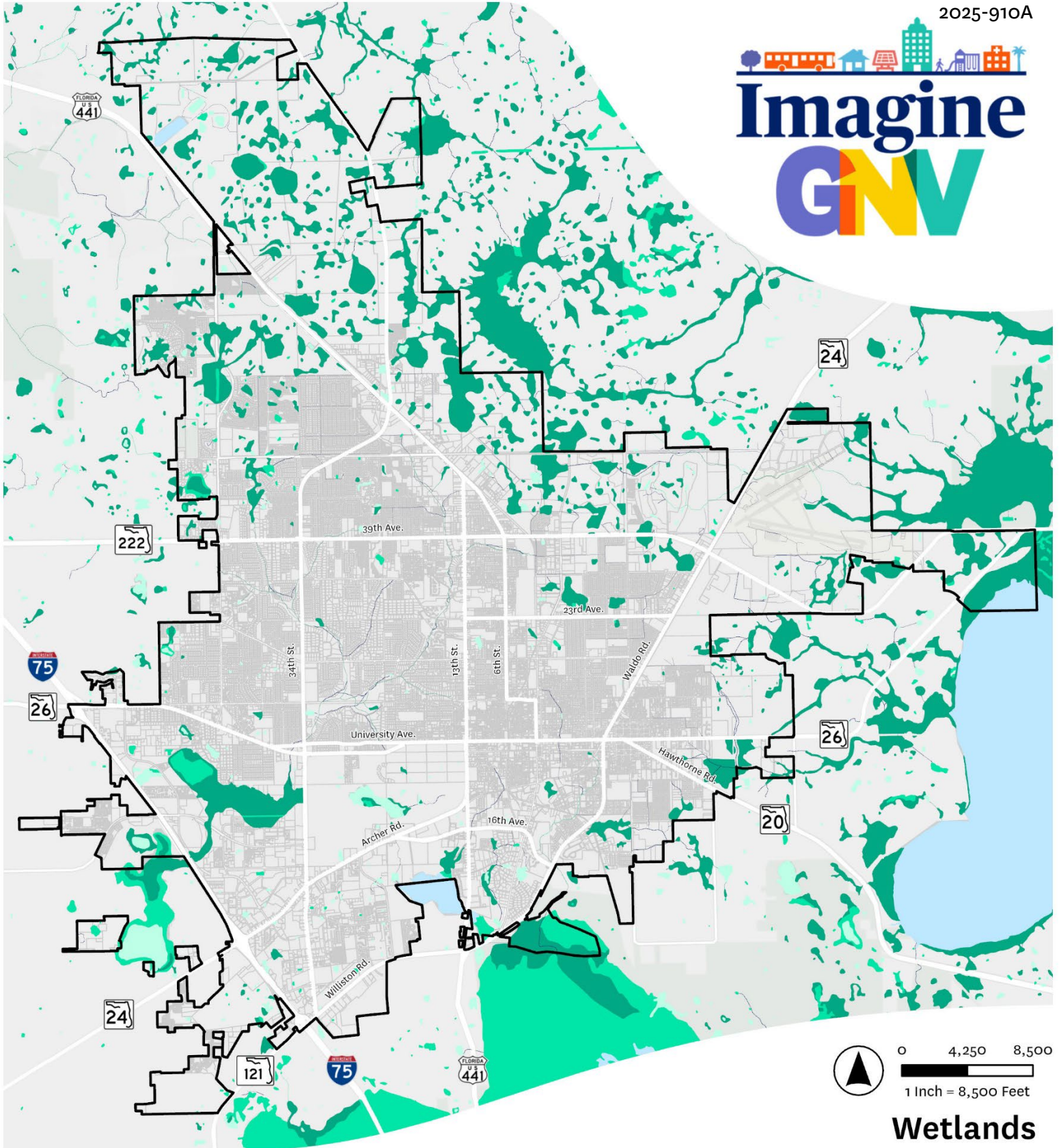
### Public Waterwells & Wellhead Protection Areas

- City of Gainesville
- Parcel Boundary
- Murphree Water Treatment Plant
- Public Well
- Primary Wellfield
- Secondary Wellfield
- Tertiary Wellfield



### Soils Inventory

City of Gainesville	BLICHTON	JONESVILLE	MICANOPY	OCILLA	POMONA	STARKE	ZOLFO
Parcel Boundary	BONNEAU	KANAPAHA	MILLHOPPER	PEDRO	POMPANO	SURRENCY	
<b>COMPONENT NAME</b>	CANDLER	KENDRICK	MONTEOCHA	PELHAM	POTTSBURG	TAVARES	
APOPKA	CHIPLEY	LAKE	MULAT	PICKNEY	RIVIERA	URBAN LAND	
ARENTS	FLORIDANA	LEDWITH	MYAKKA	PITS	SAMSULA	WATER	
ARREDONDO	FORT MEADE	LOCHLOOSA	NEWNAN	PLACID	SHENKS	WAUBERG	
BIVANS	GAINESVILLE	MASCOTTE	NORFOLK	PLUMMER	SPARR	WAUCHULA	



City of Gainesville

Parcel Boundary

**Wetland Description**

Riverine

Lacustrine (Lake)

Palustrine (Freshwater Pond)

Palustrine (Freshwater Emergention Wetland)

Palustrine (Freshwater Forested/Shrub Wetland)



0 4,250 8,500  
1 Inch = 8,500 Feet

**Wetlands**

## Maps Intentionally Excluded from the Required Future Land Use Map Series

The following maps have been excluded from the future land use map series required pursuant to §163.3177(6)(a)10, F.S. because they are either covered in other maps included within the series (i.e., Mixed Use Categories can found within the Future Land Use Map) or because of their irrelevance to the City of Gainesville (i.e., Coastal High Hazard Areas)

1. Multimodal Transportation District Boundaries (§163.3177(6)(a)10.b.(III), F.S.)
2. Mixed Use Categories (§163.3177(6)(a)10.b.(IV), F.S.)
3. Beaches and Shores (§163.3177(6)(a)10.c.(II), F.S.)
4. Coastal High Hazard Areas (§163.3177(6)(a)10.c.(IV), F.S.)

# How We Get Around

Transportation Mobility Element

PLACEHOLDER  
COVER



# How We Get Around

## Transportation Mobility Element

### Where we are and how we got here

Transportation is crucial to daily life in Gainesville, connecting residents to education, jobs, health care, and many other essential destinations. However, transportation access varies greatly by location, and when transportation options are limited, daily life becomes exceedingly more challenging. Many residents lack access to transit, bicycling facilities, and safe sidewalks – barriers that are especially burdensome for residents without a car.

These disparities are often embedded within the City’s land use patterns, which are shaped by decades of historic governmental actions, environmental factors, and market forces. While long-standing, historic partnerships with the University of Florida have funded improved transit services in student-oriented areas, this has disproportionately benefitted only a subset of the population. Despite the City’s many efforts to promote infill development, mixed-use corridors and areas, and multimodal transportation, these disparities persist. Denser neighborhoods with employment centers and student-oriented housing enjoy frequent bus service, quality sidewalks and bike lanes while other neighborhoods endure long commutes and limited mobility options.

### Progress to build on

In recent years, the City has strengthened partnerships with the University of Florida, the Florida Department of Transportation, and Alachua County to develop a safer, more balanced transportation system that can benefit all residents. The City can build upon recent achievements in launching micro-transit and micromobility services, dedicating annual funding for bike lane and shared use infrastructure, investing in smart traffic system technology, and adopting land use strategies that support multimodal transportation.

### What’s at stake?

Ensuring all neighbors are served by safe, reliable, and affordable transportation systems is critical to economic opportunity and to the quality of life in Gainesville. When transportation is reliable and affordable, individuals can access basic goods through public transit, commute to employment centers, and safely walk throughout Gainesville. To this end, ImagineGNV will guide an accessible and safe transportation system that is multimodal, provides additional safety to vulnerable road users, and expands mobility service to all neighbors.



## Transportation Mobility Element

**TMO Goal 1: All people in Gainesville will have access to reliable, accessible, affordable, and safe transportation.**

TMO Objective 1.1 – Improving Public Transit.

Improve the reliability and accessibility of transit services by designing a system that strikes a balance between addressing the needs of the transit-dependent and the needs of those who choose to use public transit.

TMO Policy 1.1.1 – Make existing transit services more accessible and convenient by:

- a. Identifying locations suitable for mobility hubs, which provide safe and convenient interchange of transportation modes (e.g. biking, driving, and taking the bus).
- b. Creating infrastructure modifications, such as queue jumps, to improve transit travel times.

- c. Identifying locations for implementation of amenities that encourage use of transit and enhance the user experience.

TMO Policy 1.1.2 – Continue to seek ways to provide fare-free transit for residents in need, including those under the age of 18 and over the age of 65.

TMO Policy 1.1.3 – Prioritize upgrading existing transit stops by installing facilities and amenities such as lights, transit shelters, sidewalks, and easy-to-understand timetables and route information in transit dependent areas and high ridership areas. Additionally, equip new stops with similar amenities as appropriate.

TMO Policy 1.1.4 – Continue to provide and/or expand on-demand and first mile/last mile services to close accessibility gaps in neighborhoods currently underserved by mobility options and/or frequent bus services.

TMO Policy 1.1.5 – Equip each transit system bus to carry bicycles.

TMO Policy 1.1.6 – Design all new Park and Ride lots to accommodate bicycle parking and install bicycle parking facilities at all appropriate transit stops and transfer points within City limits.

TMO Policy 1.1.7 – Continue to serve major trip generators and attractors, such as the UF Campus, existing transit hubs, and transit-supportive areas, with safe, pleasant and convenient transit stops, while also providing for the transportation-disadvantaged.

TMO Policy 1.1.8 – Continue to increase transit service consistent with the goals of the adopted Transit Development Plan.

TMO Policy 1.1.9 – Explore alternative transit services in addition to fixed route buses and on-demand service.

**TMO Objective 1.2 – Transportation Level of Service (LOS) Standards.**  
Monitor, assess, and evaluate transportation experiences to find opportunities for improvement.

TMO Policy 1.2.1 – Increase City outreach efforts and work to incorporate community feedback into the implementation of citywide and neighborhood transportation plans.

TMO Policy 1.2.2 – Adopt the following Level of Service (LOS) standards for roadways, as defined by the Florida Department of Transportation (FDOT) to be used solely for planning purposes and not used to apply transportation concurrency. LOS in transportation refers to a qualitative measure that evaluates the quality of traffic service based on factors including speed, density, and congestion, typically graded from A to F.

- a. The LOS standard for all City and County arterial and collector roads within city limits shall be LOS E. The LOS standard shall be for purposes of Traffic Impact Analysis required for comprehensive plan amendments, campus master plans, special area studies and site access studies for development plan review.

- b. The LOS standard on State Roads within city limits shall be LOS E, except for I-75 which shall be a LOS D within city limits. The City recognizes the authority of the Florida Department of Transportation (FDOT) to establish LOS Standards for its roads. The City will cooperate with FDOT on planning based on these standards, but does not make a financial commitment to maintain standards on roadways that it does not control.

TMO Policy 1.2.3 – Adopt the following Level of Service (LOS) standards for transit, to be used solely for planning purposes and not used to apply transportation concurrency:

- a. Pursue fixed-route transit service within ¼ mile of 80% of all medium- and high-density residential areas identified on the Future Land Use Map, and within the RTS service area.
- b. Pursue peak hour frequencies of 20 minutes or less within ¼ mile of all high-density residential and UMU and UMUH land use areas in city limits.
- c. Pursue and maintain fixed-route transit service to transit supportive areas with peak hour frequencies of 30 minutes or less.
- d. Pursue operation of 80% fixed-route transit routes for at least 14 hours per day.

TMO Policy 1.2.4 – Consider the implementation of areawide quality of service (QOS) standards, in addition to LOS standards, to assess driver, pedestrian, bicyclist, and transit user experience with transportation facilities.

TMO Policy 1.2.5 – Maintain and update, on an ongoing basis, inventories of public pedestrian and bicycling facilities networks to identify gaps and other needed improvements and utilize criteria-based prioritization to determine funding allocation for project implementation.

### TMO Objective 1.3 – Promote Multimodal Transportation Choice.

Promote multimodal transportation choice and interconnectivity of modes by adopting policies that encourage an interconnected street network as redevelopment occurs.

TMO Policy 1.3.1 – Encourage the provision and use of a balanced transportation system that reduces dependency on single-occupant vehicles and reduces vehicle-miles travelled.

TMO Policy 1.3.2 – Promote transportation choice and enhanced accessibility by coordinating transportation investments with land use strategies that promote infill development, short trips, and multimodal transportation use prioritizing the safe movement of people and interconnectivity of modes. The adopted Mobility Program will ensure the application of funding as needed to mitigate impacts of land development and enhance overall safety and access to all transportation modes.

TMO Policy 1.3.3 – In order to promote highly desirable development within city limits, the City may enter into agreements with developers to provide all or part of the transportation mobility needs that are required by policies within this Element.

TMO Policy 1.3.4 – Promote walking, transit use, and bicycling in new development and redevelopment by establishing modest, human-scaled dimensions such as small street blocks, pedestrian-scaled street and building design, ample sidewalks to carry significant pedestrian traffic, and improved access to transit stops.

TMO Policy 1.3.5 – Evaluate public lands for shared use path connections that link various land use destinations. Utility and stormwater management rights-of-way and easements will also be evaluated for such connections.

TMO Policy 1.3.6 – Encourage adaptive re-use of rarely used or out-of-service rail spurs into bicycle, transit, and pedestrian facilities.

TMO Policy 1.3.7 – Ensure that street modifications support land use, housing choice, and transportation choice.

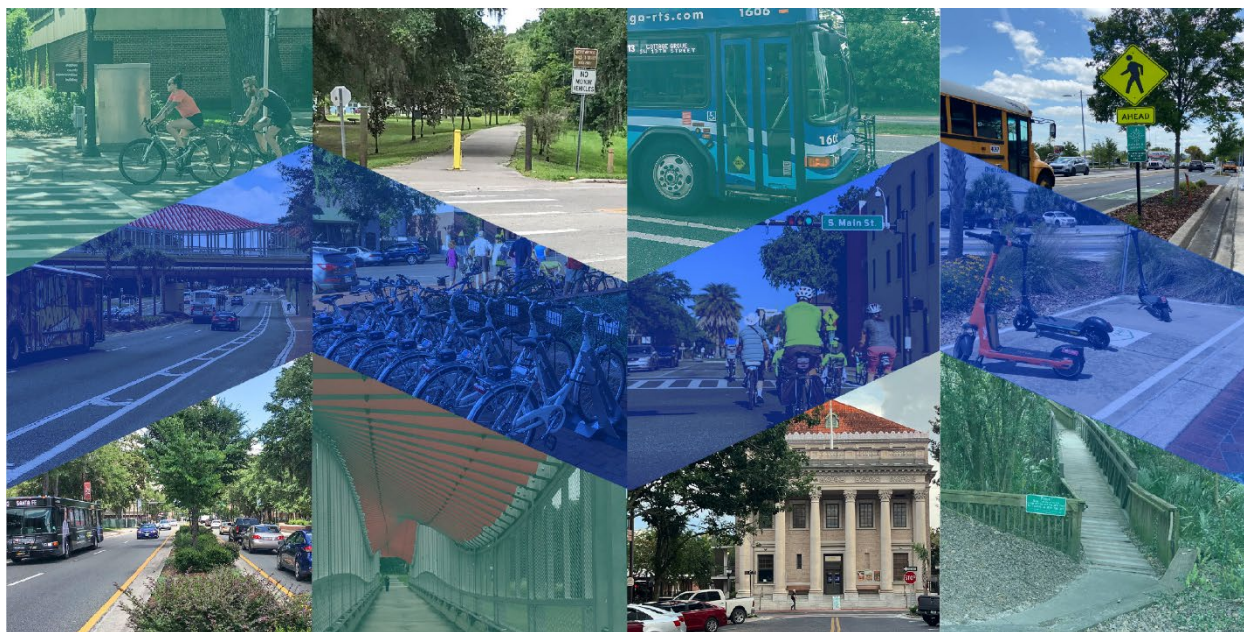
TMO Policy 1.3.8 – Enhance the multi-modal transportation system between major destinations to improve connectivity and promote transportation choice and livability.

**TMO Objective 1.4 – Transportation Accessibility for People with Disabilities.**  
**Eliminate existing transportation-related barriers for people with disabilities.**

TMO Policy 1.4.1 – Incrementally install curb ramps, sidewalks, raised crosswalks, and transit stop improvements, in conjunction with other street modifications or in response to specific problem locations.

TMO Policy 1.4.2 – Maintain a transit fleet that can serve people with disabilities.

TMO Policy 1.4.3 – Ensure car parking spaces for people with disabilities conform to the Florida Accessibility Code for Building Construction standards.



**TMO Goal 2: All people in Gainesville will have a variety of transportation mode choices and live in neighborhoods with quality pedestrian and bike infrastructure that provides multiple options to access daily needs.**

TMO Objective 2.1 – Complete Streets and Multimodal Infrastructure. Implement complete streets and multimodal infrastructure to promote transportation choice, enhance access to major destinations and reduce congestion.

TMO Policy 2.1.1 – Use “Complete Streets” principles to ensure that all roadways are planned, designed, and maintained for safe use by users of all ages and abilities, including people walking, bicycling, riding transit, driving vehicles, and moving freight.

TMO Policy 2.1.2 – Use “Context Sensitive Street Design” principles to design transportation facilities for the desired speed of travel that consider the total context within which a transportation project will exist and develop transportation projects that fit the physical setting and preserve scenic, aesthetic, historic and environmental resources while maintaining safety and mobility for all users.

TMO Policy 2.1.3 – Develop and expand a shared use path network that provides transportation opportunities for people walking and bicycling.

TMO Policy 2.1.4 – Continue to prioritize funding for walking/bicycling-related investments in accordance with the Mobility Plan and in support of transit trips, especially in underserved communities.

TMO Policy 2.1.5 – Encourage bicycling and other micromobility modes across the city by continuing to install bike-related infrastructure that creates a safer and more comfortable environment for bicyclists of all ability levels and minimizes conflicts with motor vehicles. Actions would include, among others:

- a. Extending dedicated bike facilities that ensure riders are safe from cars and support riders of all ability levels
- b. Expanding implementation of bicycle detection at traffic signals
- c. Expanding bicycle parking

TMO Policy 2.1.6 – Expand the portfolio of the City’s transportation system by:

- a. Investing in infrastructure (e.g. sidewalks, bike lanes) that is safe and accessible to users of all ability levels
- b. Evaluating the City’s transit fleet based on cost-effectiveness and energy needs

TMO Policy 2.1.7 – Make traffic signalization context-sensitive in areas with high levels of walking and bicycling. This may include but is not limited to the adjustment of signal timing and the installation of, or encouragement of the installation of, bicycle detection devices on arterial and collector streets, consistent with FDOT standards, in cooperation with Alachua County and FDOT.

TMO Policy 2.1.8 – Identify streets that should be made more walkable. Raised medians, wider sidewalks, and on-street parking should be used, where feasible, on these selected streets within, or adjacent to, the urban area and particularly within multimodal supportive areas, such as downtown, UF, and other mixed-use areas.

TMO Policy 2.1.9 – Affirm and enforce 4 vehicular lanes as the maximum number of travel lanes for new or widened transportation corridors within City limits, except for I-75.

TMO Policy 2.1.10 – Strive to ensure that the installation of a turn lane, where a bike lane is present, will retain or include a continuous bike lane on the curb lane through the intersection, in cooperation with Alachua County and FDOT and consistent with FDOT design standards for road facilities.

**TMO Objective 2.2 – Transportation’s Intersection with Future Land Use.**  
Create an environment that promotes transportation choices, compact development, and a livable city.

TMO Policy 2.2.1 – Coordinate the transportation network with the land uses shown on the Future Land Use Map Series in order to encourage compact development patterns, provide safe and convenient access for work, school, shopping, and service-related trips, protect the

cultural and environmental amenities of the City, and protect the integrity of the Florida Strategic Intermodal System.

TMO Policy 2.2.2 – Ensure that Future Land Use Map designations promote multimodal transportation objectives by designating transit-supportive densities in appropriate locations to support transportation choice.

TMO Policy 2.2.3 – Encourage housing development near existing transit hubs or transit-supportive areas, where appropriate.

TMO Policy 2.2.4 – Use the Airport Master Plan as the future land use guide for development in and around the airport.

### TMO Objective 2.3 – Coordination with Other Transportation Agencies.

The City will coordinate effectively with partner agencies to advance the planning and implementation of transportation projects.

TMO Policy 2.3.1 – Coordinate with the Gainesville & Alachua County Transportation Planning Organization (GACTPO), Alachua County, the Florida Department of Transportation (FDOT), the University of Florida (UF), and other related state, regional and local agencies to implement land use, transportation, and parking policies that promote transportation choice and advance city transportation policies.

TMO Policy 2.3.2 – Coordinate with FDOT and Alachua County to implement Access Management regulations.

TMO Policy 2.3.3 – Coordinate with FDOT, GACTPO, the Community Traffic Safety Team, and Alachua County to improve transportation system management and enhance safety by the continued expansion and upgrade of the Traffic Management System, including traffic signal priority control for emergency vehicles and buses.

TMO Policy 2.3.4 – Coordinate with FDOT to reduce large truck traffic on streets that are not designated truck routes and direct such traffic to designated truck routes. Improved signs and enforcement shall direct non-local or through trucks to the designated truck route.

TMO Policy 2.3.5 – Coordinate with UF to ensure that the Campus Master Plan mitigates transportation impacts, explores participation in the mobility fee system, and explores options to address LOS standard and innovative alternatives such as QOS standards. Further, coordinate with UF to ensure that the Campus Master Plan is consistent with the goals, objectives, and policies of the City’s Comprehensive Plan.

TMO Policy 2.3.6 – Coordinate with the Gainesville-Alachua County Regional Airport Authority on its proposed airport expansions and other aviation projects with transportation plans by FDOT and the GACTPO.

TMO Policy 2.3.7 – Assist GACTPO in annually issuing a Multimodal Level of Service Report.

TMO Policy 2.3.8 – Collaborate with FDOT, GACTPO, and Alachua County to identify future transportation rights-of-way and provide for development regulations and acquisition programs that will protect such corridors for their intended future use. Such protection and long-range planning shall include multimodal facilities for all modes of travel.

TMO Policy 2.3.9 – Explore opportunities to assess future regional rail connectivity through coordination with the Florida Department of Transportation, the Federal Railroad Administration (FRA), the Gainesville & Alachua County Transportation Planning Organization (GACTPO), Alachua County, private rail operators, and other regional partners.

#### TMO Objective 2.4 – Greenway and Trail System.

Develop and maintain a coordinated system of greenways and trails that supports transportation mobility, connects neighborhoods to key destinations and provides safe and comfortable routes for people walking, bicycling, and using micromobility.

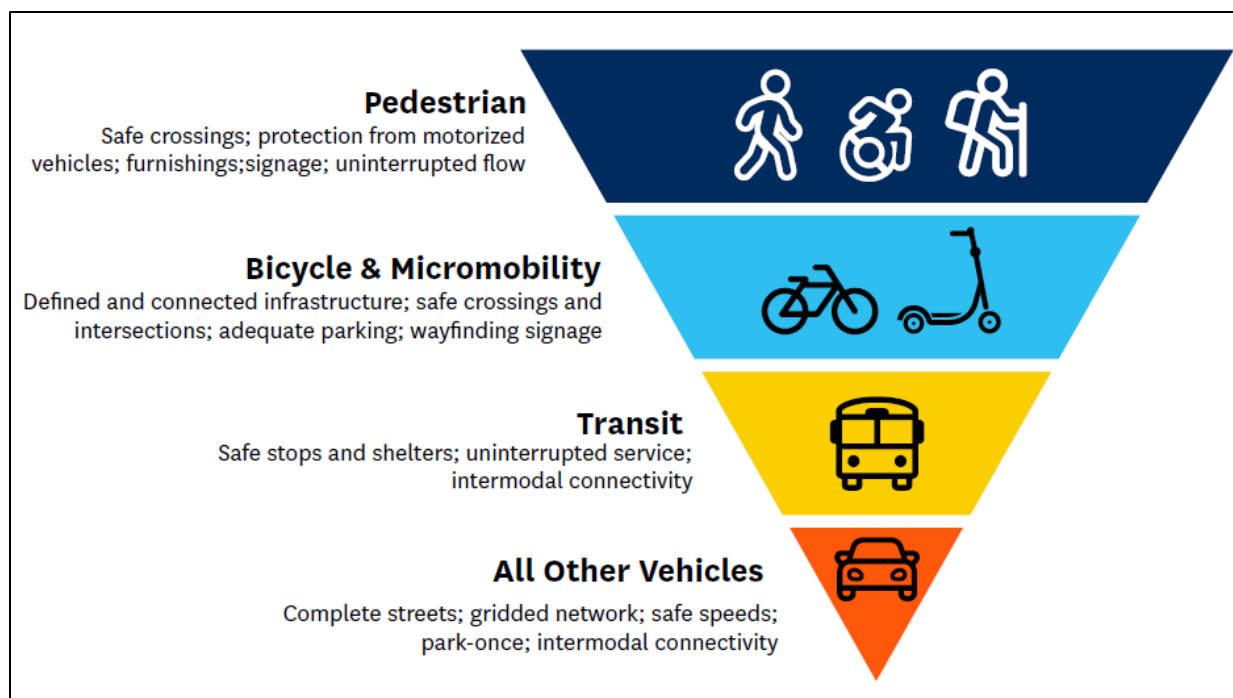
TMO Policy 2.4.1 – Continue to develop and expand a connected greenways and trails system that links neighborhoods, schools, parks, conservation areas, schools, employment centers, and mixed-use corridors.

TMO Policy 2.4.2 – Staff shall use relevant adopted plans to identify existing trail routes, proposed trail corridors and missing links in the trail network, and use said plans to guide transportation and capital investments

TMO Policy 2.4.3 – Integrate greenway and trail connections into transportation projects wherever feasible and support first- and last-mile connections to transit, filling gaps as outlined in relevant adopted plans.

TMO Policy 2.4.4 – Ensure that new development and redevelopment provide direct and accessible connections to adjacent greenway and trail corridors, consistent with existing trail corridors and future corridors identified in adopted plans.

TMO Policy 2.4.5 – Coordinate with Alachua County, the Transportation Planning Organization, state agencies, and regional partners to expand regional greenway and trail connections and implement the Countywide Bicycle and Pedestrian Master Plan.



## **TMO Goal 3: Gainesville will have no traffic-related deaths or severe injuries.**

TMO Objective 3.1 – Implementation of the Vision Zero Action Plan.

Advance implementation of the Vision Zero Action Plan to improve the safety of all users of the transportation system.

TMO Policy 3.1.1 – Advance the City’s Vision Zero Action Plan through dedicated funding sources such as the Capital Improvement Plan.

TMO Policy 3.1.2 – Prioritize funding for transportation projects that advance the City’s Vision Zero Action Plan. This will include:

- a. Implement speed reduction measures and other approaches to eliminate hazardous street conditions.
- b. Prioritize people over cars in the design and implementation of transportation projects.

TMO Policy 3.1.3 – Incorporate Vision Zero considerations into the development review process. To ensure Vision Zero is implemented across the city, the city will update the review criteria within the development review process to include best practices from Vision Zero.

TMO Policy 3.1.4 – Continue to apply a data-driven approach to identify populations and neighborhoods that experience a disproportionate share of traffic fatalities and injuries. Use these findings to prioritize safety improvements in the areas most affected and to track effectiveness of the Vision Zero program.

### **TMO Objective 3.2 – Vision Zero Design in Infrastructure Projects.**

Incorporate Vision Zero elements in infrastructure projects, including but not limited to roadway resurfacing, the installation of new or improved crossings, bike facilities, sidewalks, and lighting enhancements.

TMO Policy 3.2.1 – Use traffic calming, where appropriate, to promote safety, transportation choice, reduce the negative impacts of car travel, alter driver behavior, and improve conditions for non-motorized street users.

TMO Policy 3.2.2 – Use street resurfacing projects as an opportunity to install or enhance sidewalks, bicycle lanes, raised medians, and brick, paver, or painted crosswalks, where feasible.

TMO Policy 3.2.3 – Review turn lanes on a case-by-case basis to ensure that intersections are safe for all modes of travel.

TMO Policy 3.2.4 – Explore alternative solutions to addressing car congestion, including but not limited to intersection modification, signal timing, roundabouts, and strategies that promote transit use, bicycling and walking. Widening a street shall not be used as a first response strategy.

TMO Policy 3.2.5 – Ensure that new streets are designed for transportation choice by setting design standards that call for minimal street widths, modest turning radii, modest design and target speeds, curb extensions, traffic calming, gridded and connected patterns, sidewalks, bicycle facilities, and prohibition of cul-de-sacs, where feasible. Street design standards shall include consideration of usage by transit vehicles

TMO Policy 3.2.6 – Ensure that new streets are designed to promote transportation choice and safety of all users.

TMO Policy 3.2.7 – Establish, as feasible and appropriate, mid-block refuge areas and marked crossings at street mid-points, particularly for streets with continuous left-turn lanes.



**TMO Goal 4: Gainesville will facilitate a built environment that promotes mobility choice through the regulation of development. Further, Gainesville will establish a Transportation Mobility Program to implement an alternative transportation system that encourages compact, mixed-use, and interconnected development, served by a multimodal transportation system funded through multiple sources, including mobility fees.**

TMO Objective 4.1 – Gainesville Mobility Program.

Develop, implement, administer, maintain, and periodically update the citywide Mobility Plan and Mobility Fee, collectively to be known as the Gainesville Mobility Program, to plan, design, fund, and construct mobility projects to enhance the multimodal transportation system.

TMO Policy 4.1.1 – The city shall establish the Gainesville Mobility Program, as a replacement of the Gainesville Transportation Mobility Program Area (TMPA) and traffic mitigation payments, through development of an alternative transportation system consisting of a mobility fee paid

by new development and redevelopment based on mobility projects, needed to accommodate projected growth in travel demand, established in the city's Mobility Plan.

TMO Policy 4.1.2 – The Mobility Plan shall include mobility projects that address the need for new streets, intersection signals and turn lanes, safety upgrades, roundabouts, wider roads for people driving, transit facilities and services identified in the transit development plan for people riding transit, sidewalks, bike lanes, and shared-use paths, along with safety and visibility enhancements for people walking and bicycling.

TMO Policy 4.1.3 – The Mobility Plan shall (1) serve as the basis for identifying mobility projects for inclusion in the Long Range Transportation Plan and various plans and programs developed and updated by Alachua County, FDOT, the GACTPO, UF, other local governments, mobility partners, and private development, and (2) advance mobility projects as part of road resurfacing, reconstruction, rehabilitation, new streets, upgraded streets, or widened roads.

TMO Policy 4.1.4 – The mobility projects in the Mobility Plan should address the projected travel demand impacts from new development and redevelopment and should address impacts to City, Alachua County, and State Roads.

TMO Policy 4.1.5 – The Mobility Plan shall identify mobility projects to be prioritized through the annual capital improvements plan update and will serve as the 10-year and 20-year Capital Improvements Element program for the City's multimodal transportation system.

TMO Policy 4.1.6 – The City shall utilize the Mobility Plan to coordinate mobility projects with Alachua County to address potential impacts from future annexations.

TMO Policy 4.1.7 – The City will pursue multiple sources of funding such as mobility fees, gas and sales tax, assessments and property tax, grants, loans, and partnerships for mobility projects identified in the Mobility Plan and for maintenance and operation of the existing multimodal transportation system.

TMO Policy 4.1.8 – The mobility projects identified in the Mobility Plan shall serve as the basis for the mobility fee. The mobility fee shall be a one-time assessment on new development and redevelopment to mitigate its transportation impacts.

TMO Policy 4.1.9 – The Mobility Program will include four assessment areas, with expansion areas included to address future annexation into the City, where mobility fee rates will vary to reflect differences in travel and the need for mobility projects to accommodate new development and redevelopment.

TMO Policy 4.1.10 – The mobility fee shall be periodically evaluated for updates and shall be updated at least once every five years.

TMO Policy 4.1.11 – The mobility fee shall be expended on the mobility projects included in the Mobility Plan and the Capital Improvements Program. The commission may expend mobility fees by mode in a manner that is roughly equivalent to the overall cost of mobility projects by mode relative to the overall cost of the Mobility Plan or elect to establish a percentage of funds to be allocated by mode as part of the annual Capital Improvements Program.

TMO Policy 4.1.12 – The collection and expenditure of the mobility fees shall be reported to the State as required by Florida Statute and shall be consistent with applicable legal and statutory requirements.

TMO Policy 4.1.13 – The City will continue to recognize all valid existing Transportation Mobility Program Area (TMPA) agreements. Amendments to TMPA agreements that result in additional unmitigated transportation impacts or expiration of a TMPA agreement will require the new development or redevelopment to address the requirements of the Mobility Program.

TMO Policy 4.1.14 – All new development and redevelopment, without a TMPA agreement, located in the city shall mitigate its off-site external traffic impact through payment of the mobility fee and its on-site site-related impacts through mobility solutions and criteria established in the Land Development Code.

TMO Policy 4.1.15 – The Mobility Program ordinance shall establish de-minimis criteria whereby new development or redevelopment would be exempt from payment of a mobility fee to mitigate off-site impacts. The City Commission may also elect to identify areas of the city, affordable housing, or certain types of economic development, in the Mobility Program ordinance, that would be excluded from the requirement to pay a mobility fee to mitigate off-site impacts.

TMO Policy 4.1.16 – The City shall establish criteria and exemptions in the land development code to address site-related transportation modifications that are required for operational or safety reasons, such as, but not limited to, turn lanes, access connections, or traffic control devices, to ensure site related access does not impede mobility of the multimodal transportation system.

TMO Policy 4.1.17 – The City shall establish mobility solution and site accessibility criteria in the Land Development Code. The solutions and criteria shall be proportional to the impact of the development, reflect surrounding land development patterns, and facilitate walking, bicycling, transit access, and motor vehicle access.

## **TMO Objective 4.2 – Site-Level Transportation Design Standards for New Development and Redevelopment.**

**Promote walkability, interconnectivity and mobility choice in development and redevelopment.**

TMO Policy 4.2.1 – Require new development and redevelopment to provide pedestrian and bicycle access to nearby shared use paths, where feasible, or to enable a future retrofit connection.

TMO Policy 4.2.2 – Require development and redevelopment projects to provide cross-access to adjacent properties for people driving, walking and bicycling. Connectivity or stub-outs to property boundaries for future connections shall be included in development and redevelopment plans. When feasible, mobility fee credits may be provided for the construction of off-site connectivity enhancements.

TMO Policy 4.2.3 – Require the street layout of new developments to be coordinated with the streets and parking of surrounding areas. This shall be done by establishing street connections to adjacent or potentially adjacent streets and parking lots, when feasible, unless natural features prevent such a connection. When not feasible, the end of the street shall establish a right-of-way connection to adjacent, offsite property so that a future motorized or non-motorized connection to an adjacent street or property is not foreclosed.

TMO Policy 4.2.4 – Require development plans for new developments and redevelopment of residential and non-residential sites to illustrate existing multimodal access connections to adjacent properties and provide or upgrade, as needed, safe and convenient multimodal access connections for people walking and bicycling to access adjacent properties and transit service.

TMO Policy 4.2.5 – Require new development projects to fund and/or construct transportation improvements including pedestrian and bike infrastructure, such as sidewalks and bike lanes or paths.

TMO Policy 4.2.6 – Encourage new public and private schools to provide bicycle and pedestrian connections to nearby residentially designated lands.

TMO Policy 4.2.7 – Require new development and redevelopment to provide safe and convenient on-site pedestrian circulation with features such as, but not limited to, sidewalks and crosswalks that connect buildings, transit stops, and parking areas at the development site.

TMO Policy 4.2.8 – Where bicycle parking is a required component of development, require bicycle racks that provide durability, security, ease of use, attractiveness, adaptability to different styles of bicycles and lock types, and minimal hazard to pedestrians.

TMO Policy 4.2.9 – Continue to process right-of-way vacations in alignment with the standards and criteria established in the Land Development Code.

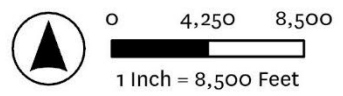
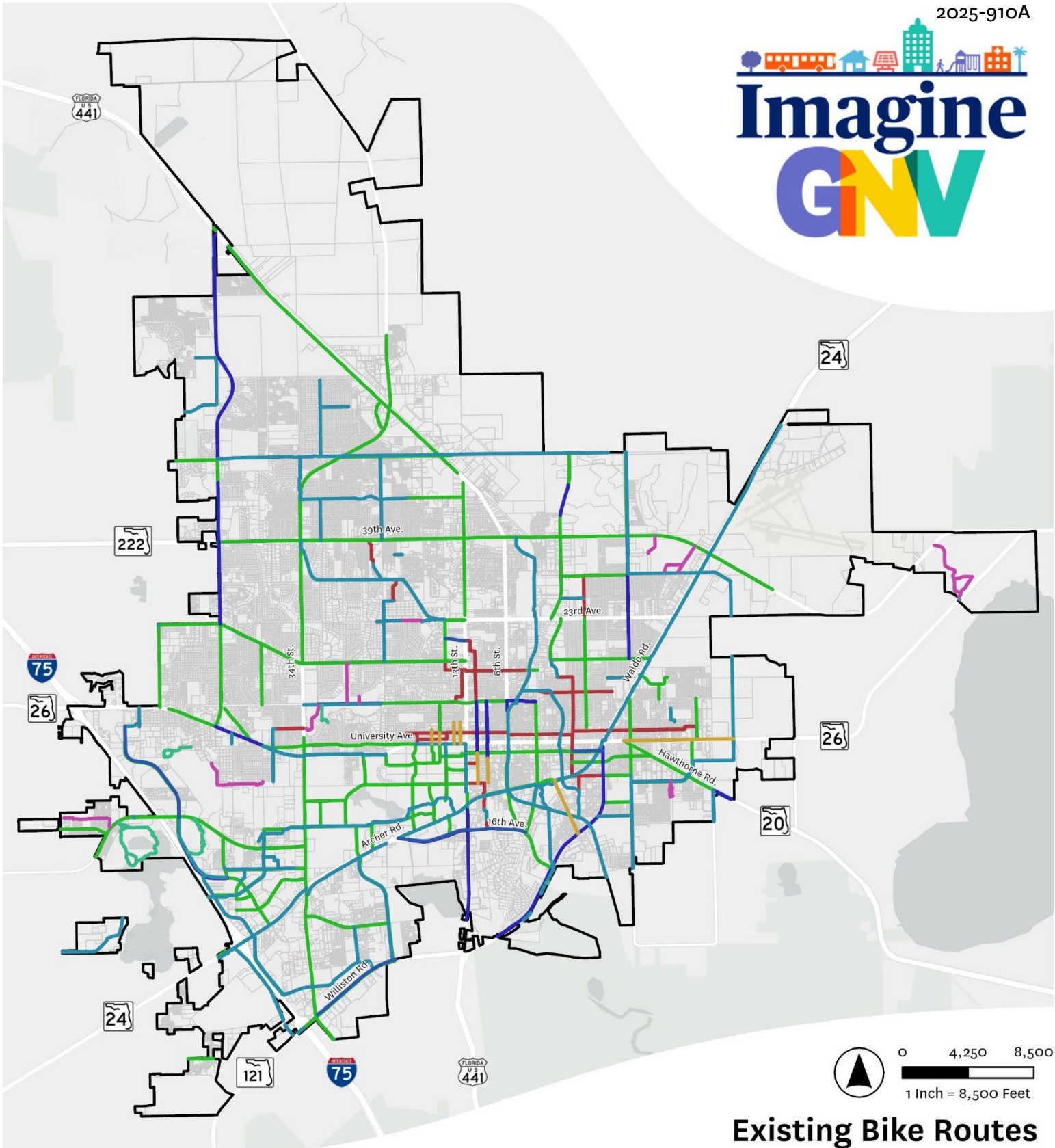
TMO Policy 4.2.10 – For any development or redevelopment within the city, the following is required, unless exempted in the Land Development Code:

- a. Sidewalk connections from the development to existing and planned public sidewalk along the entire development frontage;
- b. Cross-access connections/easements or joint driveways, where available and economically feasible;
- c. Deeding of land or conveyance of required easements along the property frontage to the City, as needed, for the construction of transportation infrastructure. A Transit Facility License Agreement between the property owner and the City for the placement of a bus shelter and related facilities on private property may be used in lieu of deeding of land or conveyance of easements. The License Agreement term shall be for a minimum of 10 years;

- d. Closure of existing excessive, duplicative, or unsafe curb cuts or narrowing of overly wide curb cuts at the development site, as defined in the Access Management portion of the Land Development Code; and
- e. Safe and convenient on-site pedestrian circulation, such as sidewalks and crosswalks connecting buildings and parking areas at the development site.

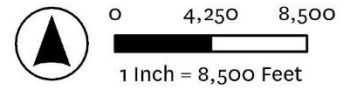
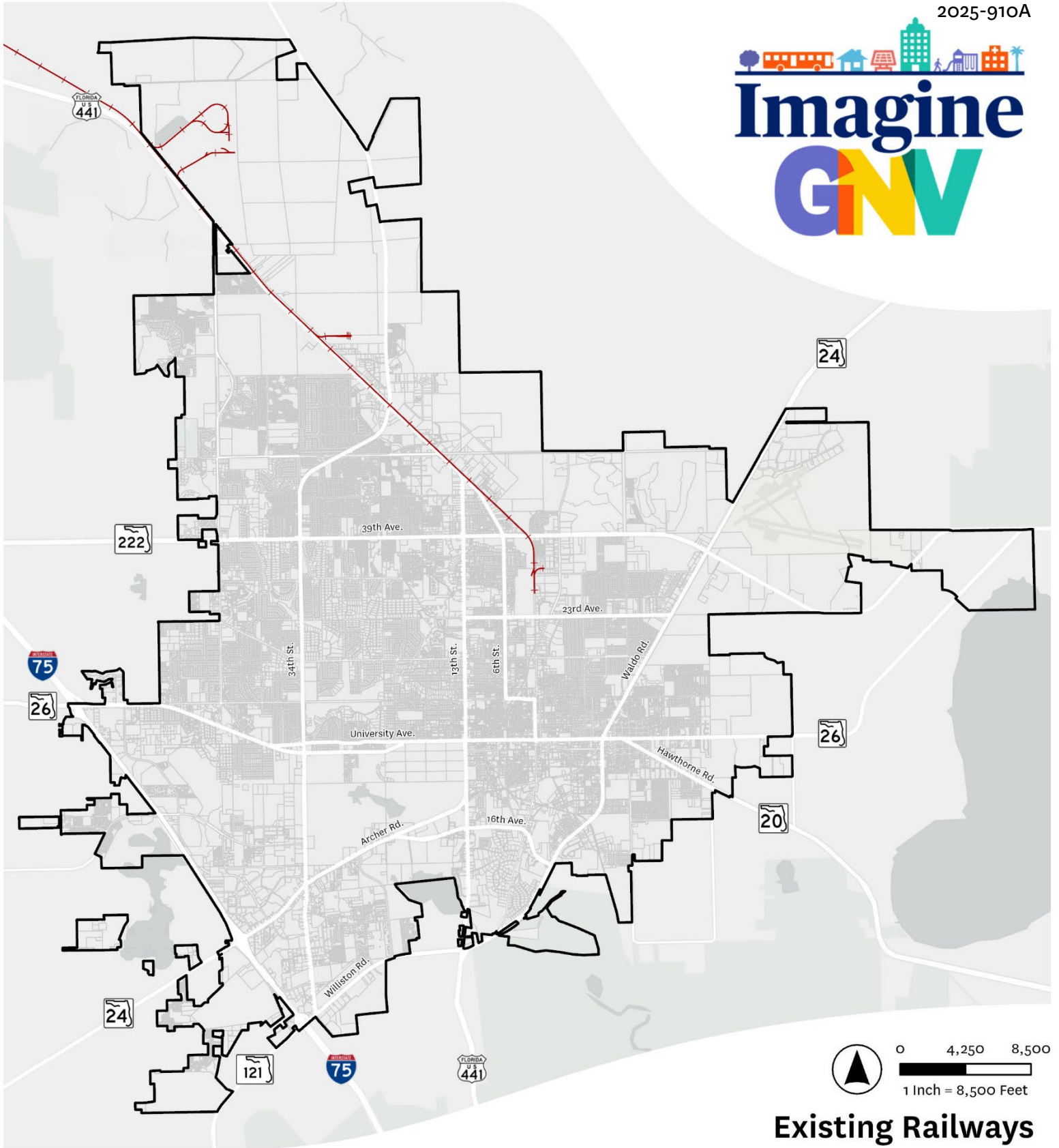
TMO Policy 4.2.11 – When a mobility project identified in the Mobility Plan, such as a new street, a widened road, or a multimodal facility for walking, bicycling, and transit ridership, is located adjacent to or within a proposed new development or redevelopment, the development shall provide right-of-way and construct the mobility project along the limits of the development proportional to the impact of the development as established in the Land Development Code.

TMO Policy 4.2.12 – Maintain Land Development regulations that support a compact, pedestrian-friendly environment that supports multi-modal opportunities.



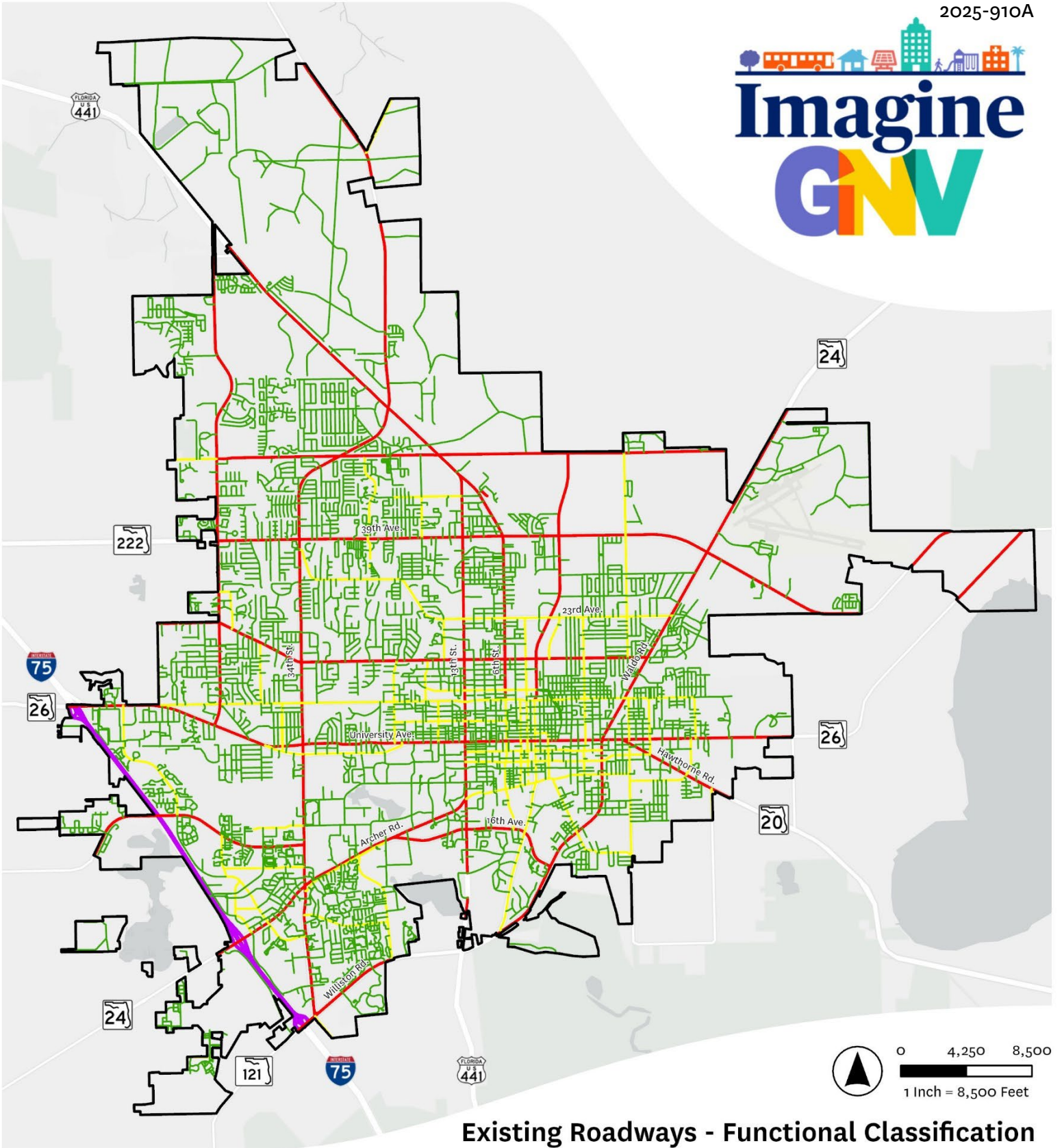
### Existing Bike Routes

- City of Gainesville
- Parcel Boundary
- Bike Route Type**
- Bike Lane
- Buffered Bike Lane
- Multi-Use Trail
- Bike Boulevard
- Protected Bike Lane
- Unpaved Multi-use Trail
- Unpaved Single Track
- Wide Sidewalk



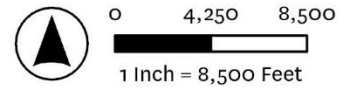
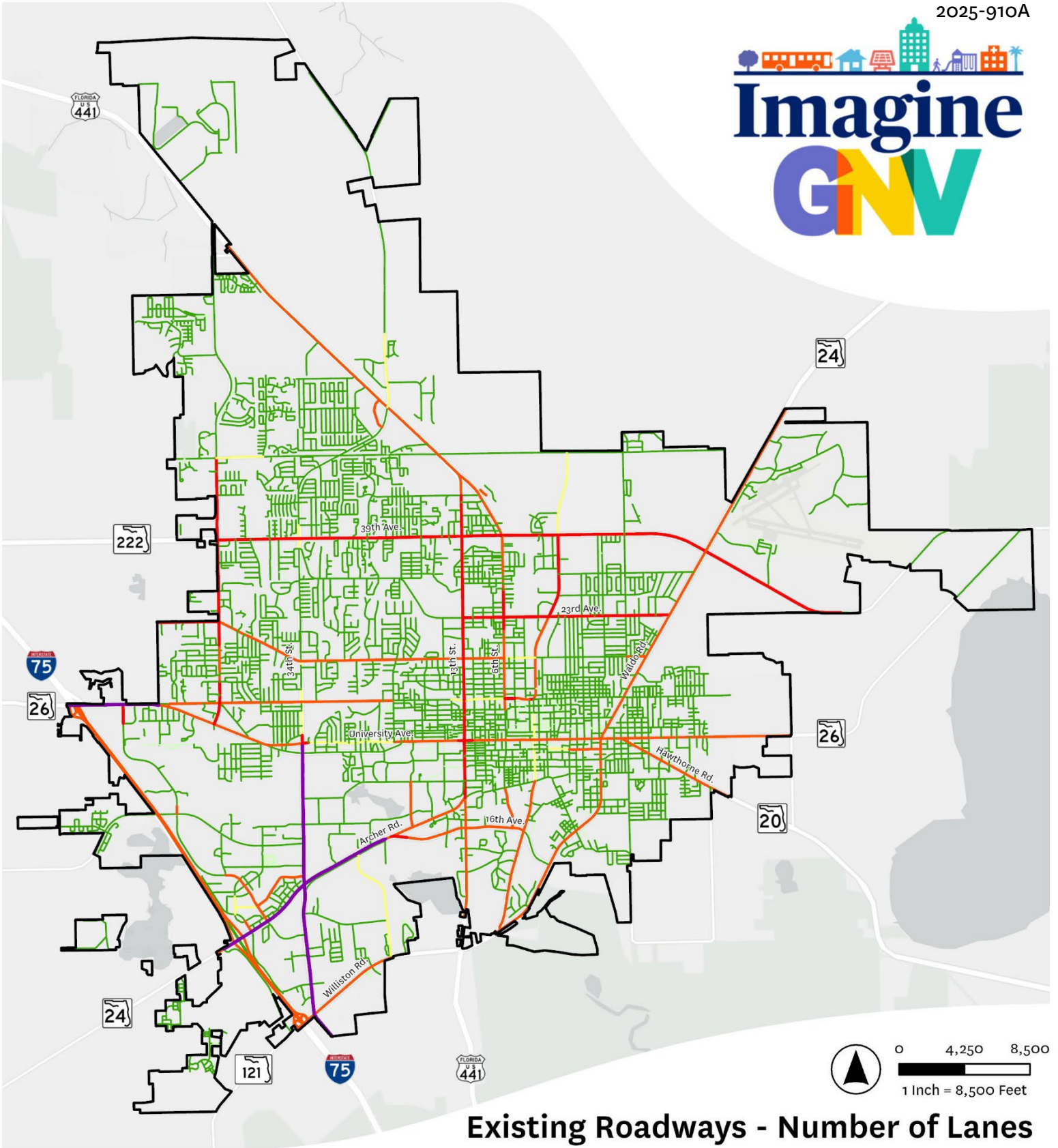
### Existing Railways

- City of Gainesville
- Parcel Boundary
- CSX Railway










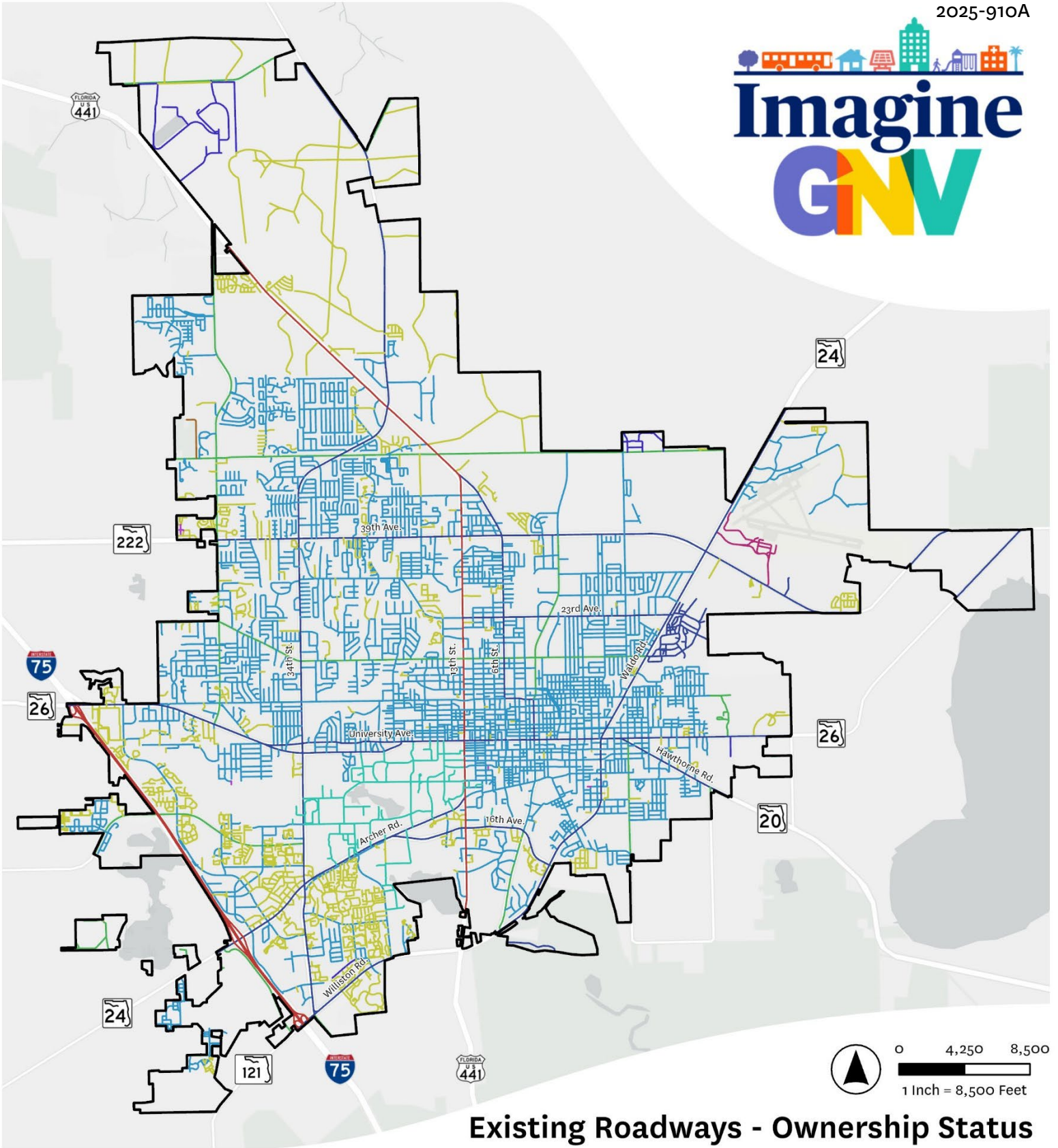
### Existing Roadways - Functional Classification

- City of Gainesville
- Functional Classification**
- Interstate
- Arterial
- Collector
- Local



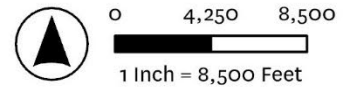
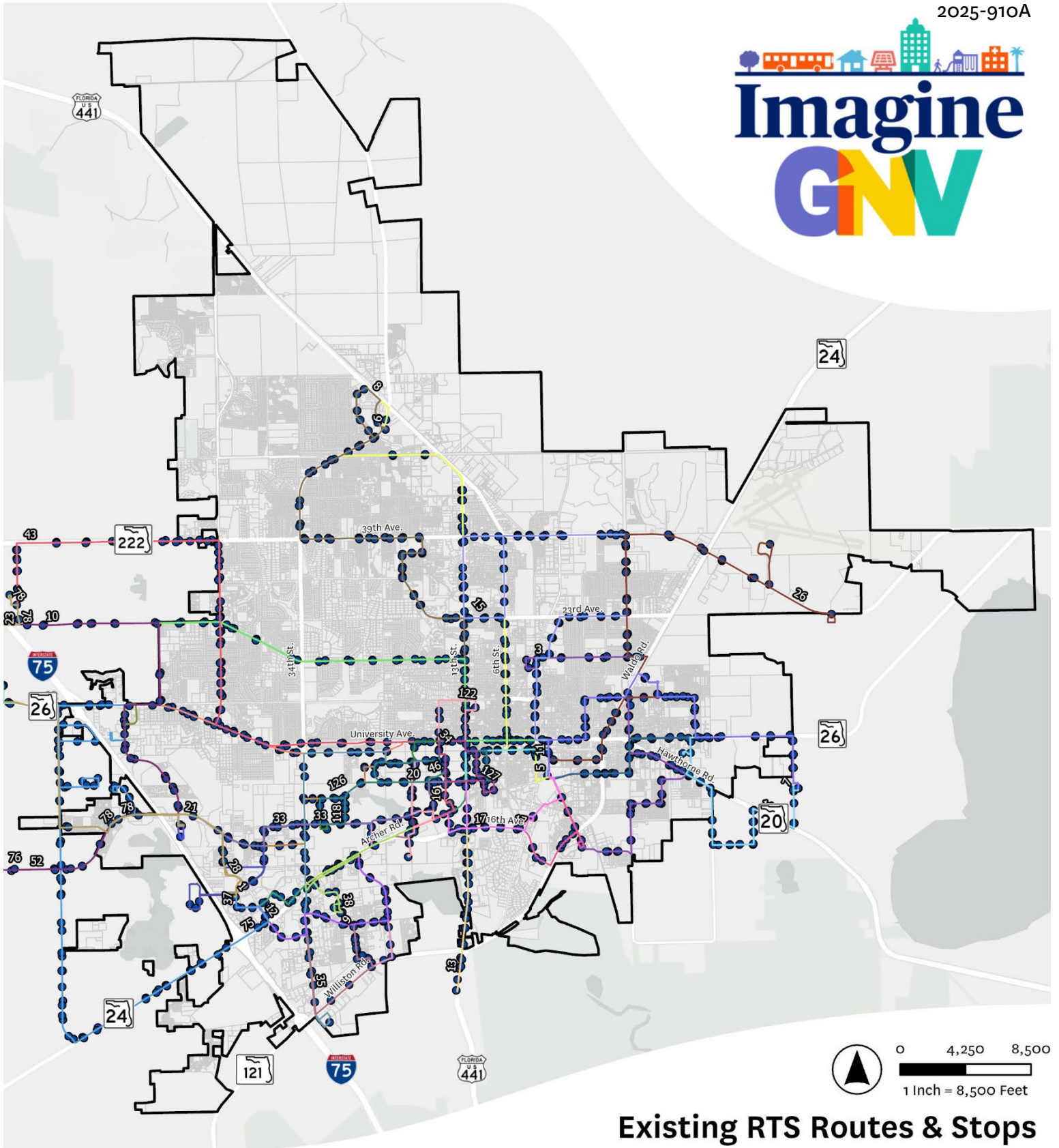
### Existing Roadways - Number of Lanes

	City of Gainesville		3
<b>Number of Lanes</b>			4
	1		5
	2		6



### Existing Roadways - Ownership Status

- |                          |                     |                  |
|--------------------------|---------------------|------------------|
| City of Gainesville      | City of Gainesville | State of Florida |
| <b>Roadway Ownership</b> | GRU                 | UF-State         |
| Airport                  | Other               | United States    |
| Alachua County           | Private             | Unknown          |



### Existing RTS Routes & Stops

- |  |
|--|
| <ul style="list-style-type: none"> <li> City of Gainesville</li> <li> Parcel Boundary</li> <li> RTS Stops (Spring 2025)</li> <li><b>Route Number (Spring 2025)</b></li> <li> 1</li> <li> 3</li> <li> 5</li> <li> 6</li> <li> 7</li> <li> 8</li> <li> 9</li> <li> 10</li> <li> 11</li> <li> 12</li> <li> 13</li> <li> 15</li> <li> 16</li> <li> 17</li> <li> 20</li> <li> 21</li> <li> 23</li> <li> 26</li> <li> 28</li> <li> 33</li> <li> 34</li> <li> 35</li> <li> 37</li> <li> 38</li> <li> 43</li> <li> 46</li> <li> 52</li> <li> 75</li> <li> 76</li> <li> 78</li> <li> 118</li> <li> 122</li> <li> 126</li> <li> 127</li> <li> 711</li> </ul> |
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# Our Environment

Infrastructure Element

Conservation & Resilience Element

# PLACEHOLDER COVER

# Our Environment

## Infrastructure Element

### Conservation and Resilience Element

## Where we are and how we got here

Our environment is inextricably connected to the wellbeing of our community. From our tree-lined street network to our creeks, wetlands, and the sweeping expanse of nearby Paynes Prairie, the natural landscape shapes daily life and anchors our sense of place. As a long-recognized Tree City, our canopy is one of the largest in the state and is essential to reducing heat island effect, improving air quality, and creating shade in our urban environment. As our city faces increased hazard risk environmental resilience and continued population growth, effective management of our infrastructure and natural resources is essential to the vitality of Gainesville's communities.

In Gainesville, environmental conditions are closely tied to patterns of growth, infrastructure age, and long-term investment. Differences in how areas have developed and been reinvested over time have shaped the distribution of environmental assets and services across the city. Many neighborhoods with older development facets also face challenges associated with aging infrastructure and historical land use decisions. Stormwater systems in some areas were designed to standards that may no longer meet current requirements, contributing to localized flooding. In addition, legacy land use patterns have influenced the placement of industrial and commercial activities over time, which in some locations has resulted in ongoing air and water quality considerations. Water distribution and wastewater collection systems in these areas similarly require ongoing upgrades to ensure that Gainesville Regional Utilities can continue to provide reliable service over the long term. Housing age is another contributing factor. Older homes are often less energy and water efficient, which can increase utility demand and long-term maintenance needs. These patterns of growth and development can influence the availability and condition of green space, tree canopy, and other environmental features that contribute to quality of life and system performance.

## Progress to build on

Federal and state funding has created new opportunities for communities to address environmental challenges. In 2022, the City and GRU completed a comprehensive Climate Vulnerability Assessment through the FloodWise Communities program. Alachua County completed its own assessment in 2024, and the City and GRU followed with an updated assessment in 2025. Together, these findings guide the city's adaptation and mitigation planning

efforts, grant applications, and investments such as budget proposals and projects in climate resilience.

Building on the Vulnerability Assessment, the City and GRU developed an Adaptation Plan in 2025 identifying and prioritizing projects to address vulnerable infrastructure which will be incorporated into the Alachua County Local Mitigation Strategy. Complementing these capital projects, the City has advanced several supporting initiatives focused on system performance and long-term resource management. The Urban Forest Management Plan provides a framework for maintaining and expanding the City's tree canopy, while the Zero Waste Initiative Plan focuses on reducing overall waste, diverting food waste from landfills, and improving access to hazardous waste services.

## **What's at stake?**

Looking ahead, more intense rainfall events and changing weather patterns are expected to increase pressure on existing stormwater systems, particularly in low-lying areas and locations with older or undersized drainage networks. Continued reinvestment in infrastructure, along with improved access to environmental assets such as parks and natural areas, will be important to maintaining system reliability and overall community function. While Gainesville's legacy of environmental protection provides a strong foundation to build upon, the combined pressures of aging infrastructure, uneven private investment, and climate change make it clear that caring for our environment is about more than protecting natural lands — it is also about ensuring every neighbor can share in the safety, health, and sense of place that our environment provides.

Ensuring that all Gainesville residents can enjoy their natural environment is critical to improving quality of life and wellbeing. Effective management of environmental resources will focus on areas with elevated infrastructure demands, environmental constraints, and exposure to extreme weather, with the goal of improving system performance, reducing risk, and maintaining consistent levels of service citywide. Achieving these outcomes requires a continued focus on maintaining and upgrading core infrastructure systems, improving operational efficiency, and aligning investments with long-term service needs. These efforts will help to ensure our neighbors can ensure a safe environment, benefit fairly from shared natural resources, and feel pride in a city that protects what makes Gainesville unique.

# Infrastructure Element

## **INF Goal 1: Gainesville’s potable water and wastewater infrastructure will be safe, reliable, affordable and meet environmental regulations.**

INF Objective 1.1 – Conserving our Potable Water Supply.

Actively pursue water conservation projects in accordance with the adopted 10-year Water Supply Facilities Work Plan.

INF Policy 1.1.1 – The Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan: 2025-2035 is hereby adopted by reference. Within 18 months of approval of an updated North Florida Regional Water Supply Plan (NFRWSP), the City shall:

- a. Coordinate with Alachua County to update the Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan as needed; and
- b. Amend the City of Gainesville Comprehensive Plan as needed.

INF Policy 1.1.2 – The City shall maintain water conservation programs that are consistent with the applicable water management district’s plans and the Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan.

INF Policy 1.1.3 – Coordinate with GRU to continue to offer water conservation education and information to customers through its Energy/Water Survey Program, utility billing statements, and other communication methods.

INF Policy 1.1.4 – Coordinate with GRU to continue to minimize water losses from unaccounted sources through its ongoing water loss reduction program.

INF Policy 1.1.5 – Coordinate with GRU to continue the current conservation rate structure as an economic means of promoting water conservation throughout the year.

INF Policy 1.1.6 – Continue to implement water conservation techniques, including “Florida Friendly” landscaping, through land development regulations and on City properties.

INF Policy 1.1.7 – Coordinate with Alachua County on their irrigation system requirements.

INF Policy 1.1.8 – Coordinate with GRU to require the use of reclaimed water in reclaimed water service areas.

INF Policy 1.1.9 – Continue to encourage the use of low-volume plumbing devices, consistent with applicable building codes.

INF Policy 1.1.10 – Coordinate with the applicable Water Management Districts during declared water shortage emergencies by conserving water resources and by assisting with the implementation of water shortage emergency declarations, orders, and plans.

### INF Objective 1.2 – Protecting Aquifer Recharge Areas

Preserve and protect the functions of aquifer recharge areas.

INF Policy 1.2.1 – Pursuant to Section 373.0397, F.S., water management districts have mapped groundwater recharge areas for the Floridan aquifer. City land development regulations shall protect the Floridan aquifer groundwater resource through recognition of geographic areas of relative vulnerability and high aquifer recharge characteristics.

INF Policy 1.2.2 – Maintain adopted land development regulations that promote increased volumes of groundwater recharge for all new development, where soil conditions permit.

### INF Objective 1.3 – Potable Water and Wastewater Levels of Service.

Provide for safe, reliable, and affordable potable water and wastewater services, in accordance with adopted levels of service.

INF Policy 1.3.1 – Continue to coordinate with GRU to connect qualifying projects to GRU water and sewer, and targeted septic to sewer conversion.

INF Policy 1.3.2 – Final development orders shall require compliance with State, County, and City septic tank rules.

INF Policy 1.3.3 – The following LOS standards shall be adopted for potable water:

- a. Maximum Day (Peak) Design Flow: 177 gallons per capita per day;
- b. Storage Capacity: 25% of peak day volume in gallons.
- c. Pressure: The system shall be designed for a minimum pressure of 40 psig under forecasted peak hourly demands to assure 20 psig under extreme and unforeseen conditions;
- d. Coordinate with GRU to reserve potable water capacity for the annual water demand projected by the City for the University of Florida and the associated power plants.

INF Policy 1.3.4 – The following LOS standard shall be adopted for wastewater services: Average Day Standard: 101 gallons daily flow per capita.

INF Policy 1.3.5 – The following LOS standard shall be adopted for water supply: Average Daily Flow: 126 gallons per capita per day.

INF Policy 1.3.6 – Coordinate with GRU to maintain forecasts of plant flow requirements and provide for plant capacity and other facility expansions in GRU’s annually updated, five-year capital budget to meet the LOS standards.

INF Policy 1.3.7 – Coordinate with GRU to perform ongoing evaluations and studies to determine the water and wastewater systems’ needs to meet the requirements of existing and future customers, with the LOS standards to be employed as minimum criteria.

INF Policy 1.3.8 – Coordinate with GRU to not commit to providing water or wastewater service if sufficient capacities or facilities to serve the proposed project cannot be made available at the time that the system impacts of the project will occur.

INF Policy 1.3.9 – The City shall continue to upgrade and expand water/wastewater facilities, as shown in the 5-Year Schedule of Capital Improvements, to meet established LOS standards. The City shall give priority to correcting existing deficiencies in levels of service prior to expanding facilities to new, unserved areas.

INF Policy 1.3.10 – Encourage the development of properties near existing service areas through the continued use of appropriate economic incentives concerning the extension of water and wastewater services as listed below:

- a. Coordinate with GRU to continue its policy of having all new water and wastewater service connections pay the fully allocated cost of the treatment facilities required to serve them in the form of plant connection fees, and the cost of distribution or collection facilities,
- b. Coordinate with GRU to continue its policy of having a development contribute the water and wastewater distribution and collection system internal to a development.
- c. Coordinate with GRU to continue its policy that all facilities constructed and contributed to the utility system must be approved, inspected, and built to City standards.

INF Policy 1.3.11 – All new developments at equivalent residential densities greater than 2 units per acre that require potable water or wastewater treatment shall be required to connect to the centralized potable water system and/or the centralized wastewater system, except as specified below. Equivalent development densities shall be determined as estimated by GRU. Non-residential development proposed to be on septic tanks must demonstrate that it will not dispose of toxic, hazardous, or industrial waste in the septic tank.

- a. New developments of existing lots in platted subdivisions and other existing legal lots of record shall be excluded from the requirements above unless there are existing distribution or collection facilities in the right-of-way easements abutting the property.
- b. The use of new package wastewater treatment plants shall be considered in the only in instances where the public health and/or groundwater quality is at risk from failed septic systems. New construction of package wastewater plants must meet the relevant standards established by the State of Florida and the Federal government and must

connect to central wastewater treatment facilities within 5 years of central wastewater facilities becoming available.

INF Policy 1.3.12 – For areas within city limits, any development of more than 50 residential lots, whether built or unbuilt, with more than one onsite sewage treatment and disposal system per 1 acre, GRU shall consider the feasibility of providing sanitary sewer services within a 10-year planning horizon. The feasibility analysis will include consideration of the following: Identifying the name and location of the wastewater facility that could receive sanitary sewer flows after connection; The capacity of the facility and any associated transmission facilities; The projected flow at that facility for the next 20 years, including new construction and connections of onsite sewage treatment and disposal systems to sanitary sewer; A timeline for the construction of the sanitary sewer system; Water quality risks associated with the continued use of septic systems; and, The potential costs to GRU and/or property owners. If the analysis determines that it is feasible to provide sanitary sewer services to an applicable development, this shall not obligate the City or utility service provider to undertake or fund any improvements necessary to connect the development to the sanitary sewer system. Such improvements may be considered on a case-by-case basis by the utility services provider in coordination with the City, with consideration of input from the residents of the area who potentially would be served by the sanitary sewer system.

## Infrastructure Element

### **INF Goal 2: Gainesville’s stormwater infrastructure will be safe, reliable, and affordable and meet environmental regulations.**

#### INF Objective 2.1 – Addressing Existing Stormwater Needs.

Continue to assess the existing stormwater system, identify needs, and address deficiencies.

INF Policy 2.1.1 – Continue to conduct assessments, on an as needed basis, to determine the performance of design standards and stormwater management projects with regard to maintaining and/or reducing the elevation of the 10-year flood channel and 100-year floodplain, especially where such elevations would indicate inundation of existing developed areas.

INF Policy 2.1.2 – Continue to inventory all city-maintained stormwater management facilities, conveyance systems and structures.

INF Policy 2.1.3 – Continue to study existing deficiencies identified in the needs assessment and vulnerability analysis, and proposed capital improvements shall be prioritized and included in the 5-Year Schedule of Capital Improvements, as appropriate during the annual update of the Schedule.

INF Policy 2.1.4 – Continue to coordinate with Alachua County and other governmental entities to maintain the existing capacity and function of shared watersheds and to design floodplain elevation standards at or below the 10-year flood channel and 100-year floodplain as established by the most recent Flood Insurance Rate Map (FIRM) of the Federal Emergency Management Agency (FEMA) or a localized study that uses FEMA-approved analyses and that is reviewed and approved by the City of Gainesville Public Works Department.

INF Policy 2.1.5 – Continue to comply with the procedure for amending the 10-year flood-channel and 100-year floodplain elevations as may be determined by a site-specific engineering study that uses FEMA-approved analyses and that is reviewed and approved by the City of Gainesville Public Works Department.

INF Policy 2.1.6 – Limit the rate of stormwater runoff from any development to the pre-development rate for a site (as defined by the Engineering, Design and Construction Manual), and shall not degrade the capacity of existing stormwater facilities.

INF Policy 2.1.7 – In conjunction with the Record of Decision as finalized by the Environmental Protection Agency (EPA) and the National Pollutant Discharge Elimination System (NPDES) Stormwater Discharge Permit issued by the Florida Department of Environmental Protection,

stormwater runoff from the Cabot-Koppers Superfund site shall be treated on-site so that it does not pose a danger to the community.

INF Policy 2.1.8 – Update master stormwater basin plans for each creek watershed as needed. Such plans shall address:

- a. Potential infill development within each basin;
- b. Potential impacts of increased frequency and intensity of rainfall and flooding;
- c. The encroachment of existing developed areas in the 100-year floodplain;
- d. The identification of projects to improve resiliency;
- e. The identification of potential sub-regional stormwater treatment facilities;
- f. Prioritization of flood resiliency and water quality improvement projects that promote restoring the natural drainage patterns of watercourses and wetland areas.

INF Policy 2.1.9 – Pursue implementation of the capital projects recommended in the 2025 Adaption Plan.

INF Policy 2.1.10 – A 5-Year Stormwater Implementation Plan (SIP) will be developed and updated annually. The plan shall identify capital projects and master plans, and will be implemented as funding allows. The applicable capital projects shall be included in the 5-Year Schedule of Capital Improvements as part of the annual update process.

INF Policy 2.1.11 – There shall not be no decrease in the capacity of floodplains nor any destruction of regulated creeks by the City’s existing land development regulations.

**INF Objective 2.2 – Planning for Future Stormwater Needs.**

Ensure that proper and adequate stormwater management facilities are provided to meet future needs.

INF Policy 2.2.1 – Maintain a capital investment prioritization framework that factors social vulnerability into decision-making processes to ensure the City allocates capital funding based on disproportionate need and risk across all neighborhoods. This framework includes:

- a. Prioritizing projects based on system needs to ensure level of service standards are met for all customers and to minimize risk of failure and minimize operating costs while also considering socioeconomic factors in making decisions on project prioritization and location.
- b. Completion of a flood vulnerability assessment and development of adaptation plans and funding strategies to protect critical assets and infrastructure from flooding. These plans will factor in social vulnerability in prioritizing mitigation efforts.
- c. Completion of a decision support framework for stormwater maintenance that considers the social vulnerability index.
- d. Regular collection and update of Gainesville’s hazard risk projections to support decision-making.

- e. Development of process that requires that decisions are informed by the framework and updated risk data.

INF Policy 2.2.2 – Projects to correct existing deficiencies will be prioritized based on social vulnerabilities. Projects shall be reviewed in accordance with the following priorities in the development of the Stormwater Management Utility Capital Improvement Program:

- a. Projects designed to reduce or eliminate structure flooding in known problem areas;
- b. Projects designed to improve the quality of water flowing into receiving creeks, lakes and sinkholes;
- c. Projects designed to reduce street flooding during storm events ranging up to the 50-year storm;
- d. Projects designed to reduce or eliminate flooding potential of structures in the 100-year floodplain;
- e. Projects designed to reduce the channelization of creeks, and to restore habitat and wetlands;
- f. Projects designed to reduce maintenance costs.

INF Policy 2.2.3 – Identify and prioritize existing and new sources of funding, such as grants, to modernize stormwater infrastructure in areas with substandard stormwater infrastructure, high risk of flooding, and/or with limited resources to address flooding and other climate events. The City will leverage federal infrastructure funds and other sources to modernize stormwater infrastructure in Gainesville neighborhoods that have experienced disinvestment and flooding challenges and/or are vulnerable critical assets.

INF Policy 2.2.4 – Continue to require stormwater quality treatment facilities for development and redevelopment that meet the requirements of the Statewide Stormwater Rule.

INF Policy 2.2.5 – Maintain land development regulations that meet or exceed best management practices for stormwater management.

INF Policy 2.2.6 – Maintain guidelines for the design of stormwater basins that require the use of native vegetation and basin slopes suitable for stormwater treatment that promote highly diverse plant and animal habitats, particularly within stream-to-sink basins, and that enhance the hydrological and ecological functions of related wetland areas.

INF Policy 2.2.7 – Require compliance with adopted stormwater quantity design standards and the water quality design requirements of the Statewide Stormwater Rule for the redevelopment of existing sites that have substandard or no on-site stormwater management facilities.

INF Policy 2.2.8 – Continue to review information required for development plan submittal for completeness and revise these requirements as needed to reflect current engineering practice.

**INF Objective 2.3 – Stormwater Design Standards for New Development and Redevelopment.**

Implement stormwater management facility design guidelines that promote dual use and aesthetically pleasing facilities.

INF Policy 2.3.1 – The City shall have guidelines that promote the following:

- a. Joint use and co-location of retention and detention basins with habitat, open space, greenways, trails, passive recreation, and other public facilities where appropriate;
- b. Use of native and non-invasive vegetation, in retention and detention basins to enhance stormwater management objectives;
- c. Integration of on-site retention and detention facilities with other elements of a development through aesthetically sensitive design and appropriate landscaping;
- d. Maintenance and, where possible, enhancement of the existing hydrological and ecological function of stream or drainage corridors, and of wetland areas that serve stormwater facilities; and
- e. Removal of invasive vegetation.

INF Policy 2.3.2 – Implement land development regulations that allow shared or joint-use stormwater facilities, including public or private master stormwater basins.

INF Policy 2.3.3 – Allow the use of off-site stormwater management facilities to meet the applicable stormwater quality and/or quantity standards required by the City’s Engineering Design & Construction Manual.

INF Policy 2.3.4 – Continue to pursue opportunities for additional stormwater credit basins. When possible, credit basins will be co-located with amenities such as parks.

INF Policy 2.3.5 – Stormwater management facilities shall be inspected during construction.

INF Policy 2.3.6 – Maintain adopted land development regulations that restrict activities known to adversely affect water quality within the Murphree Wellfield Protection Zones.

INF Policy 2.3.7 – Maintain adopted land development regulations that regulate erosion and sedimentation both during and after construction.

INF Policy 2.3.8 – Continue to implement code enforcement procedures and penalties that help obtain compliance with the approved facility design and function.

INF Policy 2.3.9 – Encourage Low Impact Development (LID) concepts and other environmentally-sensitive design guidelines for stormwater management facilities that are consistent with Alachua County’s Stormwater Treatment Manual.

INF Objective 2.4 – Maintenance of Existing Stormwater Facilities.

Continue the implementation of a maintenance program for all surface drainage systems, that are the responsibility of the City, for the continued effective operation of the stormwater management system.

INF Policy 2.4.1 – Stormwater management facilities shall be designed to minimize the need for maintenance.

INF Policy 2.4.2 – Maintain a regular inspection program for all surface drainage systems that are the responsibility of the City.

INF Policy 2.4.3 – The Stormwater Management Utility Program shall include a maintenance schedule for the regular repair and/or replacement of stormwater facilities for which the City has responsibility. Projects that are replacements will be included, as appropriate, in the 5-Year Schedule of Capital Improvements as annually updated.

**INF Objective 2.5 – Maintain Stormwater Level of Service (LOS) Standards. Maintain Level of Service (LOS) standards to diminish the occurrence of new flooding and to protect or improve water quality.**

INF Policy 2.5.1 – The LOS standard for all stormwater management facilities is the 100-year critical duration storm. The LOS standard for water quality treatment shall be compliant with the stormwater management facility design and performance standards established in the statewide stormwater rule and applicable water management district to ensure that the receiving water quality standards of Chapter 62-302 F.A.C. (Florida Administrative Code) are met and to ensure that receiving surface waters maintain their classifications as established. These standards apply to all new development and redevelopment.

INF Policy 2.5.2 – Ensure compliance with adopted land development regulations that establish and apply uniform design standards and procedures to the development of water quantity and quality control facilities.

INF Policy 2.5.3 – Ensure compliance with adopted land development regulations that provide standards for the design of facilities in volume sensitive drainage basins.

## Infrastructure Element

### **INF Goal 3: Provide for the management of solid and hazardous wastes in a manner which assures public health and safety, protects environmental resources, and conserves energy.**

INF Objective 3.1 – Reducing Solid Waste by Advancing Zero Waste.

By 2040, the City will aim to divert 90% or more of citywide solid waste from methane-producing landfills by expanding composting, recycling, and advancing the waste-reducing policies of the City’s Zero Waste Plan.

INF Policy 3.1.1 – Explore adoption or codification of the City’s Zero Waste Initiative to modify existing policies, systems, programs, and infrastructure to reduce waste and improve diversion opportunities, reducing the need for solid waste facilities.

INF Policy 3.1.2 – Explore the development of a program that utilizes the beneficial uses of food waste and other waste products such as yard waste and wastewater biosolids. The City will continue to partner with GRU, Alachua County and the University of Florida to evaluate the use of food and yard waste along with wastewater biosolids to develop soil amendments. When evaluations support the use and inclusion of soil amendments in development projects, the City will seek to draft a new soil amendment ordinance to support the beneficial use of wastewater residue, biosolids, and food waste.

INF Policy 3.1.3 – Explore the development of an ordinance to require any construction or demolition permits to recycle, reuse, and/or recover materials. The City will work with Alachua County to site regional facilities to process the reuse of materials and expand current processing capacity.

INF Policy 3.1.4 – Support the use of recyclable materials in building construction and encourages or directly incentivizes the development of structures intended to have a lifespan of fifty years or greater, when feasible through the Florida Building Code.

INF Policy 3.1.5 – Strengthen waste-related services across Gainesville , prioritizing expansion and investment in neighborhoods that are currently underserved.

INF Policy 3.1.6 – Minimize the amount of solid waste that must be disposed of in a landfill. In order of priority, minimization shall be attained by (1) source reduction of waste; (2) re-use; (3) recycling; (4) composting; and (5) landfilling.

INF Policy 3.1.7 – Explore options to expand the food waste diversion infrastructure to single family and multifamily developments where economically feasible.

INF Policy 3.1.8 – By 2035, the City shall endeavor to achieve a 98% participation rate among all multi-family residential and commercial properties in an approved recycling program.

INF Policy 3.1.9 – Continue to require new multi-family, commercial, and institutional developments to include recycling receptacles. Recycling receptacles shall also be placed at public parks, the airport, and other places of public assembly.

INF Policy 3.1.10 – Continue to expand the two-bin program to encourage separation of paper recyclables from plastic, metals, and glass throughout the mandatory collection area of the City by making additional capacity available to neighbors when requested.

### INF Objective 3.2 – Hazardous Waste Management.

Manage hazardous materials in compliance with the Alachua County Hazardous Materials Management Code and other applicable regulations.

INF Policy 3.2.1 – Ensure compliance with land development regulations that require the handling of hazardous materials in such a way as to prevent degradation of the natural environment. At a minimum, this shall be achieved by complying with the existing Alachua County Hazardous Materials Management Code and the existing Alachua County Murphree Wellfield Protection Code, which:

- a. Prohibit certain new hazardous materials facilities and underground storage tank systems from locating within the unconfined zone of the Floridan aquifer;
- b. Prohibit new hazardous materials facilities from locating within the primary and secondary wellfield protection zones of the Murphree wellfield and establish requirements for locating hazardous materials facilities within the tertiary protection zones of the Murphree wellfield. Within the secondary zone, vehicular fuel storage subject to Section 376.317, F.S., may be allowed;
- c. Require new Class C and D hazardous materials facilities, as identified in the Alachua County Hazardous Materials Management Code, to maintain large setbacks from surface waters, wells, and floodplains; and
- d. Require stringent hazardous materials storage and containment designs, periodic monitoring, inspections, a management plan, fees, and penalties for non-compliance.

INF Policy 3.2.2 – Coordinate with the Alachua County Environmental Protection Department and other governmental agencies in identifying pollution problems and providing documentation and other relevant assistance as appropriate and feasible towards the mitigation and remediation of pollution problems, including assistance as necessary in cases where sanctions may be imposed for violations of applicable environmental regulations.

INF Policy 3.2.3 – The City shall remain actively engaged as a stakeholder in the cleanup of the Cabot Carbon/Koppers Superfund Site.

INF Policy 3.2.4 – Continue to coordinate with the Florida Departments of Transportation and Environmental Protection regarding the transportation of hazardous waste within the city.

INF Policy 3.2.5 – Continue to coordinate with the Alachua County Department of Environmental Protection, which requires submission of a hazardous materials management plan as a contingency for all development approvals for sites where hazardous materials may be handled.

INF Policy 3.2.6 – Continue to promote responsible handling of hazardous waste by residents and low-quantity producers by working with Alachua County EPD and Solid Waste Department.

INF Policy 3.2.7 – Except for designated incinerators and landfills, the City shall continue to prohibit the burning of refuse, trash, or garbage, in accord with applicable provisions of the Gainesville Code of Ordinances.

INF Policy 3.2.8 – Continue to coordinate with Alachua County to enforce illegal dumping laws. Such enforcement shall include efforts to clean up existing illegal dump sites and develop or revise ordinances to increase the feasibility of prosecuting illegal dumpers.

INF Policy 3.2.9 – Through coordination with Alachua County and other waste material handlers, the City will continue to participate in a periodic, convenient special waste collection program for difficult-to-dispose-of wastes, such as tires, used oil, batteries, and asbestos, and will utilize the Household Hazardous Waste Center to promote increased reuse and recycling by the general public.

**INF Objective 3.3 – Education/Outreach for Zero Waste.**

Continue to allocate resources to educate residents on Zero Waste strategies and the individual and community-wide benefits of reducing, reusing, and recycling.

INF Policy 3.3.1 – Continue to receive and publicize an annual report prepared by Alachua County, as set forth by Sec. 403.706(7), F.S., describing trends in the county solid waste management program, including, at a minimum, amounts by type of waste, amount and type of waste recycled, and percentage of the population participating in recycling.

INF Policy 3.3.2 – Continue to coordinate with Alachua County to sponsor solid and hazardous waste education programs for school students and interested citizens.

INF Policy 3.3.3 – Continue to follow the provisions of the source reduction and recycling procurement policy that is intended to increase the recycled content of products purchased and used by the City, reduce waste in the manufacture and use of products purchased and used by the City, and encourage businesses that promote recycling to locate within the Gainesville area.

**INF Objective 3.4 – Solid Waste Level of Service (LOS) Standards.**

Adopt solid waste level of service standards to manage waste generated by current and future populations.

INF Policy 3.4.1 – Continue to coordinate with Alachua County and solid waste management facility providers to monitor disposal capacity needed to maintain adequate disposal service levels throughout the planning period.

INF Policy 3.4.2 – The following LOS standard for disposal and collection capacity shall be established: 0.655 tons of solid waste per capita per year disposed (3.6 pounds of solid waste per capita per day disposed).

INF Policy 3.4.3 – The City shall continue to maintain contracts with solid waste haulers and landfill operators that require replacement and purchase of collection trucks necessary to collect 1.07 tons of solid waste per capita per year (5.9 pounds per capita per day).

INF Policy 3.4.4 – Continue to ensure that waste tonnages being generated within city limits are being accurately monitored by requiring monthly reporting of solid waste tonnages being delivered to disposal facilities as required by Section 403.706(18), F.S. Monthly tonnages shall also be reported for recyclables (including yard trash).



## Conservation and Resilience Element

**COR Goal 1: Establish and maintain an integrated and urban-defining open space network that protects and conserves key environmental features.**

COR Objective 1.1 – Protecting Conservation Lands and Natural Resources. Maintain existing minimum standards for protection of environmentally sensitive resources.

COR Policy 1.1.1 – Maintain existing land development regulations to protect environmentally significant lands and resources by:

- a. Providing opportunities for alternative and innovative site development;
- b. Providing setback and parking standards;
- c. Providing mandatory mitigation to ensure no net loss of functions and values when wetlands are unavoidably lost;
- d. Allowing for, or requiring the clustering of development away from environmentally significant resources;

- e. Restricting on-site waste disposal systems; and
- f. Allowing transfer of land use density and/or intensity to retain development potential from set-aside areas that are required to meet the goals, policies, and regulations of this Element and the Land Development Code.

COR Policy 1.1.2 – Create and update land management plans every ten years for each city-owned conservation area

COR Policy 1.1.3 – Maintain an updated inventory of identified environmentally significant resources in the Geographic Information System (GIS) Map Library on the City’s website. If additional resources are identified or as annexations occur, these properties shall be subject to regulations keyed to the resource present at the site.

COR Policy 1.1.4 – Conservation strategies for significant natural communities, listed species habitats, and strategic ecosystem resources shall include, at a minimum:

- a. Conservation of natural resource of uplands, including areas of significant natural communities, listed species habitats, significant geological features, and strategic ecosystem resource areas through set-aside, management, and buffering requirements;
- b. Installation of native vegetation landscaping and removal of invasive trees and shrubs; and
- c. Setbacks.

COR Policy 1.1.5 – Future road alignments shall minimize their impact on environmentally significant natural communities, wildlife corridors, and listed species habitats.

COR Policy 1.1.6 – Develop strategies to address barriers to the productive use of citywide brownfield sites with a focus on areas that can address community needs such as parks, housing, and other community-serving uses like grocery stores. The City will develop strategies that may include cost shares or permitting fee waivers to overcome the burden of cleanup costs and assistance with community engagement and communications to develop community-supported plans for brownfield redevelopment.

COR Policy 1.1.7 – Develop strategies to promote design flexibility around environmentally significant features in order to facilitate resource conservation. Create land development regulations and incentives that would allow for flexibility in development design on properties containing or adjacent to environmentally significant features in order to facilitate conservation of these areas while attempting to meet project goals. Policies and incentives may include, but are not limited to, density bonuses, credit for preservation of greenspace, reduced building setbacks, reduced required parking, offset of landscaping requirements for resource preservation, and encouraging use of Low Impact Development (LID) in stormwater design.

COR Policy 1.1.8 – Implement policies to encourage the use of design practices that reduce landscape water demand. The City shall promote programs, incentives, and policies to

encourage the use of native, drought-tolerant landscapes, and reduce the need for high-volume irrigation for landscaping.

- a. Explore the development of an interdepartmental strategic plan to promote the use of green infrastructure into the City's capital improvements, stormwater, and water conservation programs.
- b. Explore land development regulations that require 1) all new landscape designs to meet LEED certification standards on new developments, and 2) a requirement for new landscape designs to incorporate a minimum percentage of native species.

**COR Policy 1.1.8** – Continue to enforce and refine policies designed to protect and restore environmentally sensitive areas, including wetlands, surface waters, significant habitats, listed species habitats, strategic ecosystems, significant geologic features, and heritage trees. The City will continue to coordinate with Alachua County on the identification and protection of environmentally sensitive areas, and the enforcement of environmental protection standards.

- a. Develop and maintain existing land development regulations that protect and/or encourage the restoration of existing impacted environmentally sensitive areas.
- b. Public Works and PRCA will manage public lands in an environmentally sustainable manner. Management practices will exclude impacts on environmentally sensitive areas except when deemed necessary for the provision of critical infrastructure.

### **COR Objective 1.2 – Land Acquisition to Protect Environmentally Sensitive Lands.**

Pursue land acquisition as a means of protecting environmentally sensitive lands for the purposes of conservation.

**COR Policy 1.2.1** – Prioritize land acquisition for conservation and park uses in areas that lack dedicated conservation areas. The City will maximize the protection of environmentally sensitive lands through the nomination of properties for acquisition with the Alachua County Forever program and other relevant funds. The City will focus on improving access and conserving lands containing high-quality, environmentally sensitive resources. Priority actions include:

- a. Collect data on Gainesville parks accessibility and identify barriers to access.
- b. Develop strategies and pursue funding to address management and staffing challenges for the acquired conservation of lands and parks.
- c. Utilize accepted fire mitigation strategies to encourage ecological rejuvenation and provide protection to adjacent properties in city-owned conservation areas. Techniques can include: prescribed fire and creation and maintenance of fire lines.

**COR Policy 1.2.2** – Maintain existing land development regulations that require new developments to dedicate land and easements, within federal constitutional guidelines, particularly for the creation of buffers along and around surface waters and natural reservations and to facilitate the development of greenways and other open space.

COR Policy 1.2.3 – Pursue funding or the allocation of budget for the purchase and/or management of environmentally significant open space and of active and passive recreation sites.

COR Policy 1.2.4 – Maintain a registry of real properties owned by the City of Gainesville that are acquired or used for conservation, recreation or cultural purposes, and that are deemed by the City Commission to be worthy of the highest level of protection based on presence and quality of environmentally significant resource and community need.

### COR Objective 1.3 – Protecting Surface Water Quality.

Ensure that the quality and quantity of current and projected water sources are protected through the planning horizon.

COR Policy 1.3.1 – The City’s land development regulations shall continue to supplement the standards of the applicable Water Management District to promote the maintenance of water quality in surface waters. Such standards include:

- a. Protecting the surface water resource by prohibiting excavation, filling, channelization, mechanized land clearing, and other development activities, except as may be authorized by the Land Development Code;
- b. Requiring sedimentation controls during and after construction;
- c. Protecting creek banks and vegetation;
- d. Restoring previously channelized creeks identified for restoration by the City, when feasible.

COR Policy 1.3.2 – Coordinate with the Alachua County Environmental Protection Department, the Florida Department of Environmental Protection (FDEP), the Water Management Districts, the Environmental Protection Agency (EPA) and the appropriate agencies with efforts to:

- a. Identifying areas of pollution to surface waters and groundwater;
- b. On-going monitoring programs that include periodic reports that describe environmental conditions and cleanup status; and
- c. Identifying parties responsible for polluted areas and require such parties to mitigate pollution problems.

COR Policy 1.3.3 – The City shall continue to require all new development in commercial, institutional, and industrial districts to connect to centralized sewer services where available. Septic tanks are only allowed if:

- a. In compliance with the Wellfield Protection Special Use Permit process of the City’s Land Development Code, and if the development is in compliance with the existing Alachua County Hazardous Materials Management Code; and
- b. In areas not identified as regulated surface waters or wetlands.

### COR Objective 1.4 – Wetlands

Protect the hydrological and ecological functions of environmentally-significant wetlands systems.

COR Policy 1.4.1 – Maintain adopted land development regulations that protect the intrinsic functions of wetlands and accommodate a variety of wetland conditions, such as size of wetland areas, maintenance or restoration of natural hydroperiods, and diversity of vegetation.

COR Policy 1.4.2 – Continue to acquire rights to wetlands and other environmentally sensitive areas in order to retain the intrinsic stormwater management functions of these areas.

COR Policy 1.4.3 – The City shall maintain land development regulations for regulated surface waters and wetlands that require:

- a. Buffers and/or setbacks from regulated surface waters and wetlands;
- b. Development to minimize erosion and sediment pollution to regulated surface waters and wetlands;
- c. No net increase in the rate of runoff from development sites adjacent to surface waters and wetlands;
- d. Retention or detention of runoff from developments adjacent to regulated surface waters and wetlands, through on-site filtration in accordance with the Engineering Design and Construction Manual;
- e. Retention of vegetation integral to the ecological value of regulated surface waters and wetlands;
- f. Compliance with the City’s adopted criteria for controlling sediment and erosion;
- g. Allowance of transfer of development intensity and density from lower to higher elevations of a site; and
- h. Prohibition on the installation of new septic tanks unless permitted by the Florida Department of Environmental Protection (FDEP).

COR Policy 1.4.4 – Developments containing wetlands shall prioritize the avoidance of impacts to wetland function, habitat, and hydrology; where impacts are unavoidable, degradation shall be minimized and allowed only upon demonstration that the project is clearly in the public interest. The City shall maintain land development regulations consistent with Section 373.414(1), Florida Statutes, shall require the use of current functional assessment methodologies to determine mitigation needs. Mitigation shall prioritize the preservation, enhancement, and restoration of existing wetlands, with creation considered only when demonstrated to be less effective, and shall include enforceable bonding, long-term monitoring, and maintenance requirements with review prior to project approval. Protections shall apply to all wetlands delineated pursuant to Chapter 62-340, Florida Administrative Code, regardless of mapping status, and impacts resulting from noncompliance or unauthorized activities shall be restored or mitigated at the owner’s expense.

COR Policy 1.4.5 – Development near natural lakes must be designed to protect lake quality and ecological function. Dredge and fill activities are to be avoided whenever practicable, and alternative approaches should be evaluated before such actions are considered.

COR Policy 1.4.6 – Developments within or including an upland area identified as a significant natural community, listed species habitat, strategic ecosystem based on areas identified and described in the KBN/Golder Associates Report, “Alachua County Ecological Inventory Project” (1996), significant geological resource feature, or a significant archaeological resource must submit a resource inventory and assessment for the parcel. Based on the inventory and any required verification of the extent of the resource area, land development regulations provide for the set-aside of identified resource areas for conservation and resource protection.

COR Policy 1.4.7 – Coordinate with local, regional, and state environmental agencies (including Alachua County and the St. Johns and Suwannee River Water Management Districts) to develop basin management plans, which shall identify wetlands of special concern, disturbed wetlands, and appropriate sites for mitigation. The plans shall also consider those factors affecting the structure and functions of wetlands.

COR Policy 1.4.8 – The City shall maintain its National Pollutant Discharge Elimination System (NPDES) permit from FDEP in order to improve surface water quality.

COR Policy 1.4.9 – The City shall explore projects for improving water quality in its watersheds.

#### **COR Objective 1.5 – Urban Forestry and Tree Preservation.**

Advance the Urban Forest Management Plan through continued pursuit of tree preservation and utilization of the tree mitigation program and funds.

COR Policy 1.5.1 – The City shall recognize the Urban Forest Management Plan as the strategic plan for the management of Gainesville’s urban forest.

COR Policy 1.5.2 – Continue to implement and update the City’s Urban Forest Management Plan (UFMP) and Ecological Analysis. The City will build on the UFMP and incorporate socioeconomic, heat vulnerability, pollution, and public health data into the analysis to guide future investment and resource prioritization, while meeting current objectives of the UFMP. Actions will seek to address shading/canopy cover, energy savings, air and water quality, , access to parks and greenways, stormwater attenuation, access to outreach and education efforts, and addressing values specific to neighborhoods or districts for capital improvement projects. The social survey will be revised to ensure all communities and demographic groups are reached and included.

COR Policy 1.5.3 – Develop strategies, including those identified in the Urban Forest Master Plan, to promote tree preservation, high-quality landscapes, and effective use of tree mitigation funds where they are needed most while also reducing the burden of mitigation fees on our most vulnerable neighbors. The City will refine land development regulations to reduce heritage

tree mitigation fees for 100% affordable housing projects and allow tree mitigation fee offset by investing in alternatives to promote a healthy urban forest. Some of these strategies include:

- a. Implementing an outreach and education program to inform neighbors of the changes to tree mitigation policy for affordable housing and alternative tree mitigation offsets.
- b. Developing alternatives for tree mitigation offsets that promote healthy landscapes targeted to different development types. This allows individuals to use funds that would normally be paid toward tree mitigation to be used on their own properties to improve their landscapes.
- c. Targeting investment of tree mitigation funds for purchase of conservation lands and tree planting projects in underserved communities that lack these resources.
- d. Building on and improving existing incentives for preservation of existing trees on new development.

COR Policy 1.5.4 – Develop an annual tree planting plan with the goal to plant at least 400 trees (or 650 inch-diameters at chest height) within City limits annually and encourage developers and citizens to plant at least 600 trees annually. At least 75 percent of the trees should be native to north Florida.

COR Policy 1.5.5 – Maintain existing land development regulations for new development that require the following:

- a. Use of “Florida-friendly landscaping” as defined in Section 373.185, F.S., and a reduction in allowable turf area;
- b. Energy conservation through tree and shrub canopy requirements that result in shade for buildings and pavement;
- c. Species diversity in new plantings in order to reduce the effect of tree species loss due to insect or disease outbreaks. No more than 50 percent of any one genus shall be allowed on any site plan, except within airport flight paths and street tree plantings. Although street tree diversity shall be attained citywide, a given street should be uniform with respect to genus, size, and shape; and
- d. A plan for the removal of invasive trees and shrubs, which shall be submitted at the time of development review.

COR Policy 1.5.6 – Continue to require that the removal of regulated trees that are not subject to development plan approval shall be mitigated by on or off-site tree planting (or an equivalent payment in lieu).

COR Policy 1.5.7 – Promote tree-lined streetscapes that preserve trees and are compatible with existing infrastructure. Strategies such as placing overhead utilities underground, using aerial (tree) cabling, planting trees compatible with overhead utilities, and reserving street right-of-way for trees shall be implemented, when economically feasible. All trimming within the public right-of-way shall follow the standards of the American National Standards Institute (ANSI)

A300 and Z133.1, in order to minimize the physical and aesthetic harm to trees that must be pruned.

COR Policy 1.5.8 – Remove invasive trees and shrubs from City rights-of-way and property and inform private property owners of the benefits of removing invasive vegetation.

COR Policy 1.5.9 – Exclude invasive vegetation from plant material permitted in landscape plans and continue to encourage the use of native plants in landscape plans.

COR Policy 1.5.10 – Maintain land development regulations that protect heritage, champion, and other regulated trees as an important community resource. The regulations at a minimum shall include provisions for:

- a. Modifications to land development regulations in order to protect and preserve regulated trees;
- b. Levying of fines for the unlawful removal of trees as provided by the Code of Ordinances;
- c. Setback requirements to protect trees before, during, and after construction; and
- d. Adequate underground space for root development of newly planted trees.

#### **COR Objective 1.6 – Soil Erosion.**

Reduce the rate of soil erosion in the City.

COR Policy 1.6.1 – The city hereby adopts by reference the General Soil Map for Alachua County, Florida, as presented in the Soil Survey of Alachua County.

COR Policy 1.6.2 – Continue to require construction design consistent with existing terrain by discouraging contouring, cut and fill, or other practices that cause soil erosion.

#### **COR Objective 1.7 – Wildlife and Species.**

Protect and enhance populations of endangered and threatened species of wildlife and their critical habitat so there is no loss of such wildlife species.

COR Policy 1.7.1 – Periodically inventory environmentally significant plants, animals, and habitats within City-owned parks or open space parcels, update on an on-going basis a list of plants, animals, and habitats that are to be protected, and monitor the populations of these plants and animals.

COR Policy 1.7.2 – Continue to coordinate with Alachua County to protect critical wildlife habitat and requiring the conservation of habitats essential to endangered, threatened, and rare species.

## **COR Goal 2: Gainesville will make progress to reduce operational impacts, incorporate renewable energy sources for energy production, and lead regional resilience efforts.**

**COR Objective 2.1 – Advancing the Resiliency Plan.**

Advance the initiatives of the Resiliency Plan related to overall resiliency and disaster preparedness.

**COR Policy 2.1.1 – Evaluate and recommend priority investments and potential funding allocations to support the implementation of resilience initiatives across municipal operations, infrastructure, and land management programs.**

**COR Policy 2.1.2 – Continue to collaborate with GRU, Alachua County, the Joint Water and Climate Policy Board, community members, and other municipal, state, and federal partners to advance resilience and sustainability initiatives.**

**COR Policy 2.1.3 – Lower operational impacts from City government operations. The City will work across departments to improve building operation efficiency in new and current facilities, identify opportunities to improve City property with green infrastructure, expand the City’s vehicle fleet with feasible and efficient options after conducting a life-cycle cost analysis, reduce vehicle idling times, and strengthen data collection on operational performance identify and correct gaps in existing data on the City’s operational and environmental performance, and collect data and report on progress annually.**

**COR Policy 2.1.4 – Continue to require all new construction and major renovations of City-owned buildings to follow the Gainesville Green Building Program, which mandates the use of LEED or a comparable rating system to reduce energy use and enhance building efficiency.**

**COR Policy 2.1.5 – Promote energy and resource conservation in vulnerable communities through programs and regulations. The City will create education programs focused on environmental risks, science, and solutions. Outreach will be conducted focusing on energy, water conservation, and urban forestry programs that are targeted to the needs of residents who are the most vulnerable to environmental risks.**

**COR Objective 2.2 – Energy Efficiency and Conservation.**

Promote energy and natural resource conservation to reduce negative impacts on the environment.

**COR Policy 2.2.1 – Promote and support programs that help homeowners and property owners modernize on-site infrastructure.**

- a. The City and GRU will continue to implement programs such as LEEP+ that assist homeowners in improving energy and water use efficiency.

- b. The City and GRU will also continue to pursue state and federal funding sources and implement new or expanded programs as appropriate.

COR Policy 2.2.2 – Coordinate with GRU to provide customers with education and incentive programs to encourage natural resource conservation, energy conservation, and pollution prevention.

COR Policy 2.2.3 – Continue to create and expand incentives in the Land Development Code to promote sustainable forms of development. This includes but is not limited to development that is less car-dependent, higher-density, more energy efficient, less water intensive, lower-impact in terms of materials and natural resources, and responsive to environmental risk.

COR Policy 2.2.4 – The City will seek opportunities to add solar panels to City properties, where appropriate.

# Our Health & Wellbeing

Health & Wellness Element

Recreation Element

A young child with blonde hair, wearing a white long-sleeved shirt and patterned leggings, is climbing a grey rock climbing structure at a playground. The structure is part of a larger play set with blue and orange metal frames. The ground is covered in brown mulch. In the background, there are trees and a paved area. The text "PLACEHOLDER COVER" is overlaid in large white letters on the rock structure.

**PLACEHOLDER  
COVER**

# Our Health and Wellbeing

## Health and Wellbeing Element

### Recreation Element

## Where We Are Now and How We Got Here

Community health and wellbeing are shaped by the ways that residents care for one another. The conditions for a thriving and healthy life depend on many interconnected components, such as access to affordable nutritious food, nearby parks, affordable healthcare, social support, economic stability, and quality education. Gainesville is home to a nationally recognized healthcare system, a major university, and a network of community groups dedicated to improving quality of life.

In Gainesville, health outcomes are significantly impacted by where an individual resides and their socioeconomic and demographic characteristics. The Centers for Disease Control and Prevention defines health disparities as preventable differences in burdens of disease, injury, and opportunity that stem directly from the unequal distribution of social, political, economic, and environmental resources. This dynamic is evident locally: despite Alachua County having nearly three times the physicians and double the hospital beds per 100,000 individuals compared to Florida's average, access to these resources varies significantly across neighborhoods. Western areas of the County have more than four times the health clinics and urgent care centers as eastern areas, and East Gainesville particularly lacks adequate specialty care. Medical mistrust that is fueled by insufficient training on cultural competency contributes to delays in routine health screenings and poorer health outcomes.

Low-income residents face an increased likelihood of:

- Inadequate insurance
- Insufficient time for healthcare visits
- Lack of resources to purchase life-saving equipment, such as smoke alarms
- Dependency on unhealthy, inexpensive goods
- Lack of park access
- Lack of information and access to medication and other forms of care

## Progress to Build On

The City of Gainesville currently manages multiple initiatives to support the health and wellbeing of our community, including:

- GFR Community Resource Paramedicine Program
- Reduced-cost child safety seats and installation
- Free smoke alarm installation for low-income households
- Medication Assisted Treatment (MAT) Program
- IMPACT GNV
- BOLD Program
- Community CPR education
- GPD and Meridian Behavioral Healthcare Co-Responder Teams
- Gainesville's Community Gardens Project and edible groves
- Free after-school care for low-income families
- After-school programs, camps, field trips, and arts programming hosted by the Youth Services and Education division and the WhyTry curriculum

## **What's At Stake**

Equitable access to health resources is central to Gainesville's community wellbeing. Early, preventative action brings about measurable improvements and reduces reliance on costly emergency intervention. The City can facilitate these improvements by investing in resources and engaging the community to address health disparities including healthcare access, economic development, public spaces, education, and community support. Through ImagineGNV, the City will prioritize the health and wellbeing of all residents. Culturally-sensitive healthcare, nutritious food, physical activity, mental health, and recreation will be at the forefront through intentionally targeting the social determinants of health for those most in need, including low-income residents, immigrants, and those experiencing homelessness.



## Health and Wellbeing Element

**HWB Goal 1: All people in Gainesville will have improved physical health through policy and programming focused on increasing access, preventive care, and building partnerships.**

HWB Objective 1.1 – Increasing Access to Physical Health Resources.  
Increase the availability and affordability of healthy activities, quality foods, medical care, and preventive screenings.

HWB Policy 1.1.1 – Continue to offer support for community gardens through the City’s Community Garden Program.

HWB Policy 1.1.2 –Leverage support from gardening, healthy food access and nutrition improvement programs offered by other local agencies that target low-income and populations at high-risk for health disparity.

HWB Policy 1.1.3 – Create new marketing collateral and utilize online tools to bring awareness to programs that are offered. Collateral may include: a seasonal guide, updated park maps, social media content, fliers, posters, etc.

HWB Policy 1.1.4 – Support programs that incentivize and/or assist neighbors with gaining access to healthy foods.

HWB Policy 1.1.5 – Increase medical and dental care provision in areas historically underserved by healthcare services, including specialty clinics.

HWB Policy 1.1.6 – Coordinate with service providers to promote and support dental health programs for children, youth, working-age adults and seniors.

HWB Policy 1.1.7 – Implement messaging that informs neighbors about the importance of preventative healthcare and opportunities to access health services including mobile connectors or those serving people without insurance or low-income communities.

HWB Policy 1.1.8 – Ensure safe, convenient, and attractive physical health programming is available for all ability levels and ages.

HWB Policy 1.1.9 – Coordinate with Regional Transit System (RTS) to facilitate increased transit options to parks, food options, medical care, and activities.

HWB Policy 1.1.10 – Increase education on chronic illness and management techniques to individuals with high risk factors.

**HWB Objective 1.2 – Developing City Services to improve Physical Health.**  
Develop and implement city services reflective of best practices in physical health and safety and informed by relevant local and national data.

HWB Policy 1.2.1 – Utilize data available from City sources and partners to identify physical health needs as they arise throughout the community.

HWB Policy 1.2.2 – Encourage edible landscaping and gardens (i.e., fruit trees and shrubs) through appropriate policy and standards in the Land Development Code.

HWB Policy 1.2.3 – Promote food security and public health by encouraging locally-based food production, distribution, and choice in accordance with the Land Development Code.

HWB Policy 1.2.4 – Promote programs to encourage property owners to make use of vacant properties as community gardens and planting home gardens and other food producing plants on their property.

HWB Policy 1.2.5 – Provide opportunities for everyone in Gainesville to participate in sports and physical activity through structured programming and open time in facilities.

HWB Policy 1.2.6 – Promote safe routes to school and active transportation options.

HWB Policy 1.2.7 – Improve neighbors’ healthcare access through tailored programs for different groups.

HWB Policy 1.2.8 – Expand affordable access to healthcare for low-income neighbors through mobile health outreach efforts.

HWB Policy 1.2.9 – Develop and implement health education campaigns grounded in theory and data to support participation in physical activity, healthy eating, healthcare screenings, and chronic disease prevention.

HWB Policy 1.2.10 – Support programs and efforts that aim to address obesity disparities, as well as related chronic disease disparities.

### HWB Objective 1.3 – Fostering Community Partnerships for Physical Health Initiatives.

Create and foster multi-sector partnerships to leverage resources, subject matter expertise, and reach to support positive, community-wide physical health outcomes.

HWB Policy 1.3.1 – Collaborate with UF Health and HCA Healthcare to improve healthcare access.

HWB Policy 1.3.2 – Work with trusted community organizations and city initiatives to create improved access to health care for all.

HWB Policy 1.3.3 – Encourage public and private efforts that support culturally diverse food opportunities, including grocery stores, farmers markets, food banks and nutrition programs, especially to meet the nutritional needs of infants, children, elders, and other vulnerable populations in their neighborhoods.

HWB Policy 1.3.4 – Support food banks, pantries, and other sources that provide food assistance to low-income neighbors to increase access, purchasing of, and intake of fresh fruits, vegetables, and other nutritious foods.

HWB Policy 1.3.5 – Partner with local higher education institutions (e.g., University of Florida, Santa Fe College) to ensure accessibility to health-promoting programs without associated costs and tailor these programs and amenities to the needs of surrounding neighborhoods.

HWB Policy 1.3.6 – Pursue funding in partnership with other organizations to ensure evidence-based health promotion and related programs are carried out at the community level.

HWB Policy 1.3.7 – Organize city health fairs or other health-promoting events to provide neighbors with opportunities to connect with community and university resources, programs, or events.

HWB Policy 1.3.8 – Prioritize partnerships with programs focusing on the prevention of cancer, improving cancer survivorship, or those addressing major risk factors for cancer.

## **HWB Goal 2: All people in Gainesville will have improved behavioral health through expanding education, reducing stigma, collaboration, and access to care.**

**HWB Objective 2.1 – Improving Access to Mental Health Resources.**

Improve access to affordable, culturally-competent mental health and substance use services by developing partnerships with healthcare providers, community organizations, and businesses to reduce stigma surrounding behavioral health challenges.

**HWB Policy 2.1.1 – Create citywide public education campaigns to promote mental wellness, explain the signs and symptoms of mental health and substance use disorders, and share resources.**

**HWB Policy 2.1.2 – Train frontline workers, community members, and health/social service organizations in Mental Health First Aid and other support techniques for youth, seniors, and other populations to better guide individuals to services.**

**HWB Policy 2.1.3 – Support mobile substance use services and mental health resources that extend into areas of the community historically underserved.**

**HWB Policy 2.1.4 – Increase crisis intervention and stabilization resources in areas historically underserved by healthcare services.**

**HWB Policy 2.1.5 – Promote culturally sensitive education and messaging to reduce stigma towards seeking mental health resources, especially in underserved and minority communities.**

**HWB Policy 2.1.6 – Include perspectives of those with lived experience in the planning and implementation of health-related policies and programs to reduce stigma around behavioral health challenges.**

**HWB Objective 2.2 – Data Driven Program Promotion.**

Utilize best practices in health promotion to support mental health education, outreach, and treatment within City services.

**HWB Policy 2.2.1 – Utilize data available from City sources and partners to identify physical health needs as they arise throughout the community.**

**HWB Policy 2.2.2 – Offer programming with embedded emotional wellbeing practices for community members of all ages – to include the arts, sports, and technology.**

**HWB Policy 2.2.3 – Expand crisis intervention services, including mobile response teams and co-responder models, that pair mental health professionals with first responders.**

HWB Policy 2.2.4 – Provide training and education for educators, employers, public servants, and community members on trauma-informed practices, suicide prevention, and overdose response.

HWB Policy 2.2.5 – Expand telehealth services and peer support networks within city networks and services.

HWB Policy 2.2.6 – Encourage and support smoke-free parks and recreational areas.

HWB Policy 2.2.7 – Support the elimination of the sale and distribution of mentholated cigarettes and other flavored tobacco including electronic nicotine delivery products.

HWB Policy 2.2.8 – Address parental stress by increasing education on management strategies and partnering with programs related to parental stress.

### HWB Objective 2.3 – Addressing Education of Community Health.

Build partnerships and foster support for a person-centered, community-based approach to mental health and substance use care.

HWB Policy 2.3.1 – Pursue funding opportunities and grant partnerships to support increased provision of mental health and substance use services and education.

HWB Policy 2.3.2 – Build partnerships with youth-serving organizations and faith-based groups to expand community knowledge and reduce misinformation around mental health and substance abuse.

HWB Policy 2.3.3 – Create and implement a coordinated referral system across city services, schools, healthcare providers, law enforcement, and social services to ensure smooth transitions to appropriate care.

HWB Policy 2.3.4 – Partner with trusted community organizations and direct service providers, including mental healthcare clinics and academic programs to strengthen messaging for vulnerable communities.

HWB Policy 2.3.5 – Support behavioral health programs for neighbors who have been impacted by the criminal justice system in order to break the cycle of recidivism.

HWB Policy 2.3.6 – Partner with agencies and community organizations for prevention, education, harm reduction, and treatment programs to reduce substance misuse in neighborhoods and workplaces.

HWB Policy 2.3.7 – Facilitate educational opportunities with community organizations, leaders, and partners to identify opportunities for reducing tobacco usage.

**HWB Goal 3: All people in Gainesville will have improved social health through fostering a safe, connected community where all residents feel a sense of safety and belonging, have access to support and resources, and can participate fully in civic and social life.**

HWB Objective 3.1 – Strengthening of Community Networks for Health. Broaden access to social support systems, public spaces, civic engagement opportunities, and essential resources that promote social connection and well-being.

HWB Policy 3.1.1 – Promote the utilization of myGNV to report concerns and inquiries to city government.

HWB Policy 3.1.2 – Utilize a mobile city hall concept to foster meaningful relationships with communities historically underserved by city resources.

HWB Policy 3.1.3 – Identify creative channels to share ways to engage with city government, such as advisory board openings, commission meetings, “ask the city”, events, and others.

HWB Policy 3.1.4 – Review data and trends to identify areas most impacted by safety concerns to deploy resources appropriately.

HWB Policy 3.1.5 – Reduce challenges associated with transportation to increase neighbor engagement through assistance programs and route navigation strategies.

HWB Policy 3.1.6 – Promote the co-location of health and social services to reduce barriers to access.

HWB Policy 3.1.7 – Develop an increased level of emergency preparedness among all segments of the population to help coordinate governmental response and recovery efforts that seek to minimize the impacts of an emergency or disaster.

HWB Objective 3.2 – Utilizing Community Outreach and Engagement. Ensure that city services and programs are informed by evidence-based and community-driven best practices that promote social well-being, reduce isolation, and strengthen trust, inclusion, and safety across all neighborhoods.

HWB Policy 3.2.1 – Utilize data available from City sources and partners to identify social needs as they arise throughout the community.

HWB Policy 3.2.2 – Conduct strategic outreach to neighbors for their feedback when creating needs assessments, determining programmatic priorities, and designing new amenities.

HWB Policy 3.2.3 – Enhance efforts to reach impacted groups with town halls and strategic planning sessions.

HWB Policy 3.2.4 – Offer fire and life safety education to the community by bringing fire prevention, emergency preparedness education and resources directly to community groups.

HWB Policy 3.2.5 – Focus on protection of life and property through prevention efforts like car seat checks and installations and smoke alarm installations.

HWB Policy 3.2.6 – Increase the number of certified Car Seat Technicians in the community.

HWB Policy 3.2.7 – Provide supports to assist neighbors in navigating educational resources, career training, and job opportunities through case management.

HWB Policy 3.2.8 – Incorporate CPTED (Crime Prevention Through Environmental Design) principles in designing new city spaces or renovating existing ones.

HWB Policy 3.2.9 – Develop a tracking system and community health indicators designed to measure the city’s progress toward holistic community health. This data should include information about locations to ensure services are delivered in areas most in need.

HWB Policy 3.2.10 – Utilize community health indicators to inform mid-term and long-term budgetary decision-making. Recognize the importance of city services to local community character by planning for and integrating public safety and health into short- and long-term planning.

HWB Policy 3.2.11 – Provide supports and resources that assist with conflict mediation, de-escalation, and healthy relationships in the community.

HWB Policy 3.2.12 – Foster community-led violence prevention strategies that center restorative justice, conflict resolution, and trauma-informed approaches.

HWB Policy 3.2.13 – Implement data-informed strategies to address domestic violence, gun violence, and hate crimes, with a focus on protecting vulnerable populations.

HWB Policy 3.2.14 – Continue to support community centers, neighborhood associations, and social hubs that bring people together across generations and backgrounds.

HWB Policy 3.2.15 – Pursue funding or grants for programs that strengthen intergenerational bonds, civic engagement, and local leadership—particularly in historically underserved communities.

### Objective 3.3 – Providing Community Support for Public Health.

Foster and sustain cross-sector partnerships with community organizations, faith-based groups, schools, healthcare providers, and residents to build a coordinated

network of support that promotes social connectedness, safety, and access to essential services.

HWB Policy 3.3.1 – Promote coordination among local health systems and entities to include national, state, and local health programs and the local provision of health services, such as safety net providers.

HWB Policy 3.3.2 – Develop and participate in ongoing channels for cross-department collaboration including task forces, training, formal and ad-hoc working groups to support community wellbeing.

HWB Policy 3.3.3 – Coordinate with institutions to convene stakeholders to formulate strategic local efforts around gun violence prevention.

HWB Policy 3.3.4 – Pursue funding or grants to support youth programs, mentorship, and safe spaces to address root causes of violence and provide positive alternatives.

HWB Policy 3.3.5 – Support local networks that foster peer support, mutual aid, and volunteerism.

HWB Policy 3.3.6 – Encourage collaborative decision-making and community-driven planning to build long-term trust and accountability between residents and institutions.

HWB Policy 3.3.7 – Create public education campaigns focused on roadway safety, especially for high-risk groups such as older adults, new drivers, and non-motorized road users.

HWB Policy 3.3.8 – Increase coordination across public health agencies, healthcare providers, and social services to address social determinants such as food security and environmental exposures.

HWB Policy 3.3.9 – Encourage collaboration between existing partners, prioritize funding initiatives, and organize community resources to intervene for vulnerable individuals to create a comprehensive safety net.



## Recreation Element

**REC Goal 1: Ensure that all people in Gainesville have access to a high-quality system of recreational facilities, programs, amenities, and natural spaces.**

REC Objective 1.1 – Inclusive & Welcoming Recreation System.

Use data-driven processes, community engagement, and inventory assessments to support a more inclusive and welcoming recreation system.

REC Policy 1.1.1 – Continue to maintain and update a map of public recreation sites within the City, including parks, nature preserves, conservation areas, and other publicly accessible natural spaces.

REC Policy 1.1.2 – Consider the quantity, quality, and accessibility of existing public and private recreation facilities when prioritizing funding for the construction, expansion, and maintenance of parks and amenities. To support this effort, the City shall:

- a. Account for both accessibility and quality when identifying areas for new park development and areas in need of renovation.
- b. Use the community services inventory to identify private or non-profit recreational amenities and account for a range of facility types when directing resources to improve access to high-quality parks and amenities.
- c. Continue to update the Parks Master Plan and needs assessment on a periodic basis to reflect current community needs, identify priorities for park investment, and support the City's strategic initiatives.

REC Policy 1.1.3 – Evaluate opportunities to acquire additional land or use City-owned property for new park development or the expansion of existing parks.

REC Policy 1.1.4 – Prioritize land for potential acquisition based on the location's ecological significance, connectivity to other conservation areas, proximity to other existing parks, potential to create recreational opportunities for neighbors, archaeological and cultural value, and the feasibility of long-term operation and maintenance.

REC Policy 1.1.5 – Provide a range of inclusive and affordable recreation programs for residents of all identities and increase awareness of available programs and amenities

REC Policy 1.1.6 – Partner with local educational institutions such as the University of Florida, Santa Fe College, and the School Board of Alachua County, as well as other private and non-profit organizations across the city to expand access to recreation programs, including by reducing participation costs and aligning programs and amenities with the needs of surrounding neighborhoods.

REC Policy 1.1.7 – Continue to ensure sufficient shade trees are provided within city parks and along greenways and multi-use trails by:

- a. Identifying areas within parks and along greenways and multi-use trails where additional shade trees would be beneficial.
- b. Identifying aging or declining shade trees that require replacement.
- c. Leveraging available funding sources to support the addition and replacement of shade trees.

REC Policy 1.1.8 – Conduct inclusive engagement that invites neighbors to participate in decision-making related to the recreation system by:

- a. Considering the development of a “Community Program Proposal Day,” to solicit neighbors' ideas for recreational programming and provide support for implementation, including funding, administrative assistance, and partnerships. As part of this effort, the City will seek to develop an evaluation rubric to ensure that selected proposals address identified community needs.
- b. Conducting outreach to residents when preparing needs assessments, determining program priorities, designing new recreational facilities and amenities.

- c. Engaging the community when determining citywide priorities for improvements to the recreation system to ensure such priorities consider resident feedback.
- d. Conducting community outreach during the development of new recreation facilities, from conceptual planning through the design process using multiple methods of engagement.
- e. Promoting awareness of recreational programming and opportunities through publications, workshops, and media exposure.

REC Policy 1.1.9 – Review and update park standards on a periodic basis to ensure that they meet the needs of the community, promote inclusivity, and support a sense of belonging.

REC Policy 1.1.10 – Improve the accessibility of the City’s recreation system for all populations by:

- a. Ensuring that recreation equipment and furnishing standards do not create barriers to access and use.
- b. Providing multiple ways for neighbors to access and engage with park spaces.
- c. Ensuring compliance with applicable accessibility requirements, including the Americans with Disabilities Act.

#### REC Objective 1.2 – Greenways & Multi-Use Trails Network.

Establish a citywide greenway and multi-use trail network that includes both paved and unpaved routes along waterbodies, utility corridors, and other suitable pathways, providing meaningful and functional connections between neighborhoods, destinations, and the regional trail system.

REC Policy 1.2.1 – Prioritize the establishment of greenways and multi-use trails in urbanized areas and in neighborhoods with documented gaps in park and trail access.

REC Policy 1.2.2 – Ensure that greenways and multi-use trails are designed to improve accessibility for people of all ages and abilities, consistent with best practices for inclusive design, conformity with the American with Disabilities Act, and the physical constraints of the natural environment.

REC Policy 1.2.3 – Use abandoned utility rights-of-way and creek corridors to link residential, commercial, and industrial areas. This includes continuing to develop public access trails or boardwalks along segments of Hogtown Creek.

REC Policy 1.2.4 – Ensure that new development supports the planned greenway and multi-use trail network by incorporating trail connections where appropriate. Development located along identified trail corridors should maintain the continuity of the network through site design, easements, or other mechanisms consistent with the Land Development Code.

REC Policy 1.2.5 – Evaluate long-term operation and maintenance needs for greenways and multi-use trails to ensure the feasibility and sustainability of network expansion.

REC Policy 1.2.6 – Establish and expand the greenway and multi-use trail network through the acquisition and development of land needed to create safe and connected routes linking parks, natural areas, neighborhoods, schools, commercial areas, cultural destinations, and employment centers. Priority should be given to parcels that connect existing or planned trail segments, including routes along waterbodies, utility corridors, and rail corridors, to create a continuous system that serves residents of all ages and abilities.

### REC Objective 1.3 – Recreation Level of Service.

Maintain and monitor the City’s recreation level of service to evaluate system performance and guide decisions related to park acquisition, expansion, and improvement.

REC Policy 1.3.1 – For planning purposes only, continue to maintain and monitor the City’s adopted recreation level of service to evaluate system performance, identify service gaps, and guide decisions related to park acquisition, expansion, and improvement.

REC Policy 1.3.2 – For the purpose of recreation level of service determinations, the City shall continue to classify each of its park facilities into one of four categories:

- a. Neighborhood Park - Smaller to moderate-sized parks typically ranging from under one acre to approximately ten acres in size. They offer informal to active recreation for nearby residents, who generally expect to access them by walking or biking, and therefore may not feature robust vehicular parking areas. These parks typically possess one to four amenities yet rarely include onsite restrooms.
- b. Community Park - Moderately sized parks typically ranging between 10 to 100 acres in size. These community parks are generally larger than neighborhood parks and serve a broader population. They may feature multiple amenities such as diamond ball fields, multipurpose fields, tennis or pickleball courts, and playgrounds, as well as undeveloped natural areas with trails. Bathroom facilities and/or a small community center may be present as well.
- c. Regional Park - Parks typically larger than 100 acres in size that serve a large geographical area or have a destination amenity. These parks offer many amenities on one site or be larger nature parks or conservation areas. A regional park often has a highly desirable feature that attracts visitors from across the city or region, supports economic activity, and requires substantial capital investment.
- d. Special Use Park – Parks that vary in size and are designed for specialized or single-purpose activities, including but not limited to golf courses, museums, nature centers, cultural centers, senior centers, and cemeteries.

REC Policy 1.3.3 – Maintain the following level of service for its recreation system for internal planning purposes:

- a. Neighborhood Park – 0.8 acres per 1,000 persons
- b. Community Park – 2.0 acres per 1,000 persons

- c. Regional Park – 4.0 acres per 1,000 persons
- d. Special Use Park – As needed.

# How We Work

Economic Development Element

PLACEHOLDER  
COVER



# How We Work

## Economic Development Element

### Where we are and how we got here

Gainesville's economic base offers a range of opportunities for residents across all backgrounds – from arts and culture, to our music scene, to our food and service industries, to tech and entrepreneurship. However, economic opportunities in Gainesville remain unevenly distributed and vary by socioeconomic status and geographic location. To ensure meaningful participation and inclusion, the City's plans must account for the barriers that prevent some residents from fully accessing these opportunities.

Economic wellbeing occurs when a rich, diverse civic life intersects with available jobs, workforce training, and education. Supporting this intersection of inclusive economic development and urban placemaking means recognizing public spaces, cultural programming, and neighborhood organizing as legitimate and valuable contributors to Gainesville's economic health.

### Progress to build on

Over the past 25 years, the City has successfully grown existing industries, incubated startups, and attracted outside businesses through development incentives and economic initiatives. Homegrown industries have become established employers, supported by programs providing resources to new businesses and startups. The Innovation Hub, Innovation Square, and the broader Innovation District continue to launch ventures that spur economic development. City-owned real estate, such as the Airport Industrial Park, capital support for the Gainesville Technology Enterprise Center (GTEC), and local matching funds are used alongside state incentives to attract new industries. The City continues to maintain and strengthen partnerships with key community stakeholders, including the Gainesville Community Reinvestment Area, University of Florida, Santa Fe College, Gainesville Area Chamber of Commerce, Alachua County, Gainesville Regional Airport, the Gainesville-Alachua County Association of Realtors, and the Builders Association of North Central Florida.

### What's at stake?

To build an equitable economic future, ImagineGNV promotes inclusive growth strategies that aim to broaden access to economic benefits through job creation, strengthening existing

industry clusters, workforce development, and support for entrepreneurship and small businesses. The City is committed to ensuring the benefits of growth are shared equitably across all communities. Through available tools and strong partnerships, the City will work to ensure every resident has the opportunity to earn a living, grow a business, and contribute to their community's wellbeing.



## Economic Development Element

**ECD Goal 1: All people in Gainesville will have access to pathways toward securing employment and economic self-sufficiency.**

**ECD Objective 1.1 – Workforce Pathways & Development.**

Strengthen workforce pathways and partner with institutions to support workforce development, especially in underserved areas.

**ECD Policy 1.1.1 – Encourage businesses in Gainesville to pay a living wage and promote fair and nondiscriminatory hiring, pay, and workplace practices. The City will seek to align its partnerships, incentives, and economic development efforts with employers who support living wages, fair compensation, and inclusive employment practices, where appropriate and consistent with applicable law.**

ECD Policy 1.1.2 – Work with workforce development organizations, educational institutions, labor unions and other community partners to support access to job training and career development pathways for Gainesville residents. The city will convene partners, help align existing programs, and improve awareness of available opportunities to support job training and career development pathways. This includes providing City space for job training and career development forums, providing training and technical support in applying for City contracts, and the consideration of providing financial or technical support to supplement existing partner programs. Furthermore, the City will work with partners to:

- a. Support training related to resume building, personal savings and investment and paths to homeownership.
- b. Support training in venues (e.g., churches, schools, etc.) close to low-income and communities with demonstrated gaps in income and employment
- c. Encourage training opportunities offered at accessible times (e.g. night classes)
- d. Support career training for high school students who choose to work after graduation (e.g., apprenticeships, career exploration programs, technical credits)
- e. Conduct outreach to communities to solicit feedback on employment and industry needs, and to improve the clarity and accessibility of information about City programs and application processes for people without higher education or internet access;
- f. Continue to implement the Fair Chance Hiring ordinance to support reentry into the job market for people with criminal records
- g. Explore options to establish year-round internship opportunities throughout the City organization that introduce participants to careers in local government and provide local government work experience.
- h. Support apprenticeships for industry-recognized trades

ECD Policy 1.1.3 – Designate a City staff coordinator responsible for oversight of economic development goals. This entity should conduct regular review, collect data, and survey departments, citizens and other stakeholders to track progress toward achieving the goals of this plan.

### ECD Objective 1.2 – Fair Labor Practices.

Ensure that the City of Gainesville and its economic partners promote fair labor practices and workforce pathways that support job access, retention, and advancement.

ECD Policy 1.2.1 – Ensure that the City as an organization is modeling the approach to equal opportunity hiring and labor practices. The City organization will facilitate job opportunities and advancement that assists neighbors in securing jobs that lead to the ability to earn a living.

ECD Policy 1.2.2 – Structure the use of City incentives, partnerships, and economic development initiatives in ways that support fair and inclusive workforce practices, including

pathways that support reentry into the workforce for individuals impacted by the criminal justice system. The city will update standards for incentives, encouraging practices such as:

- a. Local hiring and career pathway opportunities;
- b. Paid internship and work-based learning opportunities for Gainesville residents;
- c. Participation in efforts that support workforce reentry for individuals impacted by the criminal justice system.

ECD Policy 1.2.3 – Coordinate across City departments to monitor and track department-specific economic development metrics. Identify programming implemented by city departments that contribute toward economic progress and create a collaborative report with corresponding strategies to improve upon each departmental goal.



**ECD Goal 2: Gainesville will foster long-term economic growth by attracting, supporting, and growing businesses, prioritizing employers that pay a living wage and contribute to a stronger local economy.**

**ECD Objective 2.1 – Aligning Land Use with Economic Development.**

Support long-term economic growth by aligning land use regulations, infrastructure, and real estate needs of communities and neighborhoods to ensure long-term economic stability is feasible for a diversity of industries.

**ECD Policy 2.1.1 – Review land development regulations, infrastructure capacity, and site availability and readiness to identify barriers to business growth.** The City will conduct outreach to a diverse range of businesses to understand challenges affecting business formation and expansion — particularly those experienced by businesses serving disadvantaged communities.

**ECD Policy 2.1.2 – Identify opportunities to attract businesses and employers to areas with limited job access.** The City will incentivize businesses in target industries to locate in areas of

the city that lack living-wage jobs. This will include financial incentives, utilizing city-owned land, and investing in real estate and infrastructure to attract businesses, among others.

ECD Policy 2.1.3 – Partner with community organizations and educational institutions to review the skills necessary to participate in the growing sectors identified within this chapter, assess the current talent pool with a focus on communities with less access to high-paying jobs, and create strategies to address the need for skills and training required to fill those roles.

ECD Policy 2.1.4 – Evaluate potential development incentives to facilitate attraction, expansion, or retention of business.

ECD Policy 2.1.5 – Create a “business-readiness” profile for different areas of the City and ensure that each district is equipped to provide high-paying jobs in critical job markets and industries. Highlight resources available to key industries that add long-term economic value to neighborhoods and communities.

ECD Policy 2.1.6 – Provide continued implementation of the Enterprise Zone and periodically review its impact to provide recommendations to improve its efficacy and consider its expansion or revision.

#### **ECD Objective 2.2 – Business & Economic Development Support.**

**Strengthen the businesses and innovation ecosystem through clear City processes, regulatory alignment, and institutional partnerships.**

ECD Policy 2.2.1 – Support business growth by reviewing and updating land use regulations to expand allowable uses, reduce unnecessary barriers, reduce discretionary approvals, and increase opportunities for new and expanding businesses.

ECD Policy 2.2.2 – Support Gainesville’s innovation economy by strengthening connections between entrepreneurs, research institutions, and technology transfer programs, including coordination with university technology licensing and commercialization efforts.

ECD Policy 2.2.3 – Collaborate with community partners such as the University of Florida, Santa Fe College, the Gainesville Area Chamber of Commerce, Alachua County, and the School Board of Alachua County to develop the Innovation Economy within the nonresidential areas of the Gainesville Innovation Zone. For purposes of this objective, Innovation Economy means those technology firms and/or entities that bring a new process or technique to the production process and that are often, but not exclusively, related in some manner to University of Florida-driven research, and are generally represented by sectors such as Agritech, Aviation and Aerospace, Information Technology, Life Sciences and Medical Technology.

- a. Encourage development of the Gainesville Innovation Zone.
- b. Ensure that adequate public infrastructure is in place for development of the Gainesville Innovation Zone.

- c. Work to ensure that pertinent local, state, and federal incentive programs are made available to those seeking Innovation Economy development opportunities.

**ECD Objective 2.3 – Coordinated Economic Development Administration.**  
Coordinate, monitor, and evaluate economic development efforts across City departments to support effective implementation of this plan.

**ECD Policy 2.3.1 – Coordinate Citywide oversight of economic development goals, including periodic review, data collection, and engagement with departments and stakeholders to track progress toward achieving the goals of this plan.**

**ECD Policy 2.3.2 – Create metrics for tracking and reporting of department-level activities that contribute to economic development, and use this information to support coordination and continuous improvement across City departments.**



### **ECD Goal 3: Small and minority business owners and entrepreneurs will have the resources they need to launch, operate, and grow.**

ECD Objective 3.1 – Small- & Minority-Business Assistance.

Foster a business environment that enables small businesses and entrepreneurs to start, operate, and grow successfully.

ECD Policy 3.1.1 - Partner with and support community organizations to provide training and technical support for small, local businesses and minority-owned businesses. The city will work with and provide support for organizations including Santa Fe College Center for Innovation and Economic Development (CIED), UF Innovate, SCORE, and the Small Business Development Center (SBDC), to provide support for small- and minority-owned businesses development. This may include in-kind or financial assistance for organizational capacity building, or marketing materials/City space to host trainings.

ECD Policy 3.1.2 - Ensure that the City's procurement process is transparent and easily accessible by the small, local business community. The City will ensure that procurement systems do not pose a barrier to entry for small businesses and minority-owned businesses. Methods to achieve these aims include::

- a. Information-sharing to assist in the navigation of the procurement process by using local media, engaging with various community groups, and providing guidance in multiple languages.
- b. Reviewing the existing procurement process to identify barriers to participation for businesses with less resources or businesses that lack access to financial institutions. This may include simplifying permitting/licensing requirements to ease the application process.
- c. Addressing financial management and overhead concerns that prevent small businesses from taking on contracts (e.g., high levels of insurance and bonding required for City contracts; long payment windows).

ECD Policy 3.1.3 – Create a new business development kit that provides guides, forms, connections, and other resources to help new and existing businesses understand City regulations and navigate permitting and application processes. Support the connection between aspiring and current business owners to City-owned and managed organizations, events, and personnel to facilitate growth and networking opportunities.

ECD Policy 3.1.4 – Support small-scale production and craft businesses by expanding allowable uses, such as small-scale food production, maker spaces, commissaries, farmers’ markets, and similar enterprises, where compatible with adjacent existing uses.

ECD Policy 3.1.5 – Where appropriate, use City communication platforms to share information about local business activity, events, and opportunities that support small business and entrepreneurship.

### **ECD Objective 3.2 – Removal of Barriers to Small Businesses.**

Identify and address obstacles that small, local businesses encounter with accessing capital and beginning operation.

ECD Policy 3.2.1 – Identify and address obstacles that small, locally-owned businesses face in accessing capital. Access to capital is important to the health and sustainability of small and locally-owned businesses as they grow and develop. The city will create a plan of action to fill the gap. Examples include:

- a. City guarantee for micro-credit loans to local community banks (Opportunity Loan program)
- b. Subsidizing retail space to lower the cost of entry (potentially through the use of Community Land Trusts)
- c. Creating a “business improvement grant” that supports capital upgrades

ECD Policy 3.2.2 – Support non-brick & mortar businesses (e.g., food trucks, home-based businesses) that could be points of entry into more permanent business operations. Examples include:

- a. Updating the current policies to minimize restrictions to operation

- b. Providing coaching and support for owners to navigate permitting, licensing, etc.
- c. Creating an accessible information page for home occupations to include relevant state statutes, funding sources and educational materials.

ECD Policy 3.2.3 – Support small business adaptive use of existing buildings through flexible regulations, proportionate review standards, and policies that reduce unnecessary barriers to occupancy and reinvestment.

ECD Policy 3.2.4 – Support the creative economy by reviewing City policies and regulations to ensure they enable arts, cultural, and creative enterprises.

### **ECD Objective 3.3 – City-Initiated Economic Development Promotion.**

**Promote homegrown businesses by encouraging and facilitating public-private partnership, business partnerships, and by increasing access to City public platforms.**

ECD Policy 3.3.1 – Identify opportunities to promote events hosted by local businesses via City-managed platforms, like the City website or social media accounts.

ECD Policy 3.3.2 – Establish strategies to regularly connect relevant departments with private businesses regarding upcoming events, and methods for those departments to sponsor, promote, or assist the business.

ECD Policy 3.3.3 – Establish a hub to facilitate connections between local businesses to provide for the sharing of resources, knowledge and mentorship. The City should identify successful programs enacted by small businesses and sponsor businesses who demonstrate success and enthusiasm in their efforts to improve Gainesville’s local business economy.